



## **LANDSCAPE AND VISUAL IMPACT ASSESSMENT**

In respect of an application for the

Extraction, processing, sale and distribution of sand and gravel, and subsequent restoration together with the necessary associated infrastructure and access improvements.

at,

Land off Green Street, Mill Hill and Land at Barton in Fabis off Chestnut Lane, Nottinghamshire.

**FINAL**

**January 2024**

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## 1.0 INTRODUCTION

- 1.1 This report is a Landscape and Visual Impact Assessment in respect of the proposed extraction of sand and gravel with associated ancillary facilities on land located to the north of Barton in Fabis, near Nottingham, Nottinghamshire. See Figure 1 Location Plan in Appendix A.
- 1.2 The report has been prepared by Kedd Limited Landscape Architects and Environmental Design Consultants. The practice specialises in landscape architectural design and assessment works relating to environmental planning and the minerals, recycling and waste industries.
- 1.3 The assessment report has been produced in consultation with PDE Consulting Limited, the project co-ordinators, for inclusion within the Planning Application / Environmental Statement associated with the proposals. The client for the works being Land Logical Limited.
- 1.4 The whole Site extends to approximately ~85.15 hectares. The Site is accessed off Green Street which then accesses directly onto the new A453 Remembrance Way at the Mill Hill roundabout. The proposed Site will contain a Plant Site (processing plant, office, weighbridge, wheel wash, car parking and stocking, together with fresh water and silt lagoons). These activities being located on land to the east of the Brandshill ridge. A mineral field conveyor and vehicle access track will run from the higher ground down to the Brandshill Ridge to the proposed mineral extraction area on the River Trent Flood Plain
- 1.5 The aim of the report is to understand the baseline landscape and visual resources and receptors within the Site and the local area and to assess their value and sensitivity to change resulting from the Proposed Development type. From this baseline position, to then assess the specific magnitude of effect of the detailed development proposed on landscape and visual resources/receptors and to determine the Level of Significance of Effect on Landscape and Visual matters (which could be potentially adverse/ or beneficial). The report also considers the potential for cumulative effects which could arise from the Proposed Development in combination with either existing and / or potential other development / activities.
- 1.6 This report has been produced in accordance with guidelines for Landscape and Visual Impact Assessment (GLVIA3) 2012, produced by the Landscape Institute and Institute of Environmental Management and Assessment. The (TGN) 06/19. Visual Representation of Development Proposals – Photography and Photo Montage Guide (01-11) being followed.
- 1.7 This report has also taken onboard comments received from Nancy Ashbridge – Landscape Architect of Via East Midlands Limited stated within her scoping response letter to Jack Marshall of Nottinghamshire County Council dated 9<sup>th</sup> June 2023 (see Appendix C). Further to the comments, liaison has taken place with the Landscape Officer to agree locations for individual representative visual receptors and for the location of Photomontages (email of 17<sup>th</sup> April 2023) – See Appendix C. Community engagement has taken place and comments were invited from the community and any interest groups who wished to comment. No comments have been made to date in relation to landscape and visual matters which require a response.

## 2.0 METHODOLOGY

- 2.1 *“LVIA is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource, in its own right, and on people’s views and visual amenity”* GLVIA.
- 2.2 Data collation and assessment has been carried out utilising both desktop and Site survey works to identify the baseline landscape character and visual nature and condition of the Site and its local area. Initial desk top survey analysis helped to identify the potential areas the Proposed Development may influence / change in respect of character and viability. A 1:25,000 Ordnance Survey map was used to identify potential areas of visibility from roads, properties, public rights of way and open access land. Utilising Site and Site context topographical 3D data the Zone of Theoretical Visibility (ZTV) of the existing Site and the potential Proposed Development was undertaken. See Drawing Numbers Figures 6 – 12. It is worth noting that the ZTV’s are a worst-case scenario in assessing the geographical land area from where the existing / proposed Site development could be observed / influence Landscape Character as this method of analysis does not account for existing built form or vegetation structure which would affect / could screen views towards the Site from landscape and visual receptors. Based upon the desk top work a 5 km by 5 km study area has been taken to consider landscape and visual matters.
- 2.3 The desktop appraisal helped form the basis for Site survey works which were carried out in April and November 2023.
- 2.4 A description of the full Methodology and Assessment Process used is detailed within Appendix B of this report.
- 2.5 In summary and in highlighting the main assessment process the GLVIA states that when undertaking an LVIA, this should consider:
- i) Landscape effects i.e. the effects on the landscape as a resource; and
  - ii) Visual effects i.e. the effects on views and visual amenity.
- 2.6 It also states that; *“LVIA must deal with both and should be clear about the difference between them”*. GVL 3 para 2.2.2 para 21.
- 2.7 The Guidelines explain that both landscape and visual effects are dependent upon the sensitivity of the landscape resource or visual receptors and the magnitude of impact.

*Sensitivity* – is the term applied to specific receptors, combining judgements of the susceptibility of the receptor to the type of change or development proposed and the value related to that receptor.

*Susceptibility* – is the ability of a defined landscape or visual receptor to accommodate the specific Proposed Development without undue negative consequences.

*Landscape Value* – being the relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons. Value attached to views – The recognition of the value attached to particular views e.g. in relation to heritage assets or through planning designations.

*Magnitude (of effect)* – the term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.

*Assessed Overall Level of Significance of Effect* – this term relates to the final judgement about whether each effect identified is significant or not. It is a measure of the importance or gravity of the environmental effect, defined by the significance criteria specified within Appendix B.

- 2.8 The assessment process and its findings are detailed within sections 4, 5, 6 and 7 of this report.
- 2.9 Please refer to Appendices B of this report for details of the full methodology used.

### 3.0 DEVELOPMENT PROPOSALS

- 3.1 The proposed planning application will seek permission to allow for the extraction, processing, sale and distribution of sand and gravel, and subsequent restoration together with the necessary associated infrastructure and access improvements.
- 3.2 The Site, as shown on Drawing Number KD.MHL.1.D.002, extends to approximately 85.15Ha and is, essentially, comprised of two parcels of land inter-connected by Brandshill Grassland Ridge.
- 3.3 The eastern parcel of land (Plant Site) upon which aggregates are proposed to be processed, stored, then despatched from Site fronts Green Street where the existing field access is. The western parcel of land (Extraction Area) constitutes the flood plain which is currently in agricultural and unmanaged uses. It is from the agricultural areas that the sand and gravel is proposed to be extracted. The Extraction Area amounts to ~40.9Ha and, as well as the Plant Site and general development proposals, it is shown on Drawing Number KD.MHL.1.D.003. The final landform and uses are shown on Concept Restoration Drawing Number KD.MHL.1.D.004.
- 3.4 Brandshill Grassland connects the Plant Site to the Extraction Area and a corridor within it is required to facilitate access between the two. It will be necessary to construct a suitable haul route across this in conjunction with installing a mineral field conveyor and pipework.
- 3.5 The Proposed Development is seeking to extract a total of 2.55 saleable million tonnes (Mt) of aggregates; around 2.05 saleable Mt are within lands allocated in the Nottinghamshire Minerals Local Plan, the balance of 0.50 saleable Mt are within the administrative area of Nottingham City.
- 3.6 In terms of the duration of the development, this is in part dictated by seasonal influences which may have an impact on commencing and then completing enabling and construction works for the plant and equipment as well as any ancillary facilities. It will also be dependent upon forecast annual sales which are anticipated to be in the order of 280,000 tonnes per annum (tpa).
- 3.7 With this in mind, a likely timescale would be:
- 1.5 years for Site establishment;
  - 9 years for extraction;
  - 1 year for sale of final stocks; and,
  - 1 year for final reinstatement.
- 3.8 This gives an operational lifetime of 12.5 years within which the Plant Site would be established and then operated for the majority of this timescale. The Extraction Area would be occupied on a rolling basis for around 10 years with land going through the sequence of being farmed, then being stripped of soils and aggregates, with restoration following shortly thereafter.
- 3.9 In terms of the Proposed Development itself, having first established a temporary works compound, it will be necessary to make minor improvements to the Site entrance. At the same time as the highway and junction improvements are being made, soils and overburdens will be stripped to allow access to the Plant Site Drawing Number

KD.MHL.1.D.006. These soils and overburden materials will be placed to create both a permanently restored landform to the south of the Plant Site which will be seeded and restored to agricultural production, all well as a temporary internal topsoil storage area.

- 3.10 Once some of the enabling works have been completed in the Plant Site, the access across Brandshill Grassland will be constructed. As part of this stage of the enabling works, the access shall be extended onto the flood plain. Stripped soils from this area being placed in a temporary screening bund and seeded and maintained at the northern boundary of the Site – to the south of Burrows Farm.
- 3.11 Within the Plant Site, once a sufficient area has been exposed and the Site entrance provisionally constructed the infrastructure shall be put into place such as the washing plant, weighbridges, wheelwash and process water lagoons. Sand and gravel from the Extraction Area shall be imported to the Plant Site area to be used as the operational surface during the life of the development. Once completed, the conveyor lines and additional infrastructure needed to connect the Plant Site to the Extraction Area will be installed. The field hopper, for the field conveyor located in Phase 1, shall be a tracked machine so it may be removed from the flood plain when flood warnings are in place.
- 3.12 During this early phase of the development and before sales are made, final works will be completed at the Site entrance which will also include a new footpath and bridleway link to join Fox Covert Lane and Green Street at a point south west of the Site entrance. Shortly after, a new permissive path for pedestrians shall be created which will follow the boundary of the Plant Site and then route across Brandshill Grassland to join Bridleway 3. This is shown on Drawing Number KD.MHL.1.D.006.
- 3.13 Having completed the preliminary development phase, it is expected that the quarry shall be worked and restored generally in line with the block phasing plan shown as Drawing Number KD.MHL.1.D.006 and it will be necessary to de-water the working areas. The effect of working the Site in this way is to reduce its impacts as much as reasonably may be achieved and to make it operationally efficient. Restoration of the Site shall be progressive and it is expected that the landform shown on Drawing Number KD.MHL.1.D.004 shall be achieved together with the land use represented as the Site is worked in accordance with the accompanying drawings.
- 3.14 To enable the extraction and restoration in Phases 1 and 2 (see Drawing Number KD.MHL.1.D.007 and .008 respectively), it will be necessary to permanently divert Footpath 2 for part of its southern course as it crosses the Site and it will need to be temporarily diverted for part of its northern course. Bridleway 3 will remain on its existing route, the only likely interactions the Proposed Development will have will be to have a crossing point for vehicles and a conveyor line and then a permanent connection to an additional footpath. The conveyor shall be raised above the bridleway and has been designed in accordance with the British Horse Society design guidance on Bridges, gradients and steps published in October 2019. Bridleway 2 will remain undisturbed for the duration of the Proposed Development.
- 3.15 It is proposed that sales of sands and gravels from the Site will amount to approximately 280,000 tonnes per annum. At an average load of 20t, this will give rise to 14,000 loads being despatched from the Plant Site each year. On the assumption that sales will take place during usual working hours Monday to Friday and on Saturday mornings (275 working days

per year), then this will give rise to some 51 loads (102 two way HGV movements) being despatched from the Site per day on average.

- 3.16 Soil stripping will progress from the initial works stage through 4No sequential phases. Please note that apart from two temporary soil storage / screening bunds located on the northern Site boundary with Burrows Farm, and the creation of a temporary internal soil storage landform to the south of the plant Site, all other soils and overburden material will be directly placed for progressive restoration.
- 3.17 The quarry operational area including access, plant Site, conveyor route and track along with the extraction area, water management, stocking and restoration placement areas will vary throughout the quarry' life.
- 3.18 All indigenous soils will be used in the final restoration of the Site. The restoration aims are to enhance the land for both biodiversity and social gain. Biodiversity Net Gain will be achieved through the creation of a patchwork of waterbodies, reedbed and marshland, scrub, meadow, and species-rich grassland appropriate to the Washlands, and to complement the existing habitats.
- 3.19 The restoration is shown on Drawing Number KD.MHL.1.D.004. The restored land will comprise landscape and land use elements and features which are currently observed within the immediate land area of the Site. These include agricultural land, enhanced species rich grassland, wetland habitat / marginal aquatics and open water.

The comparison between existing Site land uses to the proposed restoration Site being:

| Existing Site Land Uses                     | Hectares | Proposed Restored Land Uses                          | Hectares |
|---|----------|--|----------|
| Agriculture<br>(Cropland & Grazing Pasture) | 74.06    | Agriculture<br>(Cropland & Grazing Pasture)          | 16.41    |
| Woodland, Trees and Hedges                  | 3.53     | Woodland, Trees and Hedges                           | 3.28     |
| Water Bodies                                | 0.62     | Water Bodies   | 15.41    |
| Reedbed / Marshy Grassland                  | 1.68     | Reedbed / Marshy Grassland                           | 13.51    |
| Scrub                                       | 4.9      | Scrub  | 5.1      |
| Bareground                                  | 0.1      | Bareground   | 0.1      |
| Tracks                                      | 0.02     | Tracks   | 0.02     |
|   |          | Enhanced Grassland<br>(to be Agriculturally Managed) | 30.8     |
|   |          | Community Car Park                                   | 0.28     |
| <b>TOTAL</b>                                | 84.91Ha  | <b>TOTAL</b>   | 84.91Ha  |

- 3.20 Social Net Gain will be achieved through the establishment of ~7.7 kilometres of new permissive routes which will connect into the existing PROW network. The restoration infrastructure will be in place to create complementary opportunities for low key recreation, environmental and education.
- 3.21 The restoration scheme will also achieve resilience to flooding events derived from the additional flood capacity achieved through the extraction of mineral above current ground water levels.



#### 4.0 LANDSCAPE ORIENTATED DESIGNATIONS AND PLANNING POLICIES

##### Landscape Designations

- 4.1 Based upon both desktop and Site surveys a ~5x5 km Study Area was established around the Site where it is considered development changes within the Site could result in effects to landscape and visual resources. This area, together with identified Landscape Orientated Designations is illustrated on Figure 2 of Appendix A.
- 4.2 The Site is NOT located within any nationally designated landscape for example, a National Park (NP) or an Area of Outstanding Natural Beauty (AONB). However, there are a number of Nottinghamshire County Council designated SINC's (Site of Importance to Nature Conservation), and an area of 'Mature Landscape' within the Site boundary. Clifton Hall Registered Park and Garden is located north of the Site application boundary. The Site and its land area is located within the planning designation of Green Belt, where the aim of this land use policy designation is to keep land permanently open.
- 4.3 Within the larger study area there are a number of other designations, these include:

##### National Designations

- 4.4 Sites of Special Scientific Interest - Attenborough Gravel Pits is located on the opposite side of the River Trent to the Site boundary (~60m to the west). The SSSI citation recognises the national importance of the 'lowland eutrophic open waters with emergent vegetation, wet floodplain, woodland, unimproved floodplain grassland, a rich assemblage of breeding birds associated with lowland open waters and their margins, and wintering shovelers *Ana clypeata* and bittern *Botaurus stellaris*'. The smaller area of Holme Pit SSSI is located ~420m to the north east of the Site boundary, this designation is related to some of the best remaining, regionally important areas of marsh, reedswamp and open water in Nottinghamshire. A number of other SSSI's are illustrated within the local area, these include:
- Gotham Hill Pasture (~2,250m to the south);
  - Wilwell Cutting (~3,100m to the north east);
  - Wilford Claypits (~3,500m to the north east); and
  - Lockington Marshes (~3,700m to the south west).
- 4.5 Ancient Woodland - There are two areas of Ancient Woodland located within close proximity to the Site. Brandshill Wood is located immediately adjacent the southern boundary of the Site, and Clifton Wood is located ~160m north east of the Sites northeastern boundary. Both designations are Ancient & Semi Natural Woodland.
- 4.6 Local Nature Reserve - The area surrounding the Site boundary contains a number of Local Nature Reserves. These include:
- Clifton Grove, Clifton Woods and Holme Pit Pond located ~160m to the north east at the nearest point. This 38.41 hectare Site exhibits a steep escarpment of Gunthorpe and Edwalton sedimentary rock with ornamental and veteran trees, mixed deciduous woodland, ponds, wet grassland and reed swamp. The area is well used and accessible with car parks, footpaths and bridleways. Part of the Local Nature Reserve area is also designated as an SSSI, a Registered Park and Garden, a SINC, Greenbelt and a Mature Landscape;

- Glapton Wood, ~790m to the north east, is a mixed urban woodland over approximately 3.58 Ha. The woodland is dominated by oak standards with an understorey of predominantly elder and hawthorn, with other areas of ash, scots pine, sycamore and hazel;
- Brecks Plantation, ~1,250m to the north east, is another mixed urban woodland of 4.3 hectares, the plantation woodland is a valuable area for a range of common plants and animals.

