

A landscape photograph showing a wide field of tall grasses in the foreground, transitioning to a golden-brown field in the middle ground. In the background, there is a line of trees, including several tall, thin cypresses, and a few buildings under a clear blue sky.

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Melton and Rushcliffe Landscape Sensitivity Study: Wind Energy Development

Final Report
Prepared by LUC on behalf of Melton Borough Council and Rushcliffe Borough Council
August 2014

Project Title: Melton and Rushcliffe Landscape Sensitivity Study: Wind Energy Development

Client: Prepared by LUC on behalf of Melton Borough Council and Rushcliffe Borough Council

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August 2014

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1 Introduction

Background to the study

- 1.1 LUC was commissioned by Melton Borough Council and Rushcliffe Borough Council in April 2014 to undertake a study examining the sensitivity of the landscape of the two boroughs to wind turbine development at a range of scales. The study was overseen by a steering group of Melton Borough Council and Rushcliffe Borough Council officers.
- 1.2 Melton Borough and Rushcliffe Borough are faced with a range of challenges arising from a changing climate. Balancing the need to support the transition to a low carbon future (a core planning principle of the National Planning Policy Framework, NPPF) and the need for energy security (as recognised in the National Policy Statement for Renewable Energy Infrastructure, EN-3) with the management of the landscape is one of these challenges.
- 1.3 The NPPF states that planning authorities should *"take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it"*. However, the National Planning Policy Framework establishes a presumption in favour of sustainable development unless any adverse impacts would significantly and demonstrably outweigh the benefits (NPPF, para. 14). This study will provide the evidence base upon which these decisions can more readily be made.
- 1.4 In planning for renewable energy, local authorities are encouraged to take a positive approach by identifying suitable areas for renewable energy generation and its supporting infrastructure (paragraph 97 NPPF). This approach is also encouraged by the Planning and Climate Change Coalition as part of its good practice guide for local authorities. The recent written ministerial statement and subsequent National Planning Practice Guidance (NPPG) on renewables (see PPG Renewable and Low Carbon Energy, 2014) places particular emphasis on ensuring the right renewable energy development in the right location and the importance of local amenity and local landscape character in influencing choice of location (paragraph 005). This study will assist by identifying areas of greater and lesser sensitivity and providing guidance as to how development can be accommodated in the landscape of the boroughs.
- 1.5 The NPPF also promotes good design and suggests that *"Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions"* (para. 64, NPPF). This study will provide guidance on design which will assist in clarifying what is considered by landscape professionals as good design in relation to the landscape.
- 1.6 The Councils recognise these opportunities and understand the need to maximise renewable energy generation (which can have environmental, economic, social and other benefits). However, the development of wind power generating installations within the boroughs needs to be managed carefully to achieve the greatest contribution towards energy needs, while at the same time ensuring that the important characteristics of the landscape are not unacceptably harmed.
- 1.7 At the time of writing (1st August 2014) there were 16 wind energy schemes operating in the Melton and Rushcliffe Boroughs (further details are provided in **Table 2.1** and **Section 2** below). There is increasing interest in development of various scales of wind energy developments, from single small turbines to much larger schemes.
- 1.8 In order to help understand how best to accommodate future wind energy development in the boroughs, Melton Borough Council and Rushcliffe Borough Council have commissioned an assessment of the sensitivity of the landscape to onshore wind energy installations, to include

recommendations on the appropriate siting and scale of wind energy developments within each of the boroughs Landscape Character Areas/Draft Policy Zones (DPZs)¹.

Aims and objectives of the study

- 1.9 The main aims of the study are to provide:
- an assessment of the landscape sensitivity of each landscape character area (Melton)/ draft policy zone (Rushcliffe) to different scales of wind energy development;
 - maps showing the landscape sensitivity of each landscape character area (Melton)/ draft policy zone (Rushcliffe) to different scales of wind development; and
 - guidance for the siting and design of potential wind energy proposals in each landscape character area (Melton)/ draft policy zone (Rushcliffe).
- 1.10 The study will help enable positive planning for renewable energy and guide the determination of planning applications (by supporting balanced decision-making that takes landscape character into account when weighing up the benefits and adverse effects of these developments).
- 1.11 In addition it will encourage good design and high quality planning applications containing clear and relevant information needed to make informed decisions.

Approach

Definitions of 'landscape sensitivity' and 'landscape capacity'

- 1.12 The terms 'landscape sensitivity' and 'landscape capacity' have been defined in various ways in a number of different guidance documents and studies.
- 1.13 The current Landscape Character Assessment (LCA) Guidance² does not provide a definition of 'landscape sensitivity', although 'landscape capacity' is defined as follows:

'Landscape capacity is the degree to which a particular landscape character type or area is able to accommodate change without significant effects on its character, or overall change of landscape character type. Capacity is also likely to vary according to the type and nature of change being proposed' (LCA Guidance, 2002)

- 1.14 Topic Paper 6³ that accompanies the LCA Guidance was published in 2004 to expand on the then current thinking about landscape sensitivity and landscape capacity, to stimulate debate and encourage the development of common approaches. Paragraph 4.2 of the supporting Topic Paper 6 states that: *"Judging landscape character sensitivity requires professional judgement about the degree to which the landscape in question is robust, in that it is able to accommodate change without adverse impacts on character. This involves making decisions about whether or not significant characteristic elements of the landscape will be liable to loss... and whether important aesthetic aspects of character will be liable to change"*.
- 1.15 Various other definitions have been used over the years by different landscape practitioners. The national Landscape Character Assessment guidance is currently being updated and this will include a definition of landscape sensitivity. The emerging LCA Guidance will note that care is

¹ The terms Landscape Character Areas (in respect of Melton) and Draft Policy Zones (DPZs) (in respect of Rushcliffe) refer to the landscape units of roughly equal size with similar characteristics, as identified in the Landscape Character Assessments for the two boroughs. The Melton Character Assessment (2006) uses the term 'Landscape Character Areas' whilst the Greater Nottingham Landscape Character Assessment (2009) which covers the borough of Rushcliffe, uses 'Draft Policy Zones'. However, the terms are broadly interchangeable. This study uses the term 'Landscape Character Units' (LCUs) as units for assessment- these are based on the Melton and Rushcliffe Landscape Character Areas and DPZs.

² Countryside Agency and Scottish Natural Heritage (2002) 'Landscape Character Assessment - Guidance for England and Scotland', prepared by Swanwick C and LUC

³ Countryside Agency and Scottish Natural Heritage (2004) Landscape Character Assessment Topic Paper 6 – Techniques and Criteria for Judging Capacity and Sensitivity

needed in the way that 'landscape capacity' is used since it can imply the existence of an objectively defined threshold below which development is acceptable, and beyond which it is unacceptable. Rarely can such a threshold be defined with any accuracy, and thresholds will be dependent upon policy and need for renewable energy.

- 1.16 It is also important to recognise that judgements about the acceptability of landscape change can alter over time, not only in terms of our attitudes to a particular landscape but also in terms of our attitudes towards a particular type of change. This suggests that 'capacity' is a subjective concept and may vary over time. It is important that any assessment is clear about which elements of it are relatively objective and unlikely to be disputed, and which ones are more subjective and likely to be viewed differently by different stakeholders and potentially by the same stakeholders but at different times.

Developing a Method for Assessing Landscape Sensitivity to Wind Energy Developments in Melton and Rushcliffe

- 1.17 In order to develop a method for assessing landscape sensitivity to renewable energy developments, the project team considered different approaches used to assess landscape sensitivity and / or capacity in other studies across the UK. In summary:
- All assessments use a spatial framework, usually based on landscape character areas or landscape types.
 - Different studies define 'landscape sensitivity' and 'landscape capacity' in slightly different ways, but they are all based on the LCA guidance definition or the Topic Paper 6 definitions described above.
 - Some studies are called 'landscape sensitivity studies' and some are called 'landscape capacity studies', but often these terms are used to mean essentially the same thing.
 - Some studies note that, when assessing capacity, it is necessary to consider where landscapes can accommodate change – this judgement is a separate step to the sensitivity study.
 - Different studies make different assumptions on the type of development being assessed - some assessments are based on a generic turbine (usually with a height range) while other assessments are applied using different heights of turbines or different wind farm sizes.
 - All the studies use criteria, based on landscape character, to assess landscape sensitivity – although the individual criteria vary between studies.
- 1.18 In addition LUC's recent work on assessing the landscape sensitivity to onshore wind energy developments in Newark and Sherwood and in Cheshire East helped inform a method for this study, as set out in **Chapter 4**.

Structure of the Report

- 1.19 **Chapter 2** presents the characteristics of wind energy development; **Chapter 3** presents the landscape character baseline for Melton and Rushcliffe; **Chapter 4** sets out the method for assessing sensitivity to wind energy development; **Chapter 5** provides a user guide to assist use of this report in designing and assessing proposals; **Chapter 6** provides generic guidelines for siting proposals; **Chapter 7** presents landscape sensitivity matrices for each Landscape Character Area, and **Chapter 8** summarises the results of the landscape sensitivity assessment.
- 1.20 **Appendix 1** provides a Glossary of terms used in the report; **Appendix 2** sets out the modifications made to the Rushcliffe Borough and Melton Borough Landscape Classifications for the purposes of this study; **Appendix 3** sets out views identified in Conservation Area Appraisals; **Appendix 4** replicates maps indicating views identified by the Parish Councils in Melton Borough in a consultation exercise MBC undertook with the Parish Councils in July 2013; and **Appendix 5** replicates maps produced by borough councillors from both Councils in June 2014 highlighting valued landmarks (pink highlighter), visitor locations and viewpoints (green highlighter) and views (black arrows).

2 Characteristics of wind energy development and potential effects on the landscape

- 2.1 In order to minimise effects on the landscape through siting and design, it is important to first understand the characteristics of wind energy development and how they may affect the landscape. The following sections describe the features of wind turbines and associated development, and consider potential impacts on the Melton and Rushcliffe landscapes. Current trends with respect to wind energy development in the study area are also discussed.

General features of wind energy development

- 2.2 The key components of wind energy development are the wind turbines, which may be grouped together into a wind farm. The majority of wind turbines consist of horizontal-axis three-bladed turbines, mounted on a steel tower. Other turbines, including two bladed turbines and vertical axis turbines, are available but less commonly deployed. Wind turbines are generally given planning permission for 25 years, although re-powering may take place after this period has elapsed, subject to further permission.
- 2.3 The main visible components of a horizontal-axis wind turbine are:
- the tower, generally a tubular steel structure though lattice towers are occasionally used for smaller turbines;
 - the nacelle, which contains the generating equipment; and
 - the rotor blades, mounted on the hub at the front of the nacelle.
- 2.4 Depending on the scale and design of the turbine, the transformer may be located inside or outside the tower. If outside it will usually be contained in a small box-like structure adjacent to the tower base. The tower itself sits on a concrete foundation which is hidden from view underground.
- 2.5 Turbines are most commonly coloured light grey, which has been found to be least visually prominent when turbines are viewed against the sky.
- 2.6 Turbines are available in a wide range of sizes, from very small roof-mounted machines designed for domestic use, to large commercial structures. The tallest turbines currently operating in the UK are in the region of 130 m, although turbines up to 150 m have received planning consent.
- 2.7 Besides overall size, the proportions of a turbine can also vary, particularly the length of the blades in relation to the height of the tower, and the size and shape of the nacelle. Where particularly short blades are mounted on a tall tower, or where long blades are placed on a short tower, the turbine may appear unbalanced or top-heavy. Larger turbines with longer blades have slower rotation speeds than smaller models.
- 2.8 In addition to the turbines themselves, developments involving large scale wind turbines typically require additional infrastructure as follows:
- road access to the site and on-site tracks able to accommodate the specialised heavy goods vehicles (HGVs) which are needed to transport the long turbine components and heavy construction cranes;
 - a temporary construction compound and lay-down area for major components;
 - borrow pits, which may be opened on larger sites to provide construction materials for the access tracks, avoiding the need for transportation of material to the site;

- construction of a buried concrete foundation and an area of hardstanding next to each turbine to act as a base for cranes during turbine erection;
- underground cables connecting the turbines (buried in trenches, often alongside tracks);
- one or more anemometer mast(s) to monitor wind direction and speed, usually a slender lattice tower or guyed mast of the same height as the turbine hubs; and
- a control building to enable monitoring and operation, often combined with a small substation.

2.9 Lighting requirements depend on aviation and can be required on turbines. However, aircraft warning lights can be infra-red and therefore not visible to the naked human eye. Guidance as part of this study advises that if lighting is required on turbines for aviation purposes, infra-red lighting should be adopted where possible to minimise visual impacts at night.

2.10 The District Network Operator (DNO) is responsible for establishing a connection between the substation and the national grid. For larger schemes this connection is usually routed via overhead cables on poles, but for smaller turbines may be routed underground. Since these are part of a separate consenting procedure these connections are not considered as part of the landscape sensitivity study.

Landscape effects of wind turbines

2.11 Wind turbines can be substantial vertical structures, and larger models will inevitably be highly visible within the landscape. The movement of the blades is a unique feature of wind energy developments, setting them apart from other tall structures in the landscape such as masts or pylons. Wind energy development may affect the landscape in the following ways:

- construction of large turbines and associated infrastructure may result in direct loss of landscape features;
- wind turbines are tall vertical features that may alter perception of a landscape, potentially affecting the apparent scale of landforms;
- movement of rotor blades may affect characteristics of stillness and solitude, as well as drawing the eye to turbines which may be a relatively small feature in the landscape;
- the presence of turbines may increase the perceived human influence on the landscape, particularly in terms of overt modern development, and this can particularly affect landscapes which have a strong sense of naturalness or tranquillity, or which form a setting to heritage assets;
- wind turbines, even at relatively small sizes, can appear large in the context of human-scale features such as domestic buildings and trees;
- turbines on skylines may compete with existing landmark features for prominence where prominent skylines or landmark features are characteristic of the landscape; and
- in order to be as efficient as possible, turbines are often placed in elevated locations, where they may affect views from wide areas.

2.12 In undertaking any landscape sensitivity assessments it is necessary to acknowledge that varying attitudes to wind energy development are expressed by different individuals. Aesthetic perceptions can be positive or negative depending on individual attitudes to the principle and presence of wind generation.

Cumulative issues

2.13 As larger numbers of wind energy developments are built, it is increasingly necessary to consider their cumulative effects. Development of multiple proposals may eventually result in a situation where wind energy developments become the defining influence on the landscape such that

landscape character is changed. Differences between the scale and design of multiple schemes can also exacerbate cumulative impacts.

Trends in wind energy development in Melton and Rushcliffe

- 2.14 Data supplied by the Councils (dated 1st August 2014) provided a picture of operational and proposed wind energy development in the boroughs at the time of undertaking the assessment. This data represents a point in time view of development, which is continually changing as applications are consented or refused, and new proposals come forward. The data is tabulated in **Table 2.1** and illustrated in **Figure 2.1a** for Melton Borough and **Figure 2.1b** for Rushcliffe Borough.

Table 2.1: Existing and proposed wind energy schemes (at 1st August 2014)

Turbine Tip Height	Number of operational schemes	Number of consented schemes	Number of schemes in planning
Melton Borough			
<25m	6	2	
25 to 50 m	6	1	1
51 to 75 m		1	
76 to 110 m		1	4
111 to 150 m			1
Rushcliffe Borough			
<25m	4	1	
25 to 50 m			2
51 to 75 m			2
76 to 110 m			3
111 to 150 m			

- 2.15 This data indicate that there are currently a total of 16 operational and 6 permitted wind turbine developments, ranging from single turbines under 20m to tip to groups of up to nine turbines of up to 79m to tip.

Image 1: View to two turbines at Moscow Farm (24.8m to tip)

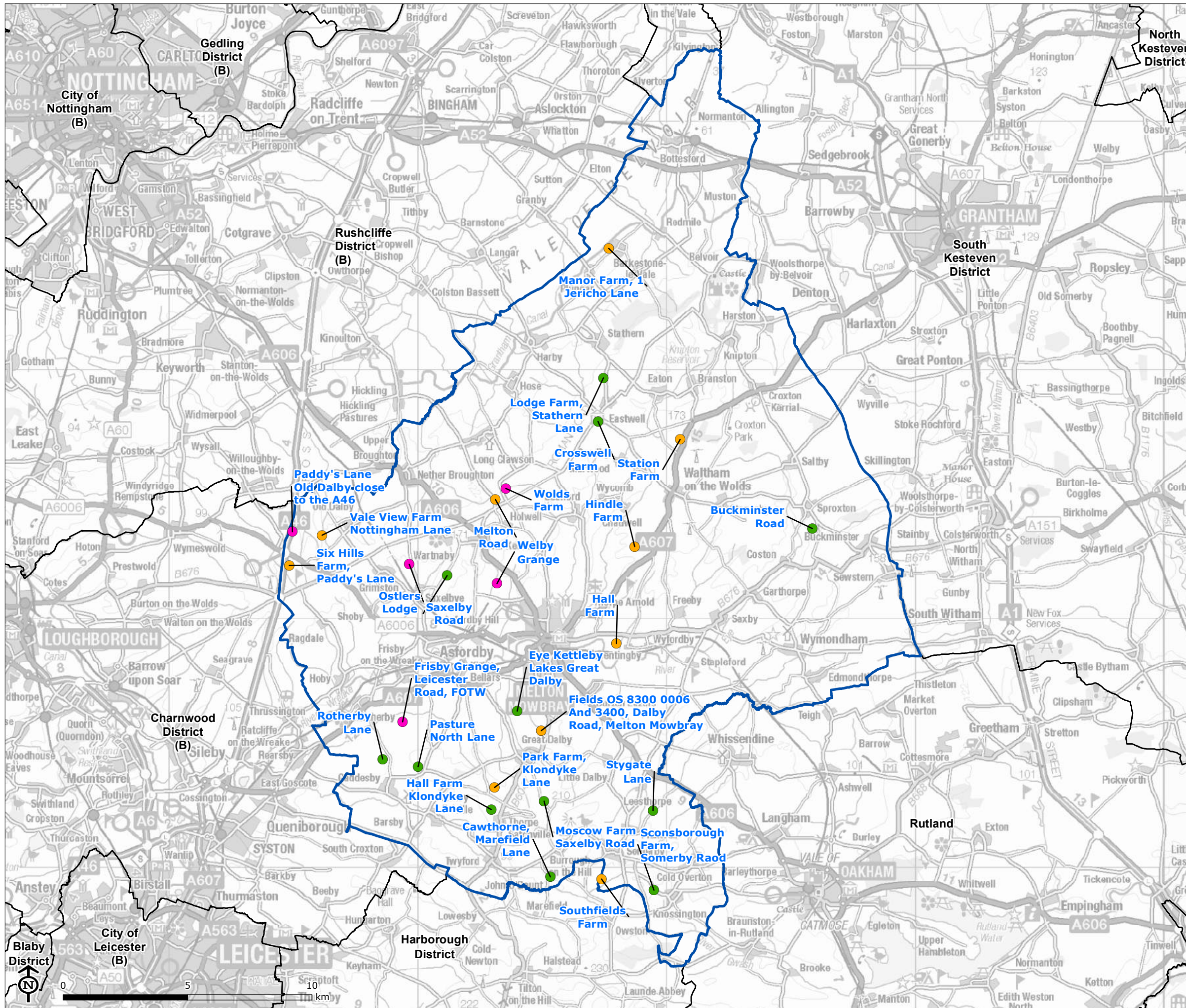


Image 2: View to single turbine at Gaddesby (25.1m to tip)



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**Figure 2.1a:
Existing and Proposed Wind
Energy Schemes in Melton
Borough, August 2014**



▭ Melton Borough Council
 Surrounding authorities

Status

- Operational
- Consented
- In planning¹



¹This includes schemes which have been refused planning permission but at the time of writing (1st August 2014) are still within the allowed period for making an appeal

Map Scale @ A3: 1:150,000






**MBC and RBC
Landscape Sensitivity and
Capacity Study**

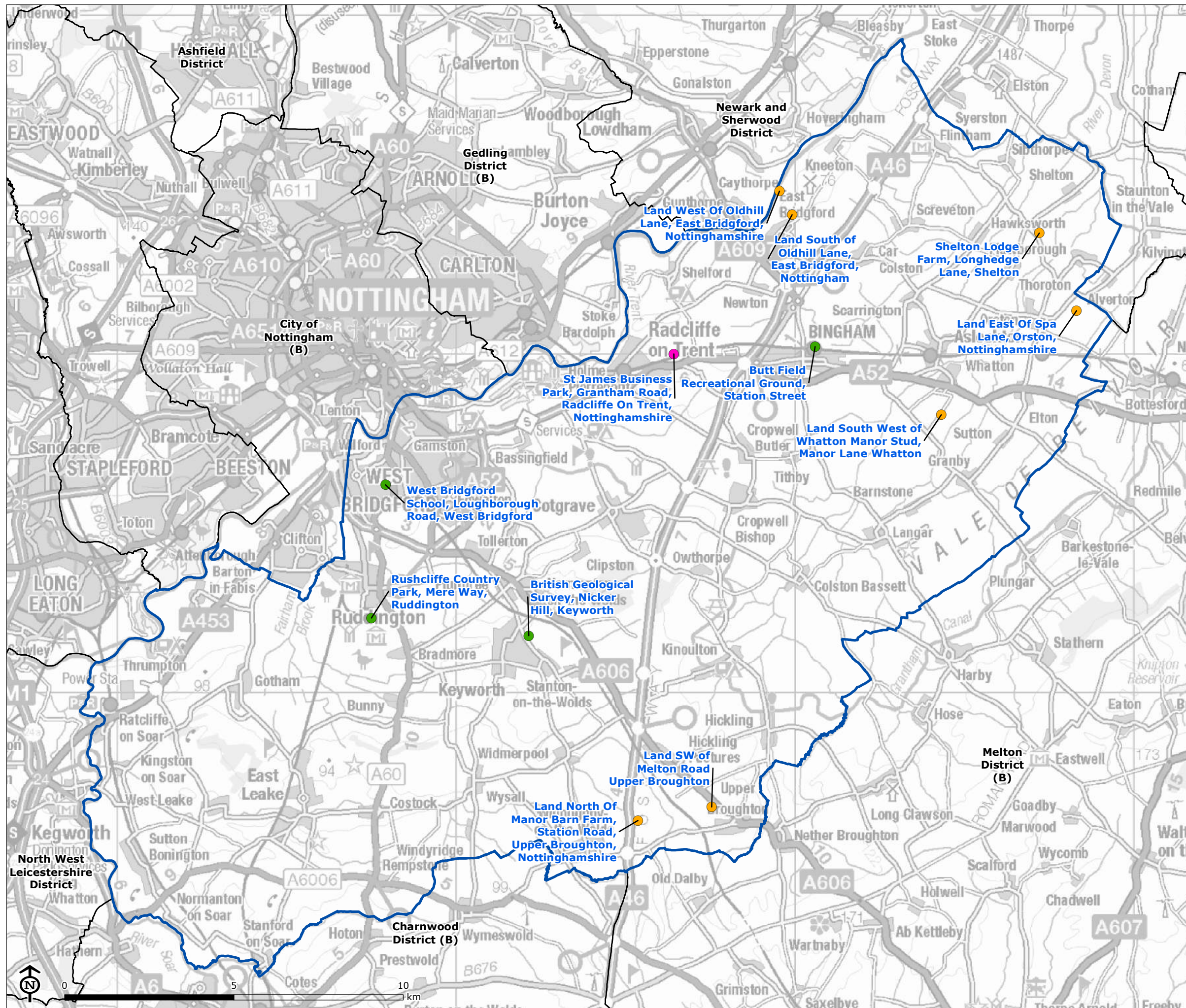
**Figure 2.1b:
Renewable Energy Applications
in Rushcliffe Borough, August
2014**

 Rushcliffe Borough Council
 Surrounding authorities

Status

-  Operational
-  Consented
-  In planning¹

¹This includes schemes which have been refused planning permission but at the time of writing (1st August 2014) are still within the allowed period for making an appeal



Map Scale @ A3: 1:110,000



3 The baseline landscape

The landscape of Melton and Rushcliffe

- 3.1 Melton and Rushcliffe Boroughs are located in the East Midlands, to the south east of Nottingham and to the east of Leicester. Both boroughs are predominantly rural with a varied and attractive landscape of undulating hills, river valleys and escarpments.
- 3.2 The National Character Area Map (published by the Countryside Commission, English Nature and English Heritage, 1996) shows four national level character areas within Melton and Rushcliffe, illustrated on **Figure 3.1**:
 - Leicestershire and Nottinghamshire Wolds (NCA 74);
 - Trent and Belvoir Vales (NCA 48);
 - High Leicestershire Hills (NCA 93); and
 - Kesteven Uplands (NCA75).
- 3.3 Changes to the character of landscape are likely to be driven by a number of factors including a need to meet demands for new housing, improve transport links as well as a shift towards low carbon forms of energy generation.
- 3.4 Key future proposals within Rushcliffe include new areas of housing and employment at Melton Road, Bingham, RAF Newton, Cotgrave Colliery, South of Clifton (covering most of Clifton Slopes DPZ) and East of Gamston.

Existing landscape character studies

- 3.5 A number of character studies have been undertaken covering Melton Borough and Rushcliffe Borough. The character units defined and described within these published assessments have been reviewed as part of this study and contribute to the evidence base for the study.

Rushcliffe Borough

- 3.6 The Greater Nottingham Landscape Character Assessment (2009) provides a county-level classification of landscape character types and areas across six local authority areas, including Rushcliffe, set broadly within the framework of National Character Areas. Five landscape character areas have been identified within Rushcliffe Borough, which are sub-divided into 14 Draft Policy Zones (DPZs).
- 3.7 The following table sets out the landscape character areas and the DPZs that sit within them.

Table 3.1 Landscape Character Areas within Rushcliffe Borough - Greater Nottingham Landscape Character Assessment (2009)

Greater Nottingham Landscape Character Areas	Greater Nottingham Draft Policy Zones within Rushcliffe Borough
The Nottinghamshire Wolds	NW1 Gotham and West Leake Wooded Hills and Scarps NW02 East Leake Rolling Farmland NW03 Widmerpool Clay Wolds NW04 Cotgrave Wooded Clay Wolds
Vale of Belvoir	BV01 Vale of Belvoir
South Nottingham Farmland	SN01 Clifton Slopes SN02 Ruddington Alluvial Farmland SN03 Mickleborough Fringe SN05 East Bridgford Escarpment Farmland SN04 Cotgrave and Tollerton Village Farmland SN06 Aslockton Village Farmland
Trent Valley	TSV01 Attenborough Wetlands TSV02 Soar Valley
Trent Washlands	TW01 Trent Washlands: Gamston and Edwalton River Meadowlands TW02 Trent Washlands: Polser Brook River Meadows 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

Melton Borough

- 3.8 The Leicester, Leicestershire and Rutland Landscape and Woodland Strategy (2001) provides a county-level assessment of the landscape character of Leicestershire, including the landscapes of the borough of Melton. The assessment has identified 18 landscape character areas (LCAs), broadly relating to National Character Area boundaries, of which seven lie within the Melton Borough boundary.
- 3.9 The more recent Melton Landscape Character Assessment (2006) provides a detailed assessment of the borough, based on a refinement of the county-level assessment, but with additional areas identified and a greater focus on the areas surrounding towns and villages. An update in 2011 was largely focused on the area surrounding Melton Mowbray in order to provide further detail and a sensitivity study intended to inform the policies and proposals of the Development Framework and in particular the allocation of development sites for a range of uses around the town.

3.10 The following table sets out the landscape character areas identified within Melton (as defined within the Landscape Character Assessment, 2006).

Table 3.2 Regional and Borough-level Landscape Character Areas

NCA	Melton Landscape Character Areas
Leicestershire and Nottinghamshire Wolds	3 Wolds Scarp
	4 Wolds Top
	5 Knipton Bowl
	6 Ridge and Valley
	7 Village Pastures (multiple areas)
	9 Parkland (two areas, both within the east of the borough)
	10 Mixed Farmland
	12 Wreake Valley
	13 Eye Valley
	16 Farmland Patchwork (two areas to the east of Melton, to the north and south of the Eye Valley)
	17 Open Arable (multiple areas occur across the borough, with two areas located in this NCA)
	19 Asfordby Quarry
	20 Melton Farmland Fringe
21 Melton	
Kesteven Uplands	8 Limestone Edge
	17 Open Arable (multiple areas within the borough, with a single area located in part within this NCA)
Trent and Belvoir Vales	1 Vale of Belvoir
	2 Bottesford
	7 Village Pasture (multiple areas within different parts of the borough)
High Leicestershire	7 Village Pasture (multiple areas within different parts of the borough)
	11 Pastoral Farmland
	14 Gaddesby Valley

NCA	Melton Landscape Character Areas
	15 High Leicestershire Hills
	17 Open Arable (multiple areas occur across the borough, with a single area located in this NCA)
	18 Traditional Pasture

Spatial framework for assessment

- 3.11 The landscape classifications were reviewed to consider if they could be used as a spatial framework for the landscape sensitivity study.
- 3.12 The Greater Nottingham Draft Policy Zones (DPZs) within Rushcliffe Borough were considered to form a good scale for the assessment of landscape sensitivity and were considered to be largely fit for purpose, although a number of small areas within the north were amalgamated (see **Appendix 2 Modifications to the Melton Borough and Rushcliffe Borough Landscape Classification**).
- 3.13 It was judged appropriate to make some small refinements to the landscape classification as set out in the Melton Landscape Character Assessment (2006) to ensure that assessment units (Landscape Character Units) are of an appropriate scale and share characteristics and features which are most relevant when judging sensitivity to wind energy developments. The amendments made, with reasons, are set out in detail in **Appendix 2 Modifications to the Melton Borough and Rushcliffe Borough Landscape Classification**.
- 3.14 As a result, the following assessment units form the spatial framework for this Landscape Sensitivity Assessment (see **Table 3.3**). In this study they are referred to as **Landscape Character Units** and are mapped on **Figure 3.2**.

Table 3.3 Spatial framework (Landscape Character Units based on Landscape Character Areas in Melton Borough and Draft Policy Zones in Rushcliffe Borough)

Landscape Character Units ⁴	
Melton Borough	
1	Vale of Belvoir (includes BV01 from Rushcliffe and LCA1 Vale of Belvoir from Melton)
2	Leicestershire Wolds: Belvoir Scarp (LCA3 Wolds Scarp)
3	Leicestershire Wolds: Dalby to Belvoir Wolds (LCA4 Wolds Top)
4	Leicestershire Wolds: Knipton Bowl (LCA5 Knipton Bowl)
5	Leicestershire Wolds: Ragdale to Saltby Wolds (LCA6 Ridge and Valley and 7 Village Pastures)
6	Kesteven Uplands: Saltby and Sproxton Limestone Edge (LCA8 Limestone Edge)
7	Leicestershire Wolds: Belvoir and Croxton Parkland (LCA9 Parkland)
8	High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland (LCA11 Pastoral Farmland)
9	Leicestershire Wolds: Wreake Valley (LCA12 Wreake Valley)
10	Leicestershire Wolds: Eye Valley (LCA13 Eye Valley and an area of LCA 17 Open Arable (the area occurring to the east of Burton Lazars/north of Little Dalby)
11	High Leicestershire Hills: Gaddesby Valley
12	High Leicestershire Hills: Burrough Hills
13	Leicestershire Wolds: Buckminster, Wymondham and Freeby Farmland (LCA17 Open Open Arable and LCA16 Farmland Patchwork)
14	Leicestershire Wolds: Asfordby Quarry (LCA19 Asfordby Quarry)
15	Leicestershire Wolds: Melton Farmland Fringe (LCA21 Melton Farmland Fringe)
18	Nottinghamshire Wolds: Widmerpool Clay Wolds (includes part within Melton and part within Rushcliffe): NW03 Widmerpool Clay Wolds within Rushcliffe and Mixed Farmland LCA as defined within the Melton Landscape Character Assessment.

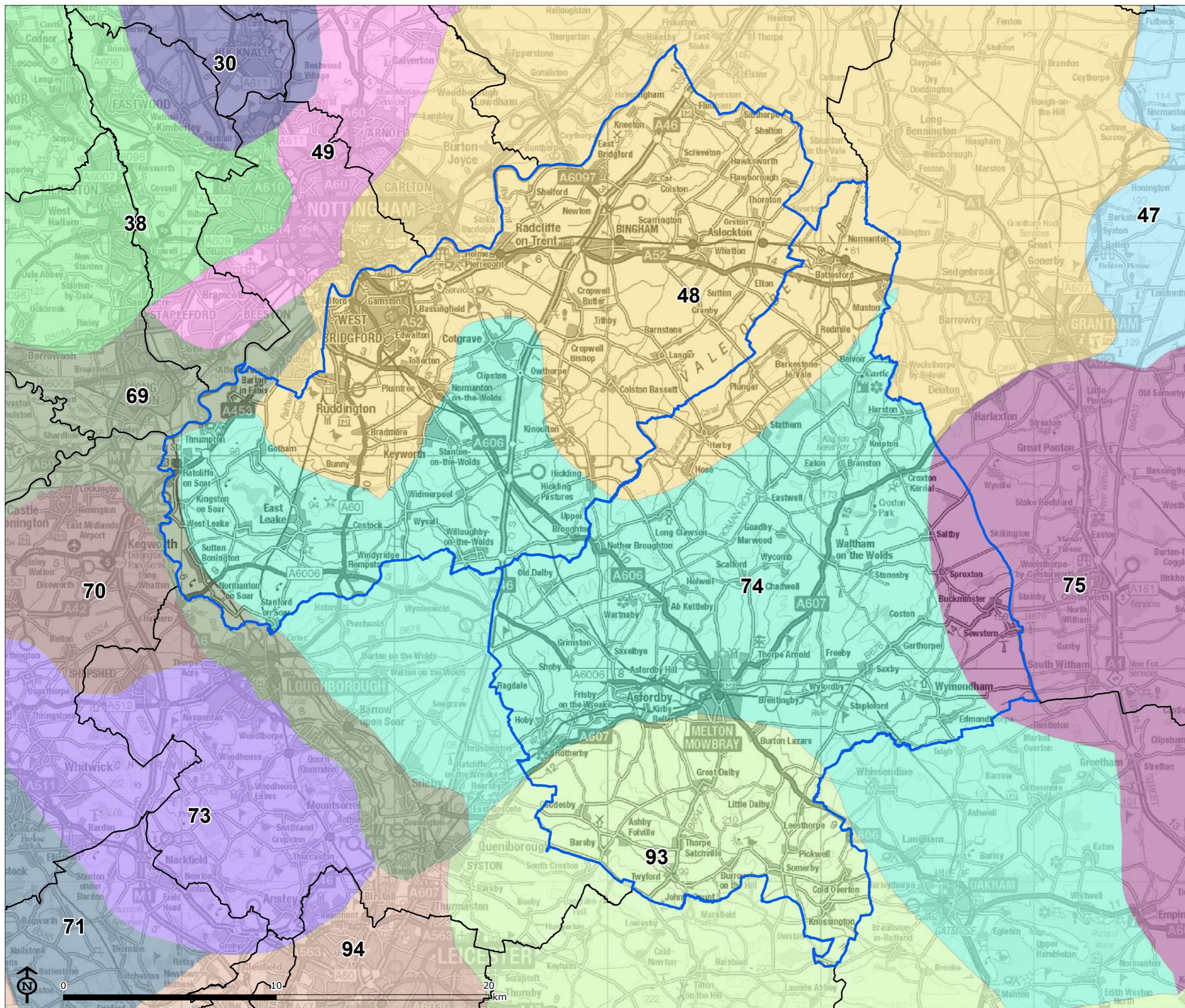
⁴ Landscape Character Units are the assessment units created for the purposes of this study. They are based on the Landscape Character Areas from Melton's Landscape Character Assessment (2006) and the Draft Policy Zones (DPZs) from the Greater Nottingham Landscape Character Assessment (2009)- which covers Rushcliffe borough. These units describe single unique geographical areas of roughly equal sizes that share similar characteristics.

Rushcliffe Borough	
1	Vale of Belvoir (includes BV01 from Rushcliffe and LCA1 Vale of Belvoir from Melton)
16	Nottinghamshire Wolds: Gotham and West Leake Wooded Hills and Scarps (NW01)
17	Nottinghamshire Wolds: East Leake Rolling Farmland (NW02)
18	Nottinghamshire Wolds: Widmerpool Clay Wolds (includes part within Melton and part within Rushcliffe): NW03 Widmerpool Clay Wolds within Rushcliffe and Mixed Farmland LCA as defined within the Melton Landscape Character Assessment.
19	Nottinghamshire Wolds: Cotgrave Wooded Clay Wolds (NW04)
20	South Nottinghamshire Farmlands: Clifton Slopes (SN01)
21	South Nottinghamshire Farmlands: Ruddington Alluvial Farmland (SN02)
22	South Nottinghamshire Farmlands: Mickleborough Fringe (SN03)
23	South Nottinghamshire Farmlands: East Bridgford Escarpment Farmland (SN05)
24	South Nottinghamshire Farmlands: Cotgrave and Tollerton Village Farmland (SN04)
25	South Nottinghamshire Farmlands: Aslockton Village Farmland (SN06)
26	Trent Valley: Attenborough Wetlands (TSV01)
27	Trent Valley: Soar Valley (TSV02)
28	Trent Washlands: West Bridgford to East Bridgford Washlands (TW01, TW02, TW03, TW04, TW07, TW51)

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**Figure 3.1:
National Character Areas**

- Melton and Rushcliffe Borough Councils
 - Surrounding authorities
- National Character Areas**
- 30 : Southern Magnesian Limestone
 - 38 : Nottinghamshire, Derbyshire and Yorkshire Coalfield
 - 47 : Southern Lincolnshire Edge
 - 48 : Trent and Belvoir Vales
 - 49 : Sherwood
 - 69 : Trent Valley Washlands
 - 70 : Melbourne Parklands
 - 71 : Leicestershire and South Derbyshire Coalfield
 - 73 : Charnwood
 - 74 : Leicestershire and Nottinghamshire Wolds
 - 75 : Kesteven Uplands
 - 93 : High Leicestershire
 - 94 : Leicestershire Vales



Map Scale @ A3: 1:175,000



MBC and RBC Landscape Sensitivity and Capacity Study

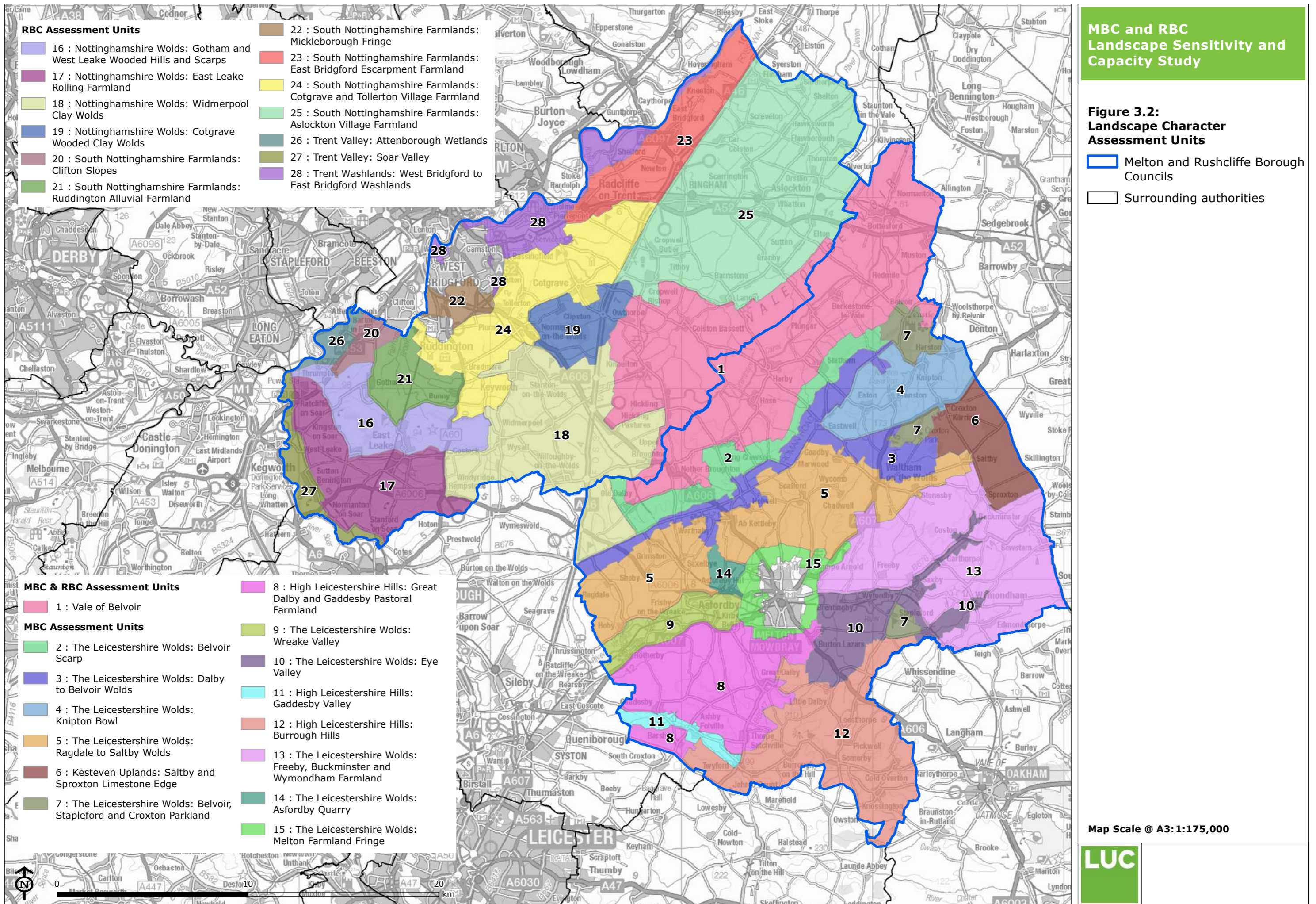


Figure 3.2: Landscape Character Assessment Units

Melton and Rushcliffe Borough Councils
 Surrounding authorities

Landscape designations and landscape-related heritage designations

- 3.15 The study area contains no nationally designated landscapes (National Parks and Areas of Outstanding Natural Beauty) or locally designated landscapes.
- 3.16 Landscape-related heritage designations include Registered Historic Parks and Gardens and Conservation Areas which often have an important relationship to their setting (specific heritage assets such as listed buildings and Scheduled Monuments are noted where they form important landscape features).
- 3.17 There are six Registered Historic Parks and Gardens (Stapleford Hall and Belvoir Castle in Melton Borough and Stanford Hall, Holme Pierrepont Hall, Flintham Hall and Kingston Hall in Rushcliffe Borough). These are shown on **Figure 3.3**.
- 3.18 There are a total of 73 Conservation Areas within the study area: 44 in Melton Borough; and 29 in Rushcliffe Borough. Conservation Area Appraisals have been prepared for all Conservation Areas in the boroughs. A number of these identify important views or features of the surrounding landscape which contribute to the special character of the conservation areas and these are summarised in **Appendix 3** and referred to in the sensitivity assessments for relevant Landscape Character Units.

Historic landscape character assessment

- 3.19 The Nottinghamshire Historic Landscape Characterisation Project (HLC) (Nottinghamshire County Council, 2000) covers the area of Rushcliffe. It identifies various historic field patterns (including patterns of fossilised open fields), river valley meadows, woodland, and parks and gardens. These historic landscape features/ types are considered to have a higher sensitivity to wind energy development. The Nottinghamshire Historic Landscape Characterisation can be found at: <http://www.nottinghamshire.gov.uk/learning/history/historicbuildings/heritageprojects/>.
- 3.20 A Historic Landscape Characterisation project has also been undertaken for Leicestershire, Leicester and Rutland (Leicestershire County Council, 2010) which covers the area of Melton. It identifies areas of heathland and common, areas of ridge and furrow, broadleaved woodland, mixed woodland, parkland, village greens, parks and gardens, country houses, marsh and floodplain fields (most traditionally used as meadows). These historic landscape features/ types are considered to have a higher sensitivity to wind energy development. The Leicestershire, Leicester and Rutland Historic Landscape Characterisation can be found at: http://www.leics.gov.uk/index/leisure_tourism/local_history/archaeology/historic_landscape_characterisation.htm.

Landmarks/ views of Borough-wide importance

- 3.21 Landmarks/views of Borough-wide importance were identified through a desk based review of maps and existing landscape character assessments, as well as field work. Information provided by borough councillors from both Councils (who attended a presentation by LUC on 11th June 2014, see **Appendix 5**) was also used to inform the assessment but since these were the views of a few people they were not necessarily representative of all the valued views across the two boroughs.
- 3.22 The aim was to objectively identify primary landmarks of Borough-wide importance, views of which it is desirable to preserve; secondary landmarks of Borough-wide importance, views of which it is desirable to preserve; and views from popular viewpoints which enable an appreciation of the landscape of the two Boroughs. These are set out in **Table 3.4** and mapped in **Figure 3.4**.
- 3.23 In addition, there are a number of views noted as important in the Boroughs' Conservation Area appraisals. These have not all been mapped, but information about these views extracted from conservation area appraisals is set out in **Appendix 3**.
- 3.24 There will be many other locally valued views that will need to be considered when siting and designing wind energy developments within any area. Some of the most obvious ones are noted in the assessments for each Landscape Character Unit where relevant, although these lists are not exhaustive and a detailed visual assessment would be required as part of the siting and design of any wind energy development and as part of the process of Landscape and Visual Impact Assessment (LVIA). **Appendix 4** sets out views identified as important by the Parish Councils in a consultation exercise MBC undertook with the Parish Councils in July 2013.

Table 3.4 Landmarks/ views of Borough-wide importance





Important landmarks/ views	Reason for selection & description
Primary Landmarks	
Belvoir Castle	Belvoir Castle stands on the site of a Norman castle that was rebuilt C16, demolished in 1649, rebuilt in 1655-68 and remodelled in 1801-30 by James Wyatt. It is a Grade 1 listed building that is prominent on the Belvoir scarp and seen from across most of the study area, forming a focus of views.
Iron Age Fort, Burrough Hill	Described on Leicestershire County Council's website ⁵ as " <i>one of the most striking and historic features in the landscape of eastern Leicestershire</i> ", this well-preserved Iron Age hill fort dramatically crowns a steep-sided promontory of land reaching 210m (690 ft).
Secondary Landmarks	
Church spires and towers	Churches form local skyline landmarks across much of the study area, in fact they are a particularly distinctive feature of the landscape of these two Boroughs. These churches contribute to the historic character and scenic quality of the Boroughs and it is desirable to conserve them as landmark features.
Windmills	A small number of windmills are scattered across the area, particularly in the east. They form local landmark features where they occur and it is desirable to conserve them as

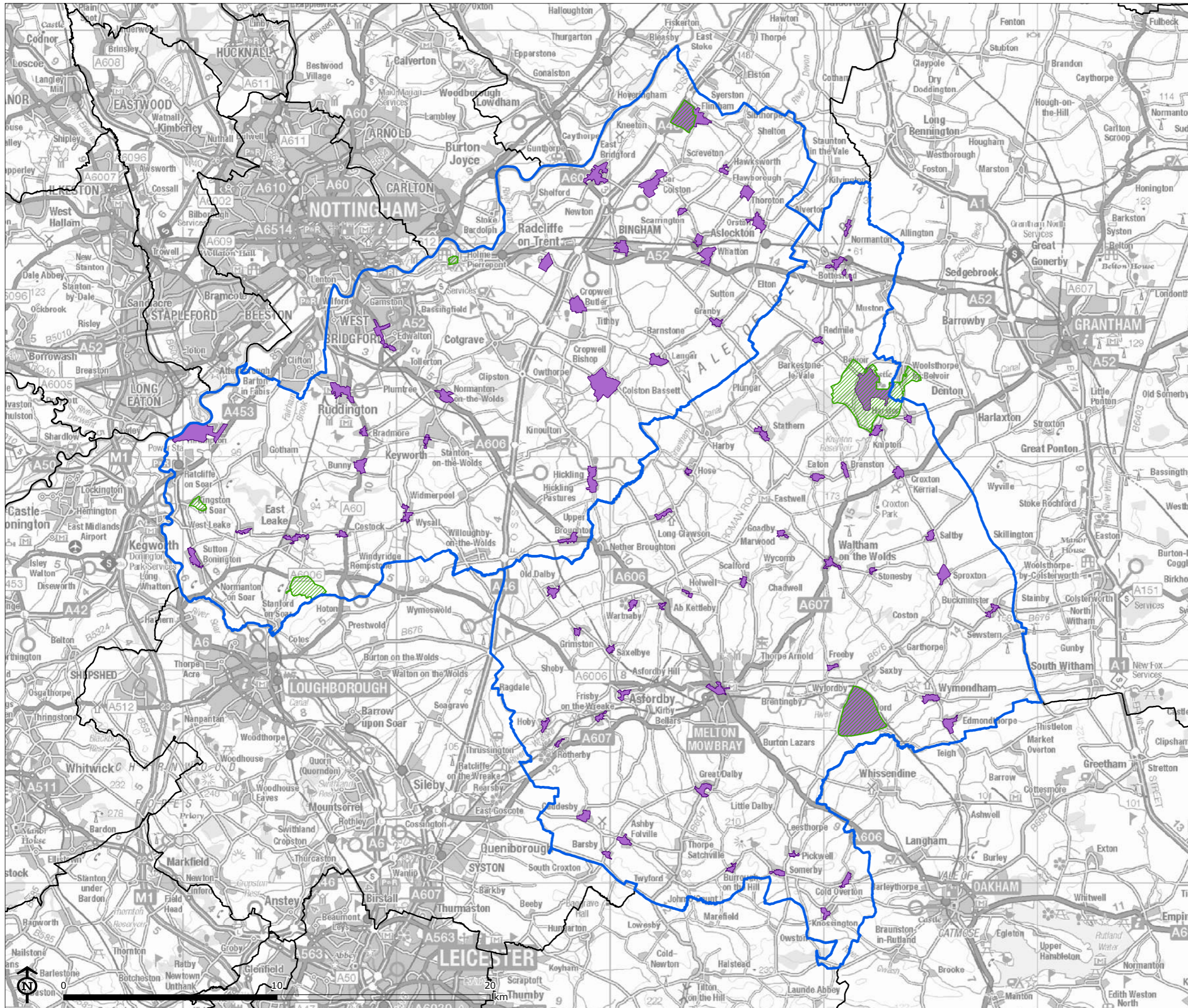
⁵ http://www.leics.gov.uk/country_parks_burrough_hill.htm

Important landmarks/ views	Reason for selection & description
	landmark features.
<i>Views of Borough-wide importance</i>	
Views from Belvoir Castle	Belvoir was built to command views of the surrounding countryside (Belvoir means 'beautiful view' in French). Today the views from publicly accessible areas around the grounds are restricted by mature trees surrounding the castle. However, the main façade of the castle faces north-east and long views are available to the east and northeast from the northeastern terrace. In addition, wide views across the Vale of Belvoir are available from the minor road which passes to the west of the castle, where a car park and main entrance to the castle are located. From here the view over the Vale of Belvoir is characterized by a rural patchwork of fields, bordered by hedgerows and punctuated by woodlands and historic villages. It is desirable to preserve the expansive and rural patchwork character of this view. There are also close historic links between Belvoir Castle and St Mary's Church, Bottesford (from the 13th century the Lords of Belvoir played an important part in the development of St Mary's) and it is desirable to maintain uninterrupted views of the spire of St Mary's from the Castle.
Panoramic view from Burrough Hill Country Park Viewpoint	Marked as a viewpoint on OS map, this hill fort provides a great vantage point providing views over the undulating plateau that forms Great Dalby and Gaddesby Pastoral Farmland, the Wreake/Eye Valley (in which Melton Mowbray sits) and towards the Wolds to the north of Melton and the escarpment of High Leicestershire to the west. This is an undulating lush and rural farmed landscape of fields, woodlands, scattered farmsteads and villages (with prominent churches). The landscape also includes pylons, telegraph poles and wind turbines – although the view is rural. On the horizon to the west the Ratcliffe on Soar power station can be seen on a clear day. It is desirable to preserve the expansive and rural character of this view.

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**Figure 3.3:
Historic Parks and Gardens and
Conservation Areas**

-  Melton and Rushcliffe Borough Councils
-  Surrounding authorities
-  Historic Parks and Gardens
-  Conservation Areas



























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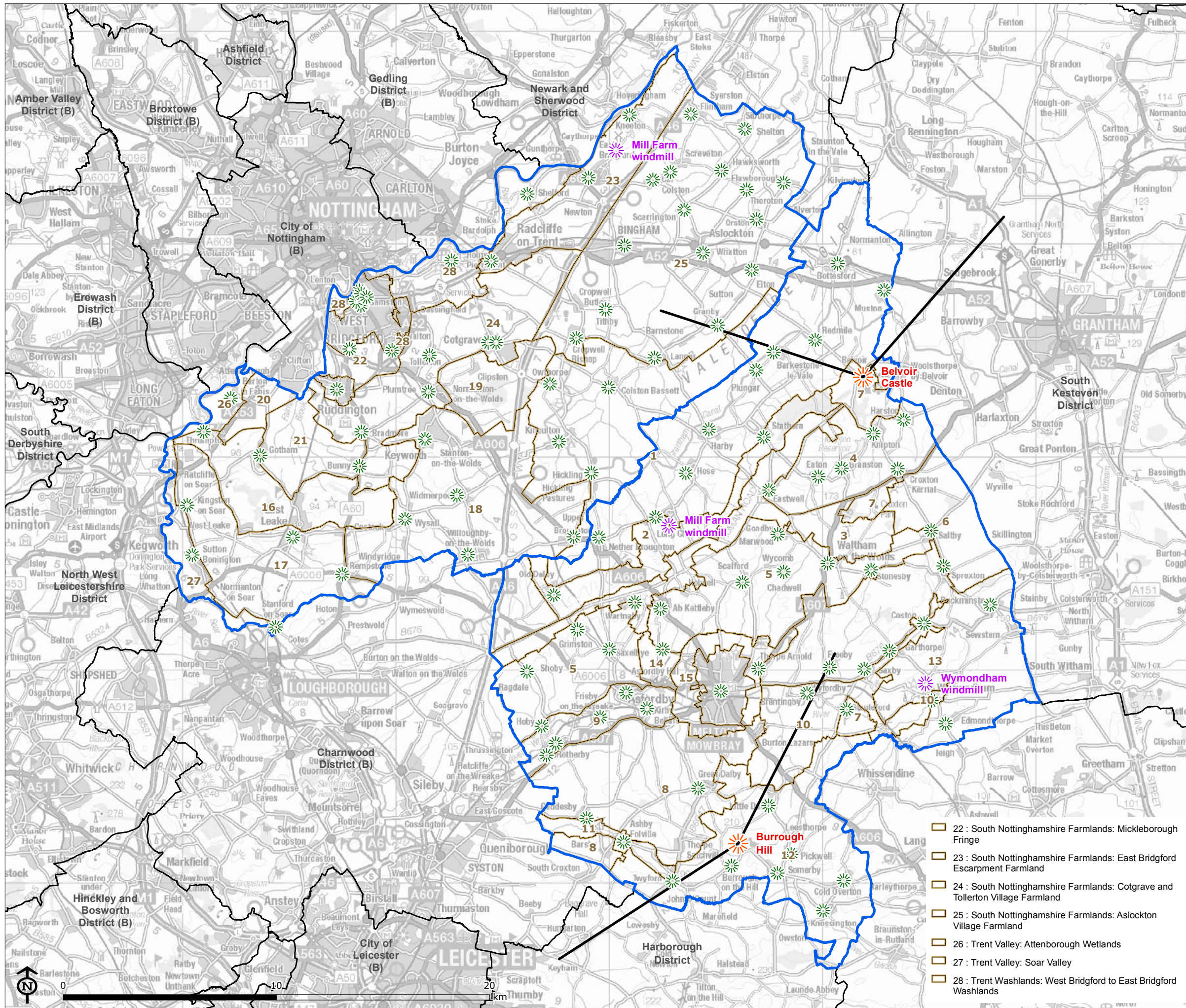
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**Figure 3.4:
Landscapes and Views of
Borough-wide Importance**

-  Melton and Rushcliffe Borough Councils
-  Surrounding authorities
-  Primary landmark
-  Secondary landmark
-  Secondary landmark (Church spires & towers)
-  Approximate angle of view from notable viewpoints

- Landscape Character Assessment Unit
-  1 : Vale of Belvoir
 -  2 : The Leicestershire Wolds: Belvoir Scarp
 -  3 : The Leicestershire Wolds: Dalby to Belvoir Wolds
 -  4 : The Leicestershire Wolds: Knipton Bowl
 -  5 : The Leicestershire Wolds: Ragdale to Saltby Wolds
 -  6 : Kesteven Uplands: Saltby and Sproxtun Limestone Edge
 -  7 : The Leicestershire Wolds: Belvoir, Stapleford and Croxton Parkland
 -  8 : High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland
 -  9 : The Leicestershire Wolds: Wreake Valley
 -  10 : The Leicestershire Wolds: Eye Valley
 -  11 : High Leicestershire Hills: Gaddesby Valley
 -  12 : High Leicestershire Hills: Burrough Hills
 -  13 : The Leicestershire Wolds: Freeby, Buckminster and Wymondham Farmland
 -  14 : The Leicestershire Wolds: Asfordby Quarry
 -  15 : The Leicestershire Wolds: Melton Farmland Fringe
 -  16 : Nottinghamshire Wolds: Gotham and West Leake Wooded Hills and Scarps
 -  17 : Nottinghamshire Wolds: East Leake Rolling Farmland
 -  18 : Nottinghamshire Wolds: Widmerpool Clay Wolds
 -  19 : Nottinghamshire Wolds: Cotgrave Wooded Clay Wolds
 -  20 : South Nottinghamshire Farmlands: Clifton Slopes
 -  21 : South Nottinghamshire Farmlands: Ruddington Alluvial Farmland ...
 -  22 : South Nottinghamshire Farmlands: Mickleborough Fringe
 -  23 : South Nottinghamshire Farmlands: East Bridgford Escarpment Farmland
 -  24 : South Nottinghamshire Farmlands: Cotgrave and Tollerton Village Farmland
 -  25 : South Nottinghamshire Farmlands: Aslockton Village Farmland
 -  26 : Trent Valley: Attenborough Wetlands
 -  27 : Trent Valley: Soar Valley
 -  28 : Trent Washlands: West Bridgford to East Bridgford Washlands

Map Scale @ A3: 1:175,000



4 Method for undertaking the landscape sensitivity study

Information sources

- 4.1 In addition to the landscape character assessments described in Chapter 3, the following key sources of information have been used to inform the assessment:
- The Nottinghamshire Historic Landscape Character Assessment and Leicestershire, Leicester and Rutland Historic Landscape Character Assessments (HLCs).
 - National Character Area Profiles for the Nottinghamshire Wolds (NCA 74), Trent and Belvoir Vales (NCA 48), High Leicestershire Hills (NCA 93) and Kesteven Uplands (NCA75).
 - Ordnance survey base maps (1:250K, 1:50K and 1:25K).
 - Aerial photography (Google Earth).

Development types considered

- 4.2 This assessment applies to all forms of turbines, although it has been based on the most common horizontal axis three-bladed turbine. The assessment considers landscape sensitivity to different turbine heights and provides further comments about cluster sizes, based on bandings that reflect those that are most likely to be put forward by developers (now and in the future) assuming that the existing trends discussed in **Section 2** above continue: these are set out in **Table 4.1 - 4.2**:

Table 4.1: Development sizes used in this assessment

Height to blade tip
<25 ⁶
25 to 50 m
51 to 75 m
76 to 110 m
111 to 150 m

Table 4.2: Cluster sizes used in this assessment

Cluster size
Single turbine
Cluster of two or three turbines
Wind farm of four or five turbines
Wind farm of six or seven turbines
Wind farm of eight to ten turbines

⁶ Note that structures of less than 15 m fall under permitted development rights.

- 4.3 It should be noted that the divisions between turbine and cluster sizes have been created for the purposes of the assessment – if a turbine lies on the edge of a group guidance for both group sizes should be taken into account.

Features as size comparators

- 4.4 In order to visualise how the different turbine heights set out above relate to features found in the study area, a list of comparable features is provided in **Table 4.3**.

Table 4.3 : Features as size comparators

Feature	Size
Domestic buildings	6-10 metres
Very Small Turbines	15-25m
Mature deciduous trees (dependent on species)	10-25m
Small Turbines	26-50m
Wind turbine at Stygate Lane	34.2m
St Michael's Church spire, Sutton Bonington	41m
Trent Bridge Cricket Ground flood lighting columns	44m
Common pylon lattice tower	Between approximately 45m and 49m
Medium Turbine	51-75m
East Midland Airport Air Traffic Control Tower	52m ⁷
St Mary's Church spire, Bottesford	64m (210 ft ⁸)
Large Turbine	76-110m
Eastcroft incinerator chimney (outside the Boroughs)	90m
Ratcliffe on Soar Power Station Cooling Tower	115m
Very Large Turbine	110-150m
Wind Turbine at Severn Trent sewage works in Wanlip (outside the Boroughs)	132m to tip
Ratcliffe on Soar Power Station chimney	199m
Waltham Mast	315m

⁷ <http://www.eastmidlandsairport.com/emaweb.nsf/Content/FactsAndFigures>

⁸ <http://www.stmarysbottesford.co.uk/church-building-and-history/history/>

Image 3: Waltham Mast, 315m



Image 4: Ratcliffe on Soar Power Station (cooling towers 115m, chimney 199m)



Evaluating Landscape Sensitivity

- 4.5 There is currently no published method for evaluating sensitivity of different types of landscape to renewable energy developments. However, the approach taken in this study builds on current guidance published by the former Countryside Agency and Scottish Natural Heritage including the Landscape Character Assessment Guidance⁹ and Topic Paper 6 that accompanies the Guidance¹⁰, as well as LUC's considerable experience from previous and ongoing studies of a similar nature (see **Section 1** above).
- 4.6 As stated earlier, *"Judging landscape character sensitivity requires professional judgement about the degree to which the landscape in question is robust, in that it is able to accommodate change without adverse impacts on character. This involves making decisions about whether or not significant characteristic elements of the landscape will be liable to loss... and whether important aesthetic aspects of character will be liable to change."* (Paragraph 4.2, Topic Paper 6¹¹).
- 4.7 In this study the following definition of sensitivity has been used, which is based on the principles set out in Topic Paper 6. It is also compliant with the third edition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA 3, 2013) as well as definitions used in other landscape sensitivity studies of this type:

Landscape sensitivity is the extent to which the character of the landscape is susceptible to change as a result of wind energy development.

Assessment Criteria

- 4.8 In line with the recommendations in Topic Paper 6, this landscape sensitivity assessment is based on an assessment of landscape character using carefully defined criteria. Criteria for determining landscape sensitivity to wind energy development are based on attributes of the landscape most likely to be affected. **Table 4.4** sets out the criteria that will be used for the assessment of landscape sensitivity to the principle of wind energy development. The key characteristics of each Landscape Character Unit are assessed against each of the criteria to arrive at a judgement as to their potential sensitivity.

⁹ Countryside Agency and Scottish Natural Heritage (2002) Landscape Character Assessment: Guidance for England and Scotland CAX 84

¹⁰ The Countryside Agency and Scottish Natural Heritage (2004) Landscape Character Assessment Guidance for England and Scotland. Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity

¹¹ The Countryside Agency and Scottish Natural Heritage (2004) Landscape Character Assessment Guidance for England and Scotland. Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity

Table 4.4 : Criteria and guidance for assessing landscape sensitivity to wind energy

Landform and scale				
<p>A smooth gently sloping or flat landform is likely to be less sensitive to wind energy development than a landscape with a dramatic rugged landform, distinct landform features (including prominent hills and scarps) or pronounced undulations. Larger scale landforms are likely to be less sensitive than smaller scale landforms - because turbines may appear out of scale, detract from visually important landforms or appear visually confusing (due to turbines being at varying heights) in the latter types of landscapes.</p> <p>Information sources: Landscape Character Assessments; Ordnance Survey mapping; topography data (Ordnance Survey Panorama); fieldwork.</p>				
Examples of sensitivity ratings				
Lower sensitivity		↔	Higher sensitivity	
e.g. an extensive lowland flat landscape or elevated plateau, often a larger scale landform	e.g. a simple gently rolling landscape, likely to be a medium-large scale landform	e.g. an undulating landscape, perhaps also incised by valleys or with topographical features, likely to be a medium scale landform	e.g. a landscape with distinct landform features, and/or irregular in topographic appearance (which may be large in scale), or a smaller scale landform	e.g. a landscape with a rugged landform or dramatic landform features (which may be large in scale), or a small scale or intimate landscape
Land cover pattern and presence of human scale features				
<p>Simple, regular landscapes with extensive areas of consistent ground cover are likely to be less sensitive to wind energy development than landscapes with more complex or irregular land cover patterns, smaller and / or irregular field sizes and landscapes with frequent human scale features that are traditional of the landscape, such as stone farmsteads, walls and hedges¹². This is because large features such as wind turbines may dominate smaller scale traditional features within the landscape.</p> <p>Information sources: National, regional and local-level Landscape Character Assessment; Ordnance Survey mapping; Google Earth (aerial photography); fieldwork.</p>				
Examples of sensitivity ratings				
Lower sensitivity		↔	Higher sensitivity	
e.g. a very large-scale landscape with uniform groundcover and lacking in human scale features	e.g. a landscape with large-scale fields, little variety in land cover and occasional human scale features such as trees and domestic buildings	e.g. a landscape with medium sized fields, some variations in land cover and presence of human scale features such as trees, domestic buildings	e.g. a landscape with irregular small-scale fields, variety in land cover and presence of human scale features such as trees, domestic buildings	e.g. a landscape with a strong variety in land cover and small-scale / irregular in appearance containing numerous human scale features

¹² Human scale features are aspects of land cover such as stone walls, hedges, buildings which give a 'human scale' to the landscape

Skylines

Prominent and distinctive undeveloped skylines, or skylines with important landmark features, are likely to be more sensitive to wind energy development because turbines may detract from these skylines as features in the landscape, or draw attention away from existing landform or landmark features on skylines. Important landmark features on the skyline might include historic features, such as castles, monuments, or church spires. This criterion is judged based on how the skylines are viewed within the LCU. Where the LCU skylines being considered influences the character/forms part of an important skyline for another LCU this is assessed under 'inter-visibility' (see below).

Information sources: Landscape Character Assessment; fieldwork.

Examples of sensitivity ratings

Lower sensitivity		↔		Higher sensitivity
e.g. a large-scale flat or plateau landscape where skylines are not prominent and/or there are no important landmark features on the skyline	e.g. a large-scale landscape where skylines are not prominent and/or there are very few landmark features on the skyline – other skylines in adjacent LCTs are more prominent	e.g. a landscape with some prominent skylines, but these are not particularly distinctive. There may be some landmark features on the skyline.	e.g. a landscape where are prominent and where they may form an important backdrop to views from settlements or important viewpoints, and/or with important landmark features	e.g. a landscape where skylines are prominent or distinctive and undeveloped or where skylines have particularly important landmark features

Perceptual qualities

Landscapes that are relatively remote or tranquil (due to freedom from human activity and disturbance and having a perceived naturalness or a strong feel of traditional rurality with few modern human influences) tend to increase levels of sensitivity to wind energy development compared to landscapes that contain signs of modern development (as the development will introduce new and uncharacteristic features which may detract from a sense of tranquillity and or remoteness/ naturalness).

Information sources: Landscape Character Assessments; Ordnance Survey basemaps (presence / absence of development, modern settlement, modern structures).

