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- email: planning.admin@ashfield.gov.uk
- telephone: 01623 457 388



Viewpoint 11: View looking north-west, from the public footpath close to the high point of Windmill Hill looking across the wider settlement area of Sutton-in-Ashfield.

JWA-04 Updated Viewpoint Photographs (TGN single frame)



Viewpoint 12: View looking west from Coxmoor Road across the wider settlement of Sutton-in-Ashfield.



Viewpoint 13: View from Derby Road, looking north-east.

JWA-04 Updated Viewpoint Photographs (TGN single frame)



Viewpoint 14: View looking north, from an area of informal open space off Coniston Road.

JWA-04 Updated Viewpoint Photographs (TGN single frame)



Viewpoint 15: View looking south-west from Newark Road.

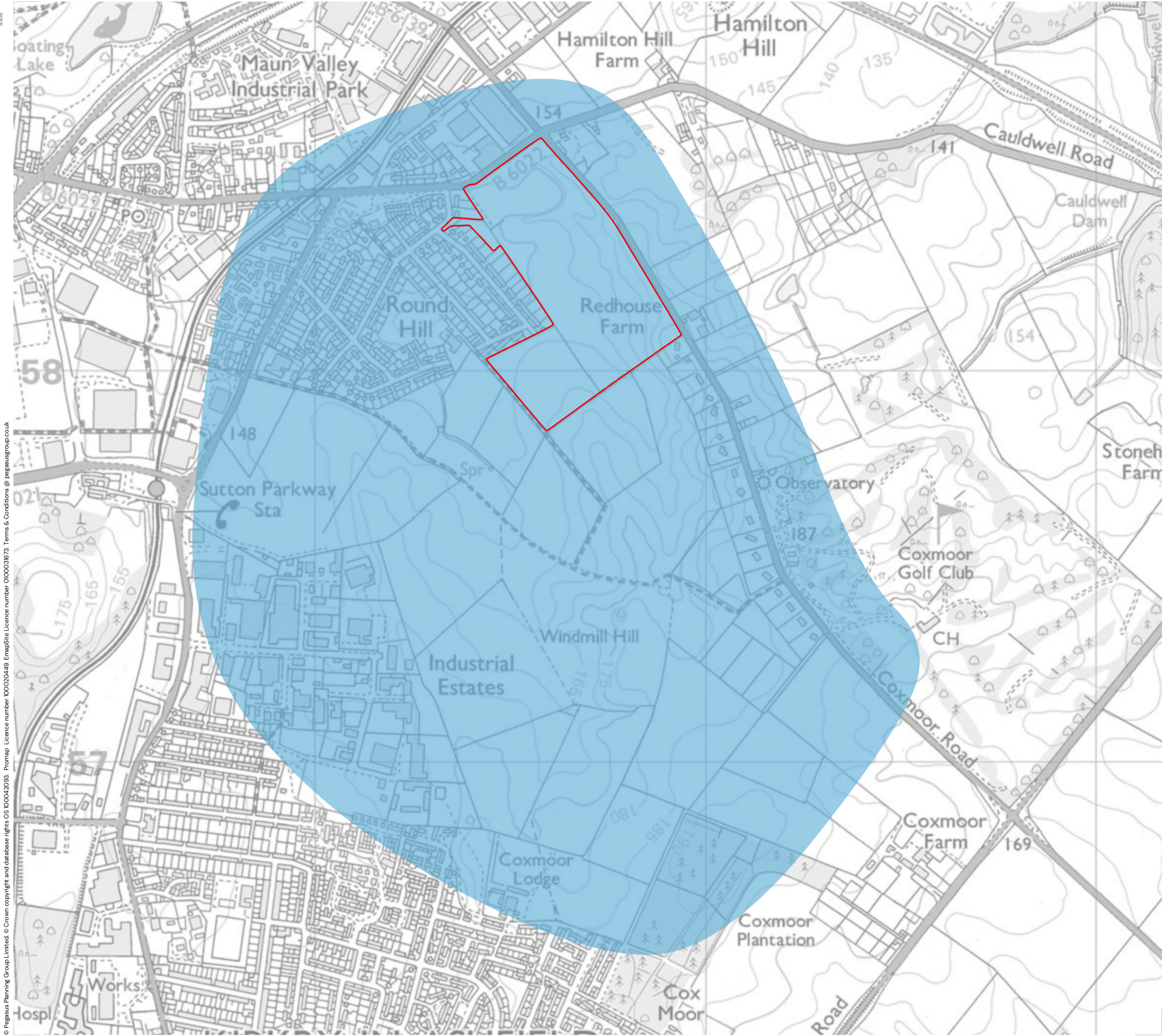


Viewpoint 16: View looking south-west from Searby Road, adjacent to No.79.

JWA-O4 Updated Viewpoint Photographs (TGN single frame)

Appendix JWA-O5.

