

Rushcliffe Borough Council

Solar Farm Landscape Sensitivity and Capacity Study

Landscape Sensitivity and Capacity Study

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Contents

1.	Introduction	1
1.1	Aims and Objectives of the Study	1
1.2	Approach	3
1.3	Limitations	5
2.	Policy Context	6
2.1	National Policy	6
2.2	Local Policy	8
3.	Defining the baseline	12
3.1	Landscape Assessment Units	12
3.2	Baseline scenario	13
3.3	Development typologies	13
4.	General design principles	15
5.	Assessment of sensitivity, capacity and key mitigation principles for each LAU	18
6.	Summary Table	49

Tables

Table 1: Policy 2 Climate Change	9
Table 2: Policy 16 Renewable Energy	9
Table 3: Other Relevant Local Plan Policies	10
Table 4: Solar Farm Parameter Definitions	14
Table 5: LAU A Value Descriptions	19
Table 6: LAU A Landscape Capacity	20
Table 7: LAU B Value Descriptions	22
Table 8: LAU B Landscape Capacity Following Construction of Known Development	23
Table 9: LAU C Value Descriptions	25
Table 10: LAU C Landscape Capacity	26
Table 11: LAU D Value Descriptions	27
Table 12: LAU D Landscape Capacity	28
Table 13: LAU E Value Descriptions	29
Table 14: LAU E Landscape Capacity	30
Table 15: LAU F Value Descriptions	31
Table 16: LAU F Landscape Capacity	32
Table 17: LAU G Value Descriptions	33
Table 18: LAU G Landscape Capacity	34
Table 19: LAU H Value Descriptions	35
Table 20: LAU H Landscape Capacity	36
Table 21: LAU I Value Descriptions	37
Table 22: LAU I Landscape Capacity	38
Table 23: LAU J Value Descriptions	39
Table 24: LAU J Landscape Capacity	40

Table 25: LAU K Value Descriptions	41
Table 26: LAU K Landscape Capacity	42
Table 27: LAU L Value Descriptions	43
Table 28: LAU L Landscape Capacity	44
Table 29: LAU M Value Descriptions	45
Table 30: LAU M Landscape Capacity	46
Table 31: LAU N Value Descriptions	47
Table 32: LAU N Landscape Capacity	48
Table 33: Landscape Sensitivity and Capacity Summary Table	49

Appendices

Appendix A – Detailed Methodology

Appendix B – Future Baseline Developments

Appendix C – Supporting Figures

Appendix D – Supporting Figures (Context Plans)

1. Introduction

The benefits of renewable energy production and storage are well known and widely accepted. This is evidenced by the National Planning Policy Framework¹ (NPPF), which outlines the requirement for the transition to a low carbon future and an increase in the supply of renewable energy. The NPPF outlines a presumption in favour of sustainable development and this study sets out information to inform both planning and decision-making.

The government published Powering Up Britain, a document setting out its blueprint for delivering energy security and Net Zero in March 2023. This includes commitments to support the energy transition, including a fivefold increase in solar by 2035, noting that ground-mounted solar is one of the cheapest forms of electricity generation and is readily deployable at scale. Solar farm development below 50 megawatts (MW) is dealt with under the Town and Country Planning Act, 1990. Schemes exceeding the 50MW threshold are considered Nationally Significant Infrastructure Projects (NSIP) and require a Development Consent Order (DCO). Such proposals often exceed 100MW, requiring substantial areas of land. The National Policy Statement for Energy (EN-1) makes specific reference to the landscape and visual considerations of energy infrastructure, applying a hierarchical approach to protection from nationally designated areas through to areas with no landscape designation.

Most solar farms which are operational in the UK today are well below the 50MW threshold and were developed to take advantage of the feed-in tariffs which were available in the 2010s. The economics of solar farm development has changed rapidly in recent years and there has been a push to promote and develop large-scale solar farms, often including ancillary infrastructure such as substations and battery storage. This is reflected in the large number of solar farm applications in Rushcliffe and the wider region. Since 2013 Rushcliffe Borough Council has granted permission for ten solar farms of five hectares or more at various sites across the Borough with generating capacities ranging from 4.2MW to 49.9MW. In recent years there has been increased interest from the renewable energy sector and further applications have been submitted. This has the potential to change the character of the landscape of Rushcliffe. A map of completed solar farms, EIA screening opinion requests for solar farms, and solar farms with planning permission granted, refused, or under consideration within Rushcliffe is shown on Figure C1 in Appendix C.

Rushcliffe Borough Council commissioned Arup in October 2023 to undertake a study to determine the sensitivity of the landscape to solar farm development across the Borough and to provide an indication of the capacity of the landscape for such development. This is to ensure that applications submitted to Rushcliffe Borough Council adhere to the principles of sustainable development and that decisions are informed by a robust understanding of the sensitivity of the landscape, informed by industry experts.

1.1 Aims and Objectives of the Study

The purpose of the study is to inform the review of Local Plan policies, the content of supplementary planning documents, supplementary plans and guidance notes and to inform the determination of planning applications for solar farm development across the borough.

The findings of this study do not determine whether planning applications are appropriate but rather provide an indicator of suitability based on likely effects to the landscape by area. For each existing or new solar farm development planning application, determination should be based on the character and sensitivity of the landscape (as outlined in Section 5 this study), an individual assessment of likely impacts to landscape and visual amenity as submitted by the prospective developer as part of their planning submission and the appropriateness of mitigation and enhancement measures, which should align with the design principles outlined in this study.

The main aims of the study are to:

¹ Department for Levelling up, Housing and Communities (2023) *National Planning Policy Framework*. Available at www.gov.uk/dluhc [Accessed: 24/10/23]

- Provide an assessment of landscape sensitivity of each landscape character area, specific to solar farm development;
- Provide a summary of indicative capacity for solar farm development;
- Visually illustrate the sensitivity and capacity of the landscape spatially through mapping;
- Provide guidance for the siting of solar farm development and set principles for appropriate design, mitigation and enhancement measures.

1.2 Approach

The diagram below sets out the stages that have been followed to prepare the landscape sensitivity and capacity study. It is based on the four-step process outlined in *An approach to landscape sensitivity assessment – to inform spatial planning and land management*².



² Natural England (2019), *An approach to landscape sensitivity assessment – to inform spatial planning and land management*

Further detail on the process is provided in Appendix A - Detailed Methodology. The approach taken to determine landscape sensitivity, indicative capacity and design principles has been informed by the following guidance:

- Natural England’s *An approach to landscape sensitivity assessment – to inform spatial planning and land management*³
- The Landscape Institute and Institute of Environmental Management & Assessment’s *Guidelines for Landscape and Visual Impact Assessment, third edition*⁴(GLVIA3)
- The Countryside Agency and Scottish Natural Heritage’s *Landscape Character Assessment Guidance*⁵
- The Countryside Agency and Scottish Natural Heritage’s *Topic paper 6: Techniques and Criteria for Judging Capacity and Sensitivity, a discussion*⁶
- The Landscape Institute’s *Infrastructure Technical Guidance Note 04/20*⁷
- Natural England’s *An Approach to Landscape Character Assessment*⁸

1.2.1 Definitions

For this study, the definitions for landscape sensitivity, capacity and landscape assessment units are derived from Natural England’s *An approach to landscape sensitivity assessment – to inform spatial planning and land management*³, as set out below.

What is ‘Landscape Sensitivity’?

“Within the context of spatial planning and land management, landscape sensitivity is a term applied to landscape character and the associated visual resource, combining judgements of their susceptibility to the specific development type / development scenario or other change being considered together with the value(s) related to that landscape and visual resource. Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value.”³.

What is ‘Landscape Capacity’?

“Landscape capacity refers to the amount of specified development or change which a particular landscape and the associated visual resource is able to accommodate without undue negative effects on its character and qualities.”³.

What is a Landscape Assessment Unit (LAU)?

“Assessment units are reporting units which may be Landscape Character Areas or Landscape Character Types, or subdivisions of either, depending upon the scale and purpose of the landscape sensitivity assessment.”³.

³ Natural England (2019), *An approach to landscape sensitivity assessment – to inform spatial planning and land management*

⁴ Landscape Institute and Institute of Environmental Management & Assessment (2013), *Guidelines for Landscape and Visual Impact Assessment*

⁵ The Countryside Agency and Scottish Natural Heritage (2002), *Landscape Character Assessment Guidance*

⁶ The Countryside Agency and Scottish Natural Heritage (2002), *Topic paper 6: Techniques and Criteria for Judging Capacity and Sensitivity, a discussion*

⁷ Landscape Institute (2020), *Infrastructure, Technical Guidance Note 04/20*

⁸ Natural England (2014), *An Approach to Landscape Character Assessment*

1.3 Limitations

The findings of this study do not determine whether planning applications for solar farm development are appropriate but rather provide an indicator of suitability based on likely effects to the landscape by area. Good design requires a thorough understanding of each prospective site and a clear demonstration of the impacts that are likely and mitigation to eliminate or reduce likely effects.

Glint and glare effects are a key factor that should be factored into the decision-making process when considering solar farm development. These effects are specific to each development based on location and specific receptors and therefore cannot be accurately factored into the assessment of sensitivity at this stage. It has therefore been assumed that glint and glare would be possible for all potential solar farm development across all LAUs for the purposes of this study.

This study provides an indication of the likely capacity for solar farm development proposals in a given area but does not replace the need for cumulative effects to be assessed within any Landscape and Visual Impact Assessment (LVIA). The process for determining landscape sensitivity and outlining indicative capacity can be used to inform the likelihood of cumulative impacts. As a general rule of thumb, LAUs where the study indicates a high capacity for a particular typology are less likely to be affected by cumulative impacts, though this still needs to be assessed on a case-by-case basis. Siting, intervisibility, receptor types and sequential views can all contribute to the perceived sense of development in an area and are all site specific.

Landscape sensitivity and capacity judgments outlined in this study are based on the baseline scenario described in section 3. Capacity should be reviewed as and when new development is brought forward to understand the appropriateness of the landscape for further future developments.

2. Policy Context

This section sets out a comprehensive review of relevant national and local planning policy for renewable energy development, particularly solar farms.

2.1 National Policy

2.1.1 National Planning Policy Framework 2023

The National Planning Policy Framework (NPPF)⁹ sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in planning decisions, with the purpose of the planning system, as defined by the Framework, being to '...help achieve sustainable development'.

Chapter 14 of the NPPF includes policies that seek to meet the challenge of climate change, flooding and coastal change. **Paragraph 157** states that:

"The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure".

This evidences national policy's support for renewables and the infrastructure required to enable low carbon energy generation. Concerning plan making, **Paragraph 160** encourages Local Planning Authorities (LPAs) to develop plans which aid the increase in the use of renewable and low carbon energy and heat through:

- a) providing a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately (including cumulative landscape and visual impacts);
- b) identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and
- c) identifying opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.

At **Paragraph 163**, LPAs are also advised to determine planning applications for renewable and low carbon development, according to the following guidance:

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to significant cutting greenhouse gas emissions;
- b) approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas; and
- c) in the case of applications for the repowering and life-extension of existing renewable sites, give significant weight to the benefits of utilising an established site, and approve the proposal if its impacts are or can be made acceptable.

Paragraph 156 of the NPPF concerns suitable locations for renewable energy development. It states that many elements of renewable energy projects located in the Green Belt will comprise inappropriate development. Subsequently, in this case, developers must *"demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources."*

⁹ Department for Levelling Up, Housing and Communities (2023), *National Planning Policy Framework*

A substantial proportion of the northern extent of Rushcliffe, closest to the built-up extent of Nottingham, is Green Belt, covering approximately 40% of the total area.

2.1.2 Planning Practice Guidance

The government's Planning Practice Guidance on Renewable and Low Carbon Energy¹⁰, relevant to solar farm development states that "renewable energy developments should be acceptable for their proposed location" in **Paragraph 22**. It is noted that large scale solar farms can have a negative impact on the rural environment, but that, if planned sensitively and well-screened the visual impact of solar farms can be properly addressed within the landscape. LPAs are advised to consider:

- focussing large scale solar farms on previously developed and non-agricultural land, provided that it is not of high environmental value;
- where a proposal involves greenfield land, whether the use of any agricultural land is necessary and poorer quality land has been used in preference to higher quality and whether the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements;
- putting planning conditions on permission to ensure solar farms are temporary structures and removed when no longer in use;
- the proposal's visual impact, the effect on landscape of glint and glare;
- additional impacts of the daily movement of the sun;
- the need for, and impact of, security measures such as lights and fencing;
- conserving heritage assets in a manner appropriate to their significance, including the impact of proposals on views important to their setting;
- opportunities to mitigate landscape and visual impacts through, for example, screening with native hedges; and
- the energy generating potential, which can vary for a number of reasons including, latitude and aspect.

Regarding visual impact, the Planning Practice Guidance refers to the guidance for assessing the impacts of wind turbine developments, which lists the following considerations for identifying impacts on the landscape:

- direct and indirect effects;
- cumulative impacts;
- temporary and permanent impacts;
- sensitivity of the landscape and visual resource to certain types of change; and
- magnitude or size of predicted change.

Paragraph 23 goes on to state "*in assessing the impact on visual amenity, factors to consider include: establishing the area in which a proposed development may be visible, identifying key viewpoints, the people who experience the views and the nature of the views*" and lists the type of information that can usefully inform assessments.

It is noted though that for ground-mounted solar panels with effective screening and appropriate land topography the area of a zone of visual influence could be zero.

¹⁰ Department of Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government (2023), *Renewable and Low Carbon Energy*

2.1.3 National Policy Statement for Energy

The Overarching National Policy Statement (NPS) for Energy (NPS EN-1)¹¹ and the NPS for Renewable Energy Infrastructure (NPS EN-3)¹² set out the Government's ambition to meet net zero by 2050 and recognise that solar has an important role in delivering the government's strategy for low-cost decarbonisation of the energy sector. The Government expects a five-fold increase and combined ground and rooftop solar deployment by 2035, quoting a figure of up to 70GW. EN-5 sets out policy for electricity network infrastructure which is required to support the governments ambition for delivery of renewable energy generation as outlined in NPS EN-3.

NPS EN-3 sets out the threshold for solar farm development considered to be a Nationally Significant Infrastructure Project (NSIP), which for England is set at a generating capacity of 50MW or greater. NPS EN-1 and NPS EN-3 set out national policy for the delivery of nationally significant energy infrastructure, including renewable energy. The national policy statements set out policy for decisions by the Secretary of State on applications received for NSIPs and the information within is therefore not material to deciding planning applications for sub-50MW solar farms within England. However, they do contain useful information on siting and technical considerations, impacts and mitigation which are transferable to smaller sites and can be drawn upon to ensure good design and well integrated schemes.

NPS EN-3 outlines the likely influences of key considerations involved in the siting of a solar farm:

- Irradiance and site topography
- Network connection
- Proximity to dwellings
- Agricultural land classification and land type
- Accessibility
- Public rights of ways
- Security and lighting

It also outlines technical considerations, impacts and mitigation.

2.2 Local Policy

The local development plan documents relevant to solar farm development covering Rushcliffe consist of the following:

- The Rushcliffe Local Plan Part 1: Core Strategy 2014 (LPP1);
- The Rushcliffe Local Plan Part 2: Land and Planning Policies 2019 (LPP2);
- Nottinghamshire Mineral Local Plan, 2021; and
- Adopted Neighbourhood Plans covering an application site, or part of it.

2.2.1 The Rushcliffe Local Plan Part 1: Core Strategy 2014 (LPP1)

Policy 2 of The Rushcliffe Local Plan Part 1 Core Strategy (adopted 2014)¹³ is a strategic development plan policy which is particularly relevant to decentralised, renewable and low carbon energy generation. Table 1 provides a summary of this policy.

¹¹ Department for Energy Security & Net Zero (2023), *Overarching National Policy Statement for Energy (EN-1)*

¹² Department for Energy Security & Net Zero (2023), *Overarching National Policy Statement for Renewable Energy Infrastructure (EN-3)*

¹³ Rushcliffe Borough Council (2014), *Rushcliffe Local Plan Part 1: Core Strategy*

Table 1: Policy 2 Climate Change

Policy Name	Policy Summary
Policy 2: Climate Change	<p>Sets out Rushcliffe Borough Council’s overarching aim that all development will, amongst other things, be expected to mitigate against the effects of climate change and comply with national and local targets on reducing carbon emissions.</p> <p>Also supports the development of new decentralised, renewable and low carbon energy schemes, appropriate for Rushcliffe, including from solar, where they are compatible with environmental, heritage, landscape and other planning considerations.</p> <p>States that Rushcliffe Borough Council will identify suitable and unsuitable areas for renewable and low carbon energy sources, and supporting infrastructure, through policy in the Local Plan Part 2.</p>

2.2.2 The Rushcliffe Local Plan Part 2: Land and Planning Policies 2019 (LPP2)

Policy 16 of Rushcliffe Local Plan Part 2 Land and Planning Policies¹⁴ draws on **Policy 2** (of LPP1) to set out the policy requirements for renewable energy development in Rushcliffe, and outlines considerations for determining suitable development in greater detail for any planning application for renewable energy schemes, including solar. Table 2 provides more information.

Table 2: Policy 16 Renewable Energy

Policy Name	Policy Summary
Policy 16: Renewable Energy	<p>Proposals for renewable energy schemes will be granted planning permission where they are acceptable in terms of:</p> <ul style="list-style-type: none"> a) compliance with Green Belt policy; b) landscape and visual effects; c) ecology and biodiversity; d) best and most versatile agricultural land; e) the historic environment; f) open space and other recreational uses; g) amenity of nearby properties; h) grid connection; i) form and siting; j) mitigation; k) the decommissioning and reinstatement of land at the end of the operational life of the development; l) cumulative impact with existing and proposed development; m) emissions to ground, water courses and/or air; n) odour; o) vehicular access and traffic; and p) proximity of generating plants to the renewable energy source. <p>States that if proposals are not acceptable in terms of one or more of the identified factors, a decision will be taken balancing the benefits and impacts of the proposal. The more significant the impact, the more likely it is that planning permission would be refused.</p> <p>Notes that when located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development and developers will need to demonstrate very special circumstances in order to proceed, in line with the NPPF.</p> <p>Applicants may be expected to provide the following information as part of a planning submission:</p> <ul style="list-style-type: none"> • a landscape and visual impact assessment; • a heritage impact assessment; • noise assessments;

¹⁴ Rushcliffe Borough Council (2019), *Rushcliffe Local Plan Part 2: Land and Planning Policies*

Policy Name	Policy Summary
	<ul style="list-style-type: none"> ecological assessment; and evidence of consultation with utility providers.

2.2.3 Other relevant Local Plan policy

Dependant on the location and nature of a potential solar farm site proposal, other development plan policies may be relevant to the determination of planning applications for major solar development. Table 3 below provides an overview of these policies, which are listed also by the Solar Farm Guide¹⁵ as potential policy considerations.

Table 3: Other Relevant Local Plan Policies

Policy No.	Policy Theme
Local Plan Part 1: Core Strategy (LPP1)	
Policy 1	Presumption in Favour of Sustainable Development
Policy 4	Nottingham-Derby Green Belt
Policy 10	Design and Enhancing Local Identity
Policy 11	Historic Environment
Policy 16	Green Infrastructure, Landscape, Parks and Open Spaces
Policy 17	Biodiversity
Local Plan Part 2: Land and Planning Policies (LPP2)	
Policy 1	Development Requirements
Policy 17	Managing Flood Risk
Policy 18	Surface Water Management
Policy 19	Development Affecting Watercourses
Policy 21	Green Belt
Policy 22	Development within the Countryside
Policy 28	Conserving and Enhancing Heritage Assets
Policy 29	Development affecting Archaeological Sites
Policy 34	Green Infrastructure and Open Space Assets
Policy 36	Designated Nature Conservation Sites
Policy 37	Trees and Woodlands
Policy 38	Non-Designated Biodiversity Assets and the Wider Ecological Network
Policy 40	Pollution and Land Contamination
Policy 42	Safeguarding Minerals

2.2.4 Rushcliffe Solar Farm Development Planning Guidance

In 2022, Rushcliffe Borough Council published a Solar Farm Guide¹⁵. The document provides guidance on the planning policy context for major, stand-alone ground mounted solar photovoltaic panel development that does not exceed 50MW generating capacity. This is a material planning consideration and sets out what Rushcliffe Borough Council expects to receive in terms of proposals.

¹⁵ Rushcliffe Borough Council (2022), *Solar Farm Development Planning Guidance*

2.2.5 Landscape and Visual

The Solar Farm Guide¹⁵ outlines the importance of Rushcliffe's predominantly rural landscape:

“[It] is a key part of the Borough's character and provides an attractive backdrop for its residents, visitors and investors to live and work. Such landscapes also form an important part of the Green Infrastructure network within the Borough. The landscape and visual effects of major solar farm developments are likely to be one of the most significant impacts arising from such development.”

Consequently, the Rushcliffe Solar Farm Development Planning Guidance requires that the site selection process and formulation of the design and layout of solar farm proposals are given proportionate consideration at the earliest possible stage. LPP2 **Policy 22** Development within the Countryside, supports renewable energy within the Countryside, where outside of the Green Belt and where the development can conserve or enhance the appearance and character of the landscape, including any historic or ecological features and local distinctiveness.

LPP1 **Policy 16** Green Infrastructure, Landscape, Parks and Open Spaces, outlines that the loss of green infrastructure and any removal of existing field boundaries such as hedgerows and trees through development should not alter the character of the existing landscape.

The Solar Farm Guide¹⁵ states that “*all applications for major solar farm development will be expected to be supported by an appropriate assessment in the form of either a Landscape and Visual Assessment (LVA) or Landscape and Visual Impact Assessment (LVIA), if the proposal is EIA development.*”

It also states Rushcliffe Borough Council's preference for developers to follow the guidance set out in GLVIA3⁴.

The sensitivity of the existing landscape, having regard to its condition and strength and the magnitude of the predicted change to the existing landscape character from the proposed development should be considered when assessing the significance of impacts.

The Planning Practice Guidance on Renewable and Low Carbon Energy¹⁶ outlines that in assessing the impact on visual amenity, factors to consider include establishing the area in which a proposed development may be visible, identifying key viewpoints, the people who experience the views and the nature of the views, and identifying cumulative zones and sequential effects that may occur. These factors should be clearly assessed within the LVIA or LVA submitted with the planning application.

2.2.6 Nottinghamshire Minerals Local Plan

Nottinghamshire's Minerals Local Plan (Adopted 2021)¹⁷ sets out, under **Policy DM10** Airfield Safeguarding that the visual impact of solar development can be a hazard to aviation and that “*reflective surfaces such as solar panels...need to be carefully sited and angled to avoid glare*”. NPS EN-3 provides further detail on this stating that solar panels are specifically designed to absorb, not reflect, irradiation and outlining that “*applicants should map receptors qualitatively to identify potential glint and glare issues and determine if a glint and glare assessment is necessary as part of the application.*”

2.2.7 Emerging Local Policy

The Greater Nottingham Strategic Plan (GNSP)¹⁸ will comprise Part 1 of each authority's Local Plan, including Rushcliffe, replacing the Core Strategies (2014). The GNSP is currently at Preferred Approach stage and therefore its policies would not be given substantial weight in assessing proposals for solar farm development at present. The publication draft of this plan is planned to be submitted for examination by Government later in 2024, following another round of consultation. Therefore, this study does not consider the GNSP further.

¹⁶ Department of Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government (2023), *Renewable and Low Carbon Energy*

¹⁷ Nottinghamshire County Council (2021), *Minerals Local Plan*

¹⁸ Greater Nottingham Planning Partnership (2023), *Greater Nottingham Strategic Plan – Preferred Approach Consultation*

3. Defining the baseline

3.1 Landscape Assessment Units

3.1.1 Analysis and refinement of existing character areas

The *Greater Nottingham Landscape Character Assessment 2009* divides Rushcliffe into five Landscape Character Areas which are further divided into 14 Draft Policy Zones (DPZs); these are shown on Figure C2 in Appendix C. These DPZs have been analysed and, where required, refined to form Landscape Assessment Units (LAUs). The process for identifying LAUs involved desk-based and on-site analysis, as described in the methodology in Appendix A. Seven key changes to the DPZs were required to form LAUs, largely reflecting changes that have occurred in the landscape since the *Greater Nottingham Landscape Character Assessment* was published in 2009. These changes are set out below.

- Development south of Clifton, known as ‘Nottingham Gateway South of Clifton’ is under construction and extends the urban area to the south. This area has therefore been included in the wider urban area for the purposes of this study and the boundary of DPZ SN01 Clifton Slopes has been altered to form LAU F: Clifton Slopes
- The area identified as DPZ TW055 West Bridgford Recreational Fringe has undergone development since the *Greater Nottingham Landscape Character Assessment* was published. It contains a mix of residential and educational land use with open areas used as playing fields. Due to the overarching urban character of the area, which is unlikely to attract or be feasible for solar farm development, the DPZ has been scoped out of the assessment and the area enveloped into the wider urban area for the purposes of this study.
- DPZs identified within the Trent Washlands Regional Character Area as part of the *Greater Nottingham Landscape Character Assessment* are located at the northern fringe of Rushcliffe Borough. The DPZs were broken down into much smaller areas of character at a scale that was disproportionate to the rest of the borough. As the overall character of the area is defined by the Broad River Trent Valley, the DPZs were combined to create a continuous ‘Trent Washlands’ LAU, which is considered proportionate with the rest of the borough and therefore more appropriate for the study.
- The *Greater Nottingham Landscape Character Assessment* included a small, disconnected area defined as part of DPZ TW01, which covered Edwalton Golf Centre. The scale of the small, disconnected area was considered disproportionate to the study, and with limited likelihood of solar farm development. Therefore, the area has been included in the wider urban area for the purposes of this study.
- Residential development south of Edwalton extends the urban area to the south. This area has therefore been included in the wider urban area for the purposes of this study and the boundary of DPZ SN03 Mickleborough Fringe has been altered to form LAU H: Mickleborough Fringe.
- The urban extent of Bingham has extended north since the *Greater Nottingham Landscape Assessment* was published. This extension has been acknowledged, however, as the settlement is located within a much wider overall character area no change is proposed to the boundary of the existing DPZ.
- Ratcliffe-on-Soar Power Station sits within existing DPZ NW02. A Local Development Order was granted by Rushcliffe Borough Council in 2023 giving outline permission for a range of developments which includes the eventual demolition of the cooling towers. By 2030 the demolition of at least two cooling towers is anticipated to facilitate the development of the EMERGE energy recovery facility. Eventually all of the cooling towers and power station stack will be demolished, however, it is not clear what dates this will be achieved by. This study considers the LDO as part of the future baseline and whilst the LDO boundary differs to that of the existing power station, it is not considered that there would be a change to the DPZ NW02 boundary as a result.

The LAUs are shown on Figure C3 in Appendix C. LAUs utilise the same names as DPZs to broadly align with the *Greater Nottingham Landscape Character Assessment*.

3.1.2 Landscape Assessment Units (LAU) included in this study

The Landscape Assessment Units included in this assessment are listed below.

- LAU A: Gotham and West Leake Wooded Hills and Scarps
- LAU B: East Leake Rolling Farmland
- LAU C: Widmerpool Clay Wolds
- LAU D: Cotgrave Wooded Clay Wolds
- LAU E: Vale of Belvoir
- LAU F: Clifton Slopes
- LAU G: Ruddington Alluvial Farmland
- LAU H: Mickleborough Fringe
- LAU I: Cotgrave and Tollerton Village Farmland
- LAU J: East Bridgford Escarpment Farmland
- LAU K: Aslockton Village Farmland
- LAU L: Attenborough Wetlands
- LAU M: Soar Valley Farmlands
- LAU N: Trent Valley Washlands

3.2 Baseline scenario

The baseline against which the sensitivity and capacity of the landscape has been assessed is the existing landscape and:

- any planning applications with planning permission granted which are located on allocated land within the local plan, and
- 22/01339/LDO: Proposed Local Development Order for development at Ratcliffe on Soar Power Station, at Ratcliffe on Soar Power Station, Green Street, Ratcliffe on Soar, Nottinghamshire, NG11 0EE, and
- any solar farm development with planning permission granted.

Planning applications with permission granted which are located on allocated land, the LDO and solar farm planning applications with permission granted are described as ‘future baseline’ within this report and are outlined in Table 1 in Appendix B and shown on Figure C4 in Appendix C.

3.3 Development typologies

Typologies have been developed to inform the sensitivity of the landscape and to provide an indication of its likely capacity. These are summarised below. Further detail on the development of these typologies based on trends driven by national policy and solar farm development planning applications submitted to Rushcliffe Borough Council is available in Appendix A Detailed Methodology.

(i) Typical solar farm development – to inform landscape sensitivity

This study is focused on solar farm development and a summary of typical solar farm development is outlined below. These characteristics of development have been drawn from planning applications for solar farm development submitted to Rushcliffe Borough Council since 2013.

Solar farm development typically comprises the following features:

- Security or perimeter fencing up to 2.5m in height;

- CCTV cameras on poles up to 4m in height;
- Solar panel arrays up to 3.1m in height;
- Solar panels arranged south-facing at 10-30 degrees with 2 – 6.3m between rows;
- Infrastructure including small-scale buildings for invertors, sub-stations or power storage facilities; typically up to 3m in height;
- Access tracks (typically 4-5m wide); and
- Battery Energy Storage Systems (BESS).

(ii) Parameters of solar farm development – to inform landscape capacity

The description of solar farm development has been further categorised by size to provide an indication of likely landscape capacity. In reality, not all solar farm developments will fall exactly into any one of these defined typologies and in such cases, decisions will need to be made to establish which typology most closely represents the proposed development.

Table 4: Solar Farm Parameter Definitions

Parameter definition	Size in hectares (ha)	Typical generating capacity*	Notes
Very small scale	<5ha	Between 1.25MW and 2.5MW	This represents solar farm development that may typically fit into 1 to 2 agricultural fields based on scale of agricultural land across Rushcliffe Borough.
Small scale	6 – 30ha	Between 1.5MW and 15MW	Recent applications within this range have been submitted to Rushcliffe Borough Council.
Medium scale	31 – 60ha	Between 7.75MW and 30MW	There has been one recent screening request for an application within this size range demonstrating the trend in applications to sit at either side of the spectrum and to maximise the potential power generated from sites without exceeding the NSIP threshold.
Large scale	61 - 100ha	Between 15MW and 49.9MW	This range represents solar farm development typical of a commercial enterprise looking to generate power up to the threshold of being considered an NSIP (49.9MW).
Very large scale (not included in the study)	>100ha	50MW +	Developments of this size are NSIPs and applications for a Development Consent Order (DCO) are determined by the relevant Secretary of State. They are therefore outside the scope of this study, but guidance on how Rushcliffe Borough Council could engage with DCO applications will be provided.

4. General design principles

This section outlines eight general design principles that have been developed for Rushcliffe based on desk-based and on-site observations of the landscape. The principles are briefly described in the context of the characteristics of the landscapes they would be best suited to. These general principles can be applied to development within all LAUs however, key principles have been picked out for each LAU based on its individual baseline conditions and these are presented in section 5.

To maximise the potential for positive outcomes of solar farm development, development should also draw upon and align with existing guidance available. This includes:

- Rushcliffe's, *Solar Farm Guide*¹⁵
- The Landscape Institute's *Infrastructure Technical Guidance Note 04/20*⁷
- *Planning Practice Guidance on Renewable and Low Carbon Energy*¹⁰

Whilst not material to deciding planning applications for sub-50MW solar farms within England. The national policy statements for energy infrastructure (NPS-EN1, NPS EN-2 and NPS EN-3) also contain useful information on siting and technical considerations, impacts and mitigation which are transferable to smaller sites and can be drawn upon to ensure good design and well-integrated schemes.

Mitigation Principle 1 – Hedgerow restoration



In landscapes with low or fragmented hedgerows, hedgerow restoration can provide additional screening benefits, help to integrate solar farm development into the landscape and reduce the potential for cumulative effects.

Mitigation Principle 2 – Long distance views



In flat, expansive landscapes with long-distance views, siting solar development away from recreational routes can help to maintain the sense of openness and retain long distance views.

Mitigation Principle 3 – Historic setting



In landscapes with historic features, patterns and associations, which includes connectivity to the wider landscape or intervisibility between historic features such as church towers and spires. Historic setting should be considered by limiting solar farm development within views.

Mitigation Principle 4 – Landmarks



In views where there are significant landmarks or key views that are iconic, such as routes into settlements or views of local landmarks. Visual connections with landmarks should be considered and solar farm development sited sensitively to avoid degradation.

Mitigation Principle 5 – Exposed slopes



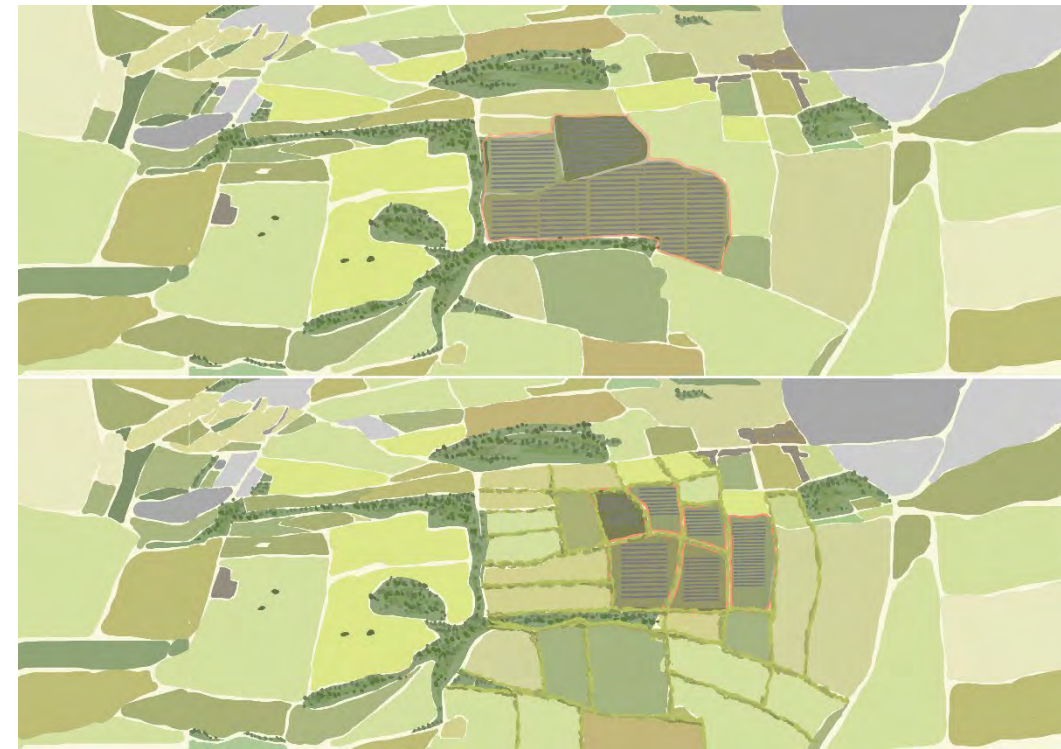
Solar farm development should be avoided on exposed slopes where it would be prominent within the landscape. Solar farm development can be integrated well into lower, flatter areas with less impact to the overall landscape.

Mitigation Principle 6 – Villages in the rural landscape



In rural landscapes with villages, solar farm development should be sensitively set back from the settlement edge to minimise visual intrusion and sense of enclosure.

Mitigation Principle 7 – Field pattern restoration



Field boundaries in fragmented landscapes should be restored to improve integration and provide wider benefits to the landscape. Smaller parcels of development divided by field boundaries are also less likely to result in cumulative impacts.

Mitigation Principle 8 – Industrial and urban fringe landscapes



Solar farm development associated with existing urban fringe or industrial areas can limit overall impacts to the rural landscape. Siting should be considered adjacent existing built-form and industrial land use but careful consideration to people's enjoyment of, and access to the countryside on their doorstep should be given.

5. Assessment of sensitivity, capacity and key mitigation principles for each LAU

The following pages provide profiles for each LAU outlining a landscape character description, key characteristics and future baseline development. Judgments for the value attached to the landscape and susceptibility to change are outlined in each case and are combined to provide a judgement on the overall sensitivity of the LAU to solar farm development.

Following the sensitivity assessment, judgements on indicative capacity are provided with a clear explanation given in each case.

Key design principles have been proposed for each LAU based on the general principles developed through the process and shown in Section 4. A written explanation of design principles specific to the LAU is given in each case.

Further information supporting the assessment of each LAU is as follows:

- Appendix A - Detailed Methodology, sets out the approach taken to define the baseline landscape character and the assessment of sensitivity and capacity.
- Appendix C - Supporting Figures, Figure 03, sets out the LAU boundaries.
- Appendix D - Supporting Figures (Context Plans), provides context plans showing recreational routes, designations and local landmarks for each LAU.

LAU A: Gotham and West Leake Wooded Hills and Scarps



This LAU is located within the regional character area of the Nottinghamshire Wolds. The landscape is largely rural with mostly modern field patterns, though small pockets of irregular and smaller scale historic field pattern do exist. Settlements, such as Gotham and West Leake are located at the base of the hills at the fringes of the area, and East Leake is located centrally within the LAU. The British Gypsum Head Office is located just north of the settlement impacting the rural character locally. To the north of the LAU, the A453 Remembrance Way intersects the area; road infrastructure across the rest of the area comprises rural lanes. Landform comprises a series of prominent individual hills with steep and exposed slopes. Land use is a mixture of woodland, arable and pasture with arable land on the lower and gentle slopes and pasture close to settlements. Larger areas of woodland are generally on higher ground with smaller blocks at the fringes of settlements. Overhead lines are prominent on lower ground between hills. Overall, the condition of the landscape is good, with hedgerows, woodland, and agricultural land well managed. The relatively small scale of settlements which are nestled between prominent hillsides means that built form is generally well-integrated into the overall rural landscape character. Church towers and spires are prominent within views towards settlements. Views range from enclosed channelled views between hills to panoramic views from higher ground.

Overall, the condition of the landscape is good, with hedgerows, woodland, and agricultural land well managed. The relatively small scale of settlements which are nestled between prominent hillsides means that built form is generally well-integrated into the overall rural landscape character. Church towers and spires are prominent within views towards settlements. Views range from enclosed channelled views between hills to panoramic views from higher ground.