Examples of sensitivity ratings

Lower sensitivity		↔		Higher sensitivity
e.g. a landscape with much human activity and development such as industrial areas or a port	e.g. a rural landscape with much human activity and dispersed modern development	e.g. a rural landscape with some modern development and human activity	e.g. a more naturalistic landscape and / or one with little modern human influence and development	e.g. a remote or 'wild' landscape with little or no signs of current human activity and development

Scenic qualities

Landscapes that have a high scenic quality will be more sensitive than landscapes of low scenic quality. Scenic qualities can include contrasts and combinations of landform and landcover which together contribute to attractive views. Scenic qualities may be recorded in the Landscape Character Assessment, or may be referenced in tourist material. Scenic viewpoints may be marked on Ordnance Survey maps. Scenic quality is also considered in the field.

Information sources: Landscape Character Assessments; OS maps; tourist literature; fieldwork.

Examples of sensitivity ratings

Lower sensitivity		↔			Higher sensitivity
e.g. A landscape without attractive character, with no pleasing combinations of features, visual contrasts and/or dramatic elements, such as an industrial area or derelict land	e.g. A landscape of limited attractive character, with few pleasing combinations of features, visual contrasts and/or dramatic elements	e.g. A landscape of intermittently attractive character, with occasional pleasing combinations of features, visual contrasts and/or dramatic elements	e.g. A landscape of attractive character, with pleasing combinations of features, visual contrasts and/or dramatic elements	e.g. A landscape of outstandingly attractive character, with pleasing combinations of features, visual contrasts and/or dramatic elements, likely to be recognised by national designation	

Intervisibility

Landscapes which have important visual relationships with other areas, for example where one area provides a scenic backdrop to a neighbouring area or an area is overlooked by another which contributes to the visual experience of that adjacent landscape, are considered more sensitive than those with little or less important visual relationships.

Information sources: Landscape Character Assessment; intervisibility mapping; fieldwork.

Examples of sensitivity ratings

Lower sensitivity		↔			Higher sensitivity
An enclosed, self-contained landscape, or one with weak visual connections to neighbouring areas, and/or where related landscapes are of lower sensitivity	A landscape with limited visual relationship with another area(s), and/or where related landscapes are of low or medium sensitivity	A landscape which has some visual relationship with another area(s), and/or where related landscapes are of medium sensitivity	A landscape which has a strong visual relationship with another area(s), and these are likely to be of medium or higher sensitivity	A landscape which has an important visual relationship with another area(s) one or more neighbouring areas, and these are likely to be of high sensitivity	

Discussion on Landscape Sensitivity

- 4.9 Once the criteria have been assessed individually, the results are drawn together into a summary discussion on sensitivity to the principle of wind energy development.
- 4.10 If one criterion has a particularly strong influence on landscape character this is drawn out in the discussion (an example might be skylines in a landscape character area with prominent/ dominant skylines, or perceptual qualities in a particularly remote landscape character area).
- 4.11 In any given Landscape Character Unit there may be conflicts between criteria. For example a settled landscape, while containing greater human influence (indicating a lower sensitivity), will also include more human scale features that could be affected by large-scale wind turbines (indicating a higher sensitivity – particularly to larger turbines). Conversely, a more remote landscape will lack the human scale features but may have a higher sensitivity from a perceptual point of view. These issues are brought out in the discussion on landscape sensitivity.
- 4.12 The sensitivity assessment is not influenced by existing renewable energy developments which predate this study.

Judging Landscape Sensitivity to Different Sizes of Development

- 4.13 The next stage of the assessment is to come to a judgement on landscape sensitivity to different heights of wind turbine. Notes are also provided in relation to sensitivity to different turbine cluster sizes as set out in **Table 4.2**. The relationship between the evaluations against the individual criteria and the judgements of landscape sensitivity is not a linear one. The process is based on professional judgement, using the individual criteria as indicators of sensitivity only. The relative importance of each criterion will vary between different landscapes; key characteristics may identify where a particular criterion is more important, and should therefore be given greater weight in the judgement of sensitivity.
- 4.14 Sensitivity is judged on a five-point scale as shown in **Table 4.5** below.

Table 4.5 : Sensitivity levels and definitions

Sensitivity Level	Definition
High (H)	The key characteristics and qualities of the landscape are highly sensitive to change from the type and scale of renewable energy being assessed.
Moderate-High (M-H)	The key characteristics and qualities of the landscape are sensitive to change from the type and scale of renewable energy being assessed.
Moderate (M)	Some of the key characteristics and qualities of the landscape are sensitive to change from the type and scale of renewable energy being assessed.
Low-Moderate (L-M)	Few of the key characteristics and qualities of the landscape are sensitive to change from the type and scale of renewable energy being assessed.
Low (L)	Key characteristics and qualities of the landscape are robust and are less likely to be adversely affected by the type and scale of renewable energy development being assessed.

Presentation of Results

- 4.15 The full landscape sensitivity assessments for each of the Landscape Character Units are presented in **Chapter 7**. The tables provide:
- a summary description of the Landscape Character Unit;
 - an assessment against each of the assessment criteria, giving a landscape sensitivity assessment 'score' for each (on the coloured five-point scale as set out in **Table 4.5** above);

- an overall discussion on landscape sensitivity for the Landscape Character Unit;
- an overall landscape sensitivity rating for each turbine height category;
- a commentary on landscape sensitivity to different cluster sizes; and
- a list of key sensitive features/characteristics.

4.16 A summary of the results of the landscape sensitivity assessment is presented in **Chapter 8**.

Guidance on Development

- 4.17 Siting and design guidelines were developed for application across the two boroughs, and for each Landscape Character Unit. The 'generic' guidelines (presented in **Section 6**) can apply to any proposal in the boroughs, while the Landscape Character Unit-specific guidelines provide more detail at a level specific to the relevant assessment unit.
- 4.18 The Landscape Character Unit-specific guidelines draw on a series of key issues identified from the sensitivity assessment. The siting and design guidelines also include consideration of potential cumulative effects that may arise from operational and consented development.

Limitations of the Landscape Sensitivity Assessment

- 4.19 While this Landscape Sensitivity Assessment provides an initial indication of the relative landscape sensitivities of different areas to wind energy development, it should not be interpreted as a definitive statement on the suitability of a certain location for a particular development. It is not a replacement for detailed studies for specific siting and design and all developments will need to be assessed on their individual merits. It is also unrelated to any targets for renewable energy development or studies of technical potential.
- 4.20 This Landscape Sensitivity Assessment is based on an assessment of landscape character using carefully defined criteria. As with all analyses based upon data and information which is to a greater or lesser extent subjective, some caution is required in its interpretation. This is particularly to avoid the suggestion that certain landscape features or qualities can be absolutely associated with certain sensitivities – the reality is that landscape sensitivity is the result of a complex interplay of often unequally weighted variables (or 'criteria'). We have sought to address this issue in our summary of overall landscape sensitivity given for each Landscape Character Unit – which considers how the criteria-based assessments combine to give an overall sensitivity result for different scales of development within a Landscape Character Unit. Because of the complexity of the criteria, and their subtle interrelationships with each other, we have purposefully not used a numeric scoring system in expressing sensitivity. The assessments are based on professional judgement, taking account of the interplay between criteria, as well as those which might be more important [to landscape character] in a particular Landscape Character Unit.
- 4.21 It should also be noted that the boundaries between Landscape Character Units are transitions on the ground and if a proposal is on or near a boundary, assessments for both areas need to be considered.
- 4.22 It is also worth noting that the assessment does not cover specific ecological issues associated with nature conservation designations or bird flight paths; specific cultural heritage/archaeological issues associated with individual designated heritage assets and their settings; other planning designations that restrict development such as Green Belt; visual amenity issues; or technical issues (such as the fact that trees and woodland can create turbulence making siting of turbines more difficult, or that an area is within an Airport Safeguarding Zone where turbines may have an effect on Radar systems). These are all issues that will need to be taken into account in site selection and impacts will need to be reported at the time when individual proposals are being put forward – e.g. through the Environmental Impact Assessment (EIA) process.

5 User Guide

- 5.1 This brief User Guide is designed for both developers and decision-makers to help them consider landscape character and sensitivity in relation to proposals for wind energy developments. It is arranged under three key stages, and sets out a series of questions as prompts to assist in using available information to shape proposals / assist in planning decisions.

Stage 1 – Landscape sensitivity

- What size development is proposed (number/height of turbines)?
- Which Landscape Character Unit (LCU) is the proposed development in?
- Is the site characteristic of the wider LCU (as summarised in the key characteristics)?
- What is the sensitivity rating for the LCU and scale of development being proposed? (NB if a development size lies on the edge of a category guidance from more than one category may need to be considered)
- What are the key sensitivities of this LCU and are these affected by the development?

Stage 2 – Detailed siting and design considerations

- Is the number/height of turbines consistent with the guidance for development provided for the relevant LCU?
- Does the development accord with the generic guidance set out in Chapter 6? If not, what aspects of the proposed development conflict with which parts of the guidance?
- Does the development accord with the additional specific guidance set out for the relevant LCU? If not, what aspects of the proposed development conflict with which parts of the guidance?
- If the development conflicts with any guidance for development, can the impacts be mitigated?
- If the development does not adversely affect key landscape characteristics, and is in line with guidance, it is likely to be able to be accommodated in the landscape (from a landscape character point of view – note other issues will also need to be assessed including impacts on cultural heritage, ecology, visual amenity and residential amenity).

Stage 3 – Cumulative impact

- Does the development, in the context of other existing and consented developments, maintain landscape character so that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments do not result in a change in landscape character of a Landscape Character Unit)?
- Is the development in line with the guidance on 'designing for multiple developments' set out in Chapter 6 and the guidance for multiple developments set out in the relevant LCU? If not, which guidance does it conflict with?
- If the development conflicts with any guidance for development, can the impacts be mitigated?

6 Generic Guidance on Siting and Designing Wind Energy Developments

Siting

- 6.1 The following provides some generic guidance on siting wind energy development in Melton and Rushcliffe, focussing on minimising landscape and visual effects. It is recognised that technologies need to be sited and designed to ensure a reasonable output.
- 6.2 In all cases the relevant guidance set out within the landscape character assessments should be considered when choosing potential sites for wind energy development where appropriate (i.e. the landscape actions within the relevant draft policy zones of the Greater Nottingham Landscape Character Assessment (2009) for Rushcliffe borough). The following guidance should be followed for siting any wind energy development, whether it comprises one small turbine or multiple large turbines:
- i. Because of intrinsic historic landscape character significance, or potential for preserved archaeological evidence, avoid siting wind energy development on land recorded as the following within Historic Landscape Character Types: fossilised open fields, river valley meadows, woodland, and parks and gardens (in Rushcliffe) and heathland and common, ridge and furrow, broadleaved woodland, mixed woodland, parkland, village greens, parks and gardens, country houses, marsh and floodplain fields (most traditionally used as meadows) in Melton.
 - ii. Seek to avoid areas where ground level disturbance affects landscapes that are difficult to restore or are historically significant (e.g. land where medieval ploughing system of ridge and furrow is evident).
 - iii. Ensure siting of turbines does not damage the special characteristics of the landscape as recorded in the Landscape Character descriptions within the relevant draft policy zones of the Greater Nottingham Landscape Character Assessment (2009) for Rushcliffe Borough and the Melton Landscape Character Assessment (2006) for Melton Borough.
 - iv. It is generally preferable to see a substantial part of a turbine rather than partial blades so that the object can be understood in its landscape context – this may be a particular consideration for views from sensitive viewpoints or those frequented by a larger number of viewers.
 - v. Significant adverse effects on views from important viewpoints (including views which are integral to the character of conservation areas as set out in **Appendix 3** and recognised /iconic views as listed in **Section 3**), popular tourist and scenic routes, and settlements should be avoided where possible or minimised through careful siting and design.
 - vi. Consider locations in association with business parks and reclaimed, industrial and man-made landscapes where other landscape sensitivities are not compromised.
 - vii. Consider the landscape effects of transmission infrastructure when siting development, aiming for sites that will minimise the need for above ground transmission infrastructure.
 - viii. Make use of existing vegetation to screen ground-level features of wind energy developments (such as fencing, tracks and transformers).
 - ix. The visibility of turbines from valleys and lower ground may be reduced if they are located on plateaux with concave or steep wooded slopes, and set back from the edge of valley crests (avoidance of visibility of partial blades will also be a consideration, see point iv).
 - x. It is preferable to site turbines where they do not diminish the understanding and appreciation of historic landmarks features such as hilltop monuments or church towers.

- xi. Protect the character of conservation areas including views or features of the surrounding landscape which contribute to their setting (as mentioned in Conservation Area Appraisals).
 - xii. Protect the the setting to listed buildings (particularly where the character of the landscape is an important part of a listed building's special interest), and protect the character of Registered Historic Parks and Gardens including views to and from, particularly designed views and historic visual connections¹³.
 - xiii. When siting multiple turbines over 50m tip height, select sites in simple, regular landscapes over landscapes with more complex or irregular land cover patterns, smaller field sizes and landscapes with frequent human scale features (subject to satisfying other sensitivities).
 - xiv. When selecting sites consider potential effects of transporting turbines to site, and the possible limitations presented by narrow lanes or historic bridges and the potential landscape impacts of road widening.
- 6.3 When siting single turbines the following guidance should be considered:
- xv. Consider siting turbines so they are perceived as part of other built development /in association with a building group where effects on amenity allow. For example, there may be some opportunity to site smaller single turbines in relation to farm buildings with larger scale single turbines sited in relation to larger businesses or community buildings - development should be commensurate with (or reflect) the scale of the associated buildings.
- 6.4 When siting multiple turbines the following guidance should be considered:
- xvi. Locate turbines on the most level part of a site or following contours to avoid a discordant variation of turbine heights.
 - xvii. Ensure the size and grouping of turbines responds to landscape character, reinforcing the difference between distinct landscape character types.
 - xviii. Seek to keep a turbine group within one landscape character type (particularly as perceived in sensitive views) so that turbines do not span across marked changes in character on the ground, such as changes in topography.

Detailed Layout and Design

- 6.5 The next stage in planning a wind energy scheme is the detailed layout and design. Alternative options should be investigated to find the optimum layout and design of a wind energy development. The NPPF (para. 66) expects applicants to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community¹⁴. The landscape and visual impact assessment (LVIA) may aid this process. The following should be considered:
- Layout and number of turbines;
 - Size, design and proportion of turbines;
 - Requirement for, and location of, transformers;
 - Site access including potential need for road upgrades, design of access tracks and onsite cables;
 - Requirement for, and location of, borrow pits;
 - Location and restoration of construction compounds and any fencing;
 - Location of monitoring masts;

¹³ The relevant Historic Environment Service should be approached directly to obtain advice on development that could affect these assets.

¹⁴ A Public Engagement Protocol for the South West [<http://www.cse.org.uk/pdf/pub1036.pdf>] outlines a series of responsibilities aimed at local planning authorities and wind energy developers for promoting more effective public engagement within the development of wind energy projects.

- Design of lighting (if required);
- Location and design of substation building(s);
- Land management changes including opportunities for habitat creation/ enhancement appropriate for the character area, set out in a landscape management strategy.

6.6 The following provides some generic guidance for the detailed layout and design of wind energy developments:

Site Layout

- When developing multiple turbines, ensure that turbines read as a coherent group in all the main views – aim for a composition that is visually balanced, simple and consistent in image as it is viewed from various directions, minimising views of blade tips only in views (which can be distracting).
- When developing multiple turbines, seek to avoid 'stacking' of turbines when seen from one direction as far as possible (such as is experienced when looking along a row).
- When developing multiple turbines, seek to avoid siting turbines which are remote from the rest of the group – maintain a clear balanced cluster.
- Ensure turbine size does not overwhelm the scale of distinct hills and ridges.
- When developing multiple turbines, ensure cluster size is in proportion with the scale of the landscape, including landform features and landscape elements such as woodlands and fields.
- Ensure wind turbines respect the hierarchy of elements in the landscape and do not compete with, or create clutter when seen together with, other man-made landscape elements such as pylons.
- In urban fringe or industrial contexts, developments should respond to the scale of the built form and sit comfortably alongside buildings or structures.
- Use information on landscape scale contained within published landscape character assessments to inform choice of turbine size and cluster size.
- Ensure the layout and design of the development responds to other wind energy developments in the same type of landscape to minimise cumulative effects – this is more important the closer sites are together.

Turbine Design

- Ensure the height of turbines are in scale with the landform in which they are located and do not overwhelm the scale of hills, ridges, or historic landmarks and monuments.
- Ensure that the proportion of rotor diameter to tower height is balanced - short blades on a tall tower or long blades on a short tower may look unbalanced. Aim for a ratio of approximately 1:1 for tower height: blade diameter for medium and large turbines.
- Three bladed turbines tend to look more balanced than two bladed turbines.
- Tubular steel towers tend to look simpler and less 'industrial' than lattice towers.
- Hubs are more aesthetically pleasing when oval shaped with flowing lines, rather than 'boxy' shapes.
- Simple, pale grey coloured turbines will be most suitable for most turbines over 25m to tip (to reduce contrast with the sky and match existing turbines in Melton and Rushcliffe). However, in some cases darker colours may be suitable for very small turbines to help them blend into their setting.

- vii. Opinion is divided about how effective graduated bases (usually from green to grey) are at integrating turbine towers into the landscape [ref photo below] and may be appropriate in certain situations.
- viii. All turbines on a site should rotate at the same speed and direction.
- ix. Speed of blade rotations should be kept as low as possible (particularly on smaller turbines) to reduce visual impact.
- x. Avoid use of advertising on turbines, particularly in rural areas.

Ancillary Features

- i. Minimise the width and length of new tracks introduced into the landscape, using existing routes wherever possible.
- ii. Any new tracks should follow contours, avoiding steep slopes or wet ground where possible, and following field boundaries or woodland edges where possible – in some cases this may result in slightly longer lengths of track being required.
- iii. Ensure the surface of tracks blend into the surrounding landscape and aim to re-vegetate tracks (in full or in part) following construction.
- iv. Minimise works to offsite roads, particularly rural roads, and prevent damage and alterations to stone walls, hedges, flower rich verges, trees, historic bridges and gateposts - repair and replace any features affected ensuring materials and planting are in keeping with local context and character.
- v. Where possible, house transformers within the turbine towers to reduce their visual effects.
- vi. Substation and control buildings should be carefully sited and should generally avoid high or exposed locations – use existing buildings where possible, or existing and locally occurring vegetation to screen new buildings.
- vii. Ancillary features should match the local vernacular where they are visible (e.g. using locally occurring materials on substations, control buildings, and transformer cabins if not housed within the turbines).
- viii. Avoid use of urbanising elements in rural situations, such as kerbs, and minimise areas of hard surfacing, fencing and lighting.
- ix. Ensure on-site cables are buried underground (minimising damage to existing hedges or archaeology) to minimise effects on landscape character and visual amenity – on-site grid connections should be underground wherever possible and crane hard standings re-vegetated during operation of the turbines.
- x. If lighting is required on turbines for aviation purposes, use infra-red lighting to minimise visual effects at night, particularly in more rural and darker areas (NPPF encourages limiting the impact of light pollution from artificial light on local amenity and intrinsically dark landscapes).

Land Use/ Landscape Enhancement

- xi. Continue the existing land use underneath the turbines so that the landscape flows underneath and around the turbines, or link land use to adjoining land uses especially if this can create more robust semi natural habitats and reduce habitat fragmentation.
- xii. Provide enhanced management of landscape features, habitats and historic assets as part of a development, including contributing to wider landscape scale targets and projects in relevant local authority Biodiversity Action Plans and other landscape related plans as well as management objectives within landscape character assessments.
- xiii. Encourage traditional management of farmland including maintaining small fields and hedgerows.

- xiv. Developers should provide a design statement to set out how the design has evolved, how the design responds to landscape character, how visual issues have been addressed and how this guidance has been taken on board.
- xv. Developers should provide a land management plan for land surrounding/under installations to demonstrate proposed land use and management through the operational phase and restoration/aftercare after decommissioning.

Designing for Multiple Developments

- 6.7 As larger numbers of wind energy developments are built, it is increasingly necessary to consider their cumulative effects. For Melton and Rushcliffe, the aim is to maintain landscape character, ensuring that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments are occasional features within the landscape and would not result in a significant cumulative impact on a Landscape Character Unit, or result in a change in landscape character of an Landscape Character Unit). The guidance below can assist in minimising cumulative effects.
- i. When designing a wind energy development it is important to consider how the scheme fits with other existing, consented and proposed schemes (including within neighbouring planning authorities) to minimise cumulative effects¹⁵.
 - ii. If wind energy development already exists in a particular type of landscape, further wind energy development should continue this pattern of development (e.g. small cluster on hill tops, or single turbines associated with buildings), as long as the existing development is considered appropriate in the context of landscape character.
 - iii. Ensure multiple developments do not obscure distinctive landforms and are in scale with ridges and hills.
 - iv. If two or more wind energy developments are clearly visible in the same view and appear in the same type of landscape they should appear of similar scale and design (including the number of blades and proportion of rotor diameter to tower height), unless the existing design is considered inappropriate – the closer they are to each other the more important this is.
 - v. Ensure any wind energy scheme, or extension to an existing scheme, takes account of landscape sensitivity as well as any landscape strategies for wind energy development that may be available.
 - vi. It will be important to ensure that wind energy developments do not have a defining influence on the overall experience of the landscape and that some open views devoid of turbines are maintained.
 - vii. As multiple wind energy developments are built they may 'compete' with the landscape's original focal features/ landmarks – it is important to maintain a hierarchy of landmarks and ensure they can still be appreciated in the landscape.
 - viii. Consider views from settlements when designing multiple wind energy developments – avoid 'surrounding' a settlement with wind turbines.
 - ix. Individual wind energy developments should generally appear visually separate from each other unless specifically designed to create the appearance of a single combined wind farm.
 - x. When designing wind farm extensions it will be important that scale of turbines (including the proportion of rotor diameter to tower height) and rotation speeds are compatible.

¹⁵ use of a common protocol allowing neighbouring local authorities to record and map renewable energy developments in a consistent way may be a useful tool.

7 Detailed assessments and guidance by Landscape Character Unit

7.1 This Chapter contains the Landscape Sensitivity Assessments and Guidance tailored to each of the Landscape Character Units found within Melton and Rushcliffe. Each document includes the following:

- A location map of the Landscape Character Unit;
- Key landscape characteristics taken from published Landscape Character Assessments;
- Landscape sensitivity assessment results for wind energy development;
- Key sensitivities and guidance for development for wind energy development.

Vale of Belvoir

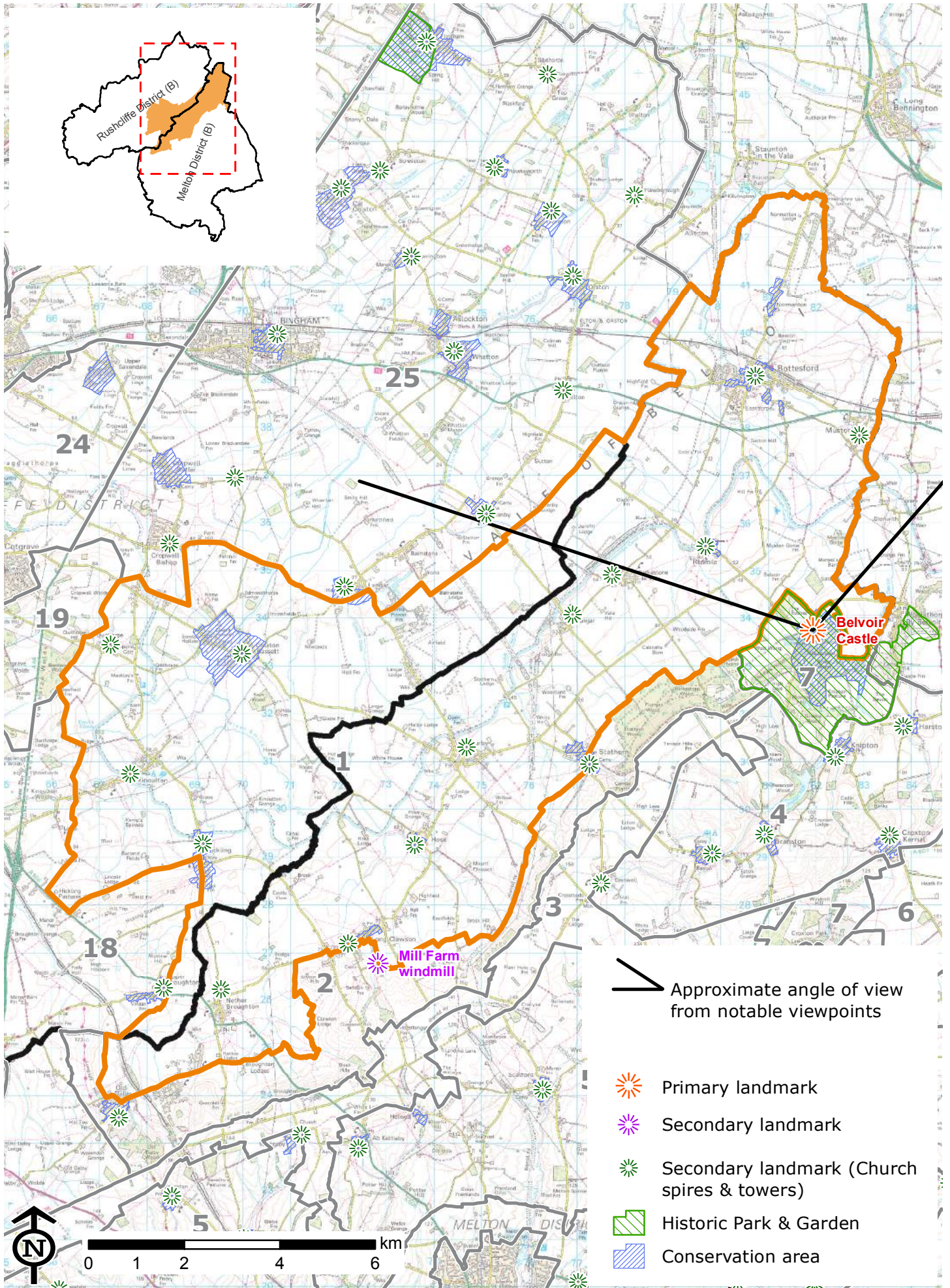


Figure 5.1

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil Proceedings OS License No. 100019419

LCU1 Vale of Belvoir

7.2 This Landscape Character Unit comprises the VB1 policy zone within Rushcliffe Borough and LCA1 Vale of Belvoir and LCA2 Bottesford within Melton Borough. The extent of the Vale of Belvoir and these Landscape Character Units within it are shown in **Figure 5.1**.

Key Landscape Characteristics¹⁶

7.3 Key characteristics of the Vale of Belvoir are as follows:

- Predominantly flat low lying landform with very gentle undulations, enclosed by rolling hills such as Belvoir Ridge in Leicestershire to the south;
- River Smite flows through the area; it is in set lower than the surrounding land, and is only identifiable by riparian vegetation on its steep banks;
- The disused Grantham Canal is a local feature; an ongoing restoration project it is a popular recreational feature;
- A remote rural character across the whole area, with occasional views to scattered villages and individual farms although mostly a remote, tranquil and undeveloped character;
- The majority of land use is arable farmland although closer to the village fringes smaller pasture fields become more apparent, usually used as horse paddocks. A more continuous tract of permanent pasture is found between Colston Bassett, Kinoulton and Hickling;
- Large scale regular patterned fields are common to the west of the area, although medium sized fields are present in the east. Pasture fields closer to the villages are smaller, although elsewhere integrate with the pattern and scale of arable fields. There are more trees around the pastoral fields which give a slightly stronger sense of enclosure to that of the arable fields. Closer to the Grantham Canal as the land gently slopes the field pattern becomes more irregular;
- Field boundaries are predominantly maturing hawthorn hedgerows, up to 1.5m in height, especially around Colston Bassett. Field ditches are present at some boundaries usually along roads
- In the south there are very few hedgerow trees, these become more frequent towards the north of the area in the transition between the vales and the South Nottinghamshire Farmlands;
- Woodland is dispersed and includes occasional blocks, clumps and linear belts. The main woodland component is formed by frequent clumps along field margins and around farms. Locally prominent woodland is found in parkland around Colston Bassett Hall;
- Clumps of woodland associated with water courses, along the Grantham Canal and maturing hedgerows are prominent linear wooded features. The medieval ploughing system of ridge and furrow is evident close to the village of Kinoulton and along the low escarpment at Hickling and is locally distinctive;
- Small scattered villages throughout the area include the linear settlements of Kinoulton, and Hickling and the smaller nucleated settlements of Colston Bassett and Owthorpe. Larger settlements of Langar and Cropwell Bishop are situated on the fringes of the DPZ;
- Distinctive vernacular settlements such as Hickling. Urban form is generally uniform and has mainly red brick properties with some larger individual rendered properties. Settlements are dispersed and tend to have rooflines visible within wooded edges Villages

¹⁶ Taken from Greater Nottingham Landscape Character Assessment (2009) and the Melton Borough Landscape and Historic Urban Character Assessment (2006).

often contain one main street or a couple with a small junction including a small grassed area and trees;

- A linear dispersion of farms and larger farm buildings mostly situated close to roads;
- Churches at Langar and Granby are prominent skyline features on high ground. Hickling church tower is prominent above a dispersed village edge;
- Extensive views beyond the vale towards the Belvoir Ridgeline in Leicestershire with Belvoir Castle prominent on the wooded ridgeline
- Winding narrow lanes thread across the area linking the scattered villages. They have medium to wide grass verges with frequent ditches, some have very steep sides;
- Overhead lines are visible over the area due to the low-lying landform; and
- Langar airfield, with its industrial buildings and runways has a localised urbanising effect on the rural mostly undeveloped appearance of the landscape.

Landscape-related designations

- 7.4 The vale includes a number of Conservation Areas covering the villages (or parts of the villages) of Colston Bassett, Hickling, Long Clawson, Bottesford, Hose and Normanton.

Important Landmarks and Views

- 7.5 No primary landmarks are located within this unit, although there are a number of church spires and towers across the vale that form secondary landmarks.
- 7.6 Views from the Borough-wide primary landmark of Belvoir Castle (and the surrounding estate) are available over this area, as described in **Table 3.4**
- 7.7 Extensive views over the Vale are also available from the more local features of Beacon Hill and Standard Hill, to the west of Hickling, in which churches form important landmarks.
- 7.8 In addition, there are a number of other locally valued views, including those identified by the Parish Councils as of value (see **Appendix 4**).

Landscape sensitivity assessment

- 7.9 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.1: Landscape sensitivity assessment for Landscape Character Unit 1 Vale of Belvoir

	Lower sensitivity		↔	Higher sensitivity	
Landform and Scale		L-M			
	<p>A simple, gently undulating landscape, of a medium scale with few pronounced undulations, although some more strongly sloping areas occur to the south of the area at the edge of the vale where the escarpment of the Leicestershire Wolds rises steeply. Smaller hills within the vale, such as Toston Hill (51m) and Beacon Hill (61m) to the south and north of Bottesford respectively, to southwest of Long Clawson and Pen Hill (56m) are subtle but locally important. Given the scale and subtle nature of the landform, landscape sensitivity is judged to be medium to low.</p>				
Land cover pattern and presence of human scale features				M-H	
	<p>This is an agricultural landscape with a mixture of regular and irregular field patterns at a range of scales, with medium to small fields predominating, particularly around the scattered villages and larger fields generally concentrated in the northwest. Fields are a mixture of pasture and arable farmland, with the pastoral areas more strongly enclosed by trees. Numerous linear features, such as the watercourses and dykes, the Grantham Canal and former railway lines, cross the area but are not visually prominent.</p> <p>Parts of the area are very open in character where there are larger arable fields. Although overall there is little woodland cover, generally the numerous human scale features, including field trees, small historic villages with distinctive church spires, hamlets with wooded edges and small blocks of woodland increase the sensitivity of this area. The areas of ridge and furrow close to the village of Kinoulton and along the low escarpment at Hickling are locally distinctive.</p>				
Skylines			M		
	<p>This area has a simple and gentle landform which results in a low lying skyline which is generally not prominent. However, there are a number of landmark features including church spires. Lines of pylons run through this area and are seen on the skyline in views. Although the skyline is low lying, the incidence of church spires increases sensitivity. Overall skyline sensitivity is considered to be medium.</p>				
Perceptual qualities			M		
	<p>Although there is a presence of human activity and disturbance, in the form of pylons, roads, settlements and intensively managed farmland in localised areas, the area retains a perceived naturalness and a rurality, particularly in relation to the traditional villages and hamlets.</p>				
Scenic				M-H	

Lower sensitivity ← → Higher sensitivity					
qualities	The south of the area is visually diverse, where the wooded escarpment to the south of the vale forms a distinctive and attractive feature. Areas which are more intensively farmed have less visual interest, but views along the winding narrow lanes and towards the small villages and church spires set within fringes of trees and small pastoral fields are attractive. Long views over the area are particularly scenic (for example those from Beacon Hill) composed of undulating rural farmland within which small villages, church spires and woodlands are regularly scattered.				
Intervisibility	<table border="1" style="width: 100%; height: 30px;"> <tr> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%; background-color: red; color: white; text-align: center;">M-H</td> </tr> </table> <p>The area has strong visual connections to the escarpment of the Leicestershire Wolds (adjacent unit 2 Belvoir Scarp) and Belvoir ridgeline which forms a distinctive skyline to the south. Conversely there are views from the scarp across the vale. There are also views from adjacent LCU 25 South Nottinghamshire Farmlands: Aslockton Village Farmland and outside the borough to the north east within Newark and Sherwood.</p>				M-H
			M-H		
Discussion on landscape sensitivity to the principle of wind energy	The gently undulating landform and large, wide skylines reduce sensitivity to the principle of wind energy development while the many human scale elements, church spires, attractive rural landscape with traditional vernacular villages and hamlets, and intervisibility with surrounding landscapes including the scarp increase sensitivity (particularly to larger turbines). The area exhibits local variation between the centre of the vale and the more strongly undulating edges to the west and south which affects sensitivity to wind energy of different heights.				

Landscape sensitivity to different turbine heights

<25m	L-M
25 to 50 m	M
51 to 75 m	M-H
76 to 110 m	H
111 to 150 m	H

- 7.10 Due to the generally medium scale of the landscape pattern, the presence of human scale features and church spires, and the proximity to the escarpment to the south, the landscape would be particularly sensitive to turbines greater than 50m in height and highly sensitive to turbines over 75m. Areas closer to the escarpment are of higher sensitivity.

Discussion on different cluster sizes

- 7.11 The medium to small scale of the landscape pattern and the regular human scale features means this landscape is likely to be particularly sensitive to clusters of turbines of more than two to three turbines. The scale of cluster should relate to the scale of the landscape within the local area. The number of turbines which could be successfully integrated in any location depends upon the local scale of the landscape, which varies across the area.

Summary of Key Sensitive Features and Views

- The predominantly small, human scale of the features across the vale, in particular small historic villages with distinctive church spires, and hamlets with wooded edges.
- The tranquil and strongly rural nature of the area.
- Attractive views along the winding narrow lanes and towards the small villages and church spires set within fringes of trees and small pastoral fields.
- Pastoral areas which are strongly enclosed by trees, particularly areas associated with villages.
- Views towards Belvoir Castle and the Belvoir scarp where the Castle forms an important landmark feature (including the good views from Beacon Hill).
- The rural patchwork character of views from Belvoir Castle across the vale.
- The character of Conservation Areas within the vale, including views identified in the Conservation Area appraisals as well as views identified as being important in this context (for example views from Standard Hill to the west of Hickling and the Church of St Luke).

Guidance

Existing and permitted development within the Landscape Character Unit

- 7.12 A map showing the locations of permitted sites for wind development is presented in **Figure 2.1a**, though this reflects Council records at the time this study was produced and the Council may publish updated maps which supersede this. At the time of writing there were no operational or consented wind energy schemes within the LCU.

Guidance for development

- 7.13 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines over 50m to tip and highly sensitive to turbines over 75m in height. It also notes that the landscape is likely to be highly sensitive to clusters of turbines over 3 in size.
- 7.14 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed, particularly when considering the cumulative impacts of multiple schemes. In addition, within this area particular care will need to be taken to ensure:
- The historic villages with distinctive church spires remain as landmark features of the Vale and that turbines do not compete with these in key views.
 - The tranquil and strongly rural nature of the area is maintained overall.
 - The attractive views along the winding narrow lanes and towards the small villages and church spires are retained.
 - The small scale of the pastoral areas, particularly areas associated with villages, is maintained and not dominated by large scale turbines.
 - Development does not detract from the quality and character of views of the vale as seen from Belvoir Castle.
 - Development does not adversely affect the special character of conservation areas as recorded in the conservation area appraisals, including the views identified as being important to the special architectural and historic interest of the villages.
 - Choice of location and size/scale of development does not diminish the perceived scale of Belvoir Castle and the escarpment on which it sits.

- 7.15 Developments within the unit should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit. This could include very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) and occasional small groups of turbines in larger scale areas (aiming for a consistent scale and design of these larger schemes), and maintaining a distinct hierarchy between these two scales of wind energy development.
- 7.16 In addition, schemes should be well designed and balanced and avoid visual clutter with existing development, including pylon lines – this is particularly important in the context of the open landscape and extensive views.
- 7.17 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape of the Vale of Belvoir (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

The Leicestershire Wolds: Belvoir Scarp

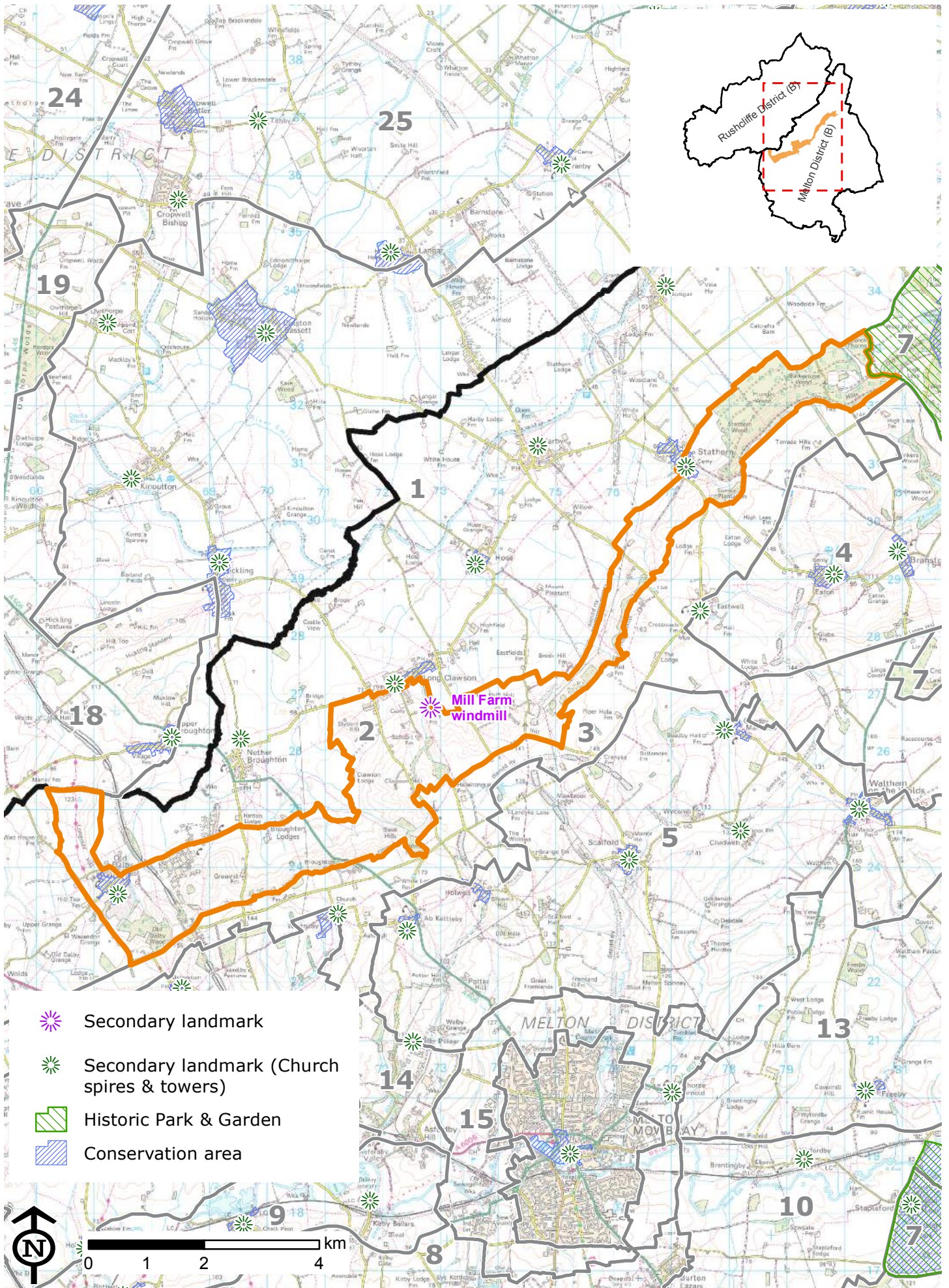


Figure 5.2

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LCU2 Leicestershire Wolds: Belvoir Scarp

7.19 This area comprises the LCA3 Wolds Scarp within Melton Borough. The extent of the Belvoir Scarp Landscape Character Unit is shown in **Figure 5.2**.

Key Landscape Characteristics

7.20 The Melton Borough Landscape and Historic Urban Character Assessment (2006) describes the areas as *"a pronounced locally dramatic northwest facing escarpment landscape, with a distinct pattern of traditional small scale regular & irregular shaped pastures, woodland and historic features"*.

7.21 The Leicester, Leicestershire and Rutland Landscape and Woodland Strategy (2003) also provides a characterisation of the area, and describes it as *"a long narrow character area formed by a steep escarpment running south-east to north-west" which is "dominated by permanent grazing due to the steepness of the scarp, although arable farming does occur towards the bottom of the scarp where the land is less steep"*.

7.22 Key characteristics of the Leicestershire Wolds: Belvoir Scarp¹⁷ are as follows:

- Prominent scarp landform.
- Pattern of small traditional pastures.
- Woodland.
- Ridge & Furrow.
- The field pattern is generally medium to large scale in both permanent grassland and arable areas.
- Views from the top of the scarp are extensive, predominantly over the Vale of Belvoir.
- Several minor roads cut north-west to south-east through the scarp, linking the Wolds and the Vale of Belvoir.
- Limited settlement due to the steepness, narrowness and relatively small size of the character area.

Landscape-related designations

7.23 The scarp includes two villages, both of which are Conservation Areas: Old Dalby and Stathern.

Important Landmarks and Views

7.24 No primary landmarks are located within this unit, although church spires and towers within the west of the area form secondary landmarks.

7.25 The scarp forms a widely visible and distinctive ridgeline from the Vale of Belvoir.

7.26 Extensive views are available from the scarp over the Vale of Belvoir and to the Gotham Hills to the northwest. In particular, a layby on the road leading to Stathern provides a good view over the Vale of Belvoir, a rural patchwork of fields, bordered by hedgerows and punctuated by woodlands and historic villages.

¹⁷ As set out in the Melton Borough Landscape and Historic Urban Character Assessment (2006) and the Leicestershire, Leicestershire and Rutland Landscape and Woodland Strategy (2003)

7.27 In addition, there are a number of other locally valued views, including those identified by the Parish Councils (see **Appendix 4**).

Landscape sensitivity assessment

7.28 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.2: Landscape sensitivity assessment for Landscape Character Unit 2 Belvoir Scarp

	Lower sensitivity Higher sensitivity			
Landform and Scale				H
	The steep scarp which rises abruptly from the Vale of Belvoir forms a relatively small scale but distinctive and prominent landform feature. Most parts of the escarpment are steeply sloping, although some more gentle slopes occur within the unit, such as to the south of Long Clawson.			
Land cover pattern and presence of human scale features				H
	The scarp is generally well treed, either with woodlands or with scattered trees, scrub and hedgerow trees. Particularly sensitive areas include the area of parkland at Old Dalby in the south-west and the adjoining substantial block of woodland formed by Old Dalby Wood. Old Dalby Woods and Stonepit Spinney are both areas of ancient woodland. Settlement is very limited within the area, with only the villages of Stathern and Old Dalby lying within it, both of which are conservation areas. Small farms, usually of vernacular materials, are along the escarpment and form human-scale focal points where they are located on the crest of the ridge (e.g. on Clawson Hill)			
Skylines			M-H	
	The scarp forms an expensive and prominent skyline from a wide area across the lower lying vale to the north. Whilst it is mostly undeveloped, pylons lines do form locally prominent features on it and some sections of the skyline are simple in form, indicating that overall the area is of medium to high sensitivity overall.			
Perceptual qualities			M-H	
	The area is tranquil, with only small areas of settlement and roads mostly limited to small narrow lanes.			
Scenic qualities			M-H	
	This is an area which has retained an unfragmented character which is distinct and appealing as well as being of historic importance which would be sensitive to the introduction of wind energy development. There are attractive contrasts between the areas of former parkland, woodland, scattered trees and small pastures. The area is characterised by visual diversity with a mix of wide extensive views and enclosed areas with areas of attractive woodland, steeper slopes and former parkland.			

		Lower sensitivity			↔	Higher sensitivity		
Intervisibility						M-H		
	The area is widely visible from the Vale of Belvoir and forms an important feature in views from this adjacent area and other lower-lying areas to the north.							
Discussion on landscape sensitivity to the principle of wind energy	Due to the distinctive and pronounced but small scale topography and the small scale and intricate landscape pattern, the landscape would be highly sensitive to wind energy development. The area forms an important and mostly undeveloped skyline from a wide area to the north which is currently mostly undeveloped. The introduction of turbines within the area could diminish the scale of the scarp (which rises to approximately 170m at its highest point) and could adversely affect the distinctive setting to Belvoir Castle (which is a key landmark feature of the scarp, although located in an adjacent LCU).							

Landscape sensitivity to different turbine heights

<25m	M-H
25 to 50 m	H
51 to 75 m	H
76 to 110 m	H
111 to 150 m	H

7.29 Due to the distinctive and pronounced but small scale topography, the small scale and intricate landscape pattern and its scenic qualities, the landscape would be highly sensitive to most scales of turbines.

Discussion on different cluster sizes

7.30 Due to the distinctive profile of the landform and visibility of this escarpment, the scarp is highly sensitive to anything more than single small turbines.

Summary of Key Sensitive Features and Views

- The distinctive profile of the escarpment.
- The panoramic views from the upper slopes.
- The deciduous woodland including ancient woodland around Old Dalby.
- Historic field pattern and remaining areas of ridge and furrow.
- Rural character of vernacular settlements/ dispersed houses and minor roads.
- Areas of historic parkland.
- The largely undeveloped skyline which is characterised by small scale features.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

7.31 At the time of writing there were no existing or proposed schemes within the area.

Guidance for development

7.32 The landscape sensitivity assessment indicates that this landscape would be highly sensitive to anything other than single turbines of less than the 25m in height.

7.33 When siting any very small single turbines in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:

- The undeveloped nature of the prominent escarpment is conserved, and particularly the wooded eastern extent on which Belvoir Castle forms a prominent landmark.
- The rural setting of the small historic villages within and adjacent to the escarpment are maintained and development does not adversely affect the special character of conservation areas as recorded in the conservation area appraisals, including the views identified as being important to the special architectural and historic interest of the villages.
- Turbines do not diminish the perceived scale of the escarpment.
- The quiet and rural characteristics of the landscape are conserved.
- The narrow winding lanes are preserved (avoid widening associated with turbine delivery).
- Areas of ancient woodland and unimproved grassland are maintained.
- The pleasing combination of steeply sloping and irregular landforms, small pastoral fields, woodland and historic villages remains and modern built development forms very occasional features within this, rather than becoming defining elements of landscape character.
- The rural patchwork character of the wide views from the top of the escarpment is preserved so that this remains a place to appreciate views of the Vale of Belvoir and the wider landscape to the north.

7.34 In addition, multiple developments should be of a similar design (in terms of siting, scale, and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit.

7.35 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape.

The Leicestershire Wolds: Dalby to Belvoir Wolds

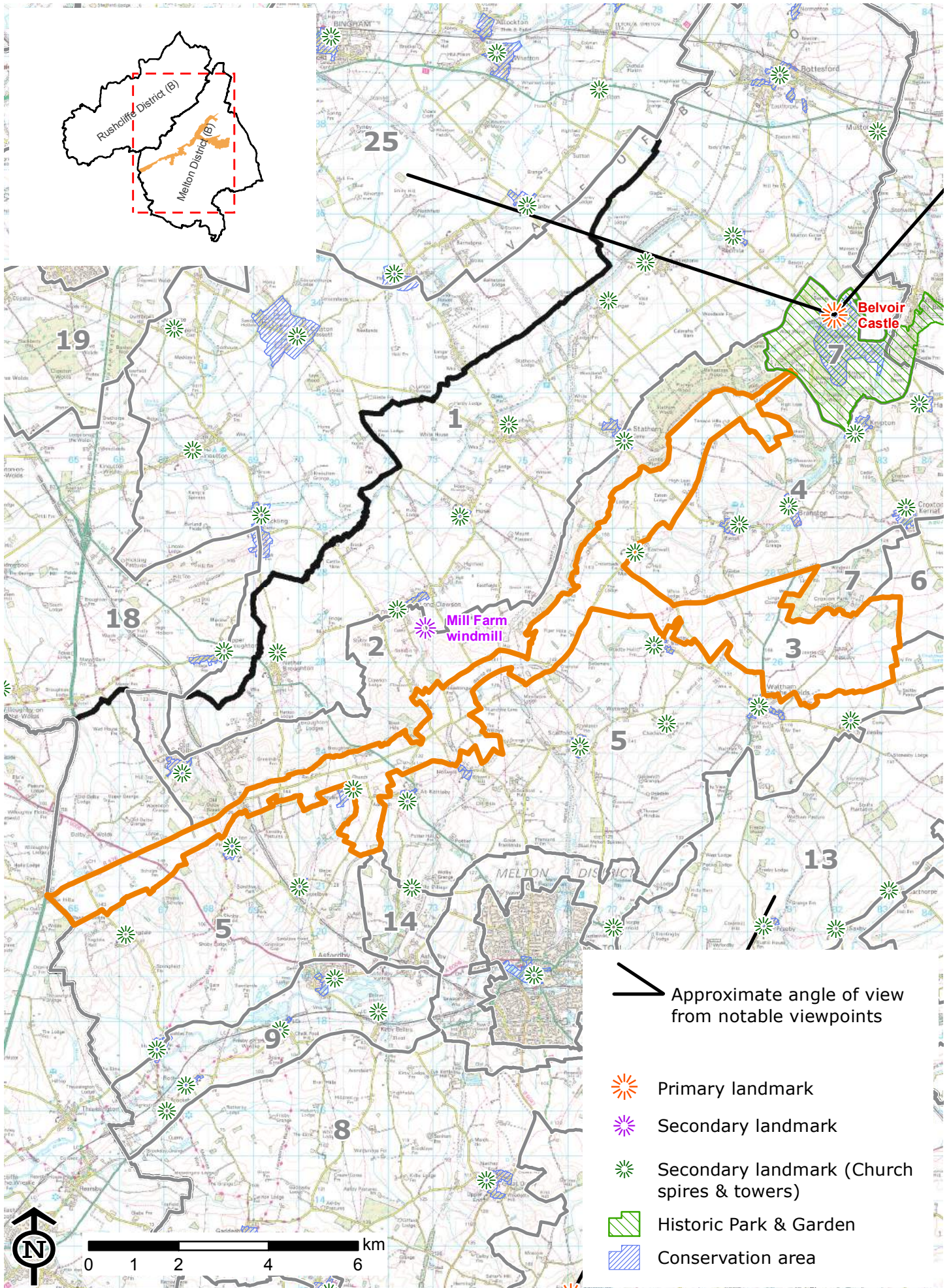


Figure 5.3

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LCU3 Leicestershire Wolds: Dalby to Belvoir Wolds

7.36 This area comprises the LCA4 Wolds Top within Melton Borough. The extent of the Landscape Character Unit is shown in **Figure 5.3**.

Key Landscape Characteristics

7.37 The Melton Borough Landscape and Historic Urban Character Assessment (2006) describes the areas as *"An even elevated wold top landscape with medium to large scale predominantly arable fields, homogenous and open with scattered ash trees but generally lacking distinctive qualities"*.

7.38 Key characteristics of the Leicestershire Wolds: Dalby to Belvoir Wolds ¹⁸ are as follows:

- Narrow strip of elevated land
- Open and homogenous
- Large scale regular arable fields.

Landscape-related designations

7.39 The area does not include any Historic Parks/ Gardens or Conservation Areas.

Important Landmarks and Views

7.40 No primary or secondary landmarks are located within this unit.

7.41 Where trees and woodland do not contain views, long views are available from the northern edge of the unit across the Vale of Belvoir.

7.42 Within the northeast of the area views occasionally open out across the rural rolling farmland of the wolds and Knipton Bowl to the south.

7.43 In addition, there are a number of other locally valued views, including those identified by the Parish Councils (see **Appendix 4**).

Landscape sensitivity assessment

7.44 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.3: Landscape sensitivity assessment for Landscape Character Unit 3 Dalby and Belvoir Wolds

	Lower sensitivity		↔	Higher sensitivity	
Landform and Scale		L-M			
	A simple, elevated and flat to gently undulating landform, of elevations between approximately 130m and 170m AOD (approximately 100m above the Vale of Belvoir) indicates that the area is generally of lower sensitivity to wind energy development, although the small extent of the area increases its sensitivity.				

¹⁸ As set out in the Melton Borough Landscape and Historic Urban Character Assessment (2006)

	Lower sensitivity		↔	Higher sensitivity	
Land cover pattern and presence of human scale features	L-M				
	The predominance of large scale arable fields and blocks of commercial forest indicates a lower sensitivity, although features are generally small in scale (scattered farmsteads, small broadleaf woodlands, hedgerows and hedgerow trees). Large farm buildings and pylons influence localised parts and indicate a reduced sensitivity.				
Skylines	L-M				
	As a broad and elevated ridge top, the skylines within the area are generally wide, flat, mostly open and not very distinctive. Views to the north are often enclosed by woodland and are short, particularly in the north-eastern part of the unit where Barkstone Wood abuts it. From some areas at the northern edge however, where the adjacent scarp drops away abruptly, long views across the Vale of Belvoir towards distant receding skylines are available.				
Perceptual qualities			M		
	The area contains a number of small roads, but is generally tranquil, with no areas of settlement.				
Scenic qualities	L-M				
	The area is generally indistinct, due to the predominance of large scale arable farming. Although scenic views are available from the edges of the area, these are over adjacent areas and the area itself contributes limited visual interest.				
Intervisibility				M-H	
	Located along the top of a prominent ridge, the area forms part of the skyline of the Vale of Belvoir as well as small, lower lying and enclosed vales to the south and Knitpon Bowl.				
Discussion on landscape sensitivity to the principle of wind energy	The open, simple landform, and flat skylines suggest lower sensitivity, but the land cover pattern is more varied, with some human-scale features occurring in the form of small farm building and tree belts. The northern edge of this LCU lies immediately adjacent to the steep escarpment at the southern edge of the Vale of Belvoir. Although low in height (it is only elevated approximately 100m above the vale), the escarpment is a key feature when seen from within the Vale of Belvoir, and wind turbine development visible from the vale could affect the perception of the scale of it. There is wide intervisibility between this landscape and the Vale of Belvoir, from where turbines in this area could be widely visible, as well as lower lying smaller vales to the south within the Leicestershire Wolds and this increases sensitivity particularly at the northern edge and in the areas that border the Knipton Bowl.				

Landscape sensitivity to different turbine heights

<25m	L-M
25 to 50 m	M
51 to 75 m	M-H

76 to 110 m	M-H
111 to 150 m	H

- 7.45 This LCU is likely to have a slightly lower sensitivity to the smallest turbines because they will relate in scale more closely to existing features such as farm buildings and trees and have less prominence on the sensitive skyline.

Discussion on different cluster sizes

- 7.46 Due to the small extent of the area, it's relationship with the Vale of Belvoir to the north and the human scale features within it, it is considered that this landscape will be particularly sensitive to more than single turbines or groups of two to three turbines in larger scale areas, subject to careful siting and layout.

Summary of Key Sensitive Features and Views

- The tranquil, rural nature of the landscape.
- The skyline which provides a backdrop to the Vale of Belvoir and the Knipton Bowl.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

- 7.47 A map showing the locations of permitted sites for wind development is presented in **Figure 2.1a**, though this reflects Council records at the time this study was produced and the Council may publish updated maps which supersede this. At the time of writing there were two operational wind energy schemes within the LCU. These are two turbines of 15m height tip at Crosswell Farm to the southwest of Eastwell, and a single turbine of 29.5m height tip at Lodge Farm, Stratern Lane, Eastwell. There was also a single consented turbine at Wolds Farm.

Guidance for development

- 7.48 The landscape sensitivity assessment indicates that this landscape would be of particular sensitivity to turbines over 50m in height, and highly sensitive to turbines over 110m. It also notes that the area highly sensitive to anything other than single turbines or two to three turbines in larger scale areas.
- 7.49 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed, particularly when considering the cumulative impacts of multiple schemes. In addition, within this area particular care will need to be taken to ensure:
- Development does not adversely affect the special character of conservation areas in adjacent LCUs as recorded in the conservation area appraisals, including the views identified as being important to the special architectural and historic interest of the villages.
 - Choice of location and size/scale of development does not diminish the perceived scale of the escarpment as viewed from within the Vale of Belvoir.
 - Development is set back from the edges of the unit so that the predominantly undeveloped and distinctive skyline is maintained as viewed from the Vale of Belvoir and the Knipton Bowl (in particular avoid views of partial blades above horizons which can be distracting).
- 7.50 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit. In addition, schemes should be well designed and balanced and avoid visual clutter with existing development, including pylon lines.

- 7.51 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape of the wolds or the Vale of Belvoir (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

The Leicestershire Wolds: Knipton Bowl

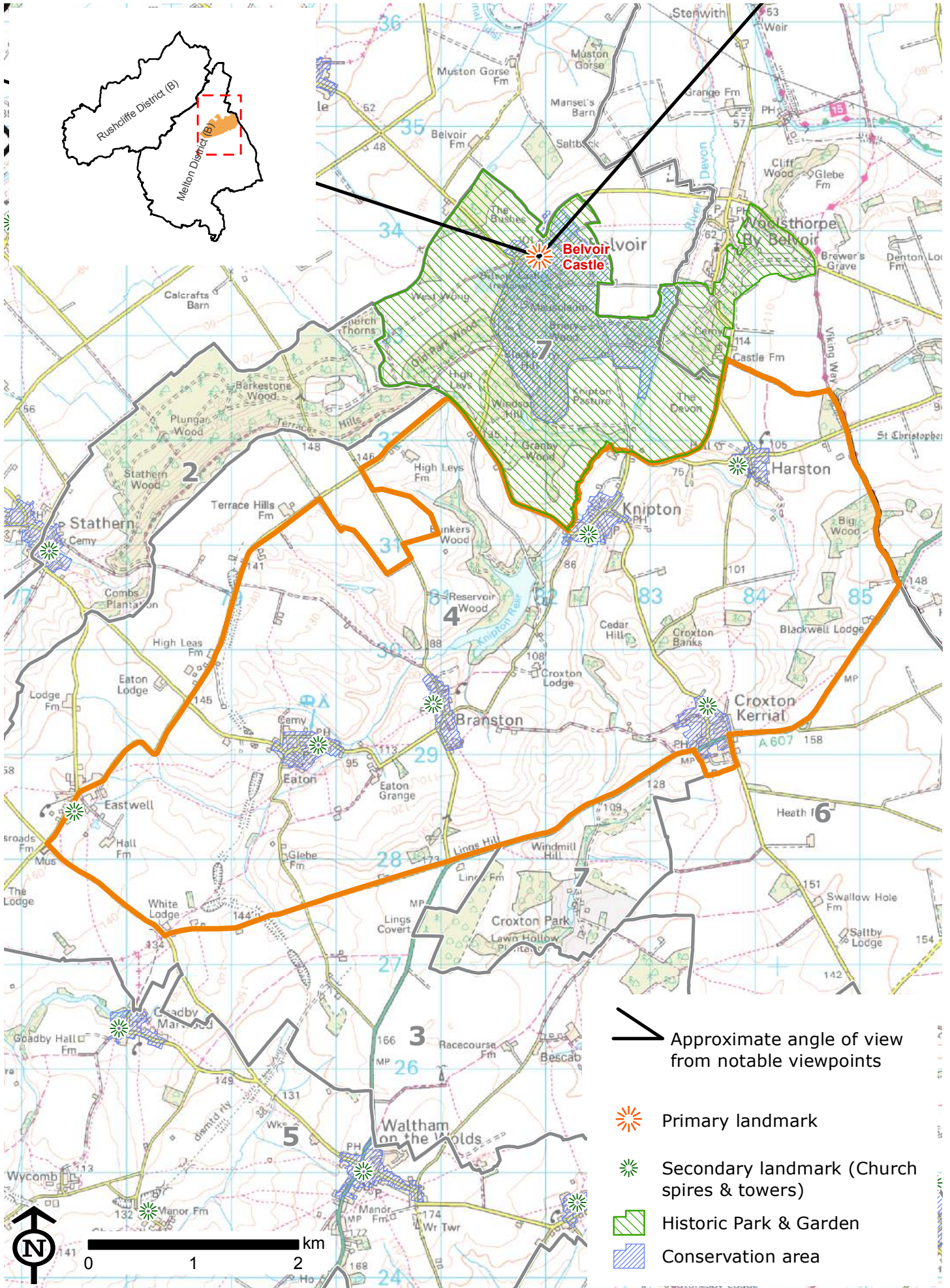


Figure 5.4

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LCU4 Leicestershire Wolds: Knipton Bowl

7.52 This area comprises LCA5 Knipton Bowl within Melton Borough. The extent of the Landscape Character Unit is shown in **Figure 5.4**.

Key Landscape Characteristics

7.53 The Melton Borough Landscape and Historic Urban Character Assessment (2006) describes the area as containing an *"outstanding, beautiful well managed bowl landscape with limestone rim and a diverse mosaic of historic features, traditional pastures, arable land, parkland, woodland, wetland, water & nucleated villages, and a strong pattern of small to medium regular and irregular shaped fields, fine trees and woodland."*

7.54 Key characteristics of the Leicestershire Wolds: Knipton Bowl ¹⁹ are as follows:

- Diverse land cover;
- Mosaic of old unimproved pastures;
- Preserved Medieval field systems;
- Local stone buildings;
- Deeply rural;
- Landform which slopes, steeply in places, down into the basin which consists of a rolling landscape with a number of deep valleys;
- Well wooded with mature, mainly deciduous woodland in the north east of the area;
- Strongly influenced by the Belvoir Estate in the northeast;
- Small area of parkland, including Croxton Park at the southern edge which represents the remains of medieval parkland;
- Comparatively dense distribution of settlements which consist of compact villages;
- Glimpses of Knipton Reservoir, Belvoir Castle, and the village churches provide important visual contributions to the character of the area and the Waltham transmitter mast on the Wolds is a prominent landmark in many views.

Landscape-related designations

7.55 The area includes a number of Conservation Areas covering the villages (or parts of the villages) of Eaton, Branston, Croxton Kerrial, Harston and Knipton.

Important Landmarks and Views

7.56 Although not in this area, the primary landmark of Belvoir Castle is located just to the north and views of this landmark are available from the Knipton Bowl. Church spires and church towers in the villages of Knipton, Branston, Croxton Kerrial, Eaton and Harston form important local landmarks, drawing the eye.

7.57 There are good views to Belvoir Castle and the pronounced wooded hills to the northeast and the wooded skyline formed by High Leys, Blackbury Hill and Terrace Hills to the north. Cedar Hill forms a small but locally distinctive hill.

¹⁹ Based on those set out in the Melton Borough Landscape and Historic Urban Character Assessment (2006) and characteristics described in the Leicestershire, Leicestershire and Rutland Landscape and Woodland Strategy (2003)

7.58 In addition, there are a number of other locally valued views, including those identified by the Parish Councils (see **Appendix 4**).

Landscape sensitivity assessment

7.59 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.4: Landscape sensitivity assessment for Landscape Character Unit 4 Knipton Bowl

	Lower sensitivity Higher sensitivity			
Landform and Scale	M-H			
	The area contains small scale but distinctive topographic variety, with more steeply sloping landform at the edge of the bowl and a rolling landscape with narrow intimate valleys within the basin.			
Land cover pattern and presence of human scale features	M-H			
	A complex and irregular land cover pattern predominates across the area, with small and irregular fields. Frequent human scale features include small villages, copses, walls and hedges.			
Skylines	H			
	The skylines are prominent and are characterised by intricate layers of rounded and frequently wooded hills and ridges which are almost entirely undeveloped. The skylines include the church spires of villages.			
Perceptual qualities	M-H			
	The area is tranquil, with only small compact villages and roads mostly limited to small narrow lanes.			
Scenic qualities	M-H			
	This is a landscape with relatively high scenic qualities, including an attractive combination of rolling landform and the mosaic of pastoral fields and woodland cover, which together contribute to attractive rural views.			
Intervisibility	M-H			
	The area is overlooked by more elevated adjacent areas including the scarp top (LCU3) to the north and northwest and parts of the Belvoir estate to the north, as well as longer views from the east within South Kesteven.			

Lower sensitivity ↔ Higher sensitivity	
Discussion on landscape sensitivity to the principle of wind energy	The pronounced, small scale topography, the small scale and intricate landscape pattern, the undeveloped skyline with historic features and high scenic qualities all increase the sensitivity of the unit to wind energy development. The landscape would be sensitive to most scales of wind energy development. The introduction of turbines within the area could also adversely affect the distinctive setting of Belvoir Castle (which is a key landmark feature).

Landscape sensitivity to different turbine heights

<25m	M
25 to 50 m	M-H
51 to 75 m	H
76 to 110 m	H
111 to 150 m	H

7.60 Due to the small scale topography, intimate valleys, the small scale and intricate landscape pattern and strongly rural and historic character of the area, the landscape would be particularly sensitive to turbines over 25m in height and highly sensitive to turbines greater than 50m.

Discussion on different cluster sizes

7.61 Due to the scale of the LCU, the area would be highly sensitive to anything other than single turbines.

Summary of Key Sensitive Features and Views

- Small scale, rolling topography with intimate valleys and steeper slopes at the edge of the basin
- Intricate and historic pattern of land cover
- Views to Belvoir Castle.
- Areas of ancient woodland, former parkland and medieval field systems.
- The undeveloped and wooded skylines enclosing the bowl.
- Historic landmark features such as church spires and the rural setting of villages.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

7.62 At the time of writing there were no existing or proposed schemes within the area.

Guidance for development

7.63 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines over 25m in height and highly sensitive to turbines greater than 50m. It also notes that the landscape is likely to be highly sensitive to anything other than single small turbines.

7.64 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:

- The undeveloped nature of the prominent hills and ridges surrounding the bowl is conserved.
- Choice of location and size/scale of development does not diminish the perceived scale of Belvoir Castle and the wooded hills on which it sits.
- The village churches remain as focal points and local landmarks.
- The quiet, remote and rural characteristics of the landscape are conserved.
- The narrow character of the rural gated lanes is preserved (avoid widening associated with turbine delivery).
- Areas of ancient woodland, unimproved grassland and medieval field systems are maintained.
- The attractive combination of hills, valleys, fields, woodland and historic villages remains and modern built development forms occasional features within this, rather than becoming defining elements of landscape character.
- Development does not adversely affect the special character of conservation areas as recorded in the conservation area appraisals, including the views identified as being important to the special architectural and historic interest of the villages.