Indicative 'Local Landscape Context' Diagram



Key

Local Landscape Context

16/12/2024	-	First Issue
DATE	NO	REVISION NOTE

JWA-O5 Indicative Local Landscape Context

Newark Road, Sutton-in-Ashfield

CLIENT
Hallam Land Managment



DATE	SCALE	TEAM	APPRVD
16/12/2024	1:10000@A3	SK	JWA

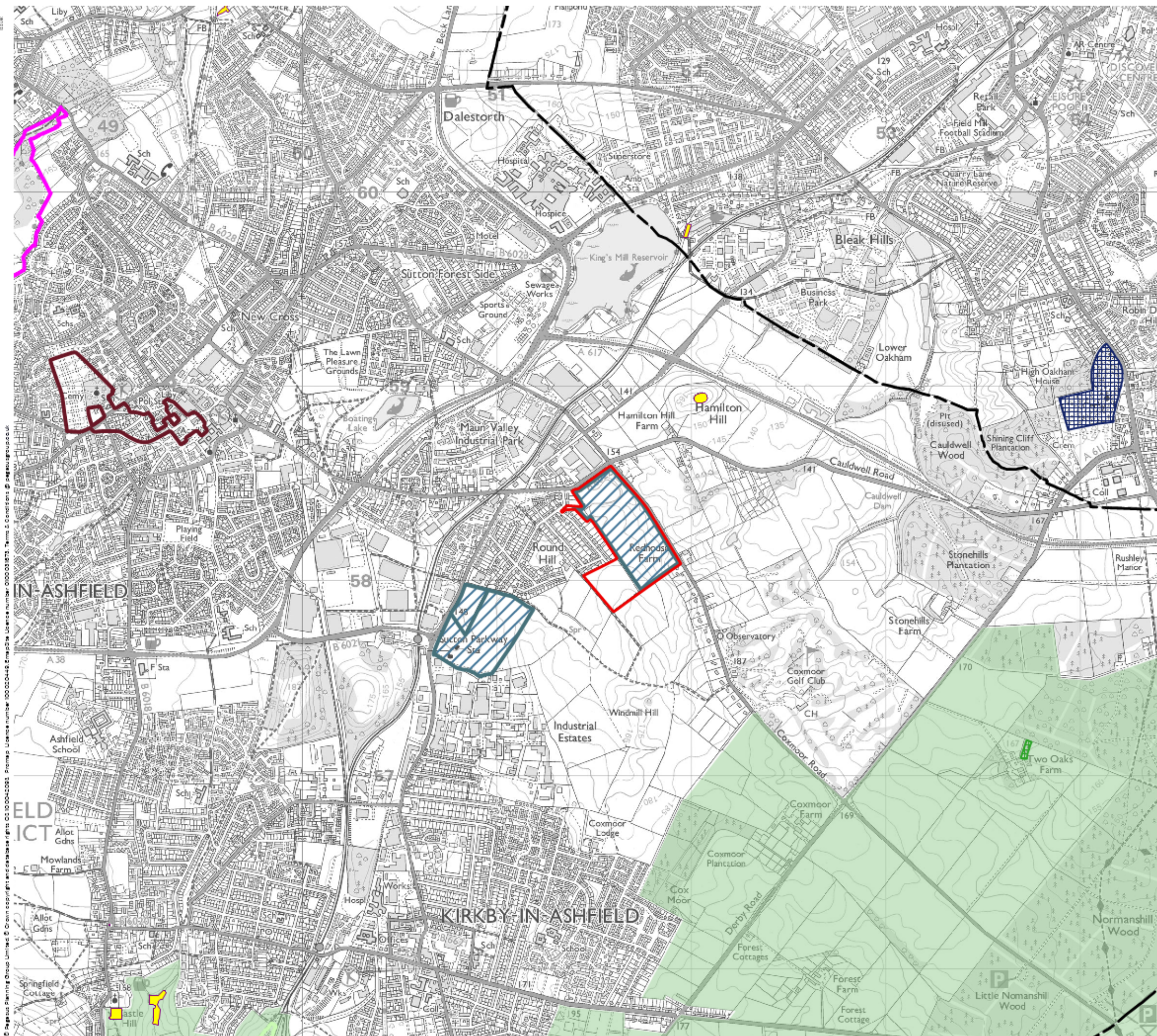
DRAWING NUMBER

EMS-2254_EN_0028_-_0001 LLC



Appendix JWA-O6.

Submitted LVIA Figure 1 – Site Location and Planning Designations



KEY

- Site boundary
- LPA boundary**
- Green Belt**
- Scheduled Monument**
- Conservation Area boundary*
- Country Park**
- Historic Park and Garden**
- Ancient Woodland**
- SHLAA sites*

*Ashfield District Council Local Plan (November 2002)