Key characteristics

LAU A is defined by the following key characteristics:

- Prominent hills.
- Largely rural character.
- Modern field pattern.
- Woodland on higher ground.
- Channelled views on lower ground and extensive views from higher ground.

Future baseline

22/01339/LDO: LDO granted providing outline planning permission for a range of developments. The LDO boundary intersects a small portion of the overall LAU to the north-west.

LP2 Policy 3.2 Land north of Lantern Lane, East Leake includes planning applications with permission granted. The applications would introduce housing development to the east of East Leake.

21/00703/FUL: Installation and operation of a solar farm together with all associated works, equipment and necessary infrastructure, at OS Field 8561, rear of Rushcliffe Grove, East Leake, Nottinghamshire. (10.80ha in size).

22/00303/FUL: Construction of a solar farm and battery stations together with all associated works, equipment and necessary infrastructure, together with the formation of a new vehicular access onto Bunny Hill (A60), at land to north-east of Highfields Farm, Bunny Hill, Costock, Nottinghamshire. (81.58ha in size).

Landscape sensitivity

Landscape value

The LAU is not covered by any landscape designations. The value attached to the landscape of LAU A has been considered in Table 5 below against the factors defined in Table 3 of the methodology in Appendix A.

Table 5: LAU A Value Descriptions

Factor	Value
Natural heritage	Prominent wooded hills with a strong strength of character and interest.
Cultural heritage	Largely modern agricultural landscape. Linear settlement of West Leake is a historic village but confined to the south-west corner of the LAU.
Landscape condition	The landscape is in overall good condition with hedgerows, woodland agricultural land well managed.
Associations	The village of Gotham has multiple mentions in literature including the legend of the 'Wise Men of Gotham' and acknowledgment of Gotham in relation to the fictional city in the Batman comics. Gotham sits at the north eastern fringe of the LAU.
Distinctiveness	The landscape is distinctive due to the unique topography and prominent hills that form one of its key defining characteristics. The LAU has a strong strength of character overall.
Recreational	There are a number of public rights of ways through the landscape which are valued at a local level. Routes are through agricultural land and not considered a draw at a national scale. The Midshires Way long-distance footpath passes through the LAU connecting West Leake and East Leake.
Perceptual (Scenic)	The LAU is predominantly of a typical rural character, though its prominent wooded hillside and winding lanes afford extensive views from higher ground and enclosed but often dramatic views from lower ground.
Perceptual (wildness and tranquillity)	The LAU is predominantly rural and has some levels of peacefulness and tranquillity. Settlement such as East Leake and main roads such as A453 Remembrance Way result in local degradation of levels.
Functional	The LAU is primarily an agricultural landscape but is typical in nature / production.



The LAU is not covered by any statutory or local landscape designations. Its value is recognised locally due to its distinctive features such as unique topography and prominent hills. The LAU is also valued locally for its recreational access to the rural landscape which is in overall good condition and contains scenic qualities such as dramatic views from lower ground and extensive views from higher ground. The value is therefore considered to be **medium**.

Susceptibility to change

The LAU has an overarching rural character though agriculture is commonly medium to large scale and of modern pattern. Settlement and urban influences are confined to the fringes of the area with East Leake being the exception, which is on lower ground, nestled between elevated landforms.

The following features and characteristics of the landscape are particularly susceptible to solar farm development:

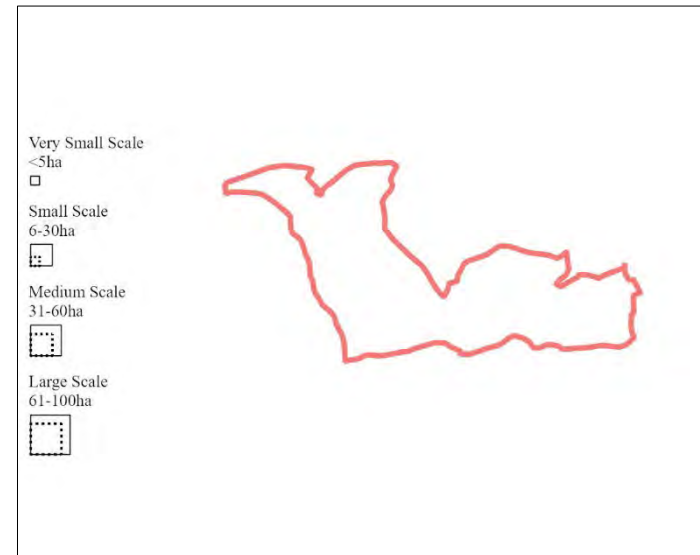
- Prominent hills often wooded which are distinctive and visibility of exposed slopes from lower areas, through which winding lanes run.
- Largely rural character with settlement and urbanising features confined to the fringes of the LAU or on lower ground.
- Sense of place derived from locally distinctive landform.

The distinctiveness of the landform, which includes exposed hillsides contribute to a strong sense of place and the overall undeveloped, rural character of the landscape increase susceptibility. The modern nature and character of agricultural land decreases the susceptibility. Overall, the susceptibility is judged to be **medium**.

Sensitivity

The landscape is judged to be of **medium** sensitivity as a result of its **medium** value and **medium** susceptibility to change.

Landscape capacity



The LAU covers an area of approximately 3,400ha. Despite its large overall area its series of prominent, often wooded hills, reduces the overall capacity for solar farm development without undue consequences for the retention of its baseline character. The landscape does contain areas of larger scale modern fields on lower ground and areas influenced by existing large-scale built form which are more appropriate for solar farm development however, future baseline development 22/00303/FUL utilises a substantial area of land to the east of the LAU and this reduces its overall potential for large scale solar farm development.

Table 6: LAU A Landscape Capacity

LAU Name	Sensitivity	Indicative capacity to development typologies				
		Very small scale <5ha	Small scale 6 - 30ha	Medium scale 31 - 60ha	Large scale 61 - 100ha	Very large scale >100ha
LAU A: Gotham and West Leake Wooded Hills and Scarps	Medium	High	Moderate	Moderate	Low	See Appendix A, Para. A.1.6.2

Key design principles

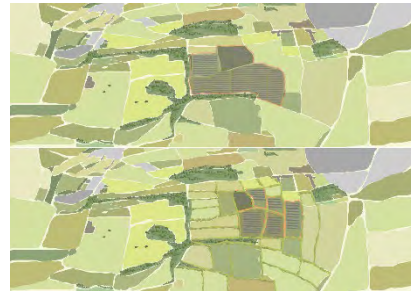
The LAU includes prominent hills with exposed slopes, rural settlements, fragmented pattern and areas with localised degradation due to existing industrial or built-form influences. Mitigation principles 5, 6, 7 and 8 are therefore considered key to aiding the integration of any future solar development proposals within the LAU.

The prominent hills and exposed hillsides should be avoided for development. Development should instead be considered on lower lying areas where there is greater potential for visual screening and integration within the LAU.

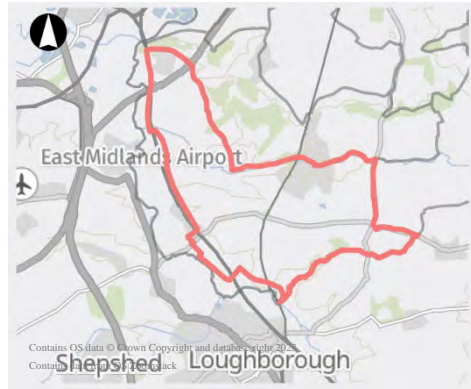
Settlements across the landscape have connections to the wider rural landscape that are valued by local communities and integral to the character of the settlements. Intervisibility between settlements and the immediate environs should therefore be considered and introduction of urbanising features avoided.

Due to areas of fragmented field boundaries within the LAU, opportunities for restoration of landscape pattern should be considered in any development proposals.

The northern extent of the LAU and central area around the British Gypsum Head Office are influenced by existing large-scale industrial development. Sensitive designed development may be more appropriate at these locations, minimising impacts to the overall rural character of the LAU.



LAU B: East Leake Rolling Farmland



This LAU is located within the regional character area of the Nottinghamshire Wolds. The landscape is largely rural though large-scale urban elements such as the LDO and Nottingham University (Sutton Bonington Campus) are visible and influence the sense of urbanisation locally. East Leake is the only large settlement within the landscape and is located centrally within the LAU. Further settlement comprises small rural villages and settlements such as Normanton on Soar, Kingston on Soar and Costock, which are located at the fringes of the LAU. Landform comprises gentle undulations formed by small streams and tributaries throughout the landscape. To the north, adjacent to the LDO, there are man-made earthworks influencing the sense of ruralness locally. Land use is predominantly arable with some pasture located along Kingston Brook and

adjacent to East Leake. Across the landscape there is a combination of large-, medium- and small-scale field patterns with small-scale fields concentrated around watercourses and the fringes of settlements. Similarly, hedgerow trees and unmanaged hedgerows are generally around watercourses and settlement fringes, whereas agricultural land across much of the landscape is open, with large-scale fields, low managed hedgerows and a lack of hedgerow trees as a result of modern farming practices. Expansive views are often available from higher ground and enclosed, channelled views confined to watercourses in the landscape. The northern extent of the LAU is impacted by the LDO with built form visible.



Key characteristics

LAU B is defined by the following key characteristics:

- Largely rural character.
- Gently undulating landform.
- Urban influence due to the LDO with built form visible in some views.

Future baseline

22/01339/LDO: Local Development Order (LDO) granted providing outline planning permission for a range of developments. The LDO boundary covers a portion of the northern extent of the LAU. The development would result in the encroachment of built-form further south into the LAU. The eventual demolition of cooling towers and power station stack would however likely decrease the overall zone of influence of the industrial land use to the north of the LAU.

LP2 Policy 3.1, Housing Allocation – Land north of Rempstone 28 Road, East Leake includes planning applications with permission granted. The applications would introduce housing to the south of East Leake.

LP2 Policy 10 Housing Allocation – Land north of Park Lane, 62 Sutton Bonington, includes a planning application with permission granted. The application would introduce housing to the south of Sutton Bonington.

22/00809/FUL: The construction, operation and decommissioning of a solar photovoltaic (PV) farm and associated infrastructure, including inverters, substation compound, security cameras, fencing, access tracks and landscaping at land at Church Farm, Gotham Road, Kingston on Soar, Nottinghamshire. (60.94ha in size).

Landscape sensitivity

Landscape value

The LAU is not covered by any landscape designations. The value attached to the landscape of LAU B has been considered in Table 7 below against the factors defined in Table 3 of the methodology in Appendix A .

Table 7: LAU B Value Descriptions

Factor	Value
Natural heritage	The landscape has modern influences such as large settlement (East Leake), University of Nottingham Sutton Bonington Campus and the LDO. It is largely rural but characterised by modern agricultural land use.
Cultural heritage	There are a number of historic villages within the LAU including Kingston on Soar, Normanton on Soar, Costock, East Leake and Stanford on Soar. Stanford Hall is an 18 th century country house surrounded by estate parkland. Kingston Park is an example of a designed landscape and listed park and garden.
Landscape condition	The landscape is in overall moderate condition with some evidence of fragmentation due to modern farming practices or modern development.
Associations	The landscape does not have any particular connections to important people, events or the arts.
Distinctiveness	The LAU has a strong character but is fairly typical of the rural landscape and does not contain particularly distinctive features.
Recreational	The area is fairly well connected via linear public right of way routes. There are, however, substantial gaps between routes. The Midshires Way long-distance footpath passes through the LAU between Nottingham University Sutton Bonington Campus and West Leake.
Perceptual (Scenic)	The LAU is predominantly of a typical rural character. Expansive views are available from higher ground, but some views also contain urban features.
Perceptual (wildness and tranquillity)	The LAU is predominantly rural and has some levels of peacefulness and tranquillity. Settlement such as East Leake, main roads such as A453 Remembrance Way, built-form such as Nottingham University Sutton Bonington Campus and the LDO are locally urbanising elements.
Functional	The LAU is primarily an agricultural landscape but is typical in nature / production.



The LAU is not covered by any statutory or local landscape designations. Its value is recognised locally due to its cultural heritage features such as Stansford Hall and Kingston Park and number of small historic villages in a rural setting. It's recreational access via public right of way routes and the Midshires Way long-distance footpath are also valued locally. The LAU also contains urban features such as A453, Nottingham University and the LDO which are frequently visible in expansive views lessening the sense of wildness and tranquillity from within the LAU. providing users with expansive views. The value is therefore considered to be **medium**.

Susceptibility to change

The LAU has an overarching rural character, though urban influences impact this character locally at the northern and eastern extent of the area.

The following features and characteristics of the landscape are particularly susceptible to solar farm development:

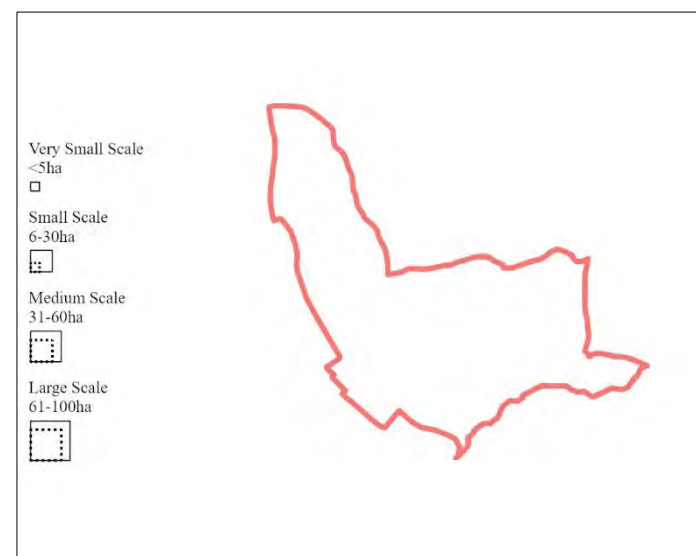
- Largely rural character outside of the localised areas of settlement and urbanising features adjacent the LDO to the north, and East Leake and Costock to the east.
- Expansive views.
- Number of historic rural villages often with designed landscapes or smaller scale historic field patterns.

Whilst the rural character, dispersed historic settlements, smaller scale, more complex and intact landscapes increase susceptibility, the areas of simple, larger scale agriculture and with localised urban influence decrease susceptibility. Overall, the susceptibility is judged to be **medium**.

Sensitivity

The landscape is judged to be of **medium** sensitivity as a result of its **medium** value and **medium** susceptibility to change.

Landscape Capacity



The LAU covers an area of approximately 2300ha. Its gently undulating landform and medium to large scale of fields provides high potential capacity for very small through to medium scale solar farms. Areas of the LAU are already influenced by large scale development particularly to the north, at the LDO and centrally at East Leake. Protecting the character and connections that villages have with the rural landscape is important for this LAU but well-designed solar farms can be accommodated. The potential for cumulative effects with future baseline development 22/00809/FUL also requires careful consideration in applications submitted.

Table 8: LAU B Landscape Capacity Following Construction of Known Development

LAU Name	Sensitivity	Indicative capacity to development typologies				
		Very small scale <5ha	Small scale 6 - 30ha	Medium scale 31 - 60ha	Large scale 61 - 100ha	Very large scale >100ha
LAU B: East Leake Rolling Farmland	Medium	High	High	High	Moderate	See Appendix A, Para. A.1.6.2

Key design principles

The LAU includes low hedgerows, historic assets, rural settlements, fragmented pattern, and areas with localised degradation due to existing industrial or built-form influences. Mitigation principles 1, 3, 6, 7 and 8 are therefore considered key to aiding the integration of any future solar development proposals within the LAU.

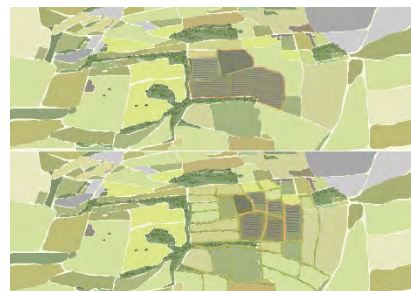
Hedgerows across the majority of large-scale arable land within the LAU are low and well managed. Hedgerow restoration including incorporation of hedgerow trees and relaxed management routines could have benefits for landscape character and provide screening benefits within the LAU, reducing the potential visual impacts of development.

The LAU contains historic assets including church towers and spires that have intervisibility within the landscape. These views and setting of assets should be considered when siting solar development within the LAU.

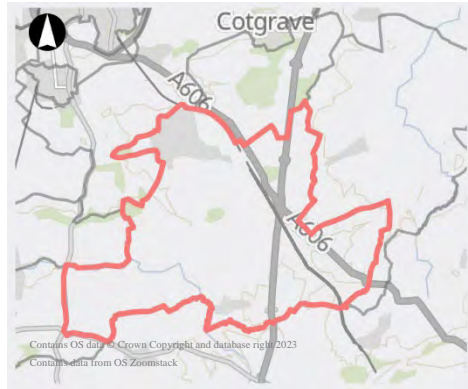
Settlements across the landscape have connections to the wider rural landscape that are valued by local communities and integral to the character of the settlements. Intervisibility between settlements and the immediate environs should therefore be considered and introduction of urbanising features avoided.

Due to areas of fragmented field boundaries within the LAU, opportunities for restoration of landscape pattern should be considered in any development proposals.

The northern extent of the LAU around the LDO is influenced by large-scale built form. Sensitive designed development may be more appropriate at this location, minimising impacts to the overall rural character of the LAU, though cumulative impacts would need careful consideration.



LAU C: Widmerpool Clay Wolds



This LAU is located within the regional character area of the Nottinghamshire Wolds. The landscape is largely rural with larger settlement confined to the northern edge at Keyworth. The A46 dissects the area from north to south with Melton Road running south-east to north-west, followed closely by the route of the Old Dalby Test Track railway. Landform is rolling, with undulations formed by small streams cutting through softer mudstones and clay. Land use is predominantly agricultural, comprising a mix of arable and pasture. Land use near Widmerpool, Willoughby on the Wolds and Hickling is predominantly pasture and is particularly distinctive. Scale of pattern ranges from medium to large arable and smaller scale pasture. Hedgerows are generally intact around pasture but are often fragmented around larger scale arable fields to the north and west

of the area. Keyworth is the largest settlement to the north but affects the sense of ruralness only at the fringe of the LAU. Views are rural in character, of a rolling landscape with scattered farmsteads and woodland copses situated on higher ground.



Key characteristics

LAU C is defined by the following key characteristics:

- Undulating topography.
- Distinctive pasture near Widmerpool, Willoughby on the Wolds and Hickling.
- Urbanising features including Keyworth, A46, Melton Road and the Old Dalby Test Track railway.

Future baseline

LP2 Policy 4.1 Housing Allocation – Land off Nicker Hill, Keyworth includes planning applications with permission granted. The applications would introduce housing to the east of Keyworth.

LP2 Policy 4.2 Housing Allocation – Land between Platt Lane and 34 Station Road, Keyworth includes a planning application with permission granted. The application would introduce housing to the north-east of Keyworth.

LP2 Policy 4.3 Housing Allocation – Land south of Debdale Lane, 35 Keyworth includes a planning application with permission granted. The application would introduce housing to the west of Keyworth.

LP2 Policy 15 Employment Development includes a planning application with permission granted. The application would introduce commercial development to the east of Keyworth.

Landscape sensitivity

Landscape value

The LAU is not covered by any landscape designations. The value attached to the landscape of LAU C has been considered in Table 9 below against the factors defined in Table 3 of the methodology in Appendix A.

Table 9: LAU C Value Descriptions

Factor	Value
Natural heritage	The landscape has maintained some natural heritage across areas of smaller scale pasture, such as more complex pattern, woodland blocks interspersed with historic field boundaries. The rolling landform is a result of the underlying geology and small streams cutting through softer mudstones. The landscape also has a number of modern influences such as large settlement and road infrastructure.
Cultural heritage	There are a number of historic villages within the LAU including Willoughby on the Wolds, Upper Broughton, Hickling and Widmerpool. The Fosse way is a prominent Roman Road visible within the landscape. Thorpe in the Glebe is surrounded by some of the earliest forms of enclosure within Nottinghamshire, associated with the medieval village of Thorpe Le Glebe.
Landscape condition	The landscape is in overall good condition particularly around pasture fields.
Associations	The landscape does not have any particular connections to important people, events or the arts.
Distinctiveness	The LAU has some areas of particular distinctiveness, particularly due to the large areas of pasture around Willoughby on the Wolds, Widmerpool and Hickling.
Recreational	The area is well connected by public right of way routes and The Midshires Way long-distance footpath passes through the LAU.
Perceptual (Scenic)	The LAU is predominantly of a typical rural character. Areas of small-scale pasture with intact hedgerows are of particular scenic value.
Perceptual (wildness and tranquillity)	The LAU is predominantly rural and has some levels of peacefulness and tranquillity. Settlement such as Keyworth and infrastructure such as A46, Melton Road and the Old Dalby Test Track railway result in localised lower levels.
Functional	The LAU is primarily an agricultural landscape but is typical in nature / production.



The LAU is not covered by any statutory or local landscape designations. Its value is recognised locally due to its recreational access via public right of way routes and the Midshires Way long distance footpath which runs through the LAU, these routes provide users with access to the rural landscape with undulating topography provide interest in the landscape. The LAU has areas that are of local distinctiveness from the surrounding rural landscape, such as the

large expanse of pasture around Willoughby on the Wolds, Widmerpool and Hickling which provide a unique sense of place. There are a number of cultural heritage assets, including buildings and evidence of the LAUs history through the pattern of landscape, including some of the earliest enclosures within Nottinghamshire and The Fosse Way Roman Road. The value is therefore considered to be **medium**.

Susceptibility to change

The LAU has an overarching rural character, though urban influences such as built form, road and rail infrastructure impact this character locally.

The following features and characteristics of the landscape are particularly susceptible to solar farm development:

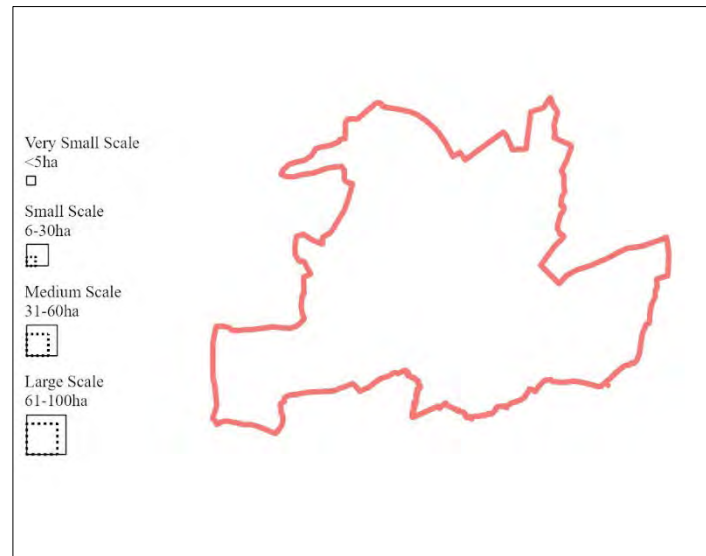
- Distinctive pasture near Widmerpool, Willoughby on the Wolds and Hickling.
- Undulating / rolling topography.
- Number of cultural heritage assets.

Whilst the distinctive pasture and cultural heritage assets increase the susceptibility, the wider modern rural character of the landscape, with influence from road and rail infrastructure and urban settlement to the north decreases the susceptibility. Overall, the susceptibility is judged to be **medium**.

Sensitivity

The landscape is judged to be of **medium** sensitivity as a result of its **medium** value and **medium** susceptibility to change.

Landscape Capacity



The LAU covers an area of approximately 5,400ha. Its rolling landform means that hillsides are extensively visible, which if developed, may result in a sense of urbanisation when travelling through the landscape. The LAU also contains distinctive areas of pasture which are small-scale in pattern and reduce potential capacity for large scale developments. Overall, the large size of the LAU means it still has substantial capacity for well-designed development away from the more sensitive areas described above.

Table 10: LAU C Landscape Capacity

LAU Name	Sensitivity	Indicative capacity to development typologies				
		Very small scale <5ha	Small scale 6 - 30ha	Medium scale 31 - 60ha	Large scale 61 - 100ha	Very large scale >100ha
LAU C: Widmerpool Clay Wolds	Medium	High	High	High	Moderate	See Appendix A, Para. A.1.6.2

Key design principles

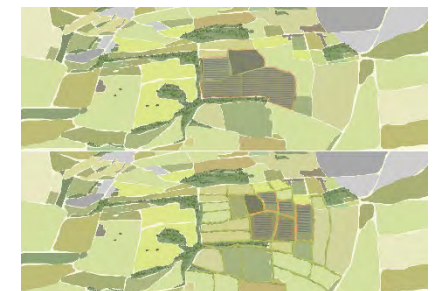
The LAU includes exposed slopes, rural settlements, historic assets and fragmented pattern. Mitigation principles 3, 5, 6 and 7 are therefore considered key to aiding the integration of any future solar development proposals within the LAU.

The rolling topography throughout the LAU creates exposed slopes which should be avoided for development. Development would instead be more suitable on lower lying areas where there is greater potential for visual screening and integration within the LAU.

Settlements across the landscape have connections to the wider rural landscape that are valued by local communities and integral to the character of the settlements. Intervisibility between settlements and the immediate environs should therefore be considered and introduction of urbanising features avoided.

The LAU contains historic assets including church towers and spires that have intervisibility within the landscape. These views and setting of assets should be considered when siting solar development within the LAU.

Due to areas of fragmented field boundaries within the LAU, opportunities for restoration of landscape pattern should be considered in any development proposals.



LAU D: Cotgrave Wooded Clay Wolds



This LAU is located within the regional character area of the Nottinghamshire Wolds. The landscape is largely rural with settlement limited to scattered farmsteads and the rural village of Clipston. Cotgrave borders the LAU to the north but has little influence on the area due to the landform and woodland cover which provides a buffer. The A46 dissects the eastern extent of the area running along a north-south axis and the A606 crosses the south-western corner. Roads throughout the rest of the area are rural lanes or farm access tracks. Landform comprises distinctive steep slopes along the northern edge of the LAU. The rest of the area is characterised by gently undulating topography. Land use is predominantly arable land with smaller pockets of pasture at the fringes of Clipston as well as Normanton on the Wolds, Cotgrave and Owthorpe, the latter villages

being located outside the boundary of the LAU. Arable fields are medium- to large scale and geometric whilst pasture fields around villages are smaller but retain geometric form. Field boundaries are generally managed at low height and show signs of fragmentation around larger fields. Land cover comprises small linear belts of woodland at village fringes with larger plantations on higher ground (Lorna Wood and Borders Wood east of the A46; Blackberry Wood, Old Blackberry Wood and Cotgrave Forest, west of the A46; and Brickyard Plantation, Stone Pit Plantation and Cotgrave Gorse on the steep slopes to the north of the LAU). Views are generally rural in character though some are influenced by the A46, A606 and urban elements at village fringes, they vary from short distance views enclosed by woodland to open views from higher ground.



Key characteristics

LAU D is defined by the following key characteristics:

- Steep slopes at northern edge of the LAU.
- Gently undulating topography.
- Woodland cover on higher ground.
- Largely rural character.

Future baseline

There are no allocated sites with planning permission granted that would influence the future baseline of the LAU.

Landscape sensitivity

Landscape value

The LAU is not covered by any landscape designations. The value attached to the landscape of LAU D has been considered in Table 11 below against the factors defined in Table 3 of the methodology in Appendix A.

Table 11: LAU D Value Descriptions

Factor	Value
Natural heritage	The landscape is predominantly modern agricultural land. The area has distinct slopes to the north due to the glacial plateau formed by underlying chalky boulder clay.
Cultural heritage	The area includes the historic village of Clipston to the north. The majority of farmsteads are of modern construction and agricultural pattern and scale is predominantly modern.
Landscape condition	The landscape is in moderate condition with some fragmentation of pattern due to large scale intensive farming.
Associations	The landscape does not have any particular connections to important people, events or the arts.
Distinctiveness	The LAU has distinctive steep slopes at its northern edge.
Recreational	The central and north-eastern extents of the LAU are well connected by public right of way routes. There are no further designated recreational routes within the LAU.
Perceptual (Scenic)	The LAU is predominantly of a typical rural character.
Perceptual (wildness and tranquillity)	The LAU is predominantly rural and has some levels of peacefulness and tranquillity. The A46 and settlements in the wider landscape (Keyworth and Cotgrave) are locally urbanising elements.
Functional	The LAU is primarily an agricultural landscape but is typical in nature / production.



The LAU is not covered by any statutory or local landscape designations. Its value is recognised locally due to its recreational access via public right of way routes which provide users with views across gently undulating countryside. The LAU is predominantly rural but of a modern character but does contain some distinctive features such as steep slopes at its northern edge which adds visual interest. The value is therefore considered to be **medium**.

Susceptibility to change

The LAU has an overarching rural character with substantial woodland areas, though urban influences such as the A46 and A606 impact this character locally.

The following features and characteristics of the landscape are particularly susceptible to solar farm development:

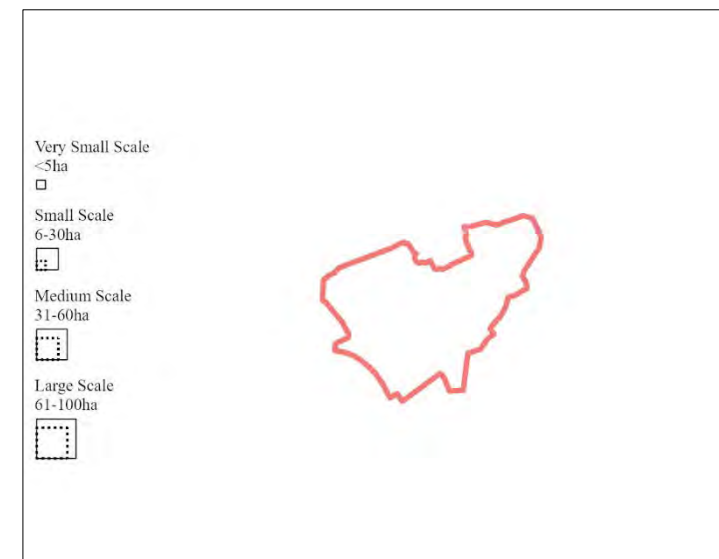
- Distinctive steep slopes to the north of the LAU.
- Woodland cover on high ground.

Whilst the distinctive landform and woodland cover increase susceptibility, the wider modern rural character of the landscape with influence from road infrastructure (A46 and A606) decrease the susceptibility. Overall, the susceptibility is judged to be **medium**.

Sensitivity

The landscape is judged to be of **medium** sensitivity as a result of its **medium** value and **medium** susceptibility to change.

Landscape Capacity



The LAU covers an area of approximately 1400ha. A relatively large proportion of the LAU is covered by woodland limiting the amount and scale of development that could occur within the LAU without undue consequences to its overall character. The LAU contains an area of steep slopes to the north which also reduces the potential capacity for large scale solar development. The areas beyond woodland have moderate capacity for small and medium well-designed development.

Table 12: LAU D Landscape Capacity

LAU Name	Sensitivity	Indicative capacity to development typologies				
		Very small scale <5ha	Small scale 6 - 30ha	Medium scale 31 - 60ha	Large scale 61 - 100ha	Very large scale >100ha
LAU D: Cotgrave Wooded Clay Wolds	Medium	High	Moderate	Moderate	Low	See Appendix A, Para. A.1.6.2

Key design principles

The LAU includes low hedgerows, exposed slopes, rural settlements, historic assets and fragmented pattern. Mitigation principles **1, 3, 5, 6** and **7** are therefore considered key to aiding the integration of any future solar development proposals within the LAU.

Hedgerows across the majority of large-scale arable land within the LAU are low and well managed. Hedgerow restoration including incorporation of hedgerow trees and relaxed management routines could have benefits for landscape character and provide screening benefits within the LAU, reducing the potential visual impacts of development.

The exposed slopes at the northern edge of the LAU should be avoided for development. Development would instead be more suitable in lower lying areas where there is greater potential for visual screening and integration within the LAU.

Settlements across the landscape have connections to the wider rural landscape that are valued by local communities and integral to the character of the settlements. Intervisibility between settlements and the immediate environs should therefore be considered and introduction of urbanising features avoided.

The LAU contains historic assets including church towers and spires that have intervisibility within the landscape. These views and setting of assets should be considered when siting solar development within the LAU.

Due to areas of fragmented field boundaries within the LAU, opportunities for restoration of landscape pattern should be considered in any development proposals.



LAU E: Vale of Belvoir



This LAU is located within the regional character area of the Vale of Belvoir. The landscape is largely rural with the largest settlement, Kinoulton, located at the western edge of the LAU. Colston Bassett is a small historic rural village located centrally within the LAU. To the east of the LAU, the scale of built form and presence of urban features increases due to Langar Airfield and surrounding commercial land use. Road infrastructure includes a network of rural lanes throughout the area. Landform comprises low lying land with very gentle undulations and hills visible in the distance enclosing the LAU. Land use is predominantly arable agriculture in medium and large-scale fields, with larger fields to the east of the LAU. There is also a significant amount of pasture, particularly to the west and south-west of the LAU, adjacent Kinoulton and Hickling. Field

pattern is regular throughout the LAU. Field boundaries are typically high, contain hedgerow trees, and are intact, though this changes around larger field systems where hedgerows are often fragmented and lacking in hedgerow trees. There are occasional woodland blocks and belts throughout the landscape which are small scale. Views are rural in character, though pylons are often prominent in vistas due to the low-lying landform. Churches at Langar and Granby form prominent features on high ground and Hickling church tower is visible above the village. At the eastern edge of the LAU, the Belvoir ridgeline and Belvoir Castle are visible in longer distance views to the south.



Key characteristics

LAU E is defined by the following key characteristics:

- Low lying landform.
- High hedgerows with hedgerow trees.
- Prominent features (church spires and towers) in views.
- Distinctive land use and historic field pattern surrounding villages.

Future baseline

There are no allocated sites with planning permission granted that would influence the future baseline of the LAU.

Landscape sensitivity

Landscape value

The LAU is not covered by any landscape designations. The value attached to the landscape of LAU E has been considered in Table 13 below against the factors defined in Table 3 of the methodology in Appendix A.

Table 13: LAU E Value Descriptions

Factor	Value
Natural heritage	The landscape is predominantly modern agricultural land. The low-lying landform of the LAU makes it distinct from the surrounding landscape.
Cultural heritage	The area includes the historic villages of Colston Bassett, Kinoulton and Hickling. Visibility of church spires and towers is commonplace throughout the LAU. The large amount of historic pasture surrounding settlement is distinctive within the LAU and ridge and furrow is evident close to Kinoulton and Hickling.
Landscape condition	The landscape is in moderate condition with some fragmentation of pattern due to large scale intensive farming. Generally, the area appears well managed.
Associations	The landscape does not have any particular connections to important people, events or the arts.
Distinctiveness	The LAU has local distinctiveness due to its low-lying landform which is enclosed by raised topography in the surrounding landscape.
Recreational	The LAU is well connected by public right of way routes throughout. The Grantham Canal is a popular recreational route with intersects the LAU connecting Cropwell Bishop, Kinoulton and Hickling.
Perceptual (Scenic)	The LAU is predominantly of a typical rural character. The low-lying landform allows longer distance views with features such as church spires and towers and views of a wooded horizon. From the eastern edge of the LAU views of the Belvoir ridgeline and Belvoir Castle are available.
Perceptual (wildness and tranquillity)	The LAU is predominantly rural and has moderate overall levels of peacefulness and tranquillity. Langar Airfield and visibility of pylons across the low-lying landform reduce tranquillity.
Functional	The LAU is primarily an agricultural landscape but is typical in nature / production.



The LAU is not covered by any statutory or local landscape designations. Its value is recognised locally due to its recreational access via public right of way routes and the Grantham Canal which is a popular recreational route running through the borough, these routes provide users with views across low-lying landform with frequent visibility of historic villages throughout the LAU providing a connection with the wider landscape. Due to the surrounding landform in other LAUs, the low-lying landform is locally distinctive. The value is therefore considered to be **medium**.

Susceptibility to change

The LAU has an overarching rural character comprising modern agriculture and some urban influences such as Langar Airfield and pylons, overall the LAU has limited settlement.

The following features and characteristics of the landscape are particularly susceptible to solar farm development:

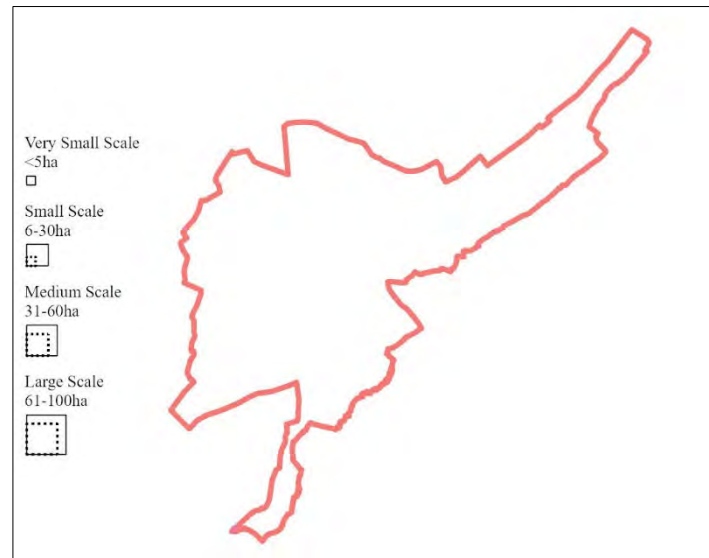
- Views of prominent and historic features (church spires and towers).
- Distinctive land use and historic field pattern surrounding villages.

Whilst the views of prominent features that should be considered, and the historic connections evidenced through field pattern and land use, increase the susceptibility. The modern, larger scale and fragmented field patterns and prominent urbanising features such as pylons and Langar Airfield (and associated hangars) decrease the susceptibility. Overall, the susceptibility is judged to be **medium**.

Sensitivity

The landscape is judged to be of **medium** sensitivity as a result of its **medium** value and **medium** susceptibility to change.

Landscape Capacity



The LAU covers an area of approximately 4,700ha. The overall size of the LAU, its flat topography, large scale agricultural land and gaps between recreational routes and rural settlements afford potential for well-designed solar farm development. Careful consideration of views of prominent features within the LAU and the connection of settlements to the rural landscape should be given to minimise potential impacts. The LAU includes large areas of pasture, which is locally distinctive, and the preservation of this localised character should be considered in the siting and design of solar farms within the LAU.