7.65 Developments within the unit should be of a similar scale and design (in terms of siting, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit. This could include occasional small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines).

7.66 The overall aim should be to make sure that small turbines are no more than occasional features within the landscape.

The Leicestershire Wolds: Ragdale to Saltby Wolds

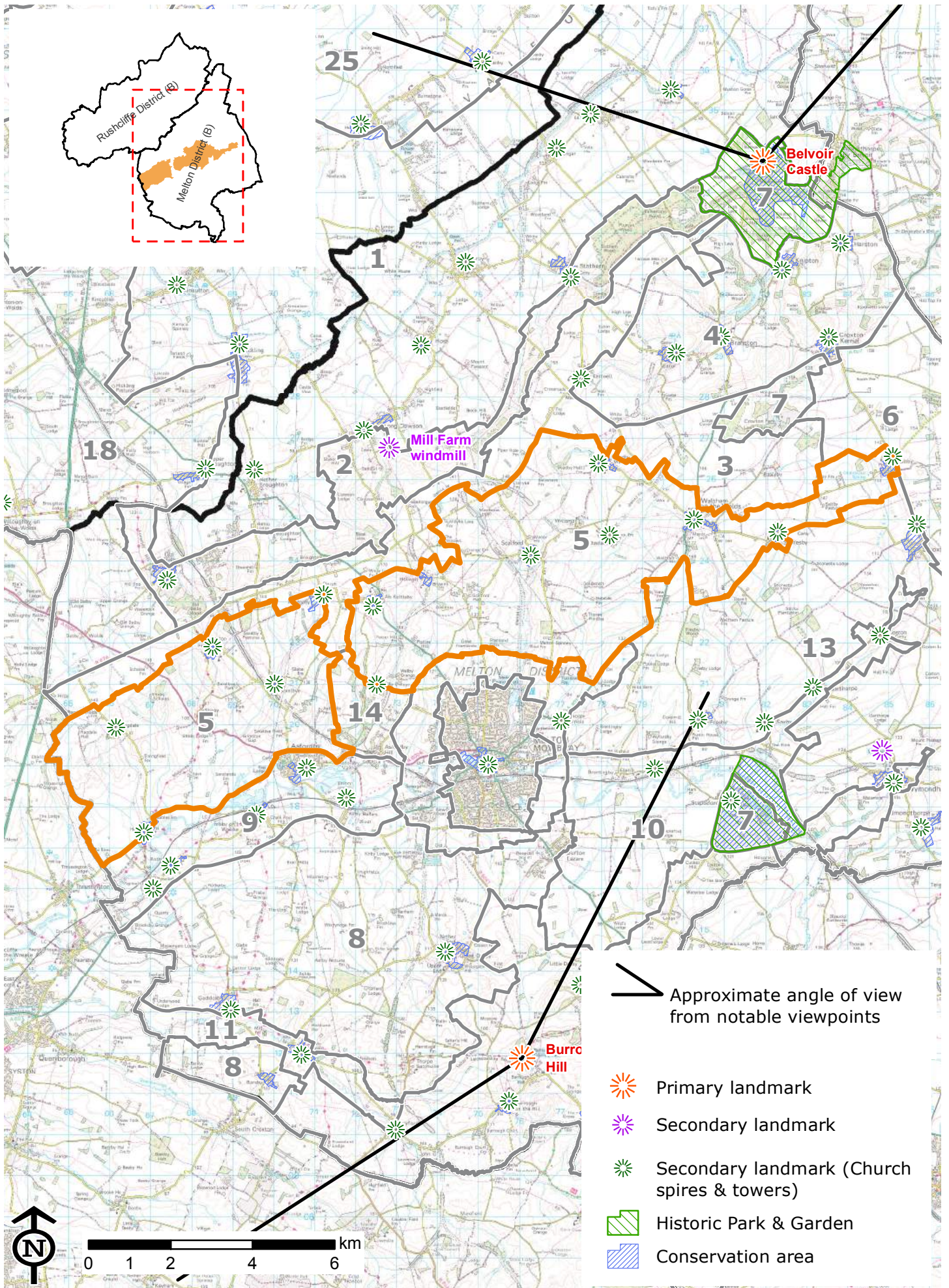


Figure 5.5

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LCU5 Leicestershire Wolds: Ragdale to Saltby Wolds

7.68 This area comprises LCA6 Ridge and Valley and part of LCA7 Village Pastures within Melton Borough. The extent of the Landscape Character Unit is shown in **Figure 5.5**.

Key Landscape Characteristics

7.69 The Melton Borough Landscape and Historic Urban Character Assessment (2006) describes the Ridge and Valley LCA as "*typical of a broad swathe of land along the dip slopes to the south of Wold Tops, to the northwest of Melton Mowbray*" where "*the landform is distinctly rolling with a northwest to southeast grain, and the large-scale open arable fields along the ridgeline contrast with the smaller scale enclosed pastures on the valley sides and floors*".

7.70 Key characteristics of the Leicestershire Wolds: Ragdale to Saltby Wolds²⁰ are as follows:

- Rolling landscape drained by numerous stream valleys.
- Large scale open arable fields along ridgelines.
- Small scale enclosed pastures on valley sides and floors.
- Deeply rural with remote qualities²¹.
- Urban influences include overhead lines and A606 and development at the fringes of Melton Mowbray, although these do not weaken the rural character.
- Small-nucleated villages located on the lower slopes of the valleys or at the valley heads.
- Low woodland cover and such woodlands as do occur are small in size.
- Broad grass verges to minor roads.

Landscape-related designations

7.71 The area includes a large number of Conservation Areas covering the villages (or parts of the villages) of Saltby, Waltham-on-the-Wolds, Goadby Marwood, Scalford, Holwell, Ab Kettleby, Wartnaby, Saxelbye, Grimston, and Hoby.

Important Landmarks and Views

7.72 No primary landmarks are located within this unit, although there are a number of church spires and towers, including those of Ragdale, Shoby, Saxelby, Ab Kettleby and Scalford, that form secondary landmarks.

7.73 The area falls within the view cone of the view from Burrough Hill, albeit at a distance (see **Figure 3.4**).

7.74 Long views to the south across the Wreake Valley to the rolling Leicestershire hills beyond are characteristic of the more elevated parts of the area.

7.75 In addition, there are a number of other locally valued views, including those identified by the Parish Councils (see **Appendix 4**).

²⁰ Based on those set out in the Melton Borough Landscape and Historic Urban Character Assessment (2006)

²¹ Characteristic identified in the NCA Profile for the wider Leicestershire Wolds, but specifically applicable in this area

Landscape sensitivity assessment

7.76 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

**Table 7.5: Landscape sensitivity assessment for Landscape Character Unit 5
Leicestershire Wolds: Ragdale to Saltby Wolds**

	Lower sensitivity Higher sensitivity			
Landform and Scale	L	M-L	M	M-H
	Medium to small scale landscape with a strongly pronounced rolling topography, which varies from the broader elevated areas on the top of the hills, to the smaller scale convex slopes and narrow vales formed by streams.			
Land cover pattern and presence of human scale features	L	M-L	M	M-H
	Field patterns are irregular with small scale pastoral fields on the lower hills slopes, and large arable fields on the hilltops. On the more elevated areas larger farm buildings and fields are present. Regularly dispersed villages (most of which are conservation areas) and farmsteads. These form important, human scale features and focal points within the LCU. Churches in particular are important focal points.			
Skylines	L	M-L	M	M-H
	Skylines are varied across the area, changing with elevation. The hills can form prominent skylines from within the vales, with wide skylines on the hilltops. Views are available to prominent but distant skylines across the Wreak Valley formed by the pronounced wooded High Leicestershire Hills. Landmarks on the skyline include villages (which act as local landmarks within the vales e.g. Ragdale) and church spires. Pylons of occur in this area, and offer scale references against which turbines could be read, and could lead to skyline 'clutter'.			
Perceptual qualities	L	M-L	M	M-H
	This LCU has a very rural character with some remote qualities despite its settled agricultural character. Larger farm buildings and the pylons lines which cross the area between Potter Hill, Melton and Scalford and locally reduce the undeveloped character and level of remoteness.			
Scenic qualities	L	M-L	M	M-H
	The area contains visual diversity derived from the long views across a field patterned landscape overlaying a strongly rolling and complex topography and contrasting enclosed areas, areas of attractive pastoral fields, villages nestled within small vales and rounded hill slopes.			

Intervisibility			M		
	<p>The area forms part of the long, gently undulating skyline from the lower areas of the Wreak and Eye Valley to the south as well as the distant skyline in views north from Burrough Hill.</p> <p>Middle to long-distant views are available to neighbouring LCUs to the south (LCU8 High Leicestershire Hills) and occasional long views along the vales to the south into the Wreak Valley (LCU9) or to outside the district to the west. The rounded topography locally encloses views within the vales.</p>				
Discussion on landscape sensitivity to the principle of wind energy	<p>This area has distinctive, strongly rolling landform with open elevated land and smaller, intimate vales. The strongly undulating and steeply sloping intimate vales which contain small villages and churches are of higher sensitivity. Exposed crests and ridges which form skylines will also be of higher sensitivity. The more elevated areas which are broader and larger in scale and are mostly intensively managed agricultural land are of lower sensitivity.</p> <p>There is continuity of character across the district boundary to Charnwood to the west where the wolds extend towards Seagrave.</p>				

Landscape sensitivity to different turbine heights

<25m	L
25 to 50 m	M
51 to 75 m	M-H
76 to 110 m	M-H
111 to 150 m	H

7.77 Due to the medium scale and pronounced topography, intimate valleys, the varied scale and landscape pattern and strongly rural and historic character of the area, the landscape would be particularly sensitive to turbines of more than 50m to tip height and highly sensitive to turbines of over 110m. The smaller scale, more intimate valleys would be of higher sensitivity.

Discussion on different cluster sizes

7.78 The rolling topography and scale of land cover across the more elevated areas means these areas would be particularly sensitive to clusters of more than two to three turbines, whilst the smaller vales would be highly sensitive to anything other than single turbines.

Summary of Key Sensitive Features and Views

- Varied topography with areas of strongly rolling land and small scale, intimate valleys.
- Small villages (with a high concentration of conservation areas) with strong historical character and churches which form landmark features.
- Strong rural landscape with perceived qualities of tranquillity.
- Scenic qualities due to a combination of openness and enclosure, varied land cover and visual diversity
- Long views from ridges across an attractive rolling and rural landscape.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

- 7.79 At the time of writing there was one operational scheme within the area, a single operational turbine at Saxelby Road (<25m in height to tip) (see **Figure 2.1a**).
- 7.80 In addition there were two consented schemes: a single turbine at Ostlers Lodge Old Dalby (<25m in height to tip) and two turbines of 54m to tip at Welby Grange.
- 7.81 These developments are on the more open hilltops where the landscape is of a relatively larger scale and generally visually associated with roads or agricultural buildings.

Guidance for development

- 7.82 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines of more than 50m in height and highly sensitive to turbines over 110m. It also notes that the landscape is particularly sensitive to groups of more than two to three turbines, with areas within the smaller vales being highly sensitive to anything other than single turbines.
- 7.83 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:
- Development does not adversely affect the special character of conservation areas as recorded in the conservation area appraisals, including the views identified as being important to the special architectural and historic interest of the villages.
 - The presence of pylons on the skyline are considered in order to avoid 'clutter' on the horizon.
 - The village churches remain as local landmarks.
 - The strongly rural setting and high scenic quality of the small villages and vales are maintained.
 - Development is located within the more open arable farmland landscapes where there is greater human influence.
- 7.84 In addition, to minimise visibility of turbines from sensitive lower-lying areas which lie adjacent to the LCU, areas of strongly sloping land towards the Wreake and Eye valleys should be avoided (this particularly applies to larger turbines). Development should be located in the more open, broader and flatter areas.
- 7.85 Schemes should also be well designed and balanced and avoid visual clutter with existing development, including the Waltham Mast and pylon lines.
- 7.86 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit.
- 7.87 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

Kesteven Uplands: Saltby and Sproxton Limestone Edge

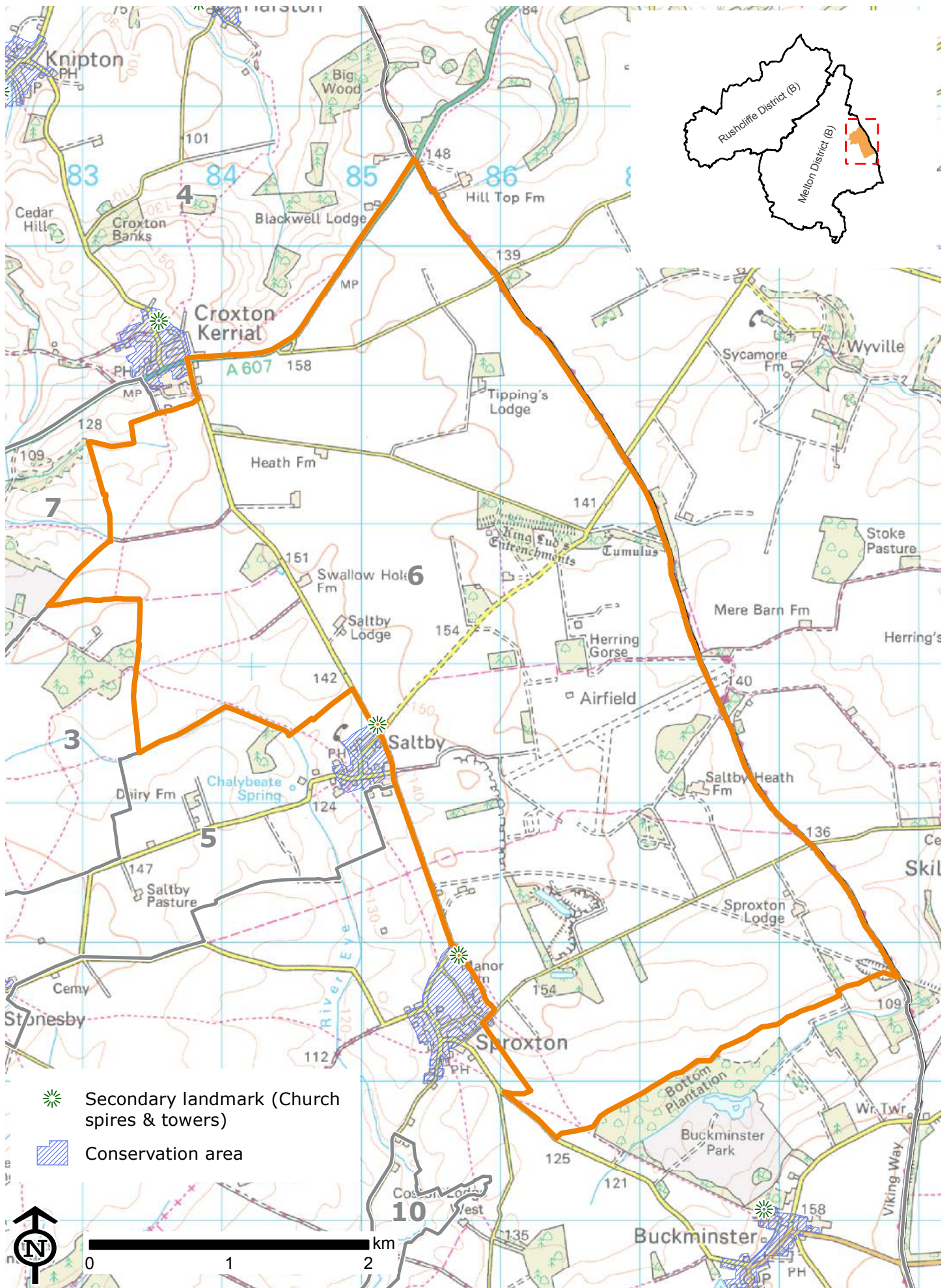


Figure 5.6

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LCU6 Kesteven Uplands: Saltby and Sproxton Limestone Edge

7.89 This area comprises LCA8 Limestone Edge within Melton Borough. The extent of the Landscape Character Unit is shown in **Figure 5.6**.

Key Landscape Characteristics

7.90 The Melton Borough Landscape and Historic Urban Character Assessment (2006) describes the Ridge and Valley LCA as *"A gently rolling and homogenous low limestone plateau edge with a strongly rectangular pattern of large scale arable fields and blocks of conifer plantations, generally lacking naturalness and diversity"*.

7.91 Key characteristics of the Kesteven Uplands: Saltby and Sproxton Limestone Edge are as follows²²:

- Elevated area on limestone edge
- Homogenous arable landscape
- Large scale open field pattern
- Blocks of conifer woodland

Landscape-related designations

7.92 There are no Conservation Areas within this landscape although the area lies immediately adjacent to Conservation Areas covering the villages (or parts of the villages) of Sproxton, Saltby and Croxton Kerral.

Important Landmarks and Views

7.93 No primary or secondary landmarks are located within this unit.

7.94 There are very few distinctive views within this area. In views from the western edge the villages and the churches of Sproxton and Saltby are local landmarks. The southern edge of the area forms a low, generally even skyline in views from Buckminster Park to the south.


7.95 In addition, there are a number of other locally valued views, including those identified by the Parish Councils (see **Appendix 4**).

²² Based on those set out in the Melton Borough Landscape and Historic Urban Character Assessment (2006)

Landscape sensitivity assessment

7.96 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.6: Landscape sensitivity assessment for Landscape Character Unit 6 Saltby and Sproxtton Limestone Edge

	Lower sensitivity  Higher sensitivity			
Landform and Scale	L			
	The landform within this area is largely flat to very gently undulating, with little or no variation in elevation across the landscape apart from at the southern edge where it slopes down towards Buckminster Park. The landform is simple and medium to large scale.			
Land cover pattern and presence of human scale features		L-M		
	The area predominantly comprises intensively managed arable fields which are large in scale and regular in shape, with large tracts of the area identified as Planned Enclosure as part of the HLC. The area is sparsely settled and crossed by straight narrow roads, which are often unbounded. Woodland cover is sparse, although blocks and strips of plantations occur regularly within the west. There are few historic features within this agricultural landscape with the exception of King Lud's Entrenchments, ancient woodland and Saltby Airfield.			
Skylines		L-M		
	Skylines within this LCT are not prominent with few landmark features. The flat horizon is generally open, with hedgerows, trees and plantations appearing on the skyline, although views are more contained where there is greater woodland cover around Cooper's Plantations.			
Perceptual qualities			M	
	This is an intensively managed agricultural landscape and although there are few man-made features the area does not have a very strong rural character. It does however retain a sense of remoteness due to the lack of settlement.			
Scenic qualities		L-M		
	The open flat topography and intensively farmed agricultural fields provide limited visual interest.			
Intervisibility			M	
	The southern and south western edges have some intervisibility with the adjacent and slightly lower-lying rolling Freeby, Buckminster and Wymondham Farmland (LCU13). The southern edge also forms a skyline from within Bckminster Park, although the skyline is simple and not very distinctive in form. The northern edge of the unit forms part of a prominent and undeveloped skyline from Knipton Bowl.			

Lower sensitivity ←→ Higher sensitivity	
Discussion on landscape sensitivity to the principle of wind energy	The medium to large-scale of the landscape, limited variation in landform and open arable farmland land cover reduce sensitivity to the principle of wind energy development while the sense of remoteness and inter-visibility with adjacent areas increase sensitivity.

Landscape sensitivity to different turbine heights

<25m	L
25 to 50 m	L
51 to 75 m	L-M
76 to 110 m	M
111 to 150 m	M-H

- 7.97 Due to the flat landform and large scale of the landscape compared to other areas, together with a limited number of human scale features which could provide a scale reference in the landscape, the area is less sensitive to larger turbines than some other areas. However, it still remains particularly sensitive to turbines over 110m in height as nowhere in these Boroughs is truly large scale. The more sloping area at the southern edge of the LCU is more sensitive and intervisibility with the adjacent character unit to the south is a key consideration here.
- 7.98 There is a greater concentration of trees, woodlands and plantations within the eastern part of this unit. In these areas mature and shelterbelts could serve to screen views of turbines, particularly in the small and small-medium size ranges. Larger turbines, however, are more likely to appear out of scale within these areas, since the mature trees will serve as 'scale features', so that the height of turbines become apparent. Larger turbines are more likely to be appropriately integrated where sited within lower sensitivity areas of open intensive farmland, subject to other constraints.

Discussion on different cluster sizes

- 7.99 The open arable parts of the area would be particularly sensitive to groups of more than four to five turbines. The more wooded areas of the landscape would be particularly sensitive to groups of more than 2-3 turbines.

Summary of Key Sensitive Features and Views

- The King Lud's Entrenchments which are a Scheduled Monument.
- Areas of ancient woodland.
- The sense of rurality and relative remoteness.
- Views from the western edges of the area towards Sproxtton, where the church spire forms a landmark feature.
- The simple, undeveloped skylines formed by the southern and northern edges of the area in views from Buckminster Park and Knipton Bowl respectively.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

7.100 At the time of writing there were no existing or proposed wind energy developments located within this LCU.

Guidance for development

7.101 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines greater than 110m and to groups of more than four to five turbines (in large scale areas) or 2-3 turbines (in smaller scale parts of the LCU).

7.102 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:

- Development does not adversely affect the special character of Conservation Areas in adjacent LCUs, as recorded in the conservation area appraisals, including the views identified as being important to the special architectural and historic interest of the villages.
- Areas of woodland, copses and spinneys are conserved as features of the rural landscape.
- The heritage significance of the King Lud's Entrenchments Scheduled Monument is not affected.
- The simple and undeveloped skylines as seen from Knipton Bowl to the north and Buckminster Park from the south are maintained.

7.103 In addition, should multiple developments come forward in future, these should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit. This could include very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) and occasional groups of larger turbines (aiming for a consistent scale and design of these larger schemes), although the extent of the area will limit the number of groups. A distinct hierarchy between these two scales of wind energy development should be maintained.

7.104 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

The Leicestershire Wolds: Belvoir, Stapleford and Croxton Parkland

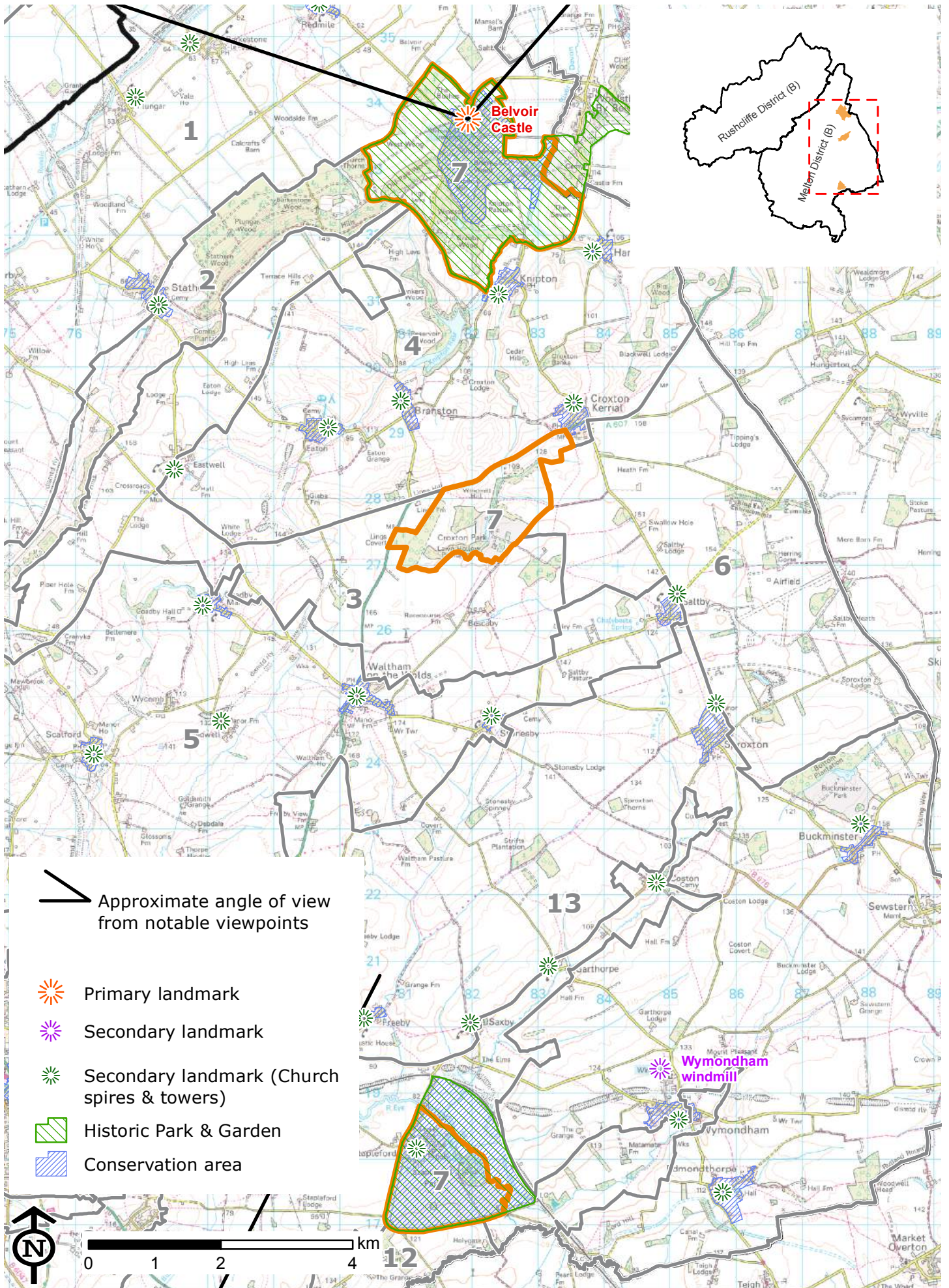


Figure 5.7

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LCU7 Leicestershire Wolds: Belvoir and Croxton Parkland

7.105 This area comprises LCA9 Parkland within Melton Borough. The extent of the Landscape Character Unit is shown in **Figure 5.7**.

Key Landscape Characteristics

7.106 The Melton Borough Landscape and Historic Urban Character Assessment (2006) describes the Parkland LCA as *"historic parkland landscapes with historic houses/castles and a diverse mosaic of ancient, traditional & contemporary agricultural and parkland features and patterns"*.

7.107 Key characteristics of the Leicestershire Wolds: Belvoir and Croxton Parkland are as follows²³:

- Historic buildings
- Parkland landscape or remnant parkland
- Plantation woodlands
- Ornamental tree groups & specimens
- Arable fields on former parkland

Landscape-related designations

7.108 Two of the areas which make up this LCU encompass areas designated as Registered Parks and Gardens: Belvoir Castle Registered Park and Garden and Stapleford Hall.

Important Landmarks and Views

7.109 Belvoir Castle, which falls within this LCU is a primary landmark which stands on the site of a Norman Castle that was rebuilt c16, demolished in 1649, rebuilt in 1655-68 and remodelled in 1801-30 by James Wyatt. It is a Grade I listed building that is prominent on the Belvoir Scarp and seen from across most of the study area, forming a focus of views.

7.110 Extensive, panoramic views are available from Belvoir Castle over the Vale of Belvoir. These are noted within the citation provided within the within the Register of Historic Parks and Gardens by English Heritage.

7.111 Views from within Croxton Park and Stapleford Hall are generally enclosed by woodland and the surrounding topography.

7.112 In addition, there are a number of other locally valued views, including those identified by the Parish Councils (see **Appendix 4**).

Landscape sensitivity assessment

7.113 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

²³ Based on those set out in the Melton Borough Landscape and Historic Urban Character Assessment (2006)

**Table 7.7: Landscape sensitivity assessment for Landscape Character Unit 7
Leicestershire Wolds: Belvoir and Croxton Parkland**

	Lower sensitivity Higher sensitivity			
Landform and Scale	1	2	3	4
	M-H			
	The area contains small scale and distinctive topographic variety, with steeply sloping landform at the edge of the escarpment to the north and the incised valley within Croxton Park.			
Land cover pattern and presence of human scale features	1	2	3	4
	H			
	A distinctive land cover pattern predominates across the area, strongly influenced by the Belvoir Estate in the north and remnant medieval parkland. There is a high concentration of woodland present around and immediately to the south-west of Belvoir Castle at the north-eastern end of the scarp, where it is at its steepest. Croxton Park also contains significant areas of deciduous and ancient woodland. The areas of unimproved rough pasture, ancient woodland and managed parkland are highly sensitive. The landscape contains frequent human scale and historic buildings and features.			
Skylines	1	2	3	4
	M-H			
	The skylines are largely wooded but also include important landmark features, such as Belvoir Castle, which are highly sensitive to wind energy development because turbines may draw attention away from them as existing historic landmark features.			
Perceptual qualities	1	2	3	4
	M-H			
	The area is tranquil, with roads limited to small number of narrow lanes.			
Scenic qualities	1	2	3	4
	H			
	This is a landscape with high scenic qualities, including steep wooded slopes, rough pasture and parkland, which together contribute to attractive views. The historic estate influence of Belvoir on the surrounding landscape creates a well-managed and intact character with a relatively high proportion of woodland cover.			
Intervisibility	1	2	3	4
	H			
	Belvoir Castle, set within the wooded slopes of the scarp forms a landmark feature in views across the Vale of Belvoir as well as within Knipton Bowl and views from the east within South Kesteven.			
Discussion on landscape sensitivity to the principle of wind energy	Due to the varied and small scale topography, the intricate and historically significant landscape pattern, historic landmark features and high scenic qualities of these areas of parkland, the landscape would be highly sensitive to wind energy development.			

Landscape sensitivity to different turbine heights

<25m	M-H
25 to 50 m	H
51 to 75 m	H
76 to 110 m	H
111 to 150 m	H

7.114 Due to the steeply sloping topography, intimate valleys, and strongly rural and historic character of the area, the landscape would be highly sensitive to turbines over 25m.

Discussion on different cluster sizes

7.115 Due to the scale and high sensitivity of the LCU, the area would be highly sensitive to anything other than single very small sensitively sited turbines.

Summary of Key Sensitive Features and Views

- Belvoir Castle as a landmark feature.
- Small scale, rolling topography with intimate valleys and steeper slopes at the edge of the escarpment.
- Intricate and historic pattern of land cover.
- Views from designed parkland landscapes.
- Areas of deciduous and ancient woodland and former parkland.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

7.116 At the time of writing there were no existing or proposed schemes within the area.

Guidance for development

7.117 The landscape sensitivity assessment indicates that this landscape would be highly sensitive to anything other than single very small sensitively sited turbines.

7.118 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines over 25m in height and highly sensitive to turbines greater than 50m. It also notes that the landscape is likely to be highly sensitive to anything other than single small turbines.

7.119 When siting and designing any turbines in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:

- Belvoir Castle remains a primary landmark feature.
- The character of historic designed views and historic visual connections are conserved.
- Areas of deciduous and ancient woodland and former parkland and not adversely affected.
- Development does not adversely affect the special character of any conservation areas as recorded in the conservation area appraisals, including the views identified as being important to the special architectural and historic interest of the villages.

High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland

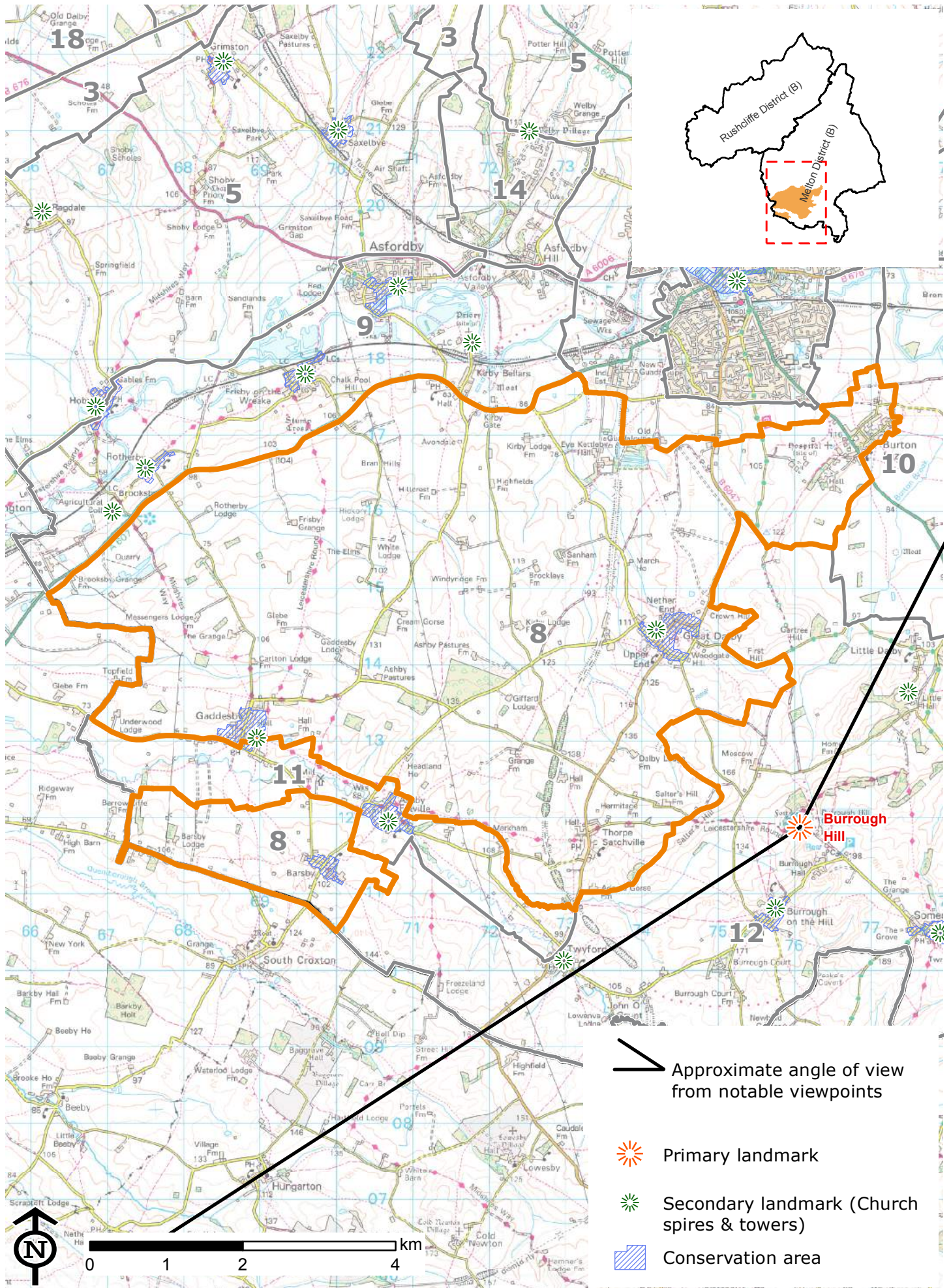


Figure 5.8

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LCU8 High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland

7.120 This area comprises LCA11 Pastoral Farmland within Melton Borough. The extent of the Landscape Character Unit is shown in **Figure 5.8**.

Key Landscape Characteristics

7.121 The Melton Borough Landscape and Historic Urban Character Assessment (2006) describes the Pastoral Farmland LCA as a *“typical, pleasant, rural, gently rolling lowland pastoral farmland landscape, generally well managed, with diverse field shapes and sizes, good hedges and scattered trees”*.

7.122 Key characteristics of the High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland are as follows²⁴:

- Gently rolling topography
- Well managed pastoral landscape
- Scattered farmsteads
- Thick stock proof hedges
- Broad scale
- A pattern of medium scale regular and irregular shaped fields
- Scattered hedgerow trees but limited woodland

Landscape-related designations

7.123 The area includes two Conservation Areas covering the villages of Great Dalby and Gaddesby.

Important Landmarks and Views

7.124 No primary landmarks are located within this unit, although there are a number of church spires and towers across the unit that form secondary landmarks.

7.125 The area falls within the view cone of the view from Burrough Hill (see **Figure 3.4**).

7.126 In addition, there are a number of other locally valued views, including those identified by the Parish Councils (see **Appendix 4**).

Landscape sensitivity assessment

7.127 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

²⁴ As set out in the Melton Borough Landscape and Historic Urban Character Assessment (2006)

Table 7.8: Landscape sensitivity Landscape Character Unit 8 Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland

		Lower sensitivity		↔	Higher sensitivity	
Landform and Scale			M			
	Relatively large scale landform with a rolling topography, steeply sloping in some places (such as at the transition to the Gaddesby Valley and Wreak Valley).					
Land cover pattern and presence of human scale features			M			
	Field patterns are generally of a medium scale, with smaller scale and irregularly patterned fields on steeper slopes and surrounding villages, which are of higher sensitivity than the larger fields on the more open hilltops. Tree cover is generally limited, although small spinneys are regularly dispersed across the area, usually associated with farmsteads, and historic fox coverts and larger blocks of woodland are also found (such as at Cream Gorse and Ashby Pastures). The landscape contains many human scale features including fields, hedgerows, trees and buildings.					
Skylines					M-H	
	This is a relatively elevated area where hills form prominent skylines, which are typically undeveloped. Churches form landmarks on the skyline e.g. Great Dalby and Gaddesby Churches. A line of pylons crosses the area north to south.					
Perceptual qualities			M			
	This is a rural and tranquil farmland landscape with scattered farms and villages. There are also some pylons and former quarries.					
Scenic qualities					M-H	
	This is an attractive rural landscape with a pleasing combination of fields, hedgerows, woodland and villages set in a rolling landscape.					
Intervisibility			M			
	Middle to long-distant views are available from neighbouring LCUs to this area, although the adjacent Burrough Hill are more prominent. The edges of this area where it meets adjacent valleys form skylines that are visible from these lower-lying adjacent units, making these edges more sensitive than the centre.					
Discussion on landscape sensitivity to the principle of wind energy	Although the large scale landform and human influences reduce sensitivity, the human scale of the landscape, its tranquil nature, undeveloped skylines and scenic quality increase sensitivity.					
	Areas of larger-scale landform and land cover pattern, where open arable farmland is present, have a lower sensitivity while the edges of the area that form a skyline to adjacent valleys have a higher sensitivity.					

Landscape sensitivity to different turbine heights

<25m	L
25 to 50 m	L-M
51 to 75 m	M
76 to 110 m	M-H
111 to 150 m	H

7.128 Although landform scale is relatively large, the overlying landscape pattern and presence of human scale features means the landscape would be particularly sensitive to turbines over 75m to tip and highly sensitive to turbines of over 110m.

Discussion on different cluster sizes

7.129 The rolling topography and scale of field patterns means this LCU is likely to be highly sensitive to clusters of more than four to five turbines. Where topography is more varied and steeply sloping and field patterns smaller, sensitivity will be greater.

Summary of Key Sensitive Features and Views

- Areas of strongly rolling and sloping land towards the Wreake, Eye and Gaddesby valleys.
- The historic villages, their churches that form local landmarks, and their rural settings.
- Areas of woodland, copses and spinneys which are features of the rural landscape.
- The deeply rural character of the landscape and sense of tranquillity.
- Its location within views from Burrough Hill Viewpoint.
- The pleasing combination of fields, hedgerows, woodlands and villages which contribute to scenic quality. This combination characterises the view from Burrough Hill.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

- 7.130 A map showing the locations of permitted sites for wind development is presented in **Figure 2.1a**, though this reflects Council records at the time this study was produced and the Council may publish updated maps which supersede this.
- 7.131 At the time of writing there were four operational schemes within the area: a single turbine at Eye Kettleby Lakes (34.5m to tip); a single turbine at Pasture North Lane 25.1m to tip; a single turbine at Hall Farm, Klondyke Lane (46.1m to tip) and two turbines at Rotherby Lane (<25m to tip). In addition there was consent for a single turbine of 46.3m to tip at Frisby Grange.
- 7.132 These developments are dispersed across the area but generally occur on the more open hilltops where the landscape is of a relatively larger scale.

Guidance for development

7.133 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines over 75m to tip and highly sensitive to turbines of over 110m and clusters of more than four to five turbines.

- 7.134 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:
- The rural setting of the historic villages is preserved.
 - Development does not adversely affect the special character of conservation areas as recorded in the conservation area appraisals, including the views identified as being important to the special architectural and historic interest of the villages.
 - The village churches continue to form local landmarks.
 - Areas of woodland, copses and spinneys are conserved as features of the rural landscape.
 - The deeply rural character of the landscape and sense of tranquillity is maintained.
 - The pleasing combination of field, hedgerows, woodlands and villages is preserved overall, particularly as viewed from Burrough Hill, and the view from Burrough Hill remains predominantly rural, as described in Table 3.4.
- 7.135 In addition, to minimise visibility of turbines from adjacent areas, they should avoid the areas of strongly rolling and sloping land towards the Wreake, Eye and Gaddesby valleys (this particularly applies to larger turbines). Development should be located in the less settled plateau areas where modern influences are greater.
- 7.136 Schemes should be well designed and balanced and avoid visual clutter with existing development, including pylon lines.
- 7.137 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit. This could include very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) and occasional small groups of larger turbines in larger scale areas (aiming for a consistent scale and design of these larger schemes), and maintaining a distinct hierarchy between these two scales of wind energy development.
- 7.138 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

The Leicestershire Wolds: Wreake Valley

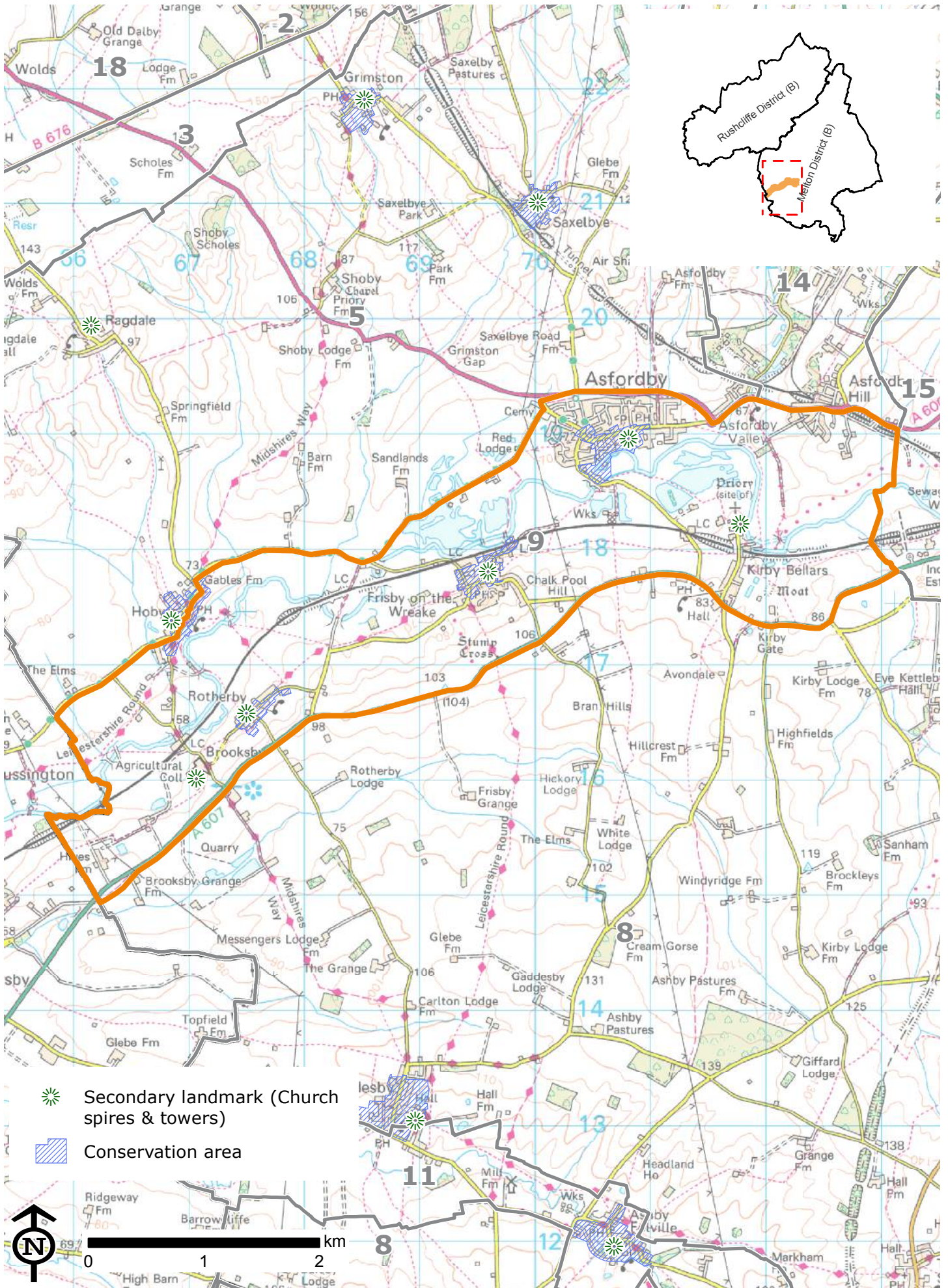


Figure 5.9

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LCU9 Leicestershire Wolds: Wreake Valley

7.139 This area comprises LCA12 Wreake Valley within Melton Borough. The extent of the Landscape Character Unit is shown in **Figure 5.9**.

Key Landscape Characteristics

7.140 The Melton Borough Landscape and Historic Urban Character Assessment (2006) describes the Wreake Valley LCA as *"A gentle lowland river valley landscape with contrasting sinuous river course and regular pattern of small to medium scale pastoral fields with distinct wetland and water areas from former gravel pits, and small-nucleated villages situated along the rising slopes of the valley edge"*.

7.141 Key characteristics of the Leicestershire Wolds: Wreake Valley LCU are as follows:

- Flat bottomed, east-west oriented river valley with gently sloping sides
- Green wedge running into Melton Mowbray
- String of villages on edge of the valley
- Valley floor worked for sand and gravel and restored to wetland habitat
- Mixed arable and pasture
- Little woodland
- Localised areas with strong rural character
- Widespread features of historical and ecological (particularly wetland) interest

Landscape-related designations

7.142 The area includes a number of Conservation Areas covering the villages (or parts of the villages) of Asfordby, Frisby on the Wreake, Hoby and Rotherby.

Important Landmarks and Views

7.143 No primary landmarks are located within this unit, although churches form prominent landmarks in views along the river valley and to surrounding hillsides.

7.144 In addition, there are a number of other locally valued views, including those identified by the Parish Councils (see **Appendix 4**).

Landscape sensitivity assessment

7.145 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

**Table 7.9: Landscape sensitivity assessment for Landscape Character Unit 9
Leicestershire Wolds: Wreake Valley**

	Lower sensitivity		↔	Higher sensitivity	
Landform and Scale			M		
	<p>The valley profile is not always well defined, with a gradual transition into the adjacent character unit to the north near Hoby where the hill slopes of the valley sides are more gently. The more strongly sloping valley sides, such as those to the south between Rotherby and Frisby on the Wreake, are of greater sensitivity.</p>				
Land cover pattern and presence of human scale features				M-H	
	<p>Land cover pattern is varied and includes a mosaic of meadows and wetlands, bodies of open water and agricultural fields which vary from large or medium scale and open with regular fields, to smaller scale, irregular fields on steeper slopes and surrounding villages. A number of fields to the south of Rotherby and to the east of Frisby contain ridge and furrow. Tree cover is limited to small dispersed blocks of woodland, apart from the areas surrounding the restored former gravel workings where regenerating birch and willow create a greater degree of enclosure. Hedgerow trees are however common and a number of human scale features create smaller scale land patterns locally, including buildings in vernacular styles and local materials.</p>				
Skylines			M		
	<p>The skylines are generally formed by the rising ground of the adjacent wolds to the north and Leicestershire Hills to the south. To the north of Frisby on the Wreake and west of Asfordby, where tree fringed lakes and wetlands occur, the skylines are obscured by woodland and vegetation. Churches form key local landmarks on the skyline.</p> <p>A line of pylons crosses the valley north to south to the east of Frisby on the Wreake and form prominent features in views along the valley.</p>				
Perceptual qualities				M-H	
	<p>This is a relatively tranquil landscape with a strong rural character. Although the river floor has been historically worked for gravel, the restoration of these areas provides an impression of a semi-natural environment and there is generally little influence from modern development.</p>				
Scenic qualities				M-H	
	<p>The combinations of water and wetlands and views along the meandering course of the river, punctuated by church spires and towers, provides localised areas of visual interest. The more varied topography combined with hedgerow trees and the historic villages located on the higher ground on the valley sides provide visual diversity.</p>				
Intervisibility			M		
	<p>Views across the valley are available from the south from the edge of the High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland and from the southern fringes of the wolds to the north.</p>				

Lower sensitivity ↔ Higher sensitivity	
Discussion on landscape sensitivity to the principle of wind energy	Although the landform is of a medium scale and the valley profile generally not well pronounced, the strong rural character, the land cover (which includes features of historic and ecological interest), and the presence of villages with distinctive churches and relatively high scenic qualities increase the sensitivity of this landscape unit.

Landscape sensitivity to different turbine heights

<25m	L-M
25 to 50 m	M
51 to 75 m	M-H
76 to 110 m	H
111 to 150 m	H

- 7.146 This is a medium-scale, occasionally intricate landscape, with tranquil and strong rural qualities of human scale which would make it particularly sensitive to development over 50m and highly sensitive to development over 75m.
- 7.147 The scale of turbines relative to the church spires, which form important landmarks, will be an important consideration.

Discussion on different cluster sizes

- 7.148 The medium to small scale of this landscape indicates a particularly high sensitivity to groups of more than two to three turbines.

Summary of Key Sensitive Features and Views

- The steeper sided valley landforms to the south between Rotherby and Frisby on the Wreake.
- Landmark features such as church spires (e.g. Hoby and Frisby on the Wreake) and distinctive buildings (e.g. Kirby Park).
- Historic buildings/ structures e.g. Kirby Park and remnants of mills and locks.
- Scenic and special qualities including attractive compositions of river and vegetation.
- River habitats, pools and other wetland habitats (some recognised as SSSIs).
- Areas of ridge and furrow.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

- 7.149 At the time of writing there were no existing or proposed schemes within the area.

Guidance for development

- 7.150 The sensitivity assessment indicates that this area would be particularly sensitive to development over 50m and highly sensitive to development over 75m high sensitivity or to groups of more than 2-3 turbines.

- 7.151 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, development should be located within the areas of more open arable farmland, and particular care will need to be taken to ensure:
- Development does not adversely affect the special character of conservation areas as recorded in the conservation area appraisals, including the views identified as being important to the special architectural and historic interest of the villages
 - The areas of steeper sided landform are avoided.
 - The village churches remain as local landmarks and the focus of views (scale of turbines relative to churches will be an important consideration).
 - The strongly rural setting of small villages is maintained.
 - The attractive compositions of river and vegetation are maintained.
 - Areas of ridge and furrow are avoided.
- 7.152 In addition, schemes should be well designed and balanced and avoid visual clutter with existing development, including pylon lines.
- 7.153 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit.
- 7.154 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape, compete with church spires or towers for prominence, or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

The Leicestershire Wolds: Eye Valley

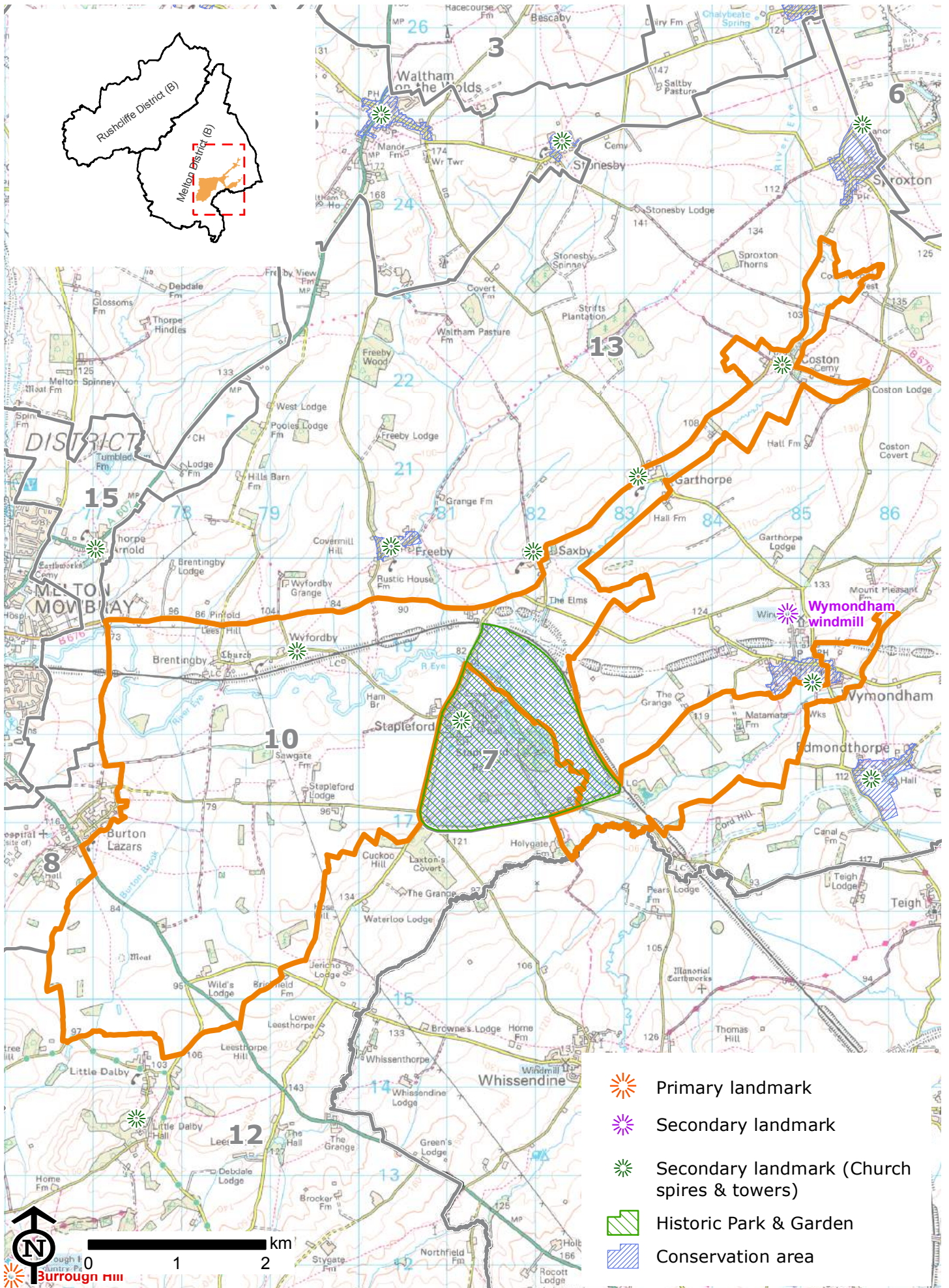


Figure 5.10

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LCU10 Leicestershire Wolds: Eye Valley

7.155 This area comprises LCA13 Eye Valley and part of LCA 17 Open Arable. The extent of the Landscape Character Unit is shown in **Figure 5.10**.

Key Landscape Characteristics

7.156 The Melton Borough Landscape and Historic Urban Character Assessment (2006) describes the Eye Valley LCA as *“A mixed rather discordant river valley landscape, with traditional small scale pastoral land to the north and contrasting large scale intensive open arable land to the south, which suppresses the natural river valley landscape”*.

7.157 Key characteristics of the Leicestershire Wolds: Eye Valley LCU are as follows²⁵:

- Small scale pastoral landscape to the north.
- Large scale intensively farmed open arable fields to south.
- Sparse hedgerows and tree clumps
- String of villages on edge of the valley
- Mixed arable and pasture
- Limited woodland cover
- Urban influence of Melton Mowbray
- Strong rural character
- Features of historical interest

Landscape-related designations

7.158 The grounds of Stapleford Park, which are listed on the Register of Historic Parks and Gardens, extend into this landscape (the remainder is located in LCU7). The registered site comprises large arable fields and paddocks, although field trees have been retained. The Conservation Area is defined to the northeast and east by the railway and to the southwest continues into the small adjacent area of LCU7, within which Stapleford Hall is located.

Important Landmarks and Views

7.159 No primary landmarks are located within this unit. Towards the northern edge of the area, churches at Wyfordby and Saxby form secondary landmarks.

7.160 There are elevated and long views across the valley and floodplains of the unit from the long ridge between Cuckoo Hill and Hose Hill towards Burton Lazars and the wolds to the north.

7.161 Views are available towards the High Leicestershire Hills which form a prominent and attractive skyline of distinctive wooded hills and ridges.

7.162 In addition, there are a number of other locally valued views, including those identified by the Parish Councils (see **Appendix 4**).

²⁵ Melton Borough Landscape and Historic Urban Character Assessment (2006)

Landscape sensitivity assessment

7.163 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.10: Landscape sensitivity assessment for Landscape Character Unit 10 Eye Valley

	Lower sensitivity		↔	Higher sensitivity	
Landform and Scale	L-M				
	The broad, flat and largely wide floodplain is of relatively low sensitivity to wind turbines, although the more steeply sloping valley sides to north near Wyfordby are of higher sensitivity.				
Land cover pattern and presence of human scale features	L-M				
	<p>The course of the river and the numerous drainage channels are not prominent features in the landscape and land cover comprises mostly medium to very large scale agricultural fields and occasional floodplain meadows.</p> <p>Tree cover is generally sparse, but blocks of woodland, including historic coverts and spinneys, are scattered across the valley and wide tree belts occur in the east. The overriding character is one of openness with occasional human scale and historic features (such as the churches at Wyfordby and Brentingby and the weir to the north of Stapleford Hall) and vernacular buildings. This indicates a lower sensitivity to wind turbines.</p>				
Skylines			M		
	<p>The skylines are formed by the hills enclosing the area to the north and south. These are generally wide and open. A relatively prominent ridge to the west of the area, on which the village of Burton Lazars is located, is widely visible across the valley and forms the skyline to the west. The more strongly rolling and wooded hills to the south form a distinctive and varied skyline in this direction.</p> <p>A line of pylons which crosses the area between Wyfordby and Hose Hill forms a large scale and prominent feature in the flat open landscape.</p>				
Perceptual qualities			M		
	This landscape is predominately rural with areas that have a tranquil and undisturbed character. It does however have the appearance of an intensely managed agricultural landscape and there is some influence from larger human structures, including pylons and the eastern fringes of Melton.				
Scenic qualities			M		
	The river corridor has been eroded through arable intensification but the enclosure of the broad flat valley and floodplains by rounded hills provide some visual diversity and long views to distant ridges. This is a landscape with low-medium scenic quality.				

Intervisibility				M-H	
	The valley and floodplains are visible from the rising High Leicestershire Hills to the south and the southern edges of the wolds to the south.				
Discussion on landscape sensitivity to the principle of wind energy	The flat and open landscape is of a medium to large scale and the valley profile generally not well pronounced, indicating a lower sensitivity to wind turbines. However the rural and relatively undeveloped character and areas of historical interest increase the sensitivity. Where the river valley becomes more enclosed at the eastern extents of the area, sensitivity is higher due to the smaller scale and more varied topography and its relationship with small villages which introduce more human scale features into the landscape.				

Landscape sensitivity to different turbine heights

<25m	L-M
25 to 50 m	M
51 to 75 m	M-H
76 to 110 m	H
111 to 150 m	H

7.164 Whilst this is a landscape of relative simplicity in terms of both the landform and land cover pattern, taller features within this area are likely to appear out of scale in relation to the surrounding hills, which although prominent in views only rise to approximately 210m AOD (approximately 130m above the valley) and are relatively small. Due to the extent of the area and the scale of the surrounding hills, the landscape would be particularly sensitive to turbines over 50m in height and highly sensitive to turbines of over 75m. Areas to the east towards Wymondham and Saxby are of greater sensitivity due to the smaller scale and more sloping topography.

Discussion on different cluster sizes

7.165 Within the broader western part of the unit, which is of medium to large scale in terms of its topography and pattern, the area would be particularly sensitive to groups of 2-3 turbines. Within the east of the area, where the extent of the area is much smaller and the topography more varied, the area would be highly sensitivity to anything other than single turbines.

Summary of Key Sensitive Features and Views

- The historic villages and hamlets including Wymondham, Saxby, Garthorpe and Coston and their strongly rural setting and churches that form local landmarks.
- Areas of woodland, copses and spinneys which are features of the rural landscape.
- The rural character of the landscape and sense of tranquillity, particularly in the east.
- Views to the Leicestershire Wolds to the north and High Leicestershire hills to the south.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

7.166 At the time of writing there were no existing or proposed schemes within the area.

Guidance for development

- 7.167 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines greater than 50m and highly sensitive to turbines greater than 110m in height due to the scale of the area and hill which surround it. It would be sensitive to clusters of more than 2-3 turbines within the larger western area and single turbines in the smaller eastern extents.
- 7.168 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:
- The rural setting of the historic villages is preserved and churches continue to form local landmarks (scale of turbines relative to churches will be an important consideration).
 - Development does not adversely affect the special character of conservation areas as recorded in the conservation area appraisals, including the views identified as being important to the special architectural and historic interest of the villages.
 - Areas of woodland, copses and spinneys are conserved as features of the rural landscape.
 - The rural character and sense of tranquillity of the valley is maintained.
- 7.169 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit.
- 7.170 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

High Leicestershire Hills: Gaddesby Valley



Figure 5.11

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LCU 11 High Leicestershire Hills: Gaddesby Valley

7.171 This area comprises LCA17 Gaddesby Valley within Melton Borough. The extent of the Landscape Character Unit is shown in **Figure 5.11**.

Key Landscape Characteristics

7.172 The Melton Borough Landscape and Historic Urban Character Assessment (2006) describes the Gaddesby Valley LCA as *"A gentle valley floor with sinuous river course and mixture of country houses, parkland, orchards, pastoral farmland and horticulture"*.

7.173 Key characteristics of the Leicestershire Wolds: Gaddesby Valley LCU are as follows:

- Restricted to valley floor
- Houses set in parkland
- Farmsteads and horticulture
- Traditional pastures and orchards

Landscape-related designations

7.174 The area includes two Conservation Areas covering the villages (or part of the villages) of Ashby Folville and Gaddesby.

Important Landmarks and Views

7.175 No primary landmarks are located within this unit. Church spires and towers within the valley form secondary landmarks.

7.176 In addition, there are a number of other locally valued views, including those identified by the Parish Councils in **Appendix 4**.

Landscape sensitivity assessment

7.177 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.11: Landscape sensitivity assessment for Landscape Character Unit 11 Leicestershire Wolds: Gaddesby Valley

	Lower sensitivity				↔	Higher sensitivity				
Landform and Scale			M							
	A small valley, located within the with gentle, broad and rounded valley slopes that give rise to a relatively well defined valley profile. The landscape has a small to medium landform, ranging from of 70m AOD to 120m AOD.									

Land cover pattern and presence of human scale features				M-H	
	The western part of the area contains meadows on floodplains and to the east the area the HLC identifies areas of parliamentary enclosure containing ridge and furrow. Small, historic villages, some associated with parkland, are regularly dispersed along the valley and form regular human scale focal points. Gaddesby Brook is not a prominent feature in the area. Historic villages, and their churches set within trees and woodland, also form local landmarks in views within the valley.				
Skylines			M		
	Skylines are formed by the surrounding valley sides, with the crests of the hills usually open. A line of pylons in the east forms a prominent feature where visible.				
Perceptual qualities				M-H	
	The area has strong rural and tranquil qualities, with limited influence from larger development, although a pylons line crosses the area in the east.				
Scenic qualities				M-H	
	This area has a relatively high scenic quality as a result of the attractive combination of meadows and fields, woodland and historic villages. Long views to the large and varied hills to the south contribute to the scenic quality.				
Intervisibility			M		
	Views along the valley are available from the edges of the more elevated adjacent hills to the north and south (LCU8 and LCU12), although often the convex slopes of the valley sides prevent views to the valley floor.				
Discussion on landscape sensitivity to the principle of wind energy	Although the landform is of a medium scale and the valley profile is gentle, the strong rural character and the sensitivity of the landcover (which includes features of historic and ecological interest) and pattern increase the sensitivity of this landscape unit.				

Landscape sensitivity to different turbine heights

<25m	L-M
25 to 50 m	M
51 to 75 m	M-H
76 to 110 m	H
111 to 150 m	H

7.178 This is a medium-scale, occasionally intricate, landscape with tranquil and strong rural qualities and a human scale which would make it particularly sensitive to turbines over 50m and highly sensitive to turbines over 75m.

7.179 The scale of turbines relative to the church spires which form important landmarks, will be an important consideration in this area.

Discussion on different cluster sizes

7.180 The medium to small scale of this landscape indicates a high sensitivity to groups of more than two to three turbines.

Summary of Key Sensitive Features and Views

- Areas of more steeply sloping land towards the higher hills which enclose the valley.
- The historic villages, their churches that form local landmarks, and their rural settings.
- Areas of woodland, copses and spinneys which are features of the rural landscape.
- The deeply rural character of the landscape and sense of tranquillity.
- Scenic qualities resulting from the pleasing combination of field, hedgerows, woodlands and villages.
- River habitats (some recognised as SSSIs).
- Areas of ridge and furrow.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

7.181 At the time of writing there were no existing or proposed schemes within the area.

Guidance for development

- 7.1 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines over 50m and highly sensitive to turbines over 75m or groups of more than two to three turbines.
- 7.2 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:
- Development does not adversely affect the special character of conservation areas as recorded in the conservation area appraisals, including the views identified as being important to the special architectural and historic interest of the villages.
 - The village churches remain as local landmarks and the focus of views (scale of turbines relative to churches will be an important consideration).
 - The deeply rural character of the landscape and sense of tranquillity is maintained.
 - The pleasing compositions of fields, hedgerows, woodlands and villages are maintained.
 - Areas of ridge and furrow are avoided.
- 7.3 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit.
- 7.4 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

High Leicestershire Hills: Burrough Hills

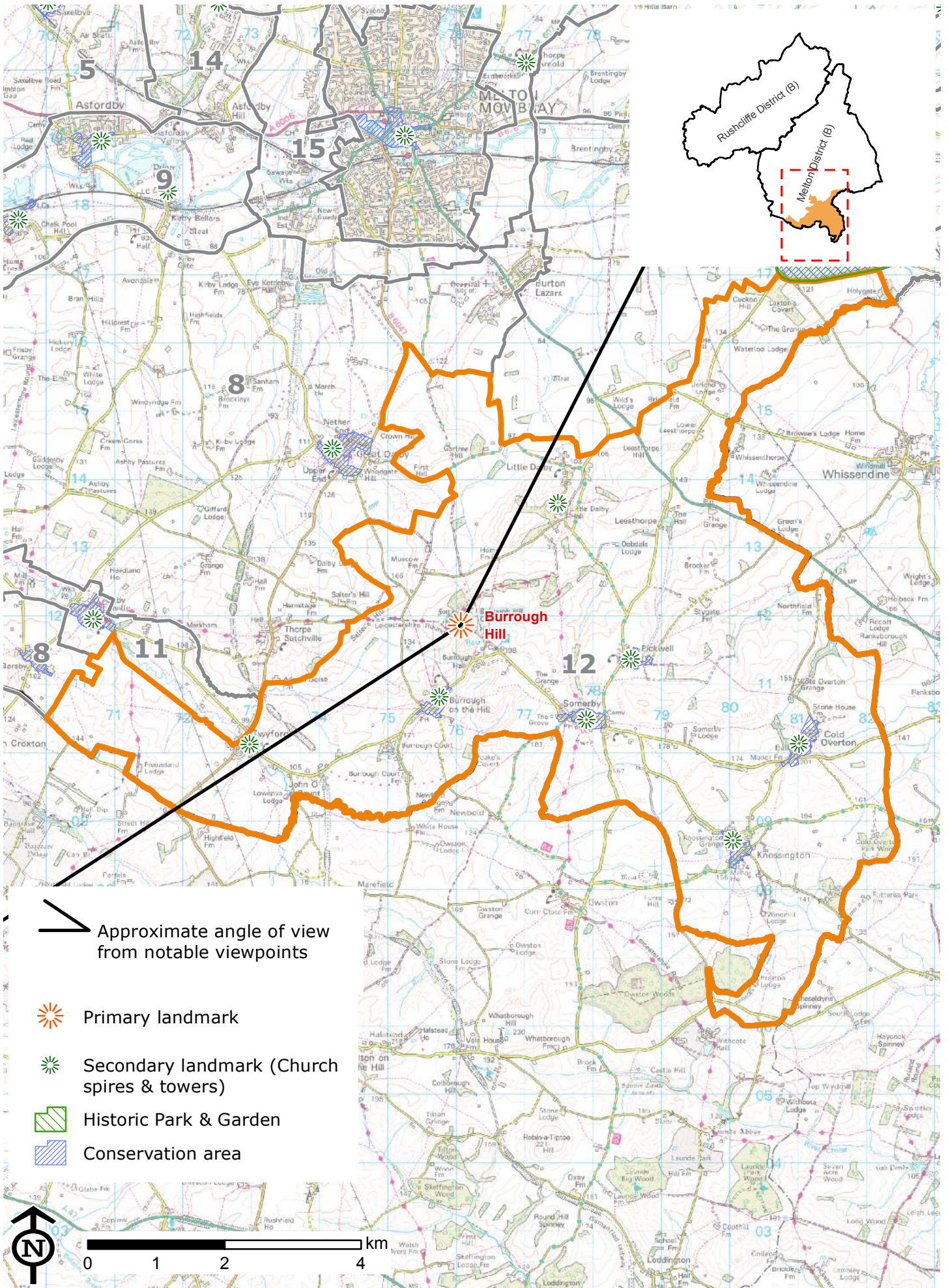


Figure 5.12

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LCU12 High Leicestershire Hills: Burrough Hills

- 7.5 This area comprises LCA15 High Leicestershire Hills within Melton Borough. The extent of the Landscape Character Unit is shown in **Figure 5.12**.

