

## **Land at Ashland Road, Sutton-in-Ashfield**

Landscape and Visual Impact Assessment

February 2020 – Issue 1



Report Issue 1: 24/02/2020

Status: Draft

Author: Jonathan Golby CMLI

Report Issue 2: 06/03/2020

Status: Final

Author: Jonathan Golby CMLI

Golby + Luck Ltd  
Wilson House  
207 Leicester Road  
Ilstock  
Leicestershire  
LE67 6HP

t: 01530 265688

e: [info@golbyandluck.co.uk](mailto:info@golbyandluck.co.uk)

w: [www.golbyandluck.co.uk](http://www.golbyandluck.co.uk)







## CONTENTS

1	INTRODUCTION .....	1
2	SITE CONTEXT AND DESCRIPTION .....	3
3	LANDSCAPE PLANNING CONTEXT .....	6
4	LANDSCAPE AND VISUAL BASELINE .....	12
5	DEVELOPMENT PROPOSAL .....	23
6	ASSESSMENT OF LIKELY LANDSCAPE AND VISUAL EFFECTS .....	25
7	SUMMARY AND CONCLUSIONS .....	32

## FIGURES

GL1130 01	Site Context
GL1130 02	Site Location
GL1130 03	Planning Context
GL1130 04	Topography
GL1130 05	Landscape Character
GL1130 06	Photographic View 1 & 2
GL1130 07	Photographic View 2 & 3
GL1130 08	Photographic Views 4 & 5
GL1130 09	Photographic Views 6 & 7
GL1130 10	Photographic Views 8 & 9
GL1130 11	Photographic Views 10 & 11
GL1130 12	Photographic Views 12 & 13

## APPENDICES

Appendix 1	Landscape and Visual Impact Assessment Methodology
Appendix 2	Illustrative Masterplan (Pegasus Group)





## 1 INTRODUCTION

- 1.1 This landscape and visual appraisal has been carried out by Golby + Luck Landscape Architects following instruction by Bellway Homes East Midlands to evaluate, in landscape and visual terms, land to the north west of Ashland Road, Sutton in Ashfield (the site) and assess its suitability for the purposes of residential development; see **GL1130 01** and **02**.
- 1.2 The following appraisal has been carried out taking into consideration the Guidelines for Landscape and Visual Impact Assessment - Third Edition (2013), published by the Landscape Institute and Institute of Environmental Management and Assessment (GLVIA). An assessment methodology is set out in **Appendix 1**.
- 1.3 This appraisal is supported by a series of drawings that identify:
- Site location and context;
  - Landscape planning context;
  - Landscape character; and
  - Topographical relationship
- 1.4 This appraisal also includes a series of representative views that have been taken from publicly accessible locations including the public highway, public rights of way, and public access land. Site work was carried out during August 2014 with full leaf cover. GLVIA promotes the assessment of a winter scenario with limited leaf cover to ensure that the worst-case visual baseline has been taken into consideration. For the purposes of this report professional judgement has been used to gauge the likely visibility, and resulting effect of development, for the winter scenario. For each view a number of factors are considered that include:
- The accessibility to the public;
  - The likely number and sensitivity of viewers that may be affected;
  - The viewing direction, distance and elevation;
  - The nature of the viewing experience;
  - The type of view (panorama, filtered, glimpsed)
  - The degree to which the proposals would either be in keeping or contrast with the established visual setting.



1.5 In the production of this appraisal reference has been made to the following documents and information:

1.6 In the production of this appraisal reference has been made to the following documents and information:

- National Planning Policy Framework 2019 (NPPF);
- Ashfield Local Plan Review November 2002 (saved policies 2008);
- Natural England National Character Area (NCA) Profiles for NCA 30 Southern Magnesian Limestone;
- Greater Nottinghamshire Landscape Character Assessment (June 2009);
- The National Heritage List – Historic England;
- Leicestershire County Council public rights of way (online mapping);
- DEFRA Magic Database;
- Ordnance Survey information Explorer 1:20,000 and Street Plus 1:10,000;
- Google Earth aerial photography; and
- The Old Maps online historic mapping archive ([www.old-maps.co.uk](http://www.old-maps.co.uk)).



## 2 SITE CONTEXT AND DESCRIPTION

### Site Context

- 2.1 The site is located to the north-western settlement edge of Sutton in Ashfield, between Ashland Road West to the east, North Street to the west and Brierley Forest Park to the north. The site is set within a framework of settlement to the south, east and west, and the modified landscape of the restored colliery tip at Brierley Forest Park, see **GL1130 01** and **02**. Sutton in Ashfield is a Nottinghamshire market town lying to the south-west of Mansfield, functioning partly as an extension to the Mansfield urban area. Other settlements in the locality include the villages of Huthwaite to the west, which adjoins Sutton in Ashfield along Sutton Road, and Stanton Hill and Skegby to the north, which are partially separated from the town by Brierley Forest Park. The A38 skirts the southern fringes of Sutton in Ashfield, joining the M1 at junction 38 to the south-west. The M1 lies 2.4km from the site to the west, beyond Huthwaite.
- 2.2 The historic core of Sutton in Ashfield lies approximately 1km to the south-east of the site in the centre of the settlement. It is not designated as a Conservation Area. The site does not contain or adjoin any Listed Buildings, the nearest being the Grade II Listed Huthwaite Monument located within a cemetery approximately 320m to the south-west of the site, see **GL1130 03**. Housing in the northern part of the town, nearest the site, is predominantly modern post-war development and is closely linked with employment at the former Sutton Colliery, which was also known as Brierley Pit and is now the site of the Brierley Forest Park.
- 2.3 There are local footpaths in the site context, in Brierley Forest Park, although none of them link to the site itself, see **GL1130 01** and **02**. Public Right of Way (PRoW) FP 47, runs along the site's northern boundary and PRoW FP 39 runs within 10m of the site's north-western boundary, linking Sutton in Ashfield with Stanton Hill to the north-east. Brierley Forest Park allows free access across the Park, although the many footpaths and multi-user trails across it direct the circulation.
- 2.4 The landscape setting of the site is one of settlement fringe meeting an urban fringe country park. The settlement fringe to the south, east and west of the site is predominantly modern residential development, although the disused factory at North Street at approximately 600m to the west is a prominent feature. Tree cover within the settlement local to the site mainly comprises garden trees. To the north of the site, the Brierley Forest Park is a well-used area of informal parkland, which includes the restored Sutton Colliery. It is designated as a Local Nature Reserve. The Park is predominantly rough grassland and



woodland areas intersected by footpaths and multi-user trails which link with the local settlements. It includes designated wildlife areas, ponds and more formal recreation areas such as playing fields and a sculpture trail. The parkland has a Visitors Centre accessed from Skegby Road which provides parking, information, a café and toilets. It's artificially raised, restored tip landform, culminating in Rooley Tops, and separates the site and the town from the rural countryside to the north-west and from the village of Stanton Hill to the north. The landform of the restored tip in combination with the rising landform associated with the settlement creates a contained valley setting to the site, see **GL1130 04**.

### **Site Description**

- 2.5 The site extends to approximately 10.137 hectares, comprising two fields maintained as grassland separated by a native hedgerow.
- 2.6 The site boundaries are generally enclosed by hedgerows with occasional gaps. The ends of gardens on the western boundary and the western end of the southern boundary are enclosed by domestic and native hedgerows and scrub. Along Ashland Road West itself, to the eastern end of the southern boundary, there is a section of open fence, but much of this boundary is enclosed by trees and scrub. To the east, the site boundary is a dense hedgerow thicket, whilst to the north there is a post and rail fence with adjacent maturing tree and hedgerow cover set within Brierley Forest Park.
- 2.7 The highest point of the site is to the south-west, reaching approximately 180m AOD, and from there the land falls in a northerly direction towards Rooley Brook, which lies within Brierley Forest Park and runs in an easterly direction (although its original route was probably further north, prior to the development of Brierley Tip). The lowest part of the site lies on the north-eastern boundary, at approximately 160m AOD.
- 2.8 The southern boundary of the site has a steep fall adjacent to the Ashland Road West, where much of the trees and scrub have developed. The fence is at the break in this slope, beyond which the land falls more gently to the northern boundary.
- 2.9 The northern boundary of the site follows a straight east-west line and marks the southern edge of Brierley Tip which was finished construction in the 1980s.
- 2.10 There are no internal features within the site that would prohibit its development for residential purposes. The site does not provide any public access and is not crossed by any public rights of way (PRoW).



- 2.11 The landscape features of the site are both common and widespread in the locality and should therefore not be considered as a significant constraint to development.



### 3 LANDSCAPE PLANNING CONTEXT

The site is located within the jurisdiction of Ashfield District Council (the Local Authority) with the relevant landscape policies set in the The Ashfield Local Plan Review 2002 (the Local Plan).

#### **National Planning Policy Framework 2019 (NPPF)**

- 3.1 The Department for Communities and Local Government issued the most recent update to the National Planning Policy Framework in February 2019. The Framework sets out the national planning policy for achieving sustainable development that includes the economic, social and environmental objectives. This assessment is primarily concerned with the policies relating to the environmental objective that seeks:

*“to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

- 3.2 Paragraph 10 of the NPPF sets out the presumption in favour of sustainable development stating:

*“So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).”*

- 3.3 Paragraph 11 of the NPPF sets out the application of decision making:

*Plans and decisions should apply a presumption in favour of sustainable development.*

*For **plan-making** this means that:*

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;*
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:*



- i. *the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*
- ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

For **decision-taking** this means:

- c) *approving development proposals that accord with an up-to-date development plan without delay; or*
- d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
  - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
  - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*

3.4 Footnote 6 of the NPPF sets out a list of identified areas or assets of particular importance that includes habitat sites as listed under paragraph 176 of the NPPF, Sites of Special Scientific Interest (SSSI), Green Belt, Local Green Space, Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Heritage Coast (HC), irreplaceable habitats, designated heritage assets including assets listed under footnote 63 of the NPPF, and areas at risk of flooding and coastal change.

3.5 The site is not covered by any of these designations.

3.6 Section 12 of the NPPF sets out policy in relation to achieving well-designed places. Paragraph 127 states that planning decisions should ensure that developments:

- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*



- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."*

3.7 Section 15 of the NPPF is concerned with conserving and enhancing the natural environment. Paragraph 170 of the NPPF states that planning decision should contribute the and enhance the natural environment by:

- a) "protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local*





*environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*

*f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."*

3.8 In terms of section a) the site is not covered by any statutory or non-statutory designation that would prohibit its development and is not identified in the development plan as a landscape of particular quality or value.

3.9 Paragraph 171 of the NPPF states:

*"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries."*

3.10 The site is not covered by any designation that would suggest an increased value or sensitivity to change. The site currently forms part of the wider countryside but is identified as an allocated housing site in the Local Plan and is therefore the subject of the provisions set out under Policy STAT1.

3.11 Paragraph 172 of the NPPF identifies the landscapes with the highest status of protection stating:

*"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads."*

3.12 The site is not located within or near any such designations.



### **Ashfield Local Plan Review 2002**

- 3.13 The site is located beyond the main urban area within open countryside on land that is subject to the provisions of **Policy EV2** of the Local Plan that states:

*“IN THE COUNTRYSIDE PERMISSION WILL ONLY BE GIVEN FOR APPROPRIATE DEVELOPMENT. DEVELOPMENT MUST BE LOCATED AND DESIGNED SO AS NOT TO ADVERSELY AFFECT THE CHARACTER OF THE COUNTRYSIDE, IN PARTICULAR IT'S OPENNESS. APPROPRIATE DEVELOPMENT COMPRISES:*

- a) RURAL USES, INCLUDING AGRICULTURE, FORESTRY, MINERAL EXTRACTION AND WASTE DISPOSAL TO RECLAIM MINERAL WORKINGS,*
- b) OUTDOOR SPORT, OUTDOOR RECREATIONAL AND TOURISM USES,*
- c) CEMETERIES AND UTILITY INSTALLATIONS REQUIRING A RURAL LOCATION,*
- d) NEW BUILDINGS WHICH ARE ESSENTIAL FOR USES APPROPRIATE TO THE COUNTRYSIDE AND THE NEED FOR THE PROPOSED LOCATION HAS BEEN ESTABLISHED,*
- e) RE-USE OF EXISTING BUILDINGS, f) REPLACEMENT, ALTERATION OR EXTENSION OF EXISTING BUILDINGS WHERE THE RESULTANT FORM, BULK AND GENERAL DESIGN IS IN KEEPING WITH THE BUILDING, WHERE RETAINED, AND ITS SURROUNDINGS,*
- f) INFILL DEVELOPMENT WHICH DOES NOT HAVE AN ADVERSE EFFECT ON THE SCALE AND CHARACTER OF THE AREA,*
- g) WITHIN THE VILLAGES OF FACKLEY AND TEVERSAL, DEVELOPMENT WHICH DOES NOT HAVE AN ADVERSE EFFECT ON THE CHARACTER OF THE VILLAGE.*

- 3.14 This is a blanket policy covering all land beyond the defined settlement limits and does not distinguish between landscapes of varying quality or value. The site itself is not covered by any landscape designation that would suggest an increased value or sensitivity to change.