**www.magic.gov.uk

13/06/2022 B Updated sheets to reflect new layout

21.09.2017 A First issue

DATE NO REVISION NOTE

Figure 1: Site Location and Planning Designations

Newark Road, Sutton in Ashfield

CLIENT
HALLAM LAND MANAGEMENT

0 25 50 m

DATE
21.09.2017

SCALE
1:20000@A3

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APPRVD
JWA

REVISION DATE
13/06/2022

REVISION No.
B

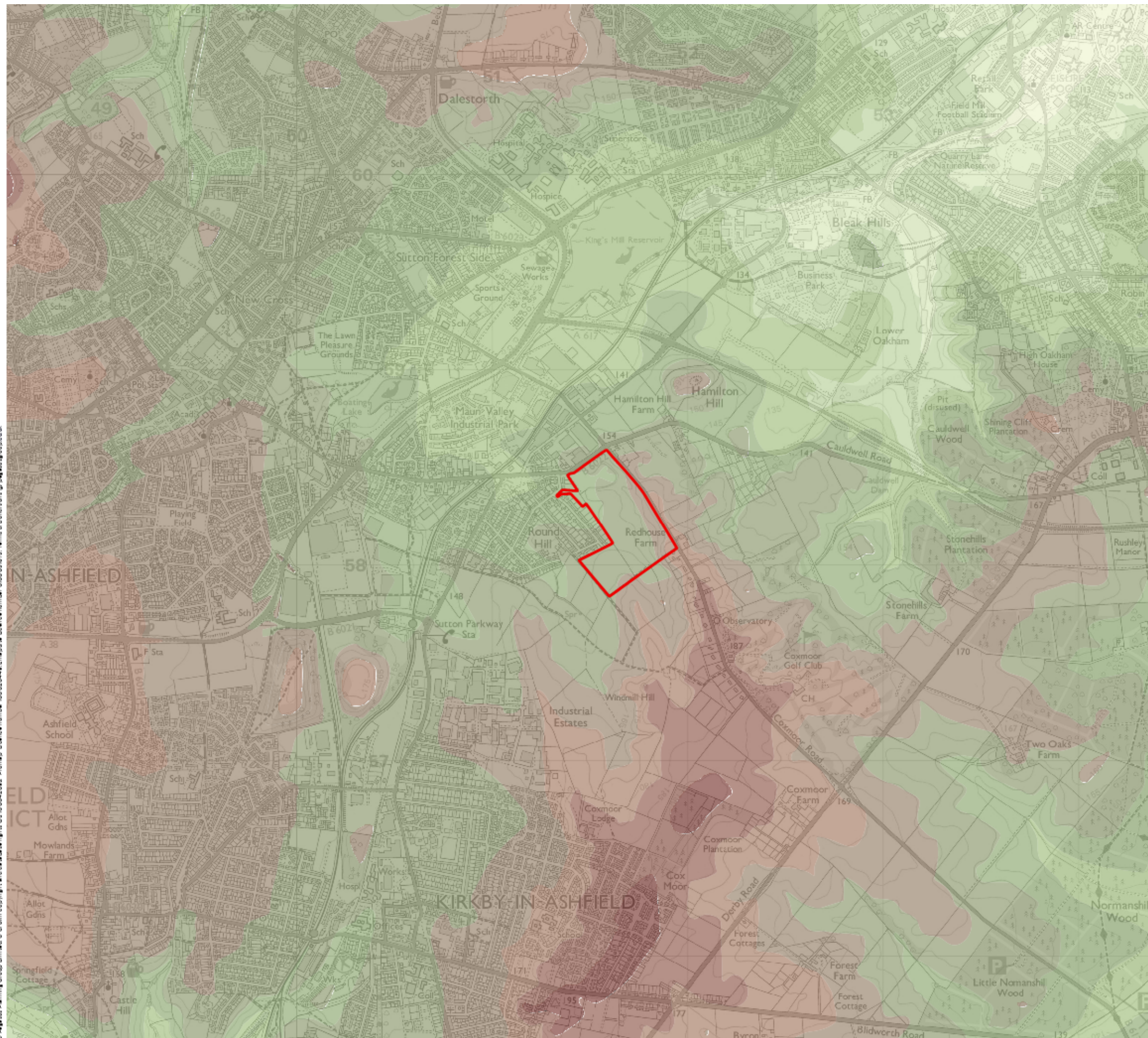
DRAWING NUMBER

EMS.2254_EN_012_B_01Loc

PEGASUS
GROUP

Appendix JWA-07.