Key Landscape Characteristics

- 7.6 The Melton Borough Landscape and Historic Urban Character Assessment (2006) describes the High Leicestershire Hills LCA as "*Classic landscape influenced by the requirements of sporting estates with attractive stone villages amongst rolling pastoral hills and escarpment, and a range of field shapes and sizes enclosed by well-managed often chamfered hedges, woodland, parkland, copses, green lanes, wide grass road verges and some more intensive arable land*".
- 7.7 Key characteristics of the Leicestershire Hills: Burrough Hills LCU are as follows²⁶:
- Rolling hills and pronounced escarpment.
 - Broad rolling ridges and varied, often steep-sided valleys.
 - Well preserved sporting estates.
 - Historic features, green lanes and parkland.
 - Arable on flatter ridges, pasture on slopes and in valleys.
 - Narrow gated roads connecting remote hamlets and farms.
 - Field ponds.
 - Ancient oak and ash woodlands and unimproved grassland provide important habitats for key species.
 - Sense of many trees being present in the landscape arising from surviving concentrations of ancient woodland, abundant wide hedgerows, hedgerow trees, copses, spinneys and small woodlands, the last often sited on ridges.
 - Sparse settlement of small villages with little modern development.
 - Ironstone and limestone churches and vernacular buildings but also abundant red brick with some survival of timber frame and thatch.
 - A rich historic landscape hosting iron-age hill forts, frequent and very prominent ridge and furrow, ancient woodland and veteran trees, fine landscape parkland and attractive country houses often associated with evidence of many deserted or shrunken medieval settlements.
- 7.8 The area contains numerous Iron-age hill forts, including at Borough Hill, and conservation areas covering the villages of Burrough on the Hill, Somerby, Pickwell, and Cold Overton.

Important Landmarks and Views

- 7.9 The Iron-age Hill Fort on Burrough Hill is a primary landmark at the Borough level. In addition a number of the churches in the villages form secondary landmarks (see **Figure 3.4**).
- 7.10 The summit of Burrough Hill is marked on OS maps as a viewpoint and panoramic views from the north to the south-west are available from the summit. These views are over the undulating plateau that forms Great Dalby and Gaddesby Pastoral Farmland, the Wreake/Eye Valley (in which Melton Mowbray sits) and towards the Wolds to the north of Melton and the escarpment of High Leicestershire to the west. This is an undulating lush and rural farmed landscape of fields,

²⁶ Key characteristics as identified in the Melton Borough Landscape and Historic Urban Character Assessment (2006), the Leicestershire, Leicestershire and Rutland Landscape and Woodland Strategy (2003) and the High Leicestershire National Character Area Profile (2012)

woodlands, scattered farmsteads and villages (with prominent churches). The landscape also includes pylons, telegraph poles and wind turbines – although the view is rural. On the horizon to the west the Ratcliffe on Soar power station can be seen on a clear day.

- 7.11 In addition, there are a number of other locally valued views from the hills towards over the lower lying areas to the north, as well as other locally valued views including those identified by the Parish Councils in **Appendix 4**.

Landscape sensitivity assessment

- 7.12 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.12: Landscape sensitivity assessment for Landscape Character Unit 12 High Leicestershire Hills: Burrough Hills

	Lower sensitivity Higher sensitivity			
Landform and Scale	1	2	3	4 (M-H)
	The topography of this landscape is varied, but is predominantly elevated and strongly rolling, of a medium to large scale, with some steeply sided valleys separated by broad ridges. A pronounced escarpment runs north-east to south-west, including Burrough Hill – this is particularly sensitive. Flatter plateau areas are less sensitive.			
Land cover pattern and presence of human scale features	1	2	3	4 (M-H)
	There is a mixture of field patterns and scales, with some areas reflecting piecemeal enclosure before the parliamentary enclosures of the 18 th century, with more recent, strongly rectilinear patterns occurring on more elevated slopes (less sensitive). The steep slopes of the escarpment contain some important areas of species rich, unimproved grassland, which would be of high sensitivity. There are many human scale features including historic villages (of ironstone and limestone), trees, woodland which increase sensitivity to large scale turbines.			
Skylines	1	2	3	4 (H)
	Skylines prominent and distinctive in this area – in particular the skyline of the ridge that forms the tops of the escarpment, which includes Burrough Hill. In addition, the Iron age hill fort at Burrough Hill is an important skyline feature. Skylines tend to be undeveloped, although churches are also important skyline features on lower ground.			
Perceptual qualities	1	2	3	4 (M-H)
	This landscape has quiet, remote rural qualities compared to other areas within the borough. Narrow gated lanes link hamlets and farms and settlement is sparse. There are some pylons reduce the undeveloped qualities of the area.			
Scenic qualities	1	2	3	4 (M-H)
	This area has a relatively high scenic quality as a result of the pleasing combination of hills, valleys, fields, woodland and historic villages. Good views contribute to the scenic quality.			

		Lower sensitivity				↔	Higher sensitivity				
Intervisibility											H
	The hills of this area form an important backdrop in views from other adjacent areas in High Leicestershire as well as from the Wreake Valley and the Wolds to the north.										
Discussion on landscape sensitivity to the principle of wind energy	The strongly rolling landform and steep sided valleys, presence of many human scale features, prominent and distinctive skylines, strong rural and remote qualities, relatively high scenic quality and backdrop it provides to other areas increases sensitivity to wind turbines. The prominent escarpment, and the area around Burrough Hill, is particularly sensitive.										

Landscape sensitivity to different turbine heights

<25m	M
25 to 50 m	M-H
51 to 75 m	H
76 to 110 m	H
111 to 150 m	H

Discussion on different cluster sizes

- 7.13 Due to the varied and irregular nature of the landform, the landscape it is particularly sensitive to anything greater than a pair of turbines.

Summary of Key Sensitive Features and Views

- The undeveloped and prominent escarpment.
- Historic landmark features including the Iron-age hill fort at Burrough Hill and village churches.
- Quiet, remote and rural characteristics.
- Characteristic small historic villages with a rural setting.
- The narrow gated lanes
- Areas of ancient woodland and unimproved grassland.
- The pleasing combination of hills, valleys, fields, woodland and historic villages.
- The panoramic and rural nature of the views from Burrough Hill.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

- 7.14 A map showing the locations of permitted sites for wind development is presented in **Figure 2.1a**, though this reflects Council records at the time this study was produced and the Council may publish updated maps which supersede this.
- 7.15 At the time of writing there were four operational schemes in the area: a single turbine (34.2m to tip) at Stygate Lane to the northeast of Pickwell; two turbines (25m to tip) at Moscow Farm; a single turbine at Cawthorne, Marfield Lane (18m to tip); and a single turbine at Sconsborough Farm (under 25m in height to tip).

Guidance for development

- 7.16 The landscape sensitivity assessment indicates that this landscape would be highly sensitive to any turbines over 50m to tip and to any developments greater in size than a pair (as currently exists at Moscow Farm). The escarpment, and particularly Burrough Hill, is particularly sensitive to any wind turbines.
- 7.17 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:
- The undeveloped nature of the prominent escarpment skyline is conserved, and particularly the Iron-age hill fort at Burrough Hill which forms a Borough-wide landmark.
 - The village churches remain as local landmarks (scale and location of turbines relative to churches will be an important consideration).
 - The quiet, remote and rural characteristics of the landscape are conserved.
 - The rural setting of the small historic villages are maintained and development does not adversely affect the special character of conservation areas as recorded in the conservation area appraisals, including the views identified as being important to the special architectural and historic interest of the villages.
 - The narrow character of the rural gated lanes is preserved (avoid widening associated with turbine delivery).
 - Areas of ancient woodland and unimproved grassland are maintained.
 - The pleasing combination of hills, valleys, fields, woodland and historic villages remains and modern built development forms occasional features within this, rather than becoming defining elements of landscape character.
 - The panoramic and rural nature of the views from Burrough Hill are preserved so that this remains a place to appreciate views of the Borough.
- 7.18 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit.
- 7.19 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

The Leicestershire Wolds: Freeby, Buckminster and Wymondham Farmland

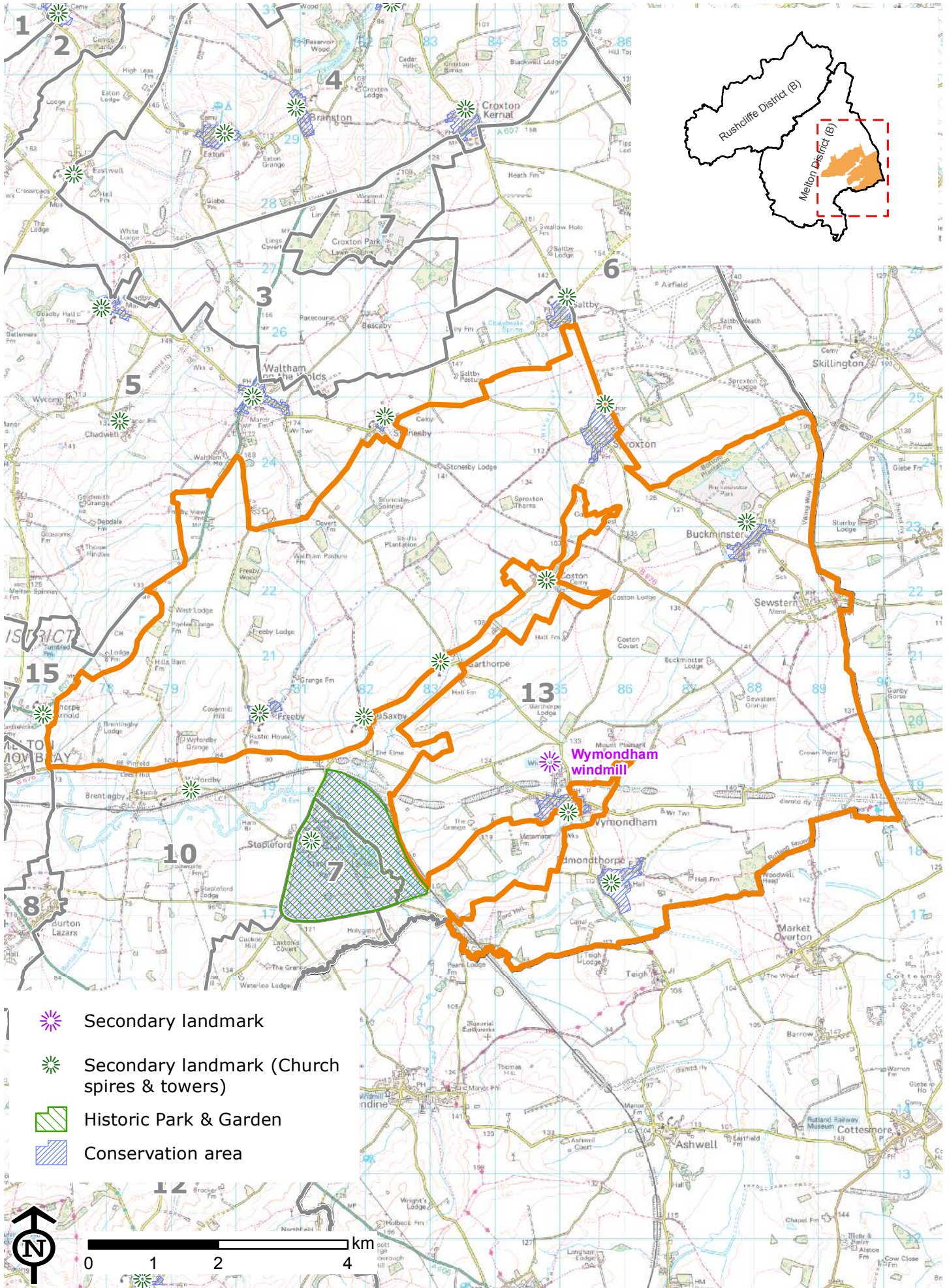


Figure 5.13

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LCU13 Leicestershire Wolds: Buckminster, Wymondham and Freeby Farmland

7.21 This area comprises LCA 17 Open Arable and LCA16 Farmland Patchwork within Melton Borough. The extent of the Landscape Character Unit is shown in **Figure 5.13**.

Key Landscape Characteristics

- 7.22 The Melton Borough Landscape and Historic Urban Character Assessment (2006) describes the Farmland Patchwork LCA as a *"gently rolling lowland mixed farmland landscape with a distinct patchwork of small to medium scale regular shaped pastoral and arable fields with blocks of game cover and small woodlands"*.
- 7.23 Key characteristics of the Leicestershire Wolds: Buckminster, Wymondham and Freeby Farmland are as follows:
- Landscape influenced by game shooting in the west, with blocks of trees, woodland, game cover crops
 - Areas of intensively farmed, large scale open landscape
 - Past field enlargement through hedge and woodland removal
 - Pattern of historic landscape still evident in places.

Landscape-related designations

7.24 The area includes Conservation Areas covering the villages (or parts of the villages) of Buckminster, Sproxton, Wymondham, Edmondthorpe, Freeby.

Important Viewpoints and Views

- 7.25 Villages, and in particular their churches, and a wind mill at Wymondham form local landmark features.
- 7.26 The landscape is undulating with varied views. There are a number of locally valued views, including those identified by the Parish Councils (see **Appendix 4**).

Landscape sensitivity assessment

7.27 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.13: Landscape sensitivity assessment for Landscape Character Unit 13 Leicestershire Wolds: Buckminster, Wymondham and Freeby Farmland

		Lower sensitivity		↔	Higher sensitivity	
Landform and Scale				M		
	This is a medium scale landscape with a rolling topography, including broader elevated areas on the top of the hills, rounded convex slopes and vales formed by the River Eye and smaller streams, although these are not particularly enclosed.					

	Lower sensitivity ← → Higher sensitivity			
Land cover pattern and presence of human scale features			M	
	<p>The landscape comprises mostly medium to large scale arable fields and a relatively strong pattern of woodland and hedgerows. Smaller and more irregular field patterns occur within the smaller vales and adjacent to villages. An area of Ancient Woodland occurs at Freeby Wood.</p> <p>Settlement is generally sparse, but there are regularly dispersed farmsteads and villages, most of which are conservation areas. These form important features within the LCU which form human scale landmarks, particularly churches.</p>			
Skylines			M	
	<p>The hills sides can form prominent skylines from within the vales, with wider, less prominent skylines on the hilltops, although views are available to prominent but distant skylines of the wooded High Leicestershire Hills.</p> <p>Landmarks on the skyline include villages, churches and a wind mill at Wymondham.</p>			
Perceptual qualities			M-H	
	<p>This is a rural and tranquil farmland landscape with scattered farms and villages, with few large, man-made structures and a sense of remoteness.</p>			
Scenic qualities			M	
	<p>This is an attractive rural landscape with a pleasing combination of fields, hedgerows, woodland and villages set in a rolling landscape.</p>			
Intervisibility			M	
	<p>Middle distant views are available from neighbouring LCUs to this area, including the Eye Valley to the west and the more northerly Leicestershire Wolds. The edges of this area where it meets adjacent valleys form skylines that are visible from these lower-lying adjacent units, making these edges more sensitive than the centre.</p>			
Discussion on landscape sensitivity to the principle of wind energy	<p>Although the large scale landform and intensive arable farming reduce sensitivity, the regular presence human scale features, its tranquil nature, and undeveloped skylines increase sensitivity.</p> <p>Areas of larger-scale landform and land cover pattern, where open arable farmland is present, have a lower sensitivity, whilst the smaller scale areas within the vales and adjacent to villages are of higher sensitivity.</p>			

Landscape sensitivity to different turbine heights

<25m	L
25 to 50 m	L-M
51 to 75 m	M
76 to 110 m	M-H
111 to 150 m	H

7.28 Due to the large to medium scale of the landform and land cover and strongly rural character of the area, the landscape would be particularly sensitive to turbines of greater than 75m to tip height and highly sensitive to turbines of over 110m.

Discussion on different cluster sizes

7.29 The rolling topography and scale of field patterns, particularly within the vales, means this LCU is likely to be particularly sensitive to clusters of more than two to three turbines.

Summary of Key Sensitive Features and Views

- Areas of more strongly rolling and sloping topography towards the Eye valley.
- The historic villages, their churches that form local landmarks, and their rural settings.
- The deeply rural character of the landscape and sense of tranquillity.
- Areas of ancient woodland.
- Scenic qualities due to a combination of openness and enclosure, varied land cover and visual diversity.
- Long views from ridges across an attractive rolling and rural landscape.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

7.30 At the time of writing, there was a single operational turbine at Buckminster Road (32.6m to tip) located to the south of Sproxton (see **Figure 2.1a**).

Guidance for development

7.31 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines over 75m to tip and highly sensitive to turbines over 110m in height. It also notes that the landscape is likely to be highly sensitive to clusters of more than two to three turbines.

7.32 When siting and designing wind energy developments in this landscape, the generic guidance provided within Section 6 should be followed, particularly when considering the cumulative impacts of multiple schemes. In addition, within this area particular care will need to be taken to ensure:

- The historic villages with distinctive church spires remain as landmark features and that turbines do not compete with these as local landmarks.
- The tranquil and strongly rural nature of the area is maintained overall.
- The attractive views through the smaller vales and towards the small villages are retained.
- The small scale of the pastoral areas, particularly areas associated with villages, is maintained and not dominated by large scale turbines.

- Development does not adversely affect the special character of conservation areas as recorded in the conservation area appraisals, including the views identified as being important to the special architectural and historic interest of the villages.

- 7.33 Developments within the unit should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit. This could include very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) and occasional small groups of medium scale turbines in larger scale areas (aiming for a consistent scale and design of these larger schemes), and maintaining a distinct hierarchy between these two scales of wind energy development.
- 7.34 In addition, schemes should be well designed and balanced and avoid visual clutter with existing development, including the Waltham mast.
- 7.35 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

The Leicestershire Wolds: Asfordby Quarry

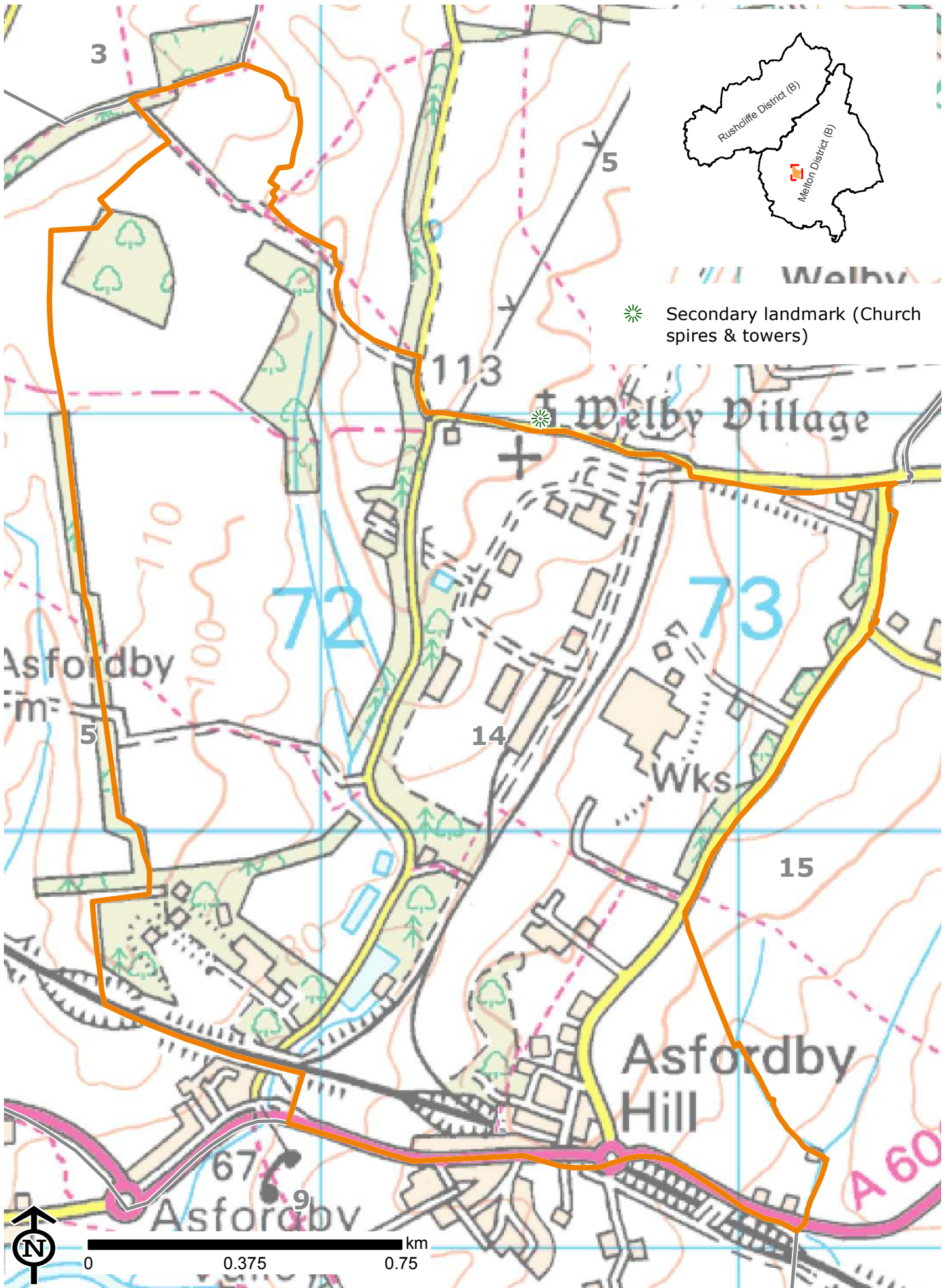


Figure 5.14

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LCU14 Leicestershire Wolds: Asfordby Quarry

7.36 This area comprises LCA19 Asfordby Quarry within Melton. The extent of the Landscape Character Unit is shown in **Figure 5.14**.

Key Landscape Characteristics

7.37 The Melton Borough Landscape and Historic Urban Character Assessment (2006) describes the Asfordby Quarry LCA as "A *disturbed, excavated, large scale, former colliery landscape now in industrial use*".

7.38 Key characteristics of the Leicestershire Wolds: Asfordby Quarry are as follows²⁷:

- Industrial landscape – former colliery
- Large scale
- Disturbed
- Continued industrial use.

Landscape-related designations

7.39 There are no conservation areas or historic parks/gardens within the area.

Important Landmarks and Views

7.40 No primary landmarks are located within this unit. The church at the site of the Medieval Village of Welby forms a secondary landmark at the northern edge of the area.

Landscape sensitivity assessment

7.41 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.14: Landscape sensitivity assessment for Landscape Character Unit 14 Leicestershire Wolds: Asfordby Quarry

	Lower sensitivity ← → Higher sensitivity			
Landform and Scale			M	
	Although the landform in parts of the area have been modified through historic land use, the topography reflects that of the wider wolds, with rolling, broad hills cut through by smaller vales formed by brooks. Much of the unit is sloping, with elevations ranging from 75m AOD in the southeast to over 130m AOD in the northwest, with the exception of an area within the west which is flatter (comprising made ground on the site of a former colliery). The area is of a medium scale.			

²⁷ As set out in Melton Borough Landscape and Historic Urban Character Assessment (2006)

	Lower sensitivity		↔	Higher sensitivity	
Land cover pattern and presence of human scale features		L-M			
	The area has been modified by historic and present industrial land uses, which include former mineral workings and a dismantled railway line. At present the area comprises a mixture of medium scale pastoral and arable fields, blocks of woodland, small man-made lakes, and an industrial estate with some light industry.				
Skylines			M		
	Skylines within the area are formed by the sloping sides of the hills, and are generally open with hedgerows or wooded. Slim chimneys and taller buildings and structures within the industrial estate are visible above the skyline within lower-lying areas. To the south the area is mostly enclosed within trees. Longer views beyond the unit to the south are available in which the higher Leicestershire Hills form the skyline.				
Perceptual qualities		L-M			
	Although the area is fragmented and there is clear evidence of large scale modifications of the landscape and industrial uses, the wooded areas, pastoral fields and areas which are regenerating have a degree of perceived semi-natural and rural qualities. The centre and northeast, where industrial land use still predominates is of lower sensitivity.				
Scenic qualities		L-M			
	Within localised areas the combination of the rolling landform, woodland and fields do provide visual interest and diversity despite the disturbed character. Within the vicinity of the industrial estate scenic qualities are limited.				
Intervisibility			M		
	The area is visible from wider areas of the wolds to the north and west and forms part of the skyline from Melton as well as areas within the east of the Wreak Valley.				
Discussion on landscape sensitivity to the principle of wind energy	The fragmented character of this area, former and industrial uses, indicate a lower sensitivity to wind turbines, although the strongly undulating topography and tranquil qualities (particularly in the northwest of the area) increase sensitivity. The overall impression is an area influenced by human development although this does not occur across all parts of the area.				

Landscape sensitivity to different turbine heights

<25m	L
25 to 50 m	L-M
51 to 75 m	M
76 to 110 m	M-H
111 to 150 m	H

- 7.42 The presence of human scale elements and the scale of the topography means that the landscape is particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m. Areas of more steeply sloping topography and where a smaller scale of land cover prevails are more sensitive.

Discussion on different cluster sizes

- 7.43 The area would be particularly sensitive to groups more than four to five turbines due to the scale and extent of the area.

Summary of Key Sensitive Features and Views

- Areas of more strongly rolling topography towards the centre and within the east of the area.
- Areas of woodland where there is a greater sense of enclosure.
- Landmark churches in adjacent areas.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

- 7.44 At the time of writing there were no existing or proposed developments within this LCU.

Guidance for development

- 7.45 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:
- Schemes comprising more than one turbine are located away from the strongly rolling topography/ steep slopes.
 - Any scheme is balanced and in scale with the landscape and avoids visual clutter with existing development.
 - Churches in adjacent areas remain prominent and local landmarks.
- 7.46 Although the extent of the area is relatively small, if there is more than one development within the unit they should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit.
- 7.47 The overall aim should be to make sure that wind energy developments do not have a defining influence on the overall experience of the landscape (i.e. developments should not result in a change in landscape character of the unit or surrounding units).

The Leicestershire Wolds: Melton Farmland Fringe

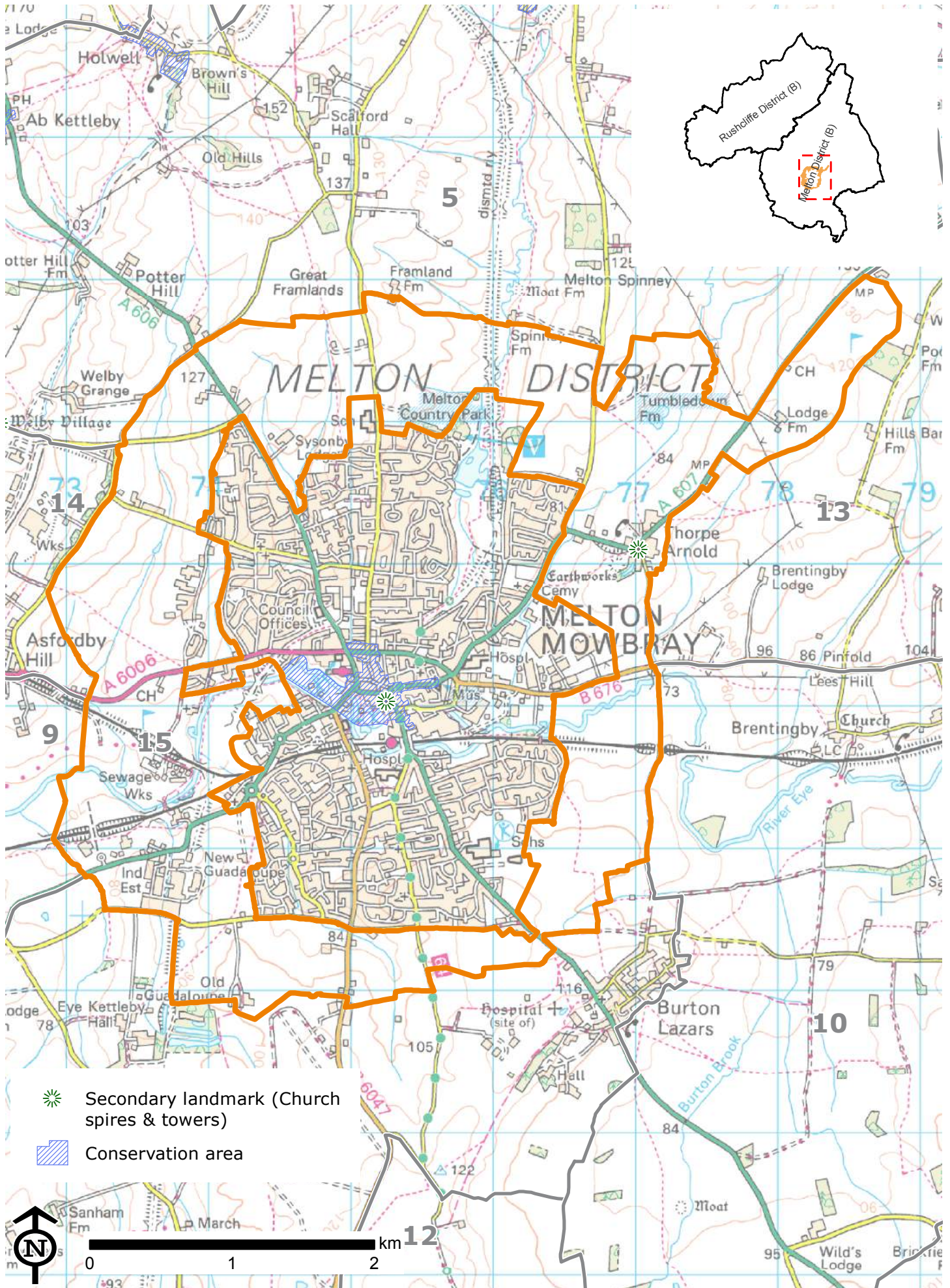


Figure 5.15

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LCU15 Leicestershire Wolds: Melton Farmland Fringe

7.49 The area comprises LCA21 Melton Farmland Fringe within Melton. The extent of the Landscape Character Unit is shown in **Figure 5.15**.

Key Landscape Characteristics

7.50 The Melton Borough Landscape and Historic Urban Character Assessment (2006) describes the Melton Farmland Fringe LCA as “*A mixed urban fringe ridge and valley and valley floor landscape, mostly pastoral farmland, MOD and recreational land*”.

7.51 Key characteristics of the Leicestershire Wolds: Asfordby Quarry are as follows:

- Rolling landscape of fields and hedges
- Mixed pasture and arable land
- Clear distinction between urban edge and countryside
- Housing estates remain unscreened
- Some industrial and other land uses (e.g. MOD)
- Urban influence of Melton Mowbray.

Landscape-related designations

7.52 There are no conservation areas of historic parks/ gardens within this unit.

Important Viewpoints and Views

7.53 No primary or secondary landmarks are located within this unit.

7.54 This area falls within the view cone from Burrough Hill (see **Figure 3.4**).

Landscape sensitivity assessment

7.55 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

**Table 7.15: Landscape sensitivity assessment for Landscape Character Unit 15
Leicestershire Hills: Melton Farmland Fringe**

	Lower sensitivity Higher sensitivity			
Landform and Scale	M			
	<p>A medium scale, rolling landscape rising up from 70m within the river valley of the River Wreake to elevations of up to 130m to the north on the enclosing valley slopes. Small streams originating in the wolds flow south to the Wreake and form shallow valleys that create a gently rounded and undulating topography in the north. To the south of the river the topography is more gentle with more gradual slopes.</p> <p>The steeper slopes to the north are of greater sensitivity to wind turbines than some of the more subtly sloping areas to the south. Overall the landform and scale indicates a medium sensitivity to wind turbines.</p>			
Land cover pattern and presence of human scale features	L-M			
	<p>Although landcover consists predominantly of agricultural fields, including a mixture of pastoral and arable fields, the area also includes an industrial estate and sewage works to the southwest, a golf course, and the Twin Lakes Park to the northeast. There are also floodplain fields adjacent to the course of the river. Areas of woodland occur along the course of the river and around the Twin Lakes Park and industrial estates.</p> <p>The mixed and fragmented nature of the area and but largely human scale of the landscape indicates a low-medium sensitivity to wind turbines.</p>			
Skylines	M			
	<p>Within lower lying areas the skylines are formed by the valley sides, which are generally open, or with trees on the skyline. The buildings and rooftops within Melton dominate the skyline from localised areas. From more elevated areas to the north and south, skylines are varied, formed by surrounding interlinking and rounded hill slopes of adjacent areas or wider, less prominent skylines on the broader hilltops. There are few landmarks within this area.</p>			
Perceptual qualities	L-M			
	<p>The landscape has a semi-rural busy character in the southwest and at the edges of Melton. This area is influenced by modern human activity but retains some more rural areas to the north and south.</p>			
Scenic qualities	L-M			
	<p>This area has limited scenic quality with few distinctive features, mainly in the southwest where woodland follows the course of the River Wreake. To the north there is some more visual diversity associated with Melton Country Park (within Melton).</p>			
Intervisibility	M			
	<p>There is some intervisibility between this character unit and neighbouring LCTs from elevated and open locations. Views are contained in parts of the river valley where there is tree cover. There are views from the urban area of Melton.</p>			

Lower sensitivity ←→ Higher sensitivity	
Discussion on landscape sensitivity to the principle of wind energy	The fragmented character of this area, affected by intensification of arable farming on the more elevated slopes, industrial estates at the fringes of Melton and sewage works, indicates a lower sensitivity to wind turbines, although the area contains localised areas with a stronger rural character. The overall impression is an area influenced by human development although features are generally human scale.

Landscape sensitivity to different turbine heights

<25m	L
25 to 50 m	L-M
51 to 75 m	M
76 to 110 m	M-H
111 to 150 m	H

- 7.56 The presence of human scale elements (including those within the town of Melton) and the scale of the topography means that the landscape is particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m. It has a low sensitivity to small turbines.

Discussion on different cluster sizes

- 7.57 The area would be particularly sensitive to groups of more than two to three turbines due to the scale and extent of the area. Any development would be subject to other constraints, including visual and residential amenity.

Summary of Key Sensitive Features and Views

- Areas of more rolling and sloping land towards the Wreake Valley in the north and Scalford Brook to the north.
- Areas of woodland, copses and spinneys which are features of the rural landscape.
- Views from residential areas of Melton.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

- 7.58 At the time of writing there were no existing or proposed developments within this LCU.

Guidance for development

- 7.59 The sensitivity assessment indicates that this landscape would be particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m, or groups of more than two to three turbines. However, the extent of the area and proximity to residential areas of Melton is likely to create a constraint to development.
- 7.60 When siting and designing wind energy developments in this landscape, the generic guidance provided within Section 6 should be followed. In addition, within this area particular care will need to be taken to ensure:

- Turbines are located away from the rolling and sloping land towards the Wreake Valley in the north and Scaford Brook to the north.
 - Views from residential areas of Melton are considered in planning any development.
 - Turbines do not cause visual clutter with existing development.
- 7.61 Developments within the unit should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit.
- 7.62 The overall aim should be to make sure that wind energy developments do not have a defining influence on the overall experience of the landscape (i.e. developments should not result in a change in landscape character of the unit or surrounding units).

Nottinghamshire Wolds: Gotham and West Leake Wooded Hills and Scarps

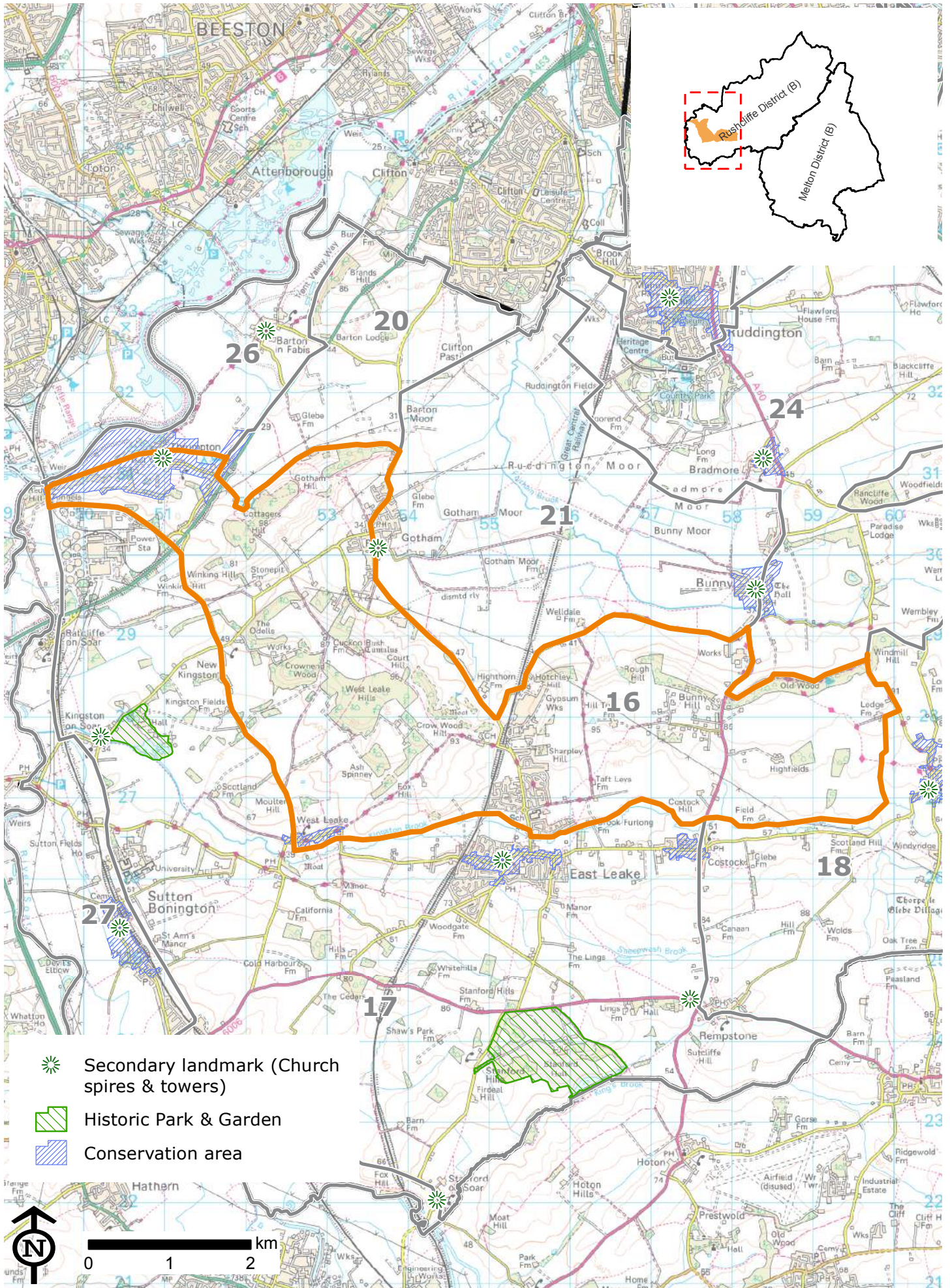


Figure 5.16

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LCU16 Nottinghamshire Wolds: Gotham and West Leake Wooded Hills and Scarps

7.64 This Landscape Character Unit comprises the NW1 Gotham and West Leake Wooded Hills and Scarps within Rushcliffe Borough. The extent of the LCU is shown in **Figure 5.16**.

Key Landscape Characteristics

7.65 Key characteristics of the Gotham and West Leake Wooded Hills and Scarps²⁸ are as follows:

- Series of prominent individual hills with steep sometimes scarp slopes and broad plateaus.
- Hills are the dissected northern extent of a low boulder clay plateau extending from Leicestershire traditionally known as 'The Wolds'.
- Rural character although urban elements such as villages, power station, industry and quarrying are frequent in the landscape.
- Kingston Brook is a localised feature on low ground between hills characterised by riparian woodland and some grazing pasture at its margins.
- Land use is a mixture of woodland, arable and pasture. Arable is on the lower and more gentle slopes, pasture close to rivers, settlements and scarp grassland where the land is steeply sloping precluding machinery from working the land.
- Field pattern is mostly modern although pockets of older field systems such as irregular geometric and geometric and those reflecting open fields are present.
- Field pattern in places sweeps down the slopes and is a distinctive feature.
- Field boundaries are mostly hedgerows on the slopes with fences often present on higher ground.
- Woodland is generally on high ground across the hills although there are smaller pockets of woodland on lower ground as establishing scrub and along village fringes/areas of former quarry.
- Prominent extensive woodland plantation covers the slopes and high ground, often on steep scarps.
- Rides and areas of open land are interspersed between plantation woodland.
- Wooded tracks with spring flowering understorey planting along tracks up hills.
- Large commuter settlements such as Gotham and East Leake and smaller settlements such as West Leake are nestled at the base of the hills on the fringes of the character area.
- Infrequent individual farms within the character area often on the slopes or high ground. A row of individual modern houses is present along Ash Lane. One distinctive red brick and pantile roof farmstead on Bunny Hill is set within gardens with a small orchard.
- Buildings are mostly red brick with older properties having red pantile roofs.
- Church towers and spires are prominent within a uniform village skyline.
- Overhead lines are prominent on low ground between hills.
- Small former spring (Wheldon Spring) on Gotham Hill is a localised feature characterised by a depression in the ground and establishing scrub.
- Enclosed channelled views on low ground between hills with extensive panoramic views across towards Nottingham City and beyond from high ground.

²⁸ Taken from the Greater Nottingham Character Assessment (2009)

Landscape-related designations

- 7.66 The LCU includes the southern part of the Conservation Area of the village of Thrumpton and the Conservation Area covering the village of West Leake.

Important Landmarks and Views

- 7.67 No primary landmarks are located within this unit. Churches form secondary landmarks in this landscape. Ratcliffe on Soar power station (within the adjacent LCU 17 East Leake Rolling Farmland) also forms a prominent feature in many views from the LCU.
- 7.68 The Gotham Hills form a widely visible and distinctive backdrop from the surrounding and wider landscape. Conversely, there are extensive panoramic views available from the Gotham hills to the surrounding landscape. Views to the north towards the Trent Valley, Nottingham City and beyond can be experienced from higher ground such as Gotham Hill, and views to the north east over lower lying farmland of Ruddington and Bunny Moors in LCU 21 Ruddington Alluvial Farmland can be experienced from high points such as Cuckoo Bush and Crow Wood Hill on the Midshires Way. From the Midshires Way there are also panoramic views to the south including views over the town of East Leake to the Stanford Hills in the adjacent LCU 17 East Leake Rolling Farmland.
- 7.69 In addition, there are a number of views which are valued locally. Such views are too numerous to identify as part of this borough-wide study, but will nevertheless need to be taken into account as part of the process of siting and design of any wind energy development, and in particular as part of the process of Landscape and Visual Impact Assessment (LVIA).

Landscape sensitivity assessment

- 7.70 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.16: Landscape sensitivity assessment for Landscape Character Unit 16 Nottinghamshire Wolds: Gotham and West Leake Wooded Hills and Scarps

	Lower sensitivity Higher sensitivity			
Landform and Scale			M-H	
	<p>The LCU is dominated by a series of distinctive wooded hills including: Gotham Hill, Cottagers Hill, Wright's Hill, Wood Hill, The Odells, the West Leake Hills and Bunny Hill. The hills are characterised by steep, sometimes scarp slopes and broad plateaus with some gentler slopes – e.g. towards the east of the LCU. The hills are prominent in the local area, often forming a backdrop to views from the southern edges of Nottingham.</p> <p>Topography ranges from approximately 40m at the bottom of the slopes to 97m AOD at Gotham Hill. In the context of the surrounding flat and undulating landscape the hills appear prominent and distinctive although their scale is actually quite small, increasing their sensitivity as turbines may appear out of scale.</p>			

<p>Land cover pattern and presence of human scale features</p>				M-H	
<p>There is a broadly consistent pattern of land cover across the LCU. Arable fields are typically sited on lower and gentler slopes, whilst pasture is close to rivers or settlements and pockets of grassland on the steeper slopes. Plantation woodland is mainly located on high ground but there are some smaller pockets of woodland on lower ground. Moderate sized villages and some expanding commuter villages are present on low ground often with establishing scrub along village fringes.</p> <p>Field pattern is mostly modern, with arable fields mostly medium to large in size. At Gotham there is evidence of older irregular geometric patterns, but older field patterns are generally used for pasture. Woodland comprises large blocks of both broadleaved and conifer woodland which accentuates the landform of the distinctive hills. Rides and areas of open land are interspersed between plantation woodland</p> <p>Human scale features are present including some small, older and traditional villages e.g. West Leake – with occasional small farms often on the slopes or high ground. There are also intact hedgerow field boundaries and hedgerow trees on the slopes (fences often present on higher ground).</p>					
<p>Skylines</p>				M-H	
<p>The wooded hills are distinctive, undeveloped and consistent skyline features which often form a backdrop to views within the LCU. However, skylines are frequently broken by lines of pylons stretching across the landscape. From higher ground skylines are formed by more distant landscapes.</p>					
<p>Perceptual qualities</p>			M		
<p>The LCU has a rural character although urban elements such as villages, views of the power station at Ratcliffe on Soar (in the adjacent LCU 17 East Leake Rolling Farmland to the west), industry and quarrying are frequent in the landscape and overhead lines are prominent on low ground between hills.</p> <p>On the slopes or high ground, infrequent individual farms create a perception of sparse development and relatively little human activity. On the lower slopes and nestled at the base of the hills on the fringes of the LCU, are large commuter settlements such as Gotham and East Leake (in the adjacent LCU 17 East Leake Rolling Farmland) which are characterised by modern edges and a small older core with a distinctive church spire. Smaller settlements such as West Leake often have little modern development.</p>					
<p>Scenic qualities</p>				M-H	
<p>The LCU has a strong character, the agricultural land is well managed and features are intact with little sign of decline. The hills are distinctive – their wooded and sculptured forms create contrasts of height and texture against undulating arable fields. The small vernacular villages and Conservation Areas of Thrumpton and West Leake add visual diversity and built character.</p>					

Intervisibility	<div style="text-align: right; background-color: red; color: white; padding: 2px 10px; font-weight: bold;">H</div> <p>Views are extensive and often over long distances from the high ground. Likewise, the hills are distinctive and form a backdrop to the surrounding landscape including the southern edge of Nottingham, the Clifton Slopes of LCU 20, the Attenborough Wetlands of LCU 26 to the north, high ground of the Mickleborough Fringe in LCU 22 to the north east and the lower-lying Ruddington Alluvial Farmland and Bunny within LCU 21 to the east. There are also views into the LCU from LCU 17 to the south – e.g. panoramic views from the edge of the village of Costock in the north east corner of LCU 17 are noted in the townscape appraisal for the Conservation Area.</p>
Discussion on landscape sensitivity to the principle of wind energy	<p>The LCU is characterised by a distinctive pattern of hills, often forming a backdrop and contrast to the low-lying farmland of surrounding areas as well as the urban areas of the south of Nottingham to the north. This indicates that any turbines located on this higher ground would be widely visible, particularly against the dark texture of woodland on the highest ground. Furthermore, the relatively small scale of the landform means that larger turbines may dwarf the perceived scale of the landform. The area has a generally rural character and human scale – increasing its sensitivity to wind energy development. Characteristics such as the larger scale arable fields and urban fringe/ commuter villages have relatively lower sensitivity to wind energy development.</p>

Landscape sensitivity to different turbine heights

<25m	L-M
25 to 50 m	M
51 to 75 m	M-H
76 to 110 m	H
111 to 150 m	H

7.71 Due to the prominent hills, relatively small scale landform and extensive visibility the LCU would be highly sensitive to turbines over 75m.

Discussion on different cluster sizes

7.72 The LCU is considered to be particularly sensitive to clusters of more than two or three turbines. Areas of more undulating landform are likely to be particularly sensitive to more than a single turbine.

Summary of Key Sensitive Features and Views

- The distinctive pattern of the series of wooded hills which are locally prominent and form a backdrop to surrounding and wider landscapes.
- The expansive views from higher ground.
- Visual relationship with surrounding areas such as the south of Nottingham and views towards the hills from other areas.
- Scenic qualities associated with the contrast of wooded hills with the surrounding agricultural landscape.
- The character of Conservation Areas and smaller, traditional villages such as West Leake and Thrumpton, including views identified in the Conservation Area Appraisals (see **Appendix 3** for key views from Conservation Areas).

- Varied land cover including smaller scale field patterns defined by hedgerows and hedgerow trees and frequent human scale features.
- Areas that are more tranquil and remote in character such as hill tops and higher ground.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

7.73 At the time of writing there were no existing or proposed schemes within the LCU.

Guidance for development

- 7.74 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines over 25m and highly sensitive to turbines over 50m. It also notes that the landscape is likely to be particularly sensitive to anything greater than single turbines within areas of more distinctive landform or clusters of two to three turbines elsewhere.
- 7.75 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:
- The character and pattern of the prominent series of hills are conserved.
 - Choice of location and size/scale of development does not diminish the perceived scale of the hills.
 - The village churches continue to form local landmarks.
 - The rural setting of the small historic villages and the special character of the Conservation Areas are maintained. See **Appendix 3** for notes on views from the Conservation Areas of Thrumpton and West Leake to the surrounding countryside.
 - The pleasing combination of wooded hills, agricultural fields and historic villages remains and modern built development forms occasional features within this, rather than becoming defining elements of landscape character.
 - The panoramic and rural nature of the views from the hills are not adversely affected.
- 7.76 In addition, to minimise visual effects such as turbines appearing unbalanced from in views within the LCU and from other LCUs, turbines should avoid the areas of distinctive and irregular topography such as steeper slopes and the tops of narrow hills (this particularly applies to large turbines). Development should be located in the less settled larger scale fields or where they create balance with other large scale features such as the power station and gypsum works.
- 7.77 Schemes should be well designed and balanced and avoid visual clutter with existing development, including pylon lines.
- 7.78 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit. This could include very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) and occasional small groups of larger turbines in larger scale areas (aiming for a consistent scale and design of these larger schemes), and maintaining a distinct hierarchy between these two scales of wind energy development.
- 7.79 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

Nottinghamshire Wolds: East Leake Rolling Farmland

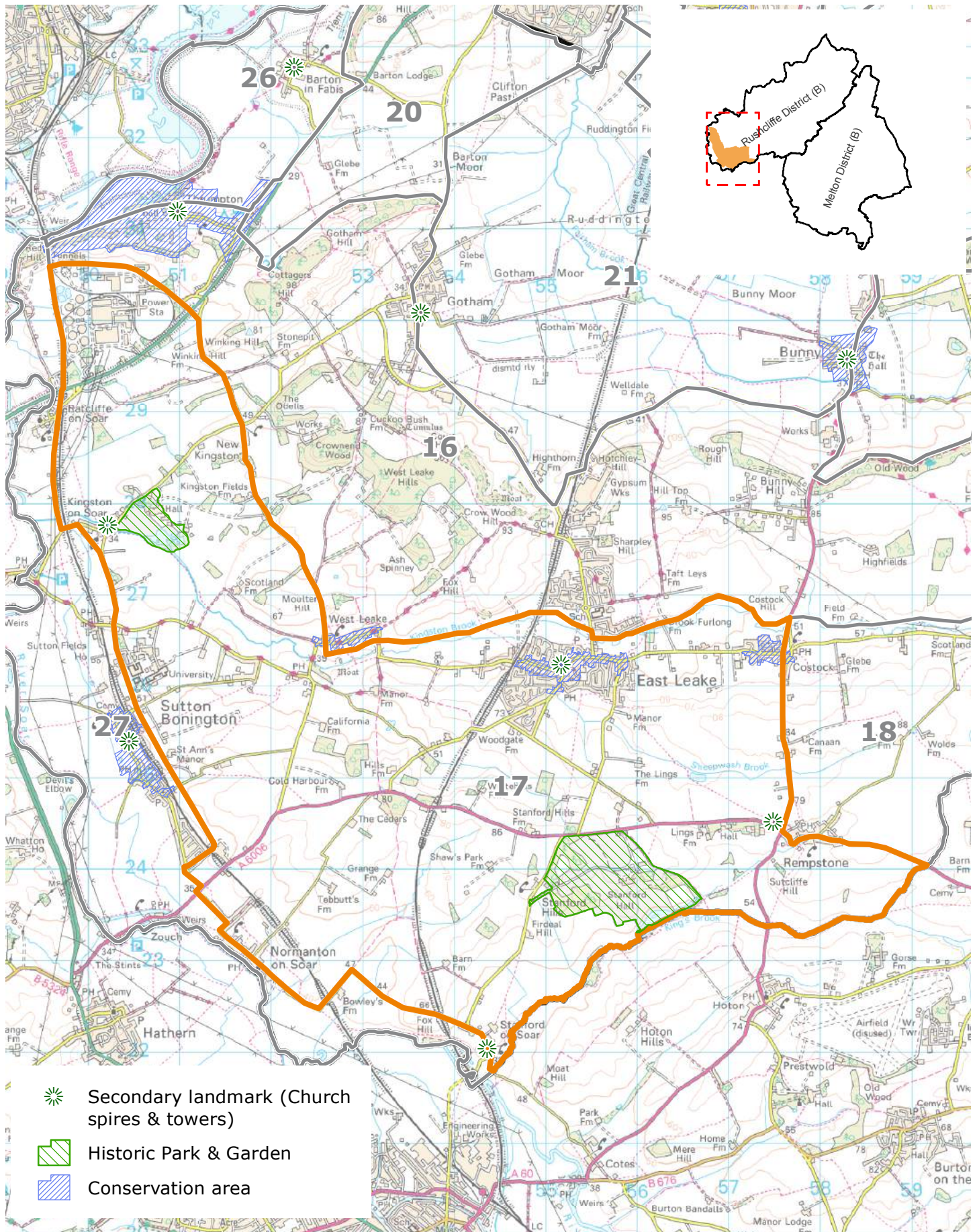


Figure 5.17

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LCU17 Nottinghamshire Wolds: East Leake Rolling Farmland

7.80 This Landscape Character Unit comprises the NW02 East Leake Rolling Farmland within Rushcliffe Borough. The extent of the Landscape Character Unit is shown in **Figure 5.17**.

Key Landscape Characteristics

7.81 Key characteristics of the Nottinghamshire Wolds: East Leake Rolling Farmland²⁹ are as follows:

- Rolling landscape which forms part of the wider glacial plateau of chalky boulder clay overlying lower lias and Rhaetic beds.
- Undulations in the landscape are formed by small streams and tributaries which have cut through softer mudstones and clays; Kingston Brook is the most distinctive.
- Localised man-made earthworks present around Ratcliffe Power Station which have a localised influence on character.
- Frequent watercourses which are often demarcated by clusters of riparian willows along their course; where trees are not present watercourses are generally not visible in the landscape.
- Rural character present across the area although there are views towards urban elements such as Ratcliffe on Soar Power Station visible above hills, a gypsum works and village fringes.
- Land use is arable and some pasture. Pasture becomes more prominent around East Leake where it is mostly horse grazing and around Rempstone where sheep grazing is more common.
- Field pattern includes small, medium and large-scale fields recognised within the Historic Landscape Characterisation as being a mix of ages including regular, semi-regular geometric and irregular field patterns. Arable field pattern tends to be of modern origin.
- Oldest field enclosures are often concentrated around watercourses and smaller settlements.
- Field boundaries are almost all hedgerows which are generally intact and comprise mostly hawthorn; around horse grazing areas electric and timber and wire fencing is present which has a localised influence in character particularly along the southern fringe of East Leake.
- There are few hedgerow trees within the landscape; this in combination with low hedgerows creates an open character to fields. Hedgerow trees tend to be concentrated around smaller pastoral fields.
- Relatively low level of woodland cover comprising prominent geometric blocks of woodland on high ground, infrequent hedgerow trees, and clumps along watercourses including willow pollards. The most significant blocks of woodland are at Stanford Hall and the formal lake and entrance at Kingston Hall around the parkland margins which includes ornamental species.
- Parkland is a distinctive feature around Kingston Hall and Stanford Hall where permanent pasture and parkland trees are prominent.
- Prominent halls framed by vistas of trees such as lime avenues. Formal brick wall boundaries define the edges of parkland.
- Small estate cottages at Kingston on Soar and lodge houses are features in these areas.
- One large nucleated commuter settlement is at East Leake; the southern edge of the village is prominent within views.

²⁹ Taken from the Greater Nottingham Character Assessment (2009)

- Costock is a small linear settlement with a pocket of prominent new development concentrated along the western edge.
- New apartment buildings for Nottingham Trent University are a localised urbanising feature within the landscape and contrast with other smaller-scale buildings.
- Network of farms each often contains a large red brick and pantile roofed farmstead with modern timber or metal outbuildings; older red brick barns are also frequent.
- Views vary from enclosed and channelled views from lower ground along watercourses to open often expansive views from higher ground, particularly to the south and beyond the borough boundary.
- Views are rural in character, with frequent dispersed villages and open farmland; small woodland blocks are a feature on high ground.
- A sand and gravel quarry has a localised influence on the landscape character of the LCU.
- Roads through the area often have narrow grassed ditches on either side.

Landscape-related designations

- 7.82 The LCU includes Conservation Areas covering the villages of East Leake and Costock. Stanford Hall and Kingston Pleasure Gardens, both Grade II Registered Parks and Gardens are also found within the LCU.

Important Landmarks and Views

- 7.83 No primary landmarks are located within this unit. Church spires and towers within the villages such as Kingston upon Soar form secondary landmarks.
- 7.84 There are long views from Stanford Hills on the A6006 to the north and south across arable farmland into Leicestershire.
- 7.85 Views from Kingston Hall of the wider landscape to the south, west and east are noted in the listing for Kingston Pleasure Gardens Registered Park and Garden, in addition to views to the north east between trees from the main drive.
- 7.86 Views from the south east of the grounds of Stanford Hall are noted in the listing for the Registered Park and Garden – views out over lower lying farmland of the south eastern edge of the LCU and out towards the town of Loughborough (outside the borough within Leicestershire).
- 7.87 In addition, there are a number of views which are valued locally. Such views are too numerous to identify as part of this borough-wide study, but will nevertheless need to be taken into account as part of the process of siting and design of any wind energy development, and in particular as part of the process of Landscape and Visual Impact Assessment (LVIA).

Landscape sensitivity assessment

- 7.88 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.17: Landscape sensitivity assessment for Landscape Character Unit 17 Nottinghamshire Wolds: East Leake Rolling Farmland

	Lower sensitivity		↔	Higher sensitivity	
Landform and Scale			M		
	<p>This area has a varied and gently rolling landform from between around 40m – 80m AOD, with flatter and more open areas in the north west of the LCU. Localised undulations in the landscape are present as a result of small streams and tributaries, providing smaller scale features although generally landform scale is medium. The Stanford Hills form a prominent ridge in the surrounding landscape context, reaching 84m AOD.</p>				
Land cover pattern and presence of human scale features			M		
	<p>Modern, large scale arable fields are bound by intact low hedgerows, providing a generally consistent open pattern of land cover with little woodland apart from small areas on high ground and significant woodland blocks surrounding the two parklands. Closer to watercourses and on the edges of villages areas of pasture reflect older enclosure patterns of small fields, often also containing more varied land cover including hedgerow trees and clumps of willow alongside watercourses. These areas would be more sensitive to wind energy development (particularly larger scale turbines) e.g. Kingston on Soar.</p> <p>There are frequent human scale features including farmsteads often with red brick and pantile roofs and modern timber or metal outbuildings; older red brick barns are also frequent.</p>				
Skylines		L-M			
	<p>The Stanford Hills form a prominent ridge but otherwise skylines are varied and formed by LCU 16 Gotham and West Leake Wooded Hills and Scarps to the north.</p>				
Perceptual qualities			M		
	<p>The area has a rural character overall, with frequent dispersed villages and open farmland. However, there are occasional views towards urban elements such as Ratcliffe on Soar Power Station visible above hills, a gypsum works and village or commuter settlement fringes such as the southern edge of East Leake, the western edge of Costock and buildings for Nottingham University.</p>				
Scenic qualities			M		
	<p>Parkland is a distinctive feature around Kingston Hall and Stanford Hall – in these areas parkland trees, and views towards the halls framed by lime avenues are attractive designed features. Kingston on Soar is an intact and distinctive village with attractive estate character which will be particularly sensitive to larger scale turbines.</p> <p>Elsewhere in the LCU the fields and small settlements do not contain many outstanding scenic elements - features are generally well maintained although there is evidence of fragmentation where fields have expanded and where fields are subdivided for horse grazing using electric tape and fencing. The small areas of woodland on high ground are important scenic element – giving the perception of a more wooded landscape.</p>				

		Lower sensitivity	↔	Higher sensitivity
Intervisibility			M	
	There are views to and from the higher ground of the LCU (e.g. the Stanford Hills) from the west and from the north– in the adjacent Gotham and West Leak Wooded Scarp LCU and across rolling arable farmland into Leicestershire to the south. The Hoton Hills to the south (outside the borough boundary within Leicestershire) form an enclosing ridge to Stanford Park, as mentioned in the listing for the Registered Park and Garden.			
Discussion on landscape sensitivity to the principle of wind energy	The open and gently rolling landform of relatively consistent land cover and few special scenic qualities suggest a lower sensitivity. However, there are frequent human scale elements dispersed throughout the landscape – larger sizes of turbines could appear out of scale in this context. The two parklands and areas of smaller scale land cover pattern – such as around watercourses – are more sensitive.			

Landscape sensitivity to different turbine heights

<25m	L-M
25 to 50 m	M
51 to 75 m	M-H
76 to 110 m	H
111 to 150 m	H

- 7.89 Although the landform is generally open, consistent and gently rolling, the frequent human scale elements indicate that the LCU would be particularly sensitive to turbines over 50m and highly sensitive to turbines over 75m.

Discussion on different cluster sizes

- 7.90 It is considered that this landscape would be particularly sensitive to clusters of more than two or three turbines.

Summary of Key Sensitive Features and Views

- Small scale field patterns present along watercourse fringes and village edges.
- Small areas of woodlands on high ground which are important to the scenic quality and wooded character of the LCU.
- The formal parklands of Kingston Pleasure Gardens and Stanford Hall surrounded by woodland belts.
- Framed vistas towards the halls along tree lined avenues.
- The estate character of Kingston on Soar and the estate lodges at entrances to halls.
- Frequent human scale elements including rural scale and vernacular buildings in small villages, farmsteads and barns.
- Intervisibility with hills of the Gotham and West Leake Wooded Scarp to the north (including Bunny Hill, Gotham Hill and West Leake Hill).
- Key views from the Registered Parks and Gardens of Stanford Hall and Kingston Pleasure Gardens – particularly those noted in the listings.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

7.91 At the time of writing there were no existing or proposed schemes within the LCU.

Guidance for development

7.92 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines over 50m and highly sensitive to turbines over 75m. It also notes that the area is likely to be particularly sensitive to clusters of more than two or three turbines.

7.93 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:

- The scale of the Stanford Hills (which form a prominent ridge in the surrounding lower lying and more rolling landscape) and their surroundings are not overwhelmed by large scale turbines.
- The small human scale of the landscape around watercourses and village edges is maintained and not dominated by large scale turbines.
- Areas of prominent and distinctive woodland are conserved especially where this occurs on higher ground – e.g. Dog Kennel Wood.
- The rural setting of the small historic villages including the intact estate character of Kingston on Soar and the special character of the Conservation Areas are maintained. See **Appendix 3** for notes on views from the Conservation Areas of East Leake and Costock – including the influence of views from north east of the LCU from the edge of Costock and views from the north of East Leake.
- The heritage value and setting of the Registered Parks and Gardens of Stanford Hall and Kingston Pleasure Gardens and their special character is maintained including framed vistas of the halls.
- The areas of distinctive parkland character around Kingston on Soar, Kingston Hall and Stanford Hall are maintained.
- Turbines relate to existing development such as the Ratcliffe on Soar power station and gypsum works and do not adversely affect the remote and tranquil areas of the landscape such as around Kingston on Soar.
- Intervisibility with surrounding LCUs (including within Leicestershire to the south) is considered in the siting and design of any development.
- In addition, to minimise visual effects such as turbines appearing unbalanced from in views within the LCU and from other LCUs, larger scale turbines should be located in the less settled larger scale fields or where they create balance with other large scale features such as the power station and gypsum works (and avoid dominating the scale of the landscape).

7.94 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit. This could include very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) and occasional small groups of larger turbines in larger scale areas (aiming for a consistent scale and design of these larger schemes), and maintaining a distinct hierarchy between these two scales of wind energy development.