- 4.7 In addition, a number of Local Nature Reserves are located within and between the urban areas of Long Eaton, Toton and Stapleford and south of West Bridgford.
- 4.8 Registered Park and Gardens - Registered historic Parks and Gardens are present throughout the area, with Clifton Hall ~160m to the north east, Highfields Park ~3,300m to the north, Wollaton Hall ~3,920m to the north and Kingston Park Pleasure Gardens ~5,400m to the south.
- 4.9 The register describes Clifton Hall as 'early to mid 17th Century terraced garden set on a cliff top above the River Trent associated with the seat of the Clifton of Clifton family'. The area was remodelled and embellished in the early to mid 18th Century and in 1874 by Edward Milner.
- 4.10 Scheduled Ancient Monuments - A number of Scheduled Ancient Monuments are present within the local area. The nearest is the Dovecote at Manor Farm in Barton in Fabis ~500m to the south of the Site boundary. The fishponds at St Mary's Church are located ~620m to the north west and ~1,350m south of the Site is the Romano-British nucleated enclosed settlement and Roman Villa complex at Glebe Farm. A scheduled Dovecote is also located east of Home Farm ~1,420m to the north east of the Site.
- 4.11 Listed Buildings - Listed buildings are present throughout the local landscape; in towns, villages and the open countryside. The nearest listed buildings are, however within the village of Barton in Fabis (the nearest being within ~330m of the Site boundary). These are 20 Brown Lane, the Church of St George (including the wall and overthrow), the Rectory, 27 Rectory Place and the Pigeoncote at Manor Farm.
- 4.12 The south eastern side of Attenborough also contains a number of listed properties including the Church of St Mary the Virgin (~710m from Site boundary), Ireton House and Rose Cottage. In addition Erewash Bridge (~390m from the Site boundary) is located between Attenborough and Barton in Fabis alongside the River Trent and is also a listed structure.
- 4.13 Clifton contains approximately 22 listed buildings. The nearest to the Site is the remains of a stairway in the garden at Clifton Hall which ~930m to the north east of the Site.
- 4.14 A towpath footbridge ~760m to the north of the Site is also listed.

#### Nottinghamshire County Council Designations

- 4.15 Site of Importance for Nature Conservation and Local Wildlife Sites - Three areas within the Site boundary are designated Sites of Importance for Nature Conservation (SINC's) with one Local Wildlife Site (LWS). These areas cover parts of the Site's eastern and western extents, and include an area through which the proposed access track would pass, the pond and

woodland area along the eastern periphery of the Site, the course of the stream in the northern part of the Site (the LWS) and the north-western area of land alongside the River Trent to the north east of Barton island.

- 4.16 Beyond the Site boundary the SINCC and Local Wildlife designations also cover the Brandshill Wood, Clifton Wood, Attenborough Nature Reserve, Thrumpton Park, Gotham Hill Wood, Rushcliffe Country Park, Fairham Brook Nature Reserve and areas alongside the banks of the River Trent.
- 4.17 The boundaries of the SINCC and LWS areas are not definitive as they have been produced from the County Council's published plans and are not based on GIS data boundaries.
- 4.18 Green Belt - The Green Belt designation is located throughout the Site boundary and all the surrounding areas of open countryside.
- 4.19 Mature Landscapes - Mature Landscapes are defined within the Greater Nottingham Aligned Core Strategies Part 1 Local Plan, as 'landscape(s) which have been least affected by adverse change. They are considered to be amongst the most precious landscapes within Nottinghamshire which have remained relatively unchanged since the mid 19th century'.
- 4.20 The Mature Landscape designation encompasses the grassland rising slope from the River Trent floodplain to Brandshill within which the route of the proposed mineral field conveyor, the wooded slope to the eastern side of the proposed Site boundary, northwards to the Clifton Hall Registered Park and Garden. In addition, in the surrounding area Thrumpton Park, Gotham Wood, the area around Leake New Wood and Ruddington Hall are also recognised as Mature Landscapes.
- 4.21 Hedgerow Regulations 1997 - It is against the law to remove most countryside hedgerows without permission. A local authority can prohibit the removal of an 'important' hedgerow. The 1997 Regulations define the criteria for determining whether a hedgerow is important, and these include historical and archaeological criteria.

#### **Landscape Related Planning Policy**

- 4.22 The Site is located within the administrative boundaries of Nottinghamshire County Council and Nottingham City Council. The designation and policy information used as a baseline for this report has come from:
- 4.23 Other policies which constitute material planning considerations, including National Government Policy comprise:
  - National Planning Policy Framework Revised December 2023

#### Nottinghamshire Minerals Local Plan (March 2021)

##### *Policy SP2 – Biodiversity-Led Restoration*

- 4.24 Restoration schemes that seek to maximise biodiversity gains and achieve a net gain in biodiversity, in accordance with the targets and opportunities identified within the Nottinghamshire Local Biodiversity Action Plan, will be supported.

- 4.25 Where appropriate, schemes will be expected to demonstrate how restoration will contribute to the delivery of Water Framework Directive objectives.
- 4.26 Restoration schemes for allocated Sites should be in line with the relevant Site Allocation Development Briefs contained within Appendix 2.

*Policy SP5 – The Built, Historic and Natural Environment*

- 4.27 All mineral development proposals will be required to deliver a high standard of environmental protection and enhancement to ensure that there are no unacceptable impacts on the built, historic and natural environment. The consideration of impacts will include effects on:

- Nature conservation (designated and non-designated Sites/species);
- Sites of geological interest;
- Heritage assets (designated and non-designated) and their setting and other cultural assets;
- Landscape and townscape character;
- Best and most versatile agricultural land and soils;
- Air quality;
- Water quality and supply;
- Flood risk;
- Highways;
- Infrastructure;
- Community amenity.

*Policy SP6 – The Nottinghamshire Green Belt*

- 4.28 Proposals for mineral extraction and associated development will be supported where this maintains the openness of the Green Belt and the purposes of including land within it.
- 4.29 Inappropriate development will not be approved except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 4.30 Site restoration proposals should seek to enhance the beneficial use of the Green Belt.

*Policy DM1 – Protecting Local Amenity*

- 4.31 Proposals for minerals development will be supported where it can be demonstrated that any adverse impacts on amenity are avoided or adequately mitigated to an acceptable level. The types of impacts that need to be considered include but are not restricted to:
- Landscape and Visual impacts;
  - Noise;
  - Blast vibration;
  - Dust;
  - Mud;
  - Air emissions;
  - Lighting;
  - Transport;

- Stability of the land at and around the Site, both above and below ground level; and
- Loss of designated open/green space.

*Policy DM3 – Agricultural Land and Soil Quality*

4.32 Agricultural Land

1. Proposals for minerals development located on the best and most versatile agricultural land (grades 1, 2 and 3a) will be supported where it can be demonstrated that:
  - a) Proposals will not affect the long-term agricultural potential of the land or soils; or,
  - b) There is no available alternative and the need for development outweighs the adverse impact upon agricultural land quality.
2. Where alternative options are limited to varying grades of best and most versatile land, the development should be located within the lowest grade.

4.33 Soil Quality

3. Measures will be taken to ensure that soil quality will be adequately protected and maintained throughout the life of the development and, in particular, during stripping, storage, management and final placement of soils, subsoils and overburden arising's as a result of Site operations.

*Policy DM4 – Protection and Enhancement of Biodiversity and Geodiversity*

4.34 Proposals for minerals development will be supported where it can be demonstrated that:

- a) They will not adversely affect the integrity of a European Site (either alone or in combination with other plans or projects, including as a result of changes to air or water quality, hydrology, noise, light and dust), unless there are no alternative solutions, imperative reasons of overriding public interest and necessary compensatory measures can be secured in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017;
- b) They are not likely to give rise to an adverse effect on a Site of Special Scientific Interest, except where the need for and benefits of the development clearly outweigh the importance of the Site and where no suitable alternative exists;
- c) They are not likely to give rise to the loss or deterioration of Local Sites (Local Wildlife Sites or Local Geological Sites) except where the need for and benefits of the development in that location outweigh the impacts;
- d) They would not result in the loss of populations of a priority species or areas of priority habitat except where the need for and benefits of the development in that location outweigh the impacts.
- e) Development that would result in the loss or deterioration of irreplaceable habitats will only be permitted where there are wholly exceptional reasons and a suitable compensation strategy exists.

4.35 Where impacts on designated Sites or priority habitats or species cannot be avoided then:

- a) In the case of European Sites, mitigation must be secured which will ensure that there would be no adverse effect on the integrity of the Site(s). Where mitigation is not possible and the applicant relies upon imperative reasons of overriding public interest, the Council will need to be satisfied that any necessary compensatory measures can be secured.

- b) In all other cases, adequate mitigation relative to the scale of the impact and the importance of the resource must be put in place, with compensation measures secured as a last resort.

4.36 Nottinghamshire's biodiversity and geological resources will be enhanced by ensuring that minerals development:

- a) Retains, protects, restores and enhances features of biodiversity or geological interest, and provides for appropriate management of these features, and in doing so contributes to targets within the Nottinghamshire Local Biodiversity Action Plan and provides net gains for biodiversity;
- b) Makes provision for habitat adaptation and species migration, allowing species to respond to the impacts of climate change; and
- c) Maintains and enhances ecological networks, both within the County and beyond, through the protection and creation of priority habitats and corridors, and linkages and stepping stones between such areas.

*Policy DM5 – Landscape Character*

4.37 Proposals for minerals development will be supported where it can be demonstrated that they will not adversely impact on the character and distinctiveness of the landscape.

4.38 Development that would have an unacceptable impact on the landscape interest will only be permitted where there is no available alternative, the need for development outweighs the landscape interest and adequate mitigation can be provided.

4.39 Landscaping, planting and restoration proposals should take account of the relevant landscape character policy area as set out in the Landscape Character Assessments covering Nottinghamshire.

*Policy DM7: Public Access*

4.40 Proposals for minerals development will be supported where it can be demonstrated this will not have an unacceptable impact on the existing rights of way network and its users. Where this is not practicable, satisfactory proposals for temporary or permanent diversions, which are of at least an equivalent interest or quality, must be provided.

4.41 Improvements and enhancements to the rights of way network will be sought and, where possible, public access to restored minerals workings will be increased.

*Policy DM12 – Restoration, aftercare and afteruse*

4.42 Proposals for minerals development must include an appropriate scheme for the restoration, after care and long term after use to enable long term enhancement of the environment.

Restoration

4.43 Restoration of minerals development should be in keeping with the character and setting of the local area and should contribute to the delivery of local objectives for habitats, biodiversity, landscape, historic environment or community use where appropriate.

4.44 As a minimum, restoration plans should include:

- a) An overall concept plan with sufficient detail to demonstrate that the scheme is feasible in both technical and economic terms and is consistent with the County Council's biodiversity-led restoration strategy; and
- b) Illustrative details of contouring, landscaping, phasing and any other relevant information as appropriate.

Aftercare

- 4.45 Restoration proposals will be subject to a minimum five-year period of aftercare. Where proposals or elements of proposals, such as features of biodiversity interest, require a longer period of management the proposal will only be permitted if it includes details of the period of extended aftercare and how this will be achieved.

After-use

- 4.46 Where proposals for the after use includes habitat creation, applicants will be required to demonstrate how the proposals contribute to the delivery of Local Biodiversity Action Plan targets and have regard to the biodiversity-led restoration approach and the opportunities identified in the National Character Area profile.
- 4.47 All proposals will be required to make provision for the retention or replacement of soils, as appropriate, and for any necessary drainage, access, hedges and fences.
- 4.48 The after-use will be required to have regard to the wider context of the Site, in terms of the character of the surrounding landscape and historic environment and existing land uses in the area.
- 4.49 Where opportunities arise, after-use proposals should provide benefits to the local and wider community.

Greater Nottingham Aligned Core Strategies Part 1 Local Plan (September 2014)

- 4.50 The policy numbers and general wording contained within Rushcliffe Local Plan Part 1 are included within the Greater Nottingham Aligned Core Strategies Part 1 Local Plan.

Nottingham City Land and Planning Policies Local Plan Part 2 (January 2020)

*Policy EN1 – Development of Open Space*

- 4.51 Development affecting the Open Space Network will be refused unless:
- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to open space requirements; or
  - b) the development will enhance or increase the area of the Open Space Network, particularly in areas requiring improvement, and help to achieve the City Council's aims for the Network; or
  - c) the development is for other types of sports or recreational provision or ancillary development associated with the Open Space, and the needs for which clearly outweigh the loss.

*Policy EN2 – Open Space in new Development*

- 4.52 In all cases, including where the proposal would involve development on a smaller open space (not shown on the Policies Map), it should not have a detrimental effect on the open space, environmental, landscape character or wildlife value of the Network as a whole.
- 4.53 Where necessary developer contributions will be sought (or secured through the Community Infrastructure Levy, if implemented) to enhance existing areas of open space, or else make provision for additional areas of open space on Site or within the locality.

*Policy EN5 – Development Adjacent to Waterways*

- 4.54 Development which is adjacent to, or contains, waterways will be expected to:
- a) maintain, enhance or create suitable and safe public connections to, along and adjacent to waterway(s) for walking, cycling and maintenance;
  - b) protect, maintain and enhance the nature conservation interest of the waterway(s) and its banks;
  - c) protect, maintain and enhance the sustainable drainage functions of the waterway(s) and its banks;
  - d) where feasible and viable, open culverted, piped or covered waterway(s);
  - e) avoid the loss of open waterway(s) through culverting, piping, or enclosure by development;
  - f) take opportunities to enhance the recreation and leisure role of waterway(s); and
  - g) realise the potential of the proximity of waterways in order to maximise the regeneration benefits of the Site.

*Policy EN6 – Biodiversity*

- 4.55 In addition to Core Strategy Policy 17, which seeks to increase biodiversity, wherever possible proposals for development will be expected to protect and promote biodiversity to deliver multi-functional benefits and contribute to Nottingham's ecological network both as part of on-Site development proposals or through off Site provision.
- 4.56 In considering proposals affecting biodiversity the following will apply:
- a) development proposals on, or affecting, Sites of Special Scientific Interest (SSSIs), will only be permitted where the justification for the development clearly outweighs the nature conservation value of the Site;
  - b) development proposals on, or affecting, locally designated Sites (including Local Geological Sites), Sites supporting priority habitats, or supporting priority species, will only be permitted where it can be demonstrated that the need for the development outweighs the need to safeguard the nature conservation or geological value of the Site;
  - c) development proposals on, or affecting, national and locally designated Sites and notable species should be supported by an up-to-date ecological assessment;
  - d) development proposals on, or affecting, other non-designated Sites or wildlife corridors with biodiversity value will only be permitted where it can be demonstrated that the need for the development outweighs any harm caused by the development and that adequate mitigation measures are put in place.
- 4.57 Development will only be permitted where significant harmful ecological impacts are avoided. Where harmful impacts cannot be avoided they should be mitigated through the



design, layout and detailing of the development, or as a last resort compensated for, which may include off-Site measures.

*Policy EN7 – Trees*

- 4.58 Planning permission for development proposals affecting trees will only be granted where existing high value trees are retained and protected, along with other trees and landscaping where possible.
- 4.59 Consideration will be given to the management and maintenance of retained trees, new trees and planting as part of the assessment of planning applications and any losses will be mitigated by additional planting wherever possible.
- 4.60 Planning permission for development involving the cutting down, topping, lopping or uprooting of any tree protected by a Tree Preservation Order will only be granted where, in the opinion of the City Council, it is necessary for valid arboricultural reasons, or for the satisfactory development of the Site. Where such consent is granted, replacement tree planting will be required to offset loss of visual and natural amenity.
- 4.61 Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) will be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

*Policy MI2 – Restoration, After-use and After-care*

- 4.62 Proposals for minerals development will be supported (subject to other policies of the Local Plan) where it can be demonstrated that the scheme would allow for an appropriate phased sequence of extraction, restoration, after-use and after-care which will enable long-term maintenance and enhancement of the environment, including if appropriate, the delivery of priority habitats.

Restoration

- 4.63 Where it is impracticable to submit full restoration details at the planning stage proposals should include:
  - a) an overall concept plan with sufficient detail to demonstrate that the scheme is feasible in both technical and economic terms;
  - b) illustrative details of contouring, landscaping and any other relevant information as appropriate; and
  - c) consideration of aviation safety having regard to proximity of airfields and potential bird strike hazards.

After-use

- 4.64 All proposals for after-use should prioritise habitat creation of UK Biodiversity Action Plan habitats. Applicants will be required to demonstrate how proposals contribute to the delivery of the City Council's biodiversity objectives for wildlife.
- 4.65 Applicants will be required to make provision for the retention or replacement of soils and any necessary drainage, access, hedges and fences.

- 4.66 The after-use will be required to have regard to the wider context of the Site, in terms of the character of the surrounding landscape and historic environment, as well as existing land uses in the area.
- 4.67 Where opportunities arise, after-use proposals should provide benefits to the local and wider community which may include enhancement and creation of biodiversity and geodiversity interests, linking of Site restoration to other green infrastructure initiatives, enhanced landscape character, improved public access, employment, tourism or provision of climate change mitigation measures.