Submitted LVIA Figure 2 – Topography



KEY

Site boundary

13/06/2022 B Updates to sheet layout

Figure 2: Topography

CLIENT
HALLAM LAND MANAGEMENT

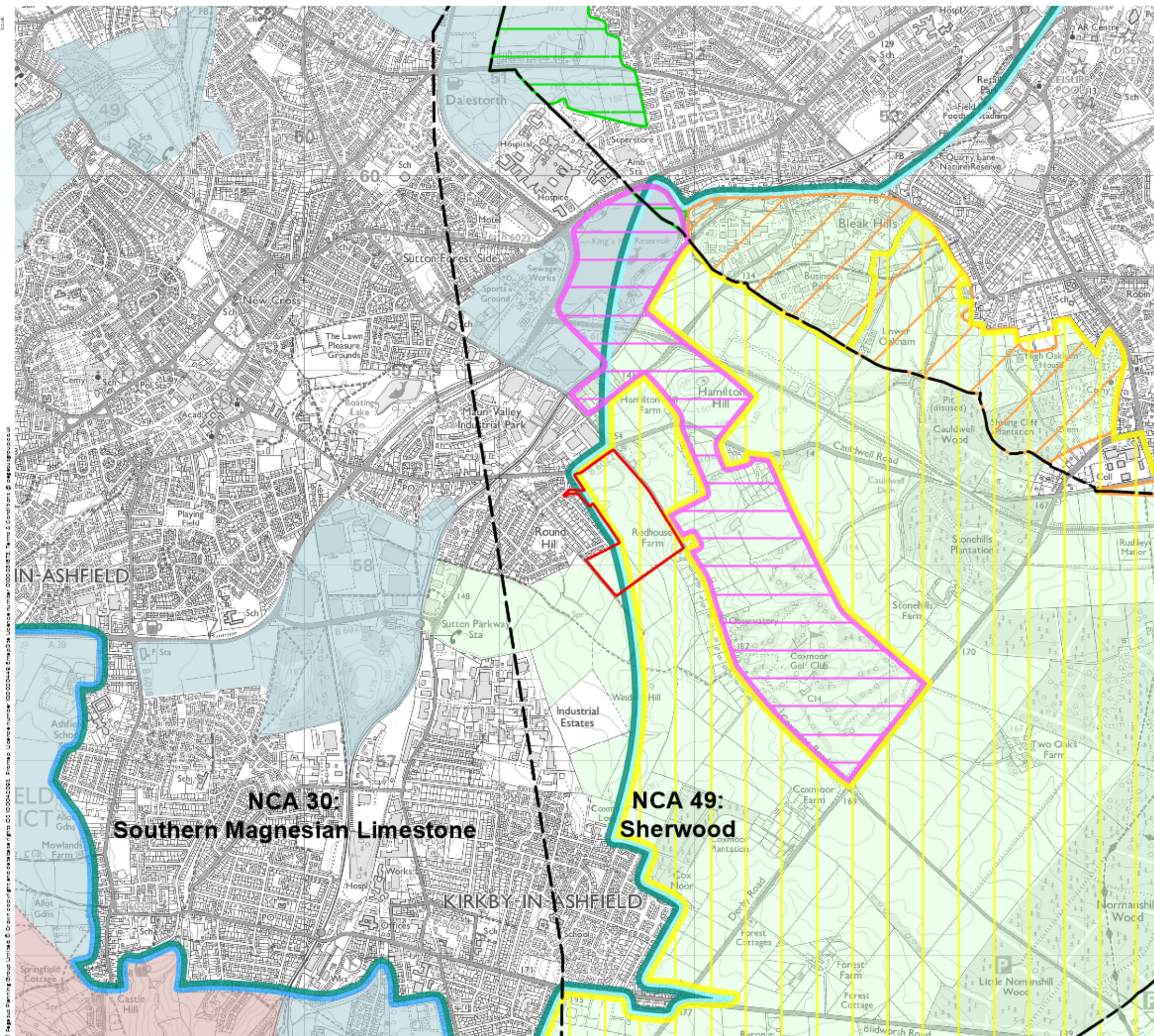
DATE
21.09.2017

REVISION DATE
13/06/2022

DRAWING NUMBER

Appendix JWA-O8.

Submitted LVIA Figure 3 – Landscape Character



KEY

-  Site boundary
-  National Character Area
- NCA 30: Southern Magnesian Limestone
- NCA 49: Sherwood

East Midlands Regional Character Assessment: Regional Character Areas

-  Group 6: Limestone Farmlands
- 6D: Limestone Farmlands
-  Group 9: Coalfields
- 9A: Settled Coalfield Farmlands
-  Group 10: Woods and Forests
- 10B: Sandstone Forests and Heaths

Greater Nottingham Landscape Character Assessment: Landscape Character Areas

-  Sherwood
-  Magnesian Limestone
-  Derbyshire Coalfields

Sherwood Policy Zones:

-  SPZ47 Coxmoor Wooded Farmlands
-  SPZ11 Lindhurst Wooded Farmlands

Mansfield District Landscape Character Assessment: Landscape Character Areas

-  Sandstone Forests and Heaths
-  Limestone Farmland

13/06/2022 B Update to sheet layout

21/09/2017 A First Issue

DATE NO REVISION NOTE

Figure 3: Landscape Character

Newark Road, Sutton in Ashfield

CLIENT
HALLAM LAND MANAGEMENT



DATE
21/09/2017

SCALE
1:20000@A3

TEAM
JT

APPRVD
JWA

REVISION DATE
13/06/2022

REVISION No.
B

DRAWING NUMBER

EMS.2254_EN_012_B_01LC

Appendix JWA-09.

Submitted LVIA Figure 5 – Viewpoint Photographs



Viewpoint details:

Approx. grid reference:

SK 51936 58108

Approx. elevation:

+171m AOD

Distance to site:

At south east corner

Camera type:

Canon EOS 5D (50mm lens)

Date:

4th April 2022

Approx. H FoV:

60°

Baseline description:

This view is taken from the highway corridor at a single point where the field gate provides a break in the existing hedgerow; however, the view is considered representative of receptors in the adjacent residential properties.

Sensitivity:

High

Description of change:

From this location there will be views to the south-eastern corner of the site, including proposed built form located to the south and east of the Round Hill estate. Built form will be seen to the left and right of the view, partially screened by existing vegetation. Centrally within the view, proposed open space retains longer distance views across Sutton-in-Ashfield. These views are seen in the context of the existing urban edge of the settlement, characterised by a mix of industrial and residential built form. The nature of the landform, and the containment it provides, is apparent by the rising slopes to the left of the view and in the background of the view. In the longer term, mitigation would be established and proposed planting close to the viewpoints would further screen views of the built form to the left and right of the views; mitigation planting within the development envelope will also break down the density and massing of the overall development. Consideration of the future baseline includes allocated residential development to the east of Low Moor Road which will be visible in the background, extending the settlement edge.

Magnitude of impact:

Construction

Medium

Operation

Medium

Year 15

Low to medium

Significance of effect:

Construction

Moderate to major adverse

Operation

Moderate to major adverse

Year 15

Moderate adverse

*reducing to minor adverse in the context of the future baseline

Viewpoint 1: View from Coxmoor Road, South of Redhouse Farm, looking west.



Newark Road, Sutton in Ashfield
Figure 5: Viewpoint Photographs

Client: Hallam Land Management LTD
Drawing no. : EMS.2254_EN_013_B_1
Drawn by : JC
Checked by : JWA
Date : 13/06/2022





Viewpoint details:

Approx. grid reference:
SK 51855 58261
Approx. elevation:
+170m AOD
Distance to site:
c. 12m
Camera type:
Canon EOS 5D (50mm lens)
Date:
4th April 2022
Approx. H FoV:
60°

Baseline description:

This view is taken from the highway corridor through the roadside hedgerow. The view is considered representative of receptors using the highway.