7.95 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

Nottinghamshire Wolds: Widmerpool Clay Wolds

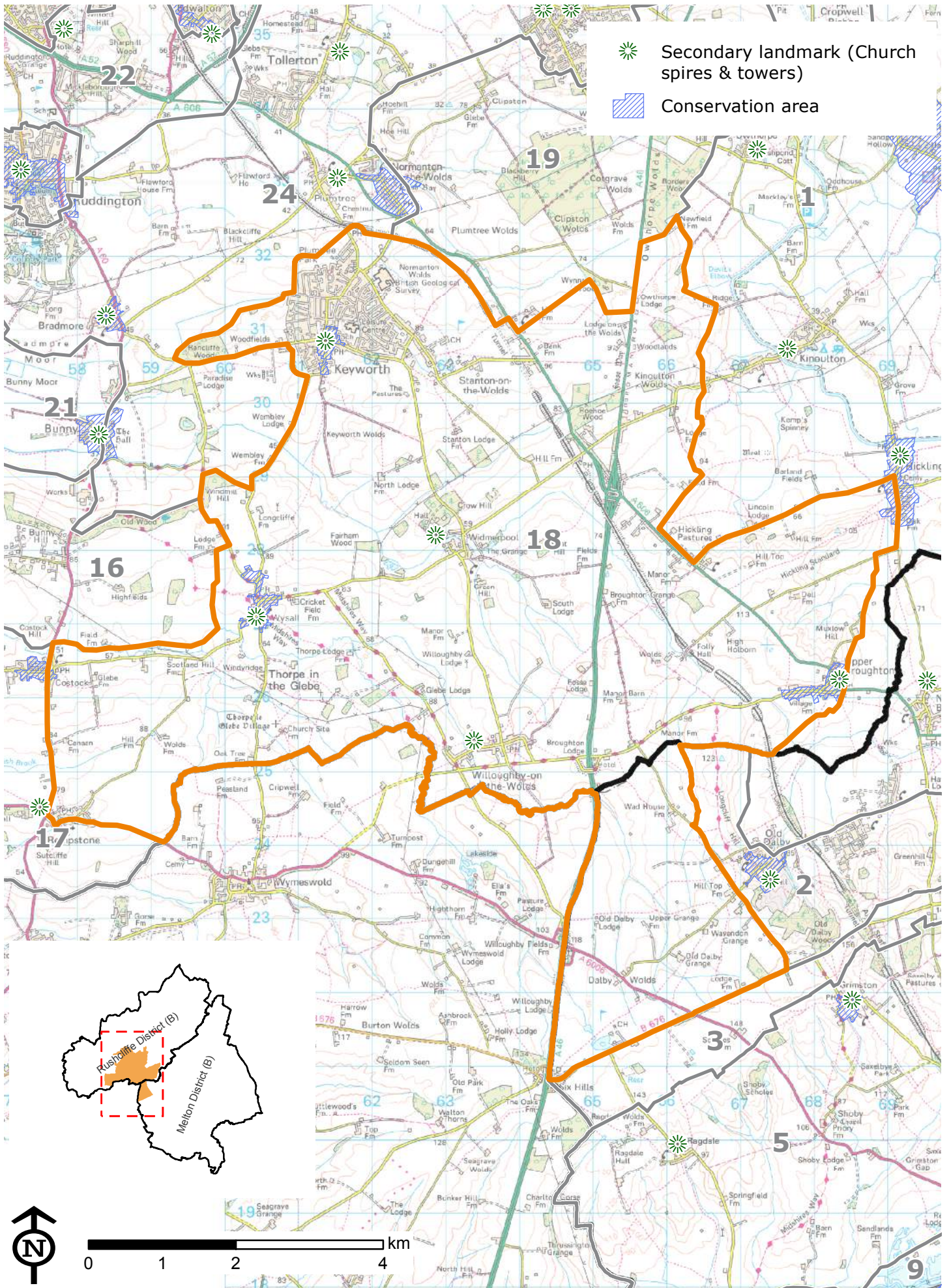


Figure 5.18

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LCU18 Nottinghamshire Wolds: Widmerpool Clay Wolds

7.96 This Landscape Character Unit comprises NW03 Widmerpool Clay Wolds and Mixed Farmland LCA as defined within the Melton Landscape Character Assessment. The extent of the Landscape Character Unit is shown in **Figure 5.18**.

Key Landscape Characteristics

7.97 Key characteristics of the Widmerpool Clay Wolds³⁰ are as follows:

- Rolling landscape which forms part of the wider glacial plateau of chalky boulder clay overlying lower lias and Rhaetic beds.
- Undulations in the landscape are formed by small streams and tributaries which have cut through softer mudstones and clays.
- Distinctive steep slopes present along the western edge of the LCU.
- Frequent watercourses which are often demarcated by landform and riparian trees along their course.
- Remote rural character present across the area although there are views towards the urban edge of Keyworth in the north.
- Land use is a mixture of arable and pasture although pasture becomes more dominant approaching Widmerpool and Willoughby-on-the-Wolds where the land is continuous pasture and is particularly distinctive.
- Field pattern includes medium to large scale regular, semi-regular geometric and irregular field patterns. An area reflecting one of the earliest forms of enclosure within Nottinghamshire is present as a cluster around Thorpe-in-Glebe.
- Field boundaries are almost all hedgerows which are generally intact and comprise mostly hawthorn although blackthorn, field maple and hazel are present in places.
- Around larger fields, hedgerows show some sign of fragmentation and replacement with timber post and wire and stockproof fencing. In places parkland style fencing provides an element of formality along roads.
- Areas of ridge and furrow are locally distinctive.
- Woodland comprises a mix of small linear belts, geometric copses and coverts on high ground and around large farmsteads and halls on village fringes.
- Wooded impression created through frequent blocks of small woodland, hedgerow trees and mature hedgerows.
- The railway is a prominent wooded feature within the landscape.
- Prominent Roman road (Fosse Way) is visible within the landscape, traffic movement on it provides a slight urbanising feature.
- Frequent small nucleated villages which have a remote and rural character with concentrations of distinctive vernacular buildings and some more modern additions.
- Farmsteads are frequent within the landscape, and they often contain a large red brick and pantile roofed farmstead with modern timber or metal outbuildings; older red brick barns are also frequent.

³⁰ Taken from the Greater Nottingham Character Assessment (2009)

- Some villages are set on slightly higher ground and are visible within the landscape. Woodland and trees along the boundaries reduces their prominence and edges are often seen as individual or small clusters of buildings.
- Thorpe Le Glebe, a former medieval village site is discernible through undulations within the ground.
- Wooded formal parkland present around Widmerpool is a local feature of the landscape.
- Views vary from enclosed and channelled views from lower ground to open often expansive views from higher ground.
- Views are rural in character with dispersed village fringes and small woodland blocks a feature on high ground.
- Distinctive long distance views along western edge of LCU on the A606 across the adjacent Vale of Belvoir flat farmland.

Landscape-related designations

- 7.98 The area includes a number of Conservation Areas covering the villages of Wysall, Upper Broughton, part of Hickling and Keyworth.

Important Landmarks and Views

- 7.99 No primary landmarks are located within this unit. Church spires and towers within villages form secondary landmarks. Widmerpool Hall also forms a local landmark in views from local footpaths e.g. around Wysall and Thorpe in Glebe.
- 7.100 There are panoramic views along the A606 from the plateau, and from Upper Broughton to the lower landscape in the Vale of Belvoir and the Belvoir escarpment. There are extensive views from higher ground across adjacent flatter landscapes to the west e.g. from Windmill Hill and the Midshires Way looking west to Bunny, views of the Wolds from higher ground around Wysall, Widmerpool and Willoughby-on-the-Wolds and views over the village of Hickling from Standard Hill.
- 7.101 In addition, there are a number of views which are valued locally. Such views are too numerous to identify as part of this borough-wide study, but will nevertheless need to be taken into account as part of the process of siting and design of any wind energy development, and in particular as part of the process of Landscape and Visual Impact Assessment (LVIA).

Landscape sensitivity assessment

- 7.102 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.18: Landscape sensitivity assessment for Landscape Character Unit 18 Nottinghamshire Wolds: Widmerpool Clay Wolds

	Lower sensitivity		↔	Higher sensitivity	
Landform and Scale			M		
	<p>This is a rolling landscape between approximately 50m – 90m AOD. Landform is varied but distinctive steep slopes follow the eastern edge of the LCU – this area would be more sensitive as turbines are unlikely to be able to be accommodated without appearing visually confusing or distracting from the distinct landform (particularly when viewed from the east, within LCU 1 Vale of Belvoir). Frequent undulations demarcate watercourses cutting through the landform. In general it is a medium scale landform. Electricity pylons are often conspicuous within the landscape indicating that larger turbines would appear out of scale.</p>				
Land cover pattern and presence of human scale features				M-H	
	<p>Land cover pattern is varied, with a mixture of arable and pasture and a regular dispersed pattern of woodland in small copses and coverts often on higher ground. A perception of a more wooded landscape is created through frequent blocks of small woodland, hedgerow trees and mature hedgerows. Frequent small wooded streams add to the variety, texture and intimate land cover pattern.</p> <p>Field pattern includes medium to large scale regular, semi-regular geometric and irregular field patterns. One of the oldest field patterns in the country occurs around Thorpe in the Glebe – small, regular patterns represent the earliest type of enclosure in Nottingham. Areas of ridge and furrow are locally distinctive.</p> <p>Human scale elements are present in frequent small nucleated villages with concentrations of distinctive vernacular buildings. Thorpe Le Glebe is a former medieval village site. Vernacular farmsteads and older red brick barns are frequent within the landscape.</p>				
Skylines			M		
	<p>Skylines within the LCU are often wooded due to the frequent small woodland blocks sited on higher ground but are sometimes formed by the crests of rolling hills, typically undeveloped. In other areas the interlocking rolling topography in combination with various hedges and trees obscures skylines. Some villages are set on slightly higher ground and are visible within the landscape. Church spires within villages form local landmarks from the outskirts of and within villages. Views containing spires will be more sensitive as turbines may detract attention from them. Pylons and overhead lines cross through the LCU and are frequent features on the skyline within the valley areas of the LCU.</p>				
Perceptual qualities			M		
	<p>The LCU has an intact, remote and rural character with dispersed villages, arable and pasture farming and pockets of woodland on high ground key features. There are some views towards urbanising elements e.g. the urban edge of Keyworth in the north and the junction of the A46/ A606 and the A46 in the south of the LCU.</p>				

Scenic qualities			M		
	Attractive and expansive long distant rural views are present across the LCU. The rolling topography is complemented by small pockets of woodland on higher ground and dispersed villages with distinctive vernacular buildings including church spires. There are also features of historic interest throughout the landscape, adding to its texture and variety including old field patterns of enclosure and ridge and furrow. The wooded formal parkland present around Widmerpool is a local feature of the landscape. Views of the Wolds can be experienced from the Midshires Way which crosses through the south western part of the LCU.				
Intervisibility			M		
	The escarpment on the eastern edge of the character area forms a backdrop to views within the Vale of Belvoir.				
Discussion on landscape sensitivity to the principle of wind energy	The small-medium scale of the rolling hills is moderately sensitive to the principle of wind energy development. Sensitivity is further increased by the relatively complex land cover patterns throughout the landscape and presence of vernacular villages, church spires and historical features. The strong rural character of the landscape and attractive pattern of fields and woodlands also increases sensitivity although the fragility of this characteristic has been increased by road and rail development within the LCU. The distinctive hills in the eastern part of the LCU are particularly sensitive and form important features in views from the Vale of Belvoir (LCU 1).				

Landscape sensitivity to different turbine heights

<25m	L-M
25 to 50 m	M
51 to 75 m	M
76 to 110 m	M-H
111 to 150 m	H

7.103 Due to the small-medium scale topography, small scale and complex landscape pattern, historic features and intact rural character of the area, the landscape would be particularly sensitive to turbines over 75m and highly sensitive to turbines greater than 110m.

Discussion on different cluster sizes

7.104 It is considered that this LCU would be particularly sensitive to clusters of more than four to five turbines. Where topography is more varied and steeply sloping and field patterns smaller, sensitivity will be greater.

Summary of Key Sensitive Features and Views

- The distinctive and undeveloped hills which form the eastern edge of the LCU and form important and attractive views from the Vale of Belvoir.
- Older field patterns within the character area such as those reflecting open systems, the semi-regular geometric patterns and ridge and furrow.
- The deserted medieval village at Thorpe in Glebe (visible as earth mounding).

- Open views along from high ground to the Vale of Belvoir (e.g. along the A6006 and from Upper Broughton).
- Predominantly rural character with built form infrequent in views.
- Formal wooded parkland adjacent to Widmerpool.
- Small scale distinctive, vernacular villages with a rural setting and churches as local landmarks.
- Narrow, winding, rural and remote character of lanes.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

- 7.105 At the time of writing there was one operational wind energy scheme within the LCU. This is a single turbine (<25m to tip) at the British Geological Survey, Keyworth (Rushcliffe Borough).
- 7.106 In addition there was one consented scheme of nine turbines of 79m height to tip at Paddy's Lane Old Dalby, within Melton Borough. Existing and permitted wind energy schemes are shown on **Figures 2.1a** and **2.1b**.

Guidance for development

- 7.107 The landscape sensitivity assessment indicates that this landscape is likely to be particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m. It also notes that the landscape is likely to be highly sensitive to clusters of more than two to three turbines.
- 7.108 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:
- Development does not adversely affect the special character of conservation areas as recorded in the conservation area appraisals, including the views identified as being important to the special architectural and historic interest of the villages.
 - Choice of location and size/scale of development does not diminish the perceived scale of the hills as viewed from within the Vale of Belvoir (particular care to be taken on the eastern edge).
 - Development is set back from the eastern edge of the LCU in areas of larger scale and flatter landform so that the predominantly undeveloped and distinctive skyline is maintained as viewed from adjacent lower lying areas (in particular avoid views of partial blades above horizons which can be distracting).
 - Turbines are in scale with the landscape and villages are not dominated by large scale turbines.
 - The integrity of the old field patterns e.g. around Thorpe-in-Glebe (representing the earliest type of enclosure in Nottingham) are not adversely affected.
 - Areas of distinctive woodland on higher ground are conserved as features of the rural landscape, particularly where these contribute to skylines.
 - The rural setting of the small historic villages and the special character of the Conservation Areas are maintained. See **Appendix 3** for notes on views important to the character of the Conservation Areas of Wysall, Upper Broughton, Hickling and Keyworth.
 - The village church spires continue to form local landmarks.
 - The heritage value of the historic site of Thorpe in the Glebe is not adversely affected.
 - The intact, remote and rural characteristics of the landscape are conserved.

- The pleasing combination of rolling topography, wooded hills, and dispersed historic villages remains and modern built development forms occasional features within this, rather than becoming defining elements of landscape character.
- The wooded formal parkland character around Widmerpool is conserved as a local feature in the landscape including distinctive views to Widmerpool Hall from local footpaths.
- The character of the narrow rural lanes is preserved (avoid widening associated with turbine delivery).

7.109 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit. This could include very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) and occasional small groups of larger turbines in larger scale areas (aiming for a consistent scale and design of these larger schemes), and maintaining a distinct hierarchy between these two scales of wind energy development.

7.110 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

Nottinghamshire Wolds: Cotgrave Wooded Clay Wolds

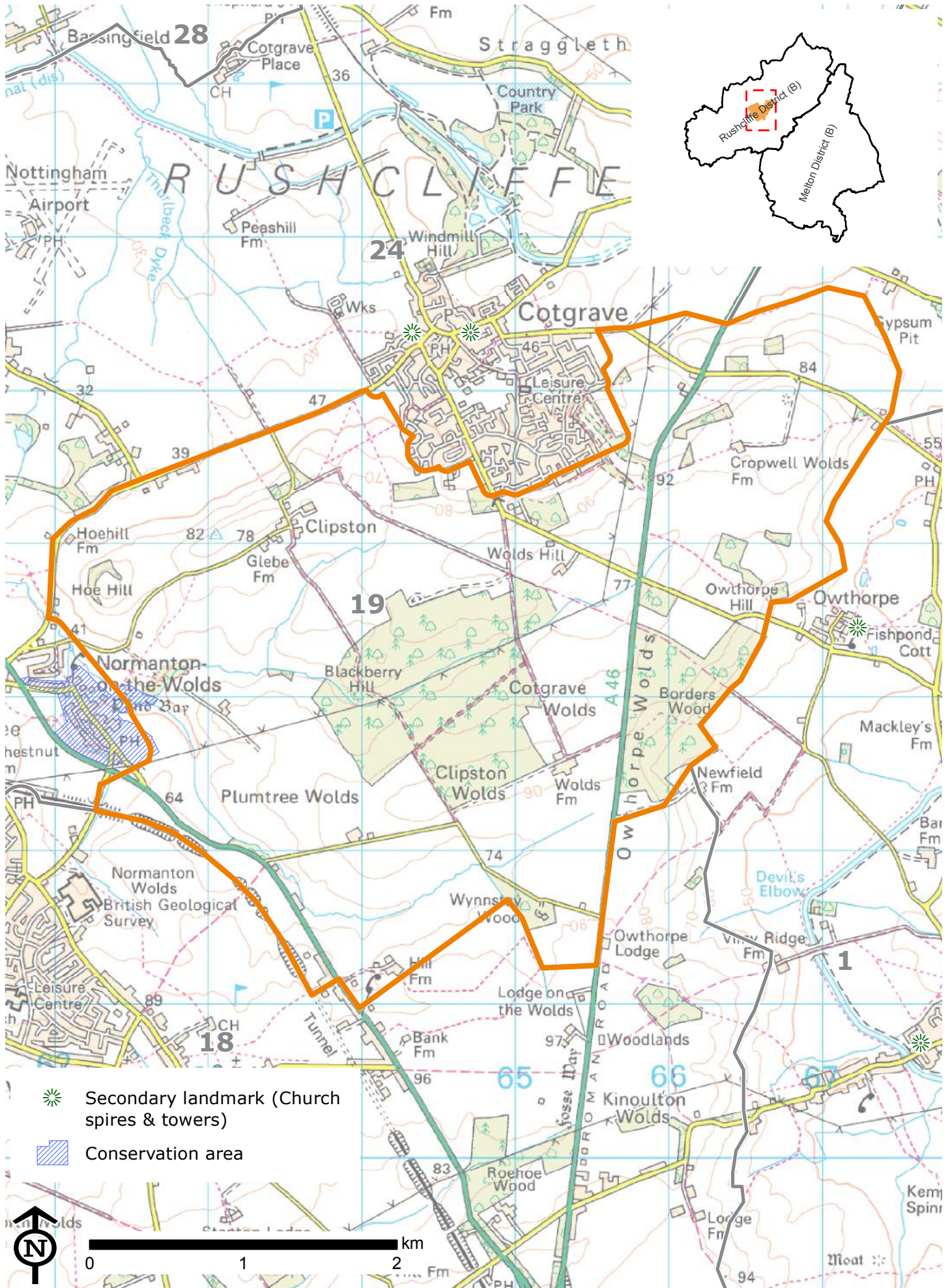


Figure 5.19

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LCU19 Nottinghamshire Wolds: Cotgrave Wooded Clay Wolds

7.111 This Landscape Character Unit comprises NW4 Cotgrave Wooded Clay Wolds within Rushcliffe Borough. The extent of the LCU is shown in **Figure 5.19**.

Key Landscape Characteristics

7.112 Key characteristics of the Cotgrave Wooded Clay Wolds are as follows³¹:

- Gently undulating broad plateau and escarpment which forms the northern extent of a glacial plateau of chalky boulder clay overlying lower lias and Rhaetic beds.
- Distinctive steep slopes present along the northern edge of the LCU.
- Watercourses flow through the area and have a local influence on landform.
- Rural character present across the area although there are views towards urban edges of Keyworth, Cotgrave and properties on A606.
- Land use is mostly arable although pockets of pasture are present around village fringes.
- Field pattern includes medium to large sized geometric field patterns. Much of the enclosure is of modern origin but there are pockets of older enclosure around Clipston and adjacent to the A46.
- Field boundaries are almost all hedgerows managed at a low height. They comprise mostly hawthorn although blackthorn, field maple and hazel are present in places.
- Around larger fields, hedgerows show some sign of fragmentation and replacement with timber post and wire and stockproof fencing.
- Woodland comprises two distinctive large plantations on high ground: Clipston Wood and Cotgrave Forest; and Borders Wood. This is plantation woodland; the conifers are distinctive and contrast with smaller broadleaved woodlands found elsewhere across Rushcliffe. The plantation pattern still retains the former field pattern; small rides within the woodland often are along former field boundaries.
- Small linear belts and clumps of woodland are present along village fringes and along watercourses. Willow is common in these locations.
- Woodland on the escarpment is on higher ground and is prominent along the northern fringes of this LCU.
- Few hedgerow trees and low hedgerows provides a contrast between enclosed woodland and open farmland.
- Prominent Roman Road (Fosse Way) is visible from high ground and traffic movement on it provides a slight urbanising feature.
- Large nucleated villages although their fringes are screened and filtered by small linear blocks of woodland.
- Smaller linear settlements also present such as Clipston.
- Some villages are set on slightly higher ground and are visible as a single line of individual properties dispersed within trees.
- Few large farmsteads which are often of modern design and construction with large modern barns.
- Farmsteads constructed from red brick with red pantile and clay tile roofs are common.

³¹ Taken from the Greater Nottingham Character Assessment (2009)

- Views vary from short distance views enclosed by woodland to open views over gently rolling land from higher ground.
- Views are rural in character, although urban elements such as village fringes and the A46 reduce the sense of seclusion and tranquillity.

Landscape-related designations

7.113 There are no Conservation Areas within the LCU although Normanton-on-the-Wolds Conservation Area lies just outside to the east within LCU 24 Cotgrave and Tollerton Village Farmland.

Important Landmarks and Views

7.114 No primary landmarks are located within this unit. Hoe Hill is a distinctive wooded hill. The prominent blocks of plantation woodland form a backdrop to views over lower-lying gently undulating farmland.

7.115 In addition, there are a number of views which are valued locally. Such views are too numerous to identify as part of this borough-wide study, but will nevertheless need to be taken into account as part of the process of siting and design of any wind energy development, and in particular as part of the process of Landscape and Visual Impact Assessment (LVIA).

Landscape sensitivity assessment

7.116 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.19: Landscape sensitivity assessment for Landscape Character Unit 19 Nottinghamshire Wolds: Cotgrave Wooded Clay Wolds

	Lower sensitivity		↔	Higher sensitivity	
Landform and Scale			M		
	<p>The gently undulating broad plateau landscape ranges in height from around 50m at the base of the escarpment and in river valleys, to 90m AOD. The distinctive steep slopes present along the northern edge of the LCU will be more sensitive. Watercourses flow through the area and have a local influence on landform. There are some distinctive features e.g. Hoe Hill. The scale of the landform is small-medium as the undulations themselves are relatively small – this is apparent from the presence of pylons in some areas – e.g. just south of Normanton-on-the-Wolds – which appear relatively large.</p>				

Land cover pattern and presence of human scale features		L-M			
	<p>Land use is mostly arable although pockets of pasture are present around village fringes. Field pattern includes medium to large sized geometric field patterns but there are pockets of older enclosure on steeper slopes to the south of Cotgrave and south of Clipston which will be more sensitive.</p> <p>The combination of the arable farmland and large scale plantation woodland present a contrasting but relatively large scale landscape pattern. Cotgrave Forest and Borders Wood plantations are prominent plantations on high ground though they retain the former field pattern – sometimes marked by small rides along former field boundaries. Small woodland belts lie along village fringes and watercourses, creating a more intimate landscape scale, and will be more sensitive. The northern fringes of the LCU contain more woodland on the escarpment, contrasting with the openness of the farmland.</p> <p>There is not a strong presence of traditional human scale elements such as hedgerows and vernacular farm buildings.</p>				
Skylines				M-H	
	<p>Hills form prominent features in many areas of the LCU, forming the skyline in many views. Woodland on the tops of hills is often a feature on the skyline. Where there are views across more open, arable landscape, skylines are relatively distant but not distinctive. Elements such as church spires are occasionally visible from other LCUs e.g. the church in Cotgrave from Wolds Hill.</p>				
Perceptual qualities		L-M			
	<p>The LCU has a rural character although there are many human influences including the plantation forests. Urban elements include views toward the urban edges of Keyworth, Cotgrave and properties on A606 and the large A46 road and moving traffic. This reduces the sense of tranquillity.</p>				
Scenic qualities		L-M			
	<p>There are visual contrasts between the expansiveness and openness of the undulating farmland and the more enclosed and distinctive plantation woodland on higher ground containing small rides within them. These rural elements provide a degree of scenic interest.</p>				
Intervisibility			M		
	<p>There are wide-ranging panoramic views from the edges of the escarpment to other LCUs including LCU 24 Cotgrave and Tollerton Village Farmlands to the north – likewise the ridge and Hoe Hill form landscape features in views from LCU 24. There are also glimpses to surrounding LCUs from higher ground e.g. to the Widmerpool Clay Wolds of of LCU 18 from the east of the area.</p>				
Discussion on landscape sensitivity to the principle of wind energy	<p>This gently undulating, broad plateau landscape has a medium-large scale land cover of a mixture of predominantly arable fields and plantation woodland. This indicates a lower sensitivity to wind energy development; nevertheless, the relatively small height of the hills may be dwarfed by the larger sizes of turbines. Distinctive hills e.g. Hoe Hill, steeper slopes and undulations and the escarpment to the north of the area will be more sensitive.</p>				

Landscape sensitivity to different turbine heights

<25m	L-M
25 to 50 m	M
51 to 75 m	M-H
76 to 110 m	M-H
111 to 150 m	H

7.117 Due to the relatively small scale of the topography the landscape is likely to be particularly sensitive to turbines over 50m and highly sensitive to turbines of over 110m.

Discussion on different cluster sizes

7.118 It is considered that the LCU would be particularly sensitive to clusters of more than four or five turbines.

Summary of Key Sensitive Features and Views

- Distinctive hills e.g. Hoe Hill, steeper slopes and undulations and the escarpment to the north of the LCU.
- Areas characterised by older field patterns e.g. pockets of older enclosure on the steeper slopes to the south of Cotgrave and south of Clipston.
- Smaller scale land cover pattern of woodland belts along village fringes and watercourses.
- Rural character with built form infrequent in views.
- The small scale and rural character of Clipston.
- Views to elements in surrounding LCUs such as the church spire in Cotgrave.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

7.119 At the time of writing there were no existing schemes within the LCU.

Guidance for development

7.120 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines over 50m and highly sensitive to turbines of over 110m. It also notes that the landscape is likely to be particularly sensitive to clusters of more than four or five turbines.

7.121 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:

- The perceived sense of scale and character of the landscape characterised by distinctive hills e.g. Hoe Hill are not diminished by large scale turbines. The hills in the north of the LCU which form features of the view from other LCUs to the north will be more sensitive to large turbines.
- Turbines should be in scale with the landscape in which they are placed and turbines in groups appear well balanced in views (and forming a compact group). The small scale of the wooded watercourses and village edges is maintained and not dominated by large scale turbines.
- The integrity of older field patterns with pockets of enclosure e.g. on steeper slopes to the south of Cotgrave and south of Clipston is maintained.

- The rural setting and historic character of villages such as Clipston and those outside of the LCU including the Conservation Area of Normanton on the Wolds are maintained. See **Appendix 3** for notes on views from this Conservation Area.
 - Pockets of rural tranquillity are maintained.
 - Excessive visual 'clutter' is avoided e.g. as a result of seeing different types and sizes of turbines and/or pylons against one another.
- 7.122 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit. This could include very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) and occasional small groups of larger turbines in larger scale areas (aiming for a consistent scale and design of these larger schemes), and maintaining a distinct hierarchy between these two scales of wind energy development.
- 7.123 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

South Nottinghamshire Farmlands: Clifton Slopes

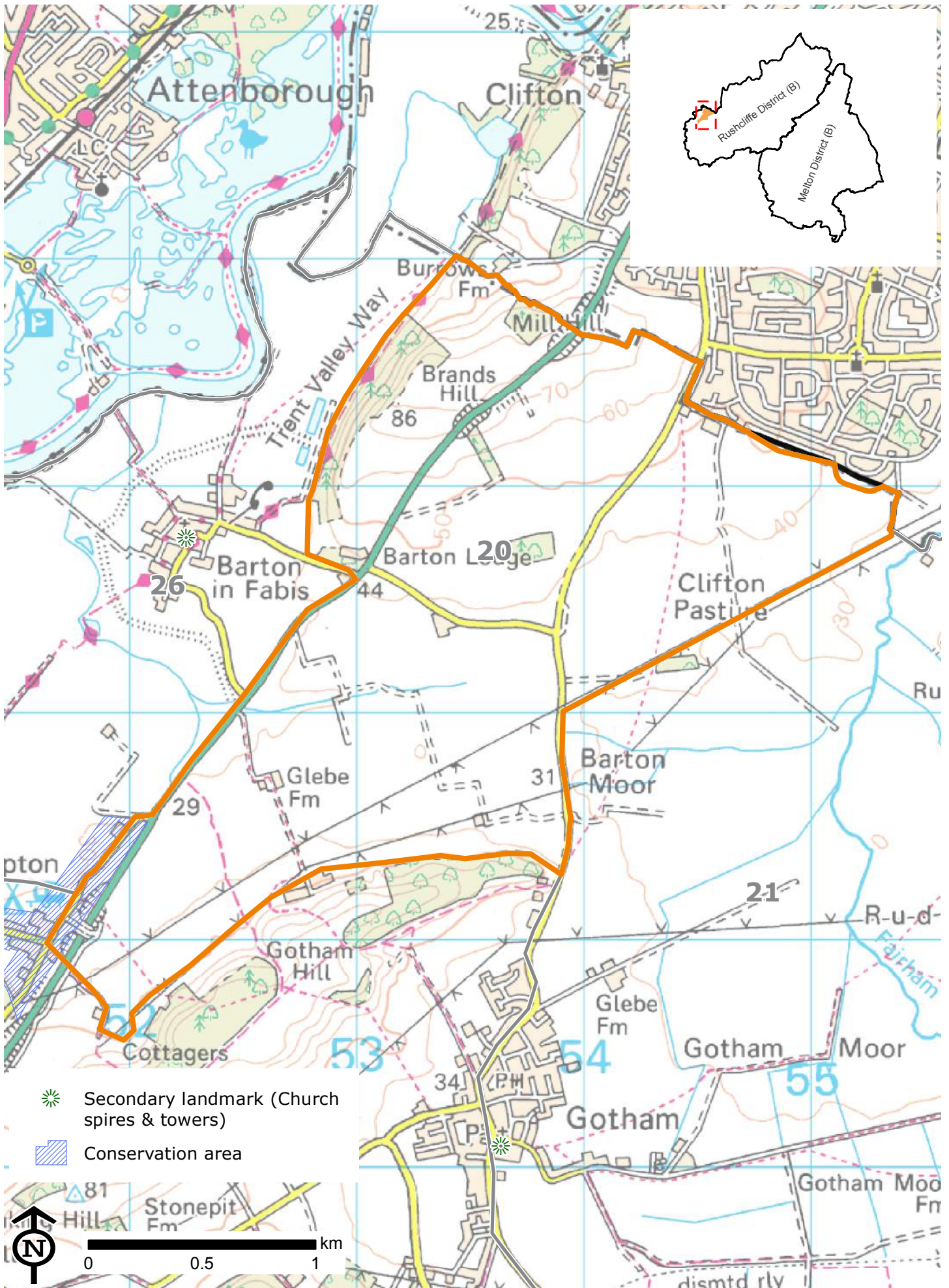


Figure 5.20

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LCU20 South Nottinghamshire Farmlands: Clifton Slopes

7.124 This Landscape Character Unit comprises SN01 Clifton Slopes within Rushcliffe Borough. The extent of the Landscape Character Unit is shown in **Figure 5.20**.

Key Landscape Characteristics

7.125 Key characteristics of the Clifton Slopes are as follows³²:

- Distinctive escarpment bordering the River Trent with a steep slope to the river and gentler slopes down to alluvial farmland at Ruddington Moor.
- Prominent Mercia Mudstone outcrop.
- Open large scale field pattern of both modern origin with fragmented hedges Remnants of former field boundaries in the form of undulations, tracks or areas left unploughed can be seen.
- Clifton and Barton Moor are an area of land which was not subject to the enclosures act and has remained open in character since the Sanderson's Map from 1835.
- A smaller scale pattern is present close to the urban fringe which is an older enclosure pattern reflecting former open systems and semi-regular and regular geometric enclosure identified from the historic landscape characterisation.
- Pocket of pasture present close to the urban edge of Clifton.
- A distinctive narrow wooded lane to Barton in Fabis although other routes are mostly open with long distance views.
- Much of the urban fringe is nestled and obscured by boundary vegetation and landform although new retirement apartment development is a prominent feature on high ground bordering open farmland.
- Regular dispersal of prominent geometric blocks of broadleaved woodland, its prominence is heightened by the lack of vertical features within farmland.
- Prominent linear wooded bluff on steepest sloping land adjacent to River Trent is a distinctive feature.
- Combination of linear woodland on slopes and a few geometric blocks of woodland creates a strong sense of enclosure along Clifton urban fringe.
- Almost no hedgerows or hedgerow trees within the landscape, around pastoral fields close to the urban fringe hedgerow trees and hedgerows are more common creating a degree of enclosure.
- Built form limited to a few large farms with brick farmsteads and a couple of modern farm buildings.
- Extensive and distinctive views from A453 through the area with wooded blocks and extensive views across the flat farmland to the ridgelines and hills beyond. It creates a distinctive route into Nottingham.
- Mast in the form of a false conifer tree is locally prominent on the approach into Nottingham.

Landscape-related designations

7.126 There are no Conservation Areas within this landscape although the area lies immediately adjacent to Thrumpton Conservation Area.

³² Taken from the Greater Nottingham Character Assessment (2009)


Important Landmarks and Views

- 7.127 No primary landmarks are located within this unit. The distinctive wooded escarpment near Brands Hill forms a backdrop to views from the River Trent and from the village and surroundings of Barton in Fabis.
- 7.128 There are extensive views to the south east from the A453 particularly at Brands Hill, with wooded blocks and flat farmland of Ruddington Moor to the ridgelines and hills beyond.
- 7.129 In addition, there are a number of views which are valued locally. Such views are too numerous to identify as part of this borough-wide study, but will nevertheless need to be taken into account as part of the process of siting and design of any wind energy development, and in particular as part of the process of Landscape and Visual Impact Assessment (LVIA).

Landscape sensitivity assessment

- 7.130 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.20: Landscape sensitivity assessment for Landscape Character Unit 20 South Nottinghamshire Farmlands: Clifton Slopes

	Lower sensitivity  Higher sensitivity			
Landform and Scale				M-H
	<p>The distinctive and prominent wooded escarpment around Brands Hill in the north west of the LCU slopes steeply towards the River Trent to the west. The landscape in the south and east of the LCU is more gently sloping down to alluvial farmland at Ruddington Moor to the east. The prominent linear wooded bluff on steepest sloping land of Brands Hill adjacent to River Trent is a distinctive feature, increasing sensitivity.</p> <p>Topography ranges between approximately 30m AOD – 87m AOD at Brands Hill.</p>			
Land cover pattern and presence of human scale features		L-M		
	<p>The area predominantly comprises open large scale fields with fragmented hedges, creating an expansive and open landscape. Field pattern is both of modern origin and land which has never been enclosed – e.g. Clifton and Barton Moor. Around the urban fringe the land is mostly pasture and reflects an older enclosure pattern.</p> <p>Regular but dispersed woodland across the LCU comprise geometric blocks and clusters e.g. at Clifton creating a strong sense of enclosure, and a mature wooded bluff on the steepest escarpment slopes – forming a prominent feature along the River Trent and Barton in Fabis. Human scale features across the LCU are infrequent, apart from occasional farmsteads.</p> <p>The pockets of land which retain a historic connection having never been enclosed and the visual prominence of the wooded bluff increase sensitivity to wind energy development. However, the predominantly large scale and relative simplicity of the remainder of the landscape is not inherently sensitive to wind energy development.</p>			

Skylines			M		
	<p>Within the LCU, skylines are generally formed by the hills of LCU 16 Gotham and West Leake Wooded Hills to the south, and distant skylines of the surrounding landscape within panoramic views from high ground. The regular dispersal of prominent geometric blocks of broadleaved woodland is prominent due to the lack of other vertical features within the farmland. Locally where topography is undulating, skylines become more complex. The A453 crossing through the LCU is a prominent feature on the skyline in many views throughout the LCU.</p>				
Perceptual qualities		L-M			
	<p>Built form within the LCU is limited to a few large farms with brick farmsteads and a couple of modern farm buildings. There are relatively large areas of the landscape with no tracks or main roads, creating a sense of remoteness in some places. However, there are some urbanising features: the A453 crosses through the area bringing an urbanising element locally, and the urban fringe of Clifton to the north east and views to Nottingham to the north and the power station to the south west also have an influence. The mast in the form of a false conifer tree is locally prominent on the approach into Nottingham and pylons cross through the south of the area.</p>				
Scenic qualities			M		
	<p>The landscape character assessment evaluates this landscape as having moderate character and moderate condition. There are elements of visual interest including the distinctive wooded bluff and escarpment and long views out from the top of the escarpment over Ruddington Moors of LCU 21 and the hills beyond.</p>				
Intervisibility				M-H	
	<p>The woodland on the escarpment forms a distinctive backdrop to views along the River Trent and from within and adjacent to Barton in Fabis within LCU 26 to the north, as well as in views from the Trent within Nottingham City.</p>				
Discussion on landscape sensitivity to the principle of wind energy	<p>The steep slopes of the escarpment around Brands Hill and its prominence in views from surrounding landscapes increases this landscape's sensitivity to wind energy development, although the relatively large scale pattern of land cover and urbanising influences from outside the LCU reduce sensitivity – particularly in the south and east of the LCU.</p>				

Landscape sensitivity to different turbine heights

<25m	L-M
25 to 50 m	M
51 to 75 m	M-H
76 to 110 m	M-H
111 to 150 m	H

7.131 The gentler slopes would be particularly sensitive to turbines over 50m and highly sensitive to turbines over 110m. The distinctive escarpment bordering the River Trent is more sensitive than the rest of the area.

Discussion on different cluster sizes

7.132 The gentler slopes in areas in the south and east of the LCU where the landscape is more expansive and with larger field sizes would be relatively highly sensitive to clusters of more than two to three turbines. The distinctive escarpment bordering the River Trent is more sensitive to any turbines than the rest of the area.

Summary of Key Sensitive Features and Views

- The distinctive and prominent wooded escarpment around Brands Hill in the north-west of the LCU which slopes steeply towards the River Trent to the west, which is a distinctive feature in views from the Trent and Barton in Fabis.
- The open unenclosed character of Clifton Pasture and Barton Moor.
- Open and extensive views from A453 across farmland on the approach into Nottingham.
- The narrow wooded character of New Road that links the area to Barton in Fabis.
- The rural and remote character of the landscape, with few tracks or roads.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

7.133 At the time of writing there were no existing schemes within the LCU.

Guidance for development

7.134 The landscape sensitivity assessment indicates that the gentler slopes on the south and east of this area would be particularly sensitive to turbines over 50m and highly sensitive to turbines over 110m and to groups of more than 2-3 turbines. It also notes that the distinctive escarpment will be more sensitive than the rest of the area.

7.135 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:

- The distinctive wooded escarpment on the edge of Brands Hill remains a prominent feature, particularly in views from Barton in Fabis and the Trent Valley (scale of turbines should not dominate or diminish the apparent scale of this landform).
- The small scale of the pastoral areas and older field patterns, particularly areas associated with villages such as Clifton and Barton Moor, is maintained and not dominated by large scale turbines.
- The historic integrity of the pockets of land which have never been enclosed is maintained.
- The rural setting and the special character of the Conservation Area of Thrumpton outside the LCU is maintained. See **Appendix 3** for notes on views from the Conservation Area of Thrumpton.
- The narrow wooded lane into Barton in Fabis is retained (avoiding road widening associated with turbine delivery) and attractive views from it retained.
- The panoramic and rural nature of the views from the hills towards the south and south west are retained.

- Excessive visual 'clutter' is avoided e.g. as a result of seeing different types and sizes of turbines and/or pylons against one another.
- 7.136 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit. This could include very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) and occasional small groups of larger turbines in larger scale areas (aiming for a consistent scale and design of these larger schemes), and maintaining a distinct hierarchy between these two scales of wind energy development.
- 7.137 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

South Nottinghamshire Farmlands: Ruddington Alluvial Farmland

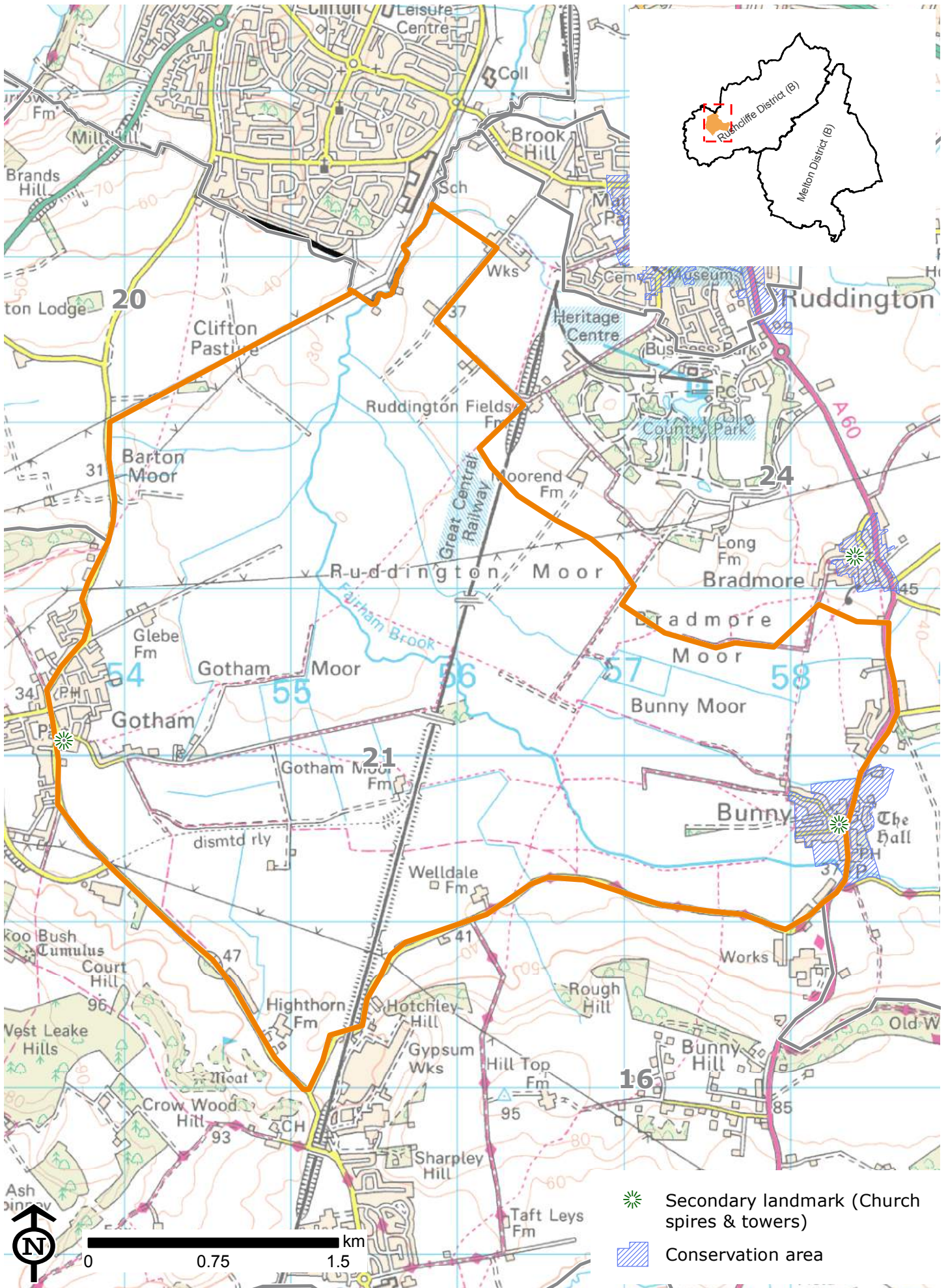


Figure 5.21

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LCU21 South Nottinghamshire Farmlands: Ruddington Alluvial Farmland

7.138 This Landscape Character Unit comprises SN02 Ruddington Alluvial Farmland within Rushcliffe Borough. The extent of the LCU is shown in **Figure 5.21**.

Key Landscape Characteristics

7.139 Key characteristics of the Ruddington Alluvial Farmland are as follows³³:

- Large expanse of flat alluvial land characterised by arable farming; low-lying alluvial land subject to waterlogging.
- Frequent streams such as Fairham Brook, drainage ditches and dykes often with engineered uniform banks. Ditches are mostly in straight lines and form field boundaries.
- Rural farming character although there are frequent urban elements such as urban fringe at Clifton and large villages visible within the landscape.
- Large-scale arable farming with large sometimes expansive monotonous modern field patterns.
- Most field patterns are of modern origin although there are older patterns close to Barton Moor which are semi-regular and irregular geometric patterns.
- There is a small amount of pasture used as horse present close to village fringes such as the edge of Bunny.
- Infrequent woodland, where present, tends to be small geometric plantations or coverts along streams, the railway or around village and farm fringes. Where present woodland is prominent.
- Close to Bunny there are frequent ash, willow and poplar trees close to farmsteads and along hedgerow field boundaries.
- Field boundaries are either drainage ditches, dykes or hedgerows which are generally fragmented or the remnants of former field patterns.
- There is limited built form comprising a few farmsteads which are large in size.
- Nucleated villages such as Gotham, Bunny and Bradmore are on the fringes of the LCU on higher ground. These are characterised by older distinctive cores, prominent church spires and scrub along their fringes.
- Bunny contains a cluster of distinctive red brick buildings such as Bunny Hall, the Old Vicarage, Ivy Cottage, the Rancliffe Arms public house, the Post Office and the former Schoolhouse within its centre all designed by the same architect Sir Thomas Parkyns which creates a uniform and distinctive character.
- Red brick and red pantile roofs are common building materials.
- Inaccessible character with few tracks or roads through the character area.
- Lanes and roads within the area are often bordered by drainage ditches and rough grassland which emphasises the expansive and open character.
- There are open expansive views across the character area due to the general lack of trees, built form and infrequent hedgerows to filter views.
- Views are enclosed by a series of hills to the west at Gotham and West Leake, south at Bunny and north at Sharphill Wood and Mickleborough Hill.
- Overhead lines are prominent vertical features within the landscape

³³ Taken from the Greater Nottingham Character Assessment (2009)

Landscape-related designations

7.140 The area includes Bunny Conservation Area.

Important Landmarks and Views


7.141 No primary landmarks are located within this unit. Church spires in the villages form landmarks in local views. In addition there are attractive views from the village of Bunny towards Bunny Hill and the Gotham Hills.

7.142 In addition, there are a number of views which are valued locally. Such views are too numerous to identify as part of this borough-wide study, but will nevertheless need to be taken into account as part of the process of siting and design of any wind energy development, and in particular as part of the process of Landscape and Visual Impact Assessment (LVIA).

Landscape sensitivity assessment

7.143 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.21: Landscape sensitivity assessment for Landscape Character Unit 21 South Nottinghamshire Farmlands: Ruddington Alluvial Farmland

	Lower sensitivity  Higher sensitivity			
Landform and Scale	L			
	The landform within the LCU is open and low-lying landscape flat alluvial land. It is expansive and large in scale.			
Land cover pattern and presence of human scale features		L-M		
	Land cover mostly consists of uniform arable fields bounded by drainage ditches and fragmented hedgerows. The inconspicuous field boundaries give the impression of a large scale, expansive land cover pattern. There are pockets of enclosure close to Barton Moor which would have higher sensitivity. There is little built form, although some large farms present occasional human scale features. Villages are on the fringes of the area. Woodland is relatively infrequent with small geometric plantations, riparian woodland along streams and some hedgerow trees.			
Skylines		L-M		
	The flat, open and expansive landscape means that skylines within the LCU are not prominent. However, church spires within villages such as Bunny are prominent – these views will be more sensitive.			

Perceptual qualities			M		
	The LCU has a rural and inaccessible – sometimes remote - character dominated by arable farming (although this shows it is a man made landscape). There is limited built form with only a few large farmsteads, and few tracks or roads. Urban fringe at Clifton to the north and other large villages, as well as prominent overhead lines and views of the Ratcliffe on Soar power station (particularly from the west of the LCU) are urbanising elements.				
Scenic qualities		L-M			
	The vernacular features of the distinctive villages – particularly the church spires in Bunny and Gotham- provide attractive elements within the landscape. Otherwise there scenic quality is relatively low.				
Intervisibility			M		
	Views across the LCU are experienced from the A453 and Brands Hill within LCU 20 Clifton Slopes. There are views to and from the hills and scarps of LCU 16 Gotham and West Leake Wooded Hills and Scarps, and Sharpill Wood and Mickleborough Hill in LCU 22 Mickleborough Fringe.				
Discussion on landscape sensitivity to the principle of wind energy	The flat, expansive and uniform arable landscape inherently has a lower sensitivity to wind energy development. Nevertheless, there are elements of the landscape which are likely to be more sensitive including historic village cores – particularly where there are local landmarks such as church spires – and the limited built form in the area including a lack of tracks and major roads. The area is also visible from surrounding landscapes, increasing its sensitivity.				

Landscape sensitivity to different turbine heights

<25m	L
25 to 50 m	L-M
51 to 75 m	M
76 to 110 m	M-H
111 to 150 m	H

- 7.144 Although the flat and expansive nature of the landscape has a relatively low inherent sensitivity to wind energy development, views to landmarks such as church spires and the scale of the landscape mean the LCU is likely to be particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m.

Discussion on different cluster sizes

- 7.145 The scale of the landscape and extent of the character area mean this LCU will be particularly sensitive to groups of more than 2-3 turbines.

Summary of Key Sensitive Features and Views

- Remnant intact hedgerows and woodland.
- Remnant older semi-regular and irregular geometric field patterns and pockets of enclosure close to Barton Moor which would have higher sensitivity.
- Areas of smaller landscape pattern with such as riparian land cover along Fairham Brook.
- Lack of built form and sometimes remote character.
- The distinctive character of the village cores of Bunny and Gotham.
- Infrequent small tracks and lanes and a general absence of more major roads.
- Views of the area from surrounding landscapes including the Gotham Hills and Brands Hill.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

7.146 At the time of writing there were no existing schemes within the LCU.

Guidance for development

- 7.147 The landscape sensitivity assessment indicates that this landscape is likely to be particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m. It is also likely to be highly sensitive to groups of more than 2-3 turbines.
- 7.148 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:
- The small scale of the landscape around watercourses and village edges is maintained and not dominated by large scale turbines.
 - Development does not result in the permanent of intact hedgerow field boundaries and does not affect the historic integrity of the small-scale irregular field enclosures such as those close to Barton Moor.
 - The rural setting of Gotham village and the special character of Bunny Conservation Area are maintained. See **Appendix 3** for notes on views from the Conservation Area of Bunny (which notes the views from the village towards Bunny Hill).
 - The attractive views along the winding narrow lanes within villages and towards the small villages and church spires retain their character.
 - The village churches continue to form local landmarks.
 - The quiet, remote and rural characteristics of the landscape are not adversely affected, particularly if new roads or tracks are required.
 - The fundamental character of views from adjacent landscapes such as LCU 16 Gotham and West Leake Wooded Hills and Scarps and LCU 20 Clifton Slopes is maintained.
 - The character of the narrow rural lanes is preserved (avoid widening associated with turbine delivery).
 - Excessive visual 'clutter' is avoided e.g. as a result of seeing different types and sizes of turbines and/or pylons against one another – this is particularly important in the context of the open landscape and extensive views.
 - In addition, to minimise visual effects on views from other LCUs, turbines should be balanced with other landscape features and should be located in the less settled larger scale fields or where they create balance with other large scale features such as the gypsum works in LCU 16.

7.149 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit. This could include very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) and occasional small groups of larger turbines in larger scale areas (aiming for a consistent scale and design of these larger schemes), and maintaining a distinct hierarchy between these two scales of wind energy development.

The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

South Nottinghamshire Farmlands: Mickleborough Fringe

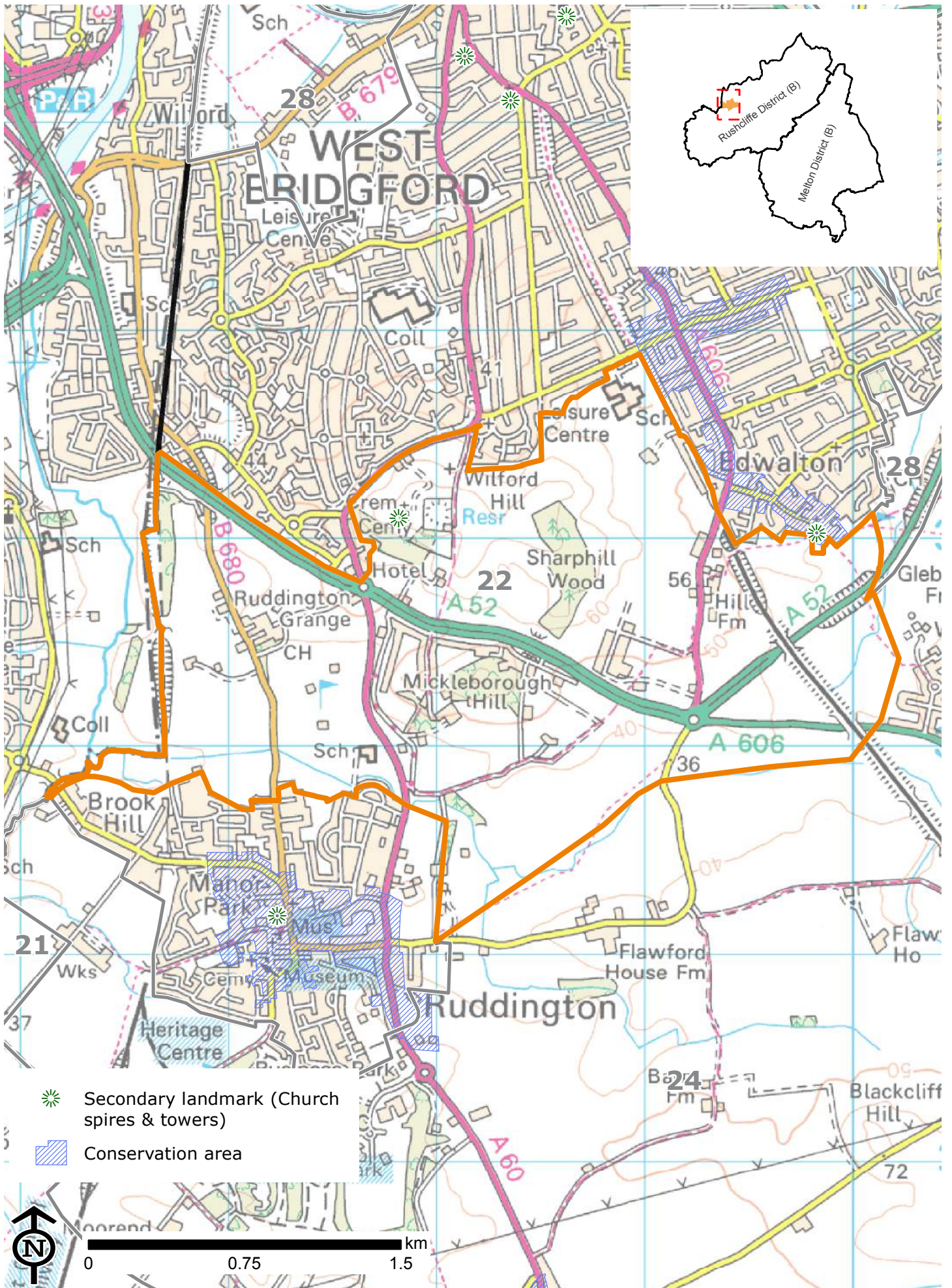


Figure 5.22

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LCU22 South Nottinghamshire Farmlands: Mickleborough Fringe

7.150 This Landscape Character Unit comprises SN03 Mickleborough Fringe within Rushcliffe Borough. The extent of the LCU is shown in **Figure 5.22**.

Key Landscape Characteristics

7.151 Key characteristics of the Mickleborough Fringe³⁴ are as follows:

- Two distinctive hills on the southern fringe of Nottingham which are prominent above the surrounding gently undulating farmland.
- Narrow cutting of former railway with steep sided wooded embankments.
- Wooded streams have a localised influence on the area; denoted mostly by the change in landform.
- Marginal rural character with frequent views across the lower-lying fringes of Nottingham.
- Land use is mostly arable with large to extensive field pattern around Sharphill Wood with trees a remnant of a former field pattern.
- Field patterns to the north of Ruddington are slightly smaller and narrower; all field patterns are of modern origin with a single field of older irregular geometric enclosure pattern.
- Field boundaries where present are mostly hedgerows; these are of variable condition and height.
- Sharphill Wood is a prominent woodland and is a managed local nature reserve. It shows evidence of regular use by local residents.
- Other woodland is present around Wilford Hill Cemetery, Mickleborough Hill and as linear belts and strips within two golf courses and the former railway cutting.
- Avenues of trees are present on approaches to larger properties and to the golf lodges.
- One stream is within the area and is characterised by mature woodland along its fringes.
- The area contains mostly large detached properties set within mature gardens; these are generally of modern styles and use a variety of buildings materials.
- A Garden Centre and small industrial park contribute to an urban fringe character to the landscape.
- Built form adjacent to the area in West Bridgford is largely red brick modern suburban homes set on gently sloping land; the housing and roofline are relatively uniform.
- Ruddington is a large village on the fringe of the LCU, characterised by large and small red brick properties set around a network of small roads and a village green. The village contains a number of the Grade II Listed Buildings, which were former framework knitters' workshops, provide a distinctive character to the village.
- Busy dual carriageways bordered by embankments with young woodland planting; busy roundabout junctions and traffic are a feature of the LCU.
- Extensive views are possible from higher ground across gently undulating farmland to the ridgeline at West Leake Hill, Gotham Hill and Bunny Hill.
- Extensive views north across Nottingham City with the castle, St Mary's Church, Wollaton Hall and County Hall prominent features within the city. The two football grounds, Trent Bridge and Colwick Woods are also prominent.

³⁴ Taken from the Greater Nottingham Character Assessment (2009).

- The land forms a small buffer between West Bridgford and Ruddington.

Landscape-related designations

7.152 There are no Conservations within the LCU; however Edwalton Conservation Area is adjacent to the LCU within West Bridgford to the north.


Important Landmarks and Views

- 7.153 No primary landmarks are located within this unit. The wooded hills of Mickleborough Hill and Sharp Hill form landmarks in the local landscape, seen from Nottingham to the north and from surrounding lower lying rural landscapes. The proximity of the LCU to urban areas means that there are likely to be a large number of visual receptors.
- 7.154 Extensive views to the south west are possible from higher ground across undulating farmland to the ridgeline of the Gotham Hills of LCU 16 and views north to Nottingham City including the castle St Mary's Church, Wollaton Hall and County Hall prominent features within the city.
- 7.155 In addition, there are a number of views which are valued locally. Such views are too numerous to identify as part of this borough-wide study, but will nevertheless need to be taken into account as part of the process of siting and design of any wind energy development, and in particular as part of the process of Landscape and Visual Impact Assessment (LVIA).

Landscape sensitivity assessment

7.156 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.22: Landscape sensitivity assessment for Landscape Character Unit 22 South Nottinghamshire Farmlands: Mickleborough Fringe

	Lower sensitivity  Higher sensitivity			
Landform and Scale			M	
	Mickleborough Hill and Sharp Hill are distinctive wooded hills which are prominent above the surrounding landscape. Topography within the area ranges from between approximately 25m at the bottom of valleys containing wooded streams, and 90m AOD at Wilford Hill. Mickleborough Hill is 70m AOD. The landform scale is generally medium.			
Land cover pattern and presence of human scale features			M	
	Land cover pattern is varied, and generally medium in scale, reflecting the urban fringe land uses close to Nottingham urban areas and is fragmented by the dominant A52 and its junction. A mixture of large arable fields with some individual trees are a remnant of former field patterns. Field patterns are modern and bounded by hedgerows. Woodland is also a key feature of the landscape e.g. Sharphill Wood, Wilford Hill and Mickleborough Hill. Human scale features such as trees, hedges and large detached properties are frequent throughout the LCU.			

Skylines			M		
	The two wooded hills are prominent feature within skylines locally. Elsewhere in the LCU skylines are often wooded or are distant and formed by adjacent urban areas including Nottingham or the Gotham Hills in LCU 16.				
Perceptual qualities		L-M			
	The LCU has a marginal rural character with frequent views across the lower-lying fringes of Nottingham and is dominated by the busy A52 road and junction. Suburban development in adjacent West Bridgford is visible.				
Scenic qualities		L-M			
	The urban fringe character of nearby settlements and busy roads prevail across the LCU but the distinctive hills provide contrasting features within the surrounding agricultural undulating landscape and Sharphill Wood Local Nature Reserve is a popular recreational resource locally. Ruddington village located adjacent to the south and has a distinctive character.				
Intervisibility			M		
	There are extensive views to and from higher ground across gently undulating farmland to the ridgeline at West Leake Hill, Gotham Hill and Bunny Hill.				
Discussion on landscape sensitivity to the principle of wind energy	The varied land cover pattern and relatively distinctive wooded hills increase sensitivity to wind energy development. Nevertheless, the frequent urban influences and medium-low scenic quality of the area reduce sensitivity. The landscape character assessment notes that the landscape character is weak and that small changes in land use could have a significant effect on landscape character.				

Landscape sensitivity to different turbine heights

<25m	L
25 to 50 m	L-M
51 to 75 m	M
76 to 110 m	M-H
111 to 150 m	H

- 7.157 The landscape is likely to be particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m.

Discussion on different cluster sizes

- 7.158 The landscape is likely to be particularly sensitive to cluster sizes more than 2-3 turbines due to the limited extent of the LCU.

Summary of Key Sensitive Features and Views

- Open views from high ground such as Mickleborough Hill, Sharp Hill and Willford Hill across farmland to the south and Nottingham City to the north.
- The prominence of the wooded hills in views from surrounding areas.
- The distinctive village character within the centre of Ruddington.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

7.159 At the time of writing there were no existing schemes within the LCU.

Guidance for development

- 7.160 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m. In addition it would be particularly sensitive to cluster sizes of more than 2-3 turbines.
- 7.161 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:
- The character of the wooded hills (including Mickleborough Hill, Sharp Hill and Willford Hill) are conserved and turbines do not diminish the apparent scale of these hills.
 - The special character of the Conservation Areas outside the LCU such as Ruddington and Edwalton are maintained.
 - Excessive visual 'clutter' is avoided e.g. as a result of seeing different types and sizes of turbines and/or pylons/ large highway lighting against one another – this is particularly important in the context of the open landscape and extensive views.
- 7.162 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit. This could include very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) and occasional small groups of larger turbines in larger scale areas (aiming for a consistent scale and design of these larger schemes), and maintaining a distinct hierarchy between these two scales of wind energy development.
- 7.163 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

South Nottinghamshire Farmlands: East Bridgford Escarpment Farmland

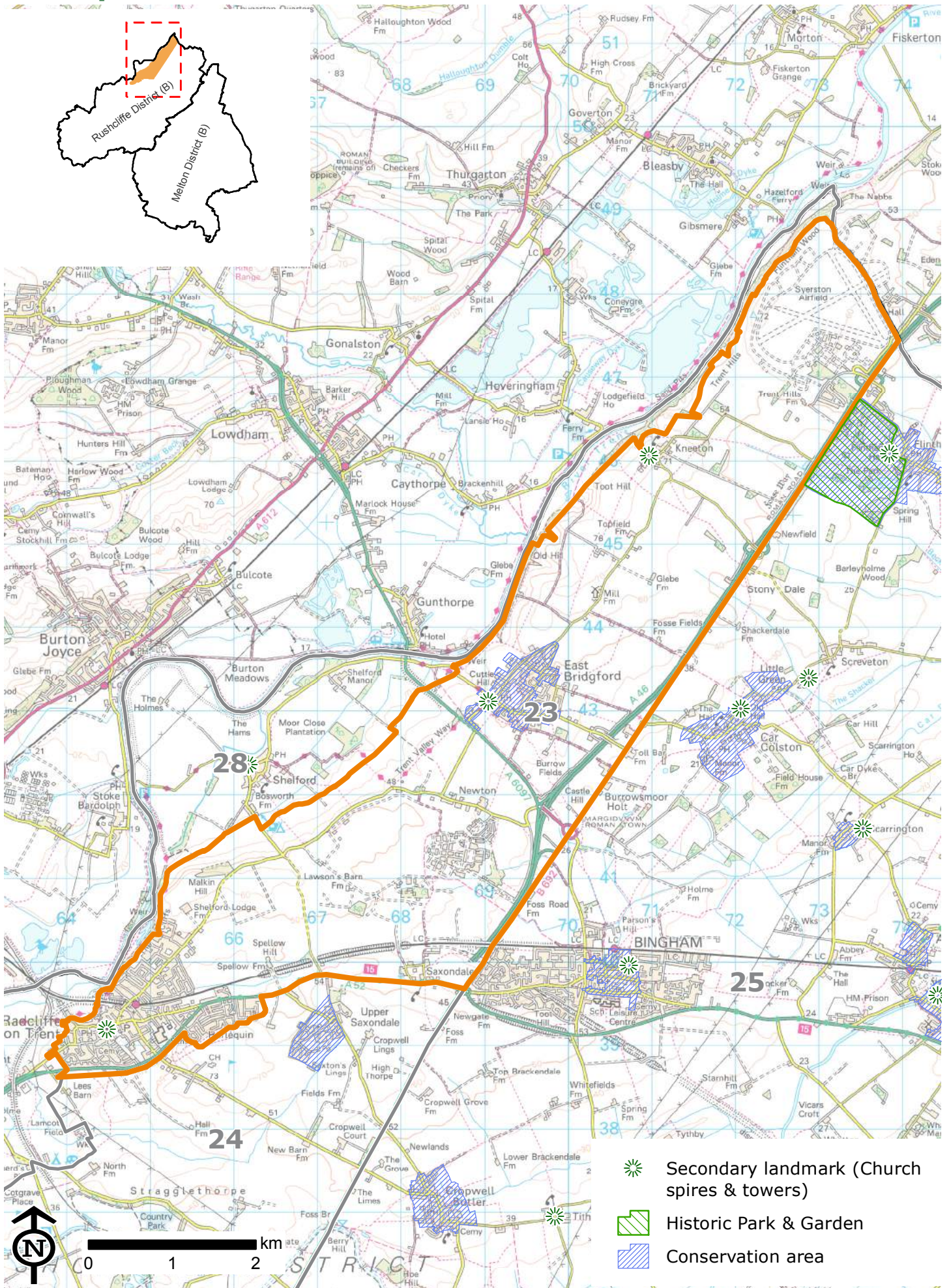


Figure 5.23

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LCU23 South Nottinghamshire Farmlands: East Bridgford Escarpment Farmland

7.164 This area comprises SN05 East Bridgford Escarpment Farmland within Rushcliffe Borough. The extent of the Landscape Character Unit is shown in **Figure 5.23**.