Aftercare

- 4.68 Restoration proposals will be subject to a minimum five year period of after-care. Where proposals or elements of proposals, such as features of biodiversity interest, require a longer period of management the proposal will only be permitted if it includes details of the period of extended after-care and how this will be achieved.

Rushcliffe Local Plan Part 1: Core Strategy (December 2014)

*Policy 10 – Design and Enhancing Local Identity*

- 4.69 All new development should be designed to make:
- a) a positive contribution to the public realm and sense of place;
  - b) create an attractive, safe, inclusive and healthy environment;
  - c) reinforce valued local characteristics;
  - d) be adaptable to meet evolving demands and the effects of climate change; and
  - e) reflect the need to reduce the dominance of motor vehicles.
- 4.70 Development will be assessed in terms of its treatment of the following elements:
- a) structure, texture and grain, including street patterns, plot sizes, orientation and positioning of buildings and the layout of spaces;
  - b) impact on the amenity of occupiers or nearby residents;
  - c) incorporation of features to reduce opportunities for crime, the fear of crime, disorder and anti-social behaviour, and to promote safer living environments;
  - d) permeability and legibility to provide for clear and easy movement through and within new development areas;
  - e) density and mix;
  - f) massing, scale and proportion;
  - g) materials, architectural style and detailing;
  - h) the potential impact on important views and vistas, including of townscape, landscape, and other individual landmarks, and the potential to create new views; and
  - i) setting of heritage assets.
- 4.71 All development proposals, and in particular proposals of 10 or more homes, will be expected to perform highly when assessed against best practice guidance and standards for design, sustainability, and place making, as set out in Local Development Documents.

- 4.72 Development must have regard to the local context including valued landscape/ townscape characteristics, and be designed in a way that conserves locally and nationally important heritage assets and preserves or enhances their settings.
- 4.73 Outside of settlements, new development should conserve or where appropriate, enhance or restore landscape character. Proposals will be assessed with reference to the Greater Nottingham Landscape Character Assessment.

*Policy 16 – Green Infrastructure, Landscape, Parks and Open Space*

4.74 A strategic approach to the delivery, protection and enhancement of Green Infrastructure will be taken, through the establishment of a network of primary Green Infrastructure corridors and assets (as shown on the Key Diagram), together with corridors and assets of a more local level which will be defined through Local Development Documents.

4.75 The approach will require that:

- a) existing and potential Green Infrastructure corridors and assets are protected and enhanced. Priority for the location of new or enhanced strategic Green Infrastructure will be given to locations for major residential development identified in Policy 3, the Strategic River Corridors of the Trent, and Soar rivers, Grantham canal corridor, and Urban Fringe areas;
- b) where new development has an adverse impact on Green Infrastructure corridors or assets, alternative scheme designs that have no or little impact should be considered before mitigation is provided (either on Site or off Site as appropriate). The need for and benefit of the development will be weighed against the harm caused;
- c) developments proposed through the Core Strategy should enhance the Strategic Green Infrastructure network (either on-Site or off-Site or through contributions as appropriate). Non-strategic Sites will be assessed through the Local Plan Part 2 (Land and Planning Policies);
- d) links to and between the Green Infrastructure network will be promoted to increase access, especially in areas of identified deficit, for recreational and non-motorised commuting purposes, and to allow for the migration of species; and
- e) Landscape Character is protected, conserved or enhanced where appropriate in line with the recommendations of the Greater Nottingham Landscape Character Assessment. Criteria for the assessment of proposals and any areas of locally valued landscape requiring additional protection will be included the Local Plan Part 2 (Land and Planning Policies).

4.76 New or enhanced Green Infrastructure corridors and assets should be as inclusive as possible, multifunctional and look to make provision for the following, where appropriate:

- a) access to employment and leisure facilities;
- b) connections to the wider Green Infrastructure network and the countryside;
- c) physical activity and well-being opportunities for local residents such as informal sports provision;
- d) educational resource for local residents;
- e) biodiversity opportunities;
- f) tackling and adapting to climate change;
- g) protection and/or enhancement of landscape character;

- h) protection and/or enhancement of heritage assets; and
- i) opportunities for sustainable leisure and tourism.

4.77 Parks and Open Space should be protected from development and identified deficiencies will be addressed through Local Plan Part 2 (Land and Planning Policies). Exceptions may be made if the development is a small part of the Green Infrastructure network and will not be detrimental to its function, or the development is a use associated with parks and open spaces or if none of the above apply the park or open space is shown to be underused or undervalued. Alternative scheme designs that have no or little impact should be considered before mitigation is provided (either on Site or off Site or through contributions as appropriate). Where parks or open spaces are under used or undervalued, the reasons for this should be explored and where possible addressed prior to alternative uses being permitted.

4.78 This paragraph is from the justification and relates to Landscape issues –

“3.16.7 Landscapes form an important part of the Green Infrastructure network and Landscape Character Assessments have informed the preparation of the Core Strategy by providing details on how the different landscape types in Rushcliffe can be protected, conserved or enhanced. Criteria to assess the impact of development proposals on the landscape will be included in the Local Plan Part 2: Land and Planning Policies Development Plan Documents. Criteria may include, water courses, woodland and hedgerows, the pattern and style of development, historic character and features, landform and views, land uses and habitats. In some cases areas of locally valued landscapes which require additional protection may also be identified in the Local Plan Part 2 or Neighbourhood Plans.”

*Policy 17 – Biodiversity*

- 4.79 The biodiversity of Rushcliffe will be increased over the Core Strategy period by:
- a) protecting, restoring, expanding and enhancing existing areas of biodiversity interest, including areas and networks of priority habitats and species listed in the UK and Nottinghamshire Local Biodiversity Action Plans;
  - b) ensuring that fragmentation of the Green Infrastructure network is avoided wherever possible and improvements to the network benefit biodiversity, including at a landscape scale, through the incorporation of existing habitats and the creation of new habitats;
  - c) seeking to ensure new development provides new biodiversity features, and improves existing biodiversity features wherever appropriate;
  - d) supporting the need for the appropriate management and maintenance of existing and created habitats through the use of planning conditions, planning obligations and management agreements; and
  - e) ensuring that where harm to biodiversity is unavoidable, and it has been demonstrated that no alternative Sites or scheme designs are suitable, development should as a minimum firstly mitigate and if not possible compensate at a level equivalent to the biodiversity value of the habitat lost.
- 4.80 Designated national and local Sites of biological or geological importance for nature conservation will be protected in line with the established national hierarchy of designations and the designation of further protected Sites will be pursued.

- 4.81 Development on or affecting other, non-designated Sites or wildlife corridors with biodiversity value will only be permitted where it can be demonstrated that there is an overriding need for the development and that adequate mitigation measures are put in place.

Rushcliffe Local Plan Part 2: Land and Planning Policies (October 2019)

*Policy 21 – Green Belt*

- 4.82 The boundaries of the Green Belt in Rushcliffe are as defined on the Policies Map.
- 4.83 Applications for development in the Green Belt will be determined in accordance with the National Planning Policy Framework.

*Policy 34 – Green Infrastructure and Open Space Assets*

- 4.84 The following Green Infrastructure assets will be protected from development which adversely affects their green infrastructure function (or their contribution to a wider network) unless the need for the asset is proven to no longer exist and the benefits of development, in that location, outweigh the adverse effects on the asset:
- Allotments;
  - Amenity Space and Semi-Natural Green Space;
  - Grantham Canal, Rivers, Streams, Lakes, Ponds and Wetlands;
  - Cemeteries and Churchyards;
  - Former Railway Lines (including former Cotgrave Colliery Mineral Line);
  - Flood Alleviation Areas;
  - Golf Courses;
  - Nature Conservation Sites, Geological Sites and Priority Habitats;
  - Parks, Recreation Grounds and Country Parks;
  - Rights of Way;
  - School Playing Fields;
  - Sports Pitches (including disused and lapsed pitches); and
  - Woodlands and Traditional Orchards.

- 4.85 Development that protects, enhances, or widens the Green Infrastructure importance will be supported, provided it does not adversely affect their primary functions.
- 4.86 Where a proposal would result in the loss of Green Infrastructure which is needed or will be needed in the future, this loss should be replaced by equivalent or better provision in terms of its usefulness, attractiveness, quantity, and quality in a suitable location. Replacement Green Infrastructure should, where possible, improve the performance of the network and widen its function.
- 4.87 Planning permission will not be granted for development which would adversely affect access to open spaces and opportunities should be sought to protect or enhance the rights of way network and, where applicable, its open environment.

*Policy 35 – Green Infrastructure Network and Urban Fringe*

- 4.88 Proposals within Strategic Green Corridors or Local Green Corridors, as identified within Appendix D, should ensure the primary functions of the network are maintained and enhanced. Opportunities to create additional Green Infrastructure assets which enlarge the network, improve its connectivity and/or widen the function of the corridor should be taken where appropriate, provided they do not conflict with the primary functions.
- 4.89 Developments within the urban fringe (on the edge of the main urban area) must, where possible and appropriate, incorporate accessible infrastructure that provides recreational opportunities, wildlife benefits and enables pedestrian and cycle access to the wider countryside.

*Policy 37 – Trees and Woodlands*

- 4.90 Adverse impacts on mature tree(s) must be avoided, mitigated or, if removal of the tree(s) is justified, it should be replaced. Any replacement must follow the principle of the ‘right tree in the right place’.
- 4.91 Planning permission will not be granted for development which would adversely affect an area of ancient, semi-natural woodland or an ancient or veteran tree, unless the need for, and public benefits of, the development in that location clearly outweigh the loss.
- 4.92 Wherever tree planting would provide the most appropriate net-gains in biodiversity, the planting of additional locally native trees should be included in new developments. To ensure tree planting is resilient to climate change and diseases a wide range of species should be included on each Site.

*Policy 38 – Non-Designated Biodiversity Assets and the Wider Ecological Network*

- 4.93 Where appropriate, all developments will be expected to preserve, restore and re-create priority habitats and the protection and recovery of priority species in order to achieve net gains in biodiversity.
- 4.94 Developments that significantly affect a priority habitat or species should avoid, mitigate or as a last resort compensate any loss or effects.
- 4.95 In order to ensure Rushcliffe’s ecological network is preserved and enhanced, development within Biodiversity Opportunity Areas should:
- a) retain and sympathetically incorporate locally valued and important habitats, including wildlife corridors and stepping stones; and
  - b) be designed in order to minimise disturbance to habitats and species.
- 4.96 Outside of the Biodiversity Opportunity Areas developments should, where appropriate, seek to achieve net gains in biodiversity and improvements to the ecological network through the creation, protection and enhancement of habitats, and the incorporation of features that benefit biodiversity.

National Planning Policy Framework (December 2023)

- 4.97 In accordance with statutory provisions and previous national planning guidance (and reflecting the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004) the NPPF confirms the primary importance of the development plan for the

application area and confirms that planning decisions are to be made in accordance with policy contained in the latest development plan unless material considerations indicate otherwise. The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in the NPPF constitute the Government's view of what sustainable development in England means in practice for the planning system.

## 5.0 LANDSCAPE CHARACTER AND ASSESSMENT

- 5.1 The assessment of an area's landscape character and its ability to accommodate change is initially based on the identification, understanding and categorisation of a landscape's features and elements that combine to create the distinctive character of an area. Landscape character comprises a description and assessment of the distinct and recognisable pattern of elements and features that occur consistently in a particular type of landscape and how this is perceived. The character of a landscape is a combination of geology, landform, soils, vegetation, land-use and human activities. In addition, character is identified through characterisation, which classifies, maps and describes areas of similar character.
- 5.2 In order to assess potential landscape effects resulting from the Proposed Development a baseline study of the landscape character of the Site and its surroundings was carried out. The study involved desk-based analysis and Site survey to determine landscape character of the area including an examination of aesthetic and perceptual aspects of the landscape that contribute to local distinctiveness.
- 5.3 The baseline study has taken account of, and describes, relevant national, regional and local landscape character assessments, important individual landscape receptors including landscape and nature conservation designations and individual elements of the landscape fabric that are present and that contribute to local landscape character.
- 5.4 The assessment has built upon information provided within the 'National Character Assessment', (NCA) produced by Natural England to provide landscape character profiles for the whole of England which follow natural lines in the landscape rather than administrative boundaries.

### Description of Landscape Character at a National Scale

#### Natural England's National Character Areas (NCA)

- 5.5 During the mid 1990s, the Countryside Agency worked with English Nature and English Heritage to produce The Character Map of England. This provided an analysis of landscape character at a broad, national scale and resulted in the definition of 159 different Regional Character Areas. At the Regional level the Site lies just within the boundary of Natural England's (formerly the Countryside Commission / Countryside Agency) Joint Character Area (JCA) number 69 – Trent Valley Washlands. See Drawing No. M13.217(d).D.002 (Figure 3).
- 5.6 This document states that the Trent Valley Washlands Landscape Character Area is typified by river flood plains corridors of the middle reaches of the River Trent's catchment. The key characteristics are:
- Distinctly narrow, linear and low-lying landscape largely comprised of the flat flood plains and gravel terraces of the rivers and defined at its edges by higher ground;
  - Geology dominated by superficial alluvium and gravel river terrace deposits underpins the contrast in arable and pastoral agricultural use, arable crops predominating on the free-draining soils of the river terraces, with grassland more commonly located along the alluvial river flood plains where soils are subject to frequent flooding or are naturally wet;



- Flood plain pastoral areas where riverside pastures are subdivided by thick, full hedgerows with some trees contrast with arable areas with larger fields divided by low, small hedgerows with few trees;
- Limited tree cover, but local concentrations give the impression of a well timbered landscape in many places. Riparian trees, especially willows, provide an important component;
- A landscape strongly defined by its rivers and their flood plains with the extensive canal network adding significantly to the watery character and providing major recreational assets for the area;
- Diverse range of wetland habitats supporting notable species such as spined loach and bullhead fish, otter, water vole, white-clawed crayfish, shoveler, bittern, lapwing, snipe and redshank;
- Rich history of human settlement and activity reflected in the archaeology and historic buildings with a particular focus on river crossing points and the gravel terraces, as well as being significant for early Christianity in the Midlands, and later for its canal and brewing heritage;
- Settlement pattern heavily influenced by flood risk, confining villages to the gravel river terraces and to rising ground at the edges of the flood plains. Traditional buildings are characteristically of red brick and clay plain tile with earlier timber frame and grander dwellings and churches typically built from sandstone. Red brick and Welsh slate of 19th- and early 20th-century urban expansion prominent in larger settlements along with modern housing and development;
- A landscape heavily used as transport and communication corridors along the rivers and canals, for major roads and railways, and for power lines;
- A landscape marked by extensive sand and gravel extraction, power stations and prominent urban-edge industrial and commercial development.

### **Regional Level**

#### The Greater Nottingham Landscape Character Assessment 2009

- 5.7 Following the production of The Character Map of England, Local Authorities were encouraged to undertake more detailed assessments, in order to provide a finer degree of definition. Within this published assessment the Site has been identified as lying within TSV01 Attenborough Wetlands and SN01 Clifton Slopes as described within the Detailed Landscape Character / Draft Policy Zones (DPZ's) plan. See Drawing No. M13.217(d).D.004 (Figure 4).

#### *TSV01 Attenborough Wetlands*

##### Characteristic Features:

- 5.8 The characteristic features of the area are (full descriptions contained within Appendix 2 of this report):
- Broad low lying river corridor enclosed by steep sided wooded ridges with an underlying geology of Mercia Mudstone;
  - Range of river valley wetlands at different stages of maturity created from restoration of former sand and gravel extraction Sites including large expanses of open water, reed beds and riverside pasture. Now used for recreation and nature conservation purposes;
  - Continuing mineral extraction is apparent adjacent to Attenborough Nature Reserve; the land is heavily influenced by mineral extraction;

- The meandering navigable river channel of the Trent forms a distinctive feature;
- Farmland is predominantly large arable fields bounded by fragmented hedgerows and some ditches;
- Small pasture fields of sheep and horse grazing are present on settlement fringes;
- Areas of scrub woodland dominated by willow, hawthorn and blackthorn are present along the river corridor;
- Larger areas of young to semi-mature native woodland associated with restoration of former mineral workings such as Attenborough. Pockets of riverside pasture, alluvial meadows, flood meadows, marsh and grassland are also present close to the river;
- The historic settlement core is predominantly large red brick traditional properties with pantile roofs, small cottages and stone churches. Within Attenborough modern urban expansion is apparent along roads and urban fringes;
- Large blocks of semi-mature to mature deciduous woodland on surrounding ridge lines enclose views however, longer views can be seen across the large expanses of open water. Views to urban features are also apparent including Ratcliffe on Soar Power Station, Attenborough village church and St George's Church in Barton in Fabis;
- Areas of arable farmland have an open exposed character with few features;
- Man made flood defence embankments provide a contrast to the low lying fluvial floodplain with steep sided banks and no vegetation cover;
- Areas restored to wetland are criss-crossed by a wide network of recreational routes which are popular with visitors. Associated visitor infrastructure including car parking and visitor centres are also provided within several locations.