- 3.15 The site is adjacent to Brierley Forest Park Local Nature Reserve (LNR) and two Sites of Importance for Nature Conservation (SINC) protected under **Policy EV6** of the Local Plan which states:



*“DEVELOPMENT WHICH ADVERSELY LOCAL NATURE RESERVES OR SITES OF IMPORTANCE FOR NATURE CONSERVATION OR GEOLOGICAL SIGNIFICANCE WILL ONLY BE PERMITTED WHERE:-*

*a) PROVISION IS MADE WITHIN THE DEVELOPMENT FOR THE PROTECTION OF FEATURES OF NATURE CONSERVATION OR GEOLOGICAL SIGNIFICANCE,*

*OR*

*b) THE DEVELOPMENT CANNOT BE LOCATED ELSEWHERE. IN THE CASE OF NATURE CONSERVATION FEATURES ADEQUATE PROVISION IS MADE FOR THE CREATION OF SIMILAR HABITATS, WHERE FEASIBLE, PREFERABLY IN THE LOCALITY, NEGOTIATED AND SECURED BY A PLANNING CONDITION OR PLANNING OBLIGATION.”*

- 3.16 It is important to note that the LNR designation follows the settlement boundary to the east and west of the site but specifically excludes the land within the site. The site comprises arable farmland and is distinct from the mosaic of woodland and grass meadow associated with Brierley Forest Park.
- 3.17 SINC Ref 95 Huthwaite Park Marshy Grassland abuts the site at its north-west corner and SINC Ref 96 Grassland, Sutton-in-Ashfield abuts the site to the north-east. These are local-level, non-statutory designations that share an immediate relationship with the urban area. The effect of the proposal on the value of these assets is considered in the supporting ecological assessment.



## 4 LANDSCAPE AND VISUAL BASELINE

4.1 The following section of this appraisal considers the baseline landscape setting of the site covering issues relating to character and appearance. When considering character, published landscape character documents have been referenced alongside a more detailed consideration of the site and its local setting.

4.2 When considering the appearance of the site a number of representative views have been identified through field work that provide an accurate representation of its visual setting. Views have been taken from publicly accessible locations, and for each the likely receptors have been identified.

### Landscape Character

4.3 At a national level Natural England's National Character Areas profiles (NCA) identifies the site as located within the NCA 30 Southern Magnesian Limestone. The key characteristics of this NCA are described as:

- *“Underlying limestone creates an elevated ridge with smoothly rolling landform; river valleys cut through the ridge, in places following dramatic gorges. There are also some dry valleys.*
- *Fertile, intensively farmed arable land, with large fields bounded by clipped hawthorn hedges, creating a generally large-scale, open landscape.*
- *Semi-natural habitats, strongly associated with underlying limestone geology, include lowland calcareous grassland and limestone scrub on the free draining upland and gorges with wetland habitats associated with localised springs and watercourses, but all tend to be small and fragmented.*
- *Large number of abbeys, country houses and estates with designed gardens and parklands, woodlands, plantations and game coverts.*
- *Long views over lowlands to the east and west, and most prominent in the south.*
- *Woodlands combining with open arable land to create a wooded farmland landscape in places, where traditionally coppiced woodlands support dormouse populations.*
- *Unifying influence of creamy white Magnesian Limestone used as a building material and often combined with red pantile roofing.*
- *Localised industrial influences, especially in the Aire and Don valleys, and in the south and along the fringe of the Coal Measures to the west, with former*



*mines and spoil heaps (many now restored), power lines, settlements, industry and transport routes.*

- *Influenced by the transport corridor of the A1 which is apparent in an otherwise undisturbed rural countryside.*
- *Archaeological evidence, with some notable prehistoric sites, reflects the longstanding importance of the area for occupation and transport."*

4.4 While the characteristics set out above provide an understanding of the wider setting of the farmed countryside and settlement that defines much of the ridgeline, it does not accurately reflect the setting of the site that sits between the modern settlement edge of Sutton in Ashfield and the modified landscape associated with Brierley Forest Park. There is acknowledgement in the more detailed text for this LCA of the influence that mining has had on the modern development of this landscape where it states:

*"Underlying the NCA are the Upper Carboniferous Coal Measures, a sequence of river-lain sandstones, silts and muds and, at depth, coal. Exposed in the deeper river valleys, it has had a significant influence on the modern development of the NCA as a source of mined coal and the local use of sandstone in buildings."*

4.5 At a County level the Greater Nottinghamshire Landscape Character Assessment published in June 2009 identifies a series of Regional Character Areas (RCA) that are subdivided into Draft Policy Zones (DPZ). The site is located within the Magnesian Limestone Ridge RCA, and its key characteristics are described as follows:

- *"Narrow limestone ridge never more than a few miles wide extending from Nottingham toward Ripon in Yorkshire;*
- *Narrow belt of Permian rocks comprising two divisions: the Magnesian Limestone and Permian Marl;*
- *The hard Magnesian limestone determines the distinctive landform whilst areas of softer marl (predominately red clays) have a more subdued relief;*
- *Low escarpment dipping gently eastwards under overlying Triassic sandstones, whilst the western slope is defined by a steep irregular profiled scarp slope (profile caused by small streams);*
- *Productive free draining calcareous soils developed on limestone and less productive soils on Permian Marl which often are subject to waterlogging;*



- *In the north, pronounced dip slope which forms a series of rolling summits the highest being 200mAOD at Huthwaite; to the south where limestone is thinner the relief is less pronounced;*
- *Deep valleys present along western slopes where streams have cut into the underlying coal measures;*
- *Coalfield influences are evident with large mining settlements and associated restored pit heaps;*
- *Regular dispersal of large estates, enclosed commons and small rural villages often containing locally distinctive limestone buildings;*
- *Modern settlements contain older stone centres, red brick terraces and newer suburban development;*
- *Distinctive villages such as Linby, Papplewick and Teversal using local pinkish-yellow limestone in building construction;*
- *Well-defined pattern of hedged fields and large estate woodlands;*
- *Regular pattern of medium to large scale fields mostly used for intensive arable farming;*
- *Hedgerows are the common field boundary although stone walls are present on higher land;*
- *Small pockets of surviving unenclosed commons and older enclosure smaller semi-regular fields is evident around villages;*
- *On lower lying land a strong sense of enclosure and seclusion is created through the combination of woodland, coverts, parkland and tree belts and a lack of public access;*
- *On higher land there are extensive views towards the Derbyshire Coalfield; and*
- *In places the land is less enclosed by trees and landform and is more open in character; in contrast around Annesley Woodhouse woodland is more prominent and provides a strong sense of enclosure."*

4.6 The site is located at the southern edge of the ML021 Brierley Forest Park DPZ, being contained by settlement to the south, east and west, see **GL1130 05**. The settlement is defined as the urban area and is not considered as part of this assessment. The characteristic features of this DPZ are detailed as follows:

- *"Prominent man-made landform of a restored former colliery comprising a raised woodland covered mound comprising 'engineered' slopes of even gradient*



- *The landscape is primarily for recreation on the urban fringes of Sutton in Ashfield. Large areas of immature woodland plantation and grassland are prominent although urban elements are generally visible in the many views from the park*
- *Brierley Waters, a large man-made pool is a localised feature at the base of the southern slopes of the mound*
- *Land use is a mixture of woodland plantation and grassland*
- *Woodland comprises predominantly broadleaf species typically arranged in blocks and with trees in grid pattern. Woodland is interspersed with a series of public footpaths and open grassland*
- *Field pattern is largely absent in this landscape having been removed during its mining past*
- *Remnant field boundary hedges are occasionally present notably at the northern park perimeters*
- *Prominent extensive woodland plantation covers the slopes of mounded high ground*
- *Rides and surfaced paths up to a high point and viewing area at the top of the hill*
- *Tracks enclosed by woodland*
- *Woodland cover will increase as it matures and will create a more heavily wood landscape*
- *Largely enclosed by the urban areas of Sutton in Ashfield, Huthwaite and Stanton Hill*
- *One distinctive red brick former factory building and the roofline of houses on the edge of Sutton at the southern edge of the character area are prominent on raised ground*
- *Views enclosed by woodland on low ground with panoramic views from the top of the colliery mound across urban areas to the south and to the north open countryside and high ground at the former Silver Hill colliery to the north*
- *The park contains a visitor centre and car parking. There are several incidental art installations throughout the park together with furniture and interpretation signage*
- *Other recreational land use includes a golf course north of Brierley Forest Park which is characterised by highly managed linear woodland."*



4.7 This local level assessment provides a finer grain of detail more representative of the site and its immediate setting. Of particular note is the generally modified nature and character of this restored landscape, and the acknowledged setting and enclosure provided by the immediately adjoining urban areas.

4.8 The Greater Nottinghamshire Landscape Character Assessment also provides an analysis of each DPZ identifying the landscape's condition and strength.

4.9 The condition of the Brierley Forest Park DPZ is considered to be **moderate**. The assessment states:

*"This is a designed landscape which brings disused industrial land back into use for recreation. Hedgerows, grassland and woodland areas are well managed for recreation and nature conservation. This is a relatively modern landscape where no legible field pattern is notable. The prominent landscape features present, are predominantly man-made and recent in origin."*

4.10 The DPZ's strength of character is also assessed as **moderate**. The assessment states:

*"The former colliery spoil mound is a significant landscape feature visible over long distances particularly from the northwest. Views are typically over long distances from the high ground although more enclosed by woodland on lower ground. Urban elements are frequent in views in other directions as the character area is bounded by built development on three sides by the Sutton in Ashfield, Stanton Hill and Huthwaite. The roofline of housing at the northern fringes of Sutton is on raised ground overlooking Brierley Hill Park and is prominent on the sky line. From the top of the spoil mound panoramic views are possible and overlook the adjacent character areas the north; the lower-lying River Meden valley; and Stanley undulating farmland. The strength of character of the area is MODERATE. This DPZ is distinctive as a modern designed recreational landscape. The new woodland covered former spoil tip is a prominent feature within the surrounding area forming a backdrop to views. The hills and woodland blocks interspersed with grassland are distinctive and provide a sense of place although around the golf course, this is slightly weaker."*

4.11 The overall landscape strategy for this DPZ is **enhance** and as acknowledged in GLVIA this is not a management regime representative of a valued landscape. The landscape actions are as follows:





*"Landscape features*

- *Enhance and manage large blocks of developing woodland as they will contribute to a wooded landscape character in the future*
- *Conserve old remnant hedges and where possible create links to new woodland*
- *Conserve and enhance the diversity of species within large-scale woodland plantations; new planting should also have a range of species in its mix*
- *Conserve the network of rides and paths through the DPZ*
- *Enhance new woodland by careful management, selectively thinning trees and groups to encourage a natural appearance*
- *Conserve remnant hedgerows and encourage infill planting within gaps rather than erection of timber fencing*
- *Conserve areas of rough grassland and encourage future management for amenity and species diversity*

*Built form*

- *Conserve views out to focal buildings through management of vegetation along boundaries*
- *Conserve the naturalistic, low key character of Brierley Forest Park Visitor Centre and car parking, and ensure this is continued to any future expansion*

*Other development/ structures in the landscape*

- *Conserve and enhance art installations and interpretation within public open spaces*
- *Conserve land within this area for primarily leisure and recreational use*
- *Conserve and enhance the wooded boundaries adjacent to the urban fringes to screen them from the DPZ."*

4.12 Beyond published assessments it is also important to consider the immediate setting of the site and the value that may be attributed to it. GLVIA sets out such an approach and Box 5.1 provides a number of factors that can be used in the consideration of value that include:

- Landscape quality (condition)
- Scenic quality
- Rarity
- Representativeness
- Conservation interest
- Recreational value
- Perceptual aspects



- Associations

- 4.13 In terms of quality, the site comprises farmland that by its nature is subject to intensive management. Its features are representative of this with boundaries becoming fragmented and reliant on definition by fencing etc. The condition of the landscape to the south is varied and typical of most urban areas. To the north Brierley Forest Park comprises a semi-mature landscape that is managed as a wooded parkland.
- 4.14 In terms of scenic quality, the forest park to the north of the site is of reasonable scenic quality and provides an elevated appreciation of the wider landscape. However, when looking back towards the site from the forest park it is viewed almost entirely in the wider context of the main urban area.
- 4.15 In terms of rarity, the features of the site are not considered to be rare or uncommon to the landscapes associated with the urban fringe.
- 4.16 In terms of representativeness, the site is located within the Brierley Forest Park DPZ within which farmland is not identified as one of the DPZ's characteristic features. The site and its existing use is not considered to form part of the special interest of this DPZ.
- 4.17 In terms of conservation interest, the site itself is of relatively little conservation value due to its existing management and lack of features. Likewise, the immediate setting of the urban area to the south is of limited value. To the north the landscapes associated with Brierley Forest Park are of greater value.
- 4.18 In terms of recreational value, the site is maintained as private farmland and does not provide any public access or recreation value. To the north the Brierley Forest Park is a publicly accessible parkland and will be of considerable value to the local community.
- 4.19 In terms of perceptual aspects, the site affords an immediate relationship with the urban area and adjoining lit highways. Moving away from the urban area and site into the Brierley Forest Park there is an increased appreciation of being in a rural area and increased sense of remoteness within the establishing areas of woodland. However, the visual relationship between the park and settlement is a constant reminder of the adjacency of the urban area. Beyond the ridgeline to the north of the forest park the relationship with the urban area decreases and wider appreciation of the rural landscape intensifies.