Key Landscape Characteristics

7.165 Key characteristics of the South Nottinghamshire Farmlands: East Bridgford Escarpment Farmland are as follows³⁵:

- Escarpment with a steeply sloping northern edge down to the Trent Washlands and more gentle slope to the south to the A46 forming a broad plateau either side of Kneeton Road.
- Rural character with a sense of enclosure created on high ground through limited views beyond the plateau to adjacent lower ground; on the slopes views towards the A46 and Nottingham City Centre provide an urbanising influence.
- Land use is almost totally arable although individual fields of pasture are present around the edge of East Bridgford and Kneeton.
- Fields are mostly medium to large in size and enclosure pattern includes modern field patterns to the south and around Syerston Airfield with older enclosure present at East Bridgford and Kneeton.
- Field boundaries are almost all hedgerows which are of variable condition; along roads they are almost always intact and over 1.5m in height but within fields there is evidence of fragmentation particularly around arable fields.
- There is very little woodland cover and where present it is prominent in the landscape. Woodland is generally irregular shaped blocks often with smaller fields planted with woodland. The largest wood is to the south of Syerston Airfield.
- Clumps of woodland are present around village fringes which help to reduce their prominence in the landscape although the rising roofline of Radcliffe on Trent remains locally visible in the landscape, other tree groups are present around farmsteads.
- There are few hedgerow trees and where present are often in small groups along field boundaries, often close to woodlands.
- There are few settlements; the largest is Radcliffe on Trent which is on the gentle slopes of the escarpment. East Bridgford and smaller Kneeton are nestled into the landscape often with mature boundaries helping to reduce their prominence.
- Smaller villages are characterised by small terraces and cottages of red brick with pantile roofs, individual working and converted former farms. The variety in orientation of buildings along streets provides distinction and interest. East Bridgford is also characterised by a prominent red brick wall along Kirk Hill which adds an element of formality on the approach to the village.
- Farmsteads include both old and new properties, mostly constructed from red brick. A converted mill is a distinctive feature visible on the skyline.
- An area of housing at Newton is a large isolated area of more modern housing constructed from red and brown brick. It is locally prominent in views from the A46. However elsewhere only glimpsed views of the larger buildings are possible.
- Extensive and distinctive views are possible across low-lying farmland along the River Trent and to the village of Shelford from Shelford Road.

³⁵ Taken from the Greater Nottingham Character Assessment (2009)

Landscape-related designations

7.166 The area includes one Conservation Area covering part of the village of East Bridgford.

Important Landmarks and Views

- 7.167 There are no primary landmarks within this unit. The scarp top forms a backdrop to views along the Trent Valley and from beyond the borough (e.g. from Newark & Sherwood). Conversely there are extensive and distinctive views across low-lying farmland along the River Trent and to the village of Shelford from Shelford Road.
- 7.168 The windmill at Mill Farm on Kneeton Road forms a landmark in local views, and church towers and spires are also local landmarks.
- 7.169 In addition, there are a number of views which are valued locally. Such views are too numerous to identify as part of this borough-wide study, but will nevertheless need to be taken into account as part of the process of siting and design of any wind energy development, and in particular as part of the process of Landscape and Visual Impact Assessment (LVIA).

Landscape sensitivity assessment

7.170 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.23: Landscape sensitivity assessment for Landscape Character Unit 23 South Nottinghamshire Farmlands: East Bridgford Escarpment Farmland

	Lower sensitivity		↔	Higher sensitivity	
Landform and Scale			M		
	Landform is undulating, and slopes more gently towards the A46 to the south west. The area between East Bridgford and Kneeton forms a broadly sloping plateau which forms a more distinctive escarpment alongside the Trent Valley which is particularly sensitive. Topography ranges from approximately 40m AOD at the bottom of the escarpment to around 80m at the top of Old Hill.				
Land cover pattern and presence of human scale features			M		
	Land cover is relatively uniform - mostly arable fields with a few prominent woodlands. Individual fields of pasture are present around the edge of East Bridgford and Kneeton. Fields are mostly medium to large in size with modern field patterns to the south and around Syerston Airfield with older enclosure present at East Bridgford and Kneeton which will be more sensitive. Field boundaries are almost all hedgerows which are of variable condition; along roads they are almost always intact and over 1.5m in height but within fields there is evidence of fragmentation particularly around arable fields. Nucleated villages and scattered farmsteads provide human scale features.				

Skylines			M		
	From the plateau top skylines are distant. Elsewhere in the LCU skylines are often tree-lined. The skyline of the escarpment is undeveloped and particularly sensitive. A converted mill is a distinctive feature on the plateau top, visible on the skyline.				
Perceptual qualities			M		
	The LCU has a rural character, particularly in the north where it is more remote and tranquil, away from larger settlements in the south. Radcliffe on Trent is the largest settlement whilst other settlements are relatively enclosed: Bridgford and smaller Kneeton are nestled into the landscape often with mature boundaries helping to reduce their prominence. Views towards the A46 and Nottingham City Centre provide an urbanising influence locally.				
Scenic qualities			M		
	Away from the larger settlements in the south of the LCU the rural character is more intact and villages such as Kneeton have attractive vernacular character. Panoramic views from the high points and slopes of the escarpment comprise some attractive combinations of rural fields towards the river.				
Intervisibility				M-H	
	The escarpment at the western edge of the LCU forms part of the distinctive wooded scarp which is a key feature in views from the Trent valley and outside the borough to the north within Newark and Sherwood. There are also views across the area from the A46 and across the Trent Washlands from higher ground and slopes of the escarpment.				
Discussion on landscape sensitivity to the principle of wind energy	The areas of broader plateau and large scale arable fields are likely to be less sensitive to wind energy development. The escarpment on the western edge of the LCU will be more sensitive as it forms a key feature of views from the Trent Valley.				

Landscape sensitivity to different turbine heights

<25m	L
25 to 50 m	L-M
51 to 75 m	M
76 to 110 m	M-H
111 to 150 m	H

7.171 Although the relatively uniform and large scale land cover and areas of broader scale landform such as plateaus indicate lower sensitivity to wind energy development, the presence of human scale features and overall scale of landform means the landscape will be particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m. The scarp slopes, areas close to the scarps, and areas close to settlements would be more sensitive generally, and particularly to larger turbines.

Discussion on different cluster sizes

- 7.172 This LCU is likely to be particularly sensitive to clusters of over 2-3 turbines in most areas and 4-5 turbines in larger scale areas.

Summary of Key Sensitive Features and Views

- The prominent wooded escarpment and its undeveloped skyline.
- Small scale field patterns around East Bridgford and Kneeton.
- Distinctive views across the Trent Washlands from the scarp.
- The historic character of village cores and their rural settings.
- Narrow rural roads e.g. through East Bridgford and the distinctive walled approach along Kirk Hill.
- The small scale character of Kneeton.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

- 7.173 At the time of writing there were no existing schemes within the LCU. There was one consented wind energy scheme within the LCU consisting of one turbine <25m height to tip at St James Business Park, Radcliffe on Trent (see **Figure 2.1b** showing existing and proposed schemes).

Guidance for development

- 7.174 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines of greater than 75m and highly sensitive to turbines over 110m. It also notes that the landscape is likely to be highly sensitive to more than 2-3 turbines and 4-5 turbines in larger scale areas.
- 7.175 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:
- The distinctive character and scale of the escarpment along the Trent Valley is conserved and turbines do not overwhelm, or detract from, this.
 - The panoramic and rural nature of the views from the escarpment are not adversely affected.
 - The small scale areas, particularly in and around villages such as East Bridgford and Kneeton, are maintained and not dominated by large scale turbines.
 - The special character of the Conservation Area of East Bridgford is maintained. See **Appendix 3** for notes on views from the Conservation Area such as views to the south from East Bridgford.
 - The attractive and vernacular character of villages and rural character of their settings is maintained.
 - The attractive views along the winding narrow lanes and towards the small villages and church spires are retained and the character of the narrow rural lanes is preserved (avoid widening associated with turbine delivery).
 - The quiet and rural character of the landscape is maintained and excessive visual 'clutter' is avoided e.g. as a result of seeing different types and sizes of turbines and/or pylons against one another – this is particularly important in the context of the open landscape and extensive views
- 7.176 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit. This could include very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) and occasional small groups of larger turbines in

larger scale areas (aiming for a consistent scale and design of these larger schemes), and maintaining a distinct hierarchy between these two scales of wind energy development.

- 7.177 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

South Nottinghamshire Farmlands: Cotgrave and Tollerton Village Farmland

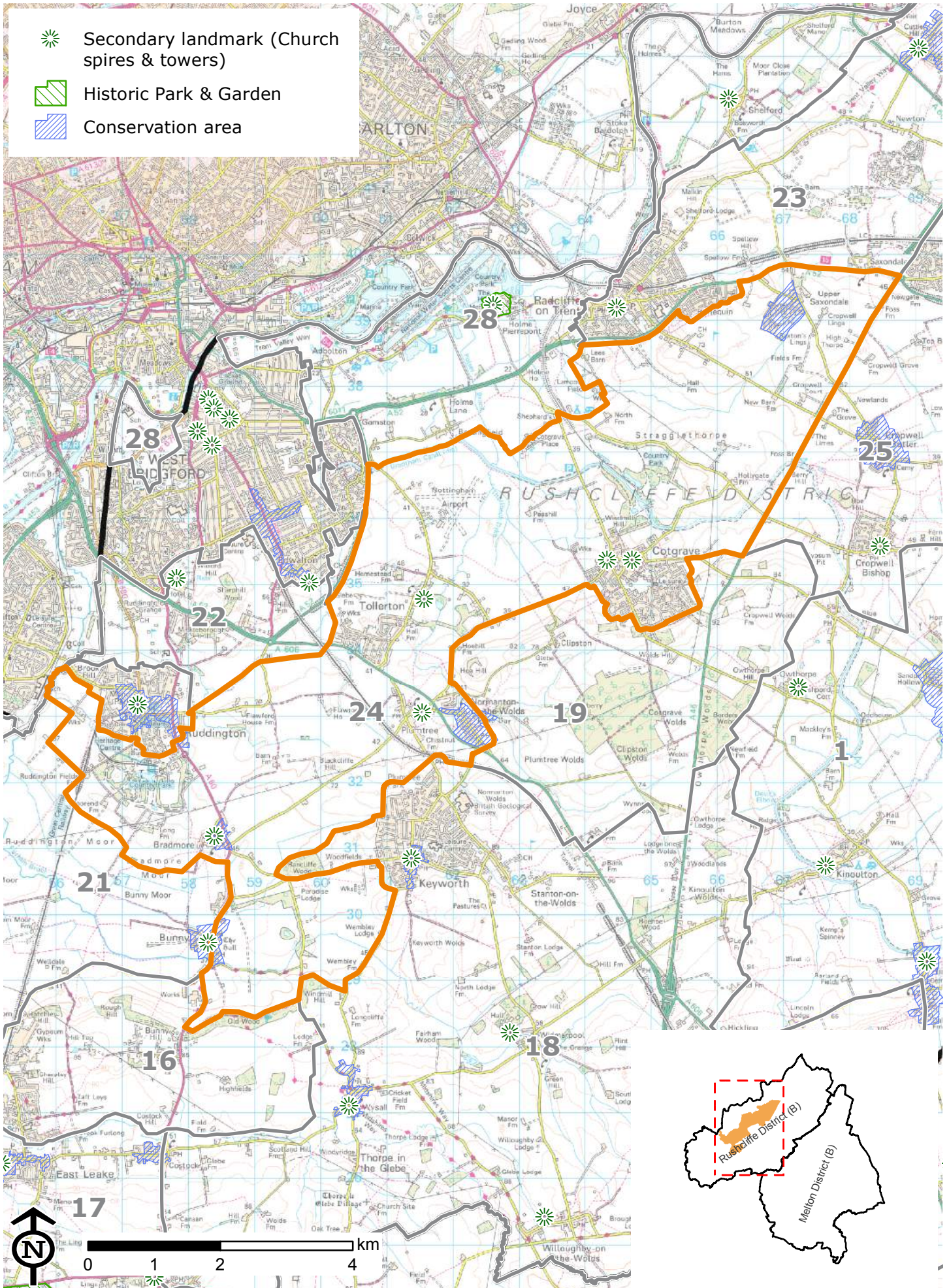


Figure 5.24

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LCU24 South Nottinghamshire Farmlands: Cotgrave and Tollerton Village Farmland

7.178 This Landscape Character Unit comprises SN04 Cotgrave and Tollerton Village Farmland within Rushcliffe Borough. The extent of the LCU is shown in **Figure 5.24**.

Key Landscape Characteristics

7.179 Key characteristics of the Cotgrave and Tollerton Village Farmland are as follows³⁶:

- Gently undulating landform with localised steeper areas around watercourses at Upper Saxondale and localised plateaus.
- Man-made hill formed from former mining operations is prominent around Cotgrave.
- Undulations in the landscape are formed by small streams and tributaries which have cut through softer mudstones and clays.
- Frequent watercourses which are often demarcated by landform and small amounts of riparian vegetation such as willows and scrub. Where trees are not alongside, watercourses are generally not visible in the landscape.
- Disused Grantham Canal is a local wooded feature in the landscape, with a mix of riparian trees, reeds, wetlands and open water.
- Rural character present across the area although there are frequent urbanising elements providing a reminder of the proximity of built form such as large villages, Nottingham, industry and large farm buildings.
- Land use is mostly arable although pasture is common around village fringes and along watercourses.
- Fields are mostly medium to large in size and pattern includes predominantly modern field patterns. Older enclosure is present around village fringes particularly around Tollerton and larger tracts of fields reflecting open systems and semi-regular enclosure to the south of Radcliffe on Trent.
- Field boundaries are almost all hedgerows which are of variable condition, along roads they are almost always intact but within fields there is evidence of fragmentation. Along A46 hedgerows have been removed to enable road widening.
- Scrub and rough grassland is present around field margins particularly close to West Bridgford.
- There is a relatively low level of woodland cover; concentrations around Ruddington Country Park, Cotgrave Country Park, golf courses, settlements and watercourses creates the impression of higher woodland cover than actually exists.
- Areas of restored land, now country parks, are characterised by young structure planting, areas of open water and wetlands, grassland and natural regeneration.
- Few hedgerow trees which tend to be present as small clusters along field boundaries and along roads.
- Frequent large nucleated commuter settlements such as Bingham, Radcliffe on Trent, Ruddington and Cotgrave and smaller nucleated settlements at Plumtree, Normanton on the Wolds and Tollerton.
- Long distance views towards the centre of Nottingham possible across farmland and from high ground at Cotgrave Colliery.

³⁶ Taken from the Greater Nottingham Character Assessment (2009).

- Urban edges of West Bridgford are locally visible above a narrow belt of woodland along Gamston Lings Bar Road.
- Smaller villages often have belts of woodland along their fringes; woodland along the railway limits views of Plumtree.
- Small areas of parkland to the north east of Tollerton and at Ruddington Hall; wooded boundaries reduce their prominence in the landscape.
- Rising roofline present within smaller villages with prominent church spires.
- Older centres of villages are characterised by red brick and pantile roofs; modern buildings use a variety of materials and are more uniform in layout, orientation and layouts are denser.
- Large industrial buildings at the airfield and large agricultural buildings are prominent within the landscape.
- Frequent overhead line routes are prominent within the landscape.

Landscape-related designations

7.180 A number of villages (or parts of villages) within the LCU are designated as Conservation Areas. These are: Bunny (partly within the LCU), Ruddington (partly within the LCU), Normanton-on-the-Wolds and Saxondale.

Important Landmarks and Views

7.181 There are no primary landmarks within the unit. Church spires form local landmarks in views near the villages throughout the LCU.

7.182 In addition, there are a number of views which are valued locally. Such views are too numerous to identify as part of this borough-wide study, but will nevertheless need to be taken into account as part of the process of siting and design of any wind energy development, and in particular as part of the process of Landscape and Visual Impact Assessment (LVIA).

Landscape sensitivity assessment

7.183 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.24: Landscape sensitivity assessment for Landscape Character Unit 24 Cotgrave and Tollerton Village Farmland

	Lower sensitivity		↔	Higher sensitivity	
Landform and Scale			M		
	<p>The area is generally medium in scale and characterised by gently undulating landform with localised steeper areas e.g. Upper Saxondale and localised plateaus. Topography ranges from approximately 25m AOD – 70m AOD. Undulations in the landscape are formed by small streams and tributaries which have cut through softer mudstones and clays.</p>				

Land cover pattern and presence of human scale features			M		
<p>Land cover pattern consists of predominantly medium to large sized arable fields with frequent farmsteads. Frequent watercourses are often demarcated by landform and small amounts of riparian vegetation such as willows and scrub. Older enclosure is present around village fringes particularly around Tollerton and larger tracts of fields reflecting open systems and semi-regular enclosure to the south of Radcliffe on Trent. Syerston Airfield is partly located in the north of the LCU also contributing to the larger scale land pattern. Woodland is concentrated around Ruddington and Cotgrave Country Parks, golf courses, settlements and watercourses creating the impression of higher woodland cover than actually exists. The relatively large scale and regular land cover pattern indicates a lower sensitivity although the presence of human scale features such as farmsteads increase sensitivity.</p>					
Skylines			M		
<p>Views are varied throughout the LCU: there are relatively long views across the predominantly open landscape to distant skylines and some views are less distinctive, relatively short to rounded undulations and contained by woodland. Prominent church spires form local landmarks – views containing these landmarks would be more sensitive.</p>					
Perceptual qualities		L-M			
<p>The area is rural in character although there are frequent urbanising elements including modern fringes of villages, the urban edges of West Bridgford, Nottingham airport and associated industrial buildings, views of Ratcliffe on Soar power station and large farm buildings. The A46 is also prominent to the south of the LCU. There are also frequent overhead lines prominent within the landscape. Areas of restored land are now country parks and are regenerating landscapes of woodlands, wetlands and grasslands.</p>					
Scenic qualities			M		
<p>The landscape of arable fields, occasional blocks of woodland and frequent farmsteads is rural with some attractive features including small villages and church spires. Ruddington Country Park and Cotgrave Country Park are local visitor attractions.</p>					
Intervisibility			M		
<p>Views into the LCU are from high ground such as Sharphill Wood to the north and higher land around Clipston (LCU 21). From within LCU 19 Cotgrave Wooded Clay Wolds there are extensive views across this LCU. Likewise, hills within LCU 19 including Hoe Hill form a backdrop to views from the south of the LCU. The LCU forms a backdrop to the town of Radcliffe from the north east and east on higher ground e.g. Saxondale.</p>					
Discussion on landscape sensitivity to the principle of wind energy	<p>The relatively simple landform and land cover pattern of this gently undulating landscape, as well as the frequent urbanising features including roads, industrial buildings and large village fringes indicate a lower sensitivity to wind energy development. Nevertheless, features such as church spires increase sensitivity locally as do localised areas of older small scale field systems and areas where the topography is more pronounced.</p>				

Landscape sensitivity to different turbine heights

<25m	L
25 to 50 m	L-M
51 to 75 m	M
76 to 110 m	M-H
111 to 150 m	H

7.184 Although the landform is relatively large scale the overlying landscape pattern and human scale of the landscape means it is likely to be particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m.

Discussion on different cluster sizes

7.185 The LCU is likely to be particularly sensitive to cluster of over three turbines (or five turbines in larger scale areas with less pronounced topography and larger fields).

Summary of Key Sensitive Features and Views

- Areas of more pronounced topography such as in the north of the LCU.
- Older field patterns such as those reflecting open systems and the semi-regular geometric patterns in the north, and the more enclosed and wooded pasture fields around village fringes e.g. around Tollerton.
- The historic character of the village cores and the human scale of the landscape close to these areas.
- Prominence of churches on the skyline, forming local landmarks.
- Riparian character along small streams e.g. along the Grantham Canal.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

7.186 At the time of writing there was a single operational wind turbine within the LCU, it is <25m height to tip at Rushcliffe Country Park (see **Figure 2.1b** showing existing and proposed schemes).

Guidance for development

7.187 The landscape sensitivity assessment indicates that this landscape is likely to be particularly sensitive to likely to be particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m. It is likely to be highly sensitive to clusters of over three turbines (or five turbines in larger scale areas with less pronounced topography and larger field patterns).

7.188 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:

- Turbine size is suited to landscape scale, for example the areas of more pronounced topography such as in the north of the LCU around Saxondale and the small scale landscapes around watercourses and village edges will have a higher sensitivity to larger turbines.
- The wetlands at Ruddington Country Park are not harmed by turbines and it continues to be possible to enjoy and appreciate the landscape of this area.

- Development does not result in the permanent loss of intact hedgerow field boundaries and does not affect the historic integrity of the small-scale medieval field enclosures.
- The rural setting of the small historic villages and the special character of the Conservation Areas are maintained. See **Appendix 3** for notes on views to/ from the Conservation Areas of Bunny, Ruddington, Normonton on the Wolds and Saxondale.
- The attractive views along the winding narrow lanes and towards the small villages and church spires are retained.
- The rural setting of the historic villages is preserved and the village churches continue to form prominent local landmarks.
- Excessive visual 'clutter' is avoided e.g. as a result of seeing different types and sizes of turbines and/or pylons against one another – such as those at Blackcliffe Hill.

7.189 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit. This could include very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) and occasional small groups of larger turbines in larger scale areas (aiming for a consistent scale and design of these larger schemes), and maintaining a distinct hierarchy between these two scales of wind energy development.

7.190 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

South Nottinghamshire Farmlands: Aslockton Village Farmland

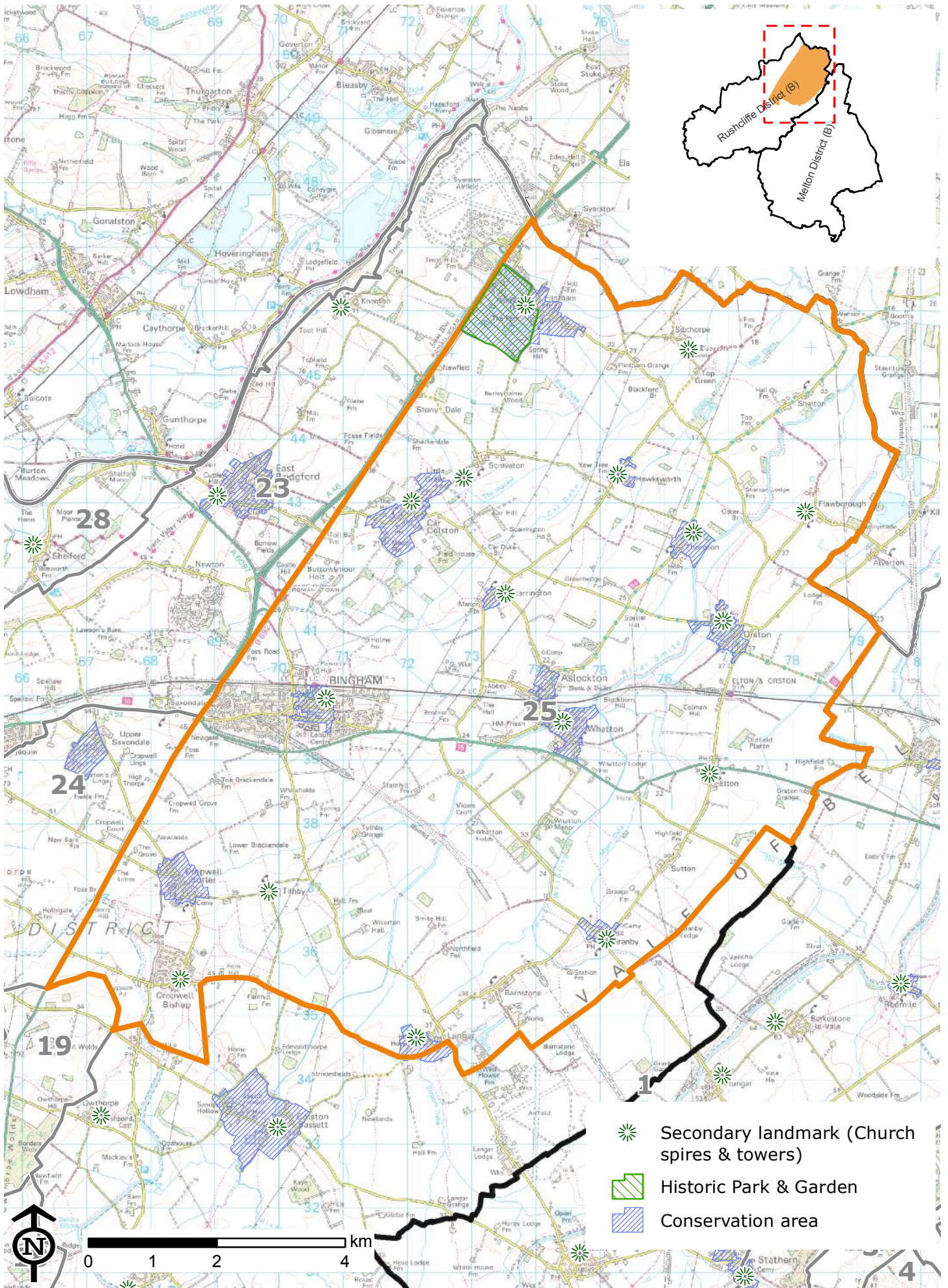


Figure 5.25

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LCU25 South Nottinghamshire Farmlands: Aslockton Village Farmland

7.191 This Landscape Character Unit comprises SN06 Aslockton Village Farmland within Rushcliffe borough. The extent of the LCU is shown in **Figure 5.25**.

Key Landscape Characteristics

7.192 Key characteristics of the Aslockton Village Farmland LCU are as follows³⁷:

- Series of Mercia Mudstone outcrops and thin bands of lower-lying alluvial levels following rivers. The outcrops vary between 5 and 10m above adjacent levels; the most prominent being along Sutton Lane and Barnstone Lane in the south east of the area.
- A number of watercourses such as the River Smite and Devon flow through the landscape; they are lower than surrounding ground with arable fields extending to their banks and little riparian vegetation. Therefore they are not easily discernible in the landscape.
- Rural remote and tranquil character comprising arable farmlands and a regular dispersal of small rural settlements.
- Land use is mostly arable although pasture is common around village fringes. Larger tracts are present where villages are situated close to each other and pasture extends between; these tend to have a slightly more enclosed and intimate character.
- Field pattern ranges from small-scale fields around village fringes to expansive large scale fields in open countryside.
- Field boundaries are almost all hedgerows which are of variable condition; they tend to be more intact around pasture fields where left to grow taller whereas in adjacent arable fields are often low and in places quite fragmented.
- There is a relatively low level of woodland cover with a regular pattern of small geometric and irregular shaped woodlands throughout; other woodland is often linear in character following the line of a former railway, around village fringes and where individual hedgerows are left to mature.
- Hedgerow trees are infrequent although clustered around pasture fields on village margins and within villages. Where hedgerows are often taller around arable fields trees tend to be less frequent. There are lots of young hedgerow trees planted as avenues along small lanes which will increase tree cover as they mature. These are mostly ash and horse chestnut.
- The combination of taller hedgerows, hedgerow trees and scattered woodlands creates a dispersed wooded character and woodland is often a key component within skyline views.
- Small parklands at Flintham, Langar, Whatton and Wiverton Hall are local wooded features.
- Dispersed small rural settlements include both linear and nucleated patterns; they are often situated on the slightly higher Mercia Mudstone outcrops. Bingham is the only large commuter settlement within the LCU and its northern and eastern edges are locally prominent in the landscape.
- Villages of Elton on the Hill, Granby, Sutton and Barnstone are prominent on higher ground; they are seen mostly as a single line of dispersed housing set within trees.
- Rooflines of villages are generally obscured by mature trees; where visible they appear dispersed and as individual or small groups of properties. Church towers and spires are prominent above the villages and are distinctive features within the landscape.

³⁷ Taken from the Greater Nottingham Character Assessment (2009)

- Villages are particularly distinctive often containing very little modern development; they are along narrow roads often bordered by red brick walls. All villages are well wooded with many mature trees along roads within small fields and open spaces within the villages and around their fringes.
- Buildings within villages include small cottages and terraces and larger individual properties both set behind small and larger front gardens. Almost all are constructed of red brick with red pantile roofs although there is the occasional rendered or painted house. Villages often contain a few former farm buildings which are now converted to private residences.
- Churches within villages are almost all constructed from local stone and are either towers or spires and always set within mature grounds.
- Narrow winding lanes are common throughout the landscape although a few straighter roads across lower lying land are present around Orston and Granby. Roads are characterised by often large verges or pockets of grassland. In these places traditional gypsy caravans and horses grazing are sometimes present.
- Scattered farmsteads, often constructed of red brick with small out buildings and barns are throughout the LCU although not present on the lowest lying ground.
- Pockets of rough grassland and village greens grazed by cattle are a feature of villages in the northern part of the area such as between Car Colston and Screveton.
- Many prominent overhead line routes are present within the landscape and are always visible on the skyline.
- Expansive long distance views across the landscape to the Belvoir Ridge to the south in Leicestershire.

Landscape-related designations

- 7.193 Many of the villages or parts of villages within this relatively large LCU are designated as Conservation Areas. These are: Cropwell Butler, Langar, Granby, Bingham, Watton, Aslockton, Orston, Scarrington, Car Colston, Thoroton, Hawskworth and Flintham. Flintham Hall Listed Garden also lies within the LCU.

Important Landmarks and Views

- 7.194 There are no primary landmarks within this unit. One key view is noted in the Conservation Area Appraisal for Langar, stating that the open views across the river valley from Langar Hall to Wiverton Hall are particularly important. Church spires form local landmarks throughout the LCU.
- 7.195 Views are often over quite long distances due to the very gently undulating landform and low woodland cover. There are expansive long distance views across the landscape from the Belvoir Ridge to the east and south and partly from within Leicestershire.
- 7.196 In addition, there are a number of views which are valued locally. Such views are too numerous to identify as part of this borough-wide study, but will nevertheless need to be taken into account as part of the process of siting and design of any wind energy development, and in particular as part of the process of Landscape and Visual Impact Assessment (LVIA).

Landscape sensitivity assessment

- 7.197 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.25: Landscape sensitivity assessment for Landscape Character Unit 25 South Nottinghamshire Farmlands: Aslockton Village Farmland

	Lower sensitivity		↔	Higher sensitivity	
Landform and Scale		L-M			
	<p>A very gently undulating landform of between approximately 20m – 50m AOD. Villages are generally situated on mudstone outcrops between 5 and 10m above the adjacent alluvial levels; the most prominent being along Sutton Lane and Barnstone Lane in the south east of the area – these areas will be more sensitive as turbines may diminish the scale of the villages and landscape. The landform is generally medium – large in scale.</p>				
Land cover pattern and presence of human scale features			M		
	<p>There is a regular pattern of land cover varying between expansive large scale arable fields and small scale pasture around village fringes (these often have an enclosed and intimate character and will be of greater sensitivity as turbines may dominate these smaller scale features). Fields around Car Colston and Orston display patterns which are some of the oldest enclosures in Nottinghamshire – these will be more sensitive.</p> <p>There is also a relatively uniform pattern of dispersed rural villages and a regular pattern of small geometric and irregular shaped groups of woodland around village fringes and where individual hedgerows are left to mature.</p>				
Skylines			M		
	<p>Skylines in this low lying and gently undulating landscape are generally not distinctive. They are often wooded and contain views of villages set within woodland on higher ground – e.g. Elton on the Hill, Granby, Sutton and Barnstone.</p> <p>Church towers and spires are prominent above the villages and are distinctive features within the landscape – increasing sensitivity, as turbines may detract attention away from them. Many prominent overhead line routes are present within the landscape and are always visible on the skyline.</p>				
Perceptual qualities			M		
	<p>The LCU has a rural, remote and tranquil character despite the prominence of intensive arable farmlands which are set within a regular dispersal of small rural settlements - often containing very little modern development. All villages are well wooded with many mature trees along roads within small fields and open spaces within the villages and around their fringes. Narrow winding lanes are common throughout the landscape. The A46 along the western boundary provides a major urbanising element locally.</p>				
Scenic qualities				M-H	
	<p>The relatively intact rural character of the LCU results in typical rural scenes of farming and distinctive small villages along narrow roads often bordered by red brick walls set in a wooded character of hedgerows, hedgerow trees and scattered woodlands. Small parklands at Flintham, Langar, Whatton and Wiverton Hall are local wooded features.</p>				

Intervisibility			M		
	There are expansive long distance views across the landscape to and from the Belvoir Ridge to the south in Leicestershire and on the southern fringes at the start of the Leicestershire Wolds. Views across the LCU from outside the area are possible from surrounding high ground and along the A46.				
Discussion on landscape sensitivity to the principle of wind energy	The relatively large scale, simple topography and regular land cover of the LCU indicate a lower sensitivity to wind energy. However, the strongly rural, remote and tranquil character of the area in addition to the distinctive and small scale villages, church spires on the skylines and surrounding farmland/ woodland increase sensitivity as turbines may detract from these features.				

Landscape sensitivity to different turbine heights

<25m	L
25 to 50 m	L-M
51 to 75 m	M
76 to 110 m	M-H
111 to 150 m	H

7.198 Although the landform is relatively large scale, the scale of the landscape pattern and presence of human scale features means it is likely to be particularly sensitive to turbines 75m and highly sensitive to turbines over 110m.

Discussion on different cluster sizes

7.199 The LCU would be particularly sensitive to clusters of over 2-3 turbines (possibly increasing to five turbines in larger scale areas).

Summary of Key Sensitive Features and Views

- Small scale landform features of the raised mudstone outcrops with villages e.g. Sutton Lane and Barnstone.
- Small scale field patterns in the north particularly enclosure patterns around Car Colston and Screveton.
- Narrow winding rural lanes.
- Rural, remote and tranquil character.
- Prominence of church spires.
- Distinctive historic villages in wooded settings.
- Local wooded features such as the small parklands at Fintham, Langar, Whatton and Wiverton Hall.
- Long views to and from the Vale of Belvoir.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

- 7.200 A map showing the locations of permitted sites for wind development is presented in **Figure 2.1b**. At the time of writing there was one operational scheme within the LCU, at Butt Field Recreational Ground, Bingham, measuring 15m height to tip.

Guidance for development

- 7.201 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines 75m and highly sensitive to turbines over 110m. In addition it would be particularly sensitive to clusters of over three turbines (possibly increasing to five turbines in larger scale areas).
- 7.202 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:
- The character of the smaller scale raised mudstone outcrops such as at Sutton Lane and Barnstone are maintained.
 - Areas of smaller scale fields close to villages such as the enclosure patterns around Car Colston, are preserved.
 - Local wooded features such as the small parklands at Fintham, Langar, Whatton and Wiverton Hall are conserved as features of the rural landscape.
 - The rural setting of the large number of small historic villages and the special character of the Conservation Areas are maintained. See **Appendix 3** for notes on views to/from the Conservation Areas of Cropwell Butler, Langar, Granby, Bingham, Watton, Aslockton, Orston, Scarrington, Car Colston, Thoroton, Hawksworth and Flintham.
 - The attractive views along the winding narrow lanes and towards the small villages are retained and village church spires continue to form locally prominent features/ landmarks.
 - The quiet, remote and rural characteristics of the landscape are conserved.
 - The pleasing combination of intact rural farmed fields, distinctive small villages along narrow roads and wooded settings remains and modern built development forms occasional features within this, rather than becoming defining elements of landscape character.
 - Development does not detract from the quality and character of the expansive views to and from the Vale of Belvoir and the Belvoir Ridge.
 - The character of the narrow rural lanes is preserved (avoid widening associated with turbine delivery).
 - Excessive visual 'clutter' is avoided e.g. as a result of seeing different types and sizes of turbines and/or pylons against one another – this is particularly important in the context of the open landscape and extensive views.
- 7.203 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCU.
- 7.204 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

Trent Valley: Attenborough Wetlands

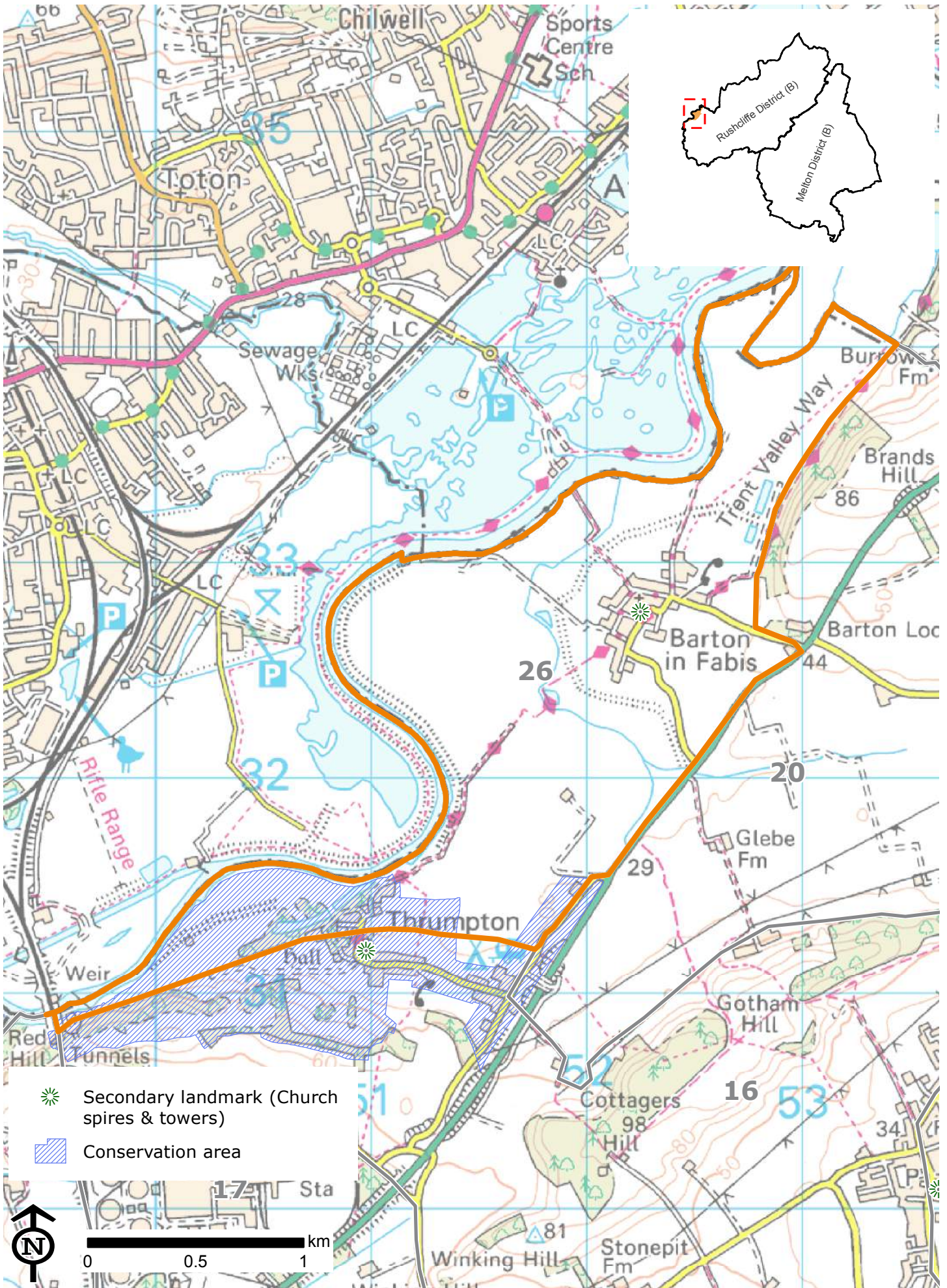


Figure 5.26

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LCU 26 Trent Valley: Attenborough Wetlands

7.205 This Landscape Character Unit comprises TSV01 Attenborough Wetlands within Rushcliffe Borough. The extent of the LCU is shown in **Figure 5.26**.

Key Landscape Characteristics

7.206 Key characteristics of the Attenborough Wetlands³⁸ are as follows:

- Broad low lying river corridor enclosed by steep sided wooded ridges with an underlying geology of Mercia Mudstone
- Range of river valley wetlands at different stages of maturity created from restoration of former sand and gravel extraction sites including large expanses of open water, reed beds and riverside pasture. Now used for recreation and nature conservation purposes.
- Continuing mineral extraction is apparent adjacent to Attenborough Nature Reserve; the land is heavily influenced by mineral extraction.
- The meandering navigable river channel of the Trent forms a distinctive feature.
- Urban fringe character is evident to the north of the area due to the influence of urbanising features such as railway lines, roads, industrial and commercial development, sewage treatment works and encroaching residential development. South of the River Trent the character is more rural.
- Farmland is predominantly large arable fields bounded by fragmented hedgerows and some ditches.
- Areas of former workings restored to agriculture using pulverised fuel ash. Hedgerows and woodland within these areas is limited.
- Small pasture fields of sheep and horse grazing are present on settlement fringes.
- Areas of scrub woodland dominated by willow, hawthorn and blackthorn are present along the river corridor.
- Larger areas of young to semi-mature native woodland associated with restoration of former mineral workings such as Attenborough. Pockets of riverside pasture, alluvial meadows, flood meadows, marsh and grassland are also present close to the river.
- The historic settlement core is predominantly large red brick traditional properties with pantile roofs, small cottages and stone churches. Within Attenborough modern urban expansion is apparent along roads and urban fringes.
- Large blocks of semi-mature to mature deciduous woodland on surrounding ridge lines enclose views however, longer views can be seen across the large expanses of open water. Views to urban features are also apparent including Ratcliffe on Soar Power Station, Attenborough village church and St George's Church in Barton in Fabis.
- Areas of arable farmland have an open exposed character with few features.
- Man made flood defence embankments provide a contrast to the low lying fluvial floodplain with steep sided banks and no vegetation cover.
- Areas restored to wetland are criss-crossed by a wide network of recreational routes which are popular with visitors. Associated visitor infrastructure including car parking and visitor centres are also provided within several locations.

³⁸ Taken from the Greater Nottingham Character Assessment (2009).

Landscape-related designations

7.207 The edge of the Thrumpton Conservation Area lies within the southern part of the LCU.

Important Landmarks and Views

7.208 There are no primary landmarks within the unit. Churches form local landmark features. There are attractive views to Attenborough village church and St George's Church in Barton in Fabis.

7.209 In addition, there are a number of views which are valued locally. Such views are too numerous to identify as part of this borough-wide study, but will nevertheless need to be taken into account as part of the process of siting and design of any wind energy development, and in particular as part of the process of Landscape and Visual Impact Assessment (LVIA).

Landscape sensitivity assessment

7.210 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.26: Landscape sensitivity assessment for Landscape Character Unit 26 Trent Valley: Attenborough Wetlands

	Lower sensitivity Higher sensitivity			
Landform and Scale		L-M		
	A flat, low lying river corridor and floodplain. The landform is medium to large scale.			
Land cover pattern and presence of human scale features			M	
	<p>Land cover is varied, including medium to large scale arable fields bounded by fragmented hedgerows and some ditches, small pasture fields of sheep and horse grazing present on settlement fringes such as Barton in Fabis and pockets of riverside pasture, alluvial meadows, flood meadows, marsh and grassland close to the river. Views to wooded ridges and linear woodland bordering the river give the impression of a well vegetated landscape, although arable areas are more open. The meandering river Trent on the northern boundary of the LCU forms a distinctive feature.</p> <p>The restored mineral workings, now the Attenborough Wetlands lie just outside the borough boundary to the north, containing large expanses of open water and large areas of young to semi-mature woodland.</p> <p>Areas of large open arable fields with few features are of relatively lower sensitivity although the smaller scale and varied land cover pattern close to villages and the river increase sensitivity.</p>			

Skylines		L-M			
	<p>The flat landform means that skylines are usually formed by the hills and ridges of adjacent LCUs 20 Clifton Slopes and 16 Gotham and West Leake Wooded Hills and Scarps. The wooded hills of these LCUs create a sense of enclosure. The churches in Barton in Fabis and in Attenborough village (outside the borough to the north) are visible in some skyline views – where these are present in views sensitivity will be increased.</p>				
Perceptual qualities			M		
	<p>There are few roads through the LCU, with the only the roads present to the east of Barton in Fabis. This lends an overriding rural and remote character to the LCU. There are frequent views of the power station at Ratcliffe on Soar and overhead lines/ pylons, giving an urbanising influence.</p> <p>The land is influenced by the past mineral extraction in the area which has since been restored to water, reed beds and riverside pasture – particularly around Attenborough Wetlands.</p>				
Scenic qualities			M		
	<p>The wetland habitats and river are distinctive features in the landscape and provide a strong sense of place. However, areas of agricultural landscape have fewer landscape features and little visual interest. Within the LCU itself there are often wide open views across agricultural fields or across open water.</p>				
Intervisibility				M-H	
	<p>The LCU is flat and enclosed by the wooded hills within LCU 20 Clifton Slopes and LCU 16 (Gotham Hills) to the south – there are frequent views of and from these hills from across the character area. There are localised views to the church spire in Attenborough.</p>				
Discussion on landscape sensitivity to the principle of wind energy	<p>Certain characteristics of the landscape indicate that it may have a lower sensitivity to wind energy, including the flat and consistent landform, the medium-large scale arable fields with fewer landscape features within it and views of urbanising elements such as the power station and pylons. There are however, areas which would be more sensitive to wind energy such as closer to settlements where land cover pattern is smaller scale or where the river is distinctive in views.</p>				

Landscape sensitivity to different turbine heights

<25m	L
25 to 50 m	L-M
51 to 75 m	M
76 to 110 m	M-H
111 to 150 m	H

7.211 Although the landform is generally flat and consistent with medium scale fields, the areas of small scale land cover and distinctive features such as the river mean that the landscape is likely to be particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m. In

addition, the prominence of the adjacent scarp slopes means that areas close to this would be highly sensitive to turbines over 50m.

Discussion on different cluster sizes

7.212 Due to the relatively small area of the LCU it is likely to be particularly sensitive to cluster sizes of more than three turbines.

Summary of Key Sensitive Features and Views

- Small scale and varied land cover patterns close to villages and riparian character close to the river.
- Strong sense of place associated with the wetland habitats and river.
- Views from the visitor attractions in the Attenborough Wetlands.
- Small scale field pattern such as the older field enclosure pattern close to Barton in Fabis.
- Rural character and sense of remoteness.
- Distinctive wooded ridges including the views to wooded ridges outside of the LCU such as LCU 16 Gotham and West Leake Wooded Hills and Scarps and LCU 20 Clifton Slopes.
- The distinctive views of the meandering River Trent.
- Character of Barton in Fabis and its prominent church spire.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

7.213 At the time of writing there were no existing schemes within the LCU.

Guidance for development

7.214 The landscape sensitivity assessment indicates that the landscape is likely to be particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m. In addition it is likely to be particularly sensitive to cluster sizes of more than three turbines.

7.215 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:

- The small scale of the landscape around watercourses and village edges is maintained and not dominated by large scale turbines.
- Turbines do not diminish the apparent scale of the enclosing wooded scarp ridge provide by LCU 20 Clifton Slopes and LCU 16 Gotham and West Leake Wooded Hills and Scarps.
- Areas of smaller scale fields such as those related to the older field pattern close to Barton in Fabis.
- The rural setting and the special character of the Conservation Area of Thrumpton is maintained. See **Appendix 3** for notes on views to/from the Conservation Area.
- The rural setting and character of Barton in Fabis is preserved.
- Village churches continue to form locally prominent landmarks.
- The overall rural character of the landscape is maintained and potential development is focussed on areas characterised by larger scale land cover and already influenced by urbanising elements such as views of the power station, pylons or roads.
- The distinctive views of the meandering River Trent are maintained.

- 7.216 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit. This could include very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) and occasional small groups of larger turbines in larger scale areas (aiming for a consistent scale and design of these larger schemes), and maintaining a distinct hierarchy between these two scales of wind energy development.
- 7.217 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

Trent Valley: Soar Valley



Figure 5.27

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LCU27 Trent Valley: Soar Valley

7.218 This Landscape Character Unit comprises TSV02 Soar Valley Farmlands within Rushcliffe Borough. The extent of the LCU is shown in **Figure 5.27**.

Key Landscape Characteristics

7.219 Key characteristics of the Soar Valley are as follows³⁹:

- Low-lying narrow floodplain bordering the River Soar.
- Land rises on either side of the valley creating a strong sense of enclosure.
- The River Soar is a prominent and distinctive feature within the LCU. The river has a meandering channel and gentle often grassed meadow banks and riparian tree planting.
- Remote character created through a lack of built form. Woodland, scrub and hedgerow trees reduce the scale and frequency of built form within views.
- Urban fringe character in places conveyed by frequent views towards urban edges, the railway embankment, horse paddocks and other fringe uses.
- Land use is almost all pasture including rough grazing, rough grassland and horse paddocks. A very small amount of arable is present close to the River Soar where the field pattern changes markedly.
- Mostly an area with intact historic field enclosures. Most are semi-regular and reflect open field systems which are some of the oldest enclosures in Nottinghamshire.
- Fields are bounded mostly by hawthorn hedgerows which are often species-rich with frequent hedgerow trees which are mostly ash.
- Infrequent woodland, which where present tends to be clustered around village fringes as small copses and linear belts along field boundaries.
- Frequent clusters of hedgerow trees, mostly ash or willow, along the river, tracks and field boundaries create a wooded impression.
- Regular pockets of riparian vegetation along the fringes of the River Soar which become more frequent and larger in extent where the land is pasture.
- Very little built form on low ground; villages are on higher ground with woodland and mature trees softening their appearance.
- Church spires are prominent features of rooflines e.g. Church of St Michaels.
- Built form includes distinctive 'estate' villages at Sutton Bonington and Kingston on Soar.
- Built form at Sutton Bonington is set on high ground with a group of conifers on the highest land around a prominent manor house.
- Views are channelled along the river valley to higher ground on the valley fringes around Sutton Bonington and Kegworth.
- Urban elements become more frequent in views towards the north of the LCU with Ratcliffe on Soar power station and adjacent quarrying prominent.
- Overhead lines form prominent vertical features across the landscape often following the line of the river.
- The railway is a prominent man-made element set on a raised embankment which provides a local contrast to the surrounding flat land.

³⁹ Taken from the Greater Nottingham Character Assessment (2009).

Landscape-related designations

7.220 Sutton Bonington Conservation Area lies within the LCU.

Important Landmarks and Views

- 7.221 No primary landmarks are located within this unit, although there are a number of church spires and towers across the unit that form secondary landmarks e.g. the spire of the Church of St Michael in Sutton Bonington forms a local landmark in many views.
- 7.222 Views into and out of the Conservation Area of Sutton Bonington are noted as being particularly important to the special qualities of the village and its relationship with the surrounding countryside.
- 7.223 In addition, there are a number of views which are valued locally. Such views are too numerous to identify as part of this borough-wide study, but will nevertheless need to be taken into account as part of the process of siting and design of any wind energy development, and in particular as part of the process of Landscape and Visual Impact Assessment (LVIA).

Landscape sensitivity assessment

7.224 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.27: Landscape sensitivity assessment for Landscape Character Unit 27 Trent Valley: Soar Valley

	Lower sensitivity ↔ Higher sensitivity			
Landform and Scale			M	
	<p>The area has a relatively well defined valley profile in the south, but there is a more gentle transition to adjacent areas near Kingston and Soar. The scale of the landform is medium, influenced by the valley sides outside of the LCU (up to approximately 80m high to the east and west) which provide a strong sense of enclosure. The low-lying narrow floodplain bordering the River Soar is generally flat, but rises to approximately 50m AOD at Red Hill in the far north of the LCU and 65m at Fox Hill in the far south of the LCU.</p>			
Land cover pattern and presence of human scale features			M-H	
	<p>Land use is mostly grazing pasture, rough grassland and horse paddocks in small to medium sized fields. The HLC identifies old patterns such as those reflecting open fields (one of the earliest enclosures) around Sutton Bonington and a mix of irregular and regular shaped fields which are evidence of slightly later enclosure.</p> <p>There are frequent human scale elements present throughout the landscape including hedgerows and hedgerow trees field boundaries, riparian vegetation and hedgerows following the meandering course of the river which provide an irregular sense of pattern, railway bridges and historic village cores such as Sutton Bonington. The River Soar is a prominent and distinctive feature. The varied and irregular land cover pattern with human scale features such as trees and hedgerows indicate a relatively higher sensitivity to wind energy development.</p>			

	<div style="display: flex; justify-content: space-between; align-items: center;"> Lower sensitivity ↔ Higher sensitivity </div>			
Skylines			M	
	<p>Church spires are prominent features on the skyline e.g. Church of St Michaels. Overhead lines form prominent vertical features across the landscape often following the line of the river. The power station is often visible in views on the skyline. The relatively flat landscape in other areas results in undistinctive skylines which are often vegetated or formed by the hills of surrounding LCUs such as LCU 18 to the north.</p> <p>Areas where there is potential for clutter with existing pylons or where church spires are present in views are likely to be more sensitive.</p>			
Perceptual qualities		L-M		
	<p>There is a degree of remoteness created through a lack of built form within parts of the area. However, there are urbanising elements including pylons, which area a consistent feature across the area, and views to the power station in the adjacent LCU 18. A railway line and associated infrastructure, buildings of the university campus and horse paddocks also occur at the eastern edge of the area. Urban elements become more frequent in views towards the north of the LCU with Ratcliffe on Soar power station and adjacent quarrying prominent.</p>			
Scenic qualities			M	
	<p>The largely undeveloped pastoral and riparian character of the landscape provides some attractive views of mature trees and verdant fields and along the river with framed views to small scale features such as railway bridges. Villages such as the distinctive 'estate' villages at Sutton Bonington and Kingston on Soar provide texture and attractive architectural features. Fewer scenic qualities are present within the larger scale arable fields and areas dominated by pylons with fewer landscape features.</p>			
Intervisibility		L-M		
	<p>There are very few views into the area from outside the LCU due to rising land on its fringes which screens the landscape. There are occasional views from outside the LCU from the valley slopes to the west (outside Rushcliffe borough) and from the east (from LCU 17).</p>			
Discussion on landscape sensitivity to the principle of wind energy	<p>Areas of the LCU which are likely to be less sensitive are the areas of larger scale open arable fields and areas more influenced by urbanising elements such as the railway line and associated infrastructure (e.g. towards the north of the LCU). Although there are urbanising elements such as the power station and pylons in many views around the landscape, the over-riding rural character of the LCU and human scale increase sensitivity, particularly to larger turbines. Since the character of the landscape has already been affected by urbanising features there is potential for visual clutter in this area which increases sensitivity.</p>			

Landscape sensitivity to different turbine heights

<25m	L-M
25 to 50 m	M
51 to 75 m	M-H
76 to 110 m	H
111 to 150 m	H

7.225 Due to the relatively small scale of the landscape and land cover pattern, the LCU is likely to be particularly sensitive to turbines over 50m and highly sensitive to turbines over 75m.

Discussion on different cluster sizes

7.226 Owing to the small scale land cover pattern and potential for visual clutter with features such as pylons the LCU is likely to be particularly sensitive to anything more than single turbines.

Summary of Key Sensitive Features and Views

- Small scale landscape pattern including the riparian, pastoral and meandering character of the River Soar.
- The human scale of the landscape (indicated by hedgerows and hedgerow trees, bridges and historic village cores with churches).
- Distinctive estate character of the villages of Sutton Bonington and Kingston on Soar (just outside the LCU) and village churches which act as local landmarks.
- Older field patterns such as those reflecting open systems and the irregular and regular geometric patterns.
- The undeveloped pastoral and riparian character of parts of the landscape and the attractive views of mature trees and verdant fields and along the river with framed views to small scale features such as railway bridges.
- Narrow character of roads and tracks bordered by frequent hedgerow trees.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

7.227 At the time of writing there were no existing schemes within the LCU.

Guidance for development

7.228 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines over 50m in height and highly sensitive to turbines over 75m. It also notes that the landscape is likely to be highly sensitive to groups of more than single turbines. Larger turbines might relate to the more open arable farmland landscapes.

7.229 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:

- Areas of smaller scale pastoral and riparian character such as areas close to villages are conserved and not dominated by large scale turbines.
- The attractive views of mature trees and verdant fields along the river with framed views to small scale features such as railway bridges are retained.

- The rural setting of the small historic villages and the special character of the Conservation Area of Sutton Bonington are maintained. See **Appendix 3** for notes on views to/from the Conservation Areas of Sutton Bonington which has strong links to the surrounding countryside.
 - The village churches continue to form local landmarks.
 - The character of the narrow rural lanes is preserved (avoid widening associated with turbine delivery).
 - Excessive visual 'clutter' is avoided e.g. as a result of seeing different types and sizes of turbines and/or pylons against one another – this is particularly important in the context of large numbers of pylons in some areas of the LCU.
- 7.230 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit.
- 7.231 The overall aim should be to make sure that infrastructure developments (e.g. turbines and pylons) do not result in excessive visual clutter, or become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape.

Trent Washlands: West Bridgford to East Bridgford Washlands

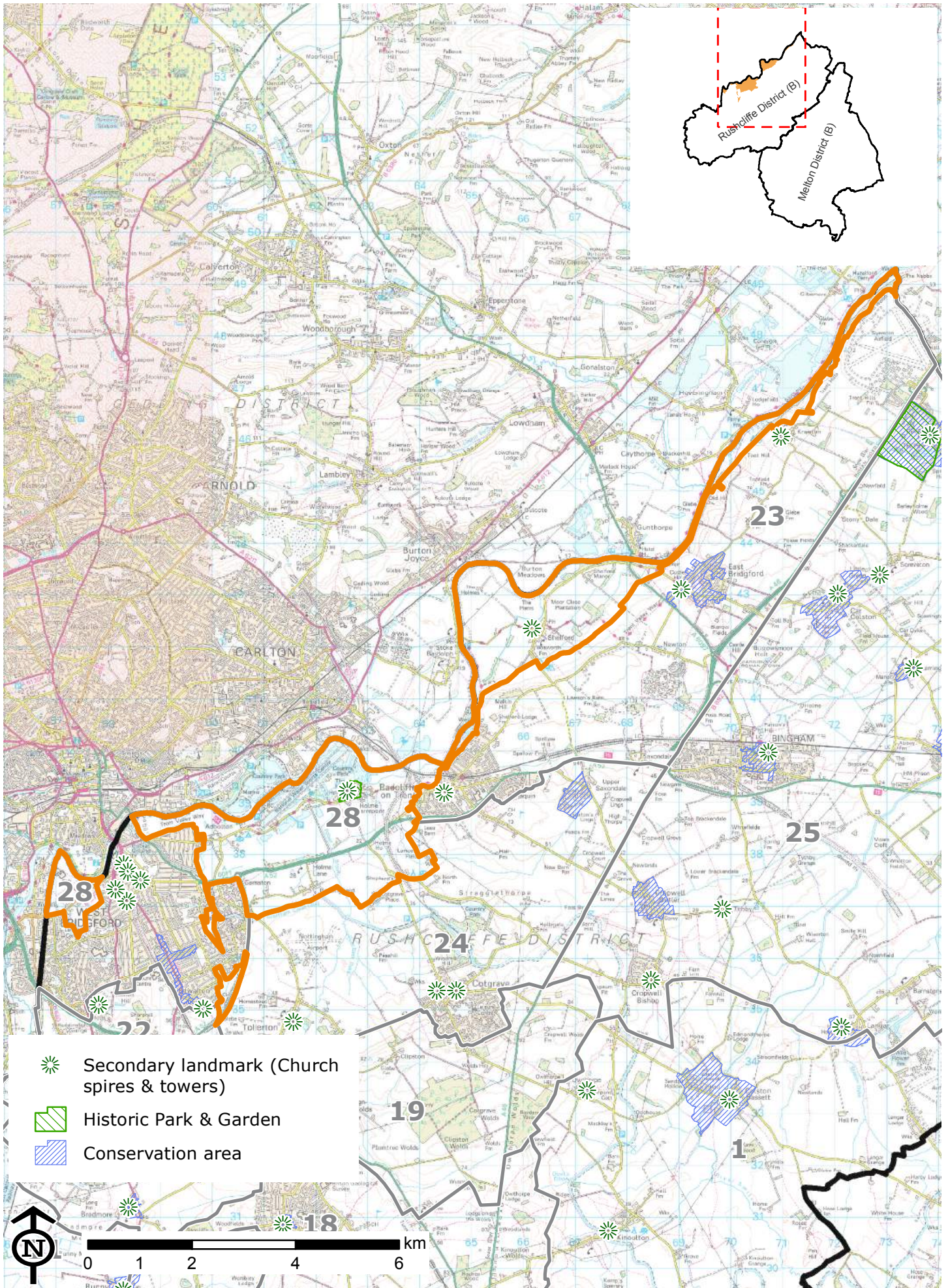


Figure 5.28

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LCU28 Trent Washlands: West Bridgford to East Bridgford Washlands

7.233 This Landscape Character Unit area comprises TW01 Trent Washlands: Gamston and Edwalton River Meadowlands, TW02 Trent Washlands: Polser Brook River Meadows, TW03 Trent Washlands: Holme Pierrepont and Bassingfield Village Farmlands, TW04 Trent Field River Meadowlands, TW07 Shelford Village Farmlands, TW51 Stoke Lock River Meadowlands, within Rushcliffe Borough. Refer to **Appendix 2** for an explanation of why these units have been considered together. The extent of the Landscape Character Unit is shown in **Figure 5.28**.

Key Landscape Characteristics

7.234 Key characteristics of the LCU28 Trent Washlands: West Bridgford to East Bridgford Washlands⁴⁰ are as follows:

- Flat and low lying landscape bordering the River Trent, drained by ditches and small watercourses.
- Small -medium sized fields of arable, pasture, wet meadowland and horse grazed paddocks.
- Small finger ponds and water bodies surrounded by wetland scrub and trees.
- Small clumps of Willow and Alder woodland.
- Remnant sections of the Grantham Canal.
- Recreational and urban edge amenity land uses including sports grounds, caravan park and camping sites, nursery and Country Park.
- Busy A52 road corridor dominated by associated structures and traffic.
- Previously worked gravel pits restored and now used for a number of recreational uses e.g. the national water sports centre and Country Park, and re-establishing scrub vegetation.
- Parkland around historic core of Holme Pierrepont.
- Narrow lanes with thick hedges and hedges on banks.
- Nucleated red brick village settlements.
- Views of urban edge of Nottingham.
- Open views from the Trent to wooded hills in the north and south.
- Flood defences and bunds close to the river.

Landscape-related designations

7.235 There are no Conservation Areas within the LCU. Holme Pierrepont Hall and Listed Garden is located to the west of Radcliffe on Trent.

Important Landmarks and Views

7.236 There are no primary landmarks within the unit although churches form secondary landmarks in some local views.

7.237 There are open views from the wooded ridgeline of the Trent Hills within LCU 23 to the northern part of the LCU, across the unit. There are also views from the rolling hills to the north west,

⁴⁰ Based on the combined characteristics from each unit within the Greater Nottingham Character Assessment (2009)

outside of the borough. Views from the LCU include to the urban edge of Nottingham, including the Green's Mill windmill visible on the skyline between West Bridgford and Radcliffe.

7.238 In addition, there are a number of views which are valued locally. Such views are too numerous to identify as part of this borough-wide study, but will nevertheless need to be taken into account as part of the process of siting and design of any wind energy development, and in particular as part of the process of Landscape and Visual Impact Assessment (LVIA).

Landscape sensitivity assessment

7.239 The following table sets out the landscape sensitivity assessment to wind energy development. Refer to **Table 4.4** for full details of the evaluation criteria.

Table 7.28: Landscape sensitivity assessment for Landscape Character Unit 28 Trent Washlands: West Bridgford to East Bridgford Washlands

	<div style="display: flex; justify-content: space-between; align-items: center;"> Lower sensitivity ↔ Higher sensitivity </div>			
Landform and Scale			M	
	<p>The landform is flat to very gently undulating at the south of the LCU, and low lying. It is drained by ditches and small watercourses and is medium in scale. In the north/eastern section of the LCU, the valley profile is more defined and the scale is smaller where Toot Hill and the Trent Hills are more steeply sided bluffs at the valley edge and provide contrast with the surrounding flat valley. These hills continue into LCU 23: South Nottinghamshire Farmlands: East Bridgford Escarpment Farmland.</p>			
Land cover pattern and presence of human scale features			M	
	<p>The area contains a variety of land uses associated with the River Trent and adjacent water bodies (including sections of the Grantham Canal), and the restored gravel pits. Fields of arable, pasture, wet meadowland and horse grazed paddocks are small-medium in scale with smaller fields of pasture around settlements e.g. the north of Radcliffe on Trent – these areas would be more sensitive. The LCU is relatively well vegetated including clumps of willow and alder in blocks and linear belts along the river. Parkland around the historic core of Holme Pierrepont provides a more formal and intricate pattern with human scale features which would also be more sensitive.</p>			
Skylines		L-M		
	<p>Owing to the flat landscape, skylines are generally not prominent or they are defined by hills within other LCUs such as LCU 23 South Nottinghamshire Farmlands: East Bridgford Escarpment Farmland to the south, or views are shortened by tree and vegetation cover. Pylons are often visible and are prominent in the otherwise relatively flat landscape.</p>			
Perceptual qualities			M	
	<p>This LCU has largely a rural character with many urban fringe influences in the west of the area towards West Bridgford (e.g. busy roads such as the A52 which is locally prominent, and pylons) and restored landscapes characterised by water bodies, regenerating scrub and woodland. In some places away from major roads the landscape can feel quite remote, e.g. around Bassingfield and a strong parkland character around Holme Pierrepont. However the eastern area has stronger rural qualities and is more removed from the fringes of Nottingham.</p>			

	Lower sensitivity	↔	Higher sensitivity
Scenic qualities		M	
	<p>There are occasional features of scenic interest such as the parkland around Holme Pierrepont, views across pastoral fields to the Trent valley and pockets of pastoral areas around villages. Areas of larger, intensively farmed fields and gappy hedgerows have little scenic interest and will be lower in sensitivity with regards to scenic quality. The wooded bluffs form a contrasting feature in the northern section of the LCU.</p>		
Intervisibility		M	
	<p>The area is visible from the wooded hills around Colwick and Nottingham in the north (outside the borough), from the Trent Valley to the north and from the wooded bluffs to the south e.g. to LCU 23 South Nottinghamshire Farmlands: East Bridgford Escarpment Farmland. Elsewhere views are limited by trees and vegetation cover.</p>		
Discussion on landscape sensitivity to the principle of wind energy	<p>Although areas of the LCU are influenced by nearby urban fringe elements including roads, views of commercial and city centre development and features such as railway lines and pylons, there is still an over-riding rural and pastoral feel to the landscape particularly away from busy roads and close to historic villages including the parkland of Holme Pierrepont. These, and smaller scale areas of river corridor will be more sensitive. Areas of lower sensitivity may occur away from settlements where land cover pattern is larger in scale (e.g. areas of more intensive arable farming and large water bodies) and landform is flat.</p>		

Landscape sensitivity to different turbine heights

<25m	L
25 to 50 m	L-M
51 to 75 m	M
76 to 110 m	M-H
111 to 150 m	H

7.240 This LCU will be particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m. Larger turbine would be more suited to areas of larger scale fields and associated with existing infrastructure such as the A52.

Discussion on different cluster sizes

7.241 The LCU is unlikely to be able to accommodate clusters of more than 2-3 turbines.

Summary of Key Sensitive Features and Views

- The remaining rural pastoral character in places.
- Small and historic field patterns.
- The character of villages such as Home Pierrepont, Bassingfield and Shelford and their rural pastoral settings.
- The parkland character of Home Pierrepont.

Guidance for Development

Existing and permitted development within the Landscape Character Unit

7.242 At the time of writing there were no existing schemes within the LCU.

Guidance for development

- 7.243 The landscape sensitivity assessment indicates that this landscape would be particularly sensitive to turbines over 75m in height and highly sensitive to turbines over 110m. It also notes that the landscape is likely to be highly sensitive to groups of more than 2-3 turbines. Large scale turbine may be more suited to more open arable farmland landscapes or those influenced by urban fringe elements subject to other constraints and sensitivities.
- 7.244 When siting and designing wind energy developments in this landscape, the generic guidance provided within **Section 6** should be followed. In addition, within this area particular care will need to be taken to ensure:
- The small scale of the pastoral areas, particularly areas associated with villages, is maintained and not dominated by large scale turbines.
 - Turbines do not overpower or diminish the apparent scale of the wooded bluffs that enclose the valley.
 - The rural setting and small scale character of the historic villages is preserved.
 - Excessive visual 'clutter' is avoided e.g. as a result of seeing different types and sizes of turbines and/or pylons against one another.
 - The parkland character around Holme Pierrepont is conserved.
- 7.245 Multiple developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the Landscape Character Unit.
- 7.246 The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape or have a defining influence on the overall experience of the landscape (i.e. developments be occasional features within the landscape and would not result in a significant cumulative impact on the landscape unit or result in a change in landscape character of the unit).