Sensitivity:
Medium

Description of change:

From this location there will be views to the eastern edge of the site, largely screened by the exiting roadside hedgerow. This will include partial views to the proposed built form, set back from the road and down slope, consequently views are likely to be limited to the roofline and upper storeys of these parts of the proposals. These will be more visible during winter. The eastern most extent of the new built form will largely screen views to other parts of the development.

In the longer term, mitigation would be established and will include extensive native woodland planting on the upper slopes of the site. This will reinforce the existing hedgerow and form an effective screen to the proposed development.

Consideration of the future baseline includes the allocated residential development to the east of Low Moor Road however this will also be screened by the mitigation planting.

Magnitude of impact:

Construction
Low
Operation
Low
Year 15
Negligible to low

Significance of effect:
Construction
Minor adverse
Operation
Low
Year 15
Negligible to minor adverse

Viewpoint 2: View from Coxmoor Road, looking west.



Newark Road, Sutton in Ashfield
Figure 5: Viewpoint Photographs

Client: Hallam Land Management LTD
Drawing no. : EMS.2254_EN_013_B_1
Drawn by : JC
Checked by : JWA
Date : 13/06/2022



Viewpoint details:

Approx. grid reference:

SK 51603 58598

Approx. elevation:

+154m AOD

Distance to site:

c29m

Camera type:

Canon EOS 5D (50mm lens)

Date:

4th April 2022

Approx. H FoV:

60°

Baseline description:

This view is taken from the opposite side of the road adjacent to the junction and is looking directly as the north-eastern corner of the site. The view is taken from the perspective of a pedestrian it is deemed representative of vehicle drivers using the road.

Sensitivity:

Medium

Description of change:

From this location there will be partial views of the north-eastern corner of the site, including heavily screened views of proposed built form. The built form will be set back from the viewpoint and views will be limited to the outer extent of the development with no perception of the overall depth. These will be more visible during winter.

This is viewed in the context of the road junction and the nearby context of existing residential and industrial/commercial areas. In the longer term, mitigation would be established and will include a mix of open space and native woodland planting (as well as enhancement of the existing hedgerow through planting and management). Together this is likely to form an effective screen to views in the longer term.

Magnitude of impact:

Construction

Negligible

Operation

Negligible

Year 15

Negligible

Significance of effect:

Construction

Negligible adverse

Operation

Negligible adverse

Year 15

Neutral

Viewpoint 3: View looking south-west from the junction of Newark Road, Cauldwell Road and Coxmoor Road.



Newark Road, Sutton in Ashfield
Figure 5: Viewpoint Photographs

Client: Hallam Land Management LTD
Drawing no. : EMS.2254_EN_013_B_1
Drawn by : JC
Checked by : JWA
Date : 13/06/2022



Viewpoint details:

Approx. grid reference:
SK 51490 58545
Approx. elevation:
+152m AOD
Distance to site:
17m
Camera type:
Canon EOS 5D (50mm lens)
Date:
4th April 2022
Approx. H FoV:
60°

Baseline description:

This view is taken from the footpath on the opposite side of the road looking directly at the northern extent of the site.

Sensitivity:
Medium

Description of change:

From this location there will be partial views of the northern edge of the site, including heavily screened views of built form. Built form will be set back from the viewpoint and views will be limited to the outer extent of the development with no perception of the overall depth. These will be more visible during winter. At this location, there will also be oblique views of the proposed site access, associated hedgerow loss and partial views into the site area.

In the longer term, mitigation would be established and will include a mix of open space and native woodland planting (as well as enhancement of the existing hedgerow through planting and management). Together this is likely to form a screen to views in the longer term.

Magnitude of impact:

Construction
Low
Operation
Low
Year 15
Negligible to low

Significance of effect:
Construction
Minor adverse
Operation
Minor adverse
Year 15
Negligible to minor adverse

Viewpoint 4: View from Newark Road, looking south-east.



Newark Road, Sutton in Ashfield
Figure 5: Viewpoint Photographs

Client: Hallam Land Management LTD
Drawing no. : EMS.2254_EN_013_B_1
Drawn by : JC
Checked by : JWA
Date : 13/06/2022

North-east site boundary
Site
Searby Road



Viewpoint details:

Approx. grid reference:
SK 51436 58066
Approx. elevation:
+150m AOD
Distance to site:
c43m
Camera type:
Canon EOS 5D (50mm lens)
Date:
4th April 2022
Approx. H FoV:
60°

Baseline description:

This view is taken from the highway corridor of Searby Road, however is representative of receptors in the adjacent residential properties.

Sensitivity:
High

Description of change:

From this location there will be direct views to the proposed development located in the south-western parcel of the site. This will include proposed built form located on the lower slopes that are adjacent to the settlement edge. This is viewed in the context of the existing residential estate and the vista which is channelled between the existing built form. In the longer term, mitigation would be established. This includes a substantial area of open space (including SUDS provision) located immediately adjacent to the existing settlement edge. Proposed landscape planting in this area will help to filter views in the longer term however some degree of visibility will remain.

Magnitude of impact:

Construction
Low to medium
Operation
Low to medium
Year 15
Low
Significance of effect:
Construction
Moderate adverse
Operation
Moderate adverse
Year 15
Minor to moderate adverse

Viewpoint 5: View from Searby Road, looking north-east.