4.20 In terms of associations, there are no known associations between the site, works of art or literature, or local events that are of value to the community.

4.21 In summary, the site does not form part of a landscape that would be considered of particular landscape value. The site shares an immediate relationship with the urban area to the south and Brierley Forest Park to the north. The urban area in this location is of relatively low value with few distinguishing features. The site comprises farmland that is not representative of the character of the Brierley Forest Park DPZ or central to its special interest but has some value as an open and undeveloped area of land at the edge of the DPZ. The Brierley Forest Park comprises an entirely modified landscape that has matured into a parkland with a mosaic of habitats that provides public access and a valued recreational resource to the local area.

Table 1 – Summary of landscape value

Landscape Character Area/Type	Landscape Value
Brierley Forest Park DPZ	Medium Value
Site	Medium to Low Value
Adjoining urban area	Low Value

## Visual Setting

4.22 The following section of this assessment considers the appearance of the site and wider setting of the site referencing a number of representative views. A summary of each view is set out with an assessment of value that is determined with reference to:

- Planning designations specific to each view;
- Views that are important to the special qualities of a designated landscape, or recorded in published documentation;
- Views recorded as being important to cultural heritage assets;
- Views recorded in guidebooks or on maps, and/or where special provision has been made in the landscape for the appreciation of a view; and
- Judgements made on site as to the specific quality of a view



4.23 The potential visual envelope of the site can be summarised as:

- Open and filtered views from the properties and highways to the south, south-east and south-west of the site associated with the main urban area;
- Low-lying filtered views from the Brierley Forest Park to the north of the site;
- Open and filtered views from the lower of the Brierley Forest Park to the north of the site; and
- Open and elevated panoramic views from the ridgeline to the north-east of the site looking back from the forest park across the site and main urban area.

4.24 The following table summarises each representative view making an assessment of value; see **GL1130 06 to 12**. View locations are identified on the site location plan; see **GL1130 02**.



Table 2 – Summary of representative views and value

View	Distance	Description	Value
1	15m	Taken from Ashland Road West looking across the eastern extent of the site from the public highway towards the wooded setting of Brierley Forest Park. There is an open view across the farmland setting of the site from the highway with the visual setting to the north contained by the landform and vegetation cover of the park. Views from this location include regularly used rooms and living spaces from the adjoining properties and noteworthy views from the highway providing a wider appreciation of the landscaped setting of Brierley Forest Park.	Medium
2	10m	Taken from Ashland Road West looking across the western extent of the site from the public highway towards the wooded setting of Brierley Forest Park. There is an open view across the farmland setting of the site from the highway with the visual setting to the north contained by the landform and vegetation cover of the park. Views from this location include regularly used rooms and living spaces from the adjoining properties and noteworthy views from the highway providing a wider appreciation of the landscaped setting of Brierley Forest Park.	Medium
3 & 4	75m & 80m	Taken from Wordsworth Avenue and Evans Avenue looking north towards the site. From each location there is a channelled view along the highway from within the urban area looking towards a small section of the site set within the wooded backdrop of the Brierley Forest Park. These are secondary views from within the urban area of little noteworthiness.	Low
5	180m	Taken from Ashland Road West looking east across the wider urban setting towards the site and wooded backdrop of Brierley Forest Park. From this location there are filtered views of the site set within the immediate context of residential development. View of the site from this location generally comprise secondary views from properties and views from the public highway of little noteworthiness.	Low
6, 7 & 8	80, 250 & 460	Taken from the footpath network within Brierley Forest Park to the north-east of the site. These represent a series of views from the open grassland setting of the forest park providing an open appreciation of the site viewed in the immediate backdrop of the main urban area on rising land to the south. These are all views taken from open access and recreation land that is considered to be well-used and of local value.	Medium
9, 10, 11 & 12	0m, 250m, 85m & 50m	These are a series of views taken from the lower southern slopes of the Brierley Forest Park looking south and south-east towards the site. View 9 is taken from footpath FP47 at the northern boundary of the site that is defined by a timber post and rail fence and maturing native boundary hedgerow. Views 10, 11 and 12 are taken from further within the park with a more mature setting of woodland providing separation between users of the park and the site. Views 11 and 12 are taken from footpath FP39. The lake within the park (View 11) is a notable hub providing equipped play, sculptures and fishing. These are all views taken from open access and recreation land that is considered to be well-used and of local value.	Medium
13	65m	Taken from North Street (forming a section of footpath 144) just beyond the eastern boundary of the site. From this location there are restricted views of the site between the properties backing onto it. There are likely to be views from the properties across their gardens	Medium



		towards the site. From the highway views of the site are very much secondary to the immediate urban setting. The wooded setting of Brierley Forest Park is visible to the north.	
--	--	--	--



## 5 DEVELOPMENT PROPOSAL

- 5.1 This application is being made in outline and the supporting development proposal has been set out in the form of an illustrative masterplan prepared by Pegasus Group; see **Appendix 2**.
- 5.2 The proposal set out a framework for the development of up to 300 dwellings with access taken from Ashland Road West at the south-east boundary of the site.
- 5.3 The framework responds to the key landscape constraints of the site with a proposal that secures the following measures:
- The retention and reinforcement of existing vegetation cover at the boundaries of the site, in particular the southern boundary of the site at Ashland Road West and the south-west boundary with Norwood Close;
  - The offset of development from the steeper land at the south-west boundary of the site and the creation of a landscaped buffer;
  - The retention (in part) and reinforcement of the internal field boundary providing a landscaped corridor across the site connecting the retained vegetation cover at Ashland Road West with Brierley Forest Park to the north;
  - The retention and reinforcement of the hedgerow and tree cover at the northern boundary of the site. The framework plan proposes development fronting this boundary with space to allow for the future growth and development of existing and new planting measures to secure a landscaped interface with Brierley Forest Park;
  - The creation of access links between the housing site and Brierley Forest Park to the north; and
  - The creation of an internal green space corridor allowing movement through the site and into the forest park to the north.
- 5.4 The proposal comprises residential development of 1 to 2.5 stories of a scale and appearance that is consistent with the surrounding urban environment. A storm water attenuation pond is proposed at the north-east corner of the site that will be laid out as species rich meadow grassland with wet meadow grassland and emergent planting at its



base. The landscape surrounding the pond will be landscaped with native tree and shrub planting to secure an attractive setting with a range of habitats.

- 5.5 The main access roads from Ashland Road West and loop road within the development will be tree lined to secure an extended tree canopy across the site softening the appearance of the development in elevated views from the north-east. This will be reinforced through additional tree planting within areas of open space.





## 6 ASSESSMENT OF LIKELY LANDSCAPE AND VISUAL EFFECTS

### Landscape Effects

- 6.1 The following table considers the susceptibility of the receiving landscape to the proposed changes taking into consideration its individual elements and overall appearance and condition. Judgements of susceptibility are then combined with value as identified in the baseline assessment to identify an overall sensitivity.
- 6.2 A judgement is then made as to the likely magnitude of effect. This includes the consideration of the features and elements of the site to be affected; the size or scale of those effects; the geographic extent of the effects; and the duration and reversibility of the effect.
- 6.3 The sensitivity of the receiving landscape is then considered against the likely magnitude of effect to make an overall judgement of significance. The effects highlighted in blue are those considered to be of particular relevance to the planning decision making process.



Table 3 – Assessment of likely landscape effects

Character Area/Receptor	Sensitivity	Magnitude of effect	Short-term effect (Year 1)	Long-term effect (Year 15)
Brierley Forest Park LCA	Brierley Forest Park DPZ comprises a modified landscape setting set between the main urban area and wider setting of farmland that extends to the north of Sutton-in-association with the southern Magnesian Limestone Ridge. The forest park has matured into a mosaic of woodland, open grassland and water bodies providing and access and recreation resource to the local community that is of moderate strength of character and condition with an emerging scenic quality that will continue to develop as the park matures. The relationship between this DPZ and main urban area increases its tolerance to the proposed change. This is a landscape of medium susceptibility to the proposed change, and in overall terms medium landscape sensitivity.	The development of the site will result in the loss of farmland at the southern edge of this DPZ in the immediate context of the main urban area. Whilst the extent of this change will affect a reasonable part of this DPZ it is restricted to land that does not form part of the forest park comprising farmland that is set within the envelope of the main urban area to the south, east and west. The proposal will result in the extension of the main urban area into this DPZ but will not introduce elements that are new or discordant to the existing setting of the DPZ. In the short and long-term the proposal is likely to result in a medium magnitude of change to the Brierley Forest Park DPZ.	MODERATE ADVERSE	MODERATE ADVERSE
Site	The site comprises an area of open arable farmland comprising a moderate strength of character that is generally considered to be of moderate condition. The site shares an immediate relationship with the main urban area and therefore has some tolerance to the proposed change. The site is considered to be of medium susceptibility to the proposed change, and in overall terms medium to low landscape value.	The development of the site will see the transformation of farmland to residential development resulting in a material change to its existing open and undeveloped character. In the short and long-term this is likely to result in a high magnitude of change.	MAJOR-MODERATE ADVERSE	MAJOR-MODERATE ADVERSE
Adjoining urban area	The adjoining urban area is considered to have a relatively weak and undefined character comprising residential development of styles with few noteworthy features. The urban environment is considered to have a high tolerance to the proposed change of low	The development of the site will result in the extension of the main urban area onto land set within a residential environment at its southern, eastern and western boundaries. The style, scale and appearance of the development will be consistent with the attributes of the	MINIMAL ADVERSE	MINIMAL ADVERSE



	susceptibility, and in overall terms low landscape sensitivity.	surrounding urban area resulting in the short and long-term in a negligible magnitude of change.		
--	---	--	--	--

Effects highlighted in blue are those considered to be of significance to the planning decision making process.



### **Visual Effects**

- 6.4 The following tables considers the susceptibility of the receptors common to each of the views identified in the baseline assessment to the changes proposed through the development. Whilst certain receptors are considered to be more susceptible to change by virtue of the nature of activity they are engaged in, this has to be considered alongside the specific nature of the proposal and how it is like to affect each receptor. Judgements of susceptibility are then combined with value identified in the baseline assessment to gauge overall sensitivity.
- 6.5 A judgement is then made as to the likely magnitude of effect. This includes the consideration of the features and elements of the site to be affected; the size or scale of those effects; the geographic extent of the effects; and the duration and reversibility of the effect.
- 6.6 The sensitivity of the visual receptor is then considered against the likely magnitude of effect to make an overall judgement of significance.