Condition:

- 5.9 The views from this character area to industry and power stations has an urbanising influence. Field patterns are mostly modern however areas of older enclosure are present to the north of Barton in Fabis and the west of Clifton. The area is well wooded with views toward wooded ridgelines. Although areas within this DPZ are well maintained due to the number of visitors the agricultural land is often deteriorating with few distinctive characteristics. The landscape condition is assessed as 'MODERATE'.

Landscape Strength:

- 5.10 The strength of character is defined as 'MODERATE'. The River Trent and wetland habitats associated with former mineral workings create a strong sense of place and are well managed. Urban features are apparent however, they do not represent a significant detraction and are generally well integrated into the landscape. Man-made flood defences are also prominent features. The landscape pattern associated with the agricultural landscape shows evidence of hedgerow loss and fragmentation and weakens the strength of character.

Landscape Actions:

- 5.11 Landscape Features –
- Enhance valuable landscape habitats through ongoing management of both the landscape and visitor access;
  - Undertake sensitive restoration of areas of active mineral extraction, integrating new areas into the existing landscape through native riparian tree planting, wetlands and areas of open water;
  - Enhance field boundaries by replanting gaps in hedgerows to retain and reinforce field patterns;

- Restrict further expansion of agricultural field sizes to protect remaining hedgerow boundary features;
- Conserve and enhance older field enclosure pattern close to Barton in Fabis through strengthening of hedgerow boundaries;
- Encourage planting of riparian vegetation and trees along ditches and streams within arable farming to increase the sense of enclosure and provide greater integration with the river corridor and recreational restored land.

5.12 Built Form –

- Conserve the character of settlements by restricting urban edge expansion of both residential, industrial and commercial development;
- Conserve and enhance the rural character through ensuring that development remains dispersed and well integrated into the landscape;
- Ensure that new development is in keeping with the local vernacular of red brick properties with pantile roofs and reflects the styles and scale of built form within Barton in Fabis' and Attenborough's historic core;
- Other Development/ Structures in the Landscape;
- Review the need for further flood defences and consider their impact on the landscape. Where required these should be carefully Sited and include some riparian planting to reduce their prominence;
- Further mineral extraction should be screened from view by wooded boundaries to aid integration into the landscape.

Landscape Character

- 5.13 The overall Landscape Strategy for TSV01 Attenborough Wetlands is to 'ENHANCE' the landscape and landscape character.

*SN01 Clifton Slopes*

Characteristic Features:

- 5.14 The characteristic features of the area are (full descriptions contained within Appendix 2 of this report):
- Distinctive escarpment bordering the River Trent with a steep slope to the river and gentler slopes down to alluvial farmland at Ruddington Moor;
  - Prominent Mercia Mudstone outcrop;
  - Open large scale field pattern of both modern origin with fragmented hedges Remnants of former field boundaries in the form of undulations, tracks or areas left unploughed can be seen;
  - Clifton and Barton Moor are an area of land which was not subject to the enclosures act and has remained open in character since the Sanderson's Map from 1835;
  - A smaller scale pattern is present close to the urban fringe which is an older enclosure pattern reflecting former open systems and semi-regular and regular geometric enclosure identified from the historic landscape characterisation;
  - Pocket of pasture present close to the urban edge of Clifton;
  - A distinctive narrow wooded lane to Barton in Fabis although other routes are mostly open with long distance views;
  - Much of the urban fringe is nestled and obscured by boundary vegetation and landform although new retirement apartment development is a prominent feature on high ground bordering open farmland;
  - Regular dispersal of prominent geometric blocks of broadleaved woodland, its prominence is heightened by the lack of vertical features within farmland;

- Prominent linear wooded bluff on steepest sloping land adjacent to River Trent is a distinctive feature;
- Combination of linear woodland on slopes and a few geometric blocks of woodland creates a strong sense of enclosure along Clifton urban fringe;
- Almost no hedgerows or hedgerow trees within the landscape, around pastoral fields close to the urban fringe hedgerow trees and hedgerows are more common creating a degree of enclosure;
- Built form limited to a few large farms with brick farmsteads and a couple of modern farm buildings;
- Extensive and distinctive views from A453 through the area with wooded blocks and extensive views across the flat farmland to the ridgelines and hills beyond. It creates a distinctive route into Nottingham;
- Mast in the form of a false conifer tree is locally prominent on the approach into Nottingham.

Condition:

- 5.15 This wide expansive sloping escarpment is almost entirely under arable production. The lack of hedgerows and field boundaries create an open and expansive landscape. Geometric woodland blocks and areas along the River Trent are prominent features. Generally strong evidence of decline and fragmentation however there are some pockets of historic connections. The landscape condition is assessed as 'MODERATE'.

Landscape Strength:

- 5.16 The strength of character is defined as 'MODERATE'. Views within this DPZ are a mix of open expansive views across Ruddington Moor to the ridgelines of the Leicestershire Wolds and more enclosed views close to the edge of Clifton where there is a concentration of woodland. The area is visible as sloping land with woodland on the highest land from the wider landscape to the south with traffic along the A543 often prominent. The woodland on the escarpment forms a distinctive backdrop to views along the River Trent and from within and adjacent to Barton in Fabis.

Landscape Actions:

- 5.17 Landscape Features –

- Seek to restore hedgerow boundaries and hedgerow trees in arable fields where they no longer exist;
- Conserve existing hedgerow trees and hedgerows which are important landscape features;
- Conserve the prominent woodland blocks on higher ground and encourage new woodland planting particularly along urban edges;
- Conserve the intact long linear wooded bluffs along the steepest slopes adjacent to the River Trent;
- Conserve, where possible, the open unenclosed character of Clifton Pasture and Barton Moor.

- 5.18 Built Form –

- Enhance the nestled and screened urban edges and ensure new development does not increase the prominence of built form within the landscape;
- Enhance urban fringes and prominent development through localised geometric woodland planting to soften their appearance within the landscape;
- Other Development/ Structures in the Landscape;

- Conserve the open and distinctive views from A453 across farmland on the approach into Nottingham;
- Conserve the narrow sloping wooded character of New Road into Barton in Fabis.

#### Landscape Strategy

- 5.19 The overall Landscape Strategy for SN01 Clifton Slopes is to 'ENHANCE' the landscape and landscape character.

#### Description of Landscape Character at a Local Scale

- 5.20 Figure 5 illustrates a photographic record of the landscape elements and features which comprise the Site.
- 5.21 The lower elevations of the Site are contained within the Attenborough Wetlands. Photograph 1 illustrating the broad low lying Trent River Corridor of this zone enclosed to the east by the steep sided wooded ridges of the Clifton Slopes. Photograph 2 illustrating PROW Ref BW3 which divides the Clifton Slopes from the flood plain with a mix of individual trees, hedges and wetland scrub vegetation. Photographs 3 to 5 depict elements and features combining the Attenborough Wetlands including stock proof fencing to define field boundaries, poor quality broken sections of hedgerow, public access corridors and blocks of wetland scrub vegetation, together with Photograph 6 illustrating built development form within the village of Barton in Fabis set within a peripheral vegetation structure of hedges, woodland and individual trees with the Power Station in the background. Photographs 7 to 9 illustrate both the open larger scale nature of the character of the Clifton Slopes plus its main elements of large scale woodland blocks and open agricultural / arable / vegetable crops contained by poor quality hedgerows and / or stock proof fencing.
- 5.22 As can be seen within these photographs, there is a clear and distinctive divide in the Site's landscape and visual character which reflect the typical elements and features of both the TS01 Attenborough Wetlands to the west and SN01 Clifton Slopes to the east.
- 5.23 The EIA Directive and UK Regulations refer to projects likely to have a significant effect on the environment. This means that identifying and describing the effect of a project is not enough in itself. They must also be assessed for their significance. This is a key part of the LVIA process and is an evidence-based process, combined with professional judgement.
- 5.24 Table 5.1 below summarises the assessed sensitivity, susceptibility to change of the main components, elements and features of the local landscape resource; for ease of geographical understanding and consistency within The Greater Nottingham Landscape Character Assessment 2009, the landscape resource has been broken down into the two main Landscape Character types and value designations within them i.e. the TSV01 Attenborough Wetlands and SN01 Clifton Slopes (Table 5.2).

Table 5.1 TSV01 Attenborough Wetlands

| Landscape Asset                                | Susceptibility to Change through Quarrying | Assessed Value of Landscape Asset | Assessment Sensitivity to Quarry Development |
|--|--|-----------------------------------|--|
| Attenborough Nature Reserve                    | High                                       | High                              | High   |
| Local Nature Reserves                          | High                                       | High                              | High   |
| SINC Sites                                     | High                                       | High                              | High   |
| River Trent                                    | High                                       | High                              | High   |
| Public Rights of Way                           | Medium                                     | Medium                            | Medium                                       |
| Public Right of Way Registered Park and Garden | High                                       | High                              | High   |
| <b>Landscape Features / Elements</b>           |  |                                   |  |
| Vegetation Types                               | Medium – Low                               | Medium-Low                        | Medium-Low                                   |
| Tree Cover Type Pattern                        | Low  | Low                               | Low  |
| Semi Natural Habitats                          | Medium to High                             | Medium to High                    | Medium to High                               |
| <b>Cultural Features / Elements</b>            |  |                                   |  |
| Settlement Pattern                             | High                                       | High                              | High   |
| Field Boundaries                               | Low  | Low                               | Low  |
| Enclosure Pattern                              | Low  | Low                               | Low  |
| Landuse  | Low  | Low                               | Medium-Low                                   |
| <b>Aesthetic / Perceptual Aspects</b>          |  |                                   |  |
| Scale  | Medium                                     | Medium                            | Medium                                       |
| Pattern  | Medium                                     | Medium                            | Medium                                       |
| Enclosure / Openness                           | Medium                                     | Medium                            | Medium                                       |
| Tranquillity                                   | Medium                                     | Medium                            | Medium                                       |
| Wilderness                                     | Low  | Low                               | Low  |

Table 5.2 – SN01 Clifton Slopes

| Landscape Assess / Built Landscape Elements | Susceptibility to Change through Quarrying | Assessed Value | Assessment Sensitivity to Quarry Development |
|---|--|----------------|--|
| Brandshill Wood Nature Conservation         | High                                       | High           | High   |
| Clifton Hall Registered Park and Garden     | High                                       | High           | High   |
| Local Mature Landscape                      | High                                       | High           | High   |
| Public Rights of Way                        | Medium                                     | Medium         | Medium                                       |
| <b>Landscape Features &amp; Elements</b>    |  |                |  |
| Trees, Tree Cover type pattern              | High / Medium                              | High / Medium  | High   |
| Semi Natural Habitats                       | Medium                                     | Medium         | Medium                                       |
| Agricultural Production Areas               | Low  | Low            | Medium                                       |
| Hedgerows                                   | Medium                                     | Medium         | Medium                                       |
| <b>Cultural Features / Elements</b>         |  |                |  |

|  |              |              |              |
|--|--------------|--------------|--------------|
| Settlement Pattern / Individual Properties | Low          | Low          | Low          |
| Enclosure Patterns                         | Low / Medium | Low / Medium | Low / Medium |
| Other Land-uses                            | -            | -            | -            |
| Field Boundaries                           | Low / Medium | Low / Medium | Low / Medium |
| <u>Aesthetic / Perceptual Aspects</u>      |              |              |              |
| Scale                                      | Medium       | Medium       | Medium       |
| Pattern                                    | Medium       | Medium       | Medium       |
| Enclosure / Openness                       | Medium       | Medium       | Medium       |
| Tranquillity                               | Medium       | Medium       | Medium       |
| Wilderness                                 | Medium       | Medium       | Medium       |

### Sensitivity of the Landscape Resource

- 5.25 As can be seen from the analysis within Tables 5.1 and 5.2 the sensitivity of the landscape resource to a quarry development within the two separate Landscape Character Types is influenced by a number of separate / interlinked factors.
- 5.26 This assessment concludes that the **overall sensitivity** of the landscape resources is within the: **TSV01 Attenborough Wetlands** to the quarrying type of development is **Medium**. The Greater Nottingham Landscape Assessment Study of 2009 which considered the character's "Condition" and "Strength" as **MODERATE**.
- 5.27 This assessment also concludes that the **overall sensitivity** of the landscape resources within the **SN01 Clifton Slopes** to the quarrying type of development is also **Medium**. The Greater Nottingham Landscape Assessment study of 2009 which considered the character's "Condition" and "Strength" as **MODERATE**.
- 5.28 It is noted, however, that there are 4No landscape assets within the Attenborough Wetlands which are Highly Sensitive to potential quarry development. These being, the Attenborough Nature Reserve, Local Nature Reserves, SINC Sites and the River Trent. 3No. assets with the Clifton Slopes being assessed as High Sensitivity, the Brandshill Wood and Nature Reserve, Clifton Hall Registered Park and Garden and the overall Local Mature Landscape.

### Magnitude of Landscape Effect

- 5.29 The effect of the Proposed Development has been assessed in terms of its size / scale, the geographical extent of the area, its influences, its duration and reversibility.
- 5.30 Again, given the two very distinct different local landscape character types within which the Proposed Development could take place we have principally assessed the magnitude of landscape effect separately resulting from the landscape effect of the phased mineral extraction and restoration on the TSV01 Attenborough Wetlands landscape type and the proposed Quarry Plant Site on the SN01 Clifton Slopes landscape type. Please note however that the assessment has also fully taken account of the holistic effects of all of the proposed developments aspects on all local landscape character types. For example, this includes not just the physical aspects but also the intervisibility e.g of the plant site on the TSV01 landscape type and changes to vegetation structure and character amenity aspects.

5.31 Magnitude of effect associated with the phased mineral extraction and restoration area located within the **TSV01 Attenborough Wetlands** landscape resource character type and the proposed adjacent Plant Site are assessed as:

**Table 5.3 – Magnitude of Landscape Effect**

| Landscape Resources Components, Elements & Features of Attenborough Wetlands   | Size & Scale of Change   | Magnitude of Effect | Geographical Extent  | Magnitude Effect    | Duration / Reversibility    | Magnitude of Effect |
|--|--|---------------------|--|---------------------|-----------------------------|---------------------|
| Broad low lying river corridor   | Proposed extraction and restoration development elements would occupy a minor part of the River Trent Valley profile.                | Low                 | Localised small / medium extent  | Low / Medium        | Permanent / Part Reversible | Low                 |
| Enclosure by steep sided wooded ridges   | Undisturbed  | Nil                 | Undisturbed Local Extent   | Nil                 | Undisturbed                 | Nil                 |
| Range of river valley wetlands including large expanses of open water, reed beds and river pasture, recreation & nature conservation | The Proposed Development will progressively create similar size & scale of features of these elements.                               | Low (Beneficial)    | Both during the operational period and the post restoration period effects will be Site localised and cumulative adjacent to and complementing the Attenborough landscape elements & features. | Medium (Beneficial) | Permanent / Part Reversible | Medium (Beneficial) |
| Farmland fragmented landscape pasture and arable fields – open exposed character.  | The Proposed Development will progressively remove and restore these elements of a similar size and scale to that of those existing. | Low                 | Site extent / loss of existing agricultural fragmented fields.   | Low                 | Permanent                   | Low                 |



|   |   |                     |   |                     |                                  |                     |
|---|---|---------------------|---|---------------------|----------------------------------|---------------------|
| Areas of restored wetland criss-crossed by network of recreational routes     | The Proposed Development will progressively remove / divert and restore these elements of a similar size and scale to that of those existing. | Low                 | Site extent and immediate Site surrounding network. | Low                 | Permanent / Temporary Reversible | Low                 |
| Range of river valley wetland habitats created by sand and gravel extraction. | These features exist within the character area and would be increased in size through this development and cumulative scale.                  | Medium (Beneficial) | Site plus immediate setting.                        | Medium (Beneficial) | Permanent                        | Medium (Beneficial) |
| Manmade Flood Defences  | Undisturbed   | Nil                 | Undisturbed   | Nil                 | Undisturbed                      | Nil                 |

5.32 The proposed development works to take place within the TSV01 Attenborough Wetlands will result in a progressive change during the operational period of the quarry. There will be a loss of hedgerows and scrub vegetation and changes in ground levels. There will also be small scale disturbance associated with the introduction of transitory excavators and dump trucks and a resulting localised reduction in tranquillity. A minimal amount / extent of landscape elements will be lost within a very small proportion of the overall river corridor.

5.33 The engineering and operational works associated with the establishment of the mineral conveyor / vehicle access track connecting the Plant Site with the extraction area will not just be a regular linear feature introduced into the landscape. It will be a mix of small size and scale areas of cut and fill with peripheral areas seeded and managed. The required conveyor bridge will again be a very localised element positioned at the base of Brandshill Ridge, contained by landform and vegetation structures. Strengthening of hedgerow planting along the western boundary of the Plant Site together with lowering the proposed Plant Site area will minimise the potential for intervisibility and change to landscape elements and features of the TSV01 landscape character type.

5.34 The overall magnitude of effect of the proposed development on TSV01 Attenborough Wetlands is assessed as **LOW (Adverse)** during the Site operational period and **NIL to LOW Beneficial** post restoration.