Table 14: LAU E Landscape Capacity

LAU Name	Sensitivity	Indicative capacity to development typologies				
		Very small scale <5ha	Small scale 6 - 30ha	Medium scale 31 - 60ha	Large scale 61 - 100ha	Very large scale >100ha
LAU E: Vale of Belvoir	Medium	High	High	High	High	See Appendix A, Para. A.1.6.2

Key design principles

The LAU includes historic assets, rural settlements and fragmented pattern. Mitigation principles **1, 3, 4, 6** and **7** are therefore considered key to aiding the integration of any future solar development proposals within the LAU.

Hedgerows across the majority of the LAU are intact and high however some large-scale arable land within the LAU has low well-maintained hedgerows that would benefit from restoration. Hedgerow restoration including incorporation of hedgerow trees and relaxed management routines could have benefits for landscape character and provide screening benefits within the LAU, reducing the potential visual impacts of development.

The LAU contains historic assets including church towers and spires that have intervisibility within the landscape. These views and setting of assets should be considered when siting solar development within the LAU.

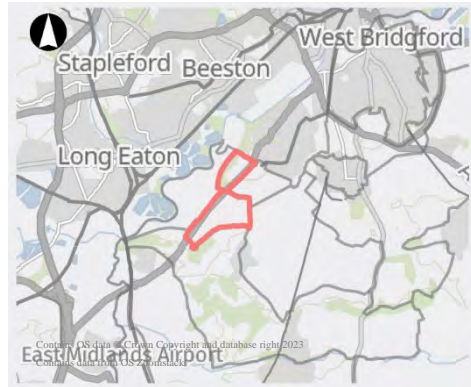
The LAU has views of Belvoir Castle to the south as well as local landmarks such as church spires and towers. These views are important to the character of the LAU and should be considered through design.

Settlements across the landscape have connections to the wider rural landscape that are valued by local communities and integral to the character of the settlements. Intervisibility between settlements and the immediate environs should therefore be considered and introduction of urbanising features avoided.

Due to areas of fragmented field boundaries within the LAU, opportunities for restoration of landscape pattern should be considered in any development proposals.



LAU F: Clifton Slopes



This LAU is located within the regional character area of the South Nottinghamshire Farmlands. The landscape comprises modern agricultural land with substantial urban influences due to proximity of built-up areas and the A453 Remembrance Way which runs along the western edge of the LAU. Landform comprises the distinctive escarpment bordering the River Trent with a steep slope down to the River Trent to the west and gentler slopes down to the south of the LAU towards Ruddington Moor. Land use is predominantly modern large-scale intensive agricultural with some smaller pasture fields on the escarpment slope to the north-west. Hedgerows are almost non-existent across the majority of the LAU and are only present across the pasture fields to the north-west. Woodland cover is limited to woodland blocks on the escarpment slope which are distinctive locally. The southern extent of the LAU has no major vegetative land cover. The topography and views afforded from the A453 creates a distinctive route into Nottingham. Views are across modern arable farmland and contain urban features due to the built-up edge of Clifton, prominent pylons and the LDO.



Key characteristics

LAU F is defined by the following key characteristics:

- Modern agricultural land.
- Steep escarpment to the north-west.
- Urbanising features such as A453 Remembrance Way, pylons and edge of built-up area.

Future baseline

There are no allocated sites with planning permission granted that would influence the future baseline of the LAU.

Landscape sensitivity

Landscape value

The LAU is not covered by any landscape designations. The value attached to the landscape of LAU F has been considered in Table 15 below against the factors defined in Table 3 of the methodology in Appendix A.

Table 15: LAU F Value Descriptions

Factor	Value
Natural heritage	The landscape is predominantly modern agricultural land. The steep escarpment to the north-west is a distinctive natural feature of the LAU.
Cultural heritage	The area has some evidence of historic smaller scale pasture fields adjacent to Clifton. The majority of the landscape is however influenced by modern development / farming practices.
Landscape condition	The landscape is in moderate condition with little pattern definition across the majority of modern arable land but generally intact hedgerows and field pattern in smaller scale pasture adjacent to Clifton.
Associations	The landscape does not have any particular connections to important people, events or the arts.
Distinctiveness	The LAU has local distinctiveness due to the steep escarpment to the north-west. It is also a distinctive route into Nottingham.
Recreational	The LAU has few public right of way routes, and they are generally linear. There are no further designated recreational routes within the LAU.
Perceptual (Scenic)	The LAU is distinctive due to the landform but contains a large number of modern or urbanising features reducing its scenic qualities.
Perceptual (wildness and tranquillity)	The LAU has low levels of wildness and tranquillity due to modern and urban influence, such as the A453 Remembrance Way and Clifton built-up area extent.
Functional	The LAU is primarily an agricultural landscape but is typical in nature / production.



The LAU is not covered by any statutory or local landscape designations. Its value is recognised locally due to its distinctive escarpment landform and as a distinctive route into Nottingham only. The LAU is modern in character with little pattern definition due to modern and intensive farming practices. The value is therefore considered to be **low**.

Susceptibility to change

The LAU has an overarching character of modern agricultural land with frequent and highly visible urban influences such as road infrastructure, built form and pylons.

The following features and characteristics of the landscape are particularly susceptible to solar farm development:

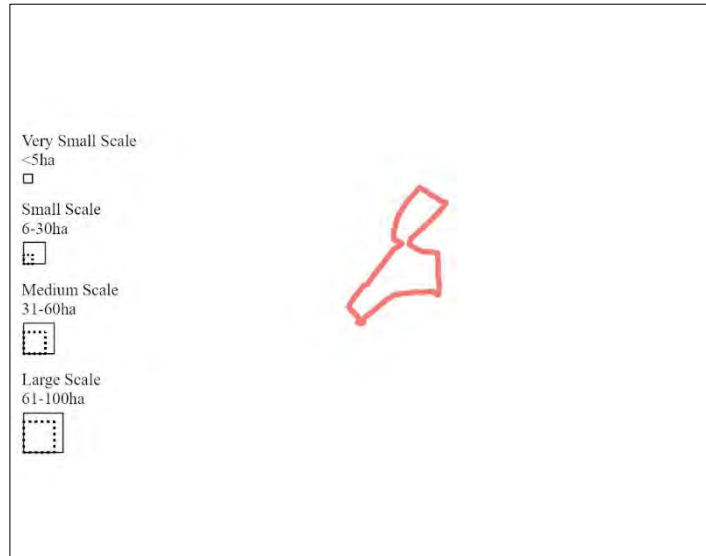
- Steep escarpment to the north-west including smaller scale pasture.

Whilst the steep escarpment edge and distinctiveness of the landscape as a route into Nottingham increase the susceptibility. The existing substantial influence of urban features including road infrastructure, pylons and settlement edge decrease the susceptibility. Overall, the susceptibility is judged to be **low**.

Sensitivity

The landscape is judged to be of **low** sensitivity as a result of its low value and low susceptibility to change.

Landscape Capacity



The LAU covers an area of approximately 500ha. The small overall size of the LAU affords potential for some small scale and very small scale solar farm development. Despite its overall low sensitivity, medium and large scale development would result in substantial degradation of the character area due to the small size of the LAU.

Table 16: LAU F Landscape Capacity

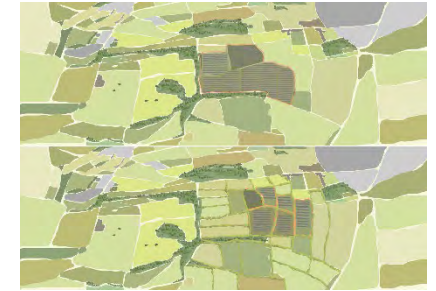
LAU Name	Sensitivity	Indicative capacity to development typologies				
		Very small scale <5ha	Small scale 6 - 30ha	Medium scale 31 - 60ha	Large scale 61 - 100ha	Very large scale >100ha
LAU F: Clifton Slopes	Medium	High	Moderate	Low	Low	See Appendix A, Para. A.1.6.2

Key design principles

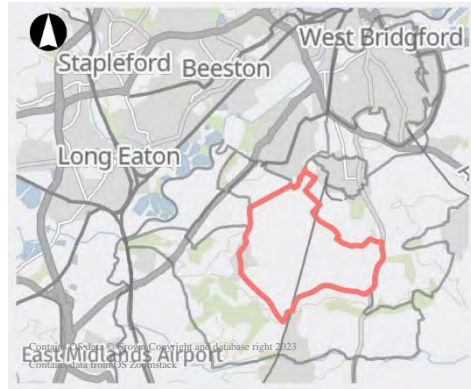
The LAU includes exposed slopes, and fragmented pattern. Mitigation principles 5, and 7 are therefore considered key to aiding the integration of any future solar development proposals within the LAU.

The steep escarpment at the north-western edge of the LAU results in areas of exposed slopes which should be avoided for development. Development would instead be more suitable in lower lying areas where there is greater potential for visual screening and integration within the LAU.

Hedgerow boundaries are almost non-existent throughout the LAU, opportunities for restoration of landscape pattern should be considered in any development proposals.



LAU G: Ruddington Alluvial Farmland



This LAU is located within the regional character area of the South Nottinghamshire Farmlands. The landscape is predominantly modern arable farming with settlement confined to Gotham at the western fringe and Bunny at the eastern fringe. The Great Central Main Line former railway dissects the LAU running along a north to south axis. Transport infrastructure across the rest of the area is limited to rural lanes through villages at the edges of the LAU and farm access tracks. Landform comprises a large expanse of low-lying alluvial land. Land use is a mix of large- and very large-scale arable fields with boundaries formed by ditches or fragmented hedgerows. Woodland cover is infrequent with the primary bands of vegetation or small copses confined to the former railway corridor or small watercourses. Expansive views are available across the area due to

the low-lying landform and lack of field boundaries or woodland cover. Overhead lines are prominent due to the landform. Expansive views are enclosed by wooded hillside in the distance.



Key characteristics

LAU G is defined by the following key characteristics:

- Low lying alluvial land.
- Expansive views.
- Boundaries formed by ditches with vegetation infrequent.
- Lack of settlement.
- Pylons forming prominent features.

Future baseline

23/00254/FUL: Renewable Energy Park comprising ground mounted solar panels, access tracks, inverters, transformers, substation, cables and conduits, battery energy storage system, perimeter fence, CCTV and planting scheme at land at Fields Farm, Asher Lane, Ruddington, Nottinghamshire. (82ha in size).

Landscape sensitivity

Landscape value

The LAU is not covered by any landscape designations. The value attached to the landscape of LAU G has been considered in Table 17 below against the factors defined in Table 3 of the methodology in Appendix A .

Table 17: LAU G Value Descriptions

Factor	Value
Natural heritage	The landscape is predominantly modern agricultural land. The low-lying landform of the LAU makes it distinct from the surrounding landscape.
Cultural heritage	The area includes the historic villages of Gotham and Bunny, though these are confined to the eastern and western fringes of the LAU. The majority of the LAU is modern agricultural land.
Landscape condition	The landscape is in poor condition with degradation of hedgerows and substantial expansion of fields over time to make way for modern intensive farming practices.
Associations	The village of Gotham has multiple mentions in literature including the legend of the ‘Wise Men of Gotham’ and acknowledgment of Gotham in relation to the fictional city in the Batman comics. Gotham sits at the fringe of the LAU and has minimal influence on the overall character of the LAU.
Distinctiveness	The LAU has local distinctiveness due to its low-lying landform which is enclosed by raised topography in the surrounding landscape.
Recreational	The LAU has a number of long linear public right of way routes mostly towards the southern extent of the LAU. The Midshires Way runs along a section of the southern boundary of the LAU.
Perceptual (Scenic)	The nature of views across the LAU are largely monotonous. The low-lying landform provides expansive and impressive views however, they contain prominent modern features.
Perceptual (wildness and tranquillity)	The LAU has is predominantly rural and has moderate overall levels of peacefulness and tranquillity. The Great Central Main Line former railway, prominence of pylons and visibility of industrial scale buildings in the distance reduce tranquillity.
Functional	The LAU is primarily an agricultural landscape but is typical in nature / production.



The LAU is not covered by any statutory or local landscape designations. Its value is recognised locally due to its distinctive expansive character but has limited access across large areas to the north due to lack of road or pedestrian routes. The LAU is characterised by modern agricultural land. Cultural heritage and associations are confined to the fringes of the LAU due its overall largely unsettled character. The value is therefore considered to be **low**.

Susceptibility to change

The LAU has an overarching character of modern agricultural land with frequent and highly visible urban influences such as former rail infrastructure and pylons. The following features and characteristics of the landscape are particularly susceptible to solar farm development:

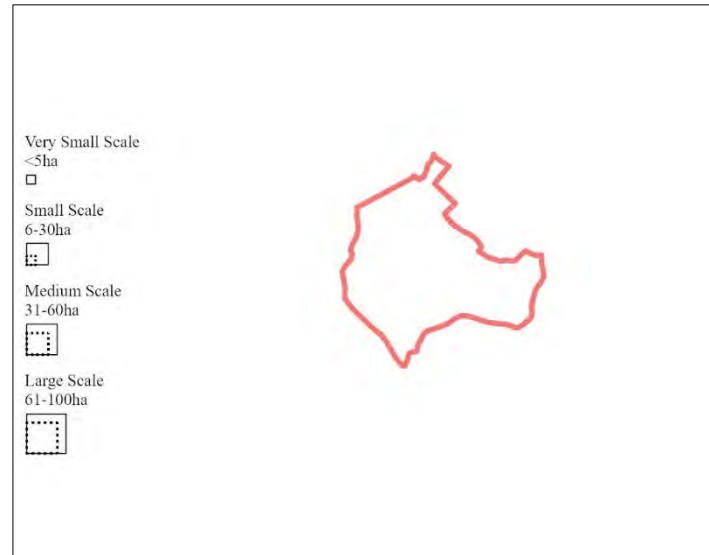
- Expansive views.

Whilst the expansive views across the landscape and recreational access to the south increase the susceptibility, the substantial modern influences of the landscape such as pylons, former railway infrastructure and lack of settlement decrease the susceptibility. Overall, the susceptibility is judged to be **low**.

Sensitivity

The landscape is judged to be of **low** sensitivity as a result of its **low** value and **low** susceptibility to change.

Landscape Capacity



The LAU covers an area of approximately 1300ha. The relatively large size of the LAU, its flat topography, modern influences and unsettled character afford the potential for small scale through to medium scale solar farm development. The capacity for large scale development is moderate due to future baseline development 23/00254/FUL which is 82ha and would fill a portion of the LAU centrally.

Table 18: LAU G Landscape Capacity

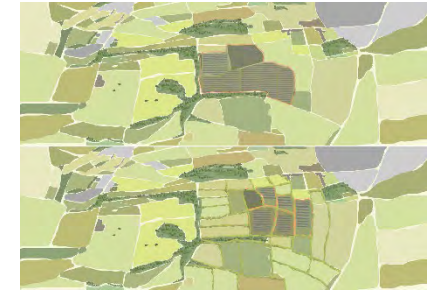
LAU Name	Sensitivity	Indicative capacity to development typologies				
		Very small scale <5ha	Small scale 6 - 30ha	Medium scale 31 - 60ha	Large scale 61 - 100ha	Very large scale >100ha
LAU G: Ruddington Alluvial Farmland	Medium	High	High	High	Moderate	See Appendix A, Para. A.1.6.2

Key design principles

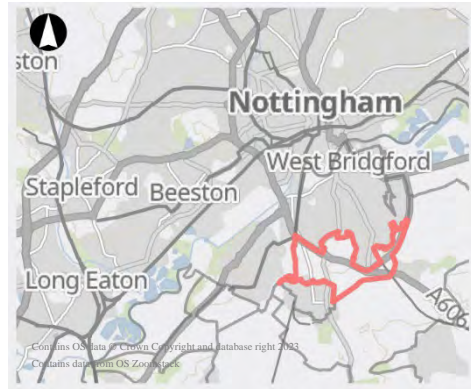
The LAU includes long distance views and fragmented pattern. Mitigation principles 2 and 7 are therefore considered key to aiding the integration of any future solar development proposals within the LAU.

The LAU has a number of linear public right of way routes that afford users expansive, long-distance views due to the low-lying landform. Siting of development should consider distance from recreational routes to retain the overall character and composition of views.

Due to areas of fragmented field boundaries within the LAU, opportunities for restoration of landscape pattern should be considered in any development proposals.



LAU H: Mickleborough Fringe



This LAU is located within the regional character area of the South Nottinghamshire Farmlands. The landscape is formed by a mix of agricultural land and recreational land use. It is an area of open space influenced by its proximity to the built-up edge of Clifton, Ruddington and Edwalton. There is low density housing central to the LAU, surrounding Ruddington Grange Golf Club but adjacent dense settlements influence the overall character. The A60, A606 and A52 are main roads connecting suburban areas and the centre of Nottingham. Landform comprises two distinctive hills which are prominent from the surrounding landscape. Land use is mostly arable though there are land uses associated with the location at the suburbs of urban areas including Southern Cemetery, Clifton Playing Fields Ruddington Grange Golf Club, and historic estate land associated with Ruddington Hall. Vegetation cover is mixed across the LAU with belts of woodland across the golf course, estate planting and woodland blocks on the hillside north of Lodge Farm and at Wilford Hill. Extensive views are available from higher ground ranging from views of undulating farmland to the south, to views of the Nottingham City to the north.



Key characteristics

LAU H is defined by the following key characteristics:

- Distinctive hills which are prominent from surrounding landscape.
- Marginal rural character at fringe of settlements.
- Busy main roads connecting suburban areas and Nottingham.

Future baseline

LP2 Policy 6.1 Housing Allocation – Land west of Wilford Road, 48 Ruddington includes a planning application with permission granted. The application would introduce housing to the north of Ruddington.

Landscape sensitivity

Landscape value

The LAU is not covered by any landscape designations. The value attached to the landscape of LAU H has been considered in Table 19 below against the factors defined in Table 3 of the methodology in Appendix A.

Table 19: LAU H Value Descriptions

Factor	Value
Natural heritage	The landscape has prominent landform and wooded hillsides but overall has a large number of built-form and modern influences.
Cultural heritage	The area includes Ruddington Hall and has close ties to the adjacent built-up area of Ruddington which contains a number of listed buildings which were former framework knitters' workshops.
Landscape condition	The landscape is in moderate condition with degradation of pattern overtime due to modern influences. Woodland on higher ground is generally well managed.
Associations	The landscape does not have any particular connections to important people, events or the arts.
Distinctiveness	The LAU has local distinctiveness due to the prominence of the two hills that form its topography.
Recreational	The LAU has some public right of way routes around Ruddington Hall and on Wilford Hill. These are valued locally due to the proximity to adjacent built-up areas. The area also includes a golf course and playing fields. There are no further designated recreational routes within the LAU.
Perceptual (Scenic)	The LAU contains expansive views, however they frequently contain modern or built-form features that are not typically considered scenic.
Perceptual (wildness and tranquillity)	The LAU is close to the urban fringe of Nottingham and its suburbs. The LAU also contains residential areas and a large number of people using recreational assets and road infrastructure.
Functional	The LAU contains areas of agriculture, but they are typical in nature / production. Other land uses are typical of a marginal rural landscape close to the urban fringe.



The LAU is not covered by any statutory or local landscape designations. Its value is recognised locally due to its distinctive landforms and recreational assets which are located at the urban fringe, providing doorstep access to the wider rural landscape and expansive views from high points. The value is therefore considered to be **medium**.

Susceptibility to change

The LAU has an overarching marginal rural character which is reflected by the mix of land uses throughout and number of urban influences.

The following features and characteristics of the landscape are particularly susceptible to solar farm development:

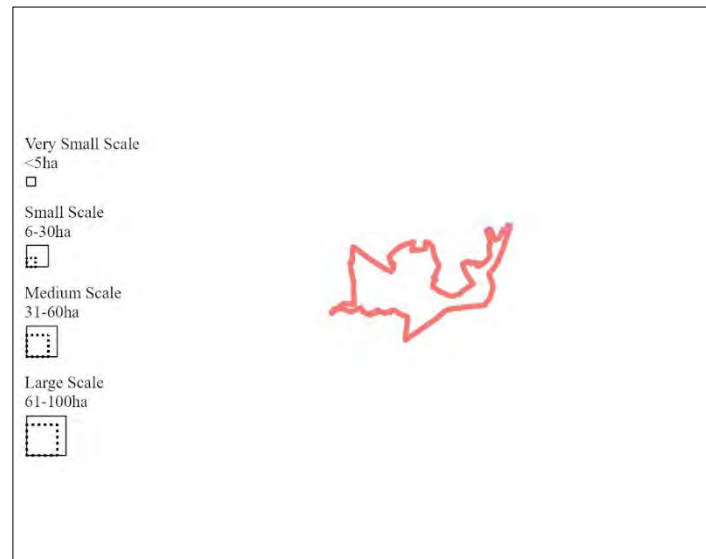
- Distinctive hills and exposed hillsides which are prominent from surrounding landscape.
- Marginal rural / settled character.

Whilst the distinctive hills and exposed hillsides and settled character increase susceptibility, the modern influences of the landscape such as road infrastructure and settled character decrease the susceptibility. Overall, the susceptibility is judged to be **low**.

Sensitivity

The landscape is judged to be of **medium** sensitivity as a result of its **medium** value and **low** susceptibility to change.

Landscape Capacity



The LAU covers an area of approximately 550ha. The small overall size of the LAU and medium sensitivity attributed in part to the value and susceptibility of open areas in a marginal landscape, affords potential for very small scale or some small scale solar developments. Medium or large scale solar development would affect a substantial portion of the overall LAU due to its small size and is likely to result in substantial degradation of character.

Key design principles

The LAU includes exposed slopes. Mitigation principle **5** is therefore considered key to aiding the integration of any future solar development proposals within the LAU.

Prominent hills in the LAU include views of exposed hillside which should be avoided for development. Development should instead be considered on lower lying areas where there is greater potential for visual screening and integration within the LAU.

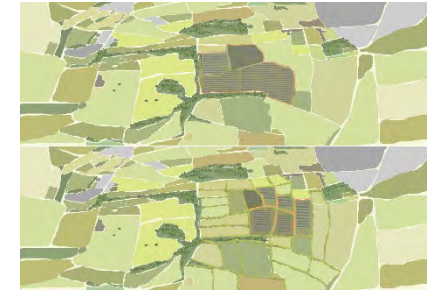


Table 20: LAU H Landscape Capacity

LAU Name	Sensitivity	Indicative capacity to development typologies				
		Very small scale <5ha	Small scale 6 - 30ha	Medium scale 31 - 60ha	Large scale 61 - 100ha	Very large scale >100ha
LAU H: Mickleborough Fringe	Medium	High	Moderate	Low	Low	See Appendix A, Para. A.1.6.2

LAU I: Cotgrave and Tollerton Village Farmland Landscape



This LAU is located within the regional character area of the South Nottinghamshire Farmlands. The landscape is largely rural though there are urban influences due to the proximity to Nottingham and towns and villages of Ruddington, Plumtree, Tollerton, Cotgrave, Ratcliffe on Trent and Upper Saxondale. The LAU also contains recreational features such as Rushcliffe Country Park, Cotgrave County Park, The Nottinghamshire Golf and Country Club and Ratcliffe on Trent Golf Club which all contribute to its overall settled character. Road infrastructure includes the A606 Melton Road, the A60 and the A46; there is a comprehensive network of rural lanes and roads connecting smaller villages across the rest of the LAU. Nottingham City Airport is another substantial urbanising feature of the landscape connecting its overall character with the urban fringe of

Nottingham. Landform comprises very gently undulating land with localised steeper areas around watercourses at Upper Saxondale and localised plateaus. Land use is mostly arable and is medium to large in scale due to modern intensive farming. Smaller scale pasture is present at the edges of settlement. Though the landscape is predominantly rural there are frequent urbanising features throughout the landscape. Field boundaries are mostly hedgerows and are often fragmented with few hedgerow trees present. Vegetation cover throughout the LAU is generally confined to recreational areas such as golf courses and country parks or at the outskirts of rural villages. The distance of views available varies across the landscape due to the undulating landform, urban features are commonplace in views and pylons are often prominent due to them breaking the horizon.



Key characteristics

LAU I is defined by the following key characteristics:

- Very gently undulating landform.
- Frequent urbanising features characteristic of marginal / urban fringe landscape.
- Modern large scale agricultural landscape.
- Marginal rural character at fringe of settlements.

Future baseline

LP1 Policy 23 Strategic Allocation at former Cotgrave Colliery, includes planning applications with permission granted. The applications would introduce housing and employment buildings with associated infrastructure and landscaping to the north-east of Cotgrave.

LP2 Policy 2.1 Housing Allocation – Land rear of Mill Lane/The Old 24 Park, Cotgrave includes planning applications with permission granted. The applications would introduce housing to the north of Cotgrave.

LP2 Policy 2.2 Housing Allocation – Land south of Hollygate Lane, 26 Cotgrave includes planning applications with permission granted. The applications would introduce housing to the north-east of Cotgrave.

LP2 Policy 6.3 Housing Allocation – Land opposite Mere Way, 50 Ruddington includes planning applications with permission granted. The applications would introduce housing to the east of Ruddington.

LP2 Policy 6.4 Housing Allocation – Land north of Asher Lane, Ruddington includes planning applications with permission granted. The applications would introduce housing to the south-west of Ruddington.

LP2 Policy 15 Employment Development – Hollygate Lane, Cotgrave, includes planning applications with permission granted. The applications would introduce a warehouse office space and associated infrastructure to the north-east of Cotgrave.

Landscape sensitivity

Landscape value

The LAU is not covered by any landscape designations. The value attached to the landscape of LAU I has been considered in Table 21 below against the factors defined in Table 3 of the methodology in Appendix A.

Table 21: LAU I Value Descriptions

Factor	Value
Natural heritage	The landscape has frequent modern influences such as built-form and is a modern agricultural landscape with few significant natural heritage features.
Cultural heritage	The area includes a number of historic rural villages with evidence of historic landscape pattern.
Landscape condition	The landscape is in moderate condition with evidence of fragmented hedgerows around large-scale arable land use. Other areas are well managed such as parkland and areas around the Grantham Canal.
Associations	The landscape does not have any particular connections to important people, events or the arts.
Distinctiveness	The LAU is typical of a rural landscape at the fringes of urban settlement.
Recreational	The LAU has some linear public right of way routes but is not well connected or accessible overall. The Grantham Canal intersects the LAU and is a popular recreational route. The LAU contains a number of country parks and golf courses which are valued locally.
Perceptual (Scenic)	The LAU has a combination of enclosed and longer distance views afforded by the undulating topography. Views frequently include modern or built-form features that are not typically considered scenic.
Perceptual (wildness and tranquillity)	The LAU is close to the urban fringe of Nottingham and contains a number of settlements that result in lower levels of wildness and tranquillity. Road infrastructure and Nottingham City Airport also contribute to lower overall levels.
Functional	The LAU is primarily an agricultural landscape but is typical in nature / production. Other land uses are typical of a marginal rural landscape close to the urban fringe.



The LAU is not covered by any statutory or local landscape designations. Its value is recognised locally due to its rural character at the urban fringe and whilst it is not well connected or accessible overall it does contain a number of recreational features, such as country parks and golf courses for which the wider rural landscape setting is important. The value is therefore considered to be **medium**.

Susceptibility to change

The LAU has an overarching marginal rural character which is reflected by the mix of land uses throughout and number of urban influences.

The following features and characteristics of the landscape are particularly susceptible to solar farm development:

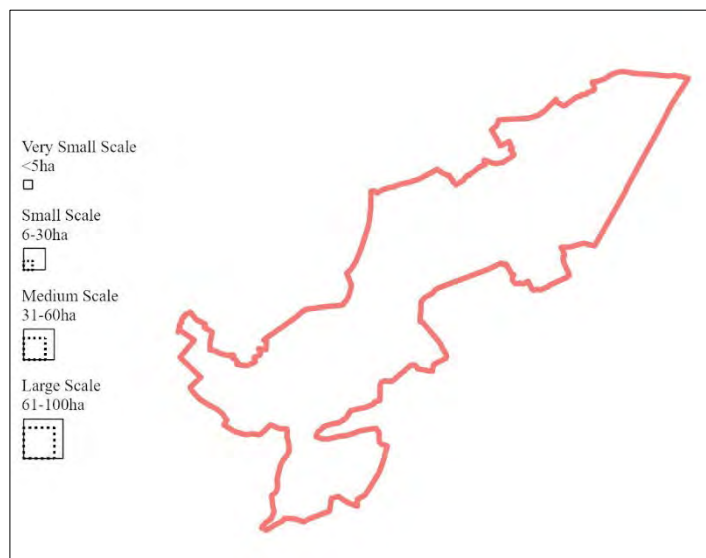
- Marginal rural / settled character.

Whilst the marginal rural and settled character of the landscape increase the susceptibility, the gently undulating landform and existing modern influences decrease the susceptibility. Overall, the susceptibility is judged to be **low**.

Sensitivity

The landscape is judged to be of **medium** sensitivity as a result of its **medium** value and **low** susceptibility to change.

Landscape Capacity



The LAU covers an area of approximately 4,400ha. The large size of the LAU, with large areas of gently undulating land affords potential for well-designed solar farm development. Retaining the marginal rural character at the fringes of built-up areas should be considered in any development. The sense that residents are located on the doorstep of open countryside is an important characteristic of the LAU and should be considered by retaining the nature of views at the urban fringe. Applications for development adjacent to recreational assets within the LAU such as Rushcliffe Country Park and Cotgrave County Park should also consider their connections to the wider rural landscape and contribution that the character of the LAU has to the experience of visitors.

Table 22: LAU I Landscape Capacity

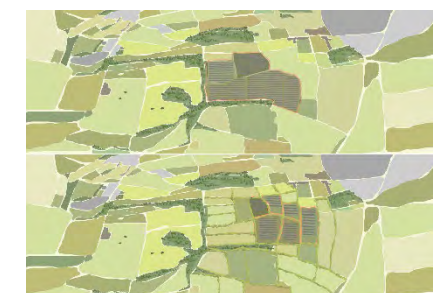
LAU Name	Sensitivity	Indicative capacity to development typologies				
		Very small scale <5ha	Small scale 6 - 30ha	Medium scale 31 - 60ha	Large scale 61 - 100ha	Very large scale >100ha
LAU I: Cotgrave and Tollerton Village Farmland Landscape	Medium	High	High	High	High	See Appendix A, Para. A.1.6.2

Key design principles

The LAU includes low hedgerows, rural settlements, and fragmented pattern. Mitigation principles **1**, **6** and **7** are therefore considered key to aiding the integration of any future solar development proposals within the LAU.

Hedgerows across the majority of large-scale arable land within the LAU are low or do not contain hedgerow trees. Hedgerow restoration including incorporation of hedgerow trees and relaxed management routines could have benefits for landscape character and provide screening benefits within the LAU, reducing the potential visual impacts of development.

Settlements across the landscape have connections to the wider rural landscape that are valued by local communities and integral to the character of the settlements. Intervisibility between settlements and the immediate environs should therefore be considered and introduction of urbanising features avoided.



LAU J: East Bridgford Escarpment Farmland



This LAU is located within the regional character area of the South Nottinghamshire Farmlands. The landscape is largely rural, comprising arable agricultural land. The western edge of the LAU is influenced by substantial built-form from the village of Radcliffe on Trent. Smaller villages of Newton and East Bridgford are located centrally and the historic rural village of Kneeton is situated close to the River Trent to the north-east. Bridgford Street and A46 Fosse Way form the main road infrastructure through the landscape with the rest of the road network formed by rural lanes. RAF Syerston is located at the north-eastern extent of the LAU. Landform comprises an escarpment with a steeply sloping northern edge down to the River Trent and a more gentle slope to the south to the A46, forming a broad plateau on which Kneeton Road is located. Land use

comprises predominantly arable agricultural land beyond settlement edges, with fields of medium to large scale and boundaries formed by hedgerows. Field boundaries are often fragmented and contain few hedgerow trees. Woodland cover is confined to small-scale copses at the north-eastern edge of the LAU and some blocks around settlement edges; due to the lack of woodland cover small copses are often prominent in views. Extensive views are available along and across the River Trent valley from Shelford Road and Oatfield Lane.



Key characteristics

LAU J is defined by the following key characteristics:

- Steep escarpment landform along the northern edge of the LAU.
- Modern agricultural landscape.
- Lack of woodland making smaller copses prominent.

Future baseline

LP1 Policy 22 Strategic Allocation at Former RAF Newton includes planning applications with permission granted. The applications would introduce commercial development to the north-west of Bingham.

LP2 Policy 5.2 Housing Allocation – Land adjacent Grooms Cottage, Radcliffe on Trent includes planning applications with permission granted. The applications would introduce housing to the east of Radcliffe on Trent.

LP2 Policy 5.3 Housing Allocation – Land off Shelford Road, Radcliffe on Trent includes planning applications with permission granted. The applications would introduce housing to the east of Radcliffe on Trent.

LP2 Policy 5.4 Housing Allocation – Land north of Grantham Road, Radcliffe on Trent includes planning applications with permission granted. The applications would introduce housing to the east of Radcliffe on Trent.

LP2 Policy 8.1 Housing Allocation – Land between Butt Lane and Closes Side Lane, East Bridgford includes a planning application with permission granted. The application would introduce housing to the south-east of East Bridgford.

LP2 Policy 8.2 Housing Allocation – Land south of Butt Lane, East Bridgford includes planning applications with permission granted. The applications would introduce housing to the south-east of East Bridgford.

Landscape sensitivity

Landscape value

The LAU is not covered by any landscape designations. The value attached to the landscape of LAU J has been considered in Table 23 below against the factors defined in Table 3 of the methodology in Appendix A .

Table 23: LAU J Value Descriptions

Factor	Value
Natural heritage	The landscape has a distinctive landform comprising steep slopes down to the River Trent valley and more gentle slopes to the south.
Cultural heritage	The area includes a number of historic rural villages. Agricultural land is predominantly modern in scale and pattern.
Landscape condition	The landscape is in moderate condition with evidence of fragmented hedgerows around large-scale arable land use.
Associations	The landscape does not have any particular connections to important people, events or the arts.
Distinctiveness	The LAU is formed by a distinctive landform that also affords distinctive views across the Trent Valley which is valued locally.
Recreational	The LAU is well connected by public right of way routes around East Bridgford and Kneeton. The rest of the LAU is largely inaccessible and not well connected by public right of way routes. There are no further designated recreational routes within the LAU.
Perceptual (Scenic)	The LAU has a combination of enclosed and longer distance views afforded by the undulating topography. Views frequently include modern or built-form features that are not typically considered scenic.
Perceptual (wildness and tranquillity)	The LAU contains expansive views, however they frequently contain modern or built-form features that are not typically considered scenic.
Functional	The LAU is primarily an agricultural landscape but is typical in nature / production.



The LAU is not covered by any statutory or local landscape designations. Its value is recognised locally due to its distinctive landform and long-distance views afforded. The LAU is a transitional landscape between LAU K: Aslockton Village Farmlands and LAU N: Trent Valley Washlands and is connected to both through views and its distinctive landform. The LAU is not particularly well connected by public right of way routes reducing its overall accessibility but contains scenic qualities for road users and those who live in the village in a rural setting. The value is therefore considered to be **medium**.

Susceptibility to change

The LAU has an overarching rural character, though urban influences impact this character locally throughout the area. The visibility of built-form in views of the wider landscape also impacts the sense of ruralness.

The following features and characteristics of the landscape are particularly susceptible to solar farm development:

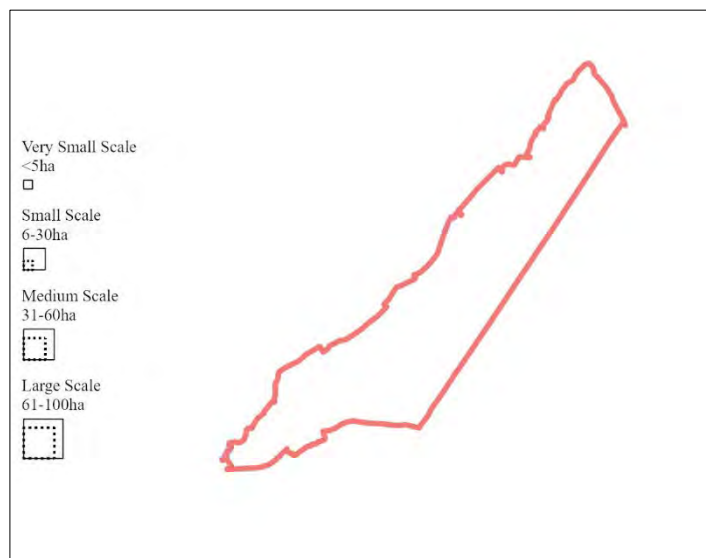
- Steep escarpment and distinctive landform with exposed slopes.

The distinctiveness of the landform and exposed slopes, which is a key characteristic of the LAU, increases the susceptibility. The modern character of agricultural land and urban influences decrease the susceptibility. Overall, the susceptibility is judged to be **medium**.

Sensitivity

The landscape is judged to be of **medium** sensitivity as a result of its **medium** value and **medium** susceptibility to change.

Landscape Capacity



The LAU covers an area of approximately 2,700ha. The overall scale of the LAU is large however its topography results in exposed slopes, decreasing the potential for solar farm development to be sensitively integrated in the landscape. There is potential for very small to small scale developments which are more likely to be able to be integrated to smaller isolated parcels of land away from recreational receptors, road users and residents for which the exposed topography comprising agricultural land is a key characteristic of the landscape.

Table 24: LAU J Landscape Capacity

LAU Name	Sensitivity	Indicative capacity to development typologies				
		Very small scale <5ha	Small scale 6 - 30ha	Medium scale 31 - 60ha	Large scale 61 - 100ha	Very large scale >100ha
LAU J: East Bridgford Escarpment Farmland	Medium	High	Moderate	Low	Low	See Appendix A, Para. A.1.6.2

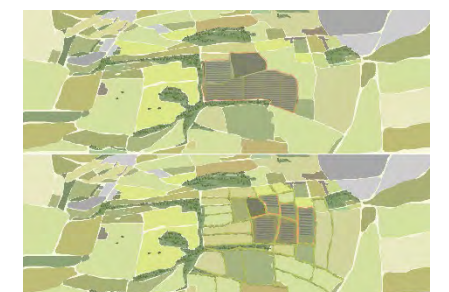
Key design principles

The LAU includes low hedgerows, exposed slopes, rural settlements, and fragmented pattern. Mitigation principles 1, 5, 6 and 7 are therefore considered key to aiding the integration of any future solar development proposals within the LAU.