Table 4 – Assessment of likely visual effects

View	Receptors	Sensitivity	Magnitude of effect	Short-term effect (Year 1)	Long-term effect (Year 15)
<b>1 &amp; 2</b>	Residents Pedestrians Cyclists Car users	Views from these locations include primary views from residential properties and open views from the highway where and appreciation of the wider landscape is moderately important to its function. Receptors local to these views are considered to be of high to medium susceptibility to the proposed change, and in overall terms medium visual sensitivity.	In the short-term the development of the site will result in the material transformation of the visual setting of these sections of highway and views from the fronting residential properties. This is likely to result in a high magnitude of change. In the long-term landscaping to the development will have matured to create and attractive setting to the proposal and soften the appearance of the housing but the magnitude of change will remain high.	MAJOR-MODERATE ADVERSE	MAJOR-MODERATE ADVERSE
<b>3 &amp; 4</b>	Residents Pedestrians Cyclists Car users	Views from these locations include secondary views from properties and views from the highway where a wider appreciation of the landscape is not important to its function. Receptors local to these views are considered to be of medium to low susceptibility to the proposed change, and in overall terms low visual sensitivity.	In the short-term the proposal will cause a perceptible change to these views that will have any effect on their composition through the loss of the farmland setting of this site. This is likely to result in a medium magnitude of change. In the long-term the new planting measures at the boundary of the site will have matured to soften the views of the development limiting the likely magnitude of change to low.	MINOR ADVERSE	MINIMAL ADVERSE
<b>5</b>	Residents Pedestrians Cyclists Car users	Views from this location includes secondary views from properties and views from the highway where a wider appreciation of the landscape is not important to its function. Receptors local to this view are considered to be of low susceptibility to the proposed change, and in overall terms low visual sensitivity.	In the short and long-term the development of the site will cause a perceptible change to this view but not one that will materially affect the composition or character of the view resulting in a low magnitude of change.	MINIMAL ADVERSE	MINIMAL ADVERSE
<b>6, 7 &amp; 8</b>	Walkers	Receptor groups local to these views include users of the forest park where the appreciation of the wider landscape setting is important its function and are considered to be of high susceptibility to change, and in overall terms medium visual sensitivity.	In the short-term the development will result in a clearly noticeable change to these views affecting their composition through the loss of the farmland setting of the site and extension of the existing urban area. However, this change will not materially alter or	MODERATE ADVERSE	MINOR ADVERSE



			result in a complete change and is therefore likely to result in a medium magnitude of effect. In the long-term, the landscaping measures will have matured at the boundaries of the site and around the balancing pond at the north-east corner of the site, softening the appearance of the new housing and limiting the magnitude of effect to low.		
<b>9</b>	Cyclists Walkers Horse Riders	Receptors local to this view include users of public footpath FP47 within Brierley Forest Park at the northern boundary of the site. The appreciation of the landscape is considered important to the function of this footpath with receptors considered to be of high susceptibility to change, and in overall terms medium visual sensitivity.	From this location in the short-term the proposed development will be apparent from this footpath materially altering the setting of the pathway to the south. The development will not completely alter the visual setting of this footpath with the wider setting to the north, east and west remaining open and undeveloped but the development will be a substantial feature resulting in a high magnitude of effect. In the long-term this landscape setting of this boundary will have been reinforced restricting any visual relationship with the residential development within the site and softening views of it. This in turn is likely to limit the magnitude of effect to medium.	MAJOR-MODERATE ADVERSE	MODERATE ADVERSE
<b>10, 11 &amp; 12</b>	Cyclists Walkers Horse Riders	Receptors local to this view include users of public footpath FP39 and users of the footpath and access land associated with Brierley Forest Park that are considered to be of high susceptibility to change, and in overall terms medium visual sensitivity.	In the short-term there are likely to be filtered and restricted open views of the development within the site viewed in the immediate context of the existing urban setting that defines the skyline. This will result in a perceptible change to these views but not one that will materially alter their composition leading to low magnitude of effect. In the long-term planting at the boundaries of the site will have matured softening the appearance of the development and limiting the magnitude of effect to negligible.	MINOR ADVERSE	MINIMAL ADVERSE



13	Residents Pedestrians Cyclists Car users	Views from these locations include primary views from properties and views from the highway where a wider appreciation of the landscape is not important to its function. Receptors local to these views are considered to be of high and low susceptibility to the proposed change, and in overall terms medium to low visual sensitivity.	In the short-term there are like to be open views of the development within the site from the properties at North Street and restricted views of the development from the highway. This in turn is likely to result in a high magnitude of change in views from the properties and a low magnitude of change in views from the highway. In the long-term the magnitude of effect will remain high from the adjoining properties and low in views from the highway.	MAJOR-MODERATE ADVERSE (RESIDENTS) MINIMAL ADVERSE (HIGHWAY USERS)	MAJOR-MODERATE ADVERSE
----	---	---	--	---	------------------------

Effects highlighted in blue are those considered to be of significance to the planning decision making process.



## 7 SUMMARY AND CONCLUSIONS

- 7.1 In summary this appraisal has set out a clear and transparent assessment of the baseline resource applicable to the site, and an assessment of the likely landscape and visual effects of the development proposals.
- 7.2 The assessment of landscape character has confirmed that the site is located within a framework of settlement to the south, east and west, and the modified landscape of the restored colliery tip at Brierley Forest Park to the north. The framework of settlement provides both horizontal and vertical containment with the settlement rising to the south to define the visual horizon. The site and proposed development are set within the established envelope of built-form that is already a key characteristic of this landscape setting. This assessment has confirmed that the development of the site is unlikely to result in any adverse effect to the wider character of the Brierley Forest Park DPZ or main urban area that would be of significance to the planning decision making process. The only notable effect of consideration would be the loss of the open farmland setting of the site.
- 7.3 The site comprises farmland with one internal hedgerow. The site is not covered by any statutory or non-statutory designations that would prohibit its development for residential purposes. The main landscape features of the site beyond its existing land use are its boundary hedgerows and tree cover all of which are both common and widespread in the locality and should therefore not represent a significant constraint to development. However, the illustrative framework seeks to substantially retain these features and reinforce them with new planting measures that over time will secure and attractive landscape setting and soften the appearance of the development.
- 7.4 The assessment of visual effects has confirmed that the site shares a close and immediate relationship with the settlement, in particular when viewed from the wider landscape setting to the north associated with Brierley Forest Park. The site is contained within the landform of the settlement and wider modified landscape associated with Brierley Forest Park that is separate to the setting of rolling farmland to the north associated with the Meden Valley. This assessment has confirmed that beyond the immediate boundaries of the site the proposals are unlikely to result in adverse effects that would be of significance to the planning decision making process. At the immediate boundaries of the site the proposed development is likely to materially alter the setting of views, a level of effect that



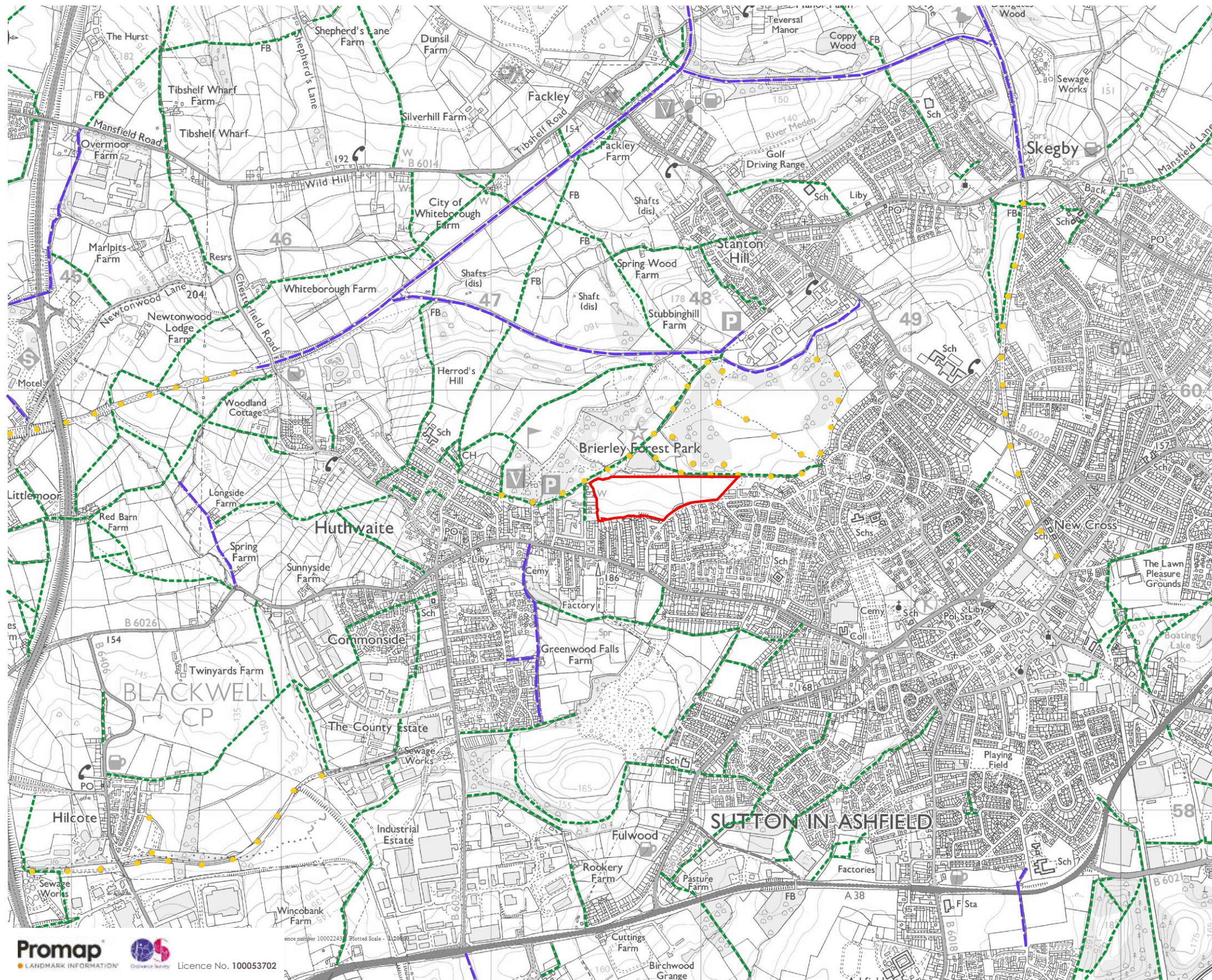


is not uncommon or unexpected for this type of development. In response to this the housing layout will be designed in accordance with recognised amenity standards and include new landscape measures to secure and appropriate and attractive transition with the existing residential areas and Brierley Forest Park to the north.







## Figures





## Key

-  Site boundary
-  Public footpath
-  Public bridleway
-  Cycleway

**Promap**  
LANDMARK INFORMATION



Licence No. 100053702

ence number 10002243 Plotted Scale - 1:20000

north

tel: 01530 265688 | email: [info@golbyandluck.co.uk](mailto:info@golbyandluck.co.uk) | web: [www.golbyandluck.co.uk](http://www.golbyandluck.co.uk)

This drawing has been produced by GOLBY AND LUCK LLP © all rights reserved. Ordnance Survey Licence No. 100053702 registered with ProMAP  
Registered office: 207 Leicester Road, Ilstock, Leicestershire LE67 6HP