5.35 The overall magnitude of effect of the proposed main phased mineral extraction and restoration area proposals on the TSV01 Attenborough Wetlands is assessed as **Low**

**Adverse to Low Beneficial** during the quarry operational period and **Low Adverse to Medium Beneficial** post restoration.

5.36 Magnitude of effect associated with the proposed Plant Site and operational aspects of the quarry on the SN01 Clifton Slopes landscape character resource type and the adjacent mineral extraction area are assessed as:

Table 5.4 – Magnitude of Effect

| Landscape Type & Components (SN01 Clifton Slopes) | Size & Scale  | Magnitude of Effect | Geographical Extent  | Magnitude of Effect | Duration & Reversibility   | Magnitude of Effect |
|---|---|---------------------|--|---------------------|--|---------------------|
| Linear Wooded Escarpment                          | Undisturbed & help contain plant Site.  | Nil                 | Undisturbed  | Nil                 | Additional linear woodland planting is proposed. Progressive throughout the development. | Medium (Beneficial) |
| Open large-scale field pattern                    | Plant Site to be located within field pattern.  | Low                 | Contained within existing Site structure / extent.             | Low                 | Reversible duration ~ 12 years.  | Low                 |
| Broadleaf woodland blocks                         | Undisturbed & help contain plant Site.  | Nil                 | Undisturbed  | Nil                 | Additional woodland proposed. Progressive throughout the development.                    | Low (Beneficial)    |
| Hedgerows   | Minor loss but mainly retained & enhanced through species diversification.                    | Low                 | Minor Loss within Site.  | Low                 | Reversible   | Low                 |
| Open and Extensive Views                          | Locally very well contained potential for distance / wider panoramic expanse character views. | Low / Medium        | Potential for Site external change to western skyline feature. | Low                 | Temporary minor disturbance. Reversible duration ~12 years.                              | Low                 |

|                   |   |  |                                |  |   |     |
|-------------------|---|--|--------------------------------|--|---|-----|
| Agricultural Land | Small to medium scale change in land-use. |  | Plant Site and Conveyor Route. |  | Temporary disturbance. Reversible duration ~12 years. | Low |
|-------------------|---|--|--------------------------------|--|---|-----|

5.37 The overall magnitude of effect of the proposed development on the SN01 Clifton Slopes landscape type is assessed as Low Adverse during the Site operational period and Nil to Low Beneficial Post Restoration.

**Significance of Landscape Effect**

5.38 In drawing together a final conclusion about significance, the separate judgements about the sensitivity of the landscape receptors and the magnitude of the landscape effects are combined in Table 5.5 below:

Table 5.5 – Significance of Landscape Effect

| Character Area              | Sensitivity of Landscape to the Proposed Development | Magnitude of Landscape Change        |                                 | Level of Significance of the Landscape Impact of the Scheme |                                       |
|-----------------------------|--|--------------------------------------|---------------------------------|---|---------------------------------------|
|                             |  | During the Quarry Operational Period | At Post Restoration             | During the Quarry Operational Period                        | At Post Restoration                   |
| TSOV1 Attenborough Wetlands | Medium   | Low Adverse / Low Beneficial         | Low Adverse / Medium Beneficial | Slight Adverse to Slight Beneficial                         | Slight Adverse to Moderate Beneficial |
| SN01 Clifton Slopes         | Medium   | Low Adverse                          | Nil to Low Beneficial           | Slight Adverse  | Neutral to Very Slight Beneficial     |

5.39 Overall, it is considered that there are two stages of potential effect on Landscape Resources associated with the Proposed Development. One during the actual operational period of quarrying, processing and progressive restoration where the Significance of Landscape effects are assessed as Slight Adverse on the Site / local landscape character and designated higher valued areas including the Attenborough Nature Reserve. The nature and scale of the progressive restoration scheme both limiting disturbance / changes to character and cumulatively replicating landscape elements / features and habitats which can be assimilated into and enhance the local landscape resource. At final / post restoration effects are assessed as Slight Adverse mainly associated with the loss of poorer quality agricultural land and the loss of hedgerow / scrub vegetation within the actual extraction area to Moderately Beneficial resulting from the effect of the permanent creation and diversification of new wildlife enhanced habitat in an appropriate landscape character location.

## 6.0 VISUAL MATTERS

- 6.1 Desktop and Site survey works have identified the areas of landscape and visual receptor locations from which the existing Site and the Proposed Development may be visible along with the different groups of people who may experience views of the development and its specific elements and features, along with the viewpoints where they will be affected and the nature of the views at these points.
- 6.2 This baseline and assessment work has been carried out by initially mapping the geographical extent of the study area where receptors have the potential to view the current Site and the Proposed Development. This was carried out digitally through the production of Zones of Visual Influence (ZTVI).
- 6.3 To understand the visual nature and potential visual envelope of the Site and the Proposed Development; full Current Situation, Proposed Development and Post Restoration Zones of Theoretical Influence (See Drawings KD.MHL.1.D.015, KD.MHL.1.D.018 and KD.MHL.1.D.025 respectively) have been produced using LSS computer software for the full Site area. To further understand the landform and proposed changes associated with the application, two sets of additional ZTVI's have been produced to illustrate the separate (main) quarry operational areas of the Proposed Development i.e the Plant Site (KD.MHL.1.D.017 – Current Situation and KD.MHL.1.D.020 – Proposed Development) and the Quarry Extraction Area (KD.MHL.1.D.016 – Current Situation and KD.MHL.1.D.019 – Proposed Development).
- 6.4 None of the digitised models include surrounding vegetation or built structures and are thus a worst case landform scenario in respect of theoretical visual influence.
- 6.5 Figure 6 illustrates the ZTVI of the Current Site. As can be seen from this plan, the area of land with the highest magnitude of impact is located principally within the Site area itself. Other areas include the west facing slopes of Brandshill Hill and Woodland and a small section of Green Street, and Burrows Farm to the north. Localised areas of higher / medium potential areas of magnitude include a spike heading north west through the Attenborough Nature Reserve and north along and areas of Clifton Hall Registered Park and Garden. Mid areas of magnitude of impact spread north westwards over approximately 4 km over Attenborough, Chillwell, Beeston, Rylands, areas of Nottingham as well as north eastwards by approximately 1 km over the south western areas of Clifton.
- 6.6 In general, the ZTVI of the Current Site is geographically principally to the north and the west. The ZTVI's of the split of Current Situation land of the potential extraction area and conveyor and the separate Plant Site are illustrated on Figures 7 and 8. As could be expected given the Trent River Valley flood plain and ridge, the visual influence of the current land area which is proposed to be used for extraction and conveying is to the north and west. The visual influence of the plant Site being to the north, north east. Figure 9 illustrates the ZTVI of the Full Site Proposed Development. In comparison with Figure 6 (Full Site Current Situation), the main change in potential geographical spread of visual influence resulting from the Proposed Development is north / north east to over 2 km to the north west of Glapton and Clifton. To the south east to agricultural land around Barton Moor, and higher ground (a west facing wooded ridge) to the west of Gotham and to the south west to influence Barton in Fabis and additional areas of the Attenborough Nature Reserve and Spring Lakes (Water sports and Leisure centre). The separate proposed Plant Site and the proposed extraction area & conveyor ZTVI's are illustrated on (KD.MHL.1.D.019 and KD.MHL.1.D.020 respectively). These again reflect the morphology of local landform apart from the spread of mid-

levels of potential magnitude of impact northwards spreading from the Plant Site northwards over areas of the Attenborough Nature Reserve and the industrial / residential areas of Rylands.

- 6.7 Figure 12 illustrates the ZTVI of the Post Restoration scheme. Please note this is the same as that of the Current Situation ZTVI illustrated on Figure 6.
- 6.8 Based upon the findings of the above ZTVI's dedicated Site survey works were carried out to identify representative individual receptor location points where the types of receptors of views could be affected, the type of elements / views they may receive and the duration of a change in view would be observed.
- 6.9 The Site survey considered the viewpoint from which the current situation and the proposal will actually be seen by differing groups of people. These groups included:
- Residential visual receptors in private properties;
  - Public viewpoints e.g. public rights of way, inland waterways and public open space (POS);
  - Places where people work; and
  - Transport routes where there may be views from private vehicles and from different forms of public transport.
- 6.10 Based upon the above desktop research and assessment works a detailed visual Site survey took place being guided by both the current and proposed ZTVI's. Both ZTVI mapping and Site surveys assume that the observer's eye height is some 1.6 m above ground level, based upon the midpoint of average heights for men and women.
- 6.11 Drawing No. KD.MHL.1.D.021 and KD.MHL.1.D.022 illustrate the location of representative visual receptor location points which were agreed with Nottinghamshire County Council Landscape Architect, Nancy Ashbridge. These receptor locations have been used to describe the types and level of potential visual change and the level of effect to local receptors. The visual receptor locations are illustrated looking towards the Site on Photographic Sheets 1 to 18.
- 6.12 Table 4 summarises the representative visual receptors identified and the effects that have been considered with an assessment of their significance based upon the methodology described within Appendix B of this report.
- 6.13 This is first determined by assessing Sensitivity of Visual Receptors to change from this type of development proposal (Table 2) and then the magnitude of the visual effect, its size / scale, geographical extent, duration, and reversibility (Table 3). A judgement on the sensitivity of visual receptors and magnitude of the effect are then combined to assess the overall significance of visual impact/effects (Table 4).
- 6.14 The susceptibility of visual receptors to changes in view and visual amenity is mainly a function of *"the occupation or activity of people experiencing the view at particular locations and the extent to which their attention or interest may therefore be focused on the views and visual amenity they experience at particular locations"* (GLVIA page 113).

**Table 2** Susceptibility of Visual Receptors to Change

| Receptor No | Description of Visual Receptor   | Assessed Susceptibility to change of Visual Receptors | Assessed Value of View | Overall Assessment of Sensitivity of Visual Receptor |
|-------------|--|---|------------------------|--|
| 1           | Users of Green Street off Mill Hill Roundabout   | Low   | Low                    | Low  |
| 2           | Users of Fox Covert Lane   | Low   | Low                    | Low  |
| 3           | Users of Green Street in proximity to Proposed Site Entrance                             | Low   | Low                    | Low  |
| 4           | Users of Green Street  | Low   | Low                    | Low  |
| 5           | Land adjacent to A453 – Remembrance Way (vehicle users)                                  | Low   | Low                    | Low  |
| 6           | Users of PROW Ref Nottingham 101/1 within Clifton Hall Registered Park and Garden        | High  | High                   | High   |
| 7           | Users of PROW Ref Nottingham 100/5   | Medium  | Medium                 | Medium   |
| 8           | Users of PROW Ref Nottingham 100/5   | Medium  | Medium                 | Medium   |
| 9           | Users of PROW Ref Nottingham 100/3   | Medium  | Medium                 | Medium   |
| 10          | Users of PROW Ref Nottingham 100/3   | Medium  | Medium                 | Medium   |
| 11          | Users of PROW Ref BW3  | Medium  | Medium                 | Medium   |
| 12          | Users of PROW Ref BW3  | Medium  | Medium                 | Medium   |
| 13          | Users of PROW Ref BW3  | Medium  | Medium                 | Medium   |
| 14          | Users of PROW Ref BW3  | Medium  | Medium                 | Medium   |
| 15          | Non designated informal PROW on flood defence bund                                       | Medium  | Medium                 | Medium   |
| 16          | Users of PROW Ref BW3  | Medium  | Medium                 | Medium   |
| 17          | Views from PROW Ref BW3  | Medium  | Medium                 | Medium   |
| 18          | Views from New Road  | Medium  | Medium                 | Medium   |
| 19          | Residents of Barton in Fabis   | High  | High                   | High   |
| 20          | Taken as residents of Barton in Fabis  | Medium  | Medium                 | Medium   |
| 21          | Users of PROW Ref FP2  | Medium  | Medium                 | Medium   |
| 22          | Users of PROW Ref BW1  | Medium  | Medium                 | Medium   |
| 23          | Users of PROW Ref FP2  | Medium  | Medium                 | Medium   |
| 24          | Users of PROW Ref FP2  | Medium  | Medium                 | Medium   |
| 25          | Users of PROW Ref FP2  | Medium  | Medium                 | Medium   |
| 26          | Users of PROW Ref Nottingham 101/1   | Medium  | Medium                 | Medium   |
| 27          | Users of PROW Ref Nottingham 101/1   | Medium  | Medium                 | Medium   |
| 28          | Users of track to riverside work sheds and residences                                    | Medium  | Medium                 | Medium   |
| 29          | Users of PROW Ref Nottingham 102/2   | Medium  | Medium                 | Medium   |
| 30          | Users of PROW Ref Nottingham 102/1   | Medium  | Medium                 | Medium   |
| 31          | Users of PROW Ref Nottingham 100/5 within Clifton Hall Registered Park and Garden        | High  | High                   | High   |
| 32          | Public Car Park opposite St Mary's Church Clifton  | Medium  | Medium                 | Medium   |
| 33          | Public Rights of Way Ref Nottingham 100/2 within Clifton Hall Registered Park and Garden | High  | High                   | High   |
| 34          | Residents of Clifton Hall  | High  | High                   | High   |
| 35          | Visitors / receptors to Clifton Hall Drive / India's House                               | High  | High                   | High   |
| 36          | Employment unit receptor   | Medium  | Medium                 | Medium   |
| 37          | Recreation / Leisure Receptor within the Attenborough Nature Reserve                     | High  | High                   | High   |
| 38          | Recreation / Leisure Receptor within the Attenborough Nature Reserve                     | High  | High                   | High   |
| 39          | Recreation / Leisure Receptor within the Attenborough Nature Reserve                     | High  | High                   | High   |
| 40          | Recreation / Leisure Receptor within the Attenborough Nature Reserve                     | High  | High                   | High   |
| 41          | Recreation / Leisure Receptor within the Attenborough Nature Reserve                     | High  | High                   | High   |
| 42          | Recreation / Leisure Receptor within the Attenborough Nature Reserve                     | High  | High                   | High   |
| 43          | Recreation / Leisure Receptor within the Attenborough Nature Reserve                     | High  | High                   | High   |
| 44          | Recreation / Leisure Receptor within the Attenborough Nature Reserve                     | High  | High                   | High   |

|    |  |        |        |        |
|----|--|--------|--------|--------|
| 45 | Recreation / Leisure Receptor within the Attenborough Nature Reserve | High   | High   | High   |
| 46 | Users of PROW Nottingham 101   | Medium | Medium | Medium |
| 47 | Residents of Burrows Farm  | High   | High   | High   |
| 48 | Users of Nottingham Road   | Low    | Low    | Low    |
| 49 | Users of PROW Ref FP5  | Medium | Medium | Medium |
| 50 | Residential receptors located within Chilwell Nottingham             | High   | High   | High   |
| 51 | Recreational users of Chilwell Manor Golf Club                       | Medium | Medium | Medium |
| 52 | Recreational / Leisure users of River Trent PROW Beeston FP69        | High   | High   | High   |
| 53 | Recreational / Leisure users of Beeston Marina                       | High   | High   | High   |

6.15 Each of the potential visual receptor locations were visited to understand the nature and scope of the existing/ potential views of the Site and the Proposed Development.

6.16 Local visual receptors have a variety of assessed sensitivity to change resulting from the Proposed Development within this locality. Residential receptors having the greatest sensitivity to change, i.e. High, with users of the local road network being assessed as having the lowest sensitivity to change i.e. Low as a result of their transient nature and limited time duration of view of the Site/ Proposed Development.