Hedgerows across the majority of large-scale arable land within the LAU are low or do not contain hedgerow trees. Hedgerow restoration including incorporation of hedgerow trees and relaxed management routines could have benefits for landscape character and provide screening benefits within the LAU, reducing the potential visual impacts of development.

Settlements across the landscape have connections to the wider rural landscape that are valued by local communities and integral to the character of the settlements. Intervisibility between settlements and the immediate environs should therefore be considered and introduction of urbanising features avoided.

The unique landform of the LAU including steep escarpment to the north and gentler slopes to the south results in views of exposed hillside which should be avoided for development. Development would instead be more suitable in lower lying areas where there is greater potential for visual screening and integration within the LAU.



LAU K: Aslockton Village Farmland



This LAU is located within the regional character area of the South Nottinghamshire Farmlands. The landscape is largely rural, comprising predominantly arable agricultural land. Bingham is the largest settlement within the LAU with the rest comprising small dispersed rural settlements. The A52 runs through the centre of the LAU connecting Bingham with Grantham to the south-east, and the A46 runs along the north-west boundary of the LAU, though its influence on the area is limited. Landform comprises a series of outcrops and thin bands of low-lying alluvial levels following rivers; the thin bands following rivers such as the River Smite and River Devon makes them difficult to discern in the landscape due to the surrounding raised levels. Land use comprises predominantly arable land with pasture adjacent to villages. Where villages are situated close to each

other, pasture often extends between creating larger areas of smaller scale field patterns. The scale of fields ranges from small scale adjacent villages to large-scale modern agricultural fields in open countryside. Field boundaries are formed by hedgerows and are often fragmented in larger agricultural fields and intact around small-scale pasture. Woodland is confined to small irregular blocks scattered throughout and higher concentrations adjacent rural villages. Expansive views are available across the landscape, particularly to the south of the LAU and pylons are a constant feature due to the topography.



Key characteristics

LAU K is defined by the following key characteristics:

- Dispersed settlement.
- Modern agricultural landscape.
- Commuter town of Bingham.
- Small woodland blocks scattered throughout.

Future baseline

LP1 Policy 21 Strategic Allocation at North of Bingham includes planning applications with permission granted. The applications would introduce industrial development to the north-east of Cropwell Bishop.

LP2 Policy 7 Housing Allocation – Land east of Church Street, 52 Cropwell Bishop includes planning applications with permission granted. The applications would introduce housing to the north of Cropwell Bishop.

LP2 Policy 15 Employment Development – Chapel Lane Bingham (east) includes a planning application with permission granted. The application would introduce a leisure centre, community hall and office building and associated infrastructure to the north-east of Bingham.

Landscape sensitivity

Landscape value

The LAU is not covered by any landscape designations. The value attached to the landscape of LAU K has been considered in Table 25 below against the factors defined in Table 3 of the methodology in Appendix A.

Table 25: LAU K Value Descriptions

Factor	Value
Natural heritage	The landscape has a number of watercourses, though they are difficult to discern within the landscape due to the topography.
Cultural heritage	The area includes a number of historic rural villages. Church towers and spires form prominent features within the landscape due to the landform. Agricultural land is predominantly modern in scale and pattern, though smaller scale pasture and historic field pattern is present adjacent to villages.
Landscape condition	The landscape is in moderate condition with evidence of fragmented hedgerows around large-scale arable land use.
Associations	The landscape does not have any particular connections to important people, events or the arts.
Distinctiveness	The LAU is typical of a rural agricultural landscape.
Recreational	The LAU is relatively well connected by public right of way routes connecting smaller rural villages. The Grantham Canal intersects a small section of the LAU to the west adjacent to Cropwell Butler and Cropwell Bishop.
Perceptual (Scenic)	The LAU affords long distance views across the landscape, though pylons are a frequent feature of views due to the topography. Smaller scale, scenic views are often available at the fringes of villages.
Perceptual (wildness and tranquillity)	The LAU has a moderate sense of tranquillity due to the small scale of rural villages and expanse of agricultural land in between. Presence of urban features such as pylons and the modern scale of agriculture reduce the perception of wildness.
Functional	The LAU is primarily an agricultural landscape but is typical in nature / production.



The LAU is not covered by any statutory or local landscape designations. Its value is recognised locally due to its levels of tranquillity, and historic rural villages. The LAU is relatively well connected by public right of way routes

providing users with views across a typical rural landscape which is modern in character, particularly further away from villages. The value is therefore considered to be **medium**.

Susceptibility to change

The LAU has an overarching rural character with settlement dispersed throughout, the area around Bingham is impacted by the scale of the settlement and built-form.

The following features and characteristics of the landscape are particularly susceptible to solar farm development:

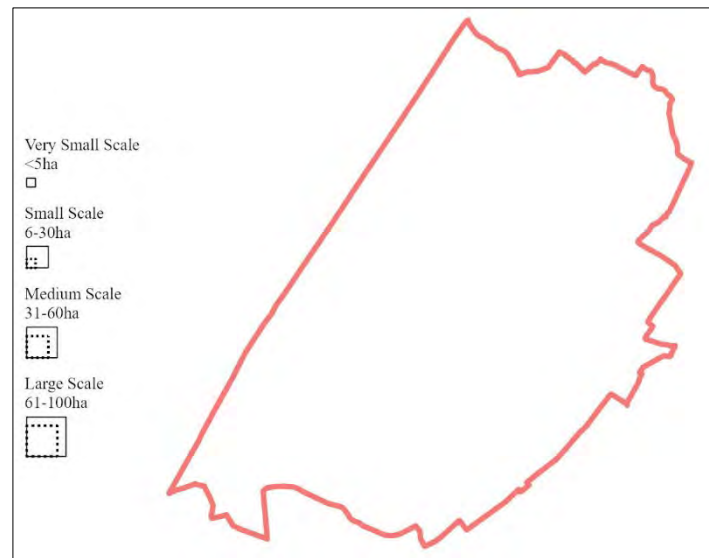
- Rural and tranquil character.

Whilst the distinctiveness of the landform and exposed slopes increase the susceptibility, the modern agricultural landscape and urban influences decrease the susceptibility. Overall, the susceptibility is judged to be **medium**.

Sensitivity

The landscape is judged to be of **medium** sensitivity as a result of its **medium** value and **medium** susceptibility to change.

Landscape Capacity



The LAU covers an area of approximately 10,000ha. The very large size of the LAU and dispersed nature of settlement affords potential for well-designed solar farm development. Careful consideration of settlements connection to the rural landscape should be given to minimise potential impacts.

Table 26: LAU K Landscape Capacity

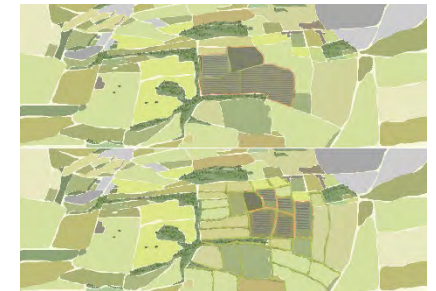
LAU Name	Sensitivity	Indicative capacity to development typologies				
		Very small scale <5ha	Small scale 6 - 30ha	Medium scale 31 - 60ha	Large scale 61 - 100ha	Very large scale >100ha
LAU K: Aslockton Village Farmland	Medium	High	High	High	High	See Appendix A, Para. A.1.6.2

Key design principles

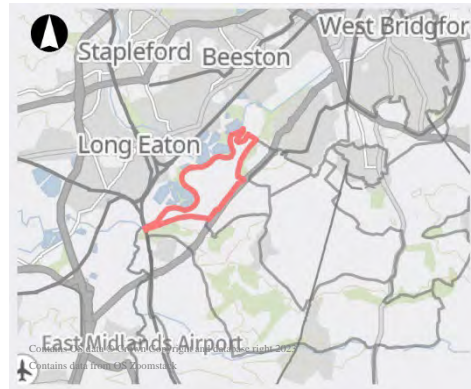
The LAU includes rural settlements, and fragmented pattern. Mitigation principles **6** and **7** are therefore considered key to aiding the integration of any future solar development proposals within the LAU.

Settlements across the landscape have connections to the wider rural landscape that are valued by local communities and integral to the character of the settlements. Intervisibility between settlements and the immediate environs should therefore be considered and introduction of urbanising features avoided.

Due to areas of fragmented field boundaries within the LAU, opportunities for restoration of landscape pattern should be considered in any development proposals.



LAU L: Attenborough Wetlands



This LAU is located within the regional character area of the Trent and Soar Valley. The landscape comprises a mix of arable and riverside pasture. Barton, a small rural village, is located centrally within the LAU and Thrumpton is located at the western edge. The A453 Remembrance Way runs along a section of the southern boundary of the LAU, with road infrastructure across the rest of the area limited to rural lanes around Barton and Thrumpton. Landform comprises the broad, low-lying river corridor of the River Trent which is enclosed by steep wooded ridges. Land use comprises a mix of large-scale arable land, riverside pasture, small scale pasture and horse paddocks adjacent to the rural villages and estate parkland surrounding Thrumpton which is associated with Thrumpton Hall. There are higher concentrations of vegetation cover around Thrumpton Hall and to the

north around riverside pasture. The river corridor is vegetated and provides a continuous corridor of mature vegetation along the northern boundary. Views are enclosed by the river corridors, wooded slopes around Thrumpton and north of Barton. To the south of Barton open views are available to the south-east increasing the influence of urban features such as the A453 Remembrance Way and pylons.



Key characteristics

LAU L is defined by the following key characteristics:

- River Trent.
- Riverside pasture.
- Thrumpton Hall and parkland.
- Wooded valley slopes.

Future baseline

There are no allocated sites with planning permission granted that would influence the future baseline of the LAU.

Landscape sensitivity

Landscape value

The LAU is not covered by any landscape designations. The value attached to the landscape of LAU L has been considered in Table 27 below against the factors defined in Table 3 of the methodology in Appendix A .

Table 27: LAU L Value Descriptions

Factor	Value
Natural heritage	The landscape is characterised by the River Trent which is valued locally as a natural feature.
Cultural heritage	The area includes the historic villages of Barton and Thrumpton within which Thrumpton Hall and associated parkland is situated.
Landscape condition	The landscape is in moderate condition with evidence of fragmented hedgerows around large-scale arable land, though smaller scale riverside meadow areas are present and are intact.
Associations	The landscape does not have any particular connections to important people, events or the arts.
Distinctiveness	The LAU is distinctive due to the River Trent, its valley landform and wooded ridges.
Recreational	The LAU has a few public right of way routes that extend out from Barton and one route that connects Barton and Thrumpton. Though limited in overall number, the routes are valued locally as they provide access to the River Trent.
Perceptual (Scenic)	The LAU affords scenic views along the River Trent and of the enclosed river valley. There are however, modern influences such as large scale built-form outside the LAU which are visible (Industrial units, A453 Remembrance Way and pylons).
Perceptual (wildness and tranquillity)	The LAU has some sense of tranquillity adjacent to the rural villages and in enclosed areas of the valley. The exposed areas have lower levels due to modern influences outside the LAU. Enclosed areas of the river valley with wooded ridges have a moderate sense of wildness.
Functional	The LAU is primarily an agricultural landscape but is typical in nature / production.



The LAU is not covered by any statutory or local landscape designations. Its value is recognised locally due to its connection to the River Trent and access provided, the LAU also has scenic qualities which are valued by residents of the historic villages of Thrumpton and Barton. Public right of way routes are limited overall throughout the LAU but provide access to the River Trent which is valued for its scenic qualities. The value is therefore considered to be **medium**.

Susceptibility to change

The LAU has an overarching rural character, though external urban influences are present. Small villages retain close connections to the rural landscape despite the surrounding urban features.

The following features and characteristics of the landscape are particularly susceptible to solar farm development:

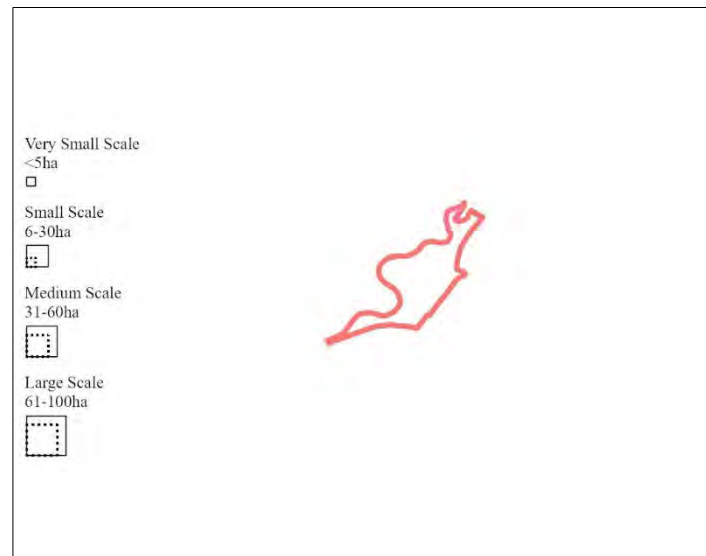
- Overall small scale of the landscape.
- Riverside pasture.
- Historic villages with connection to surrounding rural landscape.

Whilst the distinctiveness of the landform and exposed slopes increase the susceptibility, the modern agricultural landscape and urban influences decrease the susceptibility. Overall, the susceptibility is judged to be **high**.

Sensitivity

The landscape is judged to be of **high** sensitivity as a result of its **medium** value and **high** susceptibility to change.

Landscape Capacity



The LAU covers an area of approximately 400ha. The small size of the LAU and its high sensitivity would afford the LAU potential for very small scale solar farm development. Some small scale developments could be accommodated provided they were well-designed and sited appropriately within the LAU. Medium or large scale solar developments would be likely to result in substantial degradation of the overall character of the LAU due to the proportion of the LAU required.

Key design principles

The LAU includes exposed slopes, rural settlements and historic assets. Mitigation principles **3**, **5** and **6** and are therefore considered key to aiding the integration of any future solar development proposals within the LAU.

The LAU contains historic assets including church towers and spires that have intervisibility within the landscape. These views and setting of assets should be considered when siting solar development within the LAU.

The valley topography at the fringes of the LAU results in areas of exposed slopes which should be avoided for development. Development would instead be more suitable in lower lying areas where there is greater potential for visual screening and integration within the LAU.

Settlements across the landscape have connections to the wider rural landscape that are valued by local communities and integral to the character of the settlements. Intervisibility between settlements and the immediate environs should therefore be considered and introduction of urbanising features avoided.



Table 28: LAU L Landscape Capacity

LAU Name	Sensitivity	Indicative capacity to development typologies				
		Very small scale <5ha	Small scale 6 - 30ha	Medium scale 31 - 60ha	Large scale 61 - 100ha	Very large scale >100ha
LAU L: Attenborough Wetlands	Medium	High	Moderate	Low	Low	See Appendix A, Para. A.1.6.2

LAU M: Soar Valley Farmlands



This LAU is located within the regional character area of the Trent and Soar Valley. The landscape comprises rural pasture land adjacent to the River Soar. Settlement is generally linear and confined to the higher ground along the eastern boundary of the LAU including, Ratcliffe on Soar, Kingston on Soar, Normanton on Soar and Sutton Bonington, the latter being the largest settlement within the area. Landform comprises the low-lying narrow valley landform of the River Soar with the Midland Main Line railway standing out locally as it is set on a raised embankment. Land use is predominantly riverside pasture, though some areas of arable are present, particularly at the northern and southern extents of the LAU. Fields are generally medium in scale with boundaries formed by intact hedgerows with frequent hedgerow trees. Woodland is confined to small clusters around villages and linear belts

along field boundaries with more regular vegetation following the River Soar corridor. Views are enclosed by the river valley and frequently include urban influences; pylons due to the low-lying landform; the Midland Main Line railway due to its raised embankment; and village fringes due to the position of settlement of elevated topography.



Key characteristics

LAU M is defined by the following key characteristics:

- River Soar.
- Linear settlement on raised landform.
- Midland Main Line railway.
- Riverside pasture.

Future baseline

There are no allocated sites with planning permission granted that would influence the future baseline of the LAU.

Landscape sensitivity

Landscape value

The LAU is not covered by any landscape designations. The value attached to the landscape of LAU M has been considered in Table 29 below against the factors defined in Table 3 of the methodology in Appendix A .

Table 29: LAU M Value Descriptions

Factor	Value
Natural heritage	The landscape is characterised by the River Soar which is value locally as a natural feature.
Cultural heritage	The area includes the historic villages of Ratcliffe on Soar, Kingston on Soar, Normanton on Soar and Sutton Bonington. Sutton Bonington has clearly visible connections to the wider landscape with designed landscape visible adjacent Sutton Bonington Hall.
Landscape condition	The landscape is in moderate condition with evidence of fragmented hedgerows around large-scale arable land as though smaller scale riverside meadow areas are present and are generally in good condition.
Associations	The landscape does not have any particular connections to important people, events or the arts.
Distinctiveness	The LAU is distinctive due to the River Soar, its valley landform and linear historic villages and riverside pasture throughout.
Recreational	The LAU has a few public right of way routes that extend out from villages connecting to a route that runs alongside the River Soar. The Midshires Way intersects the LAU north of Sutton Bonington. Routes are valued locally as they provide access to the River Soar.
Perceptual (Scenic)	The LAU affords scenic views along the River Soar, though modern and built-form influences are commonplace such as villages and pylons which are prominent due to the low-lying landform.
Perceptual (wildness and tranquillity)	The LAU has some sense of tranquillity adjacent to the rural villages and in enclosed areas of the valley. Overall levels of tranquillity and wildness are reduced however due to the presence of built form and modern influences.
Functional	The LAU is primarily an agricultural landscape but is typical in nature / production.



The LAU is not covered by any statutory or local landscape designations. Its value is recognised locally due to its connection to the River Soar and access provided. The LAU has some scenic qualities but also contains frequent views of built-form and infrastructure. The LAU also contains a number of historic villages with are closely connected to the river valley landscape. The value is therefore considered to be **medium**.

Susceptibility to change

The LAU has an overarching rural character which is heavily influenced by the River Soar and adjacent pasture. Due to its narrow landform urban influences are frequent throughout.

The following features and characteristics of the landscape are particularly susceptible to solar farm development:

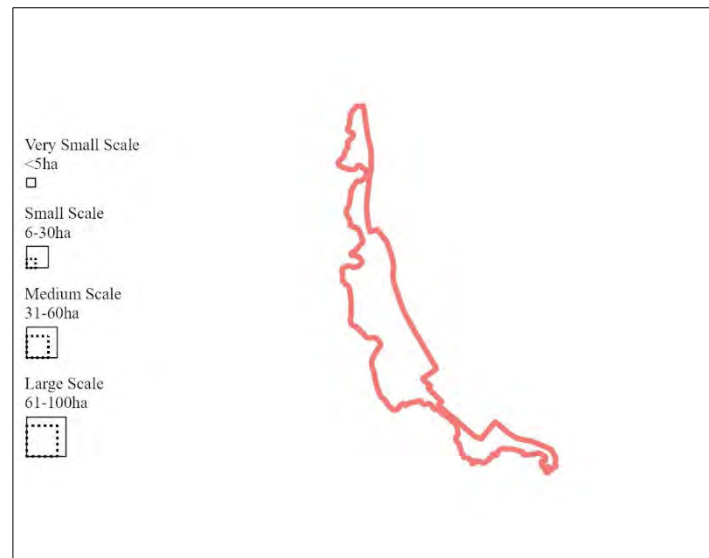
- Overall small scale of the landscape.
- Riverside pasture.
- Historic villages with connection to surrounding rural landscape.

Whilst the distinctiveness of the landform and exposed slopes increase the susceptibility, the modern agricultural landscape and urban influences decrease the susceptibility. Overall, the susceptibility judged to be **high**.

Sensitivity

The landscape is judged to be of **high** sensitivity as a result of its **medium** value and **high** susceptibility to change.

Landscape Capacity



The LAU covers an area of approximately 800ha. The small size and narrow nature of the LAU and its high sensitivity would afford the LAU capacity for very small scale solar farm development. Some small scale developments could be accommodated provided they were well-designed and sited appropriately within the LAU. Medium or large scale solar developments would be likely to result in substantial degradation of the overall character of the LAU.

Table 30: LAU M Landscape Capacity

LAU Name	Sensitivity	Indicative capacity to development typologies				
		Very small scale <5ha	Small scale 6 - 30ha	Medium scale 31 - 60ha	Large scale 61 - 100ha	Very large scale >100ha
LAU M: Soar Valley Farmlands	Medium	High	Moderate	Low	Low	See Appendix A, Para. A.1.6.2

Key design principles

The LAU includes rural settlements and historic assets. Mitigation principles 5 and 6 and are therefore considered key to aiding the integration of any future solar development proposals within the LAU.

The LAU contains historic assets including church towers and spires that have intervisibility within the landscape. These views and setting of assets should be considered when siting solar development within the LAU.

Settlements across the landscape have connections to the wider rural landscape that are valued by local communities and integral to the character of the settlements. Intervisibility between settlements and the immediate environs should therefore be considered and introduction of urbanising features avoided.



LAU N: Trent Valley Washlands



This LAU is located within the regional character area of the Trent Washlands. The landscape comprises arable, pasture and nature conservation use alongside the River Trent. Settlement includes Adbolton, Bassingfield, Holme Pierrepont and Shelford. The western extent of the LAU is dominated by Holme Pierrepont Country Park and Skylarks Nature Reserve, comprising large bodies of water both naturalistic and clearly man-made and surrounded by areas of woodland. The area around Shelford comprises medium- to large-scale arable land with woodland blocks scattered throughout. The north-eastern extent of the LAU comprises riverside pasture and linear belts of woodland across the narrow valley. Landform across the LAU comprises the narrow low-lying River Trent valley. Land use is a mix of recreational and nature conservation, medium to

large-scale arable and small-scale riverside pasture. The landscape is generally intact with some evidence of fragmentation at arable fields around Shelford. Views comprise enclosed scenic views along the River Trent at the north-eastern extent of the LAU and views enclosed by woodland throughout the western extent of the LAU.



Key characteristics

LAU N is defined by the following key characteristics:

- River Trent.
- Valley landform.
- Skylarks Nature Reserve.
- Holme Pierrepont Country Park.
- Wooded slopes and areas of exposed slopes.

Future baseline

LP2 Policy 5.1 Housing Allocation – Land north of Nottingham Road, Radcliffe on Trent includes planning applications with permission granted. The applications would introduce housing and employment land use and associated infrastructure to the west of Radcliffe on Trent.

LP2 Policy 15 Employment Development – Land north of Nottingham Road, Radcliffe on Trent includes a planning application with permission granted. The application would introduce housing and employment land use and associated infrastructure to the west of Radcliffe on Trent.

22/01511/FUL: Erection of solar photovoltaic farm including fencing, internal service tracks, inverter and transformer stations, cabling, CCTV, landscaping and customer substation and ancillary cabins, at land south of Radcliffe Road, Holme Pierrepont, Nottinghamshire. (7.1ha in size).

Landscape sensitivity

Landscape value

The LAU is not covered by any landscape designations. The value attached to the landscape of LAU N has been considered in Table 31 below against the factors defined in Table 3 of the methodology in Appendix A .

Table 31: LAU N Value Descriptions

Factor	Value
Natural heritage	The landscape is characterised by the River Trent which is valued locally as a natural feature. The washlands also contain restored landscape areas with naturalistic features that are valued.
Cultural heritage	The area includes restored gravel pits reflecting the area’s history where sand and gravel has been quarried for hundreds of years.
Landscape condition	The landscape is in good condition. It contains some degradation around large scale arable areas but riverside pasture and restored areas are well managed.
Associations	The landscape does not have any particular connections to important people, events or the arts.
Distinctiveness	The LAU is distinctive due to the River Trent, its valley landform and wooded slopes.
Recreational	The LAU has few public right of way routes overall, though the landscape is accessible due to the recreational land use around Holme Pierrepont and the Trent Valley Way which intersects the LAU.
Perceptual (Scenic)	The LAU affords scenic views along the River Trent, as well as scenic spots around Skylarks Nature Reserve which are popular for bird watching.
Perceptual (wildness and tranquillity)	The LAU has some sense of tranquillity and wildness due to the restored habitats and narrow enclosed valley. Levels are lower at the western extent of the LAU due to the proximity to the urban fringe of West Bridgford and Radcliffe on Trent.
Functional	The LAU provides functionality as a recreational, nature conservation and productive landscape.



The LAU is not covered by any statutory or local landscape designations. Its value is recognised locally due to its connection to the River Trent, scenic qualities and recreational access to the nature reserve, water sports centre and

River Trent Valley Way. The LAU has limited public right of way routes but contains a number of designed routes through restored areas of landscape with ecological value recognised through the nature reserve. The value is therefore **medium**.

Susceptibility to change

The overarching character of the LAU is influenced by the River Trent and its valley landform the area contains a mix of land uses.

The following features and characteristics of the landscape are particularly susceptible to solar farm development:

- Overall small scale of the landscape.
- Restored landscape.
- Recreational access to the landscape.

Whilst the distinctiveness of the landform and exposed slopes increase the susceptibility, the modern agricultural landscape and urban influences decrease the susceptibility. Overall, the susceptibility is judged to be **high**.

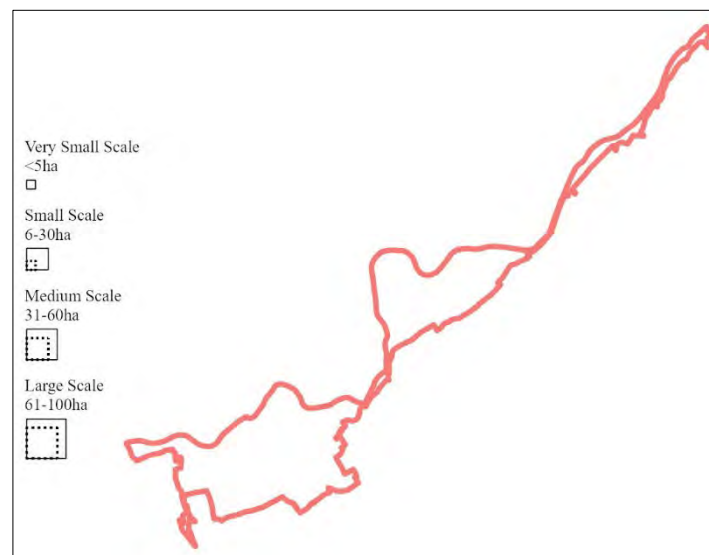
The following areas have lower susceptibility:

- The area south of the A52 which reflects the overall landform of the LAU but has a higher concentration of modern influences.

Sensitivity

The landscape is judged to be of **high** sensitivity as a result of its **medium** value and **high** susceptibility to change.

Landscape Capacity



The LAU covers an area of approximately 1800ha. The relatively small size and narrow nature of the LAU and its high sensitivity would afford the LAU capacity for very small scale solar farm development. Some small scale developments could be accommodated provided they were well-designed and sited appropriately within the LAU (away from areas of higher sensitivity within the LAU such as the nature reserve). Medium or large-scale solar developments would be likely to result in substantial degradation of the overall character of the LAU.

Table 32: LAU N Landscape Capacity

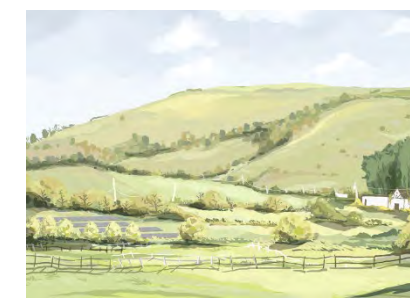
LAU Name	Sensitivity	Indicative capacity to development typologies				
		Very small scale <5ha	Small scale 6 - 30ha	Medium scale 31 - 60ha	Large scale 61 - 100ha	Very large scale >100ha
LAU N: Trent Valley Washlands	Medium	High	Moderate	Low	Low	See Appendix A, Para. A.1.6.2

Key design principles

The LAU includes exposed slopes and rural settlements. Mitigation principles 5 and 6 and are therefore considered key to aiding the integration of any future solar development proposals within the LAU.

The valley topography at the fringes of the LAU results in areas of exposed slopes which should be avoided for development. Development would instead be more suitable in lower lying areas where there is greater potential for visual screening and integration within the LAU.

Settlements across the landscape have connections to the wider rural landscape that are valued by local communities and integral to the character of the settlements. Intervisibility between settlements and the immediate environs should therefore be considered and introduction of urbanising features avoided.



6. Summary Table

Table 33 below summarises the findings and judgements of the study for each LAU. Figures C5 to C9 in Appendix C provide a further visual representation of the findings.

Table 33: Landscape Sensitivity and Capacity Summary Table

LAU Name	Value	Susceptibility	Sensitivity	Indicative capacity to development typologies				
				Very small scale <5ha	Small scale 6 - 30ha	Medium scale 31 - 60ha	Large scale 61 - 100ha	Very large scale >100ha
LAU A: Gotham and West Leake Wooded Hills and Scarps	Medium	Medium	Medium	High	Moderate	Moderate	Low	See Appendix A, Para. A.1.6.2
LAU B: East Leake Rolling Farmland	Medium	Medium	Medium	High	High	High	Moderate	See Appendix A, Para. A.1.6.2
LAU C: Widmerpool Clay Wolds	Medium	Medium	Medium	High	High	High	Moderate	See Appendix A, Para. A.1.6.2
LAU D: Cotgrave Wooded Clay Wolds	Medium	Medium	Medium	High	Moderate	Moderate	Low	See Appendix A, Para. A.1.6.2
LAU E: Vale of Belvoir	Medium	Medium	Medium	High	High	High	High	See Appendix A, Para. A.1.6.2
LAU F: Clifton Slopes	Low	Low	Low	High	Moderate	Low	Low	See Appendix A, Para. A.1.6.2
LAU G: Ruddington Alluvial Farmland	Low	Low	Low	High	High	High	Moderate	See Appendix A, Para. A.1.6.2
LAU H: Mickleborough Fringe	Medium	Low	Low	High	Moderate	Low	Low	See Appendix A, Para. A.1.6.2
LAU I: Cotgrave and Tollerton Village Farmland	Medium	Low	Medium	High	High	High	High	See Appendix A, Para. A.1.6.2
LAU J: East Bridgford Escarpment Farmland	Medium	Medium	Medium	High	Moderate	Low	Low	See Appendix A, Para. A.1.6.2
LAU K: Aslockton Village Farmland	Medium	Medium	Medium	High	High	High	High	See Appendix A, Para. A.1.6.2
LAU L: Attenborough Wetlands	Medium	High	High	High	Moderate	Low	Low	See Appendix A, Para. A.1.6.2
LAU M: Soar Valley Farmlands	Medium	High	High	High	Moderate	Low	Low	See Appendix A, Para. A.1.6.2
LAU N: Trent Valley Washlands	Medium	High	High	High	Moderate	Low	Low	See Appendix A, Para. A.1.6.2

Appendices

Rushcliffe Borough Council

Reference: RBC-ARUP-ZZ-AP-L-XX-0001

P01 | 10 May 2024

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 299328-00

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Contents

Appendix A – Detailed Methodology	A-1
A.1.1 Guidance and industry standards	A-1
A.1.2 Key definitions	A-1
A.1.3 Process	A-3
A.1.4 Step 1 – Defining the purpose and scope of the landscape sensitivity assessment	A-4
A.1.5 Step 2 - Gathering information to inform the landscape sensitivity assessment	A-5
A.1.6 Step 3 - Assess landscape sensitivity of LAUs and determine indicative landscape capacity	A-12
A.1.7 Step 4 - Report and recommendations	A-14
A.1.8 Desk study and fieldwork – standard approach	A-15
 Appendix B - Future Baseline Developments	 B-17
 Appendix C - Supporting Figures	 C-24
 Appendix D - Supporting Figures (Context Plans)	 D-34

Appendix A – Detailed Methodology

A.1.1 Guidance and industry standards

This methodology primarily draws upon Natural England’s *An approach to landscape sensitivity assessment – to inform spatial planning and land management*¹ as the most relevant and recently published approach in relation to spatial planning accounting for landscape sensitivity at a strategic level. This guidance document allows a more strategic assessment of landscape sensitivity, often across a very large area, with regard to the principle of a particular type of change scenario.

The Landscape Institute and Institute of Environmental Management and Assessment’s *Guidelines for Landscape and Visual Impact Assessment*², *Third edition* (GLVIA3) has also informed the approach set out by Natural England and is frequently cross-referenced throughout.

Other guidance, clarifications and technical notes relevant to this study area as follows:

- The Countryside Agency and Scottish Natural Heritage’s *Landscape Character Assessment Guidance*³
- The Countryside Agency and Scottish Natural Heritage’s *Topic paper 6: Techniques and Criteria for Judging Capacity and Sensitivity, a discussion*⁴
- Landscape Institute’s *Technical Guidance Note (TGN) 02/21: Assessing landscape value outside national designations*⁵
- Landscape Institute’s *Technical Guidance Note (TGN) 04/20: Infrastructure*⁶

A.1.2 Key definitions

A full list of definitions is provided in section A.1.9. However, there are a number of key terms derived from industry standard guidance that are outlined upfront for clarity throughout the methodology.

Landscape Assessment Unit

Landscape Assessment Units (LAU) are areas of broadly similar characteristics which are used as reporting units in this study to assess sensitivity and landscape capacity.

LAUs are derived from the Draft Policy Zones (DPZ) which were developed and presented in the *Greater Nottingham Landscape Character Assessment*⁷ and are defined as "an individual area of character". This character assessment was published in 2009 and therefore a review and update, where applicable, was required to ensure suitability for this study.

Landscape value

GLVIA3 defines landscape value as the relative value or importance attached to different landscapes by society on account of their landscape qualities.

¹ Natural England (2019), *An approach to landscape sensitivity assessment – to inform spatial planning and land management*

² Landscape Institute and Institute of Environmental Management & Assessment (2013), *Guidelines for Landscape and Visual Impact Assessment, third edition*

³ The Countryside Agency and Scottish Natural Heritage (2002), *Landscape Character Assessment Guidance*

⁴ The Countryside Agency and Scottish Natural Heritage (2002), *Topic paper 6: Techniques and Criteria for Judging Capacity and Sensitivity, a discussion*

⁵ Landscape Institute (2021), *Technical Guidance Note (TGN) 02/21: Assessing landscape value outside national designations*

⁶ Landscape Institute (2020), *Technical Guidance Note (TGN) 04/202: Infrastructure*

⁷ Nottinghamshire County Council (June 2009), *Greater Nottingham Landscape Character Assessment*

Paragraph 174 of the National Planning Policy Framework makes reference to protecting and enhancing valued landscapes in a manner commensurate with their statutory status or identified quality in the development plan. Landscape Institute *Technical Guidance Note (TGN) 02/21: Assessing landscape value outside national designations*⁸ defines a ‘valued landscape’ as an area identified as having sufficient landscape qualities to elevate it above other more everyday landscapes.

Landscape susceptibility

Landscape susceptibility is the degree to which a defined landscape and its associated visual qualities and attributes might respond to the specific development type, development scenario or other change without undue negative effects on landscape character and the visual resource. This definition is derived from *An approach to landscape sensitivity assessment – to inform spatial planning and land management*¹.

Landscape sensitivity

Landscape sensitivity is a term applied to landscape character and the associated visual resource, combining judgements of their susceptibility to the specific development type, development scenario or other change being considered together with the value(s) related to that landscape and visual resource. Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value. This definition is derived from *An approach to landscape sensitivity assessment – to inform spatial planning and land management*⁹.

Landscape capacity

Landscape capacity refers to the amount of specified development or change which a particular landscape and the associated visual resource is able to accommodate without undue negative effects on its character and qualities. This description is derived from *An approach to landscape sensitivity assessment – to inform spatial planning and land management*⁶. This guidance also notes that there has been confusion over the years concerning the use of the words ‘sensitivity’ and ‘capacity’ and that they have often been used interchangeably. It questions whether the concept of capacity may be too simplistic when it comes to making complex decisions to inform objectives and guidance regarding place-based planning, design, and management. When dealing with landscapes and change it notes that it is not easy to simply quantify exactly how much development a specific area can accommodate and that many important factors come into play, including professional judgement.

⁸ Landscape Institute (2021), *Technical Guidance Note (TGN) 02/21: Assessing landscape value outside national designations*

⁹ Natural England (2019), *An approach to landscape sensitivity assessment – to inform spatial planning and land management*

A.1.3 Process

The diagram below sets out the stages followed to prepare the landscape sensitivity and capacity study. It is based on the four-step process outlined in *An approach to landscape sensitivity assessment – to inform spatial planning and land management*¹⁰. Detailed descriptions of each step are set out thereafter.



¹⁰ Natural England (2019), *An approach to landscape sensitivity assessment – to inform spatial planning and land management*

A.1.4 Step 1 – Defining the purpose and scope of the landscape sensitivity assessment

A.1.4.1 Aims and objectives

The purpose of the study is to inform the review of Local Plan policies, the content of supplementary planning documents and guidance notes and the determination of planning applications across the Borough.

The main aims of the study were to:

- Provide an assessment of landscape sensitivity of each LAU, specific to solar farm development;
- Provide an indication of the capacity of the landscape to accommodate solar farm development;
- Visually illustrate the sensitivity and capacity of the landscape through spatial mapping;
- Provide guidance for the siting of solar farm development and set principles for appropriate design and mitigation.

The findings of this study do not determine whether planning applications for solar farm development are appropriate but rather provide an indicator of the sensitivity of the landscape to such development by area. An individual assessment of the likely impacts to landscape and visual amenity should be submitted by the applicant as part of their planning submission. This should include details of appropriate mitigation measures to avoid or minimise potential adverse effects and to integrate the development with, and where possible enhance, the landscape. Such measures should align with the design principles outlined in this study.

A.1.4.2 Study area and landscape assessment units (LAU)

Study area

The study area is defined as the borough boundary of Rushcliffe, as illustrated on Figure A1.