Number/Figure  
**GL1130 01**

Scale  
1:20000@A3

Date  
19/02/2020

Checked  
SG

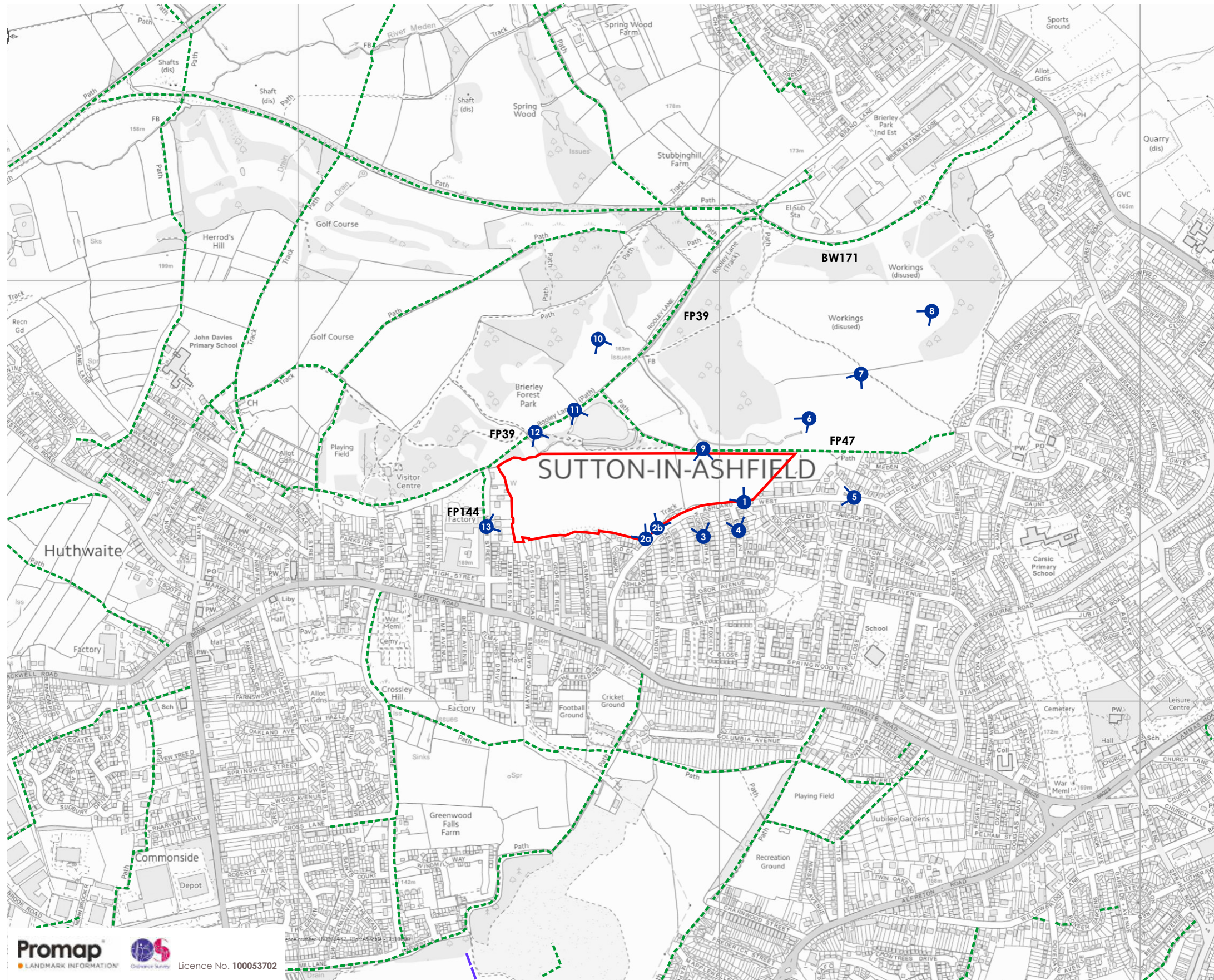
Project  
Ashland Rd, Sutton in Ashfield

Drawing title  
Site Context

Client  
Bellway Homes East Midlands

**golby+luck**  
landscape architects








Promap  
LANDMARK INFORMATION  
Ordnance Survey  
Licence No. 100053702

north

tel: 01530 265688 | email: info@golbyandluck.co.uk | web: www.golbyandluck.co.uk

This drawing has been produced by GOLBY AND LUCK LLP © all rights reserved. Ordnance Survey Licence No. 100053702 registered with ProMAP  
Registered office: 207 Leicester Road, Ibstock, Leicestershire LE67 6HP

Key

-  Site boundary
-  Photographic views
-  Public rights of way (notable PRoW number indicated)

Number/Figure  
**GL1130 02**

Scale  
1:10000@A3

Date  
19/02/2020

Checked  
SG

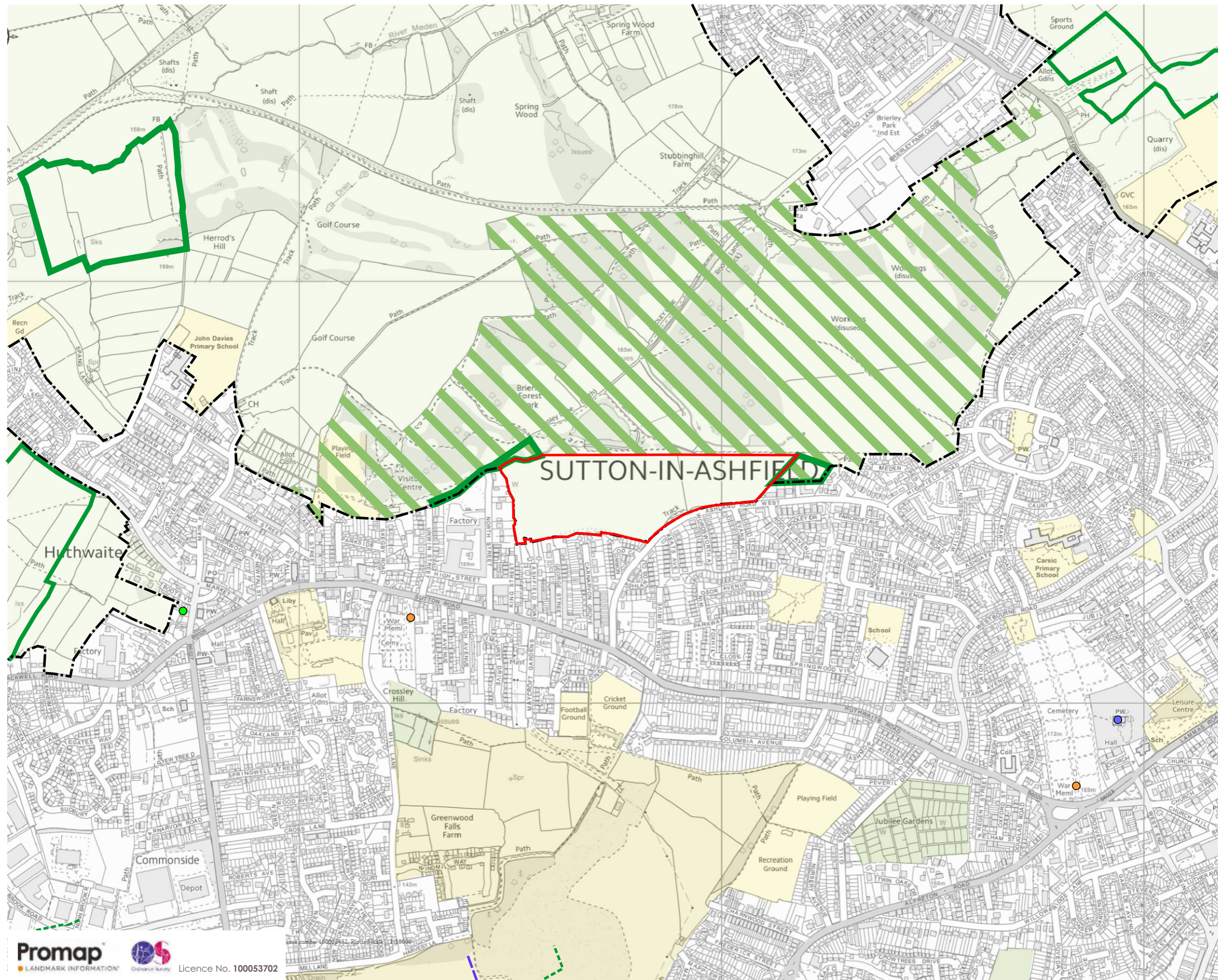
Project  
Ashland Rd, Sutton in Ashfield

Drawing title  
Site Location

Client  
Bellway Homes East Midlands

**golby+luck**  
landscape architects
















**Promap**  
LANDMARK INFORMATION

Ordnance Survey Licence No. 100053702

## Key

-  Site boundary
-  Main urban area
-  Countryside
-  Local Nature Reserve (LNR)
-  Site of Importance for Nature Conservation (SINC)
-  Allotments
-  Open Areas
-  Formal Open Space
-  Grade II\* Listed Building
-  Grade II Listed Building
-  De-Listed

Number/Figure  
**GL1130 03**

Scale  
1:10000@A3

Date  
19/02/2020

Checked  
SG

Project  
Ashland Rd, Sutton in Ashfield

Drawing title  
**Planning Context**

Client  
Bellway Homes East Midlands

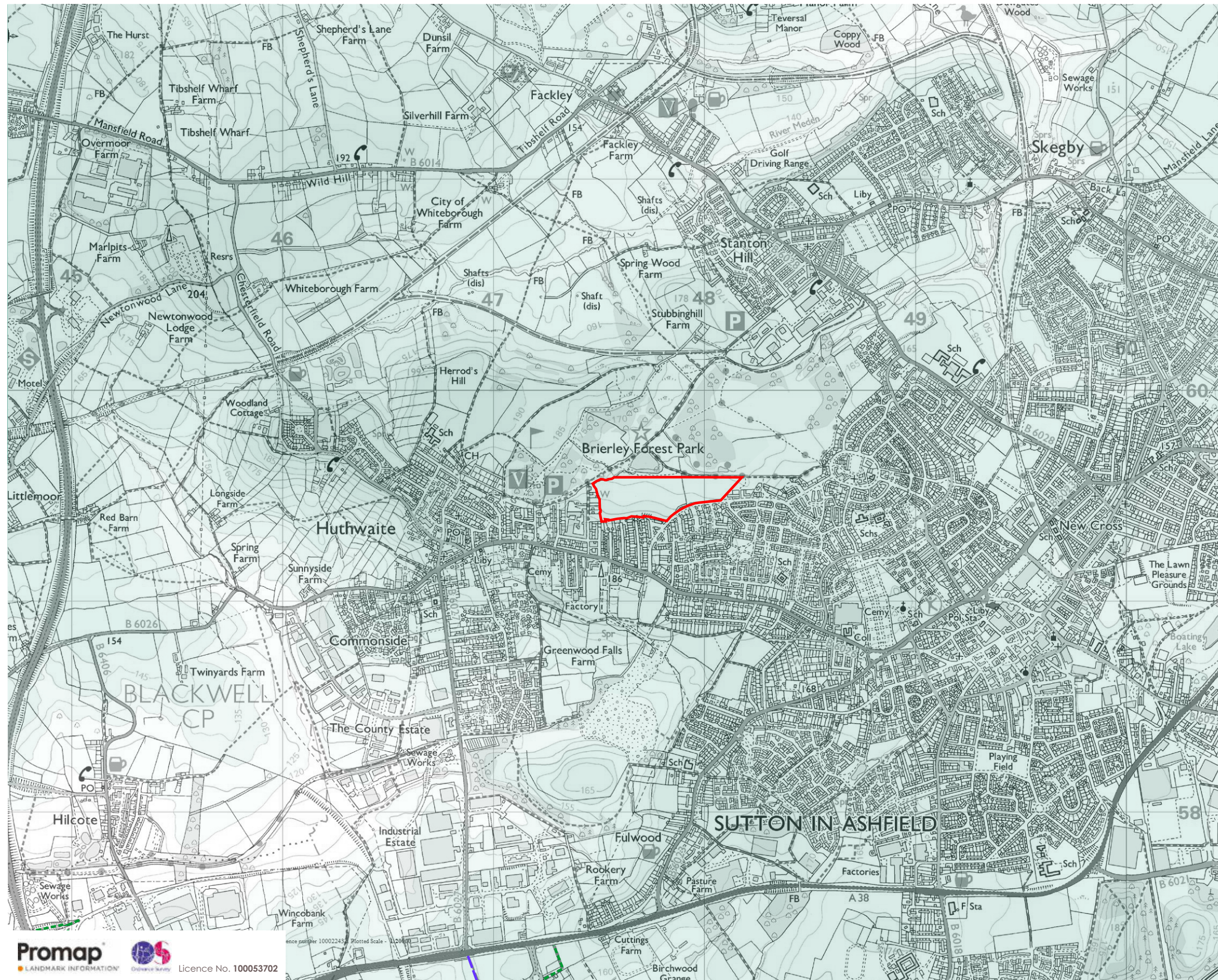
**golby+luck**  
landscape architects

north

tel: 01530 265688 | email: [info@golbyandluck.co.uk](mailto:info@golbyandluck.co.uk) | web: [www.golbyandluck.co.uk](http://www.golbyandluck.co.uk)

This drawing has been produced by GOLBY AND LUCK LLP © all rights reserved. Ordnance Survey Licence No. 100053702 registered with PromAP  
Registered office: 207 Leicester Road, Ibstock, Leicestershire LE67 6HP





## Key



Promap  
LANDMARK INFORMATION  
Ordnance Survey  
Licence No. 100053702

north

tel: 01530 265688 | email: [info@golbyandluck.co.uk](mailto:info@golbyandluck.co.uk) | web: [www.golbyandluck.co.uk](http://www.golbyandluck.co.uk)