Newark Road, Sutton in Ashfield
Figure 5: Viewpoint Photographs

Client: Hallam Land Management LTD
Drawing no. : EMS.2254_EN_013_B_1
Drawn by : JC
Checked by : JWA
Date : 13/06/2022



Viewpoint details:

Approx. grid reference:
SK 51441 58019

Approx. elevation:
+151m AOD

Distance to site:
At western corner of site

Camera type:
Canon EOS 5D (50mm lens)

Date:
4th April 2022

Approx. H FoV:
60°

Baseline description:

View taken from the public footpath that leaves the residential development of Round Hill , and heads south-east.

Sensitivity:
High

Description of change:

From this location there will be views into the south-western part of the site, including the extensive open space that is proposed along the existing residential edge. Built form will be visible in the foreground, to the right of the view, and in the background, to the left of the view. However from this location the majority of built form will be screened by the existing urban edge. There will be visual connectivity, provided by the extensive open space, between the viewpoint and the south-eastern corner of the site and the viewpoint at Coxmoor Road.

This is viewed in the context of the existing settlement edge and the containment that is provided by the rising landform to the south (partially apparent to the right of the view).

In the longer term, mitigation would be established and will soften views of the built form, partially screening some views.

Magnitude of impact:

Construction
Medium

Operation
Medium

Year 15
Low to medium

Significance of effect:

Construction
Moderate to major adverse

Operation
Moderate to major adverse

Year 15
Moderate adverse

Viewpoint 6. View from public footpath, looking east.



Newark Road, Sutton in Ashfield
Figure 5: Viewpoint Photographs

Client: Hallam Land Management LTD
Drawing no. : EMS.2254_EN_013_B_1
Drawn by : JC
Checked by : JWA
Date : 13/06/2022



Viewpoint details:

Approx. grid reference:
SK 51443 58022
Approx. elevation:
+151m AOD
Distance to site:
On site boundary
Camera type:
Canon EOS 5D (50mm lens)
Date:
4th April 2022
Approx. H FoV:
60°

Baseline description:

View taken from the public footpath that leaves the residential development of Round Hill , and heads south-east. The footpath follows a farm track and is enclosed by well managed headgerows.

Sensitivity:
High

Description of change:

From this location there will be views into the south-western part of the site, including the built form located in the middle ground, to the left of the view. From this location most of the built form will be screened by the existing urban edge. Visual connectivity will be retained between the viewpoint and the south-eastern corner of the site (and the viewpoint at Coxmoor Road).

This is viewed in the context of the existing settlement edge and the containment that is provided by the rising landform and vegetation to the south (apparent across the view), including Windmill Hill and Coxmoor Plantation.

In the longer term, mitigation would be established and will soften views of the built form, partially screening some views. Consideration of the future baseline includes the allocated residential development to the east of Low Moor Road, to which there will be oblique views from the public footpath.

Magnitude of impact:

Construction
Medium
Operation
Medium
Year 15
Low to Medium

Significance of effect:
Construction
Moderate to major adverse
Operation
Moderate to major adverse
Year 15
Moderate adverse

Viewpoint 7: View looking south-east from the public footpath, on the residential edge of Round Hill at Searby Road.



Newark Road, Sutton in Ashfield
Figure 5: Viewpoint Photographs

Client: Hallam Land Management LTD
Drawing no. : EMS.2254_EN_013_B_1
Drawn by : JC
Checked by : JWA
Date : 13/06/2022



Viewpoint details:

Approx. grid reference:

SK 50449 57469

Approx. elevation:

+162m AOD

Distance to site:

1460m

Camera type:

Canon EOS 5D (50mm lens)

Date:

4th April 2022

Approx. H FoV:

60°

Baseline description:

The view point is located on an area of informal public open space at approximately 162M (AOD) . This vantage point provides views across the industrial estates accessed from Low Moor road towards the site which features in the middle distance.

Sensitivity:

High

Description of change:

From this location there will be views across the settlement edge of Sutton-in-Ashfield toward the site, seen in the background of the view. Proposed built form will be partially visible, seen below the localised ridgeline (at Coxmoor Road). Proposed open space and native woodland planting located along the more elevated eastern and south-eastern parts of the site will further contain the built form.

This is viewed in the context of the existing residential and industrial/commercial built form that is present in this part of the settlement edge.

In the longer term, mitigation would be established and will further integrate the proposals into the landscape context. Consideration of the future baseline includes the emerging allocations to the east of Low Moor Road which will be apparent in the middle ground and which will create a stronger residential character to the settlement edge than the industrial character that is currently apparent.

Magnitude of impact:

Construction

Low to medium

Operation

Low to medium

Year 15

Low

Significance of effect:

Construction

Moderate adverse

Operation

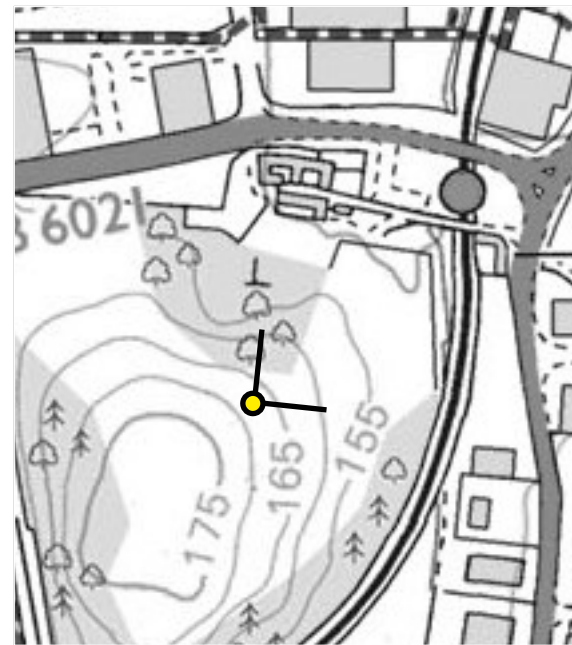
Moderate adverse

Year 15

Minor to moderate adverse

*reducing to minor adverse in the context of the future baseline

Viewpoint 8: View looking north-east from an area of informal open space to the west of Low Moor Road.