**Table 3** Assessed Magnitude of Effect

|                     |  |
|---------------------|--|
| Development         | The Proposed Development is for the establishment of a sand and gravel processing plant and stocking area along with ancillary office, weighbridge, wheel wash and staff car parking. A corridor from the plant Site westwards which leads down slope from the Brandshill Ridge to the River Trent Valley floodplain where mineral extraction and progressive restoration will take place. Final restoration will re-establish areas of agricultural land and create new wildlife habitat associated with species rich grassland, marginal aquatics and water bodies.  |
| Size/scale          | The overall visual size and scale of the operational change resulting from the Proposed Development is medium in respect of the visual elements and features within the local visual setting. The Overall Site Area (Application Area) being 85.15Ha of which the Plant Site will occupy ~3Ha, the conveyor corridor ~0.91Ha, and the progressive mineral extraction and restoration area ~40.90Ha. Other land within the application area will remain undisturbed and / or be subject to wildlife habitat enhancement and management. The individual size and scale of the phases being medium in respect of the visual nature of the land area (reflecting existing field sizes). Plant Site elements, the plant of ~10.8m in height, stocks of ~5m in height are of small to medium in size and scale within the visual setting of the local landscape. |
| Geographical extent | The ZTVI of both the Current Site Landform Situation and the Proposed Development and Proposed Post Restoration Scheme is considered large, however based upon both desktop and Site survey works the potential visual geographical influence of the Site / Proposed Development is relatively small and contained. The main reason for this being the proposed Plant Site is both set back from the eastern ridge of the River Trent, it is also set down below existing ground levels and located between three large woodland blocks. The area of land where  |

|  |  |
|--|--|
|  | mineral extraction will take place is at lower ground levels of ~25-28mAOD and generally very discrete unless receptors are within the Site or in close proximity to it.   |
| Duration   | Temporary: The Proposed Development will take place over a period of 12 years before progressing into its Post Restoration Stage.  |
| Assessed General Magnitude of effect to local Visual Receptors | <p>It is assessed that the Proposed Development has the potential to result in Neutral to Significant Adverse visual effects to local receptors during the Operational Stage (without any mitigation / enhancement measures).</p> <p>At post restoration it is assessed that the visual receptors will receive Neutral to Moderate Beneficial Effects compared to the Current Situation.</p> |

**Visual Mitigation and Enhancement Measures**

6.17 The following visual mitigation and enhancement measures are proposed within the Initial Works Phase in respect of the quarry Plant Site area:

- Strengthening both in respect of width and native species diversity of the existing hedgerow which runs along the eastern boundary of the Site parallel to Green Street. Individual hedgerow trees are also to be planted in groups of 1’s, 3’s and 5’s based upon 1No tree per 10 linear metres;
- The existing western Plant Site hedgerow is to be allowed to grow in height and also strengthened in respect of both its width and native trees and shrubs;
- Creation of an assimilated permanent landform using stripped soils and overburden materials, to be managed as agricultural land;
- Land to the north east of the Plant Site is to be developed as a community and biodiversity enhancement area, incorporating an informal community car park;
- From this car park a new permissive public access route is to be established which provides a link westwards from higher ground onto the existing network of PROW along the River Trent floodplain;
- The east bank of the River Trent within the Site boundary is to be subject to Biodiversity Enhancement as is an area of land within the central / northern area of the extraction area;
- Site boundary hedgerows are also to be strengthened with new native species hedge species; and,
- Mineral extraction is to take place in 5No phases, followed by progressive restoration. This will limit the area of disturbed land at any one point in time;
- At Post Restoration the Site land uses will combine agricultural land and management with wetland habits and ponds set within a strong vegetative landscape structure; and,
- In total, at Post Restoration ~7.7km of new permissive access routes will have been established, which will be available for use by members of the public at all times by permission of the landowner subject to absence of behaviour or effects which are detrimental to wildlife or amenity interests.

6.18 The above measures will both help in mitigating potential adverse views of the Proposed Development and visually enhance the Site’s elements and features promoting visual and leisure / recreational amenity.



**Assessed Overall Significance of Visual Effects**

6.19 This is achieved by combining the separate judgements about sensitivity of the visual receptor and the magnitude of the Proposed Development (including any mitigation measures) on visual impacts/effects. See Table 4 below.

6.20 Significance of visual effects is not absolute and can only be defined in relation to each development and its specific location. In making a judgement about the significance of visual effects it is noted that:

- Effects on people (receptors) who are particularly sensitive to change 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.

**Table 4** Assessed Overall Significance of Visual Effects

| Ref | Description of Visual Receptor  | Receptors Assessed Sensitivity to change | Assessed Magnitude resulting from the Proposed Development | Level of Assessed Significance of visual effect during Operational Period | Assessed Magnitude of impact Post Restoration | Assessed Level of Significance of Visual Effect Post Restoration |
|-----|---|--|--|---|---|--|
| 1   | Users of Green Street off Mill Hill Roundabout                                    | Low                                      | Medium Adverse   | Slight Adverse  | None  | Neutral  |
| 2   | Users of Fox Covert Lane  | Low                                      | Very Low Adverse   | Minimal Adverse   | None  | Neutral  |
| 3   | Users of Green Street in proximity to Proposed Site Entrance                      | Low                                      | Medium Adverse   | Slight Adverse  | Low Beneficial                                | Minimal Beneficial   |
| 4   | Users of Green Street   | Low                                      | Medium Adverse   | Slight Adverse  | Low Beneficial                                | Minimal Beneficial   |
| 5   | Land adjacent to A453 – Remembrance Way (vehicle users)                           | Low                                      | Ver Low Adverse  | Minimal Adverse   | None  | Neutral  |
| 6   | Users of PROW Ref Nottingham 101/1 within Clifton Hall Registered Park and Garden | High                                     | None   | Neutral   | None  | Neutral  |
| 7   | Users of PROW Ref Nottingham 100/5  | Medium                                   | Low Adverse  | Slight Adverse  | None  | Neutral  |
| 8   | Users of PROW Ref Nottingham 100/5  | Medium                                   | Low Adverse  | Slight Adverse  | None  | Neutral  |
| 9   | Users of PROW Ref Nottingham 100/3  | Medium                                   | Medium Adverse   | Moderate Adverse  | None  | Neutral  |
| 10  | Users of PROW Ref Nottingham 100/3  | Medium                                   | High Adverse   | Moderate Adverse  | None  | Neutral  |
| 11  | Users of PROW Ref BW3   | Medium                                   | Medium Adverse   | Moderate Adverse  | None  | Neutral  |
| 12  | Users of PROW Ref BW3   | Medium                                   | Low Adverse  | Slight Adverse  | None  | Neutral  |
| 13  | Users of PROW Ref BW3   | Medium                                   | Very Low Adverse   | Very Slight Adverse   | None  | Neutral  |
| 14  | Users of PROW Ref BW3   | Medium                                   | Very Low Adverse   | Very Slight Adverse   | None  | Neutral  |
| 15  | Non designated informal PROW on flood defence bund                                | Medium                                   | Medium Adverse   | Moderate Adverse  | Medium Beneficial                             | Moderate Beneficial  |

|    |  |        |                  |                     |                   |                     |
|----|--|--------|------------------|---------------------|-------------------|---------------------|
| 16 | Users of PROW Ref BW3  | Medium | Very Low Adverse | Very Slight Adverse | None              | Neutral             |
| 17 | Views from PROW Ref BW3  | Medium | Very Low Adverse | Very Slight Adverse | None              | Neutral             |
| 18 | Views from New Road  | Medium | Non              | Neutral             | None              | Neutral             |
| 19 | Residents of Barton in Fabis   | High   | None             | Neutral             | None              | Neutral             |
| 20 | Taken as residents of Barton in Fabis  | Medium | None             | Neutral             | None              | Neutral             |
| 21 | Users of PROW Ref FP2  | Medium | Very Low Adverse | Very Slight Adverse | None              | Neutral             |
| 22 | Users of PROW Ref BW1  | Medium | Low Adverse      | Slight Adverse      | Low Beneficial    | Slight Beneficial   |
| 23 | Users of PROW Ref FP2  | Medium | High Adverse     | Moderate Adverse    | Medium Beneficial | Moderate Beneficial |
| 24 | Users of PROW Ref FP2  | Medium | High Adverse     | Moderate Adverse    | Medium Beneficial | Moderate Beneficial |
| 25 | Users of PROW Ref FP2  | Medium | High Adverse     | Moderate Adverse    | Medium Beneficial | Moderate Beneficial |
| 26 | Users of PROW Ref Nottingham 101/1   | Medium | Low Adverse      | Slight Adverse      | None              | Neutral             |
| 27 | Users of PROW Ref Nottingham 101/1   | Medium | Low Adverse      | Slight Adverse      | None              | Neutral             |
| 28 | Users of track to riverside work sheds and residences                                    | Medium | Low Adverse      | Slight Adverse      | None              | Neutral             |
| 29 | Users of PROW Ref Nottingham 102/2   | Medium | None             | Neutral             | None              | Neutral             |
| 30 | Users of PROW Ref Nottingham 102/1   | Medium | Low Adverse      | Slight Adverse      | None              | Neutral             |
| 31 | Users of PROW Ref Nottingham 100/5 within Clifton Hall Registered Park and Garden        | High   | None             | Neutral             | None              | Neutral             |
| 32 | Public Car Park opposite St Mary's Church Clifton  | Medium | None             | Neutral             | None              | Neutral             |
| 33 | Public Rights of Way Ref Nottingham 100/2 within Clifton Hall Registered Park and Garden | High   | Very Low Adverse | Slight Adverse      | None              | Neutral             |
| 34 | Residents of Clifton Hall  | High   | Very Low Adverse | Slight Adverse      | None              | Neutral             |
| 35 | Visitors / receptors to Clifton Hall Drive / India's House                               | High   | None             | Neutral             | None              | Neutral             |
| 36 | Employment unit receptor   | Medium | None             | Neutral             | None              | Neutral             |
| 37 | Recreation / Leisure Receptor within the Attenborough Nature Reserve                     | High   | Very Low Adverse | Slight Adverse      | None              | Neutral             |
| 38 | Recreation / Leisure Receptor within the Attenborough Nature Reserve                     | High   | Very Low Adverse | Slight Adverse      | None              | Neutral             |
| 39 | Recreation / Leisure Receptor within the Attenborough Nature Reserve                     | High   | Very Low Adverse | Slight Adverse      | None              | Neutral             |
| 40 | Recreation / Leisure Receptor within the Attenborough Nature Reserve                     | High   | Low Adverse      | Moderate Adverse    | None              | Neutral             |
| 41 | Recreation / Leisure Receptor within the Attenborough Nature Reserve                     | High   | Very Low Adverse | Slight Adverse      | None              | Neutral             |
| 42 | Recreation / Leisure Receptor within the Attenborough Nature Reserve                     | High   | Low Adverse      | Moderate Adverse    | None              | Neutral             |

|    |  |        |                  |                  |      |         |
|----|--|--------|------------------|------------------|------|---------|
| 43 | Recreation / Leisure Receptor within the Attenborough Nature Reserve | High   | None             | Neutral          | None | Neutral |
| 44 | Recreation / Leisure Receptor within the Attenborough Nature Reserve | High   | None             | Neutral          | None | Neutral |
| 45 | Recreation / Leisure Receptor within the Attenborough Nature Reserve | High   | None             | Neutral          | None | Neutral |
| 46 | Users of PROW Nottingham 101   | Medium | Low Adverse      | Slight Adverse   | None | Neutral |
| 47 | Residents of Burrows Farm  | High   | Low Adverse      | Moderate Adverse | None | Neutral |
| 48 | Users of Nottingham Road   | Low    | None             | Neutral          | None | Neutral |
| 49 | Users of PROW Ref FP5  | Medium | Very Low Adverse | Slight Adverse   | None | Neutral |
| 50 | Residential receptors located within Chilwell Nottingham             | High   | None             | Neutral          | None | Neutral |
| 51 | Recreational users of Chilwell Manor Golf Club                       | Medium | None             | Neutral          | None | Neutral |
| 52 | Recreational / Leisure users of River Trent PROW Beeston FP69        | High   | Low Adverse      | Moderate Adverse | None | None    |
| 53 | Recreational / Leisure users of Beeston Marina                       | High   | Low Adverse      | Moderate Adverse | None |         |

Visual Matters Assessment

6.21 Of the representative visual receptors agreed with Nottinghamshire County Council, plus other potential receptors identified during the survey, it is assessed that no receptors will receive a Significant Adverse Level of Visual Effects from the Proposed Development during the operational or post restoration stages.

6.22 During the operational stage it is assessed that:

- 0 Visual receptors will receive a Significant Adverse Effect (i.e Severe, Major or Notable);
- 12 Visual receptors will receive a Moderate Adverse Effect;
- 19 Visual receptors will receive a Slight Adverse Effect;
- 5 Visual receptors will receive a Very Slight Adverse Effect;
- 2 Visual receptors will receive a Minimal Adverse Effect; and,
- 15 Visual receptors will receive a Neutral Effect.

53No Total Representative Visual Receptor Location Points

6.23 Table 5 below identifies the 12No Visual Receptor’s assessed as receiving a Moderate Adverse Effect.

**Table 5** Representative Visual Receptor Locations receiving Moderate Adverse Effect

| Receptor Reference | Description of Receptors  |
|--------------------|---|
| 9, 10, 11 and 15   | Users of PROW Ref Nottingham 100/3. This relates to users of a short section of PROW, who will be able to view a length of the overhead mineral conveyor ~5m above the PROW. The sensitivity of users of the path is considered medium. The magnitude of effect i.e The potential magnitude of the Proposed Development i.e the term which combines judgements about the size and scale of the effect, the extent of the area |

|                      |   |
|----------------------|---|
|                      | <p>over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration is assessed as low and temporary; is considered medium – the receptor’s having a glimpse and then full view of a section of the overhead conveyor over a short distance. The receptor view is transitory.</p>  |
| <p>23, 24 and 25</p> | <p>Users of a section of PROW FP2. The footpath currently runs along an area of the River Trent floodplain under which sand and gravel is located. As part of the application this material will be extracted within Phases 1 and 2. Soil stripping and mineral extraction will be progressive and sequential. In this respect users of the PROW will be able to view sand and gravel extraction opportunities from the northern end of the path associated with Phase 1. A short section of the northern path being diverted around the south western area of Phase 1. Before the commencement of Phase 2 the remainder of the length of PROW FP2 will be temporarily diverted along both the top of a flood defence bund to the south of Phase 2 and along a field boundary adjacent to the eastern boundary of Phase 2. Receptor users of FP2 are assessed as being of Medium sensitivity to the Proposed Development. The magnitude of effect resulting from the visual change during the operational period in combination with the permanent diversion is assessed as High Adverse. The overall level of Significance of Visual Effect to users of this path is assessed as Moderate Adverse. The significance level is <u>not</u> high as users are transitory, this section of PROW would be a small part of any leisure / recreational walk connecting into the wider PROW network. Disturbance / inaccessibility along this route is also an ongoing aspect associated with the River Trent utilising its floodplain with flood events.</p> |
| <p>40 and 42</p>     | <p>Recreational / Leisure receptors within Attenborough Nature Reserve – Receptors using a pathway which runs along the eastern margins of the reserve bordering the River Trent. The majority of the pathway being located on the appropriate bank to Phases 3 and 4 of the Proposed Development is screened by existing vegetation along the western bankside and / or woodland on the island located within the River Trent. There are a small number of gaps in the vegetation where users of the pathway will glimpse progressive extraction and restoration works along with a part of the conveyor route as it travels from the floodplain to the Plant Site. The gaps in vegetation are approximately between 10 linear metres to 40 m along a route of ~700 m. Please refer to Photosheet 14 to view the current photographic images from two of the gaps in vegetation at receptor location 40 and 42. Also refer to photographic image 41 which provides an image of the vast majority of views of the vegetated corridor. As such receptor locations 40 and 42 are in effect a snap shot of the worst case scenario in respect of views of the Site. A photomontage of the worst case scenario has been produced of the mineral extraction during Phase 3 where extraction is taking place within Phase 3 and restoration within Phase 2.</p> <p>Please note that the majority of the mineral extraction and restoration will take place below existing ground levels. A minimum standoff to extraction</p>                               |

|           |   |
|-----------|---|
|           | <p>of 45 m from the eastern bank of the River Trent is proposed and previously planted willow hips are also establishing along the bank.</p> <p>Receptor users of this path are assessed as being of High Sensitivity to the mineral development. This being a result of the main reasons for the path being leisure and recreation in combination with the designated status of the Attenborough Nature Reserve. The magnitude of effect resulting from the visual change during the operational period along the full route of the eastern path adjacent to the River Trent is assessed as Low Adverse as a result of the transitional nature of users. Where there are gaps in vegetation along the western embankment as per receptor locations 40 and 42, receptors will observe quarry operations including an excavator and dump truck movements, in combination with momentary or partial views of extraction / in situ mineral land awaiting restoration and catch sight of the mineral field conveyor.</p> <p>In conclusion, the High Sensitivity with Low / medium Magnitude of Effect results in assessed Moderate Adverse Effect Level of Significance.</p>  |
| 47        | <p>Residential Receptors at Burrows Farm – Burrow Farm appears to be both an active farm / stables and a residential property. It is located approximately ~250m from the proposed Plant Site area which would be partly set behind Mill Hill Spinney, the Brandshill Hill ridge and a break of slope hedgeline. As part of the proposed mitigation measures the hedgeline will be allowed to grow in height and be strengthened utilising both deciduous and evergreen native species. A temporary soil storage / screen bund (3m in height) is also proposed to the south of the property (soil bund to be seeded and maintained) beyond which is to be located the mineral field conveyor ~70m from the residential building at Burrows Farm. The closest mineral extraction area being the Initial Works / Phase 1 west of the Site at a distance of ~290m from the residential building. A barn / shed and vegetation structure being located between the property and the mineral extraction area.</p> <p>The sensitivity of residential receptors at this property to the Proposed Development is considered High. The magnitude of visual change is assessed as medium. The resulting Level of Visual Significance of Effect is Moderate Adverse.</p> |
| 52 and 53 | <p>Users of PROW FP69 which runs along the western bank of the River Trent and is adjacent / contained within the Attenborough Nature Reserve together with users of the Beeston Marina are considered to have a high sensitivity to the Proposed Development. The magnitude of effect is assessed as Low Adverse and is temporary. Receptors looking south east at a distance of ~1.3 km to the Brandshill Agricultural Grassland Ridge where the proposed mineral conveyor and vehicle access route will be located. Mitigation will include a seeded screening bund and a part of the route will be in a cutting. Receptors will also have a wider panoramic view set within the context of the wider wooded Clifton and Brandshill Ridge and River Trent Corridor.</p>  |

- 6.24 All other representative visual receptors (location points) are assessed as receiving less than a Moderate Adverse Effect during the operational period of the proposed quarry.
- 6.25 At Post-Restoration it is assessed that no visual receptors will receive a Significant Level of Visual Effect. The majority of results receiving a Neutral change compared to the existing situation. It is assessed that from four representative visual receptor location points (Ref. 15, 23, 24 and 25); all receptors being users of the PROW network adjacent to the Site that Moderate Beneficial Levels of Significance will be created. This is due to the creation of an enhanced visual setting comprising elements and features associated with wetland habitats, shallows and pools in combination with the existing visual setting.
- 6.26 It should also be noted that approximately 7.7km of new inclusive permissive access routes are being provided at Post Restoration. This will provide the opportunity for additional amenity and visual enjoyment of access from residential areas east of the Mill Hill Roundabout into the hedge line to the west and down along the River Trent corridor.