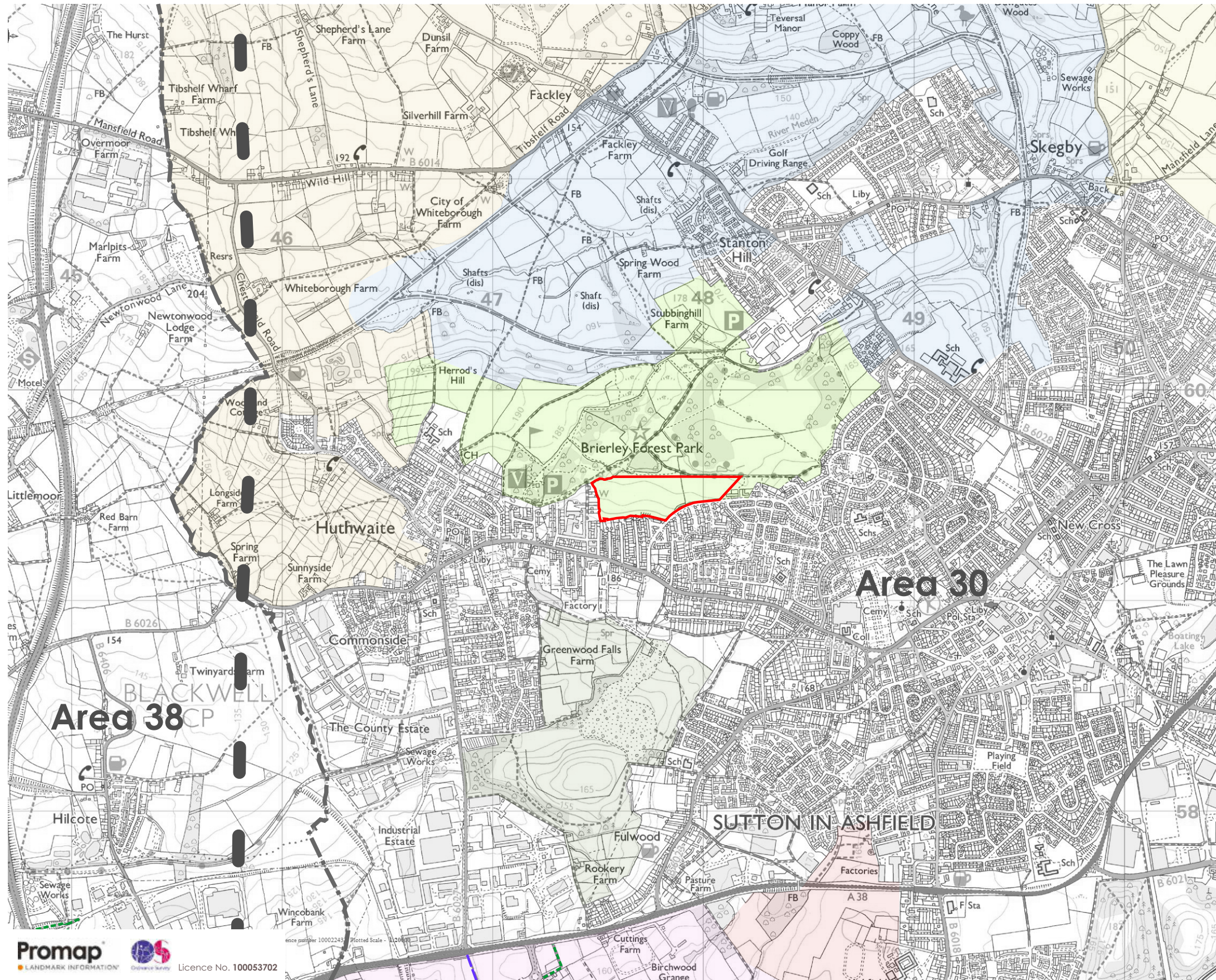
This drawing has been produced by GOLBY AND LUCK LLP © all rights reserved. Ordnance Survey Licence No. 100053702 registered with ProMAP  
Registered office: 207 Leicester Road, Ilstock, Leicestershire LE67 6HP

Number/Figure  
**GL1130 04**  
Scale  
1:20000@A3  
Date  
19/02/2020  
Checked  
SG











Project  
Ashland Rd, Sutton in Ashfield  
Drawing title  
Topography  
Client  
Bellway Homes East Midlands

**golby+luck**  
landscape architects





## Key

-  Site boundary
-  District boundary
-  National Character Area (NCA) boundary
- Area 30 - Southern Magnesian Limestone
- Area 38 - Nottinghamshire, Derbyshire and Yorkshire Coalfield
-  Policy Zone ML21 - Brierley Forest Park
-  Policy Zone NC07 - Stanley and Silverhill
-  Policy Zone NC08 - River Meden Valley
-  Policy Zone ML23 - Skegby Plateau
-  Policy Zone NC06 - Fulwood Restored Works
-  Policy Zone NC05 - Kirby Coalfield Farmlands/Kirkby Vales
-  Policy Zone ML20 - Kirkby Plateau

**Promap**  
LANDMARK INFORMATION



Licence No. 100053702

licence number 10002243 Plotted Scale - 1:20000

north

tel: 01530 265688 | email: [info@golbyandluck.co.uk](mailto:info@golbyandluck.co.uk) | web: [www.golbyandluck.co.uk](http://www.golbyandluck.co.uk)

This drawing has been produced by GOLBY AND LUCK LLP © all rights reserved. Ordnance Survey Licence No. 100053702 registered with ProMAP  
Registered office: 207 Leicester Road, Ilstock, Leicestershire LE67 6HP

Number/Figure  
**GL1130 05**

Scale  
1:20000@A3

Date  
19/02/2020

Checked  
SG

Project  
Ashland Rd, Sutton in Ashfield

Drawing title  
Landscape Character

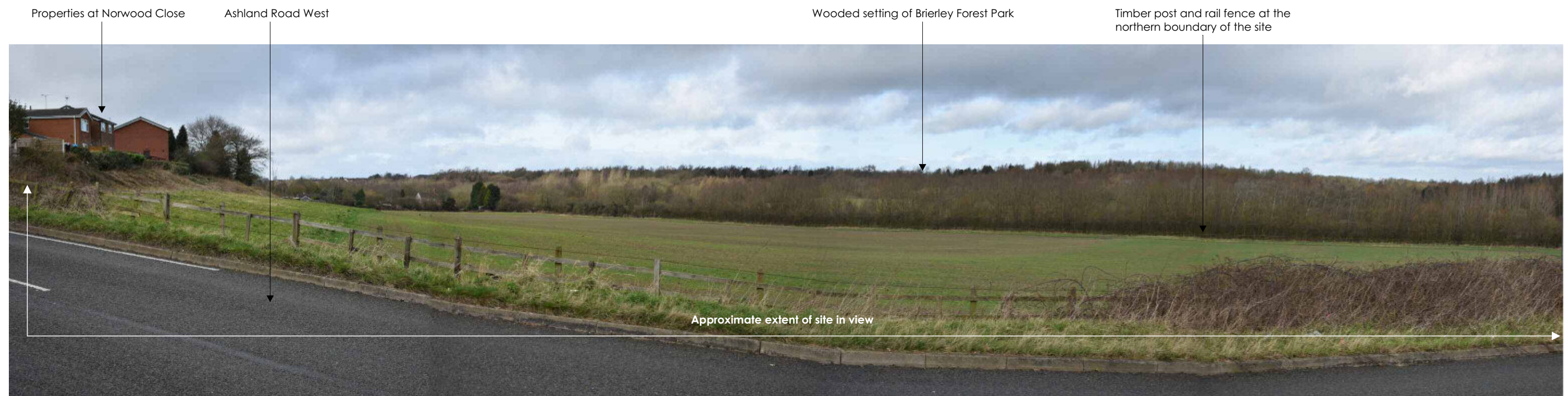
Client  
Bellway Homes East Midlands

**golby+luck**  
landscape architects





View 1 - From Ashland Road West approximately 15m from the site looking north-west



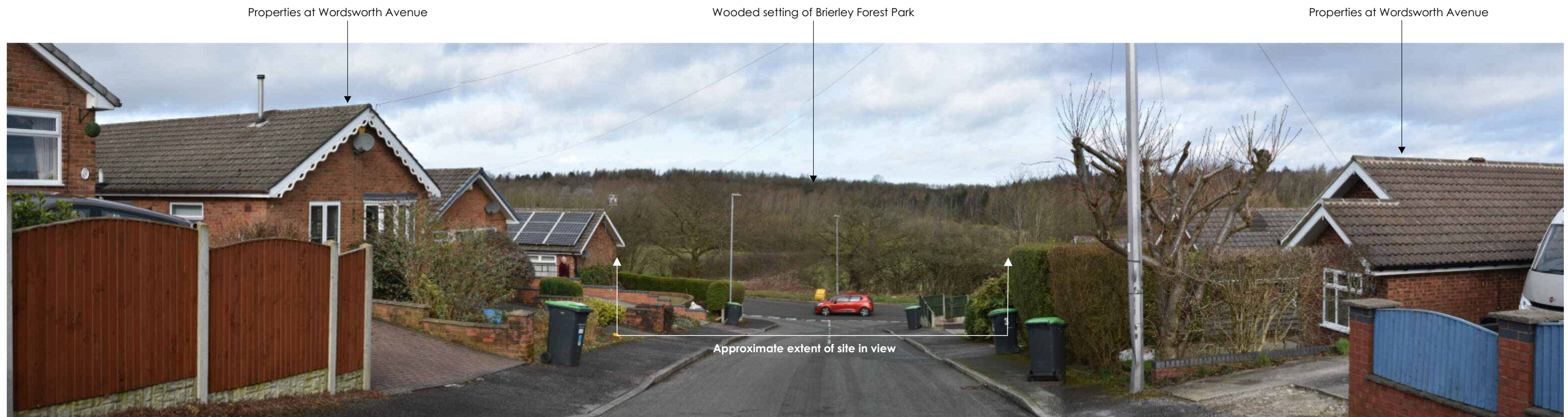
View 2a - From Ashland Road West (near Keats Avenue) approximately 10m from the site looking north-west

Number/Figure <b>GL1130 06</b>	Project Ashland Rd, Sutton in Ashfield
Scale NTS@A3	Drawing title Photographic Views 1 & 2a
Date 19/02/2020	Client Bellway Homes East Midlands
Checked SG	





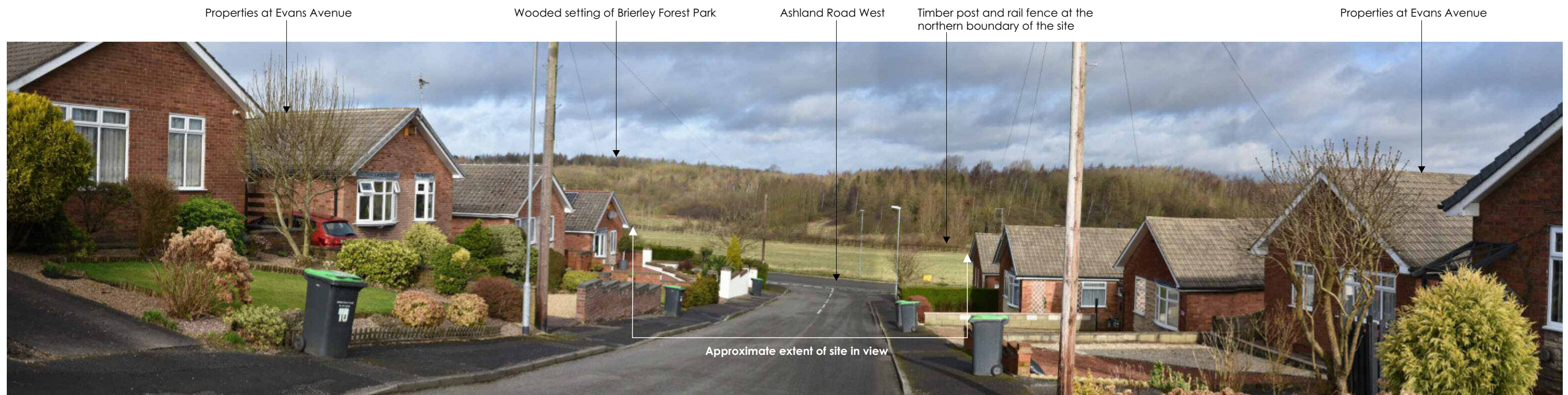
View 2b - From Ashland Road West (near Keats Avenue) approximately 10m from the site looking north-east