8 Summary and Conclusions

- 8.1 **Table 8.1** provides a summary of the overall landscape sensitivity results for wind energy development across LCUs. The full assessment matrices provided in Chapter 7 (which contain specific information relating to different sensitivities within the LCUs) should always be referred to when interpreting the summary tables.
- 8.2 These overall results are also mapped in **Figures 8.1-8.5**. The aim of the maps is to show visually the results of the landscape sensitivity assessment at the LCU level.

Interpretation of the landscape sensitivity assessment results

- 8.3 LCUs often contain areas of higher and lower sensitivity within them, which should be borne in mind when using the overall sensitivity results maps and tables. It is therefore very important to take note of the content of the specific LCU sensitivity assessments and guidance in Chapter 7, as well as the generic guidance on siting and design in Chapter 6.

Overall findings

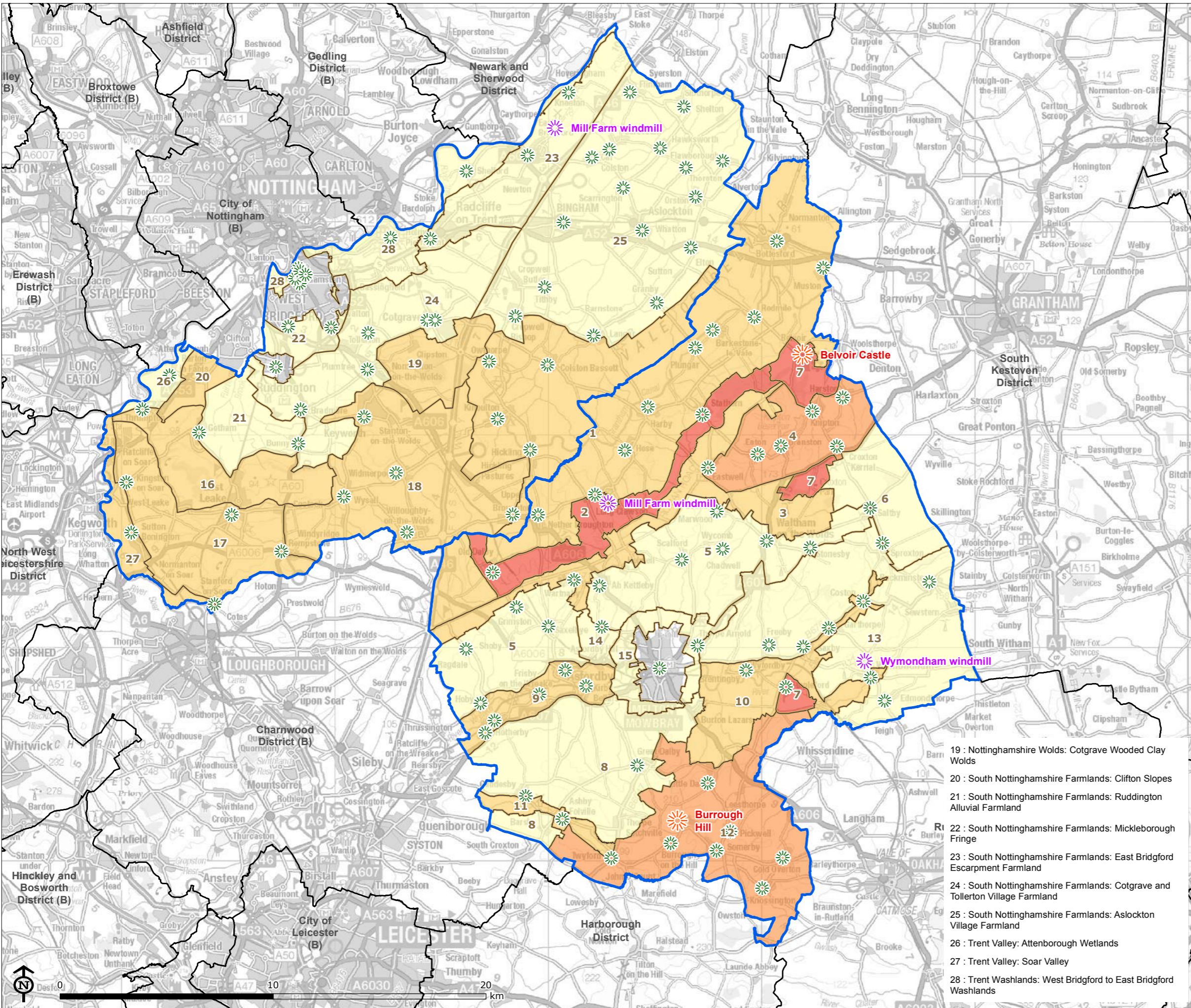
- 8.4 Landform scale varies across the study area, and can be relatively large on the extensive undulating landscapes of the Vales and Wolds. However, the overlying landscape pattern, presence of hedgerows with hedgerow trees and frequency of historic villages punctuated by churches (which are important local landmarks) mean that the sensitivity of the landscape becomes progressively higher as you progress through the different sizes and scales of development, as indicated in **Figures 8.1 to 8.5** and in **Table 8.1**.
- 8.5 Reflecting the scale of the landscapes across the two Boroughs, the assessment has found that all of the Landscape Character Units assessed are of either 'moderate-high' or 'high' sensitivity to wind turbine developments of over 75m to blade tip, and all but one of the Landscape Character Units have a 'high' sensitivity to turbines of over 110m to blade tip.

Guidance for wind energy development

- 8.6 For wind energy, the guidance included for each LCU suggests that, in general, single or small clusters of 2-3 turbines will be most appropriate (rising to 4-5 in larger scale area subject to other constraints).
- 8.7 Within the same LCU wind energy developments should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCU.
- 8.8 In many LCUs there may be opportunities for very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) as well as occasional larger single turbines or, in larger scale landscapes, small groups of larger turbines, maintaining a distinct hierarchy between these two scales of turbine.
- 8.9 In some of the larger scale landscapes it may be preferable to have fewer larger wind turbines than many small ones to avoid significant cumulative impacts and visual confusion. The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape of the LCU or have a defining influence on the overall experience of the landscapes of the two Boroughs.

MBC and RBC Landscape Sensitivity and Capacity Study

Figure 8.1:
Landscape Sensitivity to Turbines Up To 25m



- Melton and Rushcliffe Borough Councils
 - Surrounding authorities
 - ★ Primary landmark
 - ★ Secondary landmark
 - ★ Secondary landmark (Church spires & towers)
- Sensitivity**
- Low
 - Low-Medium
 - Medium
 - Medium-High
 - High

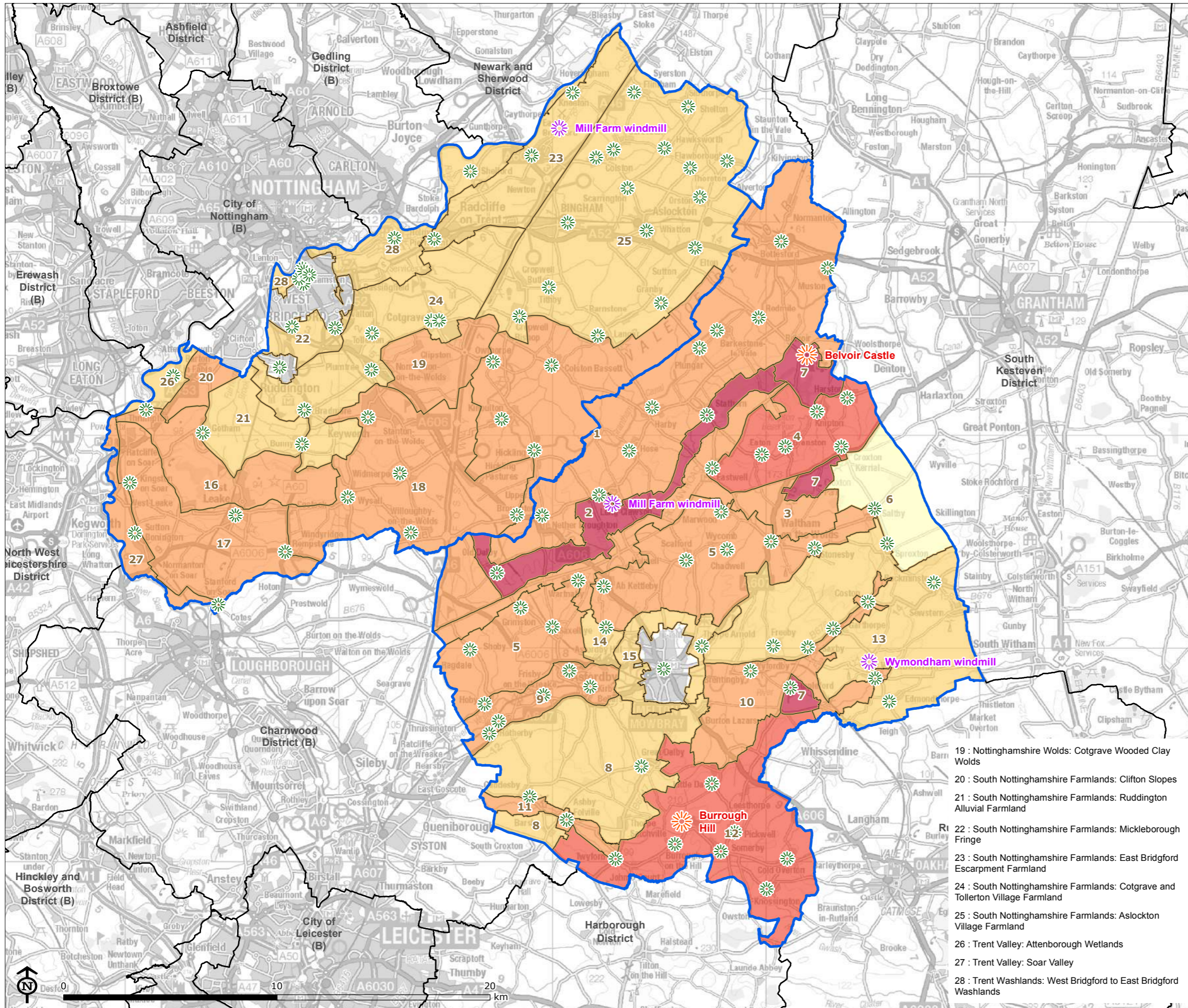
- Landscape Character Assessment Unit**
- 1 : Vale of Belvoir
 - 2 : The Leicestershire Wolds: Belvoir Scarp
 - 3 : The Leicestershire Wolds: Dalby to Belvoir Wolds
 - 4 : The Leicestershire Wolds: Knipton Bowl
 - 5 : The Leicestershire Wolds: Ragdale to Saltby Wolds
 - 6 : Kesteven Uplands: Saltby and Sproxtun Limestone Edge
 - 7 : The Leicestershire Wolds: Belvoir, Stapleford and Croxton Parkland
 - 8 : High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland
 - 9 : The Leicestershire Wolds: Wreake Valley
 - 10 : The Leicestershire Wolds: Eye Valley
 - 11 : High Leicestershire Hills: Gaddesby Valley
 - 12 : High Leicestershire Hills: Burrough Hills
 - 13 : The Leicestershire Wolds: Freeby, Buckminster and Wymondham Farmland
 - 14 : The Leicestershire Wolds: Asfordby Quarry
 - 15 : The Leicestershire Wolds: Melton Farmland Fringe
 - 16 : Nottinghamshire Wolds: Gotham and West Leake Wooded Hills and Scarps
 - 17 : Nottinghamshire Wolds: East Leake Rolling Farmland
 - 18 : Nottinghamshire Wolds: Widmerpool Clay Wolds

Map Scale @ A3: 1:175,000



MBC and RBC Landscape Sensitivity and Capacity Study

Figure 8.2:
Landscape Sensitivity to Turbines 25m to 50 m



- Melton and Rushcliffe Borough Councils
 - Surrounding authorities
 - ★ Primary landmark
 - ★ Secondary landmark
 - ★ Secondary landmark (Church spires & towers)
- Sensitivity
- Low
 - Low-Medium
 - Medium
 - Medium-High
 - High

Landscape Character Assessment Unit

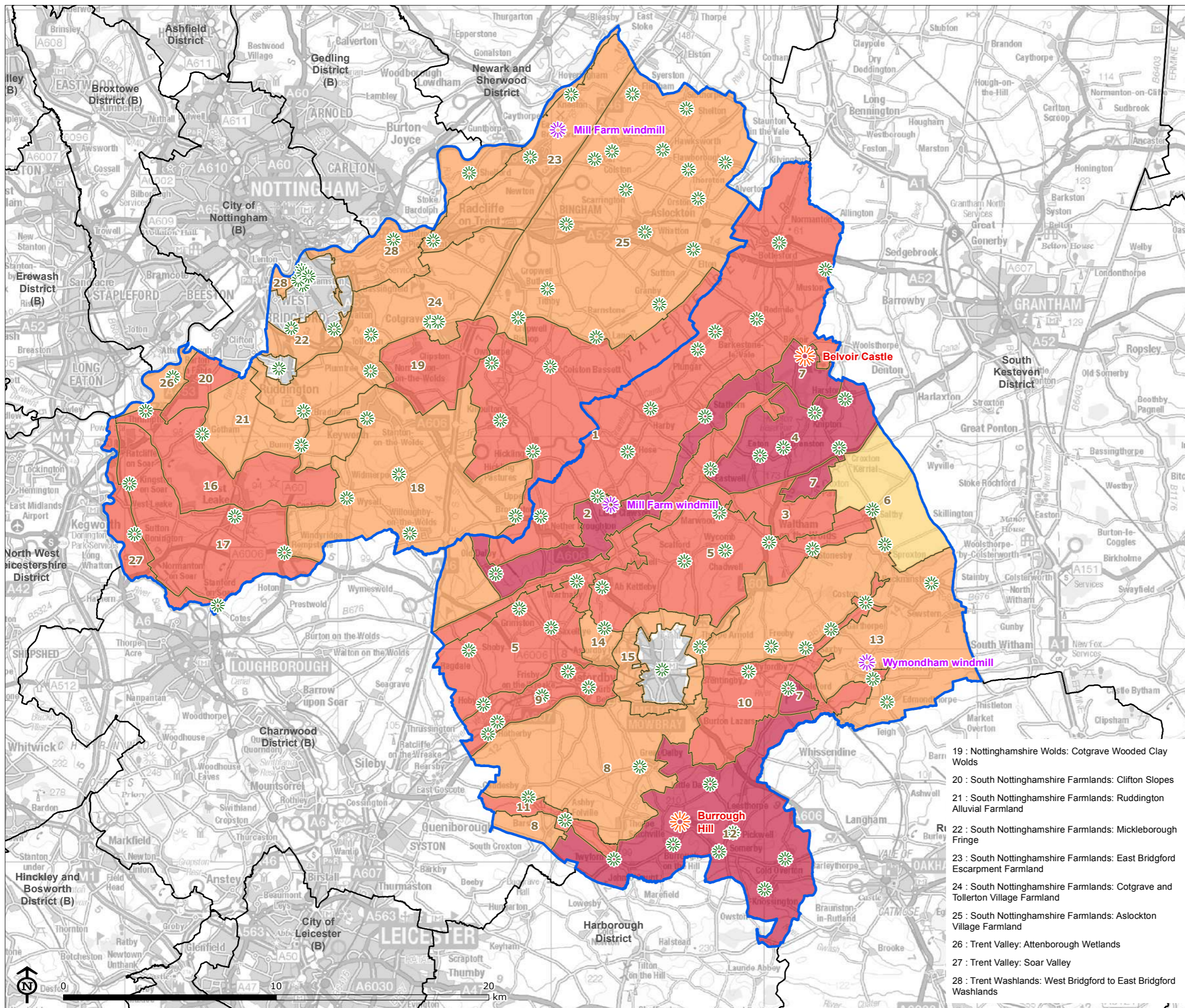
- 1 : Vale of Belvoir
- 2 : The Leicestershire Wolds: Belvoir Scarp
- 3 : The Leicestershire Wolds: Dalby to Belvoir Wolds
- 4 : The Leicestershire Wolds: Knipton Bowl
- 5 : The Leicestershire Wolds: Ragdale to Saltby Wolds
- 6 : Kesteven Uplands: Saltby and Sproxtun Limestone Edge
- 7 : The Leicestershire Wolds: Belvoir, Stapleford and Croxton Parkland
- 8 : High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland
- 9 : The Leicestershire Wolds: Wreake Valley
- 10 : The Leicestershire Wolds: Eye Valley
- 11 : High Leicestershire Hills: Gaddesby Valley
- 12 : High Leicestershire Hills: Burrough Hills
- 13 : The Leicestershire Wolds: Freeby, Buckminster and Wymondham Farmland
- 14 : The Leicestershire Wolds: Asfordby Quarry
- 15 : The Leicestershire Wolds: Melton Farmland Fringe
- 16 : Nottinghamshire Wolds: Gotham and West Leake Wooded Hills and Scarps
- 17 : Nottinghamshire Wolds: East Leake Rolling Farmland
- 18 : Nottinghamshire Wolds: Widmerpool Clay Wolds

Map Scale @ A3: 1:175,000



MBC and RBC Landscape Sensitivity and Capacity Study

Figure 8.3:
Landscape Sensitivity to
Turbines 51 to 75 m



- Melton and Rushcliffe Borough Councils
 - Surrounding authorities
 - ✱ Primary landmark
 - ✱ Secondary landmark
 - ✱ Secondary landmark (Church spires & towers)
- Sensitivity
- Low
 - Low-Medium
 - Medium
 - Medium-High
 - High

Landscape Character Assessment Unit

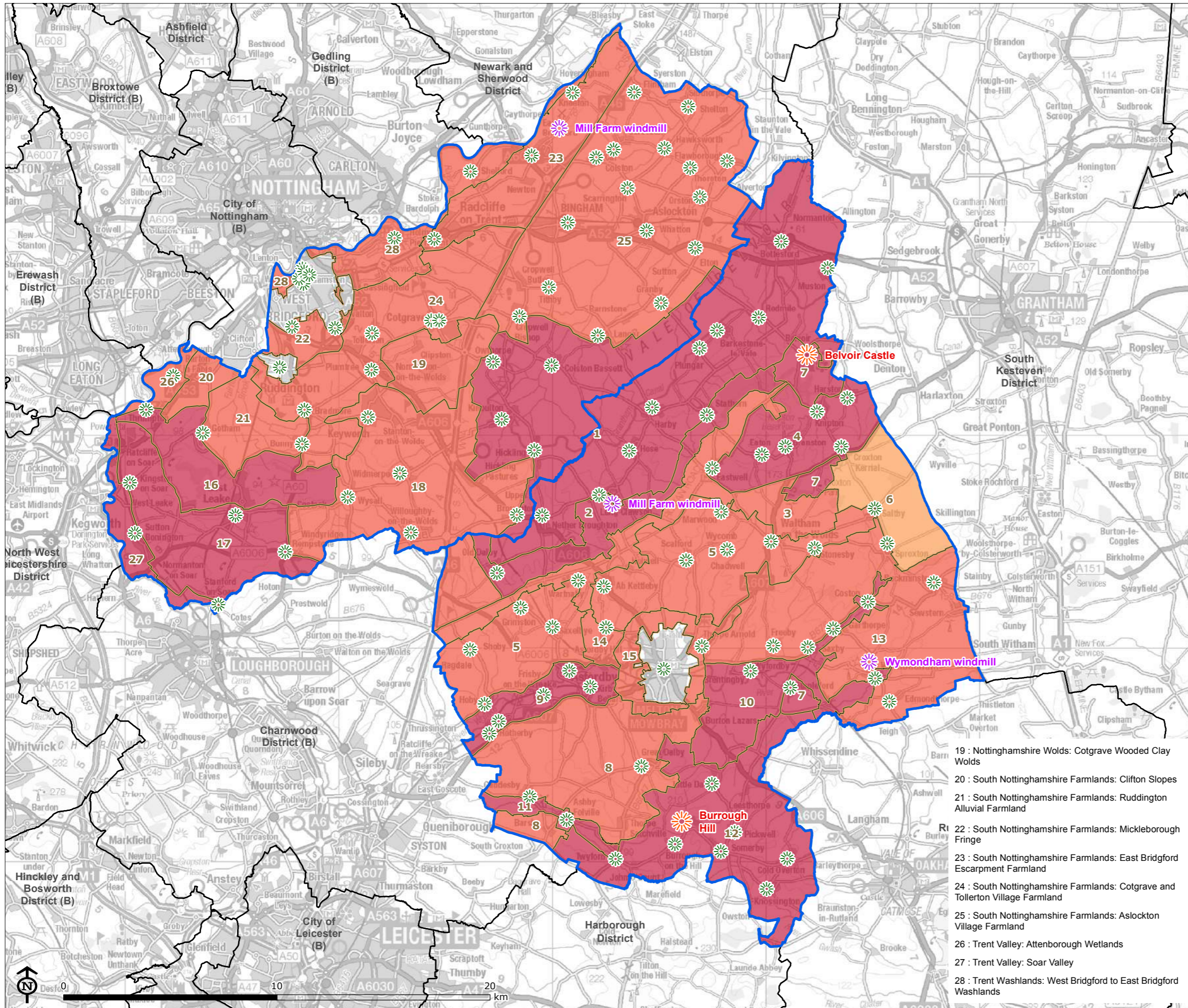
- 1 : Vale of Belvoir
- 2 : The Leicestershire Wolds: Belvoir Scarp
- 3 : The Leicestershire Wolds: Dalby to Belvoir Wolds
- 4 : The Leicestershire Wolds: Knipton Bowl
- 5 : The Leicestershire Wolds: Ragdale to Saltby Wolds
- 6 : Kesteven Uplands: Saltby and Sproxtan Limestone Edge
- 7 : The Leicestershire Wolds: Belvoir, Stapleford and Croxton Parkland
- 8 : High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland
- 9 : The Leicestershire Wolds: Wreake Valley
- 10 : The Leicestershire Wolds: Eye Valley
- 11 : High Leicestershire Hills: Gaddesby Valley
- 12 : High Leicestershire Hills: Burrough Hills
- 13 : The Leicestershire Wolds: Freeby, Buckminster and Wymondham Farmland
- 14 : The Leicestershire Wolds: Asfordby Quarry
- 15 : The Leicestershire Wolds: Melton Farmland Fringe
- 16 : Nottinghamshire Wolds: Gotham and West Leake Wooded Hills and Scarps
- 17 : Nottinghamshire Wolds: East Leake Rolling Farmland
- 18 : Nottinghamshire Wolds: Widmerpool Clay Wolds

Map Scale @ A3: 1:175,000



MBC and RBC Landscape Sensitivity and Capacity Study

Figure 8.4:
Landscape Sensitivity to
Turbines 76 to 110 m



- Melton and Rushcliffe Borough Councils
 - Surrounding authorities
 - ✱ Primary landmark
 - ✱ Secondary landmark
 - ✱ Secondary landmark (Church spires & towers)
- Sensitivity
- Low
 - Low-Medium
 - Medium
 - Medium-High
 - High

Landscape Character Assessment Unit

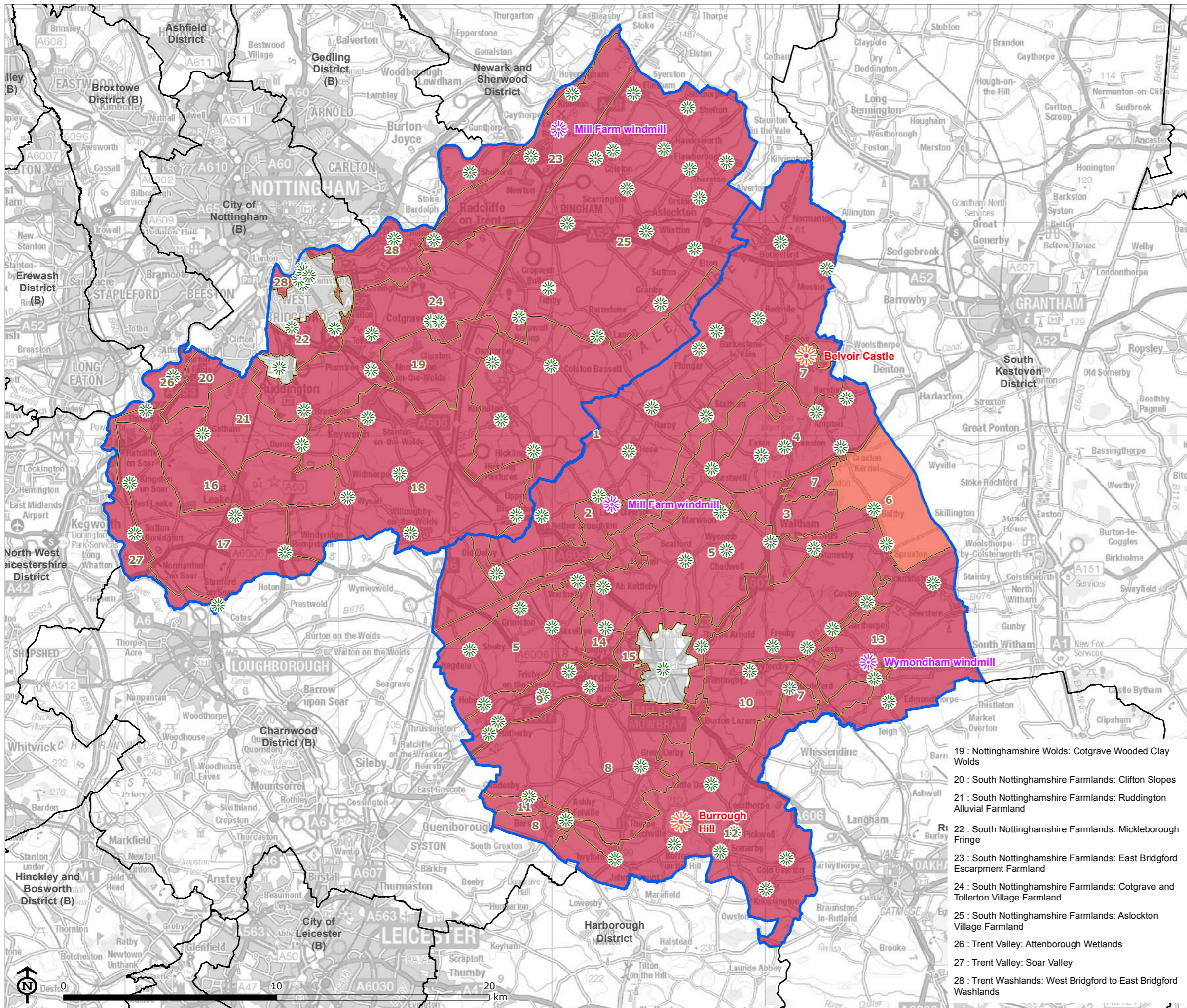
- 1 : Vale of Belvoir
- 2 : The Leicestershire Wolds: Belvoir Scarp
- 3 : The Leicestershire Wolds: Dalby to Belvoir Wolds
- 4 : The Leicestershire Wolds: Knipton Bowl
- 5 : The Leicestershire Wolds: Ragdale to Saltby Wolds
- 6 : Kesteven Uplands: Saltby and Sproxtun Limestone Edge
- 7 : The Leicestershire Wolds: Belvoir, Stapleford and Croxton Parkland
- 8 : High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland
- 9 : The Leicestershire Wolds: Wreake Valley
- 10 : The Leicestershire Wolds: Eye Valley
- 11 : High Leicestershire Hills: Gaddesby Valley
- 12 : High Leicestershire Hills: Burrough Hills
- 13 : The Leicestershire Wolds: Freeby, Buckminster and Wymondham Farmland
- 14 : The Leicestershire Wolds: Asfordby Quarry
- 15 : The Leicestershire Wolds: Melton Farmland Fringe
- 16 : Nottinghamshire Wolds: Gotham and West Leake Wooded Hills and Scarps
- 17 : Nottinghamshire Wolds: East Leake Rolling Farmland
- 18 : Nottinghamshire Wolds: Widmerpool Clay Wolds

Map Scale @ A3: 1:175,000



MBC and RBC Landscape Sensitivity and Capacity Study

Figure 8.5:
Landscape Sensitivity to Turbines 111 to 150 m



- Melton and Rushcliffe Borough Councils
 - Surrounding authorities
 - ✿ Primary landmark
 - ✿ Secondary landmark
 - ✿ Secondary landmark (Church spires & towers)
- Sensitivity
- Low
 - Low-Medium
 - Medium
 - Medium-High
 - High

- Landscape Character Assessment Unit
- 1 : Vale of Belvoir
 - 2 : The Leicestershire Wolds: Belvoir Scarp
 - 3 : The Leicestershire Wolds: Dalby to Belvoir Wolds
 - 4 : The Leicestershire Wolds: Knipton Bowl
 - 5 : The Leicestershire Wolds: Ragdale to Saltby Wolds
 - 6 : Kesteven Uplands: Saltby and Sproxtan Limestone Edge
 - 7 : The Leicestershire Wolds: Belvoir, Stapleford and Croxton Parkland
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 - 10 : The Leicestershire Wolds: Eye Valley
 - 11 : High Leicestershire Hills: Gaddesby Valley
 - 12 : High Leicestershire Hills: Burrough Hills
 - 13 : The Leicestershire Wolds: Freeby, Buckminster and Wymondham Farmland
 - 14 : The Leicestershire Wolds: Asfordby Quarry
 - 15 : The Leicestershire Wolds: Melton Farmland Fringe
 - 16 : Nottinghamshire Wolds: Gotham and West Leake Wooded Hills and Scarps
 - 17 : Nottinghamshire Wolds: East Leake Rolling Farmland
 - 18 : Nottinghamshire Wolds: Widmerpool Clay Wolds

Map Scale @ A3: 1:175,000



Table 8.1: Summary of landscape sensitivity results by Landscape Character Unit

Landscape Character Unit (LCU)		Turbine Height Categories (metres to tip) and Sensitivity Ratings				
		<25m	26-50m	51-75m	76-110m	111-150m
Melton Borough						
1	Vale of Belvoir (includes part within Melton and part within Rushcliffe)	L-M	M	M-H	H	H
2	Leicestershire Wolds: Belvoir Scarp	M-H	H	H	H	H
3	Leicestershire Wolds: Dalby to Belvoir Wolds	L-M	M	M-H	M-H	H
4	Leicestershire Wolds: Knipton Bowl	M	M-H	H	H	H
5	Leicestershire Wolds: Ragdale to Saltby Wolds	L	M	M-H	M-H	H
6	Kesteven Uplands: Saltby and Sproxton Limestone Edge	L	L	L-M	M	M-H
7	Leicestershire Wolds: Belvoir and Croxton Parkland	M-H	H	H	H	H
8	High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland	L	L-M	M	M-H	H
9	Leicestershire Wolds: Wreake Valley	L-M	M	M-H	H	H
10	Leicestershire Wolds: Eye Valley	L-M	M	M-H	H	H
11	High Leicestershire Hills: Gaddesby Valley	L-M	M	M-H	H	H
12	High Leicestershire Hills: Burrough Hills	M	M-H	H	H	H
13	Leicestershire Wolds: Buckminster, Wymondham and Freeby Farmland	L	L-M	M	M-H	H
14	Leicestershire Wolds: Asfordby Quarry	L	L-M	M	M-H	H
15	Leicestershire Wolds: Melton Farmland Fringe	L	L-M	M	M-H	H
18	Nottinghamshire Wolds: Widmerpool Clay Wolds (includes part within Melton and part within Rushcliffe)	L-M	M	M	M-H	H

Landscape Character Unit (LCU)		Turbine Height Categories (metres to tip) and Sensitivity Ratings				
		<25m	26-50m	51-75m	76-110m	111-150m
Rushcliffe Borough						
1	Vale of Belvoir (includes part within Melton and part within Rushcliffe)	L-M	M	M-H	H	H
16	Nottinghamshire Wolds: Gotham and West Leake Wooded Hills and Scarps	L-M	M	M-H	H	H
17	Nottinghamshire Wolds: East Leake Rolling Farmland	L-M	M	M-H	H	H
18	Nottinghamshire Wolds: Widmerpool Clay Wolds (includes part within Melton and part within Rushcliffe)	L-M	M	M	M-H	H
19	Nottinghamshire Wolds: Cotgrave Wooded Clay Wolds	L-M	M	M-H	M-H	H
20	South Nottinghamshire Farmlands: Clifton Slopes	L-M	M	M-H	M-H	H
21	South Nottinghamshire Farmlands: Ruddington Alluvial Farmland	L	L-M	M	M-H	H
22	South Nottinghamshire Farmlands: Mickleborough Fringe	L	L-M	M	M-H	H
23	South Nottinghamshire Farmlands: East Bridgford Escarpment Farmland	L	L-M	M	M-H	H
24	South Nottinghamshire Farmlands: Cotgrave and Tollerton Village Farmland	L	L-M	M	M-H	H
25	South Nottinghamshire Farmlands: Aslockton Village Farmland	L	L-M	M	M-H	H
26	Trent Valley: Attenborough Wetlands	L	L-M	M	M-H	H
27	Trent Valley: Soar Valley	L-M	M	M-H	H	H
28	Trent Washlands: West Bridgford to East Bridgford Washlands	L	L-M	M	M-H	H

Policy recommendations

- 8.10 Policies will need to provide an adequate framework for ensuring landscape character is considered in all development proposals.
- 8.11 In the case of wind energy, future policies should make reference to the information contained within the Landscape Sensitivity Study as a material consideration for future applications for wind energy schemes (a cross reference to the report could be included in policies).
- 8.12 In developing local plan policy some overall recommendations include:
- Using the results of the landscape sensitivity study to guide development to the least sensitive parts of the district's landscape, whilst thoroughly responding to the detailed guidance in the individual assessments (as indicated by the comparative sensitivities of Landscape Character Units and the individual LCU assessments).
 - Avoiding significant harm to the key characteristics of a Landscape Character Unit whilst accepting that some change might be required in order to accommodate renewable energy generation.
 - Maintaining the diversity of landscapes (i.e. ensuring that the design of any scheme responds to landscape character and local distinctiveness).
 - Allowing continued experience of the (sometimes strongly) rural character of the landscape in-between wind energy developments.

Appendix 1 Glossary

AOD	Above Ordnance Datum (sea level).
Characteristic	And element or combination of elements of the landscape that contribute to distinctive landscape character, for instance a particular hedgerow pattern or sense of tranquillity.
DPZ	Draft Policy Zones (character areas identified in the Nottinghamshire Landscape Character Assessment).
HLC	Historic Landscape Characterisation. This is the identification and evaluation of the landscape according to the history of its elements.
Landscape capacity	'Landscape capacity is the degree to which a particular landscape character type or area is able to accommodate change without significant effects on its character, or overall change of landscape character type.' (as defined by Countryside Agency and Scottish Natural Heritage (2002) 'Landscape Character Assessment - Guidance for England and Scotland', prepared by Swanwick C and LUC).
Landscape character	The distinct, recognisable and consistent pattern of elements that occur in a particular landscape and how these are perceived. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.
Landscape Character Areas (LCAs)	Single unique areas sharing similar characteristics that are the discrete geographical area of a particular landscape type.
Landscape Character Assessment (LCA)	A study undertaken to identify and describe the character of the landscape. The process involves grouping smaller areas together to form landscape character areas or landscape character types based on similar characteristics.
Landscape character types (LCTs)	Distinct types of landscape that are relatively homogenous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but share broadly similar combinations of geology, topography, drainage patterns, vegetation, historic land use and settlement pattern.
Landscape Character Unit (LCU)	Landscape Character Units are the assessment units created for the purposes of this study. They are based on the Landscape Character Areas from Melton's Landscape Character Assessment (2006) and the Draft Policy Zones (DPZs) from the Greater Nottingham Landscape Character Assessment (2009) - which covers Rushcliffe borough. These units describe single unique geographical areas of roughly equal sizes that share similar characteristics.
Landscape sensitivity	Landscape sensitivity is defined in this study as the extent to which the character of the landscape is susceptible to change as a result of wind energy development.
LCA	Landscape Character Area
LCT	Landscape Character Type
LCU	Landscape Character Unit
MBC	Melton Borough Council
NCA	National Character Area. National Character Areas are character areas across England, identified by Natural England.
NPPF	National Planning Policy Framework March 2012 (Department for Communities and Local Government)
RBC	Rushcliffe Borough Council
Skyline	The outline of a range of hills, ridge or group of buildings seen against the sky.

Appendix 2 Modifications to the Melton Borough and Rushcliffe Borough Landscape Classifications

In order to ensure the existing landscape classifications provide a baseline at an appropriate scale and resolution for the study, as well ensuring consistency across the landscape framework, existing published landscape character assessments covering the study area were reviewed in detail. Following this review and initial field work, it was considered appropriate to make small modifications to the landscape character classification for both Melton Borough and Rushcliffe Borough and adapt it for the purposes of the study.

The **Table 3.1** and **Table 3.2** in Section 3 of this report sets out the landscape character areas defined in the Melton Borough Landscape Character Assessment (2006) and The Greater Nottingham Landscape Character Assessment (2009) and their relationship to the NCAs.

Melton Borough Classification

Modifications to the landscape classification

The classification relating to the following areas has been modified by amalgamating them with other adjacent areas on the basis that they share characteristics and features which are of relevance when judging sensitivity to wind energy developments.

LCA7 Village Pastures

The multiple areas of LCA7 appear to comprise a landscape character type that reflects an area's proximity to a particular settlement, rather than being defined on the basis of its underlying landform, the scale and pattern of landcover or perceptual qualities. They have therefore been amalgamated into adjacent LCAs that share a similar topography, land cover and pattern.

LCA2 Bottesford

This LCA is a small area centred on the settlement of Bottesford which lies within the Vale of Belvoir. The area is described as "*a nucleated townscape, prominent within the Vale, and nearby village with surrounding pastures, streamsides and transport routes*"⁴¹. Although differentiated from the rest of the Vale of Belvoir in the 2006 Landscape Character Assessment, for the scale and focus of the sensitivity study it is appropriate to consider the area as part of the wider Vale of Belvoir. It has therefore been combined with LCA1 Vale of Belvoir to form the assessment unit (LCU) **Vale of Belvoir**. Any sensitivities specific to the settlement and its immediate surroundings will be noted in the assessment.

LCA16 Farmland Patchwork

Two areas of LCA16 Patchwork Farmland are identified in Melton, both occurring adjacent to the east of the study area boundary and adjacent to LCA17 Open Arable. LCA16 areas are characterised as "*A gently rolling lowland mixed farmland landscape with a distinct patchwork of small to medium scale regular shaped pastoral and arable fields with blocks of game cover and small woodlands*"⁴². Although there are some subtle differences between LCA16 and LCA17, there is broadly a consistency of character in terms of topography (both areas of Open Arable and Patchwork Farmland are underlain by boulder clay, typical of the wider Leicestershire Wolds, and are characterised by rolling hills and small sheltered valleys), field pattern and size, sense of openness, the nature of the skylines and the mixture of both arable and pastoral landuse. The two areas of Patchwork Farmland have therefore been amalgamated with the Open Farmland LCA for the purposes of this study and form part of the Landscape Character Unit **Leicestershire Wolds: Buckminster, Wymondham and Freeby Farmland**.

⁴¹ Melton Borough Landscape Character Assessment (2006), page 18

⁴² Melton Borough Landscape Character Assessment (2006), page 46

LCA17 Open Arable

The Open Arable LCA occurs in two geographical locations within the borough. The first is a large area located at the east of the Borough extending between the eastern edge of the borough boundary at Sewstern to Wymondham in the south and Freeby View Farm in the northwest. The second area is smaller and lies immediately south of the Eye valley, to the east of Burton Lazars, and is overlooked by the more elevated High Leicestershire Hills to the south.

The area to the east of Burton Lazars is, in contrast to the larger eastern area of rolling hills, a relatively flat and low-lying area of arable farmland, through which the Burton Brook and other tributaries of the River Eye flow. The area lies immediately to the south of LCA13 River Eye and shares a similar topography, which rises gently from the river valley, and pattern of large arable fields with occasional blocks of woodland. This area of LCA17 Open Arable has therefore been amalgamated into the **Eye Valley** Landscape Character Unit for the purposes of this assessment.

LCA 18 Traditional Pasture

The Traditional Pasture LCA is a small area which lies within the south of the study area adjacent to the High Leicestershire Hills LCA. The area shares similar characteristics with the LCA to the north in terms of topography and landcover pattern. It has therefore been combined with LCA15 High Leicestershire Hills to form the Landscape Character Unit **High Leicestershire Hills: Burrough Hills**.

Landscape Character Units adopted for the assessment

Table A1.1 below sets out the modified landscape classification for Melton that has been adopted for the sensitivity study. The original LCAs and their relationship to the Landscape Character Units are shown on **Figure A1**. Note that the original names of the Melton Landscape Character Areas have been amended to reflect their geographic location and a numbering system for all the units across the two boroughs introduced.

Table A1.1 Landscape Framework for Melton Borough

	Landscape Character Unit	Relationship to LCA as defined in the Melton Landscape Character Assessment
1	Vale of Belvoir	This area comprises LCA1 Vale of Belvoir , LCA2 Bottesford and the areas of Village Pastures that are located in the geographic area of the Vale.
2	The Leicestershire Wolds: Belvoir Scarp	LCA3 Wolds Scarp
3	The Leicestershire Wolds: Dalby to Belvoir Wolds	LCA4 Wolds Top
4	The Leicestershire Wolds: Knipton Bowl	LCA5 Kipton Bowl
5	The Leicestershire Wolds: Ragdale to Saltby Wolds	The area comprises LCA6 Ridge and Valley and two areas LCA7 Village Pastures (centred on Saxelby to the west and Salford and Waltham to the east).
6	Kesteven Uplands: Saltby and Sproxtun Limestone Edge	LCA8 Limestone Edge
7	The Leicestershire Wolds: Belvoir and Croxton Parkland	LCA9 Parkland
8	High Leicestershire Hills: Great Dalby	LCA11 Pastoral Farmland and three areas

	Landscape Character Unit	Relationship to LCA as defined in the Melton Landscape Character Assessment
	and Gaddesby Pastoral Farmland	LCA7 Village Pastures (centred on the villages of Gaddesby, Great Dalby and Barsby)
9	The Leicestershire Wolds: Wreake Valley	LCA12 Wreake Valley
10	The Leicestershire Wolds: Eye Valley	LCA13 Eye Valley and an area of LCA17 Open Arable (the area occurring to the east of Burton Lazars/north of Little Dalby)
11	High Leicestershire Hills: Gaddesby Valley	LCA14 Gaddesby Valley
12	High Leicestershire Hills: Burrough Hills	LCA15 High Leicestershire Hills and LCA18 Traditional Pasture
13	The Leicestershire Wolds: Freeby, Buckminster and Wymondham Farmland	LCA 17 Open Arable and LCA16 Farmland Patchwork
14	The Leicestershire Wolds: Asfordby Quarry	LCA19 Ashfordby Quarry
15	The Leicestershire Wolds: Melton Farmland Fringe	LCA21 Melton Farmland Fringe

Rushcliffe Borough Classification

Modifications to the landscape classification

The classification relating to the following areas has been modified by amalgamating them with other adjacent areas on the basis that they share characteristics and features which are of relevance when judging sensitivity to wind energy developments.

Trent Washlands

A number of small Landscape Character Units occur at the northern extent of the study area, which share a largely flat and low-lying topography and mixed landcover centred on the River Trent. TW01 Trent Washlands: Gamston and Edwalton River Meadowlands, TW02 Trent Washlands: Polser Brook River Meadows, TW03 Trent Washlands: Holme Pierrepont and Bassingfield Village Farmlands, TW04 Trent Field River Meadowlands, TW07 Shelford Village Farmlands, TW51 Stoke Lock River Meadowlands and TW055 West Bridgford Recreational Fringe have been amalgamated into a single Landscape Character Unit, Trent Washlands: West Bridgford to East Bridgford Washlands.

Table A1.2 Landscape Framework for Rushcliffe Borough

	Landscape Character Unit	Relationship to LCA as defined in the Greater Nottingham Landscape Character Assessment
16	Nottinghamshire Wolds: Gotham and West Leake Wooded Hills and Scarps	NW1 Gotham and West Leake Wooded Hills and Scarps

	Landscape Character Unit	Relationship to LCA as defined in the Greater Nottingham Landscape Character Assessment
17	Nottinghamshire Wolds: East Leake Rolling Farmland	NW02 East Leake Rolling Farmland
18	Nottinghamshire Wolds: Widmerpool Clay Wolds	NW03 Widmerpool Clay Wolds and Mixed Farmland LCA as defined within the Melton Landscape Character Assessment
19	Nottinghamshire Wolds: Cotgrave Wooded Clay Wolds	NW04 Cotgrave Wooded Clay Wolds
20	South Nottinghamshire Farmlands: Clifton Slopes	SN01 Clifton Slopes
21	South Nottinghamshire Farmlands: Ruddington Alluvial Farmland	SN02 Ruddington Alluvial Farmland
22	South Nottinghamshire Farmlands: Mickleborough Fringe	SN03 Mickleborough Fringe
23	South Nottinghamshire Farmlands: East Bridgford Escarpment Farmland	SN05 East Bridgford Escarpment Farmland
24	South Nottinghamshire Farmlands: Cotgrave and Tollerton Village Farmland	SN04 Cotgrave and Tollerton Village Farmland
25	South Nottinghamshire Farmlands: Aslockton Village Farmland	SN06 Aslockton Village Farmland
26	Trent Valley: Attenborough Wetlands	TSV01 Attenborough Wetlands
27	Trent Valley: Soar Valley	TSV02 Soar Valley
28	Trent Washlands: West Bridgford to East Bridgford Washlands	TW01 Trent Washlands: Gamston and Edwalton River Meadowlands TW02 Trent Washlands: Polser Brook River Meadows 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

Appendix 3 Views Identified in Conservation Area Appraisals

Conservation Areas in within Melton Borough and Rushcliffe Borough are listed in the tables below. A note is also included of which LCA/DPZ the areas falls in and highlights any key views identified in the Conservation Area Appraisals.

Table A2.1 Conservation Areas within Melton Borough

Conservation Area	Landscape Character Area	Views identified within the Conservation Area Appraisal
Ashby Folville	11 High Leicestershire Hills: Gaddesby Valley	The appraisal notes the wooded valley setting of the village and the place of St Mary's Church as a focal point in views.
Belvoir Castle	7 The Leicestershire Wolds: Belvoir and Croxton Parkland	Yes: <i>"The castle occupies a commanding position at the north eastern end of the Vale of Belvoir escarpment with spectacular view across the vale to the north and is set within a huge swathe of trees and formal landscaped gardens with two lakes. From within the Castle grounds there are also intimate and distance views through woodland areas of the Castle and other important buildings. The designed elements and the landscape in particular providing and enhancing those views."</i>
Bottesford	1 Vale of Belvoir	Long views towards Grantham from Market Street are noted.
Cold Overton	12 High Leicestershire Hills Borrough Hills	No
Gaddesby	9 High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland (and small area within 11 High Leicestershire Hills: Gaddesby Valley)	The "extensive views across open countryside southwards from Rearsby Lane" and "splendid views north from Nether End across the parkland of Gaddesby Hall" are highlighted within the appraisal.
Hose	1 Vale of Belvoir	Yes. <i>The appraisals states that "There are magnificent views in a westerly direction towards Nottingham from the side of the Rose and Crown public house and in a north-easterly direction towards Belvoir from Harby Lane."</i>
Knossington	15 High Leicestershire Hills: Knossington Pastoral Farmland	No.
Long Clawson	1 Vale of Belvoir	No

Conservation Area	Landscape Character Area	Views identified within the Conservation Area Appraisal
Normanton	1 Vale of Belvoir	No
Redmile	1 Vale of Belvoir	Yes. The appraisal notes <i>"extensive views out of the village, over open fields to the southeast towards Belvoir Castle and the Vale escarpment."</i>
Stathern	1 Vale of Belvoir and 2 Leicestershire Wolds: Belvoir Scarp	Yes. The downhill approach along Mill Hill from Melton Mowbray is well treed with the canopies overhanging the highway creating a 'tunnel' effect. Views over the Vale at the base of the escarpment are magnificent. Tofts Hill provides an elevated vantage point from which views are available over the village roofscape to open countryside beyond, which are described in the appraisal as "stunning".
Branston	4 The Leicestershire Wolds:Knipton Bowl	Yes. <i>"Approaching the village in a northerly direction from Waltham Road, an impressive view unfolds as a result of the buildings and church lying at a much lower level."</i> <i>"The roadway terminates in a lovely view over the surrounding countryside towards Croxton Kerrial."</i>
Buckminster	13 The Leicestershire Wolds: Freeby, Buckminster and Wymondham Farmland	Yes. <i>"The approach to the village from all directions is spectacular with a wealth of mature trees on every roadside. Views out of the village are available in all directions."</i> Sproxtton Road has extensive views of the surrounding countryside/open fields.
Burrough on the Hill	12 High Leicestershire Hills: Burrough Hills	Yes. <i>"Due east there are splendid views over distant open countryside, framed by mature trees in the foreground"</i> Extensive views towards Burrough Hill Iron Age Fort and beyond are also available to the North West.
Cold Overton	12 High Leicestershire Hills: Burrough Hills	Yes. <i>"The village has an extensive area of attractive woodland to the west, much of which is protected by a Tree Preservation Order"</i>

Conservation Area	Landscape Character Area	Views identified within the Conservation Area Appraisal
Croxton Kerrial	4 The Leicestershire Wolds: Knipton Bowl.	Yes. <i>"Beyond the conservation area boundary extensive views open up over attractive countryside with Belvoir Castle a focal point in the distance."</i> Magnificent views from most areas of the village are noted, especially those of Belvoir Castle and those in a westerly direction from School Lane.
Easthorpe	1 Vale of Belvoir	No.
Eaton	4 The Leicestershire Wolds: Knipton Bowl	Yes. The elevated nature of the village allows for stunning views over the surrounding countryside. Behind the elevated church there is a backdrop of spectacular countryside and mature trees. Steeply sloping grass meadows are noted to provide an attractive foreground.
Edmondthorpe	13 The Leicestershire Wolds: Freeby, Buckminster and Wymondham Farmland	Yes. Good views to the North and South are noted.
Freeby	13 The Leicestershire Wolds: Freeby, Buckminster and Wymondham Farmland	Yes. Views looking East towards Waltham on the Wolds and areas surrounding Highfield Farm are noted.
Frisby on the Wreake	9 The Leicestershire Wolds: Wreake Valley	Yes. <i>"The exposed setting of the village within the Wreake valley allows extensive distant views and open countryside extends into the village north of Water Lane adding to its rural character."</i>
Gaddesby	8 High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland and 11 High Leicestershire Hills: Gaddesby Valley	Yes. <i>"There are important areas of open countryside, which contribute much to the setting of the village including land between Paske Avenue and Gaddesby Hall and the open countryside, which slopes gently southwards from Rearsby Lane to the Gaddesby Brook. There are extensive views across open countryside southwards from Rearsby Lane. There are also splendid views north from Nether End across the parkland of Gaddesby Hall."</i>
Goadby Marwood	5 The Leicestershire Wolds:Ragdale to Saltby Wolds	No.

Conservation Area	Landscape Character Area	Views identified within the Conservation Area Appraisal
Great Dalby	8 High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland	Yes. It is noted that the areas of land between Burrough End and Nether End are an important characteristic of the village. When approaching the village there are good views in.
Grimston	5 The Leicestershire Wolds: Ragdale to Saltby Wolds	Yes. <i>"Magnificent areas of open land south of Shoby Lane offer splendid views over breathtaking countryside towards Leicester and these should be protected."</i>
Harston	4 The Leicestershire Wolds:Knipton Bowl	No.
Hoby	5 The Leicestershire Wolds: Ragdale to Saltby Wolds and 9: The Leicestershire Wolds: Wreake Valley	Yes. "Splendid views are available from several points within the village." <i>"splendid views across the Wreake Valley"</i>
Holwell	5 The Leicestershire Wolds:Ragdale to Saltby Wolds and partly within 3 The Leicestershire Wolds: Dalby to Belvoir Woods	Yes. Surrounding countryside and agricultural land located east of Ben's Cottage contributes to the village setting. <i>"The spire of Ab-Kettleby Church is visible in the distance maintaining a parochial link."</i>
Hose	1 Vale of Belvoir	Yes. <i>"There are magnificent views in a westerly direction towards Nottingham from the side of the Rose and Crown public house and in a north-easterly direction towards Belvoir from Harby Lane."</i>
Knipton	4 The Leicestershire Wolds: Knipton Bowl	Yes. The surrounding countryside is noted to help enhance the character and also the villages open form.
Knossington	12 High Leicestershire Hills: Burrough Hills	No.
Long Clawson	1 Vale of Belvoir and 2: The Leicestershire Wolds: Belvoir Scarp	No.
Melton Mowbray	15 The Leicestershire Wolds:	No.

Conservation Area	Landscape Character Area	Views identified within the Conservation Area Appraisal
	Melton Farmland Fringe.	
Normanton		No.
Old Dalby	2 The Leicestershire Wolds: Belvoir Scarp	Yes. <i>"Views over open countryside including the village roofscape and backdrop of mature trees are particularly special from the churchyard."</i> The village is on raised ground so has "fine" views out over the surrounding countryside. <i>"The open areas which surround the village are particularly important to its valley setting"</i>
Pickwell	12 High Leicestershire Hills: Burrough Hills	Yes. The wooded countryside surrounding The Manor and the local area provides an attractive approach to the village from Somerby Road.
Redmile	1 Vale of Belvoir	Yes. <i>"There are extensive views out of the village, over open fields to the southeast towards Belvoir Castle and the Vale escarpment."</i>
Rotherby	9 The Leicestershire Wolds: Wreake Valley	Yes. At the south end of the village there is a group of houses that benefit from the extensive views over the fields towards Holby and Ragdale.
Saltby	5 The Leicestershire Wolds: Ragdale to Saltby Wolds	Yes. <i>"Open spaces are particularly important to the character and setting of the settlement and these may be seen to the east of The Butts and to the west of Church Farm affording fine views out of the village."</i>
Saxelbye	5 The Leicestershire Wolds: Ragdale to Saltby Wolds	Yes. It is noted in the appraisal that there is "a magnificent view from Webster's Dairy south towards the Manor House."
Scalford	5 The Leicestershire Wolds:Ragdale to Saltby Wolds	No.
Somerby	12 High Leicestershire Hills: Burrough Hills	Yes. There is a house located on a bend in High street that <i>"has extensive gardens to the rear with fine views over open countryside beyond."</i> It is stated that there are <i>"attractive and well treed areas on the periphery such as land south</i>

Conservation Area	Landscape Character Area	Views identified within the Conservation Area Appraisal
		<i>of The Grove and open countryside south of Somerby House"</i>
Sproxton	13 The Leicestershire Wolds: Freeby, Buckminster and Wymondham Farmland	Yes. <i>"There are splendid views in all directions." "There are many wonderful distant views from the locality especially east and west from Coston Road and from all directions surrounding the Church."</i>
Stathern	1 Vale of Belvoir and 2 The Leicestershire Wolds: Belvoir Scarp	Yes. <i>"Views from this elevated vantage point (Tofts Hill) over the village roofscape to open countryside beyond are quite stunning."</i>
Stonesby	5 The Leicestershire Wolds: Ragdale to Saltby Wolds	Yes. <i>"Waltham road drops away downhill and affords fine views over open countryside as it climbs again out of the village"</i> It is also stated that there are fine views over open fields to the south. <i>"The area of undulating pasture land south of Main Street provides extensive views both into and out of the village."</i>
Waltham on the Wolds	5 The Leicestershire Wolds: Ragdale to Saltby Wolds	Yes. <i>"Fine views over attractive countryside surrounding the village are available west of the A607."</i>
Wartnaby	5 The Leicestershire Wolds: Ragdale to Saltby Wolds	No.
Wymondham	13 The Leicestershire Wolds: Freeby, Buckminster and Wymondham Farmland and 10 The Leicestershire Wolds: Eye Valley	Yes. <i>"There are extensive views over open countryside to the village roofscape beyond and also the site of the Roman Villa in the distance."</i>

Table A2.2 Conservation Areas within Rushcliffe Borough

Conservation Area	Landscape Character Area	Views identified within the Conservation Area Appraisal
Aslockton	25 South Nottinghamshire Farmlands: Aslockton Village Farmland	Yes. Some views out towards the North of the village and also some longer views out towards the village of Whatton to the North.
Bingham	25 South Nottinghamshire Farmlands: Aslockton Village Farmland	Yes. Possible views of <i>"Toot Hill to the South and Parson's Hill to the North."</i>
Bradmore	24 South Nottinghamshire Farmlands: Cotgrave and Tollerton Village Farmland	Yes. <i>"views to the south of the Nottinghamshire Wolds and wooded areas of Rancliffe Wood and Bunny Old Wood."</i> But otherwise the surrounding views are <i>"quite restricted."</i>
Bunny	21 South Nottinghamshire Farmlands: Ruddington Alluvial Farmland and 24 South Nottinghamshire Farmlands: Cotgrave and Tollerton Village Farmland	Yes. <i>"there are views out over the surrounding countryside towards Bunny Hill to the south."</i>
Car Colston	25 South Nottinghamshire Farmlands: Aslockton Village Farmland	It is noted that there are some panoramic views within the village and also looking out on the surrounding countryside to the North and South but no views of great importance.
Colston Bassett	1 Vale of Belvoir	A diagram in appendix 2 of the appraisal identifies important Panoramic views from the settlement: at the south at the end of Bunnison Lane; to the southwest at the end of School Lane; and to the northeast from Wash Pit Lane. It also notes the importance of the ruined Church of St Mary (a Grade I Listed and a Scheduled Ancient Monument) which lies outside the village in "glimpsed through the trees and across the valley".
Costock	LCU 17 Nottinghamshire Wolds: East Leake Rolling Farmland	<i>"The enclosed feel of the village allows for only occasional glimpses of the surrounding countryside".</i> Within the village itself, localised views along Main Street, Church Lane and Chapel Lane are noted. Panoramic views out to the north east (into LCU 16 Gotham and West Leake Wooded Hills and Scarps and LCU 18 Widmerpool Clay Wolds) from the east end of the village are identified

Conservation Area	Landscape Character Area	Views identified within the Conservation Area Appraisal
		in the townscape appraisal.
Cropwell Butler	25 South Nottinghamshire Farmlands: Aslockton Village Farmland	It is noted that there are some panoramic views out to the surrounding area. However it is also noted that the views from the village are often restricted.
East Bridgford	23 South Nottinghamshire Farmlands: East Bridgford Escarpment Farmland	Yes. It is noted that there are many panoramic views surrounding most of the area and many of these are found on the South end of the town.
East Leake	17 Nottinghamshire Wolds: East Leake Rolling Farmland	No.
Edwalton	Adjacent to: 22 South Nottinghamshire Farmlands: Mickleborough Fringe	No.
Flintham	25 South Nottinghamshire Farmlands: Aslockton Village Farmland	Some panoramic views looking out onto the surrounding countryside/fields.
Granby	25 South Nottinghamshire Farmlands: Aslockton Village Farmland	Yes. <i>"Belvoir Castle is just visible on the horizon"</i> from the location of Sutton Lane. <i>"views of the countryside beyond the Conservation Area are particularly pleasing thanks to Granby's elevated position."</i>
Hawksworth	25 South Nottinghamshire Farmlands: Aslockton Village Farmland	Yes. <i>"The church tower is a dominant feature particularly in views from the south."</i> <i>"There are also some particularly fine views over open countryside. From a point at the entrance to Top Farm's grounds on Main Road for example, one can appreciate views over open countryside of the church spire at St Helena's in Thoroton."</i>
Hickling	1 Vale of Belvoir and 18: Nottinghamshire Wolds: Widmerpool Clay Wolds	Yes. <i>"The open countryside that flows into the centre of the village provides many views outwards and a particularly spectacular view can be taken looking Westwards, where Clawson Lane meets Main Street"</i> Views of the Church of St Luke from Standard Hill are noted <i>"where a dramatic view of the</i>

Conservation Area	Landscape Character Area	Views identified within the Conservation Area Appraisal
		<i>whole village can be enjoyed</i> .
Keyworth	18 Nottinghamshire Wolds: Widmerpool Clay Wolds	Yes. The church of St Mary Magdalene can be <i>"glimpsed in views throughout the Conservation Area and beyond its boundary."</i> <i>"Approaching from the west along Bunny Lane, the elevated position of Main Street allows a number of the Conservation Area's key buildings (most noticeably the church and 19 Main Street) to stand prominently on the horizon."</i>
Langar	1 Vale of Belvior and 25: South Nottinghamshire Farmlands: Aslockton Village Farmland	Yes. The open views across the river valley from Langar Hall to Wiverton Hall is noted as being particularly important. Numerous other views out to the surrounding landscape from the edges of the village are also identified on the Conservation Area Appraisal map.
Normanton-on-the-Wolds	24 South Nottinghamshire Farmlands: Cotgrave and Tollerton Village Farmland and 19: Nottinghamshire Wolds: Cotgrave Wooded Clay Wolds	It is noted that there are some panoramic views surrounding the village but lots of the views are blocked by boundary walls.
Orston	25: South Nottinghamshire Farmlands: Aslockton Village Farmland	Yes. <i>"The higher ground along Hill Road and Station Road and the open aspect on the western fringes of the village offer good vantage points for outward looking views of the countryside around Orston."</i> The Appraisal also notes the setting of the village and the ridge adjoining the Vale of Belvoir to the East: <i>"To the East is the ridge that extends from Newark to Granby. This ridge is 17 meters higher than the Green, opposite the church: - enough to provide splendid views over the village and the Trent Valley".</i>
Ruddington	Partly within 24 South Nottinghamshire Farmlands: Cotgrave and Tollerton Village Farmland	Yes. But the appraisal notes that the dense nature of the village centre means that not many buildings form focal points and there are few views out to the surrounding countryside. The townscape assessment illustrates two medium to long distance views in the south

Conservation Area	Landscape Character Area	Views identified within the Conservation Area Appraisal
		east of the village looking south west and south east across open spaces.
Scarrington	25 South Nottinghamshire Farmlands: Aslockton Village Farmland	<p>Yes. The appraisal notes within the key characteristics of the Conservation Area that: <i>“The rural surroundings of the village provide views across open countryside, and tree and hedgerow lined approaches.”</i></p> <p>The church of St John of Beverley <i>“features strongly in views along Main Street from the north-west and south-east, and along Hawksworth Road from the north. Glimpses of the church can also be seen throughout the village and across the surrounding countryside.”</i></p> <p>Also, <i>“Views across the surrounding countryside can be seen from the edges of the Conservation Area at the eastern end of Aslockton Road and from Chapel Lane, as well as down the hedgerow bordered lanes leading away from the village”</i></p>
Sutton Bonington	27 Trent Valley: Soar Valley	<p>Yes.</p> <p><i>“The northern approach allows clear appreciation of Sutton Bonington’s location on the edge of the Soar valley, and of the Conservation Area’s integration within the rural landscape.”</i></p> <p>Within the Conservation Area’s key characteristics views are noted as important: <i>“...views of open countryside can be seen in combination as one progresses through the Conservation Area.... Many different kinds of view are offered, from glimpses of open countryside between houses to long vistas and panoramas.”</i> Views of the surrounding countryside can also often be glimpsed between buildings throughout the village. Views of the rural landscape to the north are also noted.</p> <p><i>“Sutton Bonington Conservation Area’s visual integration into its landscape setting is one of its key characteristics. Lack of modern development to the east and west has resulted in the Conservation Area retaining its traditional relationship with the surrounding countryside. Views into the Conservation Area from public footpaths around the village, from the northern and southern approaches, and from the river and its flood plain show the Conservation Area as a small traditional</i></p>

Conservation Area	Landscape Character Area	Views identified within the Conservation Area Appraisal
		<i>settlement surrounded by and incorporating trees, fields and hedges". □The church of St Michael features strongly in views in the north of the village, and glimpses of the spire can be seen in almost every direction.</i>
Thoroton	25 South Nottinghamshire Farmlands: Aslockton Village Farmland	<p>The hedge and grass verge lined approaches to the village frame views of the church spire of the Church of St Helena. The churchyard provides a good vantage point for views over open countryside.</p> <p>Key views within the village which link the village to the adjacent countryside are identified on the townscape appraisal map. These include views to the north west from the north western corner of the village and views out of the village towards the east.</p>
Thrumpton	26 Trent Valley: Attenborough Wetlands 16 Nottinghamshire Wolds: Gotham and West Leake Wooded Hills and Scarps	<p>All Saints church, Thrumpton Hall and Thrumpton Hall's gatehouse provide focal points within the village. Also: <i>"In the eastern half of the Conservation Area there are frequent views over open countryside"</i>.</p> <p>The townscape appraisal notes some panoramic views over open countryside from the south of the village close to the cricket ground.</p>
Upper Broughton	18 Nottinghamshire Wolds: Widmerpool Clay Wolds	<p>Yes.</p> <p>The appraisal notes that the village, as a key characteristic, has:</p> <p><i>"Strong visual links to surrounding landscape. The location of the village on the side of the hill provides strong views to the South a sylvan backdrop to the North."</i></p> <p><i>"The open space and gaps in properties to the south of Station Road provide a strong visual link with the surrounding agricultural land and beautiful views of the Belvoir escarpment, whilst the flanks of the hill to the north of the village provide a backdrop of grassy slopes and mature trees. Along Station Road the gaps in the properties which allow views out are as important as the properties themselves"</i>.</p>
Upper Saxondale	24 South Nottinghamshire Farmlands: Cotgrave and Tollerton Village Farmland	<i>"More far reaching views of the surrounding countryside can be appreciated from the open areas on the northern and southern edges of the Conservation Area."</i>

Conservation Area	Landscape Character Area	Views identified within the Conservation Area Appraisal
West Leake	16 Nottinghamshire Wolds: Gotham and West Leake Wooded Hills and Scarps	The appraisal mentions that <i>“West Leake’s strong rural tradition is evident in its many agricultural buildings and views into the open countryside”</i>
Whatton in the Vale	25 South Nottinghamshire Farmlands: Aslockton Village Farmland	<i>“The Whatton-in-the-Vale conservation area has a very strong relationship with the countryside that surrounds it. Views can be taken from the edges of the conservation area, looking out over large gardens, paddocks, fields and the open countryside, known as the South Nottinghamshire Farmlands”</i>
Wysall	17 Nottinghamshire Wolds: East Leake Rolling Farmland	<i>“On the fringes of the village views over open countryside combine with grass verges and hedgerows to provide attractive rural approaches.”</i> The Holy Trinity Church is a primary focal point. <i>“The church tower features strongly in views along Costock Road and Wymeswold Road and views over surrounding countryside can be gained from many places on the edges of the built up area”</i>

Appendix 4 Views Identified by Parish Councils in Melton Borough

This Appendix replicates maps indicating views identified by the Parish Councils in a consultation exercise MBC undertook with the Parish Councils in July 2013.