Newark Road, Sutton in Ashfield
Figure 5: Viewpoint Photographs

Client: Hallam Land Management LTD
Drawing no. : EMS.2254_EN_O13_B_1
Drawn by : JC
Checked by : JWA
Date : 13/06/2022



Viewpoint details:

Approx. grid reference:
SK 51476 57619
Approx. elevation:
+156m AOD
Distance to site:
270m
Camera type:
Canon EOS 5D (50mm lens)
Date:
4th April 2022
Approx. H FoV:
60°

Baseline description:

This viewpoint is taken from a footpath 270m from site running along a field boundary.

Sensitivity:
High

Description of change:

From this location views of the site are screened by intervening landform. There are likely to be partial views to the upper extent of built form where this is located on the western edge of the site. In this part of the site a landscape buffer is proposed to ensure that development is set back from the site boundary and landscape planting can be implemented.

This is viewed in the context of the existing settlement edge (including views of the residential edge at Weston Close and Searby Road).

In the longer term, mitigation would be established and at mature height will form a partial screen to the built form however some limited views of the upper storeys are likely to remain. Consideration of the future baseline includes the emerging allocations to the east of Low Moor Road which will be apparent in the middle ground and which will create a stronger residential character to the settlement edge than the industrial character that is currently apparent.

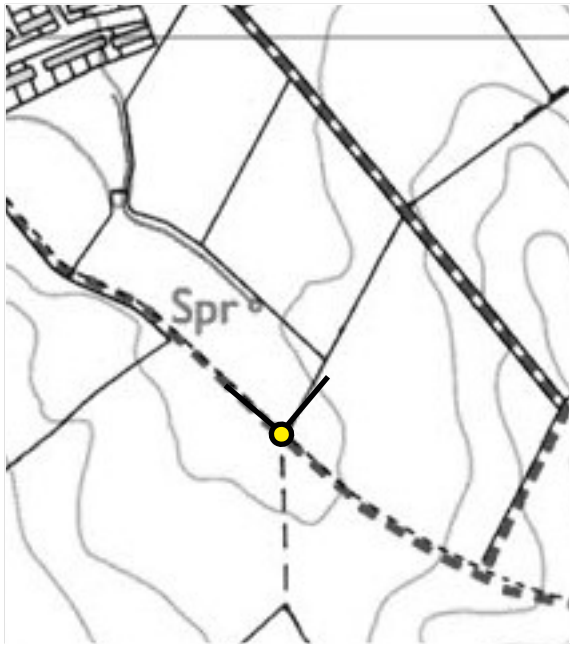
Magnitude of impact:

Construction
Medium
Operation
Medium
Year 15
Low to medium

Significance of effect:
Construction
Moderate to major adverse
Operation
Moderate to major adverse
Year 15
Moderate adverse

*reducing to moderate to minor adverse in the context of the future baseline

Viewpoint 9: View looking north-west, from the public footpath toward the residential edge at Round Hill.



Newark Road, Sutton in Ashfield
Figure 5: Viewpoint Photographs

Client: Hallam Land Management LTD
Drawing no. : EMS.2254_EN_013_B_1
Drawn by : JC
Checked by : JWA
Date : 13/06/2022



Viewpoint details:

Approx. grid reference:
SK 51902 57706
Approx. elevation:
+165m AOD
Distance to site:
adjacent to site
Camera type:
Canon EOS 5D (50mm lens)
Date:
4th April 2022
Approx. H FoV:
60°

Baseline description:

View taken looking north-west from the public footpath that leaves the residential development of Round Hill , and heads south-east.

Sensitivity:
High

Description of change:

From this location views to the majority of site are screened by intervening landform. The western part of the site, directly adjacent to the public footpath, is visible and built form on this edge is likely to be visible. There are likely to be partial views to the upper extent of built form where this is located on the western edge of the site. In this part of the site a landscape buffer is proposed to ensure that development is set back from the site boundary (on the western edge and on the south-western corner) and landscape planting can be implemented. This is viewed in the context of the existing settlement edge (including views of the residential edge at Weston Close and Searby Road) and also industrial/commercial buildings which are prominent in the view. In the longer term, mitigation would be established and at mature height will form a partial screen to the built form however some limited views of the upper storeys are likely to remain. Consideration of the future baseline includes the emerging allocations to the east of Low Moor Road which will be apparent in the middle ground and which will create a stronger residential character to the settlement edge than the industrial character that is currently apparent.

Magnitude of impact:

Construction
Low
Operation
Low
Year 15
Negligible to low

Significance of effect:
Construction
Minor to moderate adverse
Operation
Minor to moderate adverse
Year 15
Minor adverse

Viewpoint 10: View looking north-west, from the public footpath back toward the settlement of Sutton-in-Ashfield.