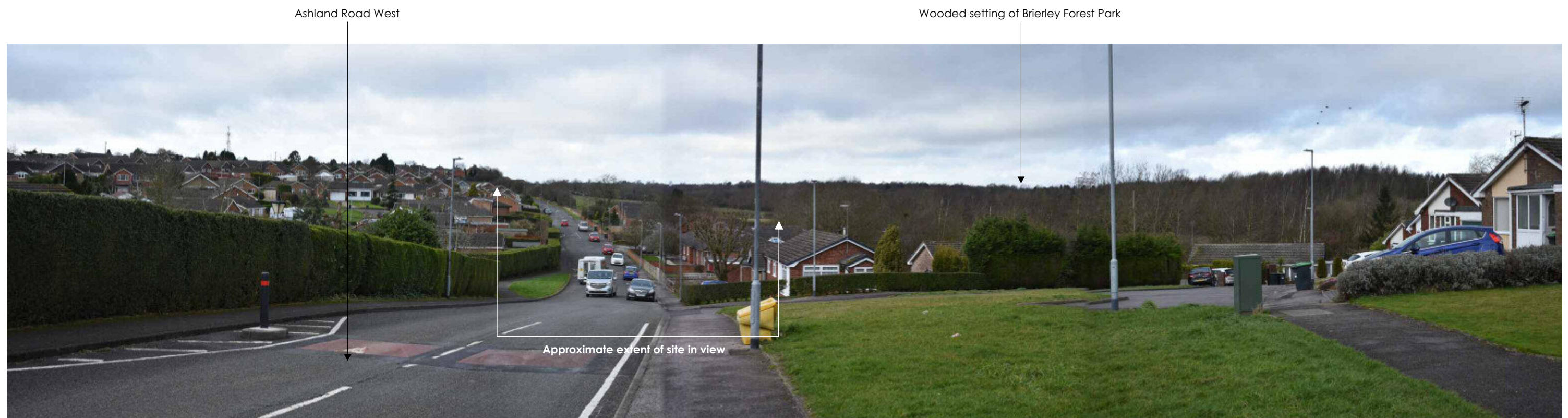
View 3 - From Wordsworth Avenue approximately 75m from the site looking north

Number/Figure <b>GL1130 07</b>	Project Ashland Rd, Sutton in Ashfield
Scale NTS@A3	Drawing title Photographic Views 2b & 3
Date 19/02/2020	Client Bellway Homes East Midlands
Checked SG	





View 4 - From Evans Avenue approximately 80m from the site looking north



View 5 - From Ashland Road West approximately 180m from the site looking east

Number/Figure <b>GL1130 08</b>	Project Ashland Rd, Sutton in Ashfield
Scale NTS@A3	Drawing title Photographic Views 4 & 5
Date 19/02/2020	Client Bellway Homes East Midlands
Checked SG	





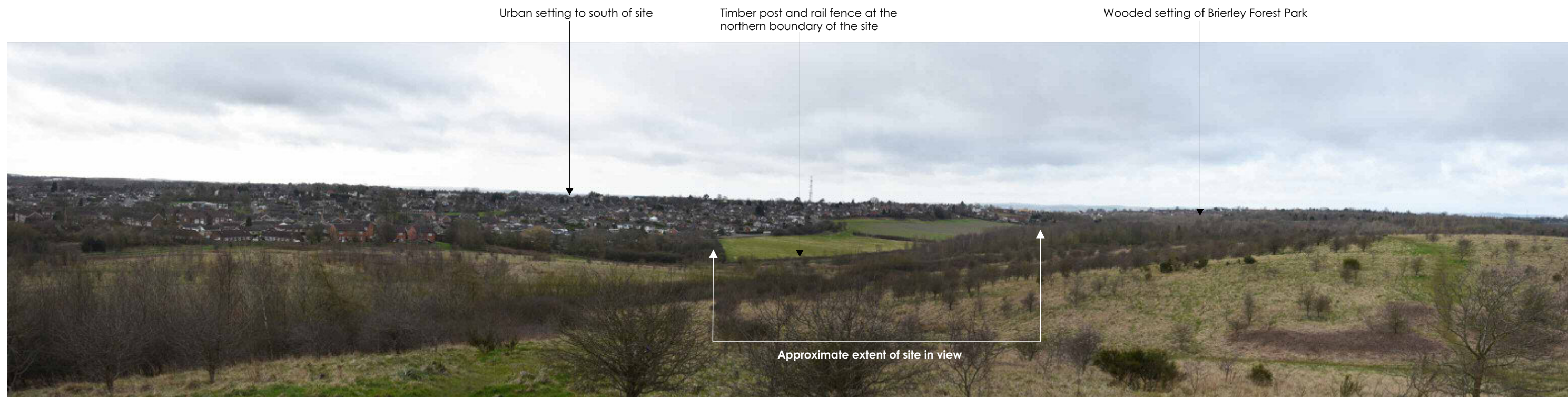
View 6 - From Brierley Forest Park approximately 80m from the site looking south-west



View 7 - From Brierley Forest Park approximately 250m from the site looking south-east

Number/Figure <b>GL1130 09</b>	Project Ashland Rd, Sutton in Ashfield
Scale NTS@A3	Drawing title <b>Photographic Views 6 &amp; 7</b>
Date 19/02/2020	Client Bellway Homes East Midlands
Checked SG	





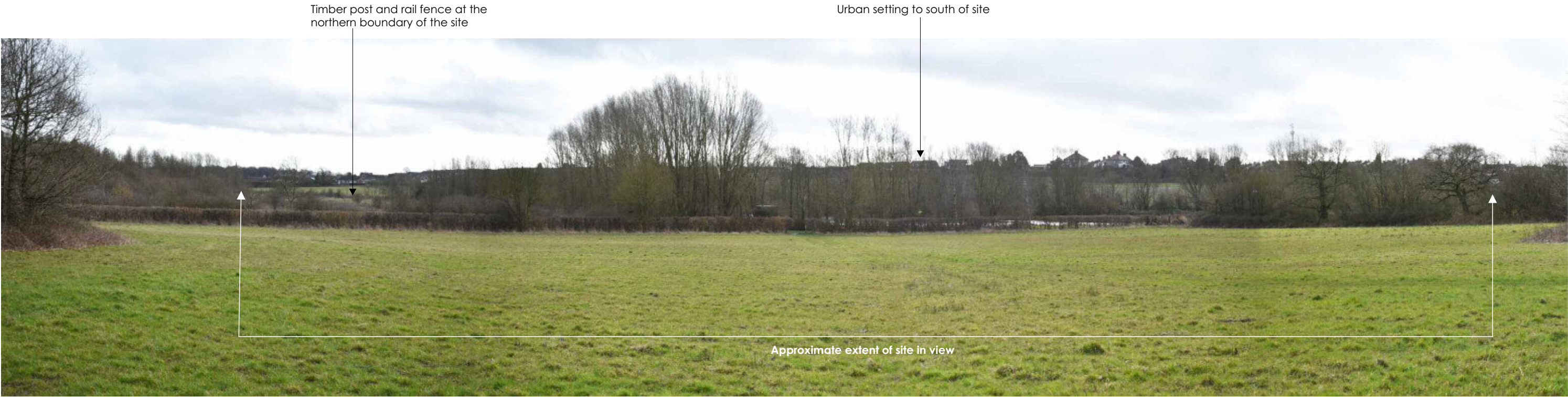
View 8 - From Brierley Forest Park approximately 460m from the site looking south-east



View 9 - From Brierley Forest Park at the northern site boundary looking south-east

Number/Figure <b>GL1130 10</b>	Project Ashland Rd, Sutton in Ashfield
Scale NTS@A3	Drawing title <b>Photographic Views 8 &amp; 9</b>
Date 19/02/2020	Client Bellway Homes East Midlands
Checked SG	





View 10 - From Brierley Forest Park approximately 250m from the site looking south



View 11 - From Brierley Forest Park approximately 85m from the site looking south-east





View 12 - From Brierley Forest Park approximately 50m from the site looking south



View 13 - From North Street Approximately 65m from the site looking north-east





# Appendix 1

## Landscape and Visual Appraisal Methodology



## LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

This assessment methodology is based on the guidance set out in the:

Guidelines for Landscape and Visual Impact Assessment' (GLVIA) published by the Landscape Institute and the Institute of Environmental Management and Assessment (2013).

The following terms are used throughout the assessment and are defined in the GLVIA as:

**Landscape:** An area, as perceived by people, the character of which is the result of the action an interaction of natural and/or human factors.

**Landscape Character:** A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different to another, rather than better or worse.

**Landscape effects:** Effects on the landscape as a resource in its own right.

**Landscape Receptors:** Defined aspects of the landscape resource that have the potential to be affected by a proposal.

**Landscape Value:** The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.

**Magnitude** (of effect): A 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.

**Mitigation:** Measures designed to avoid, reduce, remedy or compensate for landscape or visual effects (not taken from GLVIA).

**Sensitivity:** A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposal and the value related to that receptor.

**Significance:** A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic. The use of the word significance in this LVIA is a measure of to the importance to be placed on an identified effect in the planning decision making process. This is distinct from the identification of "significant effects" used in the framework of Environmental Impact Assessment (EIA).





**Visual Amenity:** The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through the area.

**Visual effects:** Effects on specific views and on the general visual amenity experienced by people.

**Visual Receptors:** Individuals and/or defined groups of people who have the potential to be affected by the proposal.

### **Landscape Baseline**

The landscape baseline seeks to establish the value associated with the site, its local landscape setting, and its associated features. To understand value the assessment considered several factors when describing the site context and location that includes:

- Land use;
- Vegetation;
- Topography;
- Water features;
- Public access; and
- Local key characteristics

Landscape planning designation and published landscape character studies help to inform this assessment but their relevance will depend on the purpose and geographic extent of the designation, and detail of the study when considered against the nature and extent of the study.

As part of the landscape baseline an assessment of value is made. Box 5.1 in the GLVIA sets out a range of factors that can help in the identification of valued landscape and therefore inform a judgement as to their sensitivity. These include:

- **Landscape quality:** A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
- **Scenic quality:** The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual sense).
- **Rarity:** The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type.



- **Representativeness:** Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples.
- **Conservation interests:** The presence of features or wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.
- **Recreation value:** Evidence that the landscape is valued for recreational activity where experience of the landscape is important.
- **Perceptual aspects:** A landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity.
- **Associations:** Some landscape are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

At varying levels communities and individuals will have differing perceptions as to the value of a landscape. However, for the purposes of landscape assessment it is important to set out a reasoned hierarchy of criteria for assessing value. Value is essentially concerned with the importance or rarity of a landscape and its ability to be substituted or replicated. Value can be categorised as follows:

- **Very High Landscape Value** – landscapes of great importance or rarity that would have limited potential for substitution or replication. Such landscapes will include features and characteristics that combine to create areas of outstanding scenic quality with a value that extends beyond a local level. Such landscape may be identified by designation but not exclusively or may be undesignated but provide a critical setting to highly valued features such as heritage or rare geological features, major visitor attractions/destinations, or valuable and rare earth science/nature conservation assets.
- **High Landscape Value** – landscapes of local value that are of good condition and/or strong strength of character with some potential for substitution or replication. This will include landscapes with strong local cultural associations, and landscapes with high concentrations of designated features in close proximity (such as heritage assets) where the landscape between them makes a valuable but not critical contribution to their setting and interrelationship.
- **Medium Landscape Value** – landscapes of moderate value or rarity that have potential for substitution or replication. Such landscapes will have a cohesive character that is well represented. They may provide the wider setting to locally



valued features but will not be important to their special interest. These landscapes will also have detracting elements that are notable but not dominant.

- **Low Landscape Value** – landscapes of limited value or rarity that can be substituted or replicated. Such landscapes are likely to have a moderate to weak strength of character and will be made up of features that are both common and widespread and are of moderate to poor quality and condition. These landscapes will have dominant detracting elements and/or will have been eroded or modified.

### Visual Baseline

In establishing the visual baseline, a series of representative views towards the site covering a range of visual receptors have been identified through field survey work and are identified on plans. The selected viewpoints can typically cover three types of views that are described in the GLVIA as:

- **Representative viewpoints** – selected to represent the experience of different types of visual receptor, where large numbers of viewpoints cannot be included individually and where the significant effects are unlikely to differ;
- **Specific viewpoints** – chosen because they are key and sometimes promoted viewpoints within the landscape, including for example specific local visitor attractions, viewpoints in areas of particularly noteworthy visual and/or recreational amenity such as landscape with statutory landscape designations, or viewpoints with particular cultural landscape associations. Specific views include those from recreational spaces, cemeteries, public footpaths, open access land, and promoted trails.
- **Illustrative viewpoints** – chosen specifically to demonstrate a particular effect or specific issues, which might, for example, be the restricted visibility at certain locations.