### **Visual Matters Conclusion**

- 6.27 In respect of visual matters there are a very high number of individual receptors that have been identified by computer desk top modelling of Zones of Theoretical Influence of the current Site and the Proposed Development over a large geographical area. However, based upon Site survey and subsequent assessment the actual potential for receptors to view the Site / Proposed Development is very limited as a result of localised landform vegetation structure and existing built forms.
- 6.28 The Proposed Development itself is comprised of both small and medium scale / size elements and features when considered in respect of the visual nature of the overall setting where the large morphological features of the Brandshill Hill / Ridge line and River Trent floodplain dominate. The largest physical element of the Proposed Development is the mineral extraction area. This area is located on lower lying ground at ~26mAOD and partly bordered by existing vegetation. Being on the River Trent floodplain there are only a limited number of partial remedial visual receptors in proximity to the Site. These are principally located in the village of Barton in Fabis located ~200m to the south of the proposed Phase 2 extraction area. A very limited number of potential residential receptor buildings having windows or garden aspect looking north towards the Site. There are also areas of intervening vegetation and a section of raised flood defence bund between the Proposed Development and the village. PROW within and adjacent to the extraction area will have both glimpse and full views of parts of the extraction and restoration process. These receptors' views will be short / transitory views from the eastern boundary path within the Attenborough Nature Reserve. However, the majority of this path is currently screened from the Site by vegetation.
- 6.29 Overall, the mineral extraction area is visually contained and discrete.
- 6.30 The second potential visual element is the conveyor route which would run from the Plant Site to the Initial mineral extraction Works phase. The conveyor itself being of ~1m in height. It will travel both in cutting and on slightly raised ground to achieve appropriate gradients. A vehicle track will run adjacent to the conveyor to allow quarry vehicle movements principally at the start and end of each working day. To continue to allow full access along PROW BW3 a short section of the conveyor is to travel above this path on a conveyor bridge. The main potential visual receptor to observe the Proposed Development change are located to the west within Attenborough Nature

Reserve, Attenborough and higher ground within Chilwell and Beeston where the conveyor route may be seen as a small feature in the wider panoramic landscape. Receptors using the immediate PROW network where, as a result of topography and existing vegetation structure there are only very limited sections of pathway where the conveyor / bridge can be observed, and residents of Burrows Farm (where a screening bund is proposed between the property and the conveyor route) also have potential to view the conveyor / route.

- 6.31 Overall, the conveyor route would be a small visual element within the wider visual setting. Its potential visual impact being greater the closer the visual receptor is to it, of which there is very limited opportunity.
- 6.32 The third main visual element of change is the establishment and operation of the Plant Site. This is to be located off Green Street via an existing access. The Plant Site will occupy ~3Ha. New elements will include the processing plant of ~10.8m in height, “as dug mineral” and product stockpiles of up to 8m in height. A portacabin style office, weighbridge, wheel wash and vehicle parking is also proposed along with two water management lagoons. The creation of an assimilated permanent landform using stripped soils and overburden material from the Plant Site, to be managed as agricultural land is proposed on land to the south as well as allowing the existing roadside hedge to grow in height and be strengthened with new planting.
- 6.33 The new processing plant will be set back from the break of the slope ridge line to the west and set behind an existing hedgerow which will be strengthened with additional planting including hedgerow trees.
- 6.34 The main potential locations from which visual receptors could view the proposed Plant Site being from Green Street (see Photomontage Sheet 5) and from larger distances of ~750 m to 3 km to the west, as part of wider panoramic views.
- 6.35 The sensitivity of local visual receptors has been assessed to this Proposed Development, with residential receptors, users of the Attenborough Nature Reserve and Clifton Hall Registered Park and Garden considered as of High Sensitivity. The magnitude of impact resulting from the combined Proposed Development visual effects and features was then assessed. These magnitudes ranging from None to High Adverse. The sensitivity of the receptors was then combined with the magnitude of visual impact to determine the overall assessed Level of Significance of Effect relating to individual representative visual receptors. During the operational stage of the Proposed Development it is assessed that No visual receptors will receive a Significant Adverse Effect, (i.e Severe, Major or Notable), 12 visual receptors will receive a Moderate Adverse Effect, 19 visual receptors will receive a Slight Adverse Effect, 5 a Very Slight Adverse Effect, 2 a Minimal Adverse Effect and 15 Visual Receptors a Neutral Effect. The main reasons for no adverse Significant Levels of Visual Effect being a combination of the existing Site / Site surrounding landform and morphology.
- 6.36 At Post Restoration it is assessed that **No visual receptors will receive a Significant Level of Visual Effect**. The majority of results receiving a Neutral change compared to the existing situation. It is assessed that from four representative visual receptor location points (Ref. 15, 23, 24 and 25); all receptors being users of the PROW network adjacent to the Site that Moderate Beneficial Levels of Significance will be created. This is due to the creation of an enhanced visual setting comprising elements and features associated with wetland habitats, shallows and pools in combination with the existing visual setting.



## 7.0 CONSERVATION AREAS AND REGISTERED PARKS AND GARDEN

- 7.1 Two Conservation Areas extend to within 500 m of the Site, as shown on Figure KD.MHL.1.D.026. Attenborough Conservation Area, is at its nearest boundary 325 m west of the Site boundary with Clifton Conservation Area, 160 m to the north east.
- 7.2 Clifton Park is a Grade II Registered Park and Garden. Its boundary follows the Clifton Conservation Area boundary. There are no Grade II listed buildings within 500 m of the Site that are located outside of Conservation Area boundaries.
- 7.3 As can be seen from Figures 6-12, Clifton Hall and the Church lie outside the ZTVI of the Proposed Development, as do the gardens and pleasure grounds around the Hall. The immediate setting of the Hall and views north over the Trent valley would be unaffected by the proposals. The landscape setting and visual character being altered circa 2006, when new development was permitted within the registered park boundary. *“The parkland is bounded by the river and by the bottom of the river cliff to the north-west, otherwise the boundary follows the south-eastern edges of Clifton Grove, the former kitchen garden, and Clifton Wood. The setting is primarily suburban but the Trent floodplain remains undeveloped. Although partly obscured by trees there are extensive views from the Site over the valley and towards Wollaton Hall to the north.”*
- 7.4 The woodland that extends southwards of the Hall towards the Mill Hill Site covers an area of ~11ha. The list entry description, describes the woodland as:
- 7.5 *“Clifton Wood, extends southwards along the cliff top for a further 450m. It comprises mixed deciduous and secondary woodland, with some C19 specimen trees in its northern part and with mature limes and other trees defining a cliff-top walk with the same panoramic views westwards enjoyed from Clifton Grove to the north of the Hall. The Wood was mapped as a formally planted wilderness in 1763 (Ingham) but was probably laid out at the same time as the terraces to the north (with which it shares a common east boundary) which were present by the 1630s.”* Whether there were designed views southwards over the Mill Hill Site is unclear, but there are none possible today due to the dense woodland.
- 7.6 As highlighted within the Heritage Statement produced by Andrew Josephs Associates, recorded and important views were from the Hall and the woods to its north and north east where they *“ride along the cliff edge. Gaps in the trees afford extensive views west and north across the Trent and its meadows to the county beyond, with Wollaton Hall (qv) 5km to the north standing as an eyecatcher.”*
- 7.7 The approach to the Hall is *“from the village to the east, past the former stables and the churchyard. A short drive leads directly to the turning circle immediately in front of the east elevation of the Hall. In the C17 and C18 there was a grand tree-lined approach along the river cliff to the north via Clifton Grove; this led (via a ferry over the Trent at Wilford) from Nottingham.”*
- 7.8 There is no evidence that the Proposed Development Area formed any part of the designed landscape of Clifton Hall.
- 7.9 Today, there is a dense belt of more recent planting to the south of the Registered Park boundary, between the Park and the Proposed Developments mineral extraction area.
- 7.10 We agree with assessment within the Heritage Statement produced by Andrew Josephs Associates in respect of the visual aspects or setting of Clifton Hall and Clifton Conservation Area.



- 7.11 As part of landscape character enhancement it is proposed to plant a section of Oak / Lime tree avenue planting from the current northern junction of PROW Ref FP2 and BW3 along the section of BW3 bridleway which runs parallel with The Brandshill Agricultural Grassland. This will enhance user experience and is complimentary to the location of the Clifton Hall Registered Park and Garden and Conservation Area to the north of the Site.
- 7.12 The Heritage Statement, produced by Andrew Josephs Associates, provides detailed survey and assessment, following the five-step assessment approach defined within Historic England's *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets*. The statement concluding that there "...will be no adverse effect of any significance upon the setting of designated heritage assets." *"No mitigation additional to that embedded in the proposed scheme is considered necessary."*

## 8.0 VISUAL AND SPATIAL CONSIDERATIONS OF THE PROPOSED DEVELOPMENT TO ASSESS EFFECTS ON THE OPENNESS OF THE GREEN BELT

- 8.1 As discussed within Section 4 of this report the Site is located within the administrative boundaries of Nottinghamshire County Council and Nottingham City Council. The Site itself is not located within any nationally designated landscape (National Park or Area of Outstanding National Beauty). The Site and its local area is however located within the planning designation of Green Belt. As requested within Nottinghamshire County Council's Scoping Report (Landscape), this section aids the discussion in terms of compliance with local and national planning policy on this matter and in particular the effect on 'openness'.
- 8.2 The latest national policy guidance in the NPPF (December 2023), paragraph 142 notes that; 'the fundamental aim of Green Belt is to prevent urban sprawl by keeping land permanently open: the essential characteristics of Green Belts are their openness and their permanence'.
- 8.3 The purposes of the Green Belt designations, as set out in the NPPF paragraph 143 and against which there should be no conflict are:
- i. to check the unrestricted sprawl of large built-up areas;
  - ii. to prevent neighbouring towns merging into one another;
  - iii. to assist in safeguarding the countryside from encroachment;
  - iv. to preserve the setting and special character of historic towns; and
  - v. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 8.4 Paragraph 155 of the NPPF lists forms of development that are not inappropriate in the Green Belt provided that they preserve its openness and do not conflict with the purposes of including land within it. Minerals extraction and engineering operations are included within this list at (a) and (b). For the purposes of compliance with Green Belt policy therefore, it is important to assess whether openness is preserved by the proposed development and whether there is any conflict with any of the purposes for inclusion of this land within the Green Belt.
- 8.5 Where development is inappropriate it is by definition harmful to the Green Belt and should not be approved except in very special circumstances.
- 8.6 Nottinghamshire Minerals Local Plan (March 2021) Policy SP6 – The Nottinghamshire Green Belt states:
- i. *Proposals for mineral extraction and associated development will be supported where this maintains the openness of the Green Belt and the purposes of including land within it;*
  - ii. *Inappropriate development will not be approved except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations;*

- iii. *Site restoration proposals should seek to enhance the beneficial use of the Green Belt.*

At a local level Nottingham City Aligned Core Strategy – adopted September 2014 (Part 1) Policy 3 states that the “*principle of the Nottingham Derby Green Belt will be retained*”.

- 8.7 The impact on designated Green Belt land of the Proposed Development as well as the general appearance and protection of the designated land within the wider area, has been assessed below to determine the likely impacts on the core purposes of the Green Belt designation and the need to retain openness related to the Proposed Development in respect of spatial and visual openness. The Planning Practice Guidance also makes it clear that impact on openness includes activity on the site. When the NPPF references ‘preserve’ that means that there can be no harm or adverse effect of any level to openness.

Consideration of Effect on Spatial Openness in respect of the Five Purposes of Green Belt in relation to Landscape and Visual Impact

- 8.8 Firstly, in respect of spatial openness the volume of the development proposal will comprise three main elements: the Plant Site, mineral extraction area and mineral conveyor and access track connecting the above two elements. We have also considered the impact of activity on site for impact on openness, which in addition to the mineral extraction activity itself will include generation of trips from HGVs and employee and visitor vehicles. It is important to note that the locations of the three main elements are within the general administrative Green Belt area and as such, do not form any specific strategic gap or corridor which could result in changes to land use having a greater effect on the aspects of Spatial Openness.
- 8.9 These elements, along with traffic generation, will result in change within the spatial configurations of the Site landscape, but this does not mean that the quality of openness of the landscape setting of the Green Belt will be degraded or permanently changed. Spatial qualities can include the overall configuration of physical elements and features and their attributes in the landscape space such as open, enclosed, visible, spacious or physical extent. With respect to traffic generation associated with the proposed development, it is considered that the anticipated 51 loads (102 two way HGV movements) being despatched from the Site per day on average, is not sufficient to adversely impact openness.
- 8.10 These spatial openness considerations with respect to the proposed development are assessed below in respect of the five purposes of Green Belt.

*i To check the unrestricted sprawl of large built up areas*

- 8.11 Elements within the Site include modest temporary structures e.g., the plant Site, this has a modest footprint which is contained by natural topography and land uses e.g., Mill Hill Spinney and Green Street. It is a temporary feature that would be fully restored back to agricultural land. The conveyor route / associated track are very low key elements within the wider structural and open panoramic ridge morphology, with associated vehicle movements being minimal in number. In respect of the mineral extraction area the landscape space will remain open and unconstrained by the proposed operations. Quarry operational equipment will be very small in scale and size in relation to the River Trent flood plain / lower terrace. Mineral extraction areas will be progressively restored. The restoration scheme will replicate the existing Site and immediate landscape features and

elements which comprise the local Green Belt setting and thus maintaining current levels of openness.

*ii To prevent neighbouring towns from merging into one another*

- 8.12 The Proposed Development will be physically constrained within the Site boundary and will retain the open character of the Green Belt land. The boundaries of the Site are already part of the built and agriculturally managed spatial setting and layout of the local land use. Again, the Proposed Development will be temporary with land being progressively restored. The Site is physically divided / separated from the city of Nottingham by both the River Trent and the Attenborough Nature Reserve. Mineral extraction will be a minimum distance of ~350 m north of the closest receptor within the village of Barton in Fabis and ~670 m southwest of Clifton. The Site is physically divided from the new / ongoing urban development of 'Nottingham Gateway' by both the A453 Remembrance Way and Green Street to the south. The Site is therefore an isolated proposal which will be temporary during its operational period. At final restoration the land will be reinstated to agricultural use.

*iii To assist in safeguarding the countryside from encroachment*

- 8.13 Given that mineral extraction is not inappropriate development, provided openness is preserved and no Green belt purpose undermined, the spatial extent of extraction within the Green Belt and progressive restoration of individual phases will be contained by landscape features which include existing topography, woodland and will protect and safeguard the countryside from encroachment; as will the temporary nature of the development proposals, along with progressive restoration, limiting the extent of visual and spatial change at any one time, being a continual cycle of progressive operations with areas of completed extraction being sequentially restored following the operational development. The plant Site area is ~3Ha in size and requires a short section of mineral conveyor and vehicle track to the extraction area. The temporary conveyor and plant Site represents a very small component of the wider landscape and would form an isolated component within the surrounding wider designated area. As such we assess that the Proposed Development would not promote a gradual advance of encroachment in the countryside nor adversely affect its spatial openness, due to the scale of proposed structural development and the progressive nature of both extraction and restoration. Restoration delivering an assimilated landform and land uses, supportive of the localised and wider designated Green Belt. Given the size and scale of the morphological elements of the River Trent and surrounding landform, the proposed development set within this context, will not encroach or adversely effect the openness of the countryside.