Landscape Assessment Units (LAU)

The study is based on the existing Landscape Character area and Draft Policy Zones (DPZ) that were developed as part of the Greater Nottingham Landscape Character Assessment¹¹. DPZs are defined as “*an individual discrete area of character. It has a unique identity although it shares similar characteristics to other areas within the broader regional area.*” As DPZs represent unique character areas at a local scale, they are well aligned with the purposes of this study.

The DPZs which are the subject of this study are outlined below and shown on Figure A2. Whilst the existing DPZs form a logical starting point and reference basis for the assessment, these were published in 2009 and were therefore reviewed and ground-truthed through desk-based study and fieldwork studies, to ensure appropriateness for use. The detail of desk-based and fieldwork studies is outlined in section A.1.8.

A.1.4.2.1 The Nottinghamshire Wolds

- NW01 Gotham and West Leake Wooded Hills and Scarps
- NW02 East Leake Rolling Farmland
- NW03 Widmerpool Clay Wolds
- NW04 Cotgrave Wooded Clay Wolds

A.1.4.2.2 Vale of Belvoir

- BV01 Vale of Belvoir

¹¹ Nottinghamshire County Council (June 2009), *Greater Nottingham Landscape Character Assessment*

A.1.4.2.3 *South Nottinghamshire Farmlands*

- SN01 Clifton Slopes
- SN02 Ruddington Alluvial Farmland
- SN03 Mickleborough Fringe
- SN04 Cotgrave and Tollerton Village Farmland
- SN05 East Bridgford Escarpment Farmland
- SN06 Aslockton Village Farmland

A.1.4.2.4 *Trent Valley*

- TSV01 Attenborough Wetlands
- TSV02 Soar Valley

A.1.4.2.5 *Trent Washlands*

- TW01 Trent Washlands: Gamston and Edwalton River Meadowlands
- TW02 Trent Washlands: Polser Brook River Meadowlands
- TW03 Trent Washlands: Holme Pierrepont and Bassingfield Village Farmlands
- TW04 Trent Field River Meadowlands
- TW07 Shelford Village Farmlands
- TW51 Stoke Lock River Meadowlands
- TW055 West Bridgford Recreational Fringe

A.1.5 Step 2 - Gathering information to inform the landscape sensitivity assessment

1.1.1 Step 2a – Describe the development types and scenarios to be considered

A.1.5.1.1 (i) Typical solar farm development – to inform landscape sensitivity

This study is focused on solar farm development and a summary of typical solar farm development is outlined below, which was used to inform the assessment. These characteristics of development have been drawn out from planning applications for solar farm development submitted to Rushcliffe Borough Council since 2013.

Solar farm development typically comprises the following features:

- Security or perimeter fencing up to 2.5m in height;
- CCTV cameras on poles up to 4m in height;
- Solar panel arrays up to 3.1m in height;
- Solar panels arranged south-facing at 10-30 degrees with 2 – 6.3m between rows;
- Infrastructure including small-scale buildings for invertors, sub-stations or power storage facilities, typically up to 3m in height;
- Access tracks (typically 4-5m wide); and
- Battery Energy Storage Systems (BESS).

Further detailed analysis of relevant applications submitted to Rushcliffe Borough Council along with a sample of national applications was undertaken to inform detailed descriptions of solar farm development to be assessed.

It is the typical descriptions of solar farm development that were used to inform the sensitivity of each LAU.

A.1.5.1.2 (ii) Parameters of solar farm development – to inform landscape capacity

The description of solar farm developments was further categorised by size to provide an indication of likely landscape capacity. In reality not all solar farm development applications submitted will fall exactly into any one of these defined typologies and in such cases decisions will need to be made to establish which typology most closely represents the proposed development.

The land required for solar farm development in relation power generation is likely decrease over time as technology becomes more efficient. Therefore, categorising typologies by size future proofs the relevance of the study.

Trends in solar farm development applications in the UK are largely driven by government energy and planning policy.

The National Planning Policy Framework¹² (NPPF) outlines the requirement for the transition to a low carbon future and an increase in the supply of renewable energy and is relevant to plan-making and decision-making at all scales.

The overarching National Policy Statement (NPS) for Energy (NPS EN-1)¹³; and the NPS for Renewable Energy Infrastructure (NPS EN-3)¹¹, set out the Government’s ambition to meet net zero by 2050 to achieve a five fold increase in solar PV capacity by 2035, quoting a figure of 70GW.

NPS EN-3¹¹ also sets out the threshold for solar farm development considered to be a Nationally Significant Infrastructure Project (NSIP), which for England is set at a generating capacity of 50MW or greater.

There is a clear trend in applications for solar farm development that seeks to maximise the potential productivity of sites in response to this policy and the increasingly favourable market conditions for renewable energy. As demonstrated in Table 1 below, recent planning applications for solar farm development in Rushcliffe have largely been just below the NSIP threshold at 49.9MW generating capacity.

Table 1: Recent solar planning applications received by Rushcliffe Borough Council

Development Application Number	Power Generation (MW)	Total Size of Site (Hectares)
21/00703/FUL	4.2	10.80
21/02163/SCREIA	49.9	140 (across three parcels of land)
22/00809/FUL	49.9	60.94
22/00319/FUL	49.9	80.65
22/00303/FUL	49.9	81.58
22/01856/SCREIA	Info not available	Info not available
22/01511/FUL	4.2	7.1
22/02241/FUL	49.9	94.24
23/00254/FUL	49.9	82
23/01073/SCREIA	49.9	70
23/01010/SCREIA	49.9	97

¹² Department for Levelling up, Housing and Communities (2023), *National Planning Policy Framework*. Available at www.gov.uk/dluhc [Accessed: 24/10/23]

¹³ Department for Energy Security & Net Zero (2023), *National Policy Statement for Energy (EN-1)*

23/01840/SCREIA	20	48
24/00161/FUL	49.9	101
23/02250/FUL	20	56

On average solar farm development is considered to require between 2ha and 4 ha of land per 1MW of energy production¹⁴¹⁵. This broadly aligns with applications received by Rushcliffe Borough Council. However, there are anomalies due to field patterns, parcels of land utilised, landform and access, the density of solar panels and their arrangement based on site specific constraints. This means that in reality the size of solar farm development and generating capacity are not always closely linked. Furthermore, as stated above the efficiency of solar panels is improving. Establishing thresholds based purely on generating capacity could in time draw in applications that affect increasingly smaller areas or deliver larger gains for renewable energy. Therefore, it was deemed most appropriate to define parameters primarily based on the size of development with typical generating capacity provided for reference. These thresholds are set out in Table 2 below.

Table 2: Solar farm parameter definitions

Parameter definition	Size in hectares (ha)	Typical generating capacity*	Notes
Very small scale	<5ha	Between 1.25MW and 2.5MW	This represents solar farm development that may typically fit into 1 to 2 agricultural fields based on scale of agricultural land across Rushcliffe Borough.
Small scale	6 – 30ha	Between 1.5MW and 15MW	Recent applications within this size range have been submitted to Rushcliffe Borough Council.
Medium scale	31 – 60ha	Between 7.75MW and 30MW	There has been one recent screening request for an application within this size range demonstrating the trends in applications to sit at either side of the spectrum and to maximise the potential power generated from sites without exceeding the NSIP threshold.
Large scale	61 - 100ha	Between 15MW and 49.9MW	This range represent solar farm development typical of a commercial enterprise looking to generate power up to the threshold of being considered an NSIP (49.9MW).
Very large scale (not included in the study)	>100ha	50MW +	Developments of this size are NSIPs and applications for a Development Consent Order (DCO) are determined by the relevant Secretary of State. They are therefore outside the scope of this study, but guidance on how Rushcliffe Borough Council could engage with DCO applications will be provided.

*Approximate generating capacity is based on the average solar farm development requirement of 2 to 4 ha of land per 1MW. The figures provided assume the broadest span of smallest parameter value inefficient development site (i.e. 4ha per MW) to largest parameter value efficient development (i.e. 2ha per MW).

¹⁴ UK National Farmers Union – *NFU Energy Guide to solar energy*

¹⁵ Department for Energy Security & Net Zero (2023), *National Policy Statement for Renewable Energy Infrastructure (EN-3)*

A.1.5.2 Step 2b – Establish and review the landscape and visual baseline, and identify associated value

Establishing the landscape and visual baseline

A list of key criteria has been identified that represents the key characteristics that are likely to be most affected by solar farm development. These criteria are outlined below and categorised by ‘landscape’, ‘aesthetic, perceptual and experiential’ and ‘visual’. This list will be revisited and refined as appropriate during the confirmation of LAUs.

A.1.5.2.1 Landscape

- Field pattern, scale and enclosure
- Landform
- Land cover
- Man-made influences and built-form
- Condition / intactness
- Historic features and cultural heritage
- Settlement distribution and scale

A.1.5.2.2 Aesthetic, Perceptual and Experiential

- Scenic quality and character
- Remoteness and peacefulness and tranquillity

A.1.5.2.3 Visual

- Visibility
- Key views
- Typical receptor types

Identifying associated value of the LAU

Landscape Institute Technical Guidance Note (TGN) 02/21: Assessing landscape value outside national designations (Landscape Institute, 2021) defines landscape value as “*the relative value or importance attached to different landscapes by society on account of their landscape qualities*”.

For assessing landscape value outside national designations, Landscape Institute Technical Guidance Note 02/21 is now the primary source of guidance. The approach to assessing the value attached to the landscape has followed a three-stage process:

- **Stage 1** identify if the landscape is covered by any landscape designations;
- **Stage 2** consider each of the factors listed in Table 1 below which have been developed with reference to Table 1 of TGN 02/21 and are pertinent and most important to understanding its value; and
- **Stage 3** make an assessment of the value attached to the landscape and assign value based on a five-point scale, clearly articulating the reasons for these judgements.

An overall conclusion has been drawn on the value attached to the landscape for each Landscape Assessment Unit considering the overall weight of evidence.

Table 3 - Establishing landscape value

Stage 1 – Landscape designations	Stage 2 - Define landscape value factors with reference to TGN 02/21	Value	Description
<p>Landscape with statutory status or national policy protection: National Park, Area of Outstanding Natural Beauty, or World Heritage Sites</p> <p>Local landscape designation, such as Special Landscape Area or Area of Great Landscape Value, supported by policy and a detailed evidence base.</p> <p>No relevant designations.</p>	<p>Natural heritage - Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.</p>	Very High	A designated landscape with statutory status (National Park or AONB). Valued landscape in the context of NPPF paragraph 174 (a)
	<p>Cultural heritage - Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.</p>	High	A locally designated landscape supported by a detailed evidence base or with other strong indicators of value, which may include other relevant designations such as ancient woodland or conservation areas, with identified quality in the development plan or evidence base. May be considered valued landscape in the context of NPPF paragraph 174(a) with strong supporting evidence.
	<p>Landscape condition - Landscape which is in a good physical state both with regard to individual elements and overall landscape structure.</p> <p>Associations - Landscape which is connected with notable people, events and the arts.</p>	Medium	Unlikely to be a designated for landscape quality but may exhibit some indicators of value which are identified in the development plan or evidence base and are important at the community level.
	<p>Distinctiveness - Landscape that has a strong sense of identity.</p> <p>Recreational - Landscape offering recreational opportunities where experience of landscape is important.</p>	Low	Not designated for landscape quality and likely to exhibit few indicators of value which are identified in the development plan or evidence base.
	<p>Perceptual (Scenic) - Landscape that appeals to the senses, primarily the visual sense.</p> <p>Perceptual (wildness and tranquillity) - Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies</p> <p>Functional - Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.</p>	Very low	A landscape dominated by industry or infrastructure or which is damaged or degraded landscape, not designated for landscape quality and not likely to exhibit indicators of value which are identified in the development plan or evidence base.

Valued landscape

The principle of “valued landscape” in England is supported by the NPPF 2021 (Chapter 15). Paragraph 174 requires that planning policies and decisions should contribute to and enhance the natural and local environment by, inter alia, (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)*”.

According to paragraph A4.2.11 of TGN 02/21, a ‘valued landscape’ is an area identified as having sufficient landscape qualities to elevate it above other more everyday landscapes. There is therefore a high bar for an area to be considered valued landscape in the context of the NPPF.

Paragraph A4.2.5 of TGN 02/21 states that, “*where a landscape has a statutory status, such as a National Park or AONB, it is self-evident that it is a valued landscape*”. Therefore, where such landscapes are present within the study area, these have been attributed very high value and are recognised as valued landscapes in the context of the NPPF.

A different approach has been taken to determine whether landscapes outside of nationally designated landscapes can be considered valued landscape in the context of the NPPF. Paragraph A4.2.6 of TGN 02/21 states that the interpretation of ‘identified quality in the development plan’ is not clear and that there are two fundamentally different interpretations that have been adopted by inspectors, which are considered below in more detail:

1. It means non-statutory, locally designated landscapes;
2. It means any landscape where there is evidence to justify the identification of a ‘valued landscape’. Local designation alone may not be sufficient evidence.

For a landscape without statutory status to be considered valued landscape in the context of the NPPF it must be supported by strong evidence. The study will therefore consider each of the factors set out in Table 2, references in Local Plan policy and evidence base, including whether there are existing local landscape designations in forming an overall judgement. Landscapes with high value may also be considered valued landscape.

A.1.5.3 Step 2c – Identify indicators of susceptibility to be used when assessing landscape and visual sensitivity to the development types

Table 4 sets out typical indicators of higher or lower susceptibility that have been used to determine the overall susceptibility of each LAU. ‘landscape’, ‘aesthetic, perceptual and experiential’ and ‘visual’ criteria are derived from Step 2b. Based on the identification of higher and lower susceptibility indicators within each LAU, each LAU has been determined as high, medium or low susceptibility.

Table 4: Typical indicators of higher or lower susceptibility based on ‘landscape’, ‘aesthetic, perceptual and experiential’ and visual criteria

Criteria	Indicators of higher susceptibility	Indicators of lower susceptibility
Landscape		
Field pattern, scale and enclosure	<ul style="list-style-type: none"> - Small scale fields. - Complex, rugged or irregular field pattern. - Ancient field patterns. - Managed field boundaries formed by low fences or walls or hedges with few hedgerow trees. 	<ul style="list-style-type: none"> - Large scale fields. - Simple, regular or rectilinear field pattern. - Uniform filed pattern. - Unmanaged, high field boundaries.
Landform	<ul style="list-style-type: none"> - Steep topography. - Exposed hillsides. - Irregular or complex landform. 	<ul style="list-style-type: none"> - Flat landscapes. - Expansive lowland landscapes. - Uniform landform.

Criteria	Indicators of higher susceptibility	Indicators of lower susceptibility
	<ul style="list-style-type: none"> - Narrow valleys and ridges. - Distinctive landform features. 	<ul style="list-style-type: none"> - Landscapes with no or minimal distinctive landform features.
Land Cover	<ul style="list-style-type: none"> - Pastures, particularly where proportion of land for grazing forms key characteristics of the landscape. - Significant woodland cover. - Parkland or designed landscapes. - Natural or semi-natural land cover, particularly where conservation or restoration is a priority. 	<ul style="list-style-type: none"> - Large-scale arable land, particularly monoculture or with evidence of intensive farming practices.
Man-made influences / Built-form	<ul style="list-style-type: none"> - Absence of man-made influences / natural landscapes. - Infrequent built-form. - Overarching rural character. 	<ul style="list-style-type: none"> - Major infrastructure (transport, utilities, industry) - Large concentrations of residential, commercial, industrial development. - Overarching modern urban / townscape character.
Condition / Intactness	<ul style="list-style-type: none"> - Intact landscapes with natural or historic features in good condition. 	<ul style="list-style-type: none"> - Degraded landscapes (likely to have evidence of man-made influences / modern intensive farming practices. - Degraded / intermittent boundary treatments. - Limited pattern definition.
Historic features and cultural heritage	<ul style="list-style-type: none"> - Ancient / historic field patterns. - Important, distinctive or remnant features of the landscape. - Cultural associations with a particular landscape. 	<ul style="list-style-type: none"> - Modern / developed landscape with limited historic features. - Modern industrial or residential landscape.
Settlement distribution and scale	<ul style="list-style-type: none"> - Disperse settlements / scattered farmsteads or small villages. - Small scale settlement only, rural villages. 	<ul style="list-style-type: none"> - Developed character. - Large scale industrial, commercial or residential landscape. - Infrastructure associated with settlement, such as transport, utilities.
Aesthetic, perceptual and experiential		
Scenic quality and character	<ul style="list-style-type: none"> - High scenic quality, that may be recognised through designation such as National Park or Area of Outstanding Natural Beauty. - Strong sense of place 	<ul style="list-style-type: none"> - Low scenic quality, such as modern industrial or commercial landscape. - Weak sense of place.
Remoteness and Peacefulness / Tranquillity	<ul style="list-style-type: none"> - Remote, tranquil, spiritual or peaceful landscape. - Sense of wilderness. 	<ul style="list-style-type: none"> - Noisy, settled landscapes. - Modern and developed landscapes with signs of human activity.
Visual		

Criteria	Indicators of higher susceptibility	Indicators of lower susceptibility
Visibility	<ul style="list-style-type: none"> - Open landscapes with exposed or far-reaching views. - Sparse woodland and vegetative cover. - Field systems defined by fences or managed low boundaries. - Strong intervisibility with sensitive landscapes. 	<ul style="list-style-type: none"> - Confined or enclosed landscape with few inward or outward views. - Limited invisibility with sensitive landscapes, key views, or landmarks. - Intact, overgrown or tall vegetated boundaries with high proportion of hedgerow trees. - High proportion of woodland blocks, copses, connected woodlands and belts.
Key Views	<ul style="list-style-type: none"> - Promoted viewpoints. - Scenic routes (pedestrian, cycle, road, rail). - Well known landmarks. 	<ul style="list-style-type: none"> - Limited landmarks or distinctive natural features.
Receptor Types	<ul style="list-style-type: none"> - Recreational landscapes, with public access and promoted routes/trails. - Residential landscapes, particularly in rural, or scenic areas. 	<ul style="list-style-type: none"> - Sparsely populated or inaccessible landscapes. - Industrial landscapes with fewer receptors focused on surroundings.

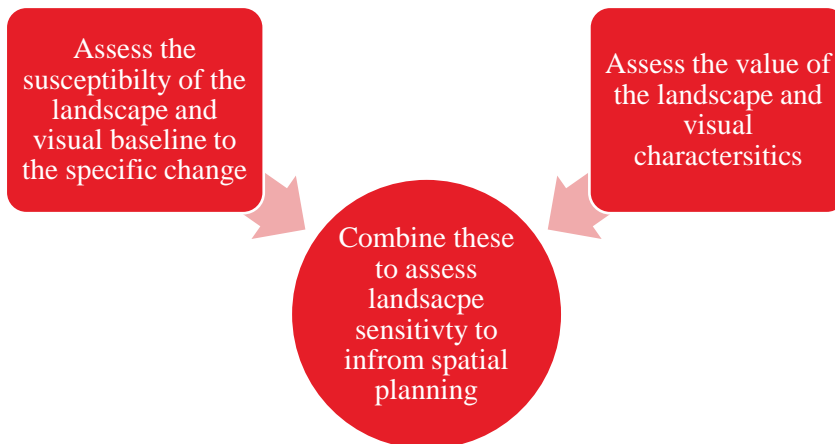
A.1.6 Step 3 - Assess landscape sensitivity of LAUs and determine indicative landscape capacity

A.1.6.1 Step 3a – Determining sensitivity

The principle of measuring the sensitivity of the landscape of Rushcliffe to solar farm development follows the basic process and broad principles outlined in both GLVIA3 and *An approach to landscape sensitivity assessment*. This process relies on the assessment of:

- The **value** attached to the landscape and its visual characteristics.
- The **susceptibility** of the landscape and visual baseline to a specific change, in this case solar farm development

These quantified judgments can then be combined to understand **landscape sensitivity**.



The sensitivity of each LAU has been defined by combining professional judgments on the value attached to the landscape and its susceptibility to solar farm development supported by a clear evidence base and written narrative in each case.

Table 5 outlines typical descriptors for each sensitivity type.

Table 5: Sensitivity typical descriptors

Sensitivity	Typical Descriptor
Very high	Likely to be LAUs with statutory status or national policy protection with very limited ability to accommodate solar farm development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.
High	Likely to be LAUs which may be locally designated or otherwise supported by a detailed evidence base or landscape with other strong indicators of value with limited ability to accommodate solar farm development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.
Medium	Likely to be LAUs which are not designated for landscape quality but may exhibit some indicators of value and which may have some ability to accommodate solar farm development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.
Low	Likely to be LAUs not designated for landscape quality and likely to exhibit few indicators of value. These LAUs are likely to be able accommodate solar farm development with no or limited undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.
Very low	Likely to be LAUs of very low value able to accommodate solar farm development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.

A.1.6.2 Step 3b – Determining indicative landscape capacity

Providing an indication of the capacity for each LAU to accommodate solar farm development relies upon further judgments based on the following sources of information:

- The overall sensitivity of the LAU.
- Operational and consented solar farm development within or adjacent to the LAU.
- The overall scale of the LAU.
- Agreed typologies to be assessed.

Indicative capacity has been determined as **high**, **moderate** or **low** and is based on professional judgment with a clear written narrative in each case. The table below outlines typical descriptors for each level of landscape capacity.

Table 6: Landscape capacity typical descriptors

Landscape capacity	Typical descriptors
High	Combined judgments on the overall sensitivity of the LAU, the amount of existing solar development, and the overall scale of the LAU indicate that it could have potential to accommodate multiple solar farm developments within the defined parameters. Developments should align with the criteria for good design set out in EN-1 16, guidance set out in Solar Farm Development Planning Guidance ¹⁷ and the general / LAU specific design principles outlined in this study.
Moderate	Combined judgments on the overall sensitivity of the LAU, the amount of existing solar development, and the overall scale of the LAU indicate that it could have potential for some solar farm developments within the defined parameters. Developments should align with the

¹⁶ Department for Energy Security & Net Zero (2023), *National Policy Statement for Energy (EN-1)*

¹⁷ Rushcliffe Borough Council (2022), *Solar Farm Development Planning Guidance*

	criteria for good design set out in EN-1, guidance set out in Solar Farm Development Planning Guidance and the general / LAU specific design principles outlined in this study. Cumulative impacts are likely and should be focused on in the decision-making process for planning applications.
Low	Combined judgments on the overall sensitivity of the LAU, the amount of existing solar development, and the overall scale of the LAU indicate that it has limited potential for solar farm developments within the defined parameters. Developments should align with the criteria for good design set out in EN-1, guidance set out in Solar Farm Development Planning Guidance and the general / LAU specific design principles outlined in this study. Cumulative impacts are likely and should be considered in the decision-making process for applications.

Indicative capacity for solar farm development is illustrated in a table for each LAU, relating to the parameters identified in Step 2a(ii), Table 2. This report does not cover capacity judgments for very large scale (>100ha) developments however, judgments for large scale (61 – 100ha) developments can be used as a guide to inform decisions for development in excess of 100ha or those which are considered NSIPs.

Addressing cumulative development

This study provides a broad understanding of the likely appropriateness of development proposals in a given area but does not replace the need for cumulative effects to be assessed within any Landscape and Visual Impact Assessment (LVIA).

The process for determining landscape sensitivity and outlining landscape capacity can be used to inform the likelihood of cumulative impacts as demonstrated in Table 6. As a general rule of thumb, LAUs with high capacity are less likely to be affected by cumulative impacts, though this still needs to be assessed on a case-by-case basis. Siting, intervisibility, receptor types and sequential views can all contribute to the perceived sense of development in an area and are all site specific.

A.1.7 Step 4 - Report and recommendations

The findings of the study have been consolidated into a clear and concise report written in plain English. The report includes recommendations for design principles which are defined as ‘General Design Principles’ and ‘Key Design Principles’ which are applicable to individual LAUs.

The report follows the structure outlined below:

Introduction

Outlining the Purpose and effective use of the study to inform policy and planning application determinations.

Policy Context

Including review and assessment of the alignment with existing legislation, regulations, national and local policy, SPDs and guidance documents.

Baseline

Descriptions of landscape character areas character extracted from the Nottingham Landscape Character Assessment 2009 but updated where applicable.

Assessment

Judgments on the value, susceptibility and sensitivity will be made. A summary of capacity to solar farm development will be made for each landscape character area. Recommendations for mitigation for development will be made specific to the landscape character area that is being assessed.

General design principles / recommendations for development

Suggestions on appropriate mitigation measures and considerations for development defined as ‘general principles for development’ and an approach to developments that require statutory ES. This section will be highly visual and demonstrate approaches through sketches in relation to development. Guidance on how Rushcliffe Borough Council could engage with DCO applications will also be provided.

Summary of Findings

Provides a summary of the findings of the study and tabulated summary of all judgments.

Appendices

Including Detailed Technical Methodology, Supporting Figures and Evidence Base.

A.1.8 Desk study and fieldwork – standard approach

Desk study and fieldwork studies informed Step 2 and 3 of the methodology. The approach to these is outlined below.

Desk study

Reference was made to the prevailing policy framework including local plans and evidence base documents to identify any designated landscapes or features of characteristics of value and their relationship to Rushcliffe.

Other information sources referenced as part of the baseline review included 1:50,000 and 1:25,000 Ordnance Survey mapping, three-dimensional topographical data, and site photographs and aerial photography.

The following sources of information were reviewed to inform the baseline.

- National Character Area profiles
- Greater Nottingham Landscape Character Assessment
- Public Rights of Ways, open access land and recreational areas
- Landscape, nature and heritage designations
- Existing solar farm developments within Rushcliffe

A detailed study of topography was undertaken to understand likely visibility of solar farm development and to inform mapping.

Designations relevant to landscape and visual amenity, nature and heritage were mapped to inform the value attributed to each LAU.

Areas with public access were mapped to inform visual amenity and important views across the landscape which contribute to character, value and therefore sensitivity.

A.1.8.1 Fieldwork surveys

Fieldwork surveys were undertaken in winter 2023 by qualified and experienced landscape architects to record the characteristics, features and views of the study area. The purpose of this fieldwork was to review the existing DPZ boundaries and key characteristics defined in the published landscape character assessments and to identify, record and map characteristics of the landscape not covered by published landscape character assessments.

All fieldwork has been recorded in ESRI Fieldmaps using a combination of predetermined criteria and free text fields to maximise consistency. Attributes recorded as part of the fieldwork surveys contributed to an understanding of the value attached to the landscape and views as set out in Step 2b and an understanding of the susceptibility of the landscape and visual baseline based on the criteria set out in Step 2c. Perceptual

qualities of the landscape, such as tranquillity and time depth were also recorded. An example proforma which was transposed to ESRI Fieldmaps is outlined in Table 8 below and was used during fieldwork surveys.

Fieldwork surveys were also used to identify visual factors and to clarify the extent of important views, taking account of the effect of intervening features such as buildings and vegetation within LAU. Fieldwork was undertaken in winter when deciduous vegetation was not in leaf to represent a worst-case scenario in relation to potential sensitivity to solar farm development.

Fieldwork surveys were used to ground-truth existing published data and to capture photography as an evidence base which will be included within the final report.

Table 7: Example proforma for fieldwork

Criteria	Is there evidence of indicators of higher susceptibility?	Is there evidence of indicators of lower susceptibility?	What are the indicators?	General Notes	Photography Evidence Reference No.
Landscape					
Field pattern, scale and enclosure	Y / N	Y / N			
Landform	Y / N	Y / N			
Land Cover	Y / N	Y / N			
Man-made influences / Built-form	Y / N	Y / N			
Condition / Intactness	Y / N	Y / N			
Historic features and cultural heritage	Y / N	Y / N			
Settlement distribution and scale	Y / N	Y / N			
Aesthetic, Perceptual and Experiential					
Scenic quality and character	Y / N	Y / N			
Remoteness and Peacefulness / Tranquillity	Y / N	Y / N			
Visual					
Visibility	Y / N	Y / N			
Key Views	Y / N	Y / N			
Receptor Types	Y / N	Y / N			

Appendix B – Future Baseline Developments

This Appendix contains the full list of developments considered as part of the future baseline.

Table 1: Application considered as part of the future baseline

Planning Ref	Description
LP1 Policy 21 Strategic Allocation at North of Bingham	
10/01962/OUT	Up to 1050 residential dwellings (C3); 15.6 hectares of employment development (B1, B2 and B8); local centre comprising up to 300m sq of retail floor space (A1); primary school (D1); and community centre (D2); a 1.6 hectare mixed use site (B1, B2, B8 and car parking); allotments and open space (including play areas and community park); flood management and drainage works; transport and access works; and ancillary works
17/02106/REM	Reserved matters application for 317 residential dwellings (phase 1 of the wider approved development as originally approved under application 10/01962/OUT) including details of access, appearance, landscaping, layout and scale of development.
18/01468/REM	Reserved matters submission for 733 residential dwellings (Phase 2 of the wider approved development as originally approved under application 10/01962/OUT) including details of access, appearance, landscaping, layout and scale of development.
18/01750/FUL	Construction of 34 no. industrial units with associated car parking and new access road.
18/02630/REM	Re-plan of 21 plots approved under Reserved Matters application 17/02106/REM.
19/01247/FUL	Erection of new light industrial (B1(c)) building to comprise 4 separate units, with associated landscaping, parking and access.
20/00650/REM	Re-plan of 294 plots approved under Reserved Matters application 18/01468/REM.
20/03086/FUL	New build warehouse unit including mezzanine level and ancillary accommodation. Flexible use B2 & B8.
20/03212/REM	Reserved matters application for the re-plan of 254 plots (Parcels 4 and 5) approved under Reserved Matters application 18/01468/REM (originally approved under 17/01170/VAR) including details of access, appearance, landscaping, layout and scale of development.
21/00232/REM	Reserved matters submission for 172 residential dwellings (Part of Phase 2 of the wider approved development as originally approved under application 10/01962/OUT and 18/01468/REM) including details of appearance, landscaping, layout of development and minor bridge relocation on landscaping scheme for Car Dyke Reservoir area.
21/01247/REM	Re-plan of plots 337, 384, 450-455 inclusive, 468 and 503-509 inclusive pursuant to planning permission 20/00650/REM, and temporary sales arena at plots 503 and 504 to comply with conditions imposed under planning permission 17/01170/VAR.
21/03060/REM	Application for approval of matters reserved under application ref 17/01170/VAR relating to appearance, landscaping, layout and scale of 263 dwellings (Re-plan of 228 of plots previously approved under Reserved Matters applications 18/01468/REM, 20/00650/REM and 21/01247/REM).
21/03063/REM	Application for approval of matters reserved under application ref 17/01170/VAR relating to appearance, landscaping, layout and scale for 44 dwelling (substitution from David Wilson to Barratt housetypes) (Phase 2) (Re-plan of details previously approved under Reserved Matters applications 18/01468/REM)

22/01475/NMA	Non-material amendment of planning application 20/03212/REM to allow for changes to plots 213, 214, 216, 219, 220, 221, 222, 223 & 225. Land West Of Chapel Lane Bingham Nottinghamshire
LP1 Policy 22 Strategic Allocation at Former RAF Newton	
10/02105/OUT	Outline proposals with all matters reserved seeking the delivery of: up to 500 dwellings; up to 50 live/work units; up to 5.22ha of new employment land (B1, B2 & B8); up to 1000sqm of space for ancillary A1, A3, & A4 uses and community uses; retention of existing hangars for employment purposes; a perimeter cycle track; provision of land for new primary school; and associated public open space, recreation space and landscaping
19/02689/REM	Reserved matters application for outline permission 19/01871/VAR to seek approval for the access, appearance, landscaping, layout and scale of the development
19/01871/VAR	Variation of conditions 2, 3, 4, 5, 6, 8, 10, 11, 12, 13, 15, 16, 21, 22, 24, 26, 29, and 43, and removal of condition 41 of 16/02864/VAR to relocate village centre and memorial, remove bus gate, replace play areas with 'hierarchy of play space', removal of TPO trees, relocation of public art focal point, removal of references to 'green squares/squares' and to focal building in village centre, revision to swales/ponds, retention of bridleway in existing alignment, retention of north west car park, and revised access to allotments.
22/01468/REM	Application for matters reserved under permission 19/01871/VAR to seek approval for access, appearance, landscaping, layout and scale of commercial development
LP1 Policy 23 Strategic Allocation at Former Cotgrave Colliery	
10/00559/OUT	Redevelopment of site for up to 470 dwellings; employment uses (B1, B2 & B8); open space; landscaping; footbridge crossing the canal; associated works including roads, cycleways, footpaths and car parking (revised scheme).
13/01973/REM	Residential development of 450 dwellings with associated infrastructure, public open space and access (reserved matters associated with outline permission 10/00559/OUT).
13/02479/FUL	Develop site for 3 dwellings and associated works, including roads, cycleways, footpaths and car parking (revision to layout submitted under 13/01973/REM)
14/00661/FUL	18 dwellings and associated works including roads, cycleways, footpaths and car parking and including 3 access points onto Hollygate Lane.
14/01405/FUL	Residential development for Phase 1 (part), for 116 homes (75 x 2, 3, 4 & 5 bed homes for sale and 41 affordable 1, 2 & 3 bed homes) with associated highways, landscape design and access (revisions to approved scheme).
15/00658/FUL	Residential application for phase 2 (part) for 175 new homes (comprising 121 new 2, 3, 4 and 5 bed homes for sale and 54 affordable 1, 2 and 3 bed homes) with associated highways, landscape design and access
16/01335/REM	Reserved Matters Application for 15 industrial/warehouse units contained within 3 blocks (B1(c)/B2/B8) including ancillary facilities, service yard, car and cycle parking, landscaping, service road and other infrastructure works
19/00788/REM	Reserved Matters Application for outline permission 10/00559/OUT to seek approval for one industrial/warehouse units (under B1(c)/B2/B8) including ancillary facilities, service

	yard, car and cycle parking, landscaping, service road and other infrastructure.
23/00229/FUL	Construction of 11 Employment (Use Class E(g) and B8 storage) units in two buildings with associated external works.
LP2 Policy 2.1 Housing Allocation – Land rear of Mill Lane/The Old Park, Cotgrave	
20/03248/OUT	Application for Outline Planning Permission for the construction of up to 210 dwellings (all matters reserved except for access).
22/02336/REM	Application for the Approval of Reserved Matters - 210 no. dwellings (Appearance, Landscaping, Layout & Scale) pursuant to outline planning permission 20/03248/OUT
LP2 Policy 2.2 Housing Allocation – Land south of Hollygate Lane, Cotgrave	
20/02508/OUT	Application for Outline Planning Permission for up to 100 dwellings with all Matters Reserved other than access/means of access.
21/01203/OUT	Outline planning application for up to 90 dwellings with all matters reserved except for means of access.
22/02335/REM	Application for the Approval of Reserved Matters - 74 no. dwellings (Appearance, Landscaping, Layout & Scale) pursuant to outline planning permission 20/02508/OUT
LP2 Policy 3.1 Housing Allocation – Land north of Rempstone Road, East Leake	
16/01881/OUT	Outline application for up to 235 dwellings, primary school, infrastructure, green space, associated surface water attenuation & landscaping.
19/01770/REM	Application for approval of access, appearance, landscaping, layout and scale of outline permission 16/01881/OUT for the erection of 235 dwellings (partial re-plan of approved application ref 19/01770/REM).
20/02300/REM	Application for approval of access, appearance, landscaping, layout and scale of outline permission 16/01881/OUT for the erection of 235 dwellings (partial re-plan of approved application ref 19/01770/REM).
21/03223/FUL	The erection of 47 dwellings with associated access, parking and landscaping
LP2 Policy 3.2 Housing Allocation – Land off Lantern Lane, East Leake	
17/02292/OUT	Outline planning application for the erection of up to 195 dwellings, with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Lantern Lane LE12 6QN. All matters reserved except for means of access.
19/01770/REM	Application for approval of access, appearance, landscaping, layout and scale of outline permission 16/01881/OUT for the erection of 235 dwellings (partial re-plan of approved application ref 19/01770/REM).
LP2 Policy 4.1 Housing Allocation – Land off Nicker Hill, Keyworth	
18/02524/OUT	Residential development of up to 151 dwellings (including 20% affordable housing) with vehicular access from Nicker Hill, associated open space, allotments, children's play area, surface water attenuation and ancillary works (Outline application with all matters reserved except for access).
19/02894/FUL	Demolition of existing buildings, alteration to access and erection of 9 dwellings (revised scheme).