Not all of these types of viewpoints will be present or need to be considered in all of the assessment. The majority of viewpoints will be representative but not exclusively. All of the viewpoints considered are taken from publicly accessible locations. The likely effect of the development proposal on private locations, such as houses, is made through professional judgement based on views from publicly accessible locations nearby.

The representative views are described as part of the visual baseline assessment and consider the following criteria:

- Location of the viewpoint;



- Type of existing view;
- Distance between the observer and the site; and
- Extent and context of the site and/or likely view of development proposal observed.

With specific regard to the extent of the site/development observed the following descriptions are used:

- Open views – uninterrupted views into the site;
- Filtered views – views partially obstructed by vegetation, landform, built-form or combinations of each; and

As part of the baseline assessment judgements must be made about the value attached to a view. Value may be attached to views that relate to designated landscapes and heritage assets. Value may also be attached through appearance in guide books, on maps, and through the provision of facilities specific to the enjoyment of a view such as benches or interpretation boards. Value may also be attached to views associated with heritage assets, these are often identified in heritage assessments and conservation area appraisals. Value can be categorised as:

- **Very High Visual Value** – Promoted views identified on maps, or local walks/guides that are highly valued as a destination to appreciate a particular landscape or feature. This may include views towards or from notable natural features, structures, houses, heritage assets, designed views or exceptional landscapes. These views are considered to be of greater than local value and are likely to be marked by signs, seating, or features that promote the view. This may also include undesignated and promoted views that are of significant local cultural and community value.
- **High Visual Value** – Views from publicised vantage points, or to a landscape of notable importance, or highly popular visitor attractions where the view forms an important part of the experience or has important cultural associations. This may include particularly noteworthy views from identified trails, designated landscapes, and heritage assets. These views are considered to be of greater than local value and regularly visited. This may also include views that provide a valuable appreciation of a landscape, for instance open and elevated panoramic views that provide a wide appreciation of a landscape that defines a particular area, or conversely a focussed/channelled view of a specific feature or valued asset. Private views may include notable properties specifically designed to take advantage of a particular view;



- **Medium Visual Value** – Locally known or valued viewpoints. Views from promoted public rights of way or clear evidence of regular use and areas of informal open space. Views from regularly used rooms or living spaces. Panoramic views, vistas, or other noteworthy views from active recreation land, or highways. Such views will provide a wider appreciation of the landscape and its character with few detracting elements; and
- **Low Visual Value** – Views that are not published and/or where there is limited evidence of regular use, and/or views that do not provide a wider appreciation of the landscape and its character. Such views will often include modified landscapes and/or detracting elements. Views from secondary windows not forming the main living or working spaces in properties. Views of little noteworthiness from active recreation land, or highways.

### **Assessment of Landscape Effects**

The initial stage of the assessment of landscape effect is to determine the susceptibility of the receptor to the proposed change, and an overall assessment of landscape sensitivity.

The following criteria are used to establish landscape susceptibility. Whilst these are typical examples it does not always follow that a site within a specific landscape designation will automatically fit with this categorization. Much will depend on the specific site conditions.

- **Very High Susceptibility** – A landscape possessing a strong and defined character of notable scenic quality, in good condition with a very low tolerance to the proposed change.
- **High Landscape Susceptibility** - A landscape possessing a defined character of good scenic quality, in good condition with a low tolerance to the proposed change.
- **Medium Landscape Susceptibility** – A landscape possessing a moderate strength character and scenic quality, in moderate condition with a moderate tolerance to the proposed change
- **Low Landscape Susceptibility** – A landscape possessing a weak and undefined character of limited scenic quality, in poor condition with a high tolerance to the proposed change.

Judgements of value and susceptibility are then combined as an assessment of overall sensitivity:



**Table 1 – Matrix of Landscape Sensitivity**

		SUSCEPTIBILITY			
VALUE		VERY HIGH	HIGH	MEDIUM	LOW
	VERY HIGH	Very High	Very High	High	Medium
	HIGH	Very High	High	Medium	Medium
	MEDIUM	High	Medium	Medium	Low
	LOW	Medium	Medium	Low	Low

The following stage of the assessment process considers the magnitude of change imposed by the proposed development on each landscape receptors. Issues that inform this judgement include:

- **Size or scale:** The amount of change resulting from the proposal to features, or key characteristics and attributes of the landscape type or area.
- **Geographic extent:** Determines the extent to which the landscape type or area will be affected by the proposed development.
- **Duration and reversibility of the landscape effect:** The timeframe, or duration of the effect by the proposed development, and whether the effect is permanent or temporary.

The likely magnitude of change of the development proposal can be guided by the following criteria:

- **High magnitude of change** – The proposal will result in a total change in the key characteristics of the landscape character, will introduce elements into the landscape that are totally uncharacteristic to the receiving landscape, and/or will result in the substantial loss, or alteration of key elements/features.
- **Medium magnitude of change** – The proposal will result in a change in the key characteristic of the landscape character, will introduce elements uncharacteristic to the attributes of the receiving landscape, and/or will result in loss, or alteration to key elements/features.
- **Low magnitude of change** – The proposal will result in a partial change to the key characteristics of the landscape character, will introduce elements that are not entirely uncharacteristic to the attributes of the receiving landscape, and/or will result in the minor loss, or alteration to key elements/features.



- **Negligible magnitude of change** – The proposal will result in a very limited changed to the key characteristics of the landscape character, will introduce elements consistent with the attributes of the receiving landscape, and/or will result in an limited loss, or alteration to key elements/features.

The combined judgements on the nature of the receptor (sensitivity) and the nature of the impact (magnitude) are combined to arrive at a clear and transparent judgement of significance. The significance of landscape effects are described in the assessment text and are guided by the matrix set out below:

**Table 2 – Matrix of Landscape Significance**

		SENSITIVITY			
MAGNITUDE OF CHANGE		VERY HIGH	HIGH	MEDIUM	LOW
	HIGH	Major	Major	Major-Moderate	Moderate
	MEDIUM	Major-Moderate	Major-Moderate	Moderate	Minor
	LOW	Moderate	Moderate	Minor	Minimal
	NEGLIGIBLE	Minor	Minor	Minimal	Minimal

For the purpose of this assessment, effects that are of major and major-moderate significance (highlighted in blue) are those considered particularly relevant to the planning decision making process.

### Assessment of Visual Effects

The initial stage of the assessment of visual effect is to determine the susceptibility of the receptor to the proposed change, and an overall assessment of landscape sensitivity.

GLVIA describes the susceptibility of different visual receptors to changes in views and visual amenity as 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 focussed on the views and the visual amenity they experience in particular locations.

The GVLIA goes on to categorise those receptor groups that are likely to be most susceptible to change:



- residents at home;
- people, whether residents or visitors, who are engaged in outdoor recreation, including people using public rights of way, whose attention or interest is likely to be focussed on the landscape and on particular views;
- visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;
- communities where views contribute to the landscape setting enjoyed by the residents in the area.

Whilst this covers a number of potential visual receptors it does not automatically make them all highly susceptible to change. Susceptibility can be categorised as follows:

- **Very High Susceptibility** – Views that provide a key understanding and appreciation of valued landscapes (most notably National Parks and AONB's), notable natural features, or historic structures/properties (such as engineering structures or country houses).
- **High Visual Susceptibility** - Primary views from residential properties; users of public rights of way, informal footpaths, cycleways and public open space where the appreciation of the wider landscape setting is critical to its function and enjoyment; visitors to local attractions and heritage/wildlife assets where views of the wider landscape are important to its setting.
- **Medium Visual Susceptibility** - Secondary/restricted views from residential properties; users of public rights of way, informal footpaths, cycleways, lanes and public open space where the appreciation of the wider landscape setting is moderately important to its function and enjoyment; and visitors to local attractions and heritage/wildlife assets where views of the wider landscape make a contribution to its setting but are not critical to its appreciation and enjoyment.
- **Low Visual Susceptibility** - People engaged in outdoor sport and recreation where the appreciation of views is not critical to their enjoyment; people at their workplace where the setting is not important to the quality of working life, and road or footpath users where views of the wider landscape make a limited contribution to its setting.

In terms of views from residential properties it is important to note that the planning system does not serve to protect private interests. The key issues in considering residential views is not whether an occupier would experience financial or other loss from development but whether such development would unacceptably affect the residential amenity of the





property and associated land holding. A number of Local Authorities have adopted residential amenity standards for new development that have been specifically implemented to control the relationship between existing and proposed development. Where such standards exist these will be relied upon and not replicated through further assessment.

Judgements of value and susceptibility are then combined as an assessment of overall sensitivity:

**Table 3 – Matrix of Visual Sensitivity**

		SUSCEPTIBILITY			
VALUE		VERY HIGH	HIGH	MEDIUM	LOW
	VERY HIGH	Very High	Very High	High	Medium
	HIGH	Very High	High	Medium	Medium
	MEDIUM	High	Medium	Medium	Low
	LOW	Medium	Medium	Low	Low

The following stage of the assessment process considers the magnitude of change imposed by the proposed development on each visual receptors. Issues that inform this judgement include:

- **Size or scale:** This includes the loss of important features to the character and composition of the views, the degree of consistency between the proposals and visual setting of the receiving landscape, and the extent of the view and proportion of that view the proposals in likely to influence or change.
- **Geographic extent:** The extent of the area in which the proposed change will be visible.
- **Duration and reversibility of the visual effect:** The timeframe, or duration of the effect by the proposed development, and whether the effect is permanent or temporary.

The likely magnitude of change of the development proposal can be guided by the following criteria:

- **High magnitude** - The proposal will cause a dominant or complete change or contrast to the view, resulting in the loss or addition of substantial features in the



view, at odds with the existing visual character, and substantially altering the appreciation of the view.

- **Medium magnitude** - The proposal will cause a clearly noticeable change or contrast to the view, which will have an effect on composition through the loss or addition of features, noticeably altering the appreciation of the view.
- **Low magnitude** - The proposal will cause a perceptible change or contrast in the view, but which will not materially affect the composition or the appreciation of the view.
- **Negligible magnitude** - The proposal will cause a barely perceptible change or contrast to the view that will not affect the composition or the appreciation of the view.
- **No change** – no part of the scheme or associated works will be discernible in the view.

The combined judgements on the nature of the receptor (sensitivity) and the nature of the impact (magnitude) are combined to arrive at a clear and transparent judgement of significance. The significance of visual effects are described in the assessment text and are guided by the matrix set out below:

**Table 4 – Matrix of Visual Significance**

		SENSITIVITY			
MAGNITUDE OF CHANGE		VERY HIGH	HIGH	MEDIUM	LOW
	HIGH	Major	Major	Major-Moderate	Moderate
	MEDIUM	Major-Moderate	Major-Moderate	Moderate	Minor
	LOW	Moderate	Moderate	Minor	Minimal
	NEGLIGIBLE	Minor	Minor	Minimal	Minimal

For the purpose of this assessment, effects that are of major and major-moderate significance (highlighted in blue) are those considered particularly relevant to the planning decision making process.

### Criteria of Other Factors Assessed

The assessment also considers the following aspects;



- **Directs and indirect effects** – direct effect effects are those directly attributable to the development. These include changes to features, character, and views. Indirect effects are those resulting indirectly from the development. These effects may result as a consequence of direct effects over distance from the site, or a sequence of change over time or distance;
- **Seasonal variation** – due to the role that vegetation can play in preventing or limiting views, or influencing the character of the landscape, the difference between winter and summer needs to be considered. Assessments completed during spring and summer months should include a prediction of winter effects with limited leaf cover to ensure the worst-case scenario has been considered.
- **Beneficial, neutral, or adverse effects** - adverse effects are those that would be damaging to the quality, integrity, or key characteristics of the landscape and/or visual resource. Beneficial effects are those that would result in an improvement in the quality, integrity, or key characteristics of the landscape and/or visual resource. Neutral effects are those effect that would maintain, on balance, the existing levels of quality, integrity, or key characteristics of the landscape and/or visual resource.



## Appendix 2

Illustrative Masterplan (Pegasus Group)









Tel: 01530 265688 Web: [www.golbyandluck.co.uk](http://www.golbyandluck.co.uk)

Email: [info@golbyandluck.co.uk](mailto:info@golbyandluck.co.uk)

Office: 207 Leicester Road, Ibstock, Leicestershire, LE67 6HP  
Golby and Luck LTD (Company No. 9037776) Registered in England and Wales