Making a Difference

Melton Borough Council

12 SEP 2013



INVESTOR IN PEOPLE

AB Kettleby Parish Council
8 Queensaway
Old Dalby
Melton Mowbray
Leicestershire
LE14 3QH

Please ask for:
Katie Mills
Phone 01664 502471
Email: planningpolicy@melton.gov.uk
Date: 16th August 2013

Dear Parish Clerk

RE: Melton Borough Council Renewable Wind Energy Guidance

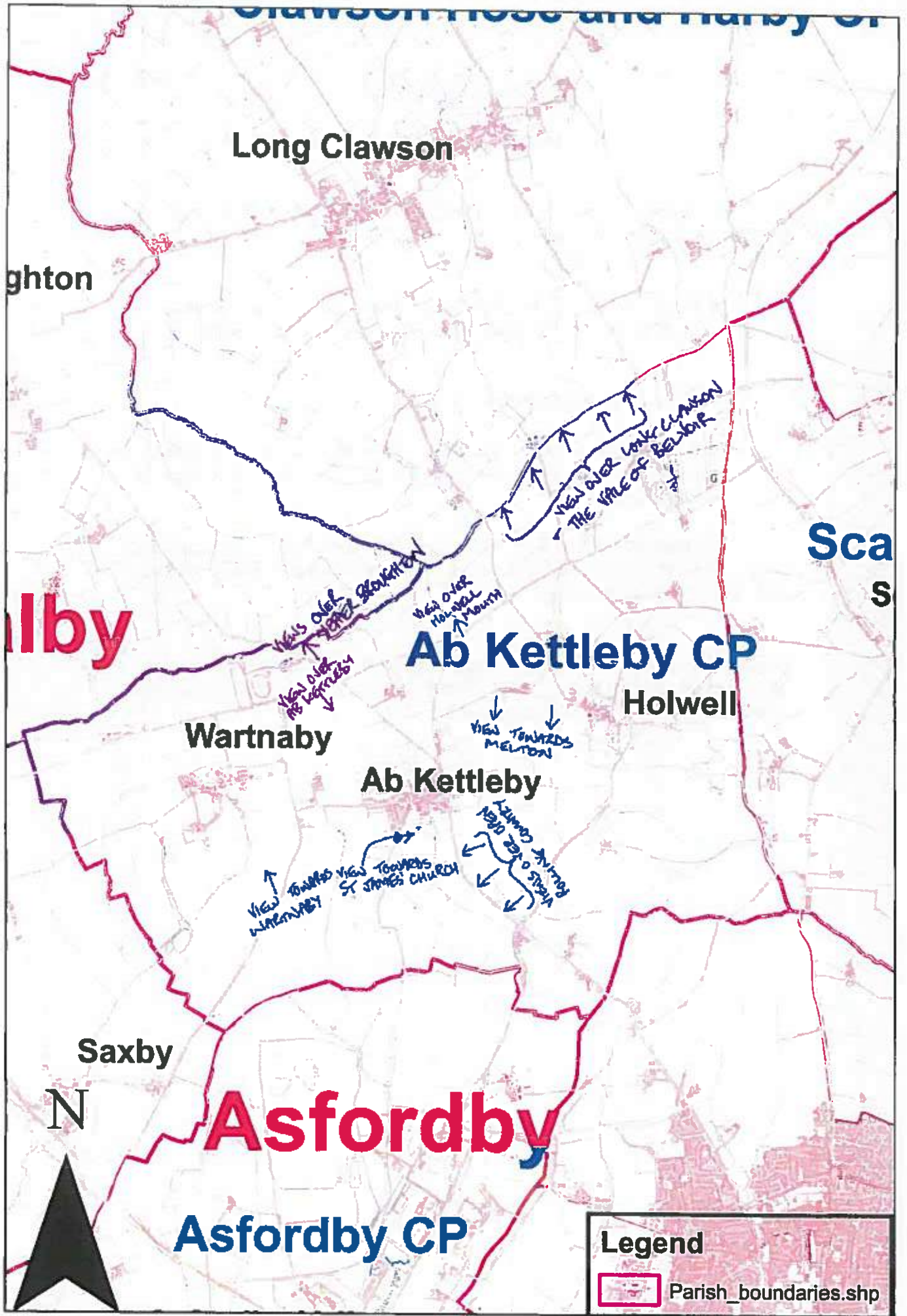
Halcrow and Bayou Blueenvironment have been appointed to produce guidance on renewable wind energy. The guidance will compile all national guidance and evidence into one document. The guidance once adopted by the Borough Council will not provide any new policies on renewable wind energy or set out where turbines can or cannot be located within the Borough. In order to provide further guidance for officers when determining planning applications for renewable wind energy, a landscape capacity and visual impact assessment will be produced. The consultants are looking to liaise with local people to identify important local view points.

A meeting was held with Parish Councillors on the 7th August 2013, to give a brief presentation on the content of the guidance being produced and to carry out an exercise to identify local important view points. At this meeting it was agreed that each of the parish councils would carry out this exercise with their parish councillors and return the results of the exercise at a later date.

This exercise has been designed to identify important local view points within your own parish. Once these have been identified this information will be passed onto the consultants carrying out the landscape capacity study. These viewpoints will then be assessed as part of the landscape character assessment.

Please note that the exercise is not designed to identify areas where turbines should not be located, but only to identify important view points. On the map provided with this letter, please mark clearly any important viewpoints you consider important within the parish. You will need to clearly indicate the direction of the view on the map and state if the view identified is from a view point or to a view point for example:





Belvoir Parish Council

View Points within the Parish

1. Views from Belvoir Castle from the North, East, South and West and view towards Belvoir from these points

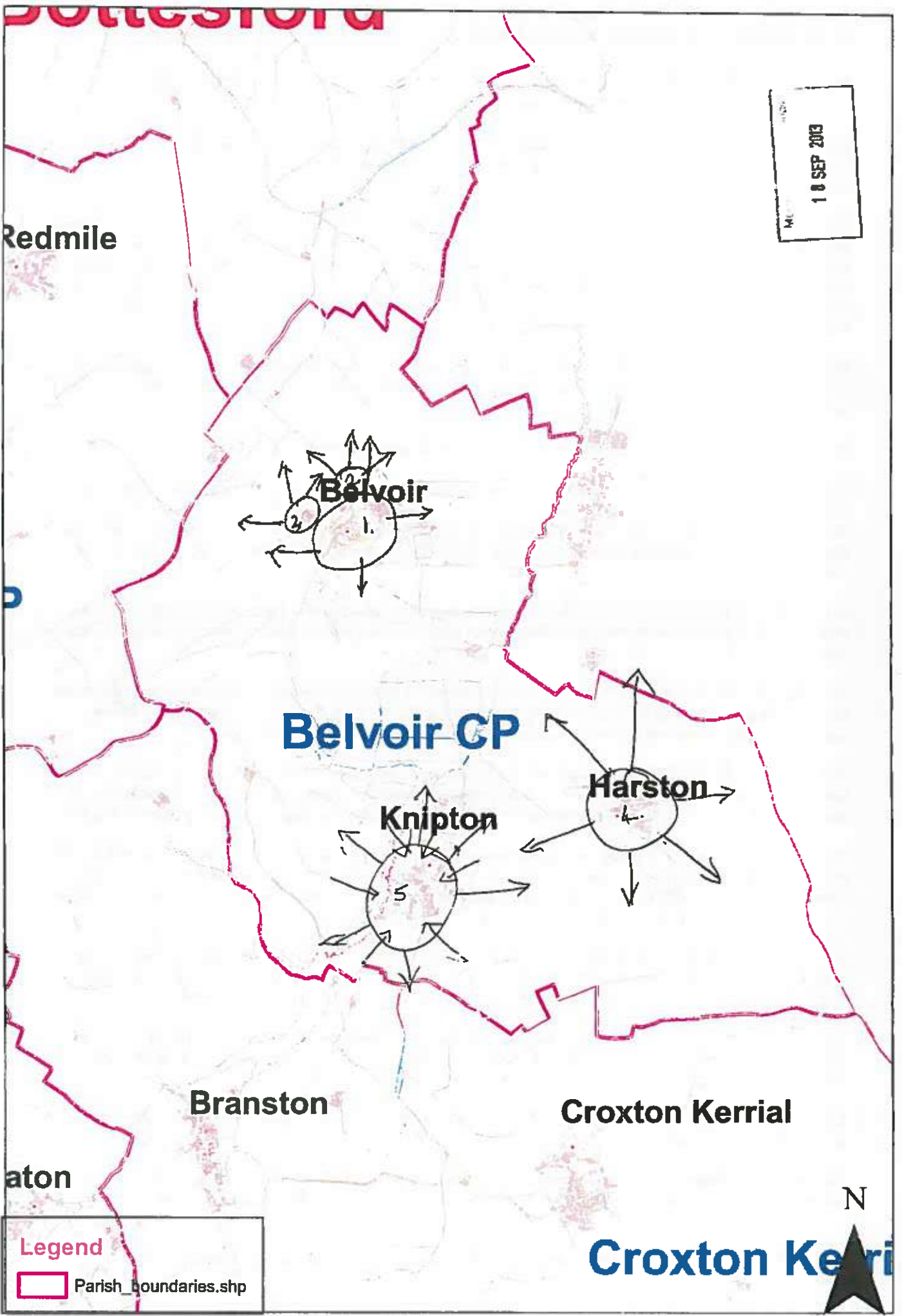
2. Views from Belvoir Lodge, Belvoir to North, North East and Northwest across the Vale of Belvoir and towards Lincolnshire and Nottinghamshire.

3. Views from Vale House, Belvoir as above.

4. Views from Harston towards Knipton to the South West, towards woodland and open countryside to the North, South and East and West, and view to Harston from Knipton and Belvoir Castle

5. Views toward Knipton from surrounding hills to the North, East, South and West. Views from the village to all compass points and towards Belvoir Castle to the North of the village.

Given the topography of the villages comprising the Belvoir Parish there are view points from all compass points. Belvoir Castle in particular was built to command views across all the surrounding countryside



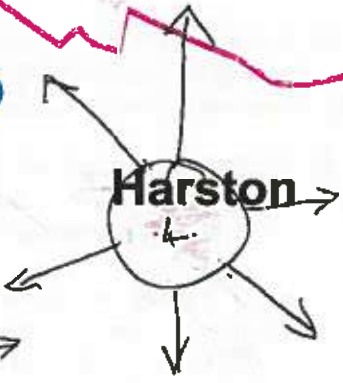
18 SEP 2013

Redmile

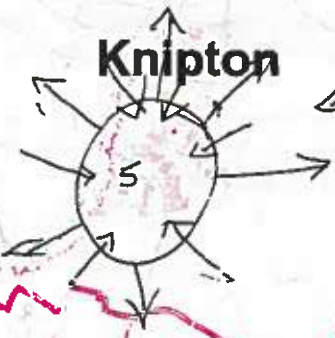
Belvoir CP



Harston



Kripton



Branston

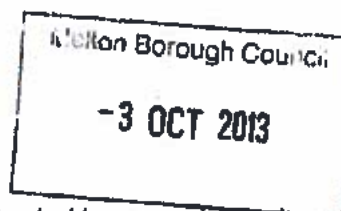
Croxton Kerrial

aton

Legend
Parish_boundaries.shp

N

Croxton Kerri

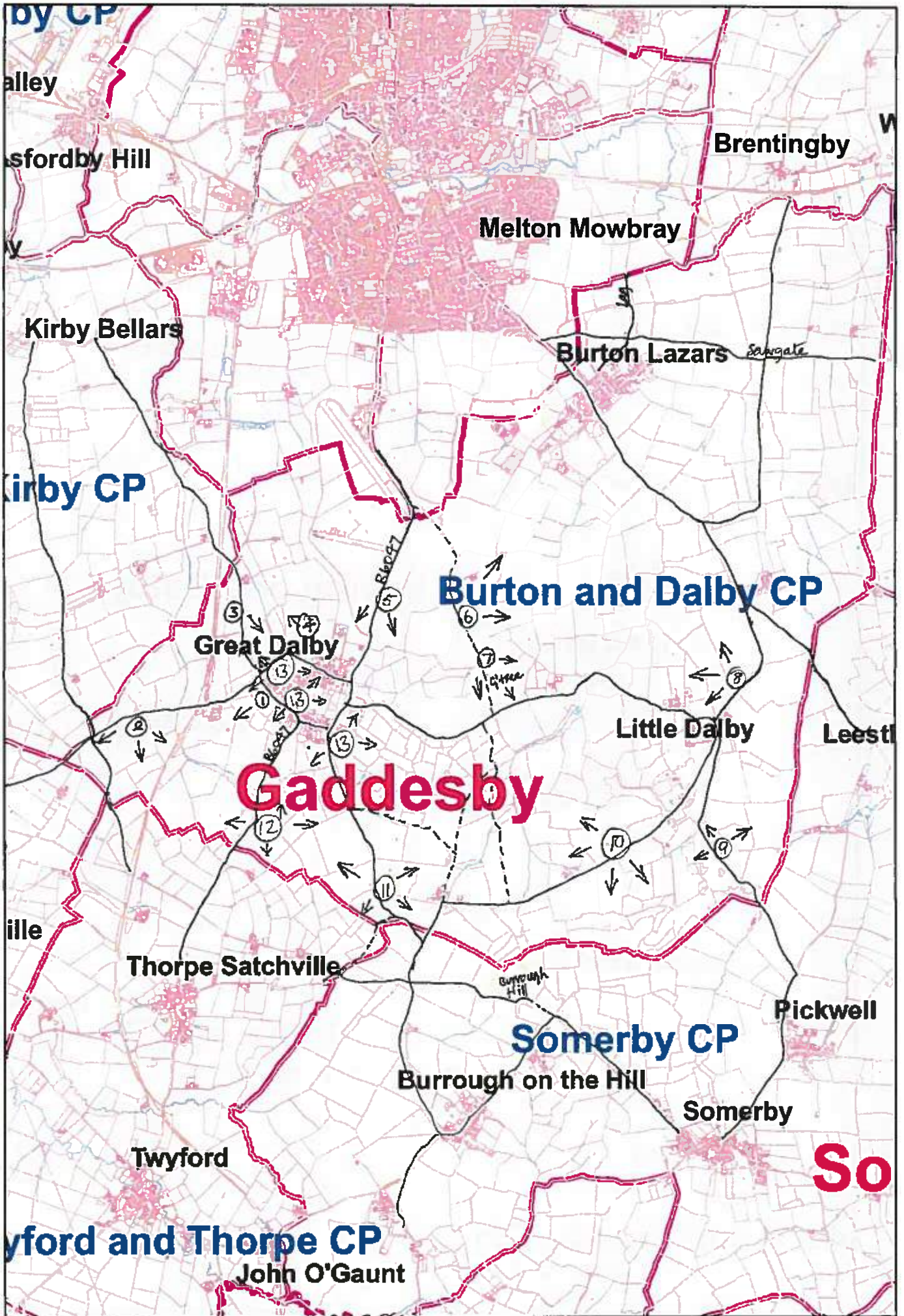


RESPONSE: BURTON AND DALBY PARISH COUNCIL

N.B. Most of the locations described can be viewed via Google Maps, street-view facility

- 1) Looking S.W. from the gardens on Top End, Great Dalby, gently rising ground, valuable open agricultural countryside with ridge & furrow and ancient hedgerows and mature trees. The large wind turbine at Thorpe Satchville visible in the landscape.
- 2) Looking N.E. back towards Great Dalby from a footpath near the parish boundary on the Ashby Foiville road. Valued open agricultural landscape all around with the historic, listed buildings in Pebble Yard, and Grade 2* church on the horizon looking north east. Looking further east and south there are unimpeded views of Burrough Hill and Billesdon Coplow in the distance, and to the south and west Thorpe Trussells Wood and Ashby Pastures Wood nearby. Distant views of Charnwood to the west. The landscape also features numerous well-used footpaths and bridleways and characteristic Leicestershire isolated farmsteads.
- 3) Looking east and S.E. from Kirby Road: Pleasing view of Great Dalby nestling in the valley to the east, with Burrough Hill beyond. Unspoilt mixed farming landscape with the high ground formally occupied by wartime airfield prominent on the horizon.
- 4) From the footpath north of Great Dalby looking west, unspoilt pasture landscape enjoyed by walkers.
- 5) From B6047 north of Great Dalby looking west towards Ashby Pastures Wood with Dalby Wolds in the distance. Very high and open, large sky giving opportunities to enjoy magnificent sunsets. Further south there are glimpses of Burrough Hill where nearby small scale wind turbines are clearly visible. This high point is prominent and visible from 350 degrees, and from adjoining parishes, illustrating the impact that any further development on this high ground would have.
- 6) From the Sustrans route 64 (Lincoln to Mkt.Harbro') between Sandy Lane and Gartree Hill. Looking N.E. towards listed buildings and church in Burton Lazars, then further east to Burton Flats and Grade 2* church of St.James, Little Dalby.
- 7) At the high point on Sustrans route 64 the landscape opens out with uninterrupted views of Little Dalby church, the Burrough Hill landscape, and the church and village of Burrough on the Hill in the distance. The whole landscape comprises historic permanent pasture with ancient hedges and copses and some mixed arable.
- 8) Road between the A606 (Melton to Oakham) and Little Dalby: Classic view of Little Dalby village and church to S.W., Gartree Hill to west and Burton Lazars to N.W. Sweeping arable landscape views of Burton Flats overlooked from all points of the compass from higher land. Nearby the Sustrans route 64 joins the road and continues towards Pickwell.
- 9) Road from Pickwell to Little Dalby: 360 degree views. To the west Ernest Cook Trust land with permissive Dalby Hills Path across pasture and through copses, linking to Burrough Hill landscape and Jubilee Way. Turning N.W. to Hail Farm, the woods and walled gardens at Little Dalby Hall. Rising ground N.E. towards Leesthorpe is visible from Jubilee Way and Sustrans 64, and sensitive to any development.
- 10) From very important, secluded lane running parallel to Jubilee Way and Dalby Hills Path. High leisure value with footpaths and bridle ways in valley occupied by Moscow Farm. Unspoiled arable and pasture in historic landscape being extensively investigated by Leicester University Department of Archaeology.
- 11) On Melton Lane near parish boundary: Views N.E. to Little Dalby Walks, south over historic landscape to Burrough Hill and Burrough village, S.W. towards Salter's Hill and Leicestershire Round. Turning north towards Great Dalby there are wide views across Kirby Bellars parish with Dalby Wolds and Charnwood in the distance.
- 12) From footpath crossing the B6047 south of Great Dalby. There are 360 degree views over open high countryside and sensitive historic landscape.
- 13) Great Dalby village: The eastern, western and northern parts of the village are in elevated positions with uninterrupted views towards the high ground previously described and over sensitive landscape views.

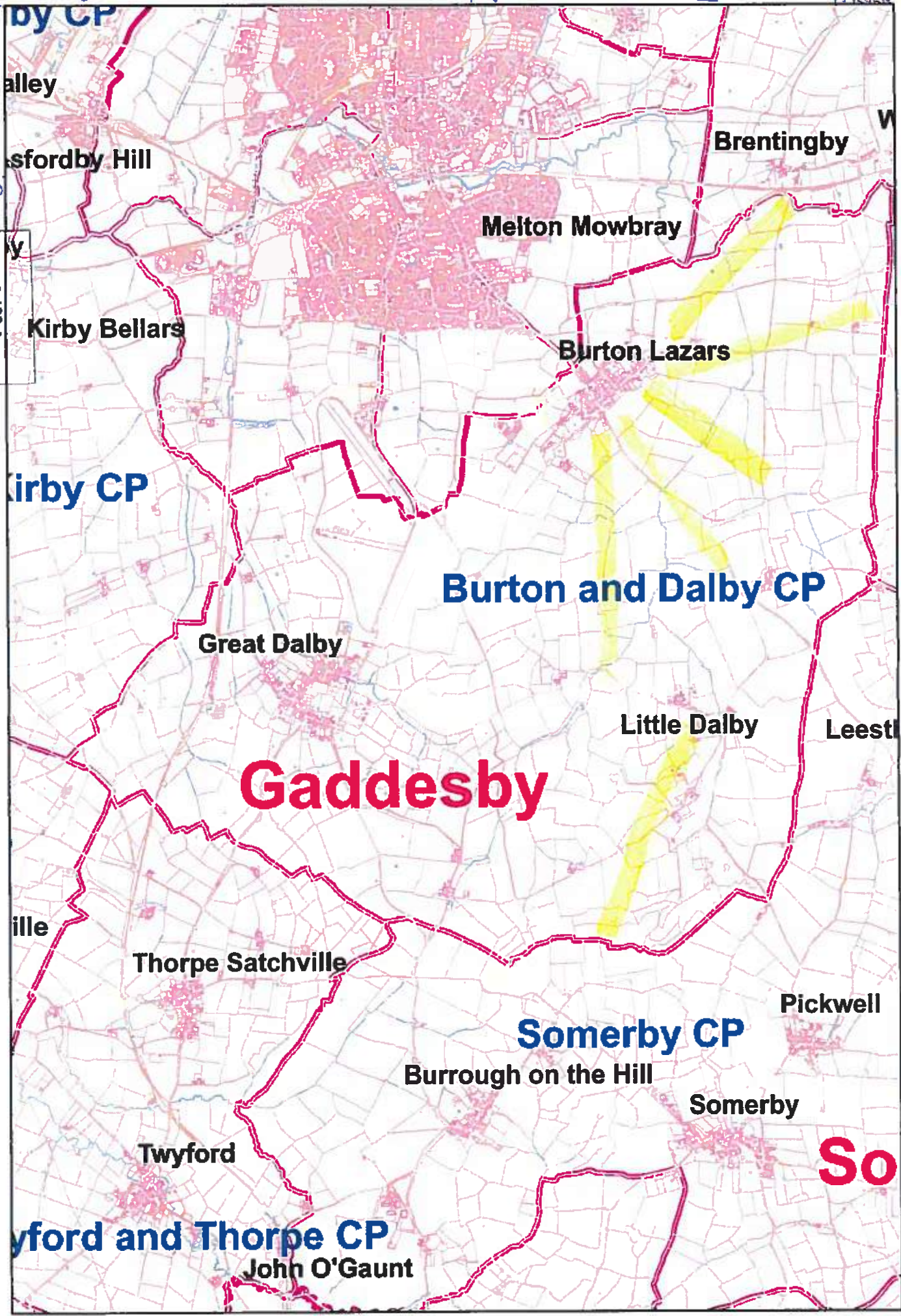
NOTE: MOST OF BURTON AND DALBY PARISH IS HIGHLY VISIBLE FROM BURROUGH HILL COUNTRY PARK



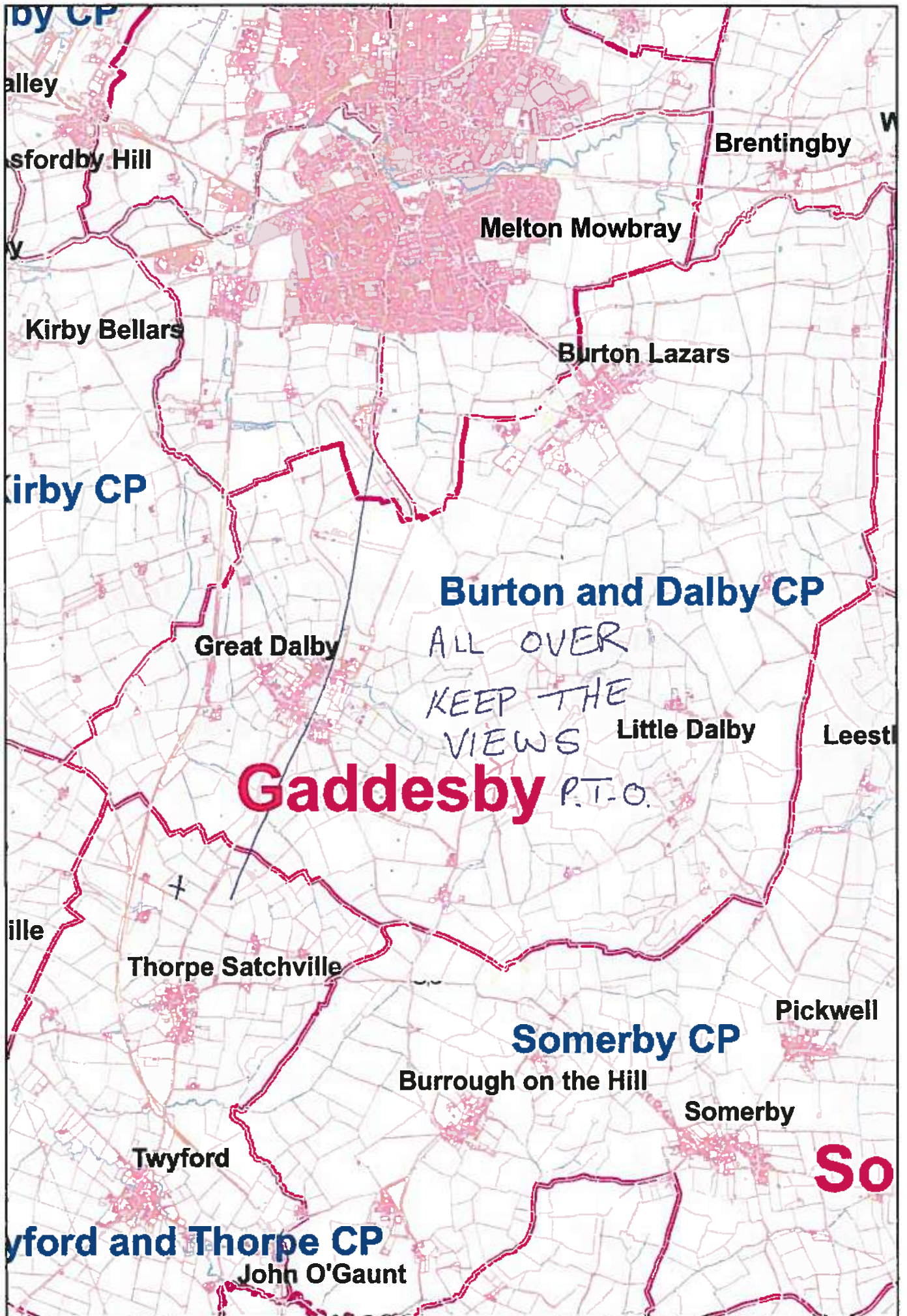
Given my complete aversion to wind turbines I would prefer not to see them anywhere in the landscape
7.12.2013

They are
not
a cost
effective
or
efficient
way to
produce
electricity

Melton Borough Council
- 3 OCT 2013



So



Gaddesby P.T.O.

ALL OVER
KEEP THE
VIEWS

Burton and Dalby CP

Somerby CP

Kirby CP

Twyford and Thorpe CP

Stamfordby Hill

Melton Mowbray

Bretingby

Kirby Bellars

Burton Lazars

Great Dalby

Little Dalby

Leest

ille

Thorpe Satchville

Pickwell

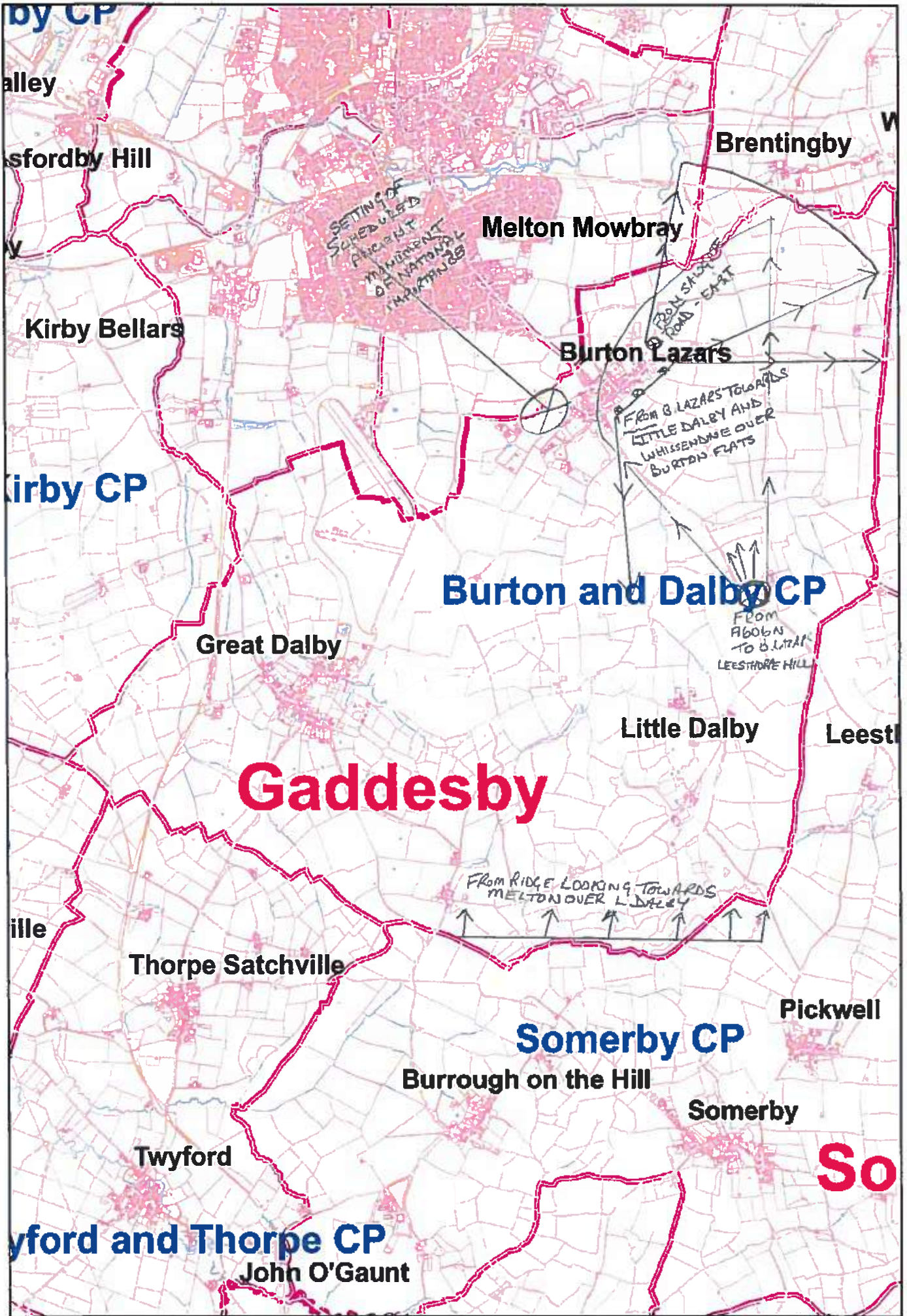
Burrough on the Hill

Somerby

Twyford

So

John O'Gaunt



Frisby Parish Council

Clerk: Sue Booth

9 Bramley Close, Sileby, Leics LE12 7UN

Tel: 01509 814423

01 October 2013

Dear Katie,

I have done the best I can with this map. Sorry about the delay.

Yours Sincerely,

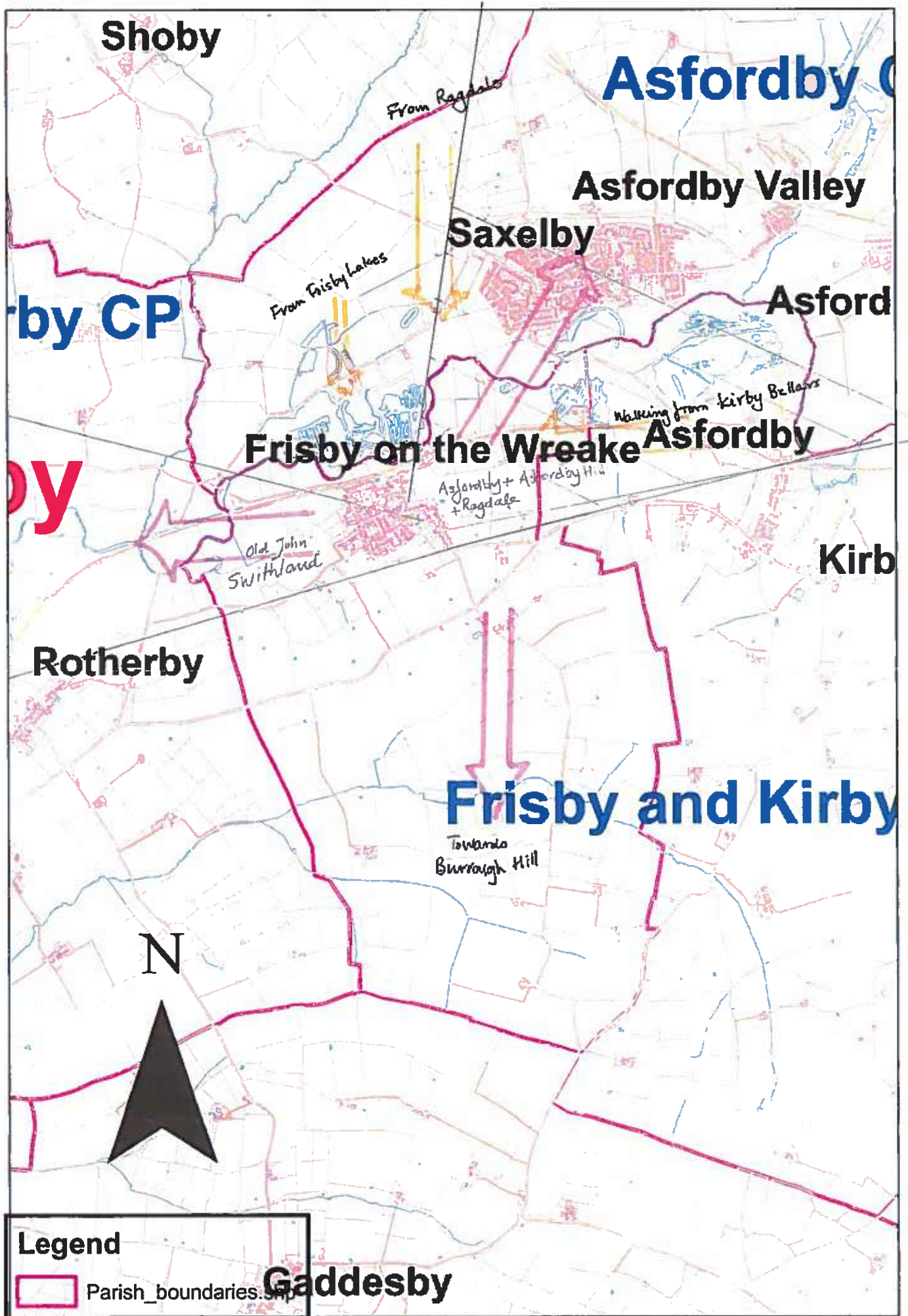
Diana Patterson

Diana Patterson

Frisby on the Wreake Parish Councillor

Melton Borough Council

-2 OCT 2013



GADESBY PARISH COUNCIL

(Incorporating the Villages of Ashby Folville, Barsby & Gaddesby)

Clerk to the Parish Council

Mrs Trudy Toon

7 Barrow Crescent

Gaddesby

Leicester

LE7 4WA

Tele. No: 01664 840490

Email: gaddesbypc@hotmail.co.uk

14 September 2013

Planning Policy Team
Melton Borough Council
Council Offices
Parkside
Station Approach
Burton Street
Melton Mowbray
Leicestershire LE13 1GH

Melton Borough Council

19 SEP 2013

Dear Sirs

Re: Melton Borough Council : Renewable Wind Energy Document.

Please find enclosed the completed map from Gaddesby Parish Council which indicates the view points within our Parish which we consider important.

We would also like to raise the following points:

- In our opinion the views from our Parish into other Parishes are of great importance.
- We are surrounded by quality rural landscape.
- A number of public footpaths and bridleways run through our Parish and are enjoyed by many, both parishioners and visitors alike.
- Ashby Folville, Barsby and Gaddesby all have conservation areas within the village.
- This Parish is defined as High Leicestershire and the views into the open landscape need to be protected.

We hope the arrows shown on the map give a clear indication of our view points and that the above comments will be taken into consideration, however, if you require any further information then please do not hesitate to contact me.

Yours faithfully

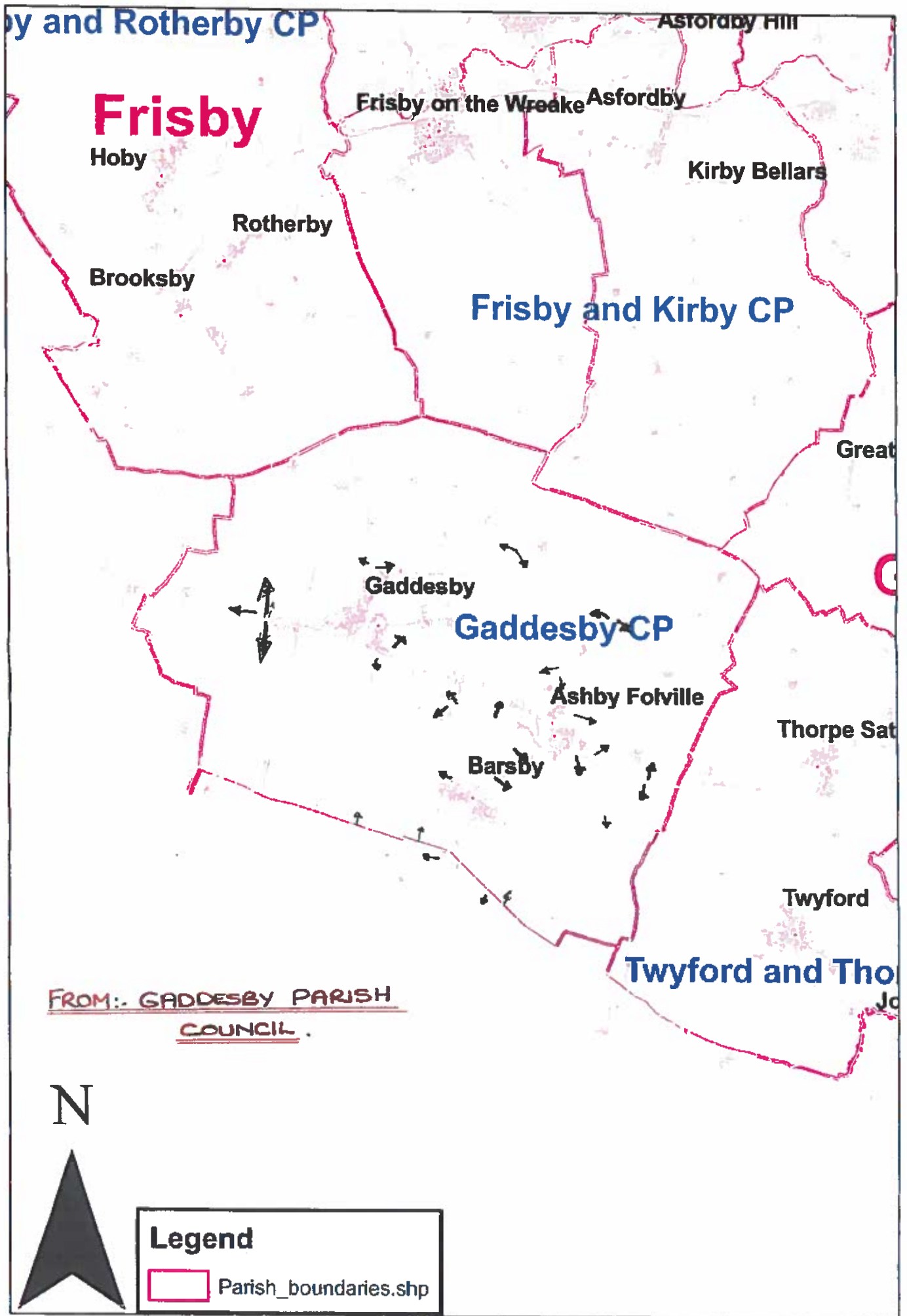
Trudy M. Toon

Trudy M. Toon (Mrs)

Clerk

For and on behalf of Gaddesby Parish Council

Enc



Police

Melton Parish Council
11 SEP 2013

Legend

Parish_boundaries.shp

Sproxton CP

Sproxton

Coston

Garthorpe

Garthorpe CP

Buc

Wymondham

Freeby CP

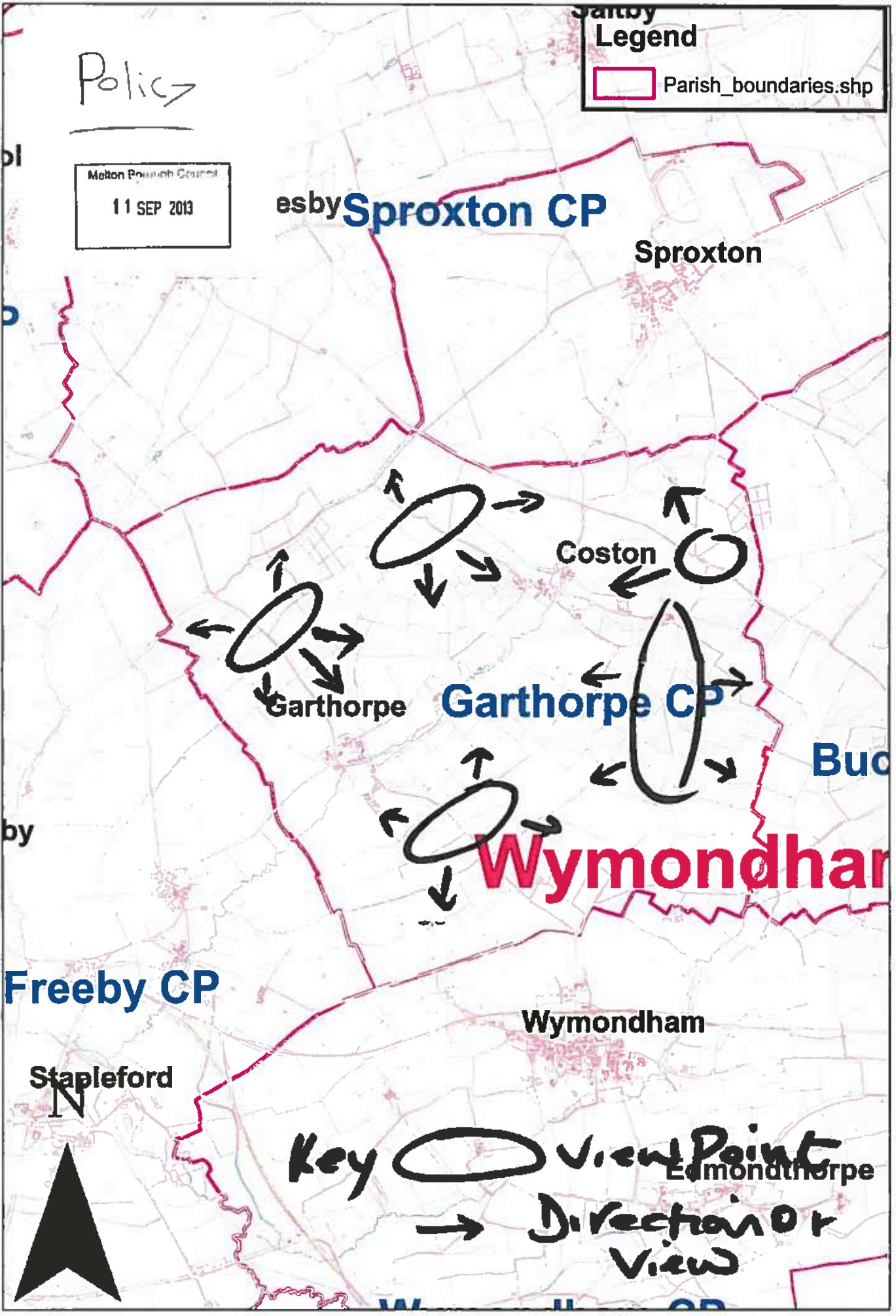
Wymondham

Stapleford

Key

View Point

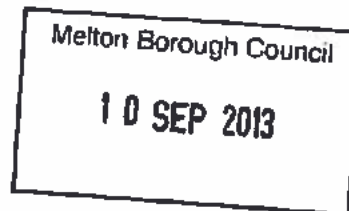
Direction of View



Clerk: Mrs. M. Fenton
Saxelbye Road Farm, Asfordby, Melton Mowbray, Leics. LE14 3TU.
Telephone: 01664 812410 Email: maryfenton@btinternet.com

9th September 2013

Planning Policy Team,
Melton Borough Council,
Council Offices,
Parkside, Station Approach,
Burton Street,
Melton Mowbray,
Leics. LE13 1GH.



For the attention of Katie Mills

Dear Sirs,

Re: Melton Borough Council Renewable Wind Energy Guidance

With reference to your letter dated 16th August 2013, I return herewith completed Map and explanatory note.

Yours faithfully,

A handwritten signature in blue ink that reads "Mary Fenton".

Mary Fenton
(Parish Clerk)

ITW KATIE MILLS, MBC.


RE: MELTON BOROUGH COUNCIL RENEWABLE WIND ENERGY GUIDANCE.
REQUEST FOR IDENTIFICATION OF IMPORTANT VIEWPOINTS
GRIMSTON, SAXELBYE & SHOBY PARISH

PLEASE REFER TO ATTACHED MAP OF THE PARISH, WHERE
4 VIEWPOINTS ARE IDENTIFIED.

- ① UNINTERRUPTED AND EXTENSIVE VIEWS FROM SHOBY LAINE
(PART OF THE MIDSHIRES WAY DESIGNATED RECREATIONAL PATH)
TO THE EAST, WEST AND SOUTH OVER THE WREAKE VALLEY,
TOWARDS LEICESTER CITY AND THE "HIGH LEICESTERSHIRE" AREA.
- ② VIEWS FROM POINTS ALONG THE ROAD NNE OF GLEBE FARM
TO THE WEST TOWARDS GRIMSTON; TO THE NORTH ACROSS
OPEN COUNTRYSIDE TOWARDS THE "SALTWAY" AND WARTNABY;
AND TO THE EAST TOWARDS MELTON.
- ③ VIEWS FROM POINTS NEAR THE JUNCTION OF SAXELBYE ROAD
AND WARTNABY ROAD (PART OF THE ^{DESIGNATED} NATIONAL CYCLE ROUTE*) TO
THE NORTH-WEST TOWARDS GRIMSTON; TO THE WEST AND SOUTH
OVER THE WREAKE VALLEY; AND TO THE SOUTH-EAST AND EAST
TOWARDS MELTON.
- ④ VIEWS FROM THE EDGE OF GRIMSTON ON THE SAXELBYE ROAD
TO THE SOUTH-EAST, SOUTH, SOUTH-WEST AND ~~WEST~~ EAST, TOWARDS
SAXELBYE AND THE WREAKE VALLEY

* CYCLE ROUTE NO. 48.

Legend

 Parish_boundaries.shp

Old Dalby

Old Dalby

hnton and Dalby CP

Grimston

Grimston CP

Ragdale

Shoby

Saxelbye
Saxby

As

Asfor

Saxby

and Rotherby CP

Frisby

Frisby on the Wre

Hoby



HOBY WITH ROTHERBY PARISH COUNCIL

Melton Borough Council

16 SEP 2013

Ms K Mills
Planning Policy
Melton Borough Council
Parkside, Station Approach
Burton Street
Melton Mowbray
LE13 1GH

Glebe House
Church Lane
Hoby
Melton Mowbray
Leicestershire
LE14 3DR
11.09.13.

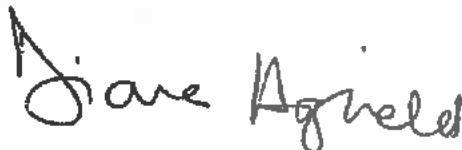
Dear Ms Mills

Melton Borough Council Renewable Energy Guidelines.

Thank you for your letter of 14th August and I enclose the map annotated with important local view points, plus explanations.

As I am sure you appreciate the four villages that make up Hoby with Rotherby Parish are small, rural in aspect, nestled in the Wreake Valley and surrounded by the Leicestershire Wolds. As a consequence the Parish Council had a lot of difficulty with this exercise as one of the many things that makes living in this Parish special is the rather lovely views that surround our villages. I have tried to reflect this on the map and the accompanying explanation.

Yours sincerely,



Diane Horsfield
Clerk to Hoby with Rotherby Parish Council
clerk@hobywithrotherbypc.org.uk

Hoby with Rotherby Parish Council

Important Local View Points Map – Accompanying notes

Ragdale:

- A – the view from the end of Ragdale Hall Grounds across the valley towards Rearsby.
- B – the high point on the footpath from Hoby to Ragdale looking back towards Hoby and over to Brooksby (approximate position marked on map)
- C - the high point on the road from Ragdale towards Hoby, a panoramic view towards Burrough on the Hill & Leicester.

Hoby:

- D – from the end of gardens on Church Lane and Thrussington Road over Glebe Land towards Thrussington
- E – the high point on the footpath H29 from Ashfordby Road towards Barn Farm – panoramic view of the surrounding countryside.
- F – from back of the houses on Main Street, front of the houses on Back Lane & Brooksby Road over the Wreake Valley towards Rotherby.

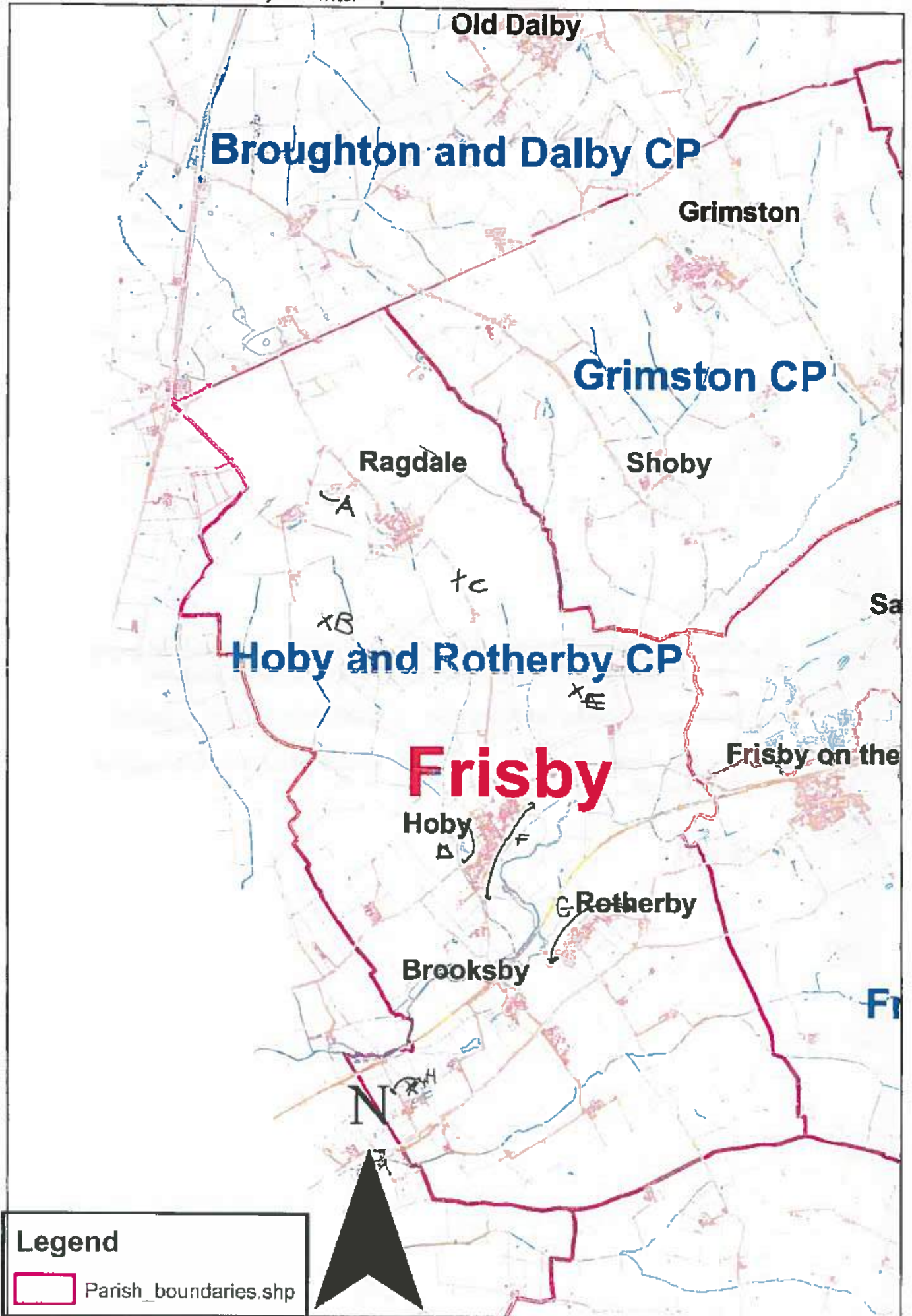
Rotherby:

- G – from the edge of the village looking north towards Hoby over the Wreake Valley, east towards Frisby and west towards Brooksby.

Brooksby:

- H - from the equestrian centre belonging to Brooksby Melton College over the Wreake Valley towards Hoby, Ragdale & Rearsby.

A - etc see attached explanation



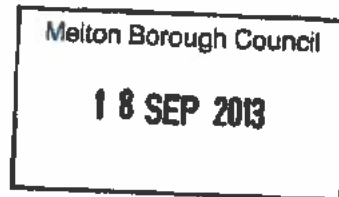


KIRBY BELLARS PARISH COUNCIL

9 Bramley Close, Sileby, Leicestershire LE12 7UN
Tel: 01509 814423

17 September 2013

FAO Katie Mills
Policy Planning Team
Council Office
Parkside
Burton Street
Melton Mowbray
LEICESTERSHIRE
LE13 1GH



Dear Ms Mills,

Kirby Bellars Parish Council have identified important local views on the enclosed map as per your letter of 16 August 2013 as part of the MBC Renewable Energy Guidance.

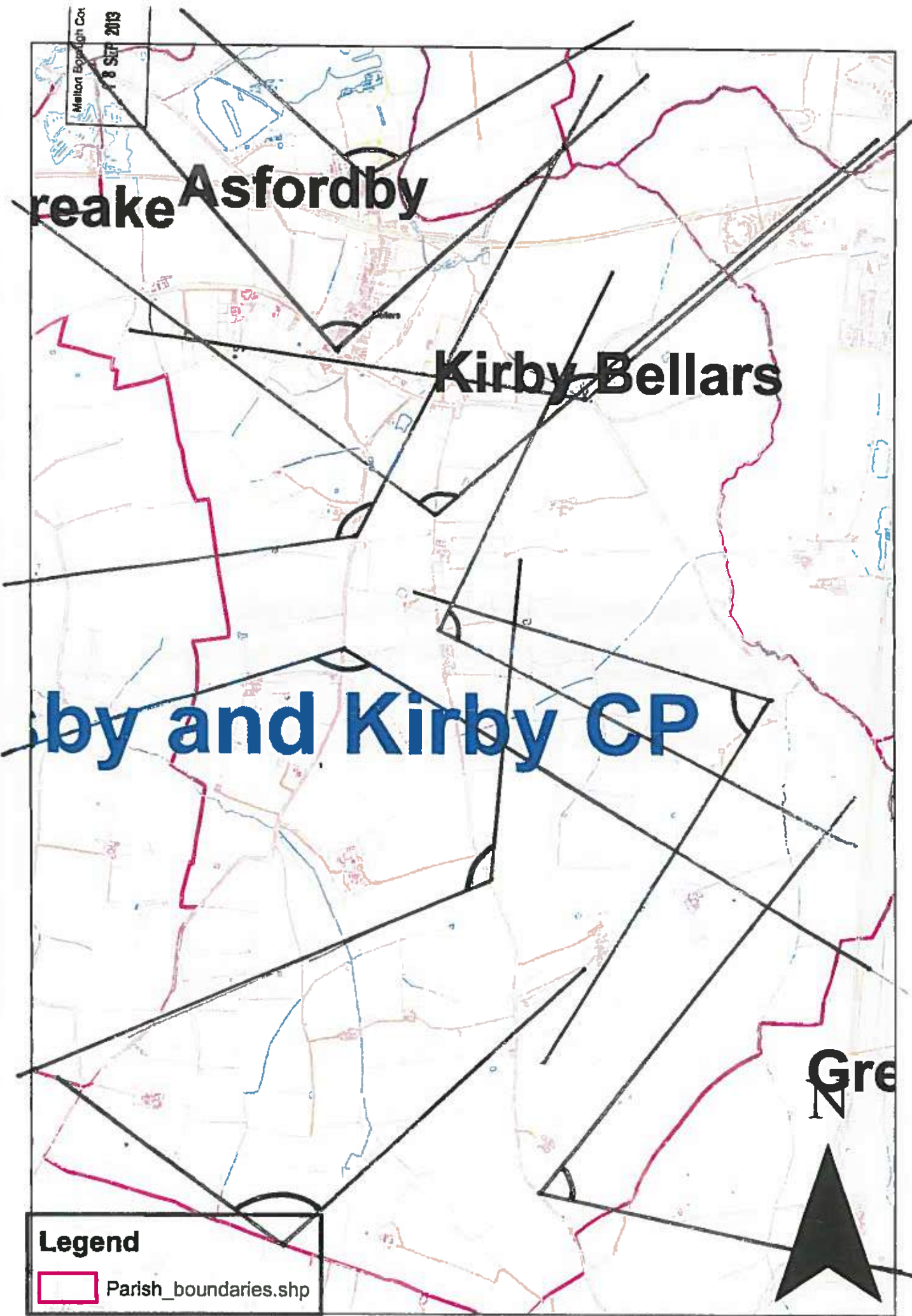
Views both towards and away from Kirby Bellars have been identified as far as possible.

If you require any further information please contact the clerk on the above or by email at ssbooth@talktalk.net.


Yours sincerely,

P.P.
Sue Booth
Parish Clerk

Milton Broughn Cox
18 SEP 2013



Legend

 Parish_boundaries.shp

KIRBY BELLARS VIEW POINTS - DIRECTION AND SPREAD

Twyford & Thorpe Satchville Parish Council

Clerk- Philip Challoner

The Old School House
8 Church Lane
Thorpe Satchville
Melton Mowbray
Leicester
LE14 2DF
Tel 01664 840422
3rd September 2013

The Planning Policy Team
Council Offices
Parkside
Station Approach
Burton Street
Melton Mowbray
LE13 1GH

Dear Sir/Madam

Melton Borough Council Renewable Wind Energy Guidance

I refer to your letter of 16th August 2013 which was considered by the Parish Council at its meeting on Wednesday 21st August 2013.

They identified four important view points, which have been identified on the map enclosed.

Yours sincerely,

Philip Challoner

Melton Borough Council
- 9 SEP 2013

Gad

by CP

by Folville

Thorpe Satchville

Twyford

Twyford and Thorpe C

John O'Ga

N



Legend

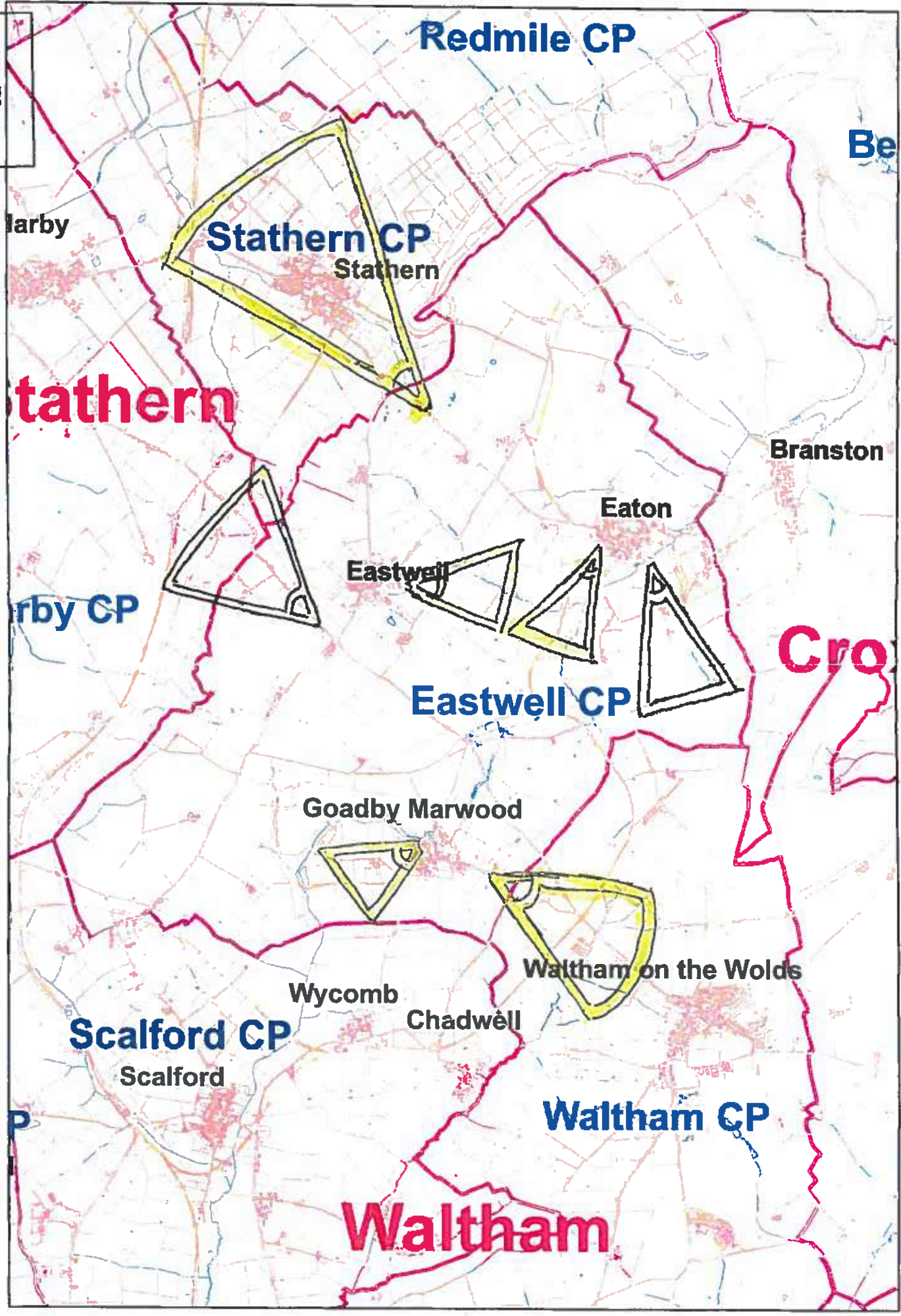
 Parish_boundaries.shp

Motion Borough Council

- 9 SEP 2013

- ① View from church tower up to hillside at the top
- ② View from church tower looking towards the valley
- ③ View from hillside to Twyford from the church
- ④ View from church to John O'Ga from the church

Melton Borough Council
16 SEP 2013



SPROXTON PARISH COUNCIL

Melton Borough Council

15 OCT 2013

Planning Policy Team
Melton Borough Council
Parkside
Station Approach
Melton Mowbray
LE13 1GH

10 Main St
Saltby
Melton Mowbray
Leics
LE14 4QW

10th October 2013

Dear Ms Mills,

Please find enclosed the map with viewpoints from Sproxton Parish Council. Please excuse the delay, but we did not have a council meeting till recently and so were not able to properly discuss the issue.

Yours sincerely



Penny Ringrose

Clerk to Sproxton Parish Council

**Cheseldyne House
9 Kings Lane
Burrough on the Hill
Melton Mowbray
Leics LE14 2 JL
Tel 01664-454528
7th September 2013**

**Katie Mills
Planning Department
Melton Borough Council**

Dear Katie

Re Melton Borough Council Wind Energy Guidance

Further to your letter dated 16th August re. the above I now respond on behalf of Somerby Parish Council.

I enclose the map suitably annotated. Because of the topography I have not been able to shade in an area as originally discussed. Instead I have marked in a ridge (in reality a series of ridges which follow, roughly the line indicated) on which we would not like to see any wind turbines. This ridge effectively dominates the parish and any turbine sited on it blights and dominates the view from a large part of the parish.

I hope this makes sense, but should there be any issues then please do not hesitate to contact me.

We look forward to meeting with the consultants when they visit the parish; no doubt we will be informed of this well in advance?

Best wishes



**HOWARD BLAKEBROUGH
Somerby Parish Council**

Melton Borough Council

12 SEP 2013

Scalford Parish Council

Clerk: Mrs S Watford, 4 Stathern Road, Eastwell, Melton Mowbray, Leics LE14 4EN

Melton Borough Council

30 SEP 2013

SueWatford@aol.com
Tel. 01949 861256

24th September 2013

Melton Borough Council
Planning Policy Team
Burton Street
Melton Mowbray
Leics., LE13 1GH

Dear Sirs,

MELTON BOROUGH COUNCIL RENEWABLE WIND ENERGY GUIDANCE

The Parish Council considered your request at their last meeting, and would like to make the following comments.

1. The whole of Scalford village is in a dip, and from whichever way you approach it, the village can be seen on the landscape; from one viewpoint there are views right across to the other side of the village.
2. Chadwell is also in a bowl, and has similar viewpoints.
3. There are good views across to Wycomb from the Chadwell road.

Yours sincerely,

SueWatford

Views towards
Belvoir Castle & ridge
between Belvoir & Statham



Bottesford CP

Bottesford

Easthorpe

Bottesford

Redmile

Barkstone le Vale

Plungar

Redmile CP


Belv

Belv

Stathern CP
Stathern

thern

Legend

 Parish_boundaries.shp

N



Branston

DELIVERED BY HAND 11/9/13
FAO KATIE MILLS, PLANNING POLICY.

Melton Borough Council Renewable Wind Energy Guidance

Barkstone Plungar and Redmile Parish Council - Response to consultation on important views – per MBC letter of 16/8/2013

The Parish of Barkstone Plungar and Redmile is in the heart of the Vale of Belvoir and has a strong rural character. It is characterised by its open expansive views, small traditional villages and the lack of urban and industrial features.

Choosing important views has been difficult as there are many magnificent views throughout the parish.

For the length of the Belvoir/Stathern Ridge there are superb, panoramic views across the Vale and beyond which must be amongst the very best, if not the best, in the District. On a clear day these stretch to some 30 miles.

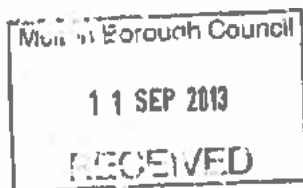
Dropping down from the ridge, the Vale flattens out and extends in the direction of the villages of Barkstone, Plungar and Redmile with large open fields, 360 degree views and 'big skies'. Looking back towards the ridge, the large expanse of woodlands and Belvoir Castle are a defining feature. Belvoir Castle is a nationally significant heritage asset and tourist attraction.

As you reach the villages, the Vale takes another step down and there are further significant views across the Vale, towards and past Whatton, Sutton, Granby, Barnstone etc.

The parish is also noted for its long straight country lanes which follow a grid pattern. Along the length of these there are views of the Vale and the Belvoir/Stathern Ridge, many of which include the castle.

The Grantham canal runs through the parish, as do many footpaths. The general feeling is one of tranquility (see CPRE tranquility maps)within a traditional rural landscape.

The area is widely used for recreation (cycling, riding, walking and hunting etc) .



Long Clawson

Clawson Hos

Long Clawson

Nether Broughton

Old Dalby

Old Dalby

Ab K

Wartnaby

Ab Kettleb

Broughton and Dalby CP

Grimston

Saxby

Grimston CP

Asfordby

Ragdale

Shoby

Asfordby CP

Asfordby Valley

Saxelby

Asfordby Hill

Hoby and Rotherby CP

Frisby

Frisby on the Wreake

Asfordby

Legend

Parish_boundaries.shp

N

27 SEP 2013

Melton Borough Council

Appendix 5 Landmarks and Views identified by Borough Councillors

The maps in this Appendix were produced by borough councillors from both Councils in June 2014 to highlight landmarks (pink highlighter), visitor locations and viewpoints (green highlighter) and views (black arrows) that are considered important to the Members.

These maps were used to inform an objective assessment on views as part of the study. The maps show the views of only a few people and are therefore not representative of all the valued views across the two boroughs. However, general patterns were recognisable from the maps: for instance, many areas identified as being important are grouped around the Belvoir ridge, Knipton Bowl and Belvoir Castle.