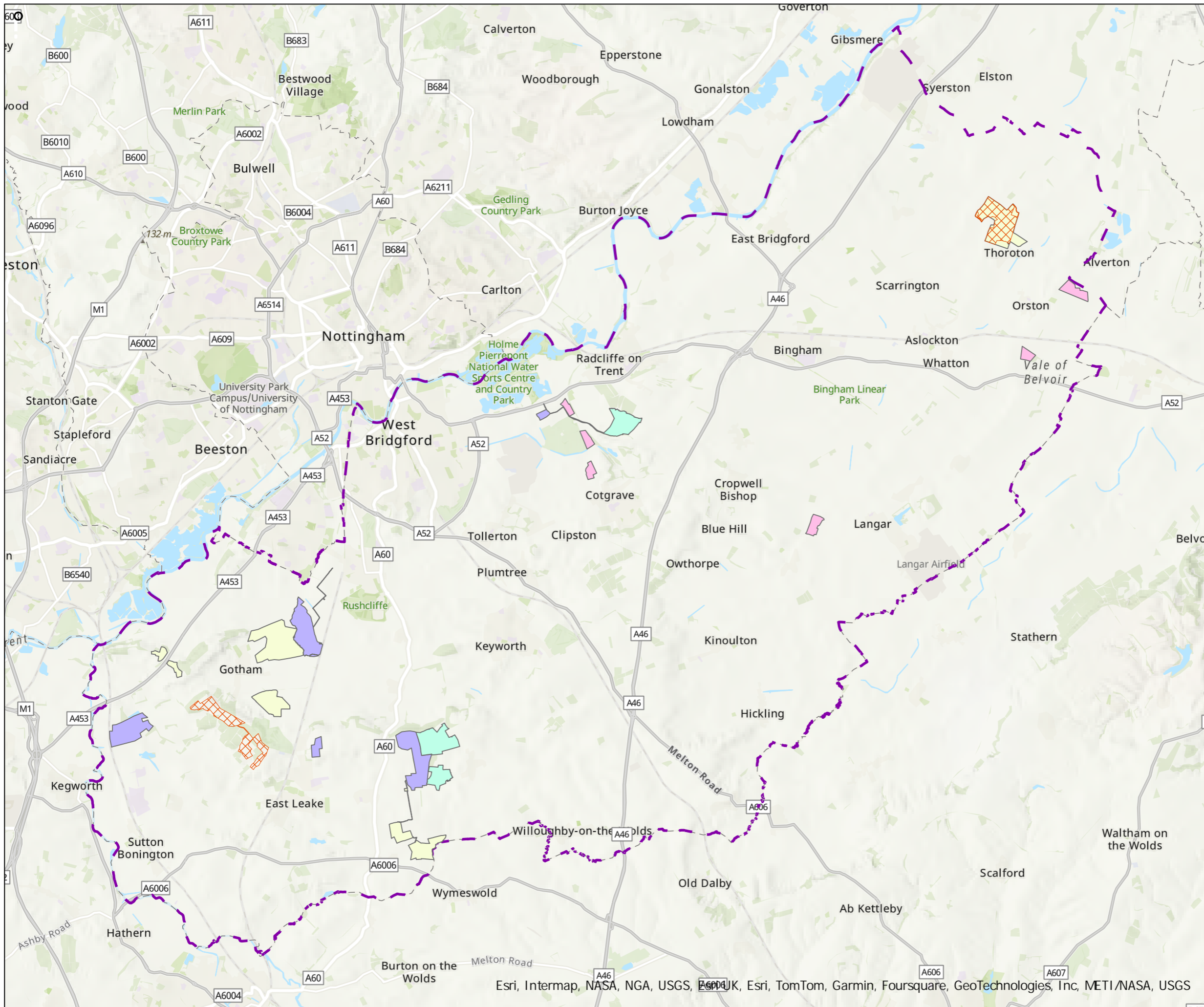
20/00428/REM	Application for approval of matters reserved under application ref 18/02524/OUT relating to appearance, landscaping, layout and scale.
LP2 Policy 4.2 Housing Allocation – Land between Platt Lane and Station Road, Keyworth	
18/02412/FUL	Proposed development of 187no. dwellings with access off Platt Lane and Station Road, associated landscaping, drainage and highway infrastructure, and a 40 space grasscrete car park to serve the neighbouring sporting facilities; 3m high fence / ball stop netting.
LP2 Policy 4.3 Housing Allocation – Land south of Debdale Lane, Keyworth	
18/02515/FUL	Erection of 221 dwellings with landscaping, public open space and associated infrastructure.
LP2 Policy 5.1 Housing Allocation – Land north of Nottingham Road, Radcliffe on Trent	
18/02806/OUT	Residential development for around 200 dwellings alongside a minimum of 3ha employment land, formation of primary access, infrastructure, open space provision, surface water attenuation and formation of surface water storage ponds (outline application with all matters reserved except for access).
23/01024/REM	Application for matters reserved under application ref 18/02806/OUT for approval of layout, scale, landscaping and appearance for phase 1.
LP2 Policy 5.2 Housing Allocation – Land adjacent Grooms Cottage, Radcliffe on Trent	
18/02269/OUT	Outline planning application for the development of 55 residential dwellings with all matters reserved with the exception of access.
20/02652/REM	Application for approval of matters reserved under Outline Planning Permission 18/02269/OUT relating to appearance, landscaping, layout and scale of 55 residential dwellings
LP2 Policy 5.3 Housing Allocation – Land off Shelford Road, Radcliffe on Trent	
13/02329/OUT	Outline application for development of up to 400 dwellings, a primary school, health centre and associated infrastructure including highway and pedestrian access, open space and structural landscaping.
18/02688/REM	Development of 103 dwelling (Use Class C3), reserved sites for a health centre (Use Class D1) and associated infrastructure, including highway and pedestrian access, open space, structural landscaping and SUDS features (application for approval of matters reserved under outline application ref 13/02329/OUT).
20/02587/REM	Application for approval of matters reserved under application ref 13/02329/OUT relating to access, appearance, landscaping, layout and scale of 31 dwellings and associated car parking, secondary roads and incidental landscape planting (Phase 2A).
21/00945/REM	Application for matters reserved under application ref 13/02329/OUT for approval of access, appearance, scale, landscaping and layout of 86 proposed dwelling houses.
22/02266/REM	Application for approval of matters reserved under application ref 13/02329/OUT for approval of access, appearance, scale, landscaping and layout of 152 dwellings (Phase 3).
LP2 Policy 5.4 Housing Allocation – Land north of Grantham Road, Radcliffe on Trent	
19/01353/OUT	Residential development of up to 280 dwellings, including remodelled junction to the A52 (Outline application with all matters reserved except for access).
22/01600/REM	Application for matters reserved under application ref 19/01353/OUT for approval of appearance, landscaping, layout

	and scale for the residential development of up to 280 dwellings including remodelled junction to the A52.
LP2 Policy 6.1 Housing Allocation – Land west of Wilford Road, Ruddington	
19/01287/FUL	Residential development of 167 new homes on land south of Packman Dyke together with associated infrastructure, including ground remodelling for flood compensation works, landscaping and public open space, and vehicular access via Wilford Road. Watercourse realignment, ground remodelling and other sustainable drainage measures, landscaping and public open space on land north of Packman Dyke.
LP2 Policy 6.2 Housing Allocation – Land south of Flawforth Lane, Ruddington	
19/01063/FUL	Demolition of existing buildings, construction of 56 dwellings, creation of new vehicular and pedestrian access and provision of associated public open space, landscaping, drainage and highways infrastructure.
LP2 Policy 6.3 Housing Allocation – Land opposite Mere Way, Ruddington	
19/00535/OUT	Outline application (with all matters reserved apart from access) for residential development of around 180 homes with associated landscaping, public open space and infrastructure.
19/02909/REM	Application for approval of matters reserved under application ref 19/00535/OUT relating to appearance, landscaping, layout and scale.
LP2 Policy 6.4 Housing Allocation – Land north of Asher Lane, Ruddington	
18/00300/OUT	Outline planning application for proposed development of 175 dwellings including vehicular access (via 75 Musters Road), pedestrian links, public open space, car parking, landscaping and drainage.
19/01983/REM	Reserved matters application for outline permission 18/00300/OUT to seek approval of the access, appearance, landscaping, layout and scale for the development of 175 new dwellings.
LP2 Policy 7 Housing Allocation – Land east of Church Street, 52 Cropwell Bishop	
18/02700/OUT	Residential development of up to 85 dwellings with associated access (Outline planning application with all matters are reserved except for access).
20/02281/REM	Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to outline planning permission 18/02700/OUT for residential development of 85 dwellings.
LP2 Policy 8.1 Housing Allocation – Land between Butt Lane and Closes Side Lane, East Bridgford	
20/02465/FUL	Full planning permission for the erection of 88 dwellings, access and associated infrastructure.
LP2 Policy 8.2 Housing Allocation – Land south of Butt Lane, East Bridgford	
19/00784/OUT	Outline application (all matters reserved except for access) for the development of the site for residential use, the formation of an access onto Butt Lane, the provision of car parking associated with the Medical Centre together with the landscaping of the site and associated infrastructure works.
21/00664/VAR	Variation of Condition 2 and 9 (to allow an alternative access to be constructed at the eastern end of the application site) of planning permission 19/00784/OUT.
22/01268/REM	Approval of reserved matters in respect of appearance, landscaping, layout and scale for the construction of 59 dwellings alongside associated site infrastructure, works and public open space pursuant to Variation of Condition permission 21/00664/VAR for the Variation of Condition 2 and

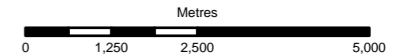
	9 (to allow an alternative access to be constructed at the eastern end of the application site) of planning permission 19/00784/OUT.
LP2 Policy 10 Housing Allocation – Land north of Park Lane, Sutton Bonington	
21/02283/FUL	Erection of 70 dwellings with associated access, drainage infrastructure, substation and public open space.
LP2 Policy 15 Employment Development – Chapel Lane, Bingham (east)	
19/02914/FUL	Construction of new leisure centre with swimming pool and fitness suite, new community hall sharing entrance and common facilities with the leisure building, new separate office building, and new car park to serve these buildings.
LP2 Policy 15 Employment Development – Hollygate Lane, Cotgrave	
20/02920/FUL	Erection of Palisade metal fence around the side perimeters of premises. Erection of 5no. 6 meter poles with monitoring cameras. Erect one additional Portakabin. (Part retrospective)
15/02829/FUL	Proposed new warehouse with office space and car parking - to replace warehousing following fire.
LP2 Policy 15 Employment Development – Land north of Nottingham Road, Radcliffe on Trent	
18/02806/OUT	Residential development for around 200 dwellings alongside a minimum of 3ha employment land, formation of primary access, infrastructure, open space provision, surface water attenuation and formation of surface water storage ponds (outline application with all matters reserved except for access).
Local Development Order	
22/01339/LDO	Proposed Local Development Order for development at Ratcliffe on Soar Power Station, at Ratcliffe on Soar Power Station, Green Street, Ratcliffe on Soar, Nottinghamshire, NG11 0EE.
Solar farm developments with planning permission granted	
21/00703/FUL	Installation and operation of a solar farm together with all associated works, equipment and necessary infrastructure, at OS Field 8561, rear of Rushcliffe Grove, East Leake, Nottinghamshire
22/00303/FUL	Construction of a solar farm and battery stations together with all associated works, equipment and necessary infrastructure, together with the formation of a new vehicular access onto Bunny Hill (A60), at land to north-east of Highfields Farm, Bunny Hill, Costock, Nottinghamshire.
22/01511/FUL	Erection of solar photovoltaic farm including fencing, internal service tracks, inverter and transformer stations, cabling, CCTV, landscaping and customer substation and ancillary cabins, at land south of Radcliffe Road, Holme Pierrepont, Nottinghamshire.
22/00809/FUL	The construction, operation and decommissioning of a solar photovoltaic (PV) farm and associated infrastructure, including inverters, substation compound, security cameras, fencing, access tracks and landscaping at land at Church Farm, Gotham Road, Kingston on Soar, Nottinghamshire.
23/00254/FUL	Renewable Energy Park comprising ground mounted solar panels, access tracks, inverters, transformers, substation, cables and conduits, battery energy storage system, perimeter fence, CCTV and planting scheme at land at Fields Farm, Asher Lane, Ruddington, Nottinghamshire.

Appendix C – Supporting Figures

This Appendix contains supporting figures referenced in the report.



- Legend**
- Rushcliffe Borough Council
 - Completed
 - EIA Screening Opinion Requests
 - Planning Application - Under Consideration
 - Planning Application - Permission Granted
 - Planning Application - Permission Refused



P01	2024-04-19	DW	KA	JR	JR
Rev	Date	By	Chkd	Appd	Authd



One Centenary Way,
Birmingham, B3 3AY

Client
Rushcliffe Borough Council

Project Name
Solar Farm Landscape Sensitivity and Capacity Study

Drawing Title
Solar Farm Development Applications (as of 19.04.2024)

Scale at A3
1:110,000

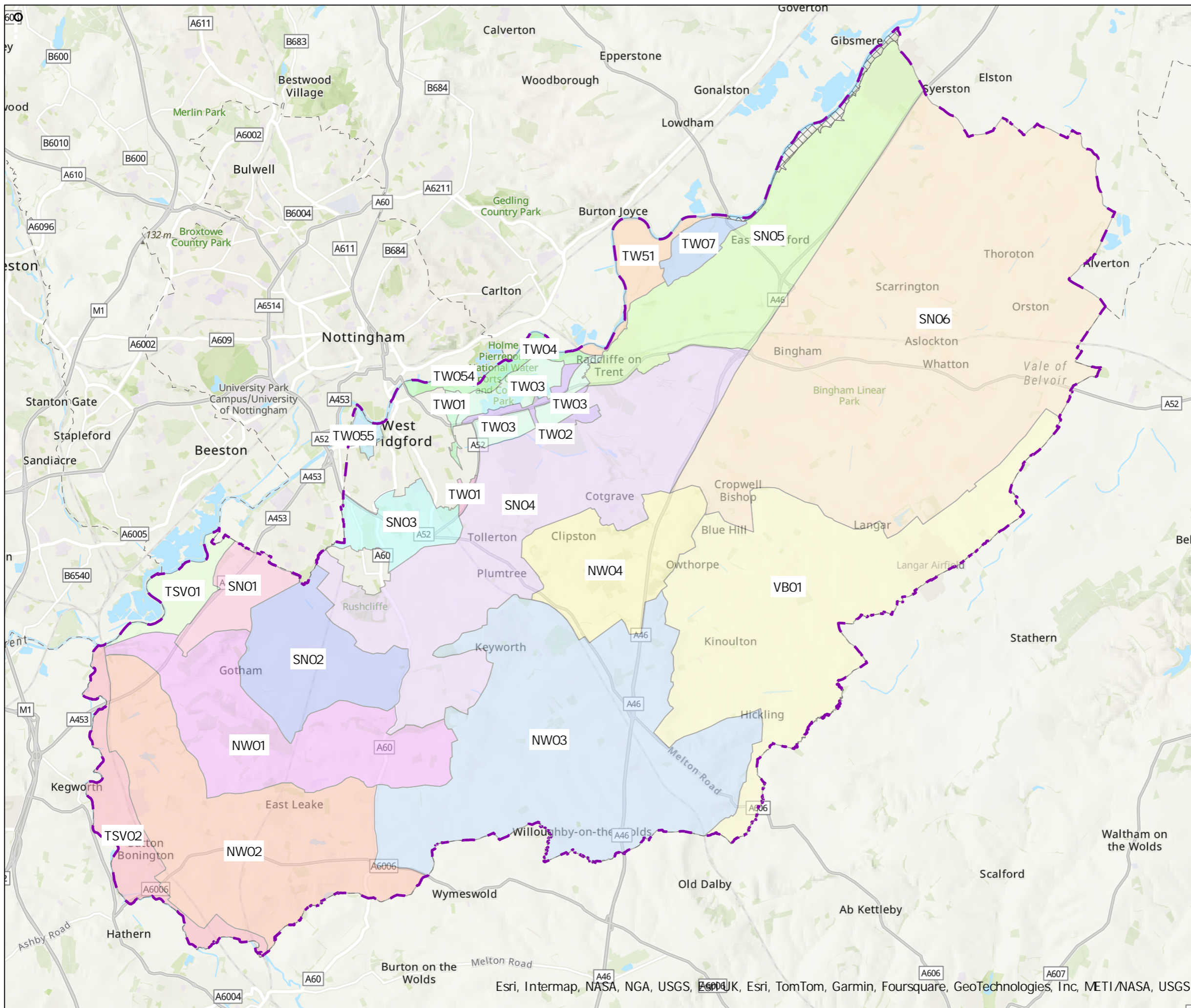
Role
Landscape

Suitability
Issue

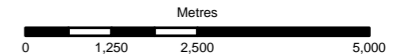
Project Number
299328-00

Rev
P01

Drawing Number
Figure C1



- Legend**
- Rushcliffe Borough Council
 - TW01 Gamston and Edwalton Meadowlands
 - NW01 Gotham and West Leake Wooded Hills and Scarps
 - NW02 East Leake Rolling Farmland
 - NW03 Widmerpool Clay Wolds
 - NW04 Cotgrave Wooded Clay Wolds
 - SNO1 Clifton Slopes
 - SNO2 Ruddington Alluvial Farmland
 - SNO3 Mickleborough Fringe
 - SNO4 Cotgrave and Tollerton Village Farmlands
 - SNO5 East Bridgford Escarpment Farmlands
 - SNO6 Aslockton Village Farmlands
 - TSV01 Attenborough Wetlands
 - TSV02 Soar Valley
 - TW01 Gamston and Edwalton Meadowlands
 - TW02 Polser Brook Meadowlands
 - TW03 Holme Pierrepont and Bassingfield Village Farmlands
 - TW04 Trent Fields Meadowlands
 - TW054 Colwick Country Park
 - TW055 West Bridgford Recreational Fringe
 - TW07 Shelford Village Farmlands
 - TW51 Stoke Lock Meadowlands
 - VB01 Vale of Belvoir
 - Undefined



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Client
Rushcliffe Borough Council

Project Name
Solar Farm Landscape Sensitivity and Capacity Study

Drawing Title
Draft Policy Zones (from Greater Nottingham Landscape Character Assessment, 2009)

Scale at A3
1:110,000

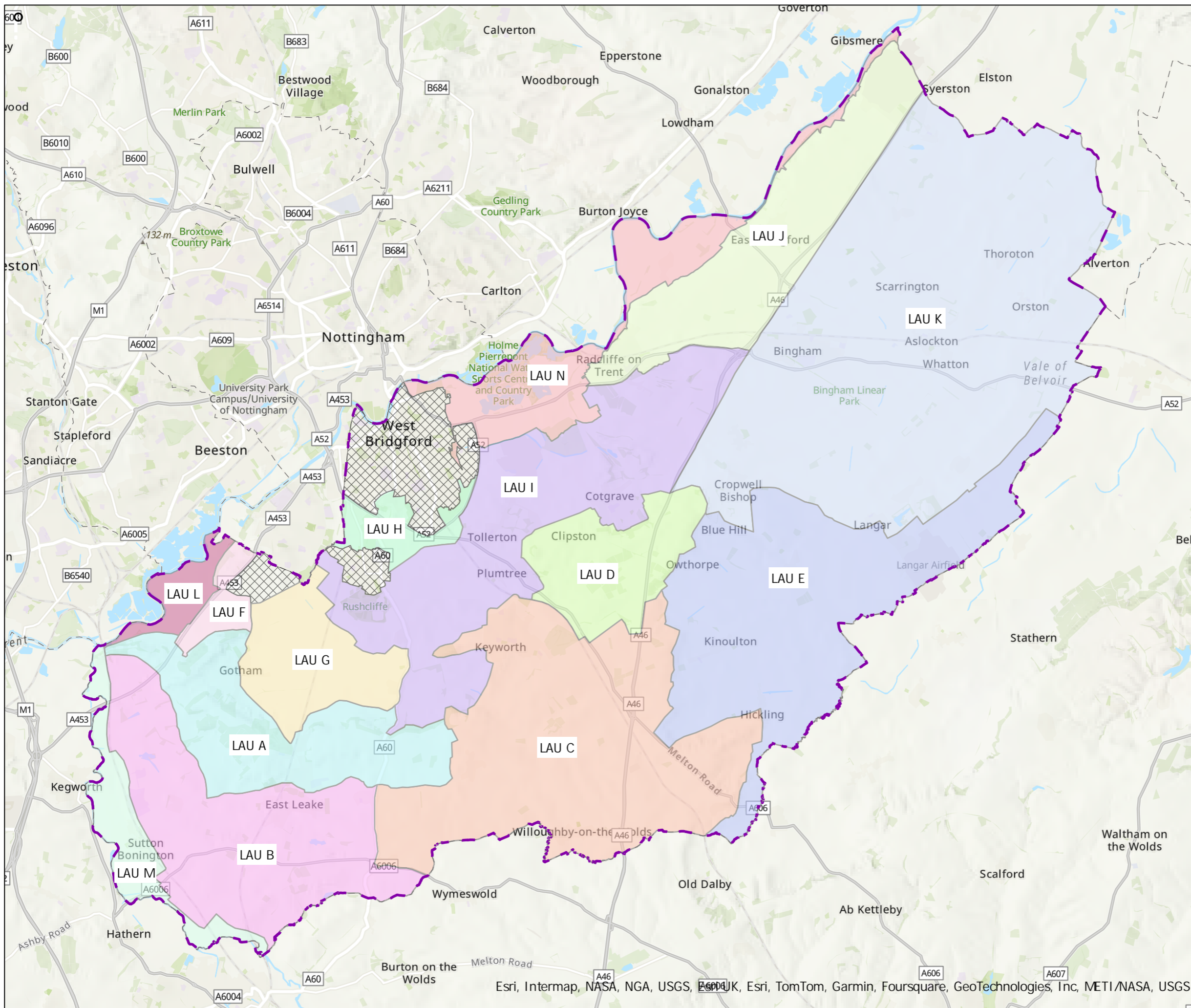
Role
Landscape

Suitability
Issue

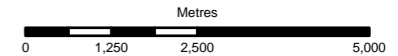
Project Number
299328-00

Rev
P01

Drawing Number
Figure C2



- Legend**
- █ Rushcliffe Borough Council
 - LAU A: Gotham and West Leake Wooded Hills and Scarps
 - LAU B: East Leake Rolling Farmland
 - LAU C: Widmerpool Clay Wolds
 - LAU D: Cotgrave Wooded Clay Wolds
 - LAU E: Vale of Belvoir
 - LAU F: Clifton Slopes
 - LAU G: Ruddington Alluvial Farmland
 - LAU H: Mickleborough Fringe
 - LAU I: Cotgrave and Tollerton Village Farmland Landscape baseline description
 - LAU J: East Bridgford Escarpment Farmland
 - LAU K: Aslockton Village Farmland
 - LAU L: Attenborough Wetlands
 - LAU M: Soar Valley Farmlands
 - LAU N: Trent Valley Washlands
 - Urban



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Client
Rushcliffe Borough Council

Project Name
Solar Farm Landscape Sensitivity and Capacity Study

Drawing Title
Landscape Assessment Units (LAU)

Scale at A3
1:110,000

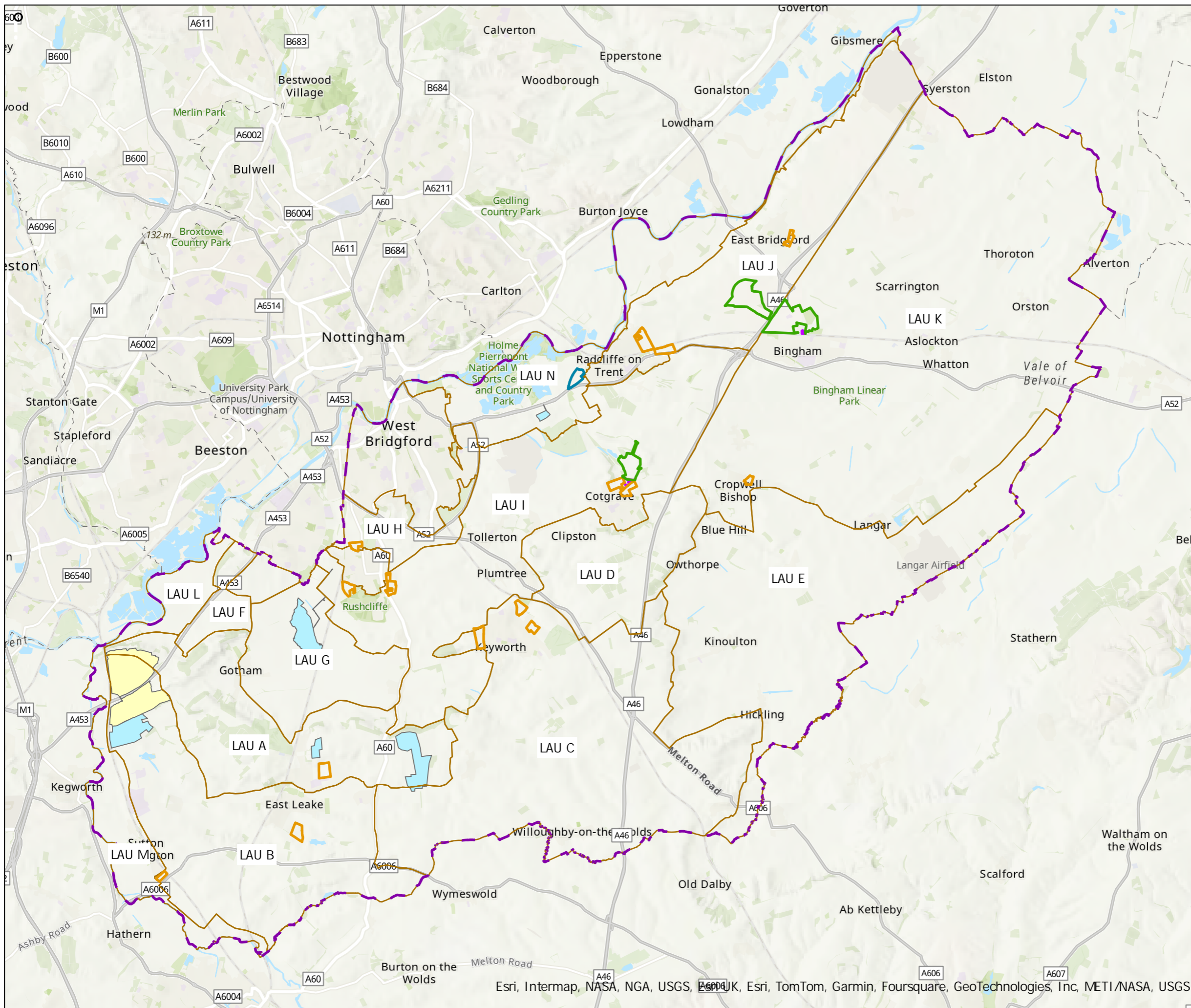
Role
Landscape

Suitability
Issue

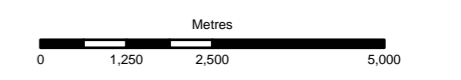
Project Number
299328-00

Rev
P01

Drawing Number
Figure C3



- Legend**
- ▬ Rushcliffe Borough Council
 - LAUs
 - Local Development Order (Granted)
 - Solar Farm Planning Applications with Permission Granted
 - Allocated Sites with Planning Permission Granted
 - Employment Allocations
 - Housing Allocations
 - Mixed-Use Allocations
 - Strategic Allocations



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Project Name
Solar Farm Landscape Sensitivity and Capacity Study

Drawing Title
Allocated Sites with Planning Permission Granted (as of 19.04.2024)

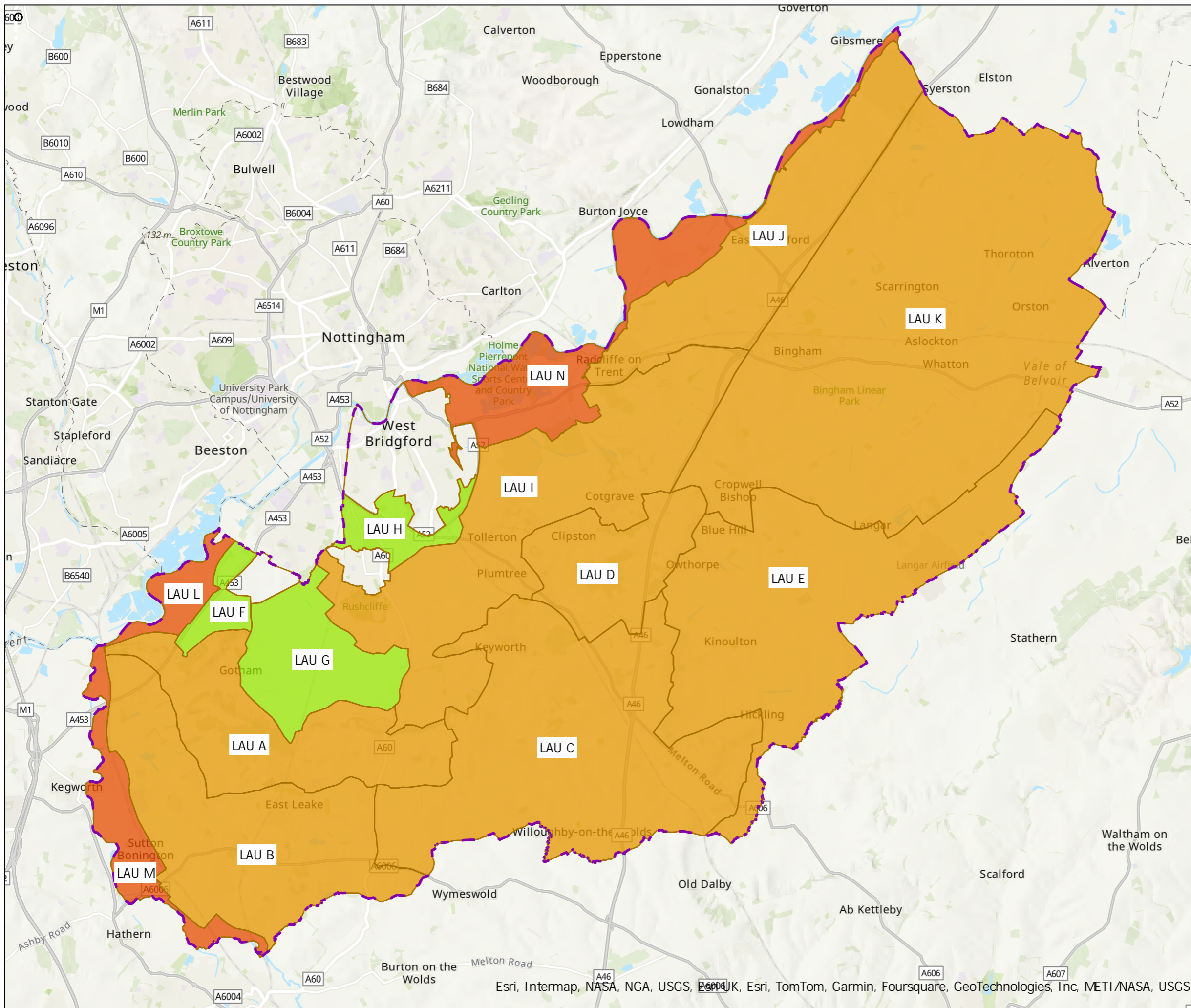
Scale at A3
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Role
Landscape

Issue
299328-00

Rev
P01

Drawing Number
Figure C4



Legend

- Rushcliffe Borough Council
- LAUs

Sensitivity

- High
- Medium
- Low

Metres

0 1,250 2,500 5,000

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Project Name
Solar Farm Landscape Sensitivity and Capacity Study

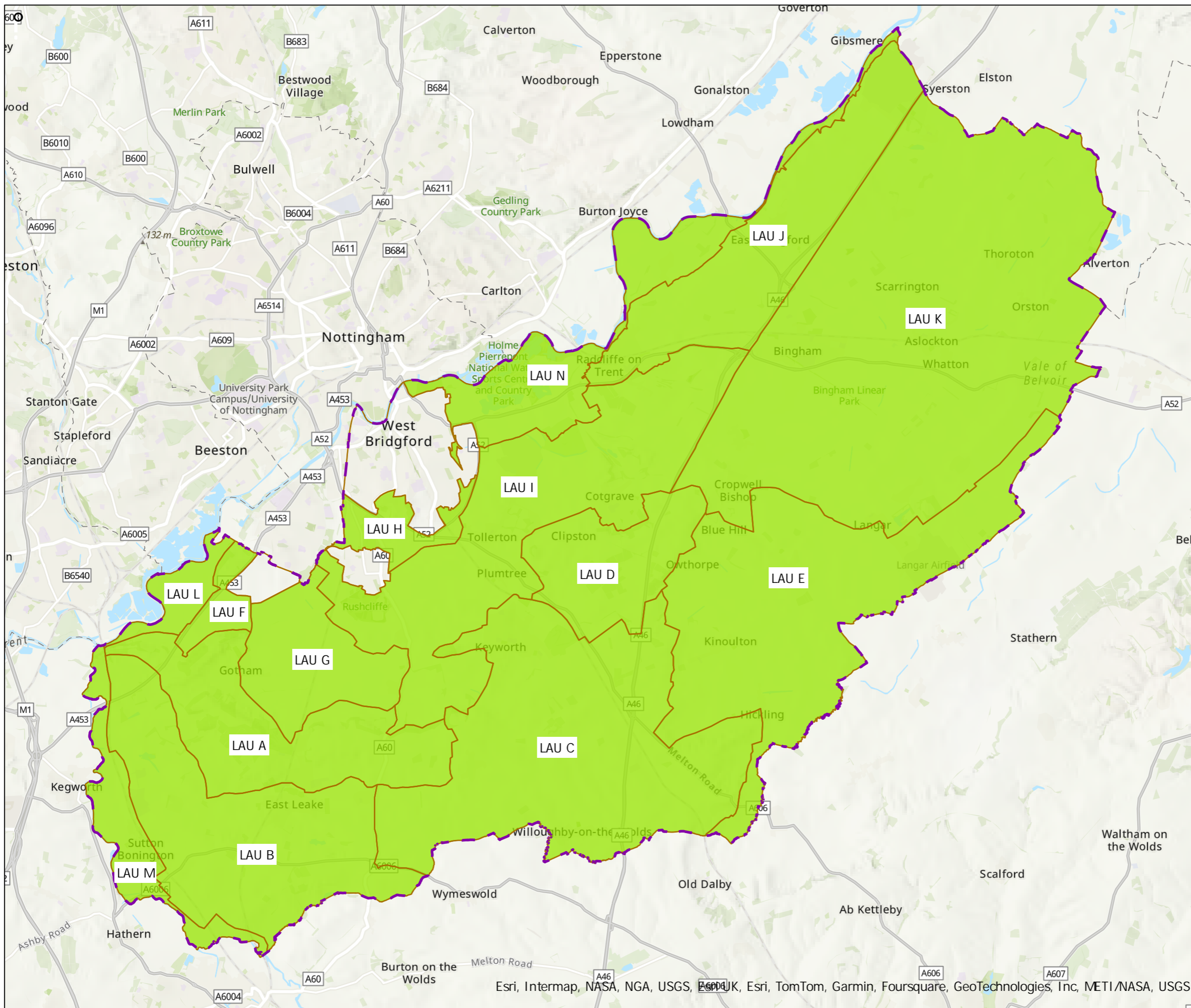
Drawing Title
Landscape Sensitivity Judgments

Scale at A3
1:110,000

Role
Landscape

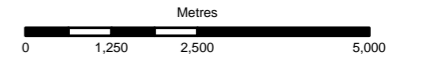
Suitability
Issue

Project Number 299328-00	Rev P01
Drawing Number Figure C5	



Legend

- Rushcliffe Borough Council
- LAUs
- Capacity**
- High



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Client
Rushcliffe Borough Council

Project Name
**Solar Farm Landscape Sensitivity
and Capacity Study**

Drawing Title
**Capacity Judgments
Very Small Scale
<5ha**

Scale at A3
1:110,000

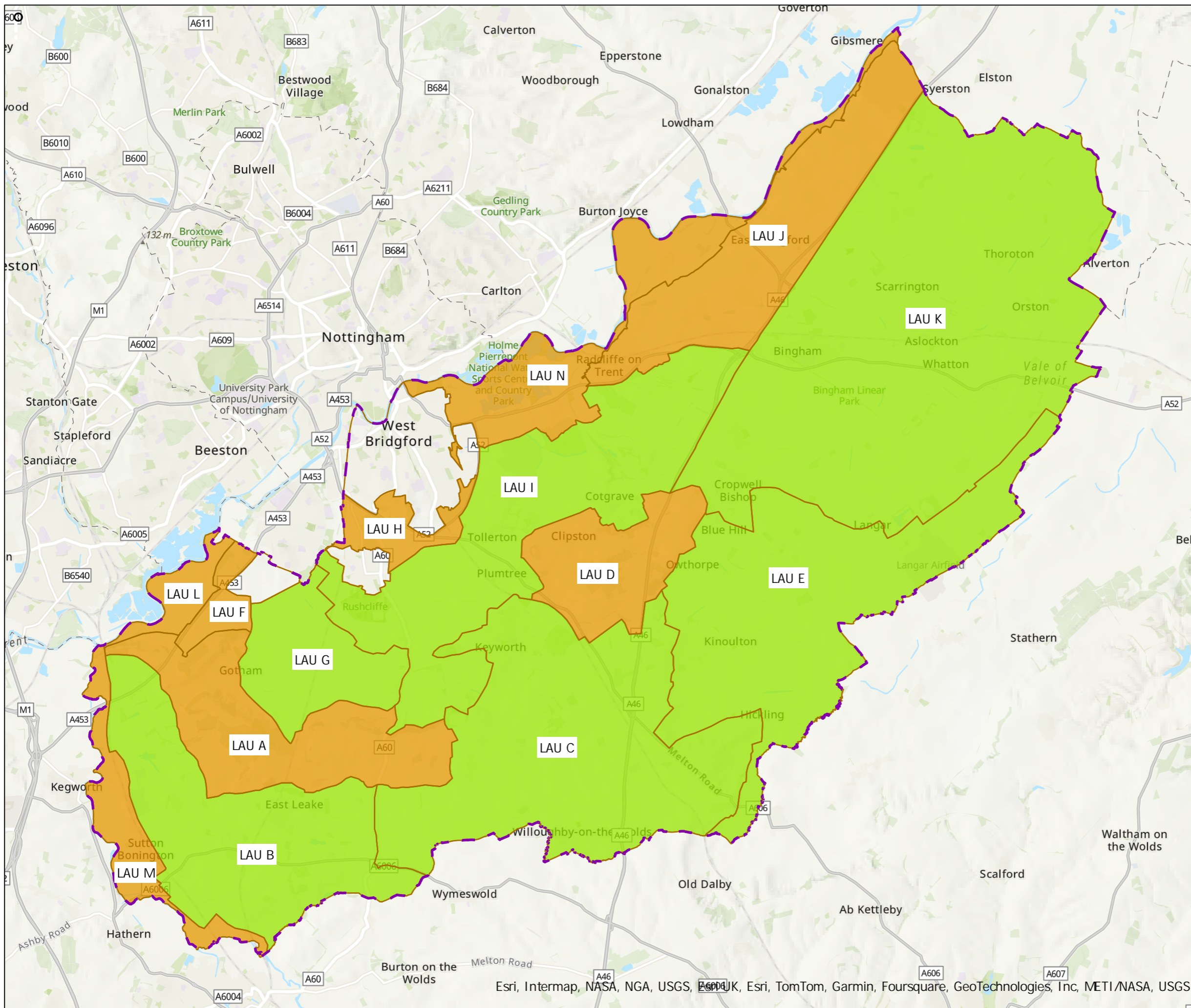
Role
Landscape

Suitability
Issue

Project Number
299328-00

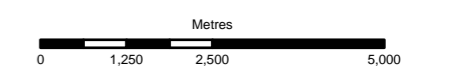
Rev
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Drawing Number
Figure C6