Newark Road, Sutton in Ashfield
Figure 5: Viewpoint Photographs

Client: Hallam Land Management LTD
Drawing no. : EMS.2254_EN_013_B_1
Drawn by : JC
Checked by : JWA
Date : 13/06/2022



Viewpoint details:

Approx. grid reference:

SK 51867 57440

Approx. elevation:

+177m AOD

Distance to site:

600m

Camera type:

Canon EOS 5D (50mm lens)

Date:

4th April 2022

Approx. H FoV:

60°

Baseline description:

Viewpoint taken from Windmill Hill looking across agricultural land with the the settlement of Sutton-in-Ashfield dominating the horizon.

Sensitivity:
High

Description of change:

From this more elevated location there are views across the very western part of the site, with the southern-central part screened by landform, and south-eastern and northern parts more visible. Built form will be apparent in those parts of the site which are visible, seen against the backdrop of the wider settlement of Sutton-in-Ashfield. These views are seen in the context of the existing urban edge of the settlement, characterised by a mix of industrial and residential built form. The nature of the landform, and the containment it provides, is apparent by the rising slopes as they rise toward the viewpoint. In the longer term, mitigation would be established and proposed planting on the southern and western boundaries will partially screen views of the built form; mitigation planting within the development envelope will also break down the density and massing of the overall development. The extensive woodland planting on the eastern edge of the site (and on the higher slopes) will help to integrate the proposals within the landscape. Consideration of the future baseline includes allocated residential development to the east of Low Moor Road which will be visible in the background and in the wider context of the settlement edge.

Magnitude of impact:

Construction

Low

Operation

Low

Year 15

Negligible to low

Significance of effect:

Construction

Negligible to low

Operation

Negligible to low

Year 15

Minor adverse

Viewpoint 11: View looking north-west, from the public footpath close to the high point of Windmill Hill looking across the wider settlement area of Sutton-in-Ashfield.



Newark Road, Sutton in Ashfield
Figure 5: Viewpoint Photographs

Client: Hallam Land Management LTD
Drawing no. : EMS.2254_EN_013_B_1
Drawn by : JC
Checked by : JWA
Date : 13/06/2022



Fencing erected since the viewpoints were selected in 2017, which now obscures the view

Commercial/industrial built form dominates the urban edge

Coxmoor Road

Viewpoint details:

Approx. grid reference:
SK 52125 57672
Approx. elevation:
+182m AOD
Distance to site:
84m
Camera type:
Canon EOS 5D (50mm lens)
Date:
4th April 2022
Approx. H FoV:
60°

Baseline description:

This viewpoint is representative of views experienced by users of Coxmoor Road. Since the previous viewpoint photographs were taken in 2017, this wooden fence has been added, obscuring views from the road into the site.

Sensitivity:
Low/Medium/High

Description of change:

From this location there will be partial views to the proposed development, limited to the areas located in the western parts of the site; the majority of the site area being screened by the intervening landform and vegetation, including mature trees in the foreground of the view. Existing residential properties on Coxmoor Road also provide some screening to the eastern and northern parts of the site.

Where visible, the built form is viewed in the context of the existing settlement edge

In the longer term, mitigation would be established, and proposed landscape planting located on the western and south-western boundaries will contribute to screening.

Consideration of the future baseline includes allocated residential development to the east of Low Moor Road which will be visible in the background and in the wider context of the settlement edge.

Magnitude of impact:

Construction
Negligible to low
Operation
Negligible to low
Year 15
Negligible

Significance of effect:
Construction
Minor adverse
Operation
Minor adverse
Year 15
Negligible to minor adverse

*reducing to negligible adverse in the context of the future baseline

Viewpoint 12: View looking west from Coxmoor Road across the wider settlement of Sutton-in-Ashfield.



Newark Road, Sutton in Ashfield
Figure 5: Viewpoint Photographs

Client: Hallam Land Management LTD
Drawing no. : EMS.2254_EN_013_B_1
Drawn by : JC
Checked by : JWA
Date : 13/06/2022





Viewpoint details:

Approx. grid reference:
SK 53345 57572
Approx. elevation:
+164m AOD
Distance to site:
c1.5km
Camera type:
Canon EOS 5D (50mm lens)
Date:
4th April 2022
Approx. H FoV:
60°

Baseline description:

View looking across extensive field systems towards a prominent tree line that runs across the horizon line.

Sensitivity:
Medium

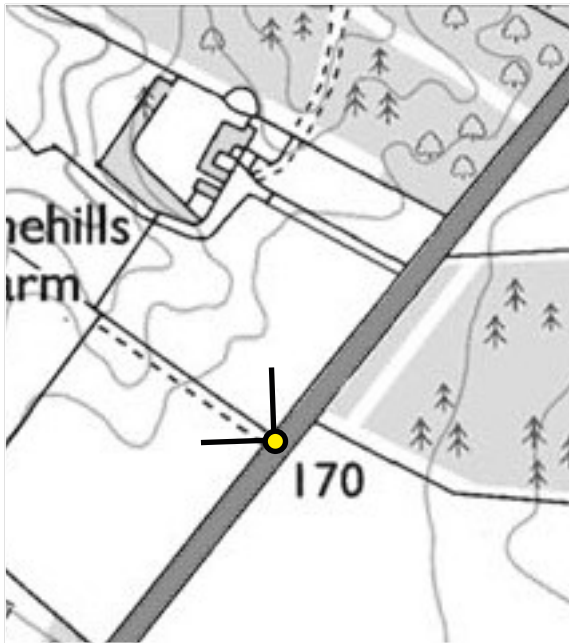
Description of change:

From this location views of the proposed development will be screened by the landform and associated vegetation that is situated between Derby Road and