*vi To preserve the setting and spatial character of historic towns.*

- 8.14 The Proposed Development is located within the Green Belt with wider designated Green Belt to all sides. The setting of the Proposed Plant Site is localised, set back from the Brandshill Ridge and contained by vegetation structure. The proposed mineral conveyor corridor connecting the Plant Site to the mineral extraction area has the potential to be viewed as part of the wider panoramic setting of Attenborough and other areas of Nottingham, however, Clifton is located to the north of the Site and screened by both landform and vegetation structure and Barton in Fabis is located to the south, beyond landform and intervening vegetation structure. The elements and features which comprise it will be small in size and scale, with boundary areas seeded and maintained. With respect to the mineral extraction and progressive restoration area, set within the low lying Trent Valley floodplain, due to the nature of landform levels and scale of openness, it is assessed that the setting and spatial character of historic towns / villages will be preserved.

*V To assist in urban regeneration by encouraging the recycling of derelict and other urban land*

This purpose will remain unaffected by the proposed development, which in any event must take place where the minerals are found.

- 8.15 In summary in respect of the effects of quarries on preservation of spatial openness Lord Carnwath stated in R (on the application of Samuel Smith Old Brewery (Tadcaster and others) (Respondents) v North Yorkshire County Council (Appellant)) [2020] “... as a barrier to urban sprawl a quarry may be regarded in Green Belt policy terms as no less effective than a stretch of agricultural land”.
- 8.16 It is assessed and concluded that the Proposed Development would not undermine the purposes of the designation of the Green Belt and will preserve the spatial component of Green Belt openness during the temporary operational phases and result in a landform and land uses which will not change the nature of spatial openness of the designated Green Belt land within the Site / local area, the permanence of whose boundaries will remain.

#### Consideration of effect on Visual Openness

- 8.17 There is a difference in respect of visual amenity (which are assessed within Section 4 of this report) and visual openness (assessed as part of the Green Belt assessment), and including the impacts on long distance views, visual links to the wider Green Belt, intervisibility between settlements and whether a development is temporary, restoration measures could restore the current visual aspects of openness.
- 8.18 The Proposed Development will take place within three separate and partially intervisible land units. The plant Site which will include a processing plant of ~12 m in height, set down by ~5 m to its southern boundary and screened by Mill Hill Spinney to its north; as well as by existing and proposed strengthened hedgerow / planting to its west and east. The installation and operation of a linear mineral conveyor of ~1.5 m in height and low vehicle use access track from the plant Site down a west facing ridge slope of ~300 m in length to the mineral extraction area on the lower River Trent terrace. Apart from two temporary soil storage bunds located on the northern Site boundary with Burrows Farm and the creation of a temporary internal soil storage landform to the south of the plant Site, all other soils and overburden material will be directly placed for progressive restoration. As such natural landform and topographical changes in height, and existing vegetation structure, combine to prevent changes to the visual openness of Green Belt.
- 8.19 In respect of potential long-distance views, the very large scale of the Trent Valley Clifton to Brandshill ridge with height variations from 26mAOD on the Trent Valley, to 84mAOD to the top of ridge are proportionally visually greater than the ~1.5 m high mineral conveyor and low use vehicle access track which make the potential impact of these elements on visual openness negligible. The physical ridge line with its existing and proposed vegetation structure also acts as a divide separating the visual element of both the existing landscape and Proposed Development. This limits the potential for both cumulative visibility of each of the Proposed Development activities and the intervisibility of these elements from surrounding settlements e.g., residents of Barton in Fabis will not observe the plant Site, nor the route of the conveyor; and residents of ‘Nottingham Gateway’ will not observe the route of the conveyor or the extraction area. They will also not observe the plant Site which is closer to these receptors. The actual potential visual envelope of the development

proposals is either very limited in geographical area and / or very limited in its potential for magnitude of effect because of, a combination of the development elements size / height and / or the visually large scale of the landscape setting within which they are proposed to be located.

- 8.20 The Proposed Development, using carefully designed phasing, progressive restoration and additional mitigation measures has sought with success to minimise potential adverse visual effects. The Proposed Development will also be temporary in its duration with all land being capable of full restoration to physical and visual land uses that reflect those of the existing visual component of the Site and its local area of designated Green Belt. Consequently, we conclude that the visual component of Green Belt openness would be preserved.
- 8.21 We therefore assess and conclude that the Proposed Development is in full accordance with the purposes of Green Belt where during the operational phase openness is preserved as the engineering structures are minimal but as required for the operation, including the contained and low level plant site, partially sunken conveyor and corridor, shallow and phased progressive mineral extraction and restoration, with activity not at a level where openness is not preserved. The progressive restoration scheme will then continue to preserve the openness permanently of Green Belt land.

## 9.0 POTENTIAL FOR CUMULATIVE LANDSCAPE AND VISUAL EFFECTS

9.1 In discussion with the application Co-Ordinators, PDE Consulting, it is understood that four current or potential development within the local area should be considered and assessed in respect of giving rise to either additional concurrent and / or past / future effects in combination with the proposed progressive mineral extraction and restoration at Mill Hill.

9.2 Potential development considered in respect of cumulative effects are:

- i. 23/00647/PRES4 & 18/00056/POUT– Land Northern Parcel between Clifton Wood and Clifton Phase 4 Development Yew Tree Lane Nottingham;
- ii. 14/01417/OUT – Land East and West of Nottingham Road South of Clifton; and Subsequent Reserved Matters Applications relating to Planning Permission 14/01417/OUT;
- iii. 22/01339/LDO - Proposed development at Ratcliffe on Soar Power Station, Ratcliffe on Soar, Nottingham, NG11 0EE; and
- iv. SC/4569 Land Adjoining Ratcliffe Power Station Project –Prior extraction of gypsum within the Ratcliffe-on-Soar Local Development Order (LDO) area.

9.3 Cumulative landscape and visual effects must be considered in LVIA when it is carried out as part of EIA. The 2002 edition of these guidelines defined cumulative landscape and visual effects as those that:

“result from additional changes to the landscape or visual amenity caused by the Proposed Development in conjunction with other development (associated with or separate to it), or actions that occurred in the past, present or are likely to occur in the foreseeable future” (Landscape Institute and IEMA, 2002: 85).

9.4 Further guidance and definitions given by SNH 2012 being:

- **Cumulative effects** as ‘the additional changes caused by a Proposed Development in conjunction with other similar development or as the combined effect of a set of development, taken together’ (SNH, 2012: 4);
- **Cumulative landscape effects** as effects that ‘can impact on either the physical fabric or character of the landscape, or any special values attached to it’ (SNH, 2012: 10); and,
- **Cumulative visual effects** as effects that can be caused by combined visibility, which ‘occurs where the observer is able to see two or more developments from one viewpoint’ and / sequential effects which ‘occur when the observer has to move to another viewpoint to see different developments’ (SNH, 2012: 11)

9.5 The four developments above will all result in a change to Landscape Character and Visual Aspects. The locations being to the north, south and east of the Mill Hill Application Site. They are a mix of both temporary operations and permanent land use development change.

9.6 Paragraph 7.5 of the GLVIA Third Edition states “it is always important to remember that the emphasis in EIA is on **likely significant** effects rather than on comprehensive cataloguing of every conceivable effect that might occur.”

- 9.7 Bearing this in mind and whilst considering the potential cumulative changes associated with the development we make the following comments:
- None of the developments other than the Proposed Mill Hill Extraction Area are located with the TSV01 Landscape Character Area;
  - The Proposed Mill Hill main conveyor route and Plant Site are located within the SNO1 Landscape Character Area along with the Reserved Matters application associated with 18/00056/POUT, the Land East and West of Nottingham Road – Nottingham Gateway development and the Extended Landscape Buffer with the A453;
  - The proposed Barton Lane Ratcliffe Power Station Project being located across two additional Landscape Character Areas NW01 and NW02 located approximately 3.5km to the south of the Mill Hill boundary.
- 9.8 For reasons of large scale morphology, landform, height differences and ridges and land uses including woodland blocks, the Proposed Mill Hill application will not combine with Development ii. Proposed Development iii will be a Landscape buffer which will strengthen the separation of Landscape Character and the visual nature between Mill Hill and the Nottingham Gateway Development.
- 9.9 In respect of Item iv (land adjoining Ratcliffe Power Station) there is intervisibility between the existing cooling towers and the proposed Mill Hill extraction area. It is considered that if the towers are removed as part of the Ratcliffe Development Proposals, this will result in a cumulative slight beneficial effect on localised landscape characters in combination with the Mill Hill development.
- 9.10 In respect of Item i the 22/00642/PRES4 & 18/00056/POUT Land Northern Parcel between Clifton Wood and Clifton Phase 3 Development Yew Tree Lane, the southern boundary of this development abuts PROW Ref Nottingham 102/1 which is located ~300m north of the Mill Hill planning application boundary. Please refer to Representative Visual Receptor Location 35 (on Photosheet 12) for an internal view of the proposed residential structures and / or peripheral vegetation. Representative Visual Receptor 30 (on Photosheet 10) illustrates the view from the adjoining southern PROW. From this viewpoint it is assessed that PROW users of a medium sensitivity to change would receive a Slight Adverse Effect during the operational period of Mill Hill i.e Not a Significant Level of Effect. If and when the residential dwellings are constructed residents would be set back within the Northern Parcel behind an existing and strengthened hedge, a housing access road and front gardens. It is assessed that approximately 12 No residential properties may have views southwards. These residential receptors may be possible from first floor bedroom windows to observe part of the Mill Hill conveyor route (although the conveyor will be part in cutting and there is a 3m high screened bund proposed on the northern boundary of Mill Hill Site), along with additional hedgerow / tree planting to the southern boundary of the proposed Mill Hill Plant Site area (which will also have land levels lowered before the Plant Site is installed. We therefore assess that the sensitivity of first floor bedroom residents in this location is medium and the magnitude of impact from the Mill Hill development is Low resulting in a Slight Adverse Effect to future residents. Cumulatively, the potential joint ZTVI of the development including the temporary nature of the Mill Hill development is considered to be between Very Slight to Slight Adverse.
- 9.11 It is therefore assessed that No Cumulative Significant Level of Adverse Effects will result, combining the proposed to Mill Hill mineral extraction and restoration scheme with other known current or future developments.



## 10.0 OVERALL CONCLUSION

- 10.1 This report is a Landscape and Visual Assessment of proposals for Extraction, processing, sale and distribution of sand and gravel, and subsequent restoration together with the necessary associated infrastructure and access improvements at, Land off Green Street, Mill Hill and Land at Barton in Fabis off Chestnut Lane, Nottinghamshire.
- 10.2 The report has been carried out in accordance with Guidelines for Landscape and Visual Assessment (GLVIA3), produced by the Landscape Institute and Institute of Environmental Management and Assessment.
- 10.3 The Site is NOT located within any nationally designated landscape i.e. a National Park (NP) or an Area of Outstanding Natural Beauty (AONB). However, there are a number of Nottingham County Council designated SINC's (Site of Importance to Nature Conservation), and an area of 'Mature Landscape' within the Site boundary. Clifton Hall Registered Park and Garden is located north of the Site application boundary. The Site and its land area is located within the planning designation of Green Belt.
- 10.4 In respect of Landscape Character, the Site is located at the National Level within National Character Area 69 – Trent Valley Washlands. At the Regional / County level the Greater Nottinghamshire Landscape Character Assessment 2009 locates the proposed mineral extraction area of the Site within the TSV01 Attenborough Wetlands with one of its key features being a range of river valley wetlands at different stages of maturity created from restoration of former sand and gravel extraction Sites, including large expanses of open water, reed beds and riverside pasture. Now used for recreation and nature conservation purposes.
- 10.5 The proposed Plant Site and conveyor route being located within the SN01 Clifton Slopes Character Area of which the prominent linear wooded bluff on steeper sloping land adjacent to the River Trent is a distinctive feature. It is assessed that the sensitivity of both the Character Areas to the minerals and restoration scheme proposed is medium. The magnitude of effect during the Operational Period of the development i.e the combined judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration is assessed as Low Adverse during the proposed development operational period. When combined with the SN01 Clifton Slopes considered Medium sensitivity to the proposed development this will result in a Slight Adverse level of significance. At Post Restoration the magnitude of effect of the restored site is considered as Nil to Low Beneficial. When this is combined with the Medium sensitivity of the SN01 Clifton Slopes to the proposed development, the resulting level of significance of effect is assessed as Neutral to Very Slight Beneficial.
- 10.6 The sensitivity of the TSV01 Attenborough Nature Reserve Landscape type to the proposed development, including the extraction area activities, the proposed conveyor route / vehicle access track and the plant site is considered Medium. The assessed resulting magnitude of effect during the operational period is considered Low Adverse to Low Beneficial (Low Beneficial emanating from the progressive restoration to create and diversify habitats similar to the Attenborough Nature Reserve). In combining the Medium sensitivity with the Low Adverse to Low Beneficial magnitude, it is assessed that Slight Adverse to Slight Beneficial levels of significance will occur during the operational period. At Post Restoration the Magnitude of Effect of the restored Site to a mix of agricultural land and wildlife habitats

with greater public access is considered a Low Adverse to Medium Beneficial level of magnitude. When this is combined with the considered Medium sensitivity to the proposed development, the resulting level of significance of effect is assessed as Slight Adverse to Moderate Beneficial.

- 10.7 We have assessed and concluded that there will be no adverse effects upon Clifton Hall Grade II Registered Park and Garden. The landscape character and visual aspects of the Site area not being a part of, or observed from the Park.
- 10.8 The sensitivity of local visual receptors has been assessed to this Proposed Development, with residential receptors, users of the Attenborough Nature Reserve and Clifton Hall Registered Park and Garden considered as of High Sensitivity. The magnitude of impact resulting from the combined Proposed Development visual effects and features was then assessed. These magnitudes ranging from None to High Adverse. The sensitivity of the receptors was then combined with the magnitude of visual impact to determine the overall assessed Level of Significance of Effect relating to individual representative visual receptors. During the operational stage of the Proposed Development it is assessed that No visual receptors will receive a Significant Adverse Effect, (i.e Severe, Major or Notable), 12 visual receptors will receive a Moderate Adverse Effect, 19 visual receptors will receive a Slight Adverse Effect, 5 a Very Slight Adverse Effect, 2 a Minimal Adverse Effect and 15 Visual Receptors a Neutral Effect. The main reasons for no adverse Significant Levels of Visual Effect being a combination of the existing Site / Site surrounding landform and morphology.
- 10.9 At Post Restoration it is assessed that **No visual receptors will receive a Significant Level of Visual Effect**. The majority of results receiving a Neutral change compared to the existing situation. It is assessed that from four representative visual receptor location points (Ref. 15, 23, 24 and 25); all receptors being users of the PROW network adjacent to the Site that Moderate Beneficial Levels of Significance will be created. This is due to the creation of an enhanced visual setting comprising elements and features associated with wetland habitats, shallows and pools in combination with the existing visual setting.
- 10.10 The potential for cumulative landscape and visual effect has been considered in respect of other known existing and potential developments in combination with the proposed Mill Hill application. It is concluded that as a result of intervening landform, vegetation structure and distance that **No cumulative Significant Levels of Adverse Effect** will result.
- 10.11 The Landscape Related Planning Policies have been considered within baseline understanding, application and the production of the aims and objectives. These include those of:
- Nottinghamshire Minerals Local Plan (March 2021);
  - Rushcliffe Local Plan Part 1: Core Strategy (December 2014);
  - Rushcliffe Local Plan Part 2: Land and Planning Policies (October 2019);
  - Greater Nottingham Aligned Core Strategies Part 1 Local Plan (September 2014);
  - and,
  - Nottingham City Land and Planning Policies Local Plan Part 2 (January 2020)
  - National Planning Policy Framework (2023);
  - Planning Practice Guidance
- 10.12 In respect of the planning designation of Green Belt, the Proposed Development, using carefully designed phasing, progressive restoration and additional mitigation measures has minimised potential adverse visual effects. The Proposed Development will also be

temporary in its duration with all land being capable of full restoration to physical and visual land uses that reflect those of the existing visual component of the Site and its local area of designated Green Belt. Consequently, we conclude that the visual component of Green Belt openness would be permanently preserved. The progressive restoration scheme also seeks to enhance the beneficial use of Green Belt land with proposals to increase public access into the countryside and to create new wildlife habitats to promote Biodiversity Net Gain.

- 10.13 The overall conclusion of this assessment being that the Proposed Development for mineral extraction and progressive restoration works will Not result in any Significant Landscape Character or Visual Effects. In respect of Nottinghamshire Minerals Local Plan (March 2021), Policy DM5 – Landscape Character the proposal has demonstrated that it will not adversely impact on the character and distinctiveness of the landscape. With progressive restoration capable of integrating with the TSOV1 Attenborough Wetlands and SN01 Clifton Slopes and delivering objectives for habitat creation, biodiversity, land-use and historic environment. The restoration scheme will also provide a new and enhanced Green Infrastructure for community wellbeing and will provide diversity of accessible visual landscape types and experiences, leisure and recreational opportunities in relative proximity to the Clifton residential area and areas of new residential development associated with the Gateway Development. The permanent restoration enhancements will initially be placed within a 5 year Aftercare Plan and subsequently a long term Management Agreement to manage and maintain all land uses within the Site.

**Figures 1 - 14**

**Appendix A – Photosheets**

## **Appendix B – Methodology**

**Appendix C – Photographic Montages**