Legend

- Rushcliffe Borough Council
- LAUs
- Capacity**
 - High
 - Moderate



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Birmingham, B3 3AY

Client
Rushcliffe Borough Council

Project Name
Solar Farm Landscape Sensitivity and Capacity Study

Drawing Title
Capacity Judgments Small Scale 6 - 30ha

Scale at A3
1:110,000

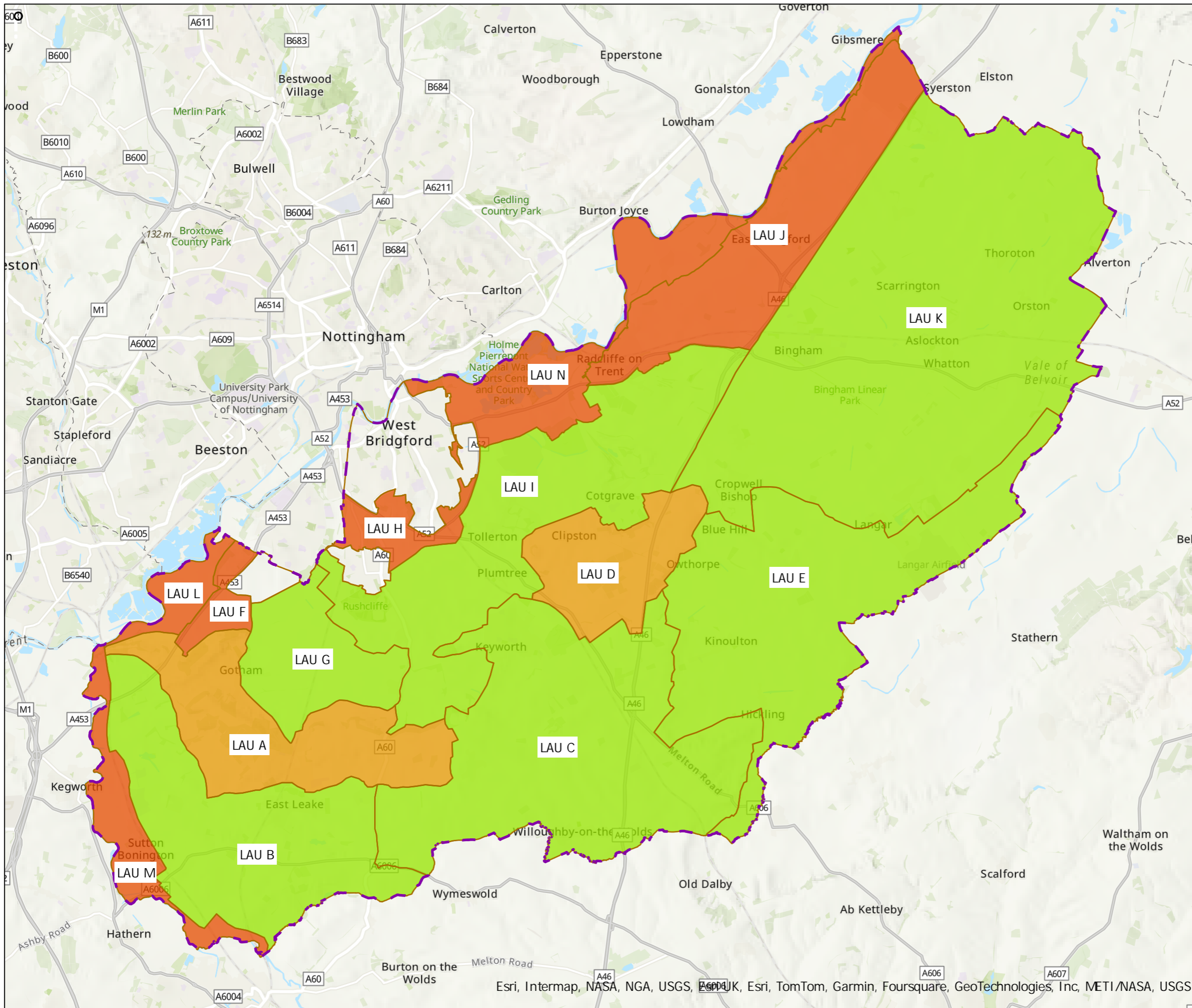
Role
Landscape

Suitability
Issue

Project Number
299328-00

Rev
P01

Drawing Number
Figure C7



Legend

- Rushcliffe Borough Council
- LAUs

Capacity

- High
- Moderate
- Low



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Client
Rushcliffe Borough Council

Project Name
Solar Farm Landscape Sensitivity and Capacity Study

Drawing Title
Capacity Judgments Medium Scale 31 - 60ha

Scale at A3
1:110,000

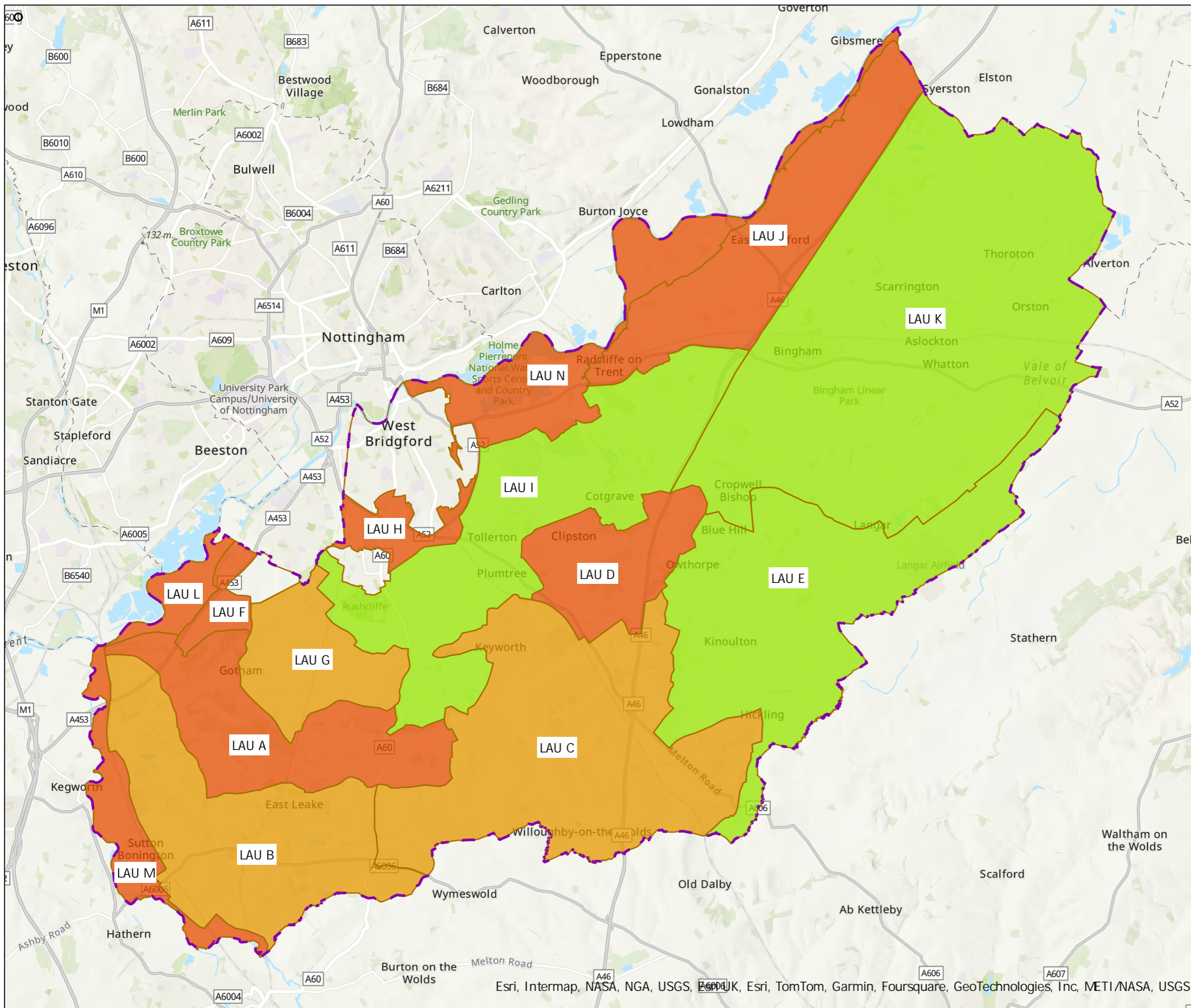
Role
Landscape

Suitability
Issue

Project Number
299328-00

Rev
P01

Drawing Number
Figure C8

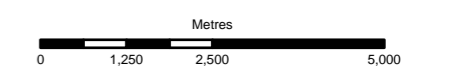


Legend

- Rushcliffe Borough Council
- LAUs

Capacity

- High
- Moderate
- Low



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Client
Rushcliffe Borough Council

Project Name
Solar Farm Landscape Sensitivity and Capacity Study

Drawing Title
Capacity Judgments Large Scale 61 - 100ha

Scale at A3
1:110,000

Role
Landscape

Suitability
Issue

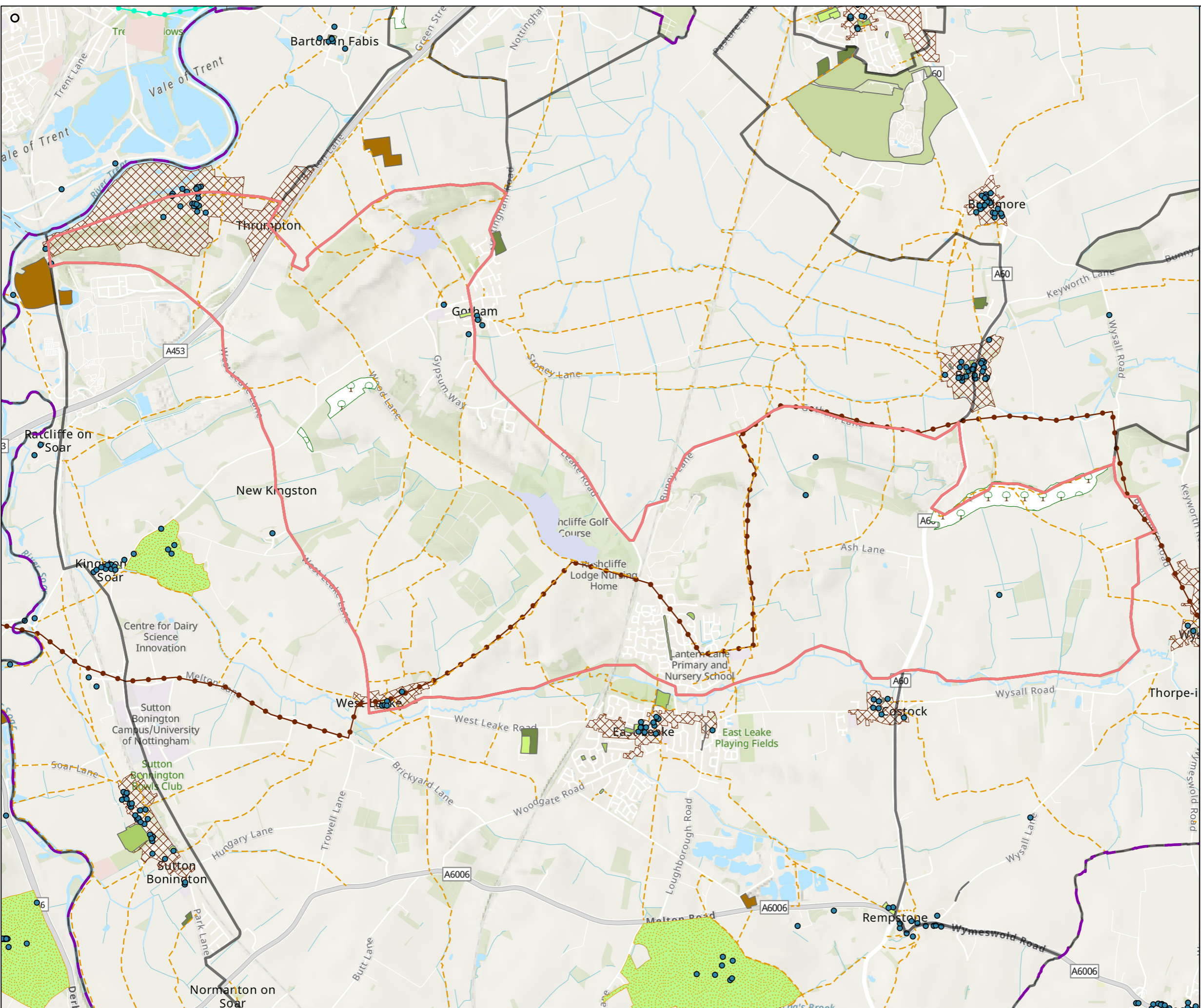
Project Number
299328-00

Rev
P01

Drawing Number
Figure C9

Appendix D – Supporting Figures (Context Plans)

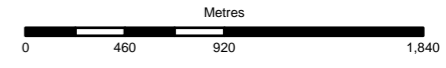
This appendix contains context plans for each of the 14 Landscape Assessment Units.



- Legend**
- Rushcliffe Borough Council
 - LAU A: Gotham and West Leake Wooded Hills and Scarps
 - Landscape Assessment Unit Boundaries
 - Public Right of Way
 - Mdsires Way
 - Trent Valley Way
 - Ancient Woodland
 - Conservation Areas
 - Listed Building
 - Registered Parks and Gardens
 - Scheduled Monuments
 - Local Nature Reserves England
 - Sites of Special Scientific Interest
 - Allotments
 - Amenity Green Spaces
 - Churchyard and Cemeteries
 - Country Parks

Coordinate System: British National Grid

Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user



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Client
Rushcliffe Borough Council

Project Name
Solar Photovoltaic Landscape Sensitivity and Capacity Study

Drawing Title
LAU A: Gotham and West Leake Wooded Hills and Scarps - Context Plan

Scale at A3
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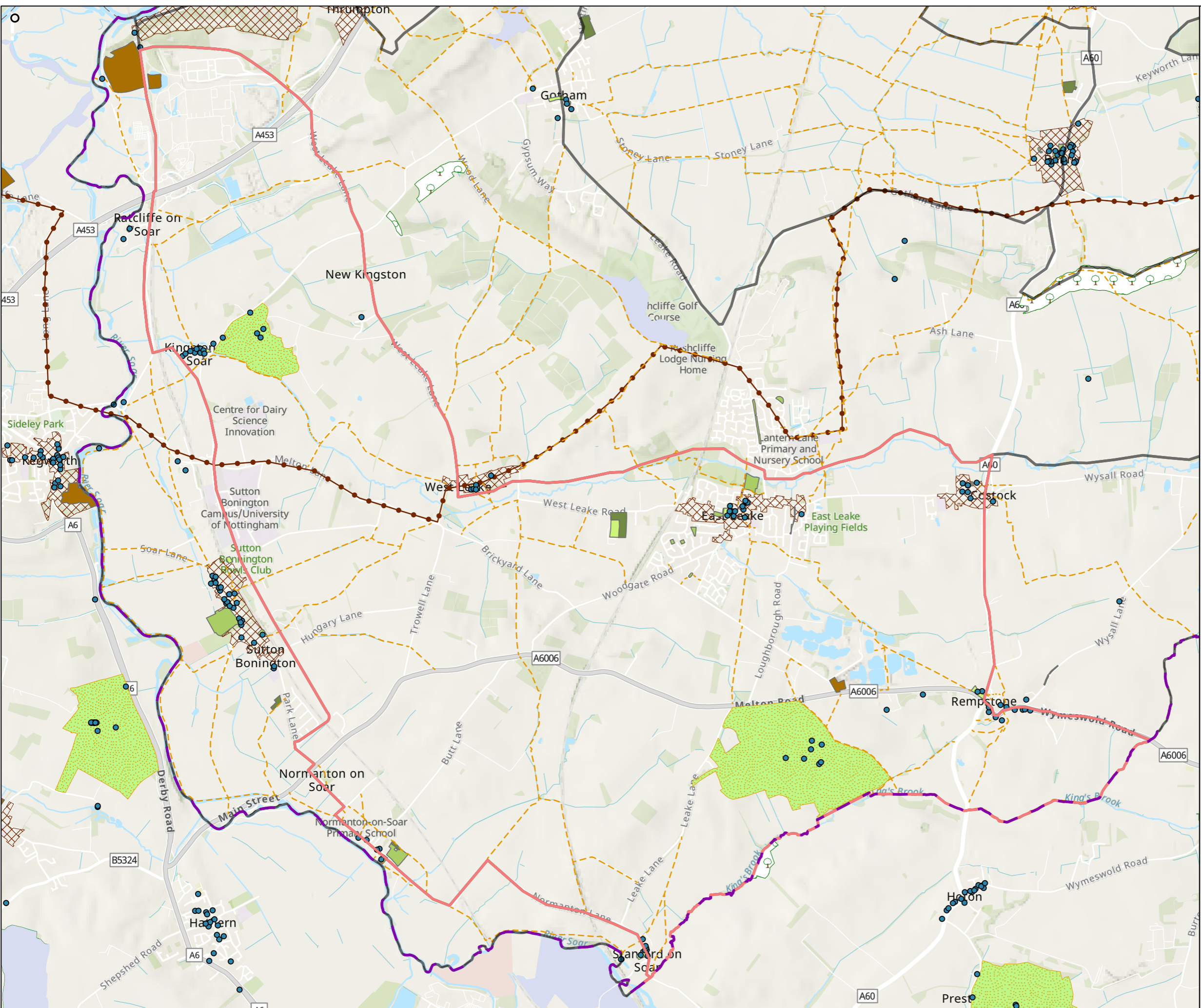
Role
Landscape

Suitability
ISSUE

Project Number
299328-00

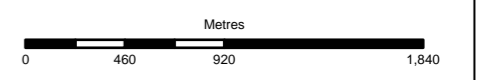
Rev
P01

Drawing Number
Figure C1



- Legend**
- ▬ Rushcliffe Borough Council
 - ▬ LAU B: East Leake Rolling Farmland
 - Landscape Assessment Unit Boundaries
 - Public Right of Way
 - Mdsires Way
 - Ancient Woodland
 - Conservation Areas
 - Listed Building
 - Registered Parks and Gardens
 - Scheduled Monuments
 - Local Nature Reserves England
 - Sites of Special Scientific Interest
 - Allotments
 - Amenity Green Spaces
 - Churchyard and Cemeteries

Coordinate System: British National Grid
 Esri, Intermap, NASA, NGA, USGS, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, MET/NASA, USGS



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Rev	Date	By	Chkd	Appd	Authd



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Birmingham, B3 3AY

Client
Rushcliffe Borough Council

Project Name
Solar Photovoltaic Landscape Sensitivity and Capacity Study

Drawing Title
LAU B: East Leake Rolling Farmland - Context Plan

Scale at A3
1:35,000

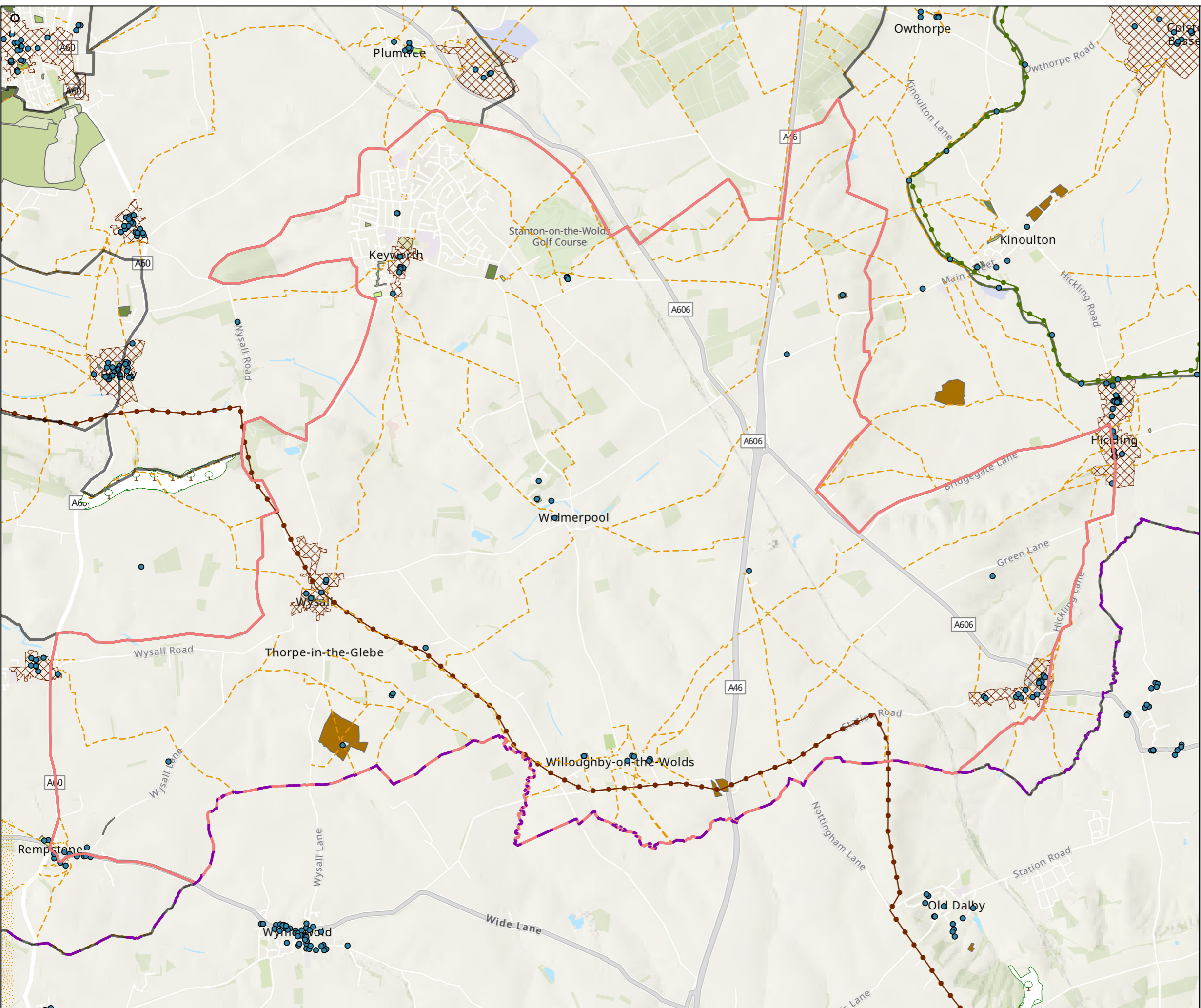
Role
Landscape

Suitability
ISSUE

Project Number
299328-00

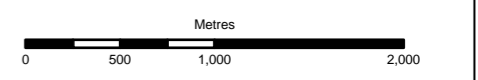
Rev
P01

Drawing Number
Figure C2



- Legend**
- Rushcliffe Borough Council
 - LAU C: Widmerpool Clay Wolds
 - Landscape Assessment Unit Boundaries
 - Public Right of Way
 - Grantham Canal
 - Mdsires Way
 - Ancient Woodland
 - Conservation Areas
 - Listed Building
 - Scheduled Monuments
 - Local Nature Reserves England
 - Sites of Special Scientific Interest
 - Allotments
 - Amenity Green Spaces
 - Churchyard and Cemeteries
 - Country Parks
 - Green Corridors

Coordinate System: British National Grid
 Esri, Intermap, NASA, NGA, USGS, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, MET/NASA, USGS



P01	2024-02-22	DW	KA	MD	MD
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Client
Rushcliffe Borough Council

Project Name
Solar Photovoltaic Landscape Sensitivity and Capacity Study

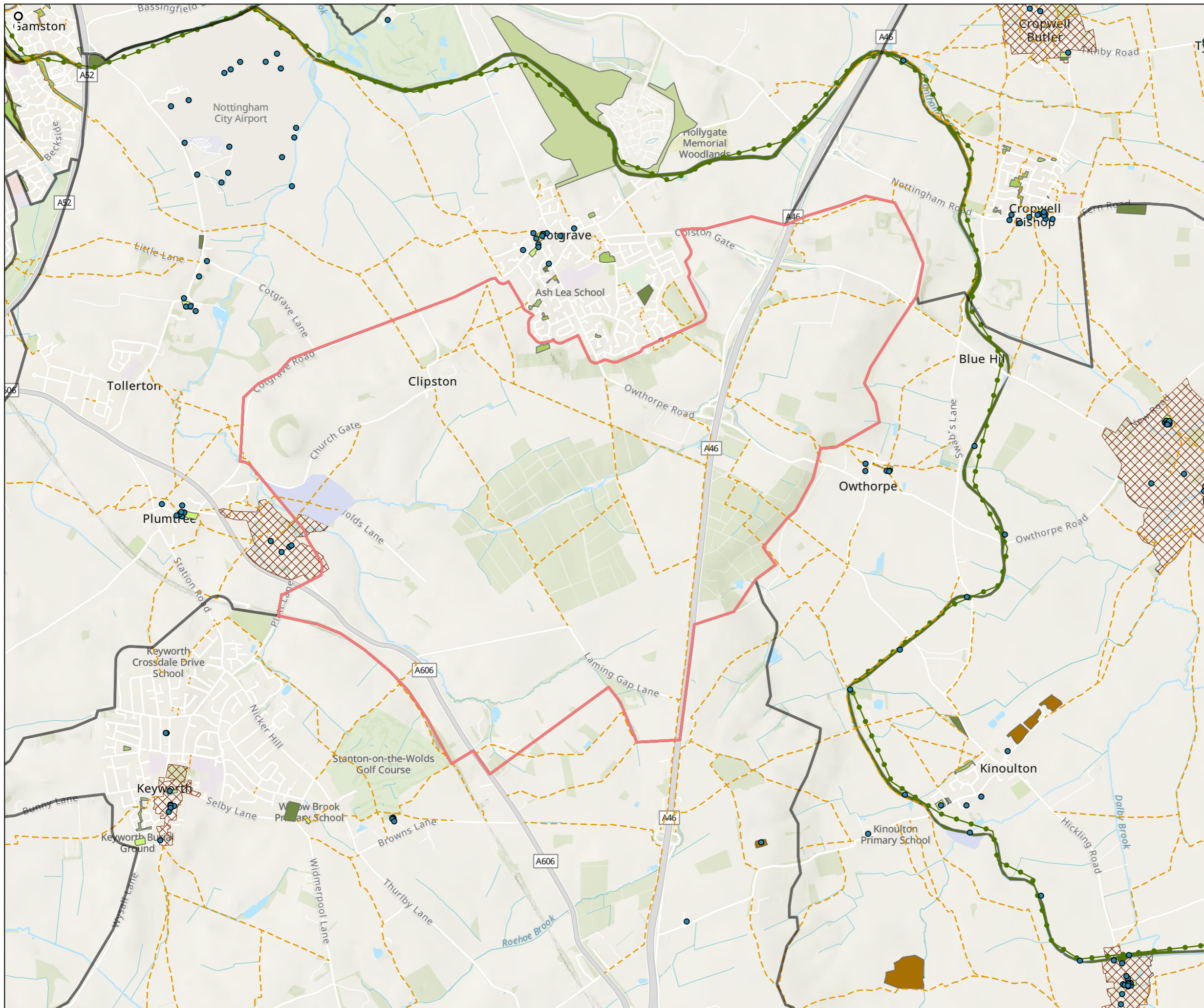
Drawing Title
LAU C: Widmerpool Clay Wolds - Context Plan

Scale at A3
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Role
Landscape

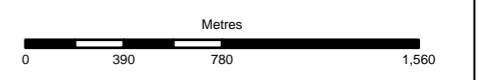
Suitability
ISSUE

Project Number 299328-00	Rev P01
Drawing Number Figure C3	



- Legend**
- Rushcliffe Borough Council
 - LAU D: Cotgrave Wooded Clay Wolds
 - Landscape Assessment Unit Boundaries
 - Public Right of Way
 - Grantham Canal
 - Conservation Areas
 - Listed Building
 - Scheduled Monuments
 - Local Nature Reserves England
 - Sites of Special Scientific Interest
 - Allotments
 - Amenity Green Spaces
 - Churchyard and Cemeteries
 - Country Parks
 - Green Corridors

Coordinate System: British National Grid
 Esri, Intermap, NASA, NGA, USGS, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, MET/NASA, USGS



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Rev	Date	By	Chkd	Appd	Authd



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Client
Rushcliffe Borough Council

Project Name
Solar Photovoltaic Landscape Sensitivity and Capacity Study

Drawing Title
LAU D: Cotgrave Wooded Clay Wolds - Context Plan

Scale at A3
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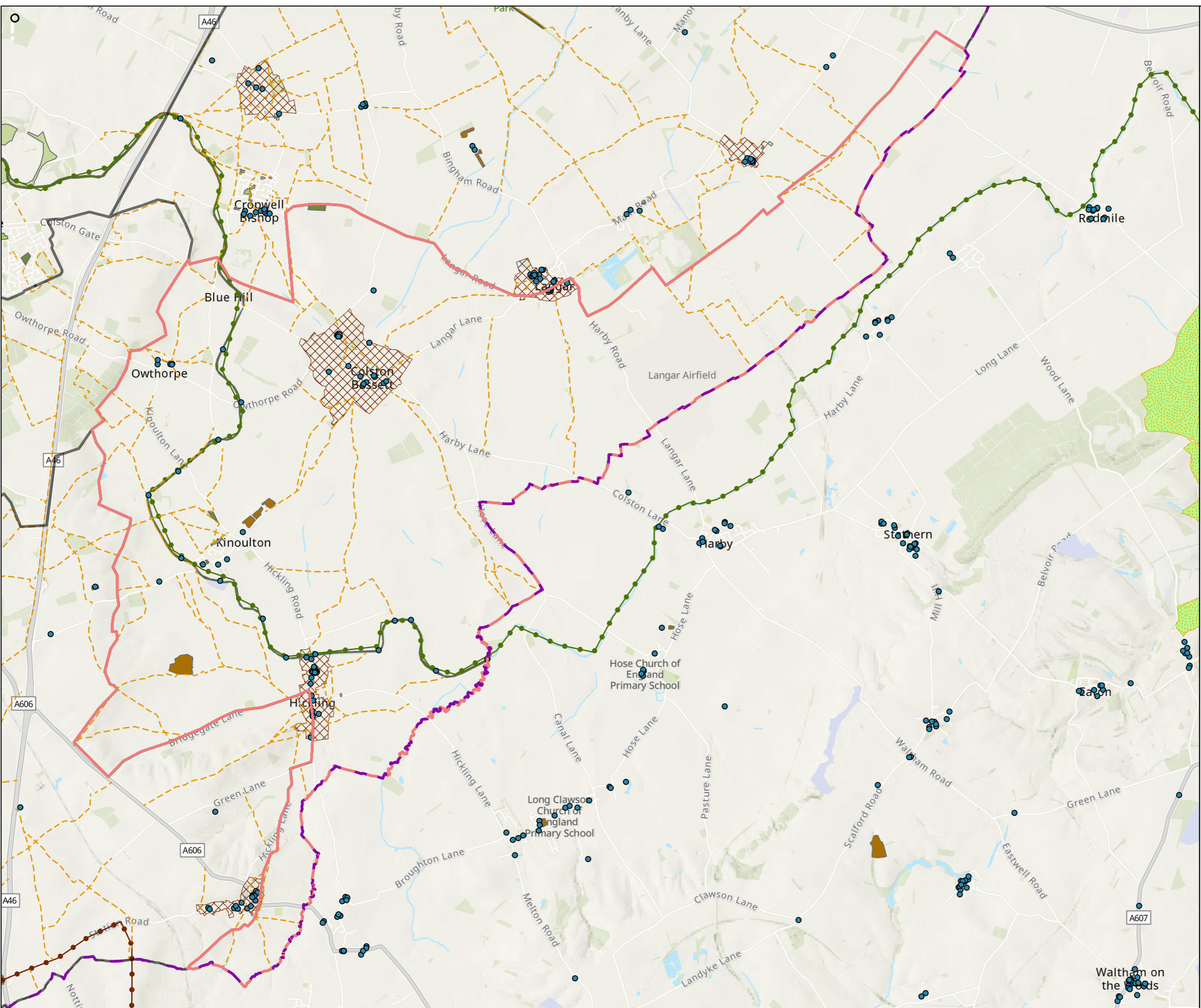
Role
Landscape

Suitability
ISSUE

Project Number
299328-00

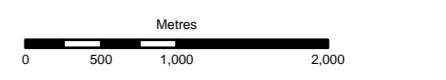
Rev
P01

Drawing Number
Figure C4



- Legend**
- ▬ Rushcliffe Borough Council
 - ▬ LAU E: Vale of Belvoir
 - ▭ Landscape Assessment Unit Boundaries
 - ▬ Public Right of Way
 - ▬ Grantham Canal
 - ▬ Mdschires Way
 - Conservation Areas
 - Listed Building
 - Registered Parks and Gardens
 - Scheduled Monuments
 - Local Nature Reserves England
 - Sites of Special Scientific Interest
 - Allotments
 - Amenity Green Spaces
 - Churchyard and Cemeteries
 - Country Parks
 - Green Corridors

Coordinate System: British National Grid
 Esri, Intermap, NASA, NGA, USGS, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, MET/NASA, USGS



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Client
Rushcliffe Borough Council

Project Name
Solar Photovoltaic Landscape Sensitivity and Capacity Study

Drawing Title
LAU E: Vale of Belvoir - Context Plan

Scale at A3
1:50,000

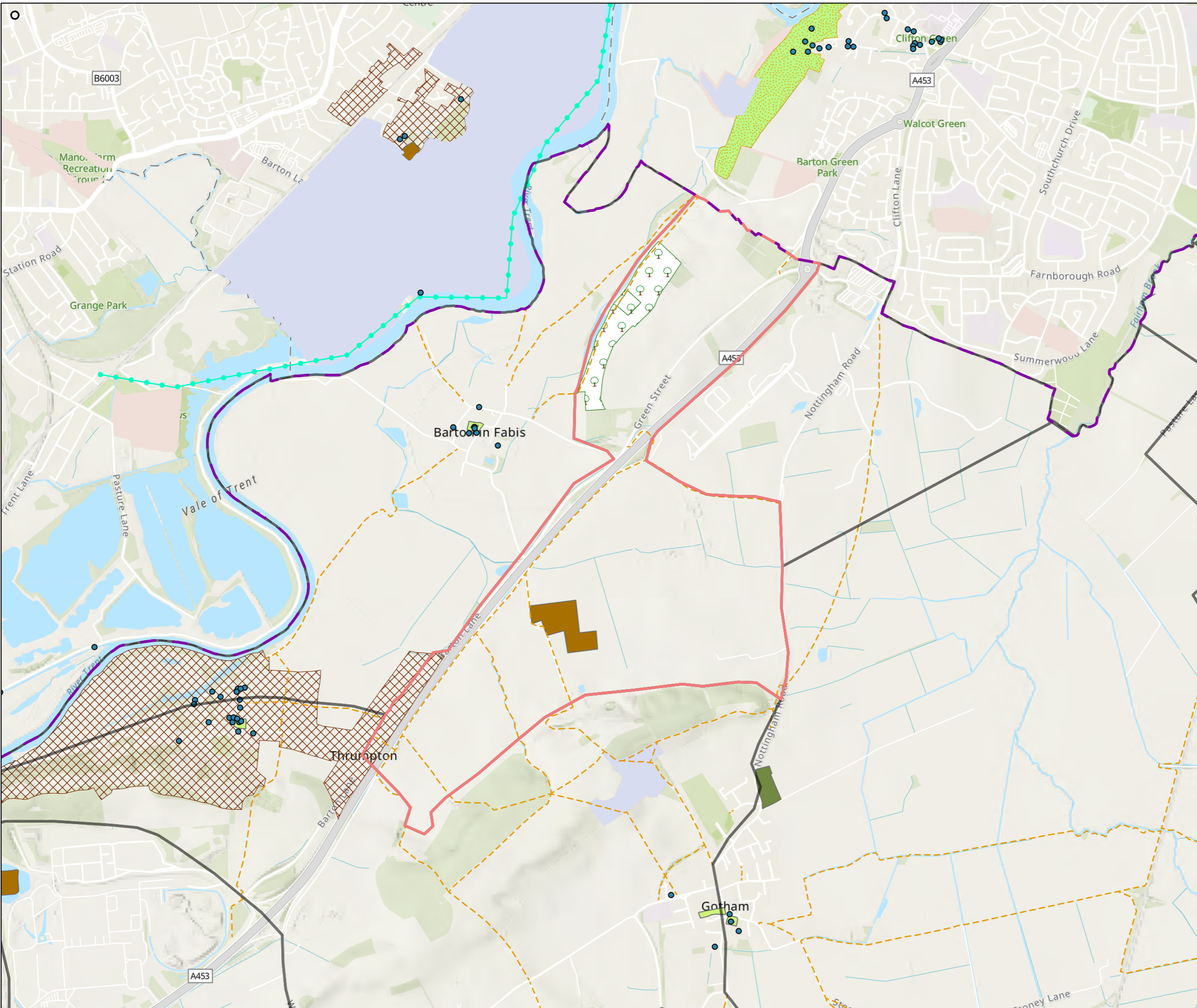
Role
Landscape

Suitability
ISSUE

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299328-00

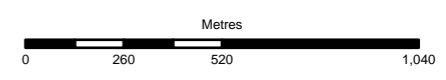
Rev
P01

Drawing Number
Figure C5



- Legend**
- ▬ Rushcliffe Borough Council
 - LAU F: Clifton Slopes
 - Landscape Assessment Unit Boundaries
 - Public Right of Way
 - Trent Valley Way
 - Ancient Woodland
 - Conservation Areas
 - Listed Building
 - Registered Parks and Gardens
 - Scheduled Monuments
 - Local Nature Reserves England
 - Sites of Special Scientific Interest
 - Allotments
 - Churchyard and Cemeteries

Coordinate System: British National Grid
 Esri, Intermap, NASA, NGA, USGS, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, MET/NASA, USGS



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Client
Rushcliffe Borough Council

Project Name
Solar Photovoltaic Landscape Sensitivity and Capacity Study

Drawing Title
LAU F: Clifton Slopes - Context Plan

Scale at A3
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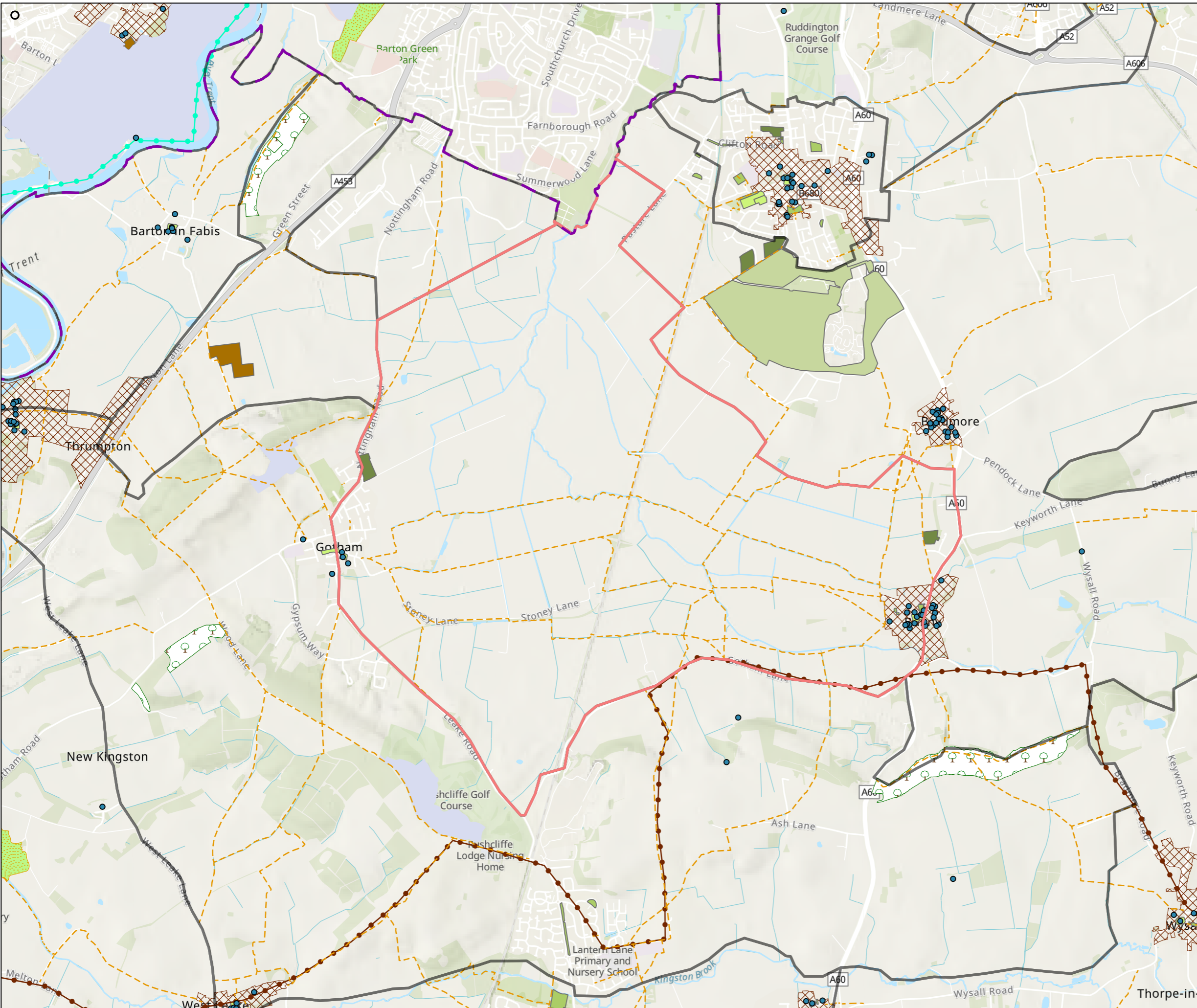
Role
Landscape

Suitability
ISSUE

Project Number
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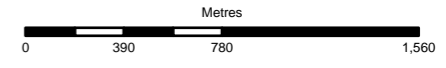
Drawing Number
Figure C6



- Legend**
- ▬ Rushcliffe Borough Council
 - ▬ LAU G: Ruddington Alluvial Farmland
 - Landscape Assessment Unit Boundaries
 - Public Right of Way
 - Mdsires Way
 - Trent Valley Way
 - Ancient Woodland
 - Conservation Areas
 - Listed Building
 - Registered Parks and Gardens
 - Scheduled Monuments
 - Local Nature Reserves England
 - Sites of Special Scientific Interest
 - Allotments
 - Amenity Green Spaces
 - Churchyard and Cemeteries
 - Country Parks

Coordinate System: British National Grid

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Client
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Drawing Title
Solar Photovoltaic Landscape Sensitivity and Capacity Study

Drawing Title
LAU G: Ruddington Alluvial Farmland - Context Plan

Scale at A3
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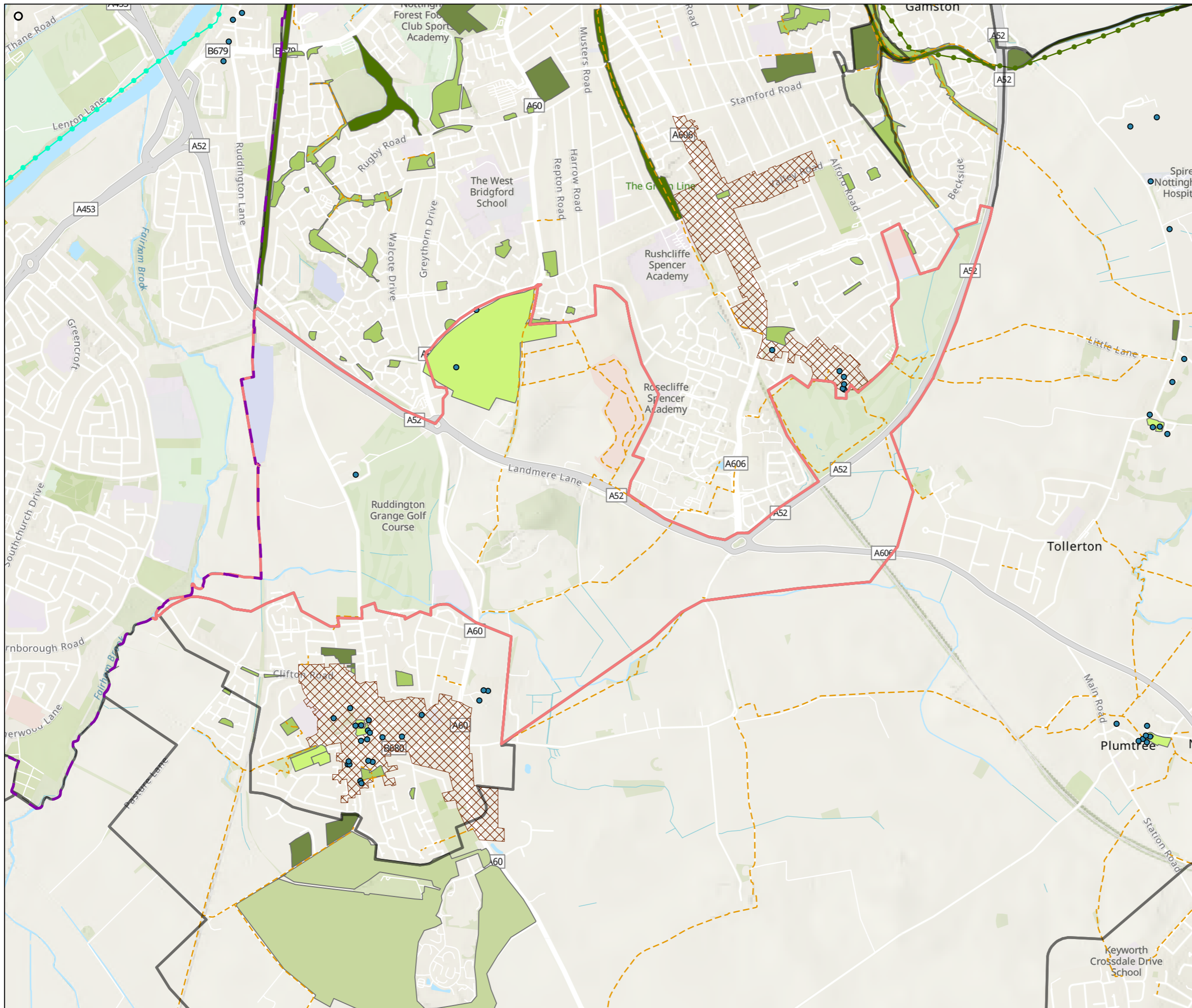
Role
Landscape

Suitability
ISSUE

Project Number
299328-00

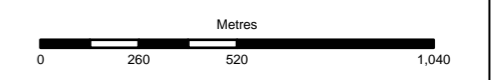
Rev
P01

Drawing Number
Figure C7



- Legend**
- ▬ Rushcliffe Borough Council
 - LAU H: Mickleborough Fringe
 - Landscape Assessment Unit Boundaries
 - Public Right of Way
 - Grantham Canal
 - Trent Valley Way
 - Conservation Areas
 - Listed Building
 - Registered Parks and Gardens
 - Local Nature Reserves England
 - Sites of Special Scientific Interest
 - Allotments
 - Amenity Green Spaces
 - Churchyard and Cemeteries
 - Country Parks
 - Green Corridors

Coordinate System: British National Grid
 Esri, Intermap, NASA, NGA, USGS, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, MET/NASA, USGS



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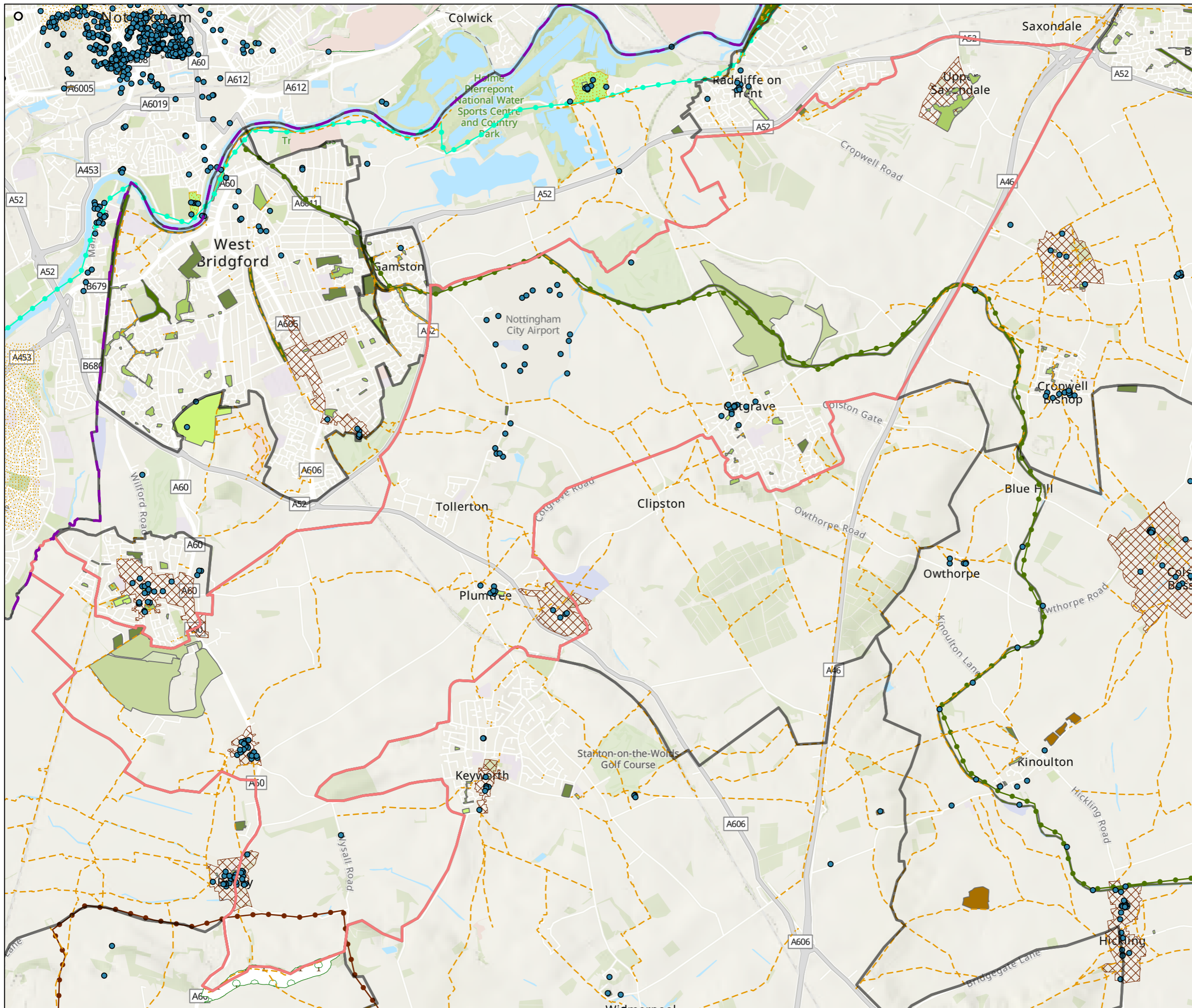
Project Name
Solar Photovoltaic Landscape Sensitivity and Capacity Study

Drawing Title
LAU H: Mickleborough Fringe - Context Plan

Scale at A3
1:20,000

Role
Landscape
 Suitability
ISSUE

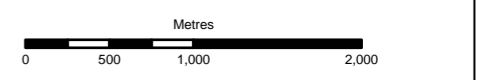
Project Number 299328-00	Rev P01
Drawing Number Figure C8	



- Legend**
- Rushcliffe Borough Council
 - LAU I: Cotgrave and Tollerton Village Farmland
 - Landscape Assessment Unit Boundaries
 - Public Right of Way
 - Grantham Canal
 - Midshires Way
 - Trent Valley Way
 - Ancient Woodland
 - Conservation Areas
 - Listed Building
 - Registered Parks and Gardens
 - Scheduled Monuments
 - Local Nature Reserves England
 - Sites of Special Scientific Interest
 - Allotments
 - Amenity Green Spaces
 - Churchyard and Cemeteries
 - Country Parks
 - Green Corridors

Coordinate System: British National Grid

Esri, Intermap, NASA, NGA, USGS, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, MET/NASA, USGS



P01	2024-02-22	DW	KA	MD	MD
Rev	Date	By	Chkd	Appd	Authd

ARUP

One Centenary Way,
Birmingham, B3 3AY

Client
Rushcliffe Borough Council

Project Name
Solar Photovoltaic Landscape Sensitivity and Capacity Study

Drawing Title
LAU I: Cotgrave and Tollerton Village Farmland - Context Plan

Scale at A3
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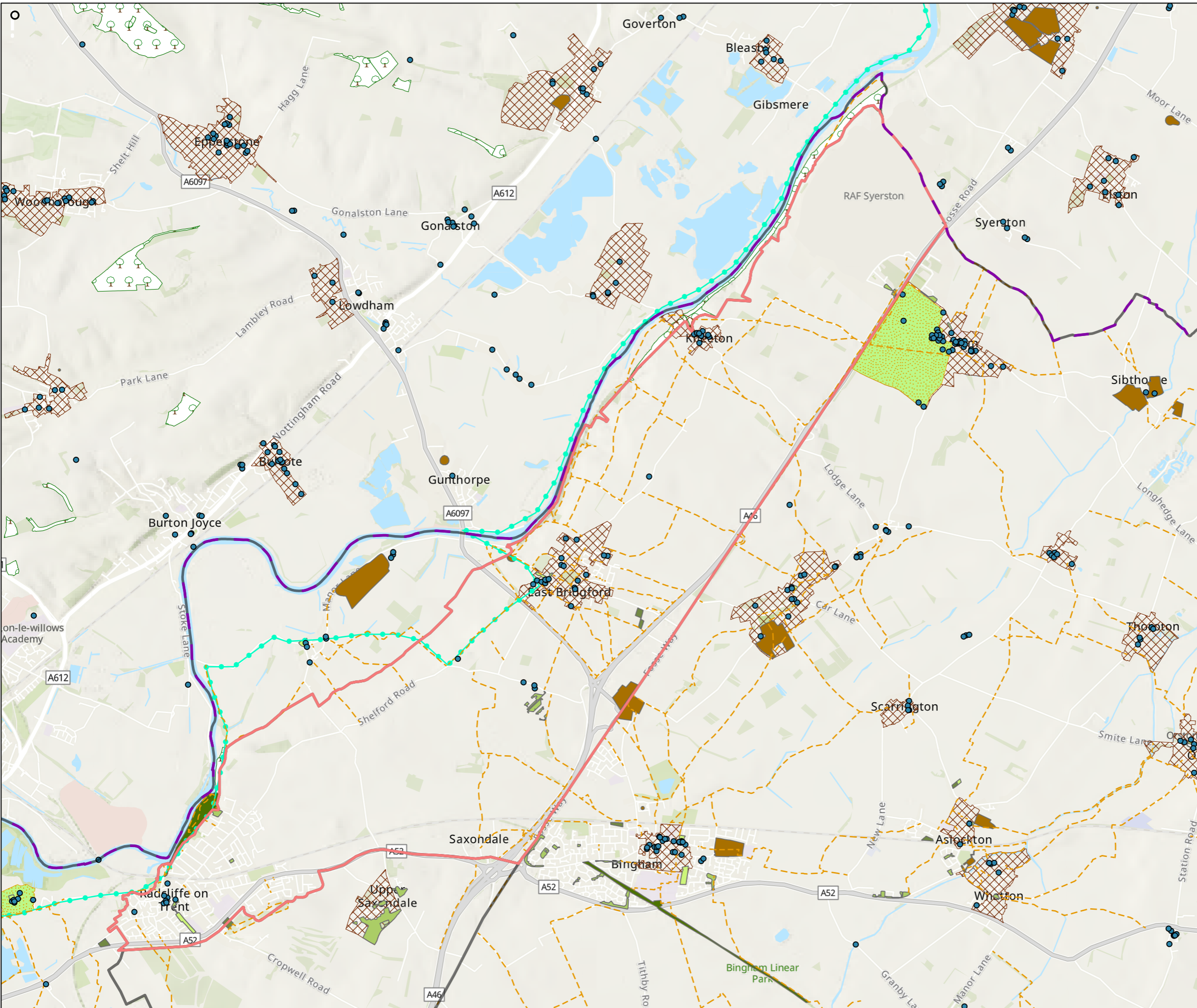
Role
Landscape

Suitability
ISSUE

Project Number
299328-00

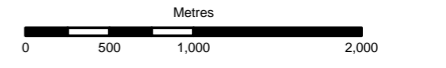
Rev
P01

Drawing Number
Figure C9



- Legend**
- ▬ Rushcliffe Borough Council
 - ▬ LAU J: East Bridford Escarpment Farmland
 - Landscape Assessment Unit Boundaries
 - Public Right of Way
 - Trent Valley Way
 - Ancient Woodland
 - Conservation Areas
 - Listed Building
 - Registered Parks and Gardens
 - Scheduled Monuments
 - Local Nature Reserves England
 - Sites of Special Scientific Interest
 - Allotments
 - Amenity Green Spaces
 - Churchyard and Cemeteries
 - Green Corridors

Coordinate System: British National Grid
 Esri, Intermap, NASA, NGA, USGS, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, MET/NASA, USGS



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Project Name
Solar Photovoltaic Landscape Sensitivity and Capacity Study

Drawing Title
LAU J: East Bridford Escarpment Farmland - Context Plan

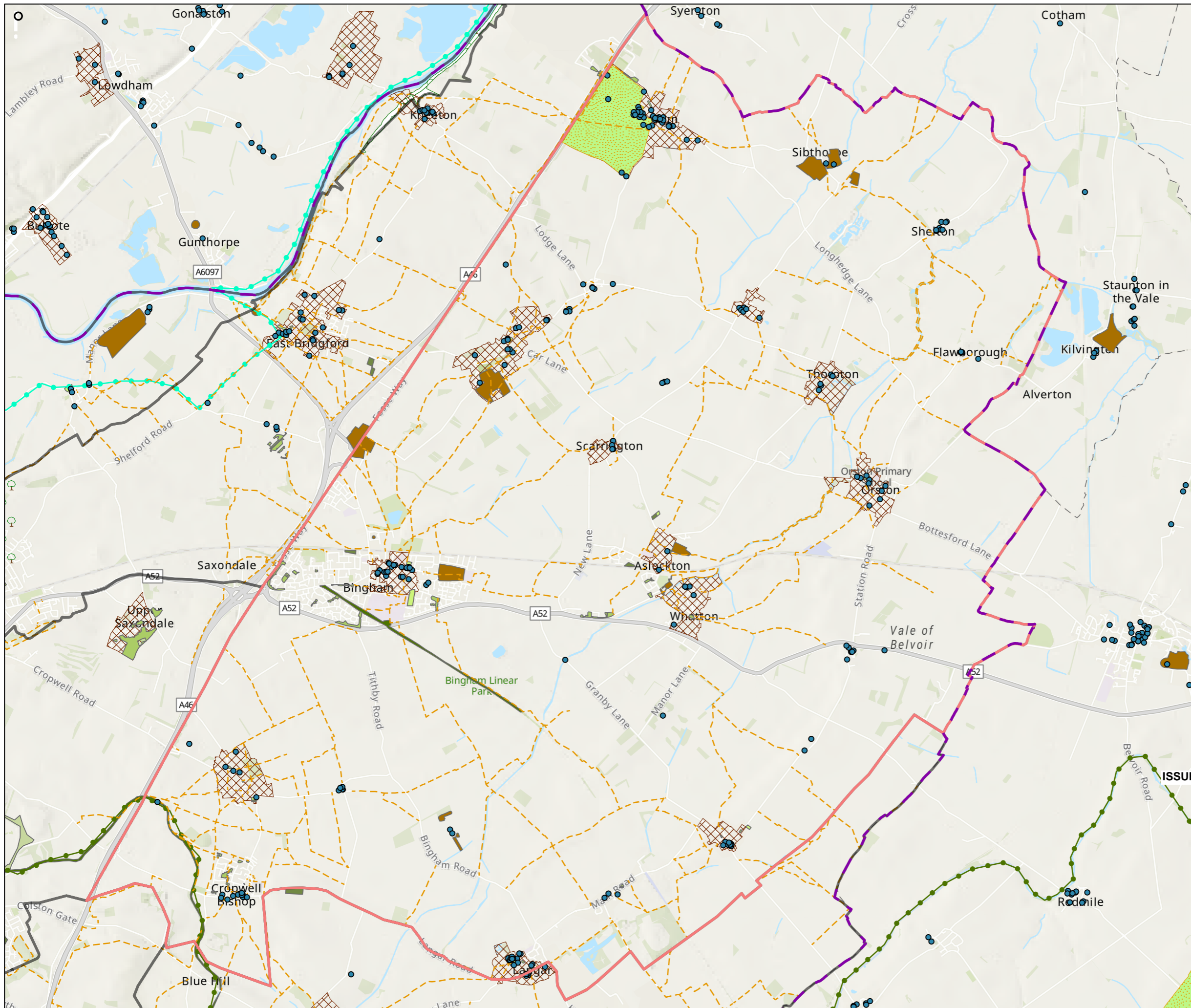
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Role
Landscape
 Suitability **ISSUE**

Project Number
299328-00

Rev
P01

Drawing Number
Figure C10



- Legend**
- Rushcliffe Borough Council
 - LAU K: Aslockton Village Farmland
 - Landscape Assessment Unit Boundaries
 - Public Right of Way
 - Grantham Canal
 - Trent Valley Way
 - Ancient Woodland
 - Conservation Areas
 - Listed Building
 - Registered Parks and Gardens
 - Scheduled Monuments
 - Local Nature Reserves England
 - Sites of Special Scientific Interest
 - Allotments
 - Amenity Green Spaces
 - Churchyard and Cemeteries
 - Country Parks
 - Green Corridors

Coordinate System: British National Grid

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Project Name
Solar Photovoltaic Landscape Sensitivity and Capacity Study

Drawing Title
LAU K: Aslockton Village Farmland - Context Plan

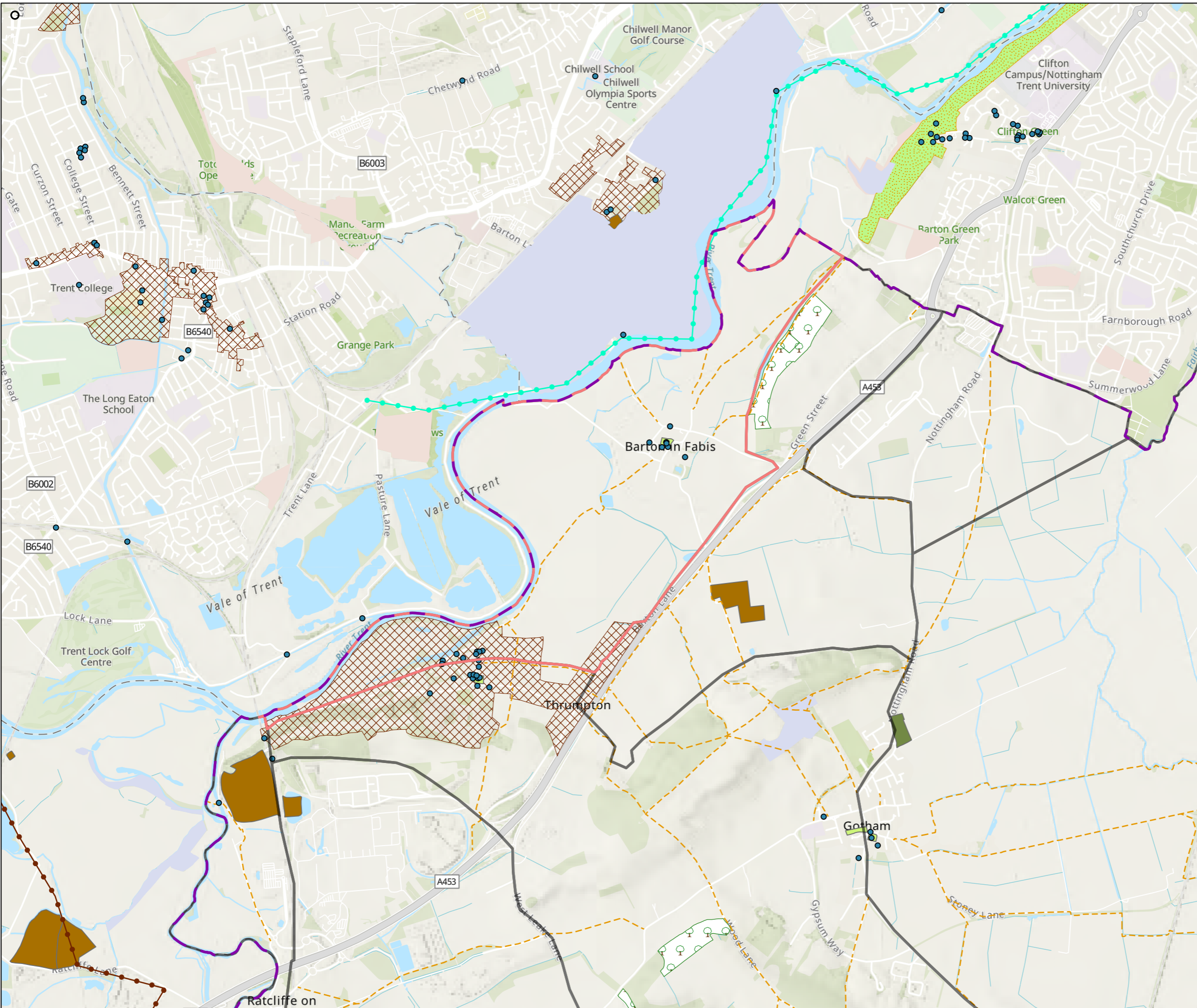
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Role
Landscape

Suitability
ISSUE

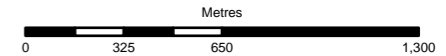
Project Number 299328-00	Rev P01
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Drawing Number
Figure C11



- Legend**
- ▬ Rushcliffe Borough Council
 - LAU L: Attenborough Wetlands
 - Landscape Assessment Unit Boundaries
 - Public Right of Way
 - Mds Hires Way
 - Trent Valley Way
 - Ancient Woodland
 - Conservation Areas
 - Listed Building
 - Registered Parks and Gardens
 - Scheduled Monuments
 - Local Nature Reserves England
 - Sites of Special Scientific Interest
 - Allotments
 - Churchyard and Cemeteries

Coordinate System: British National Grid
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Rev	Date	By	Chkd	Appd	Authd



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Project Name
Solar Photovoltaic Landscape Sensitivity and Capacity Study

Drawing Title
LAU L: Attenborough Wetlands - Context Plan ISSUE

Scale at A3
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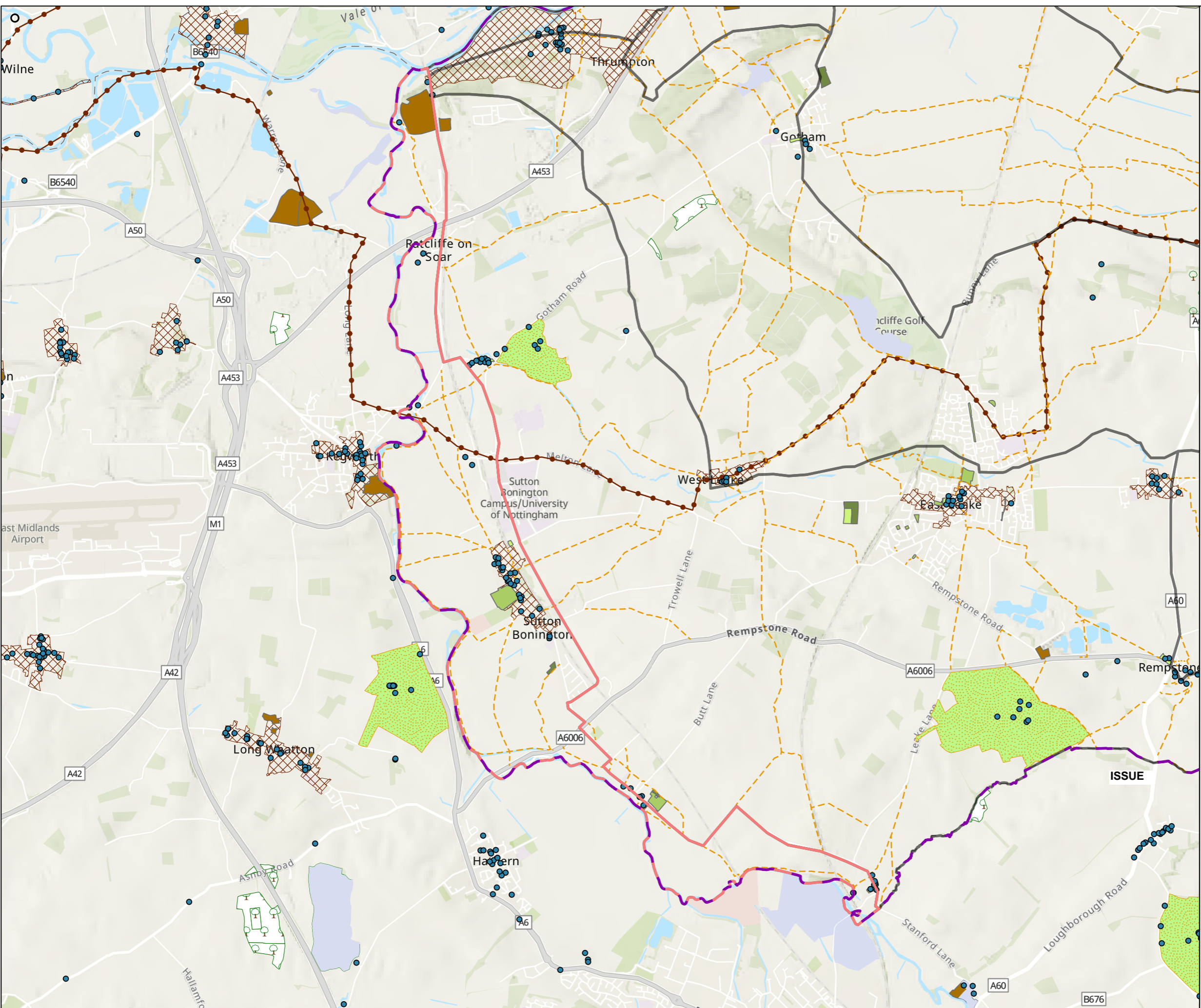
Role
Landscape

Suitability
ISSUE

Project Number
299328-00

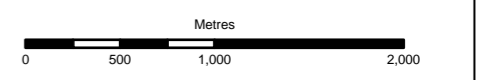
Rev
P01

Drawing Number
Figure C12



- Legend**
- ▬ Rushcliffe Borough Council
 - ▬ LAU M Soar Valley Washlands
 - ▭ Landscape Assessment Unit Boundaries
 - ▭ Public Right of Way
 - ▬ Mds hires Way
 - ▭ Ancient Woodland
 - Conservation Areas
 - Listed Building
 - ▭ Registered Parks and Gardens
 - ▭ Scheduled Monuments
 - ▭ Local Nature Reserves England
 - ▭ Sites of Special Scientific Interest
 - ▭ Allotments
 - ▭ Amenity Green Spaces
 - ▭ Churchyard and Cemeteries
 - ▭ Country Parks

Coordinate System: British National Grid
 Esri, Intermap, NASA, NGA, USGS, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, MET/NASA, USGS



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Rushcliffe Borough Council

Project Name
Solar Photovoltaic Landscape Sensitivity and Capacity Study

Drawing Title
LAU M: Soar Valley Farmlands - Context Plan

Scale at A3
1:40,000

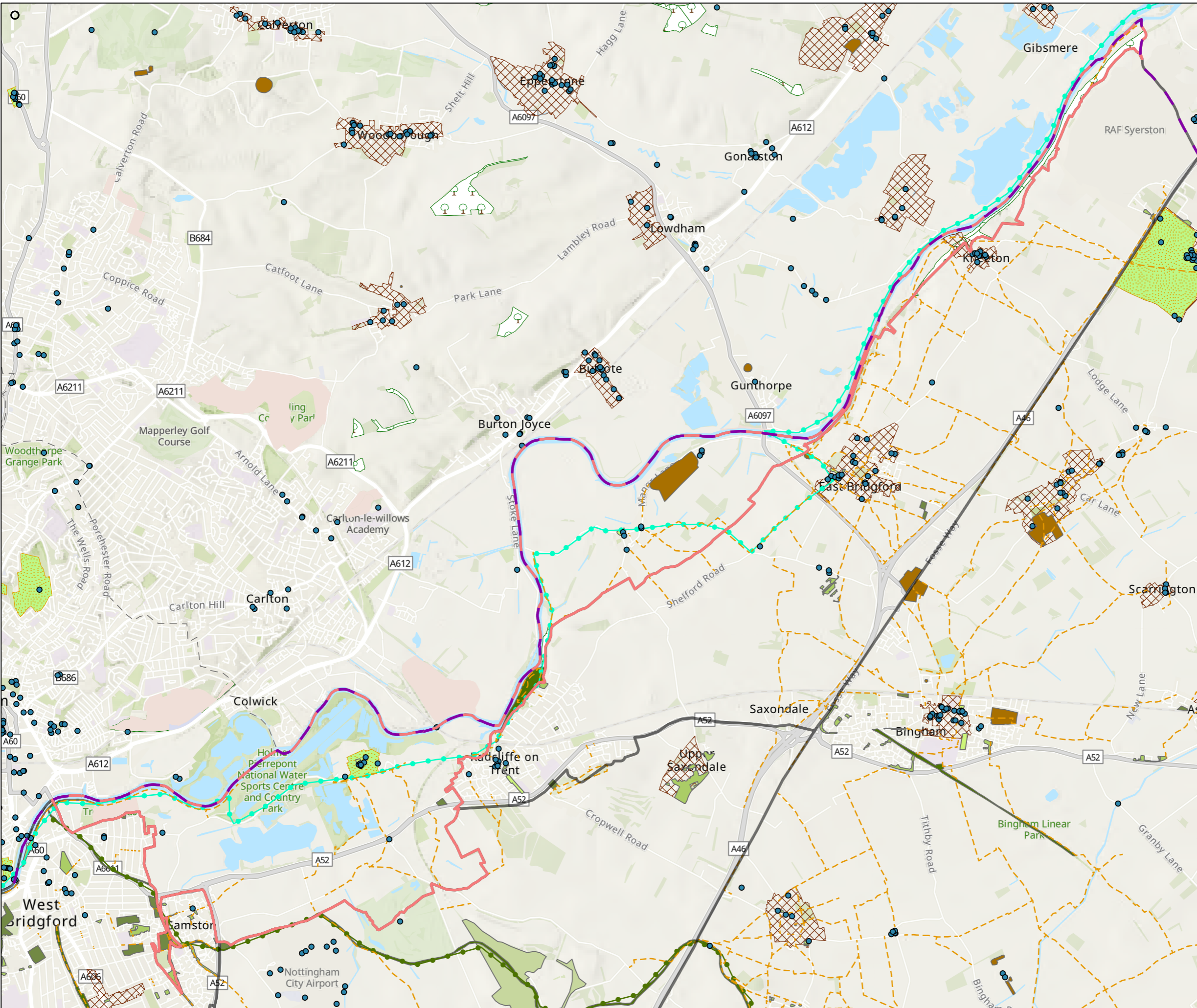
Role
Landscape

Suitability
ISSUE

Project Number
299328-00

Rev
P01

Drawing Number
Figure C13



- Legend**
- ▬ Rushcliffe Borough Council
 - ▬ LAU N: Trent Valley Washlands
 - Landscape Assessment Unit Boundaries
 - Public Right of Way
 - ▬ Grantham Canal
 - ▬ Trent Valley Way
 - Ancient Woodland
 - Conservation Areas
 - Listed Building
 - Registered Parks and Gardens
 - Scheduled Monuments
 - Local Nature Reserves England
 - Sites of Special Scientific Interest
 - Allotments
 - Amenity Green Spaces
 - Churchyard and Cemeteries
 - Country Parks
 - Green Corridors

Coordinate System: British National Grid
 Esri, Intermap, NASA, NGA, USGS, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, MET/NASA, USGS



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Rushcliffe Borough Council

Project Name
Solar Photovoltaic Landscape Sensitivity and Capacity Study

Drawing Title
LAU N: Trent Valley Washlands - Context Plan

Scale at A3
1:50,000

Role
Landscape

Suitability
ISSUE

Project Number 299328-00	Rev P01
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Drawing Number
Figure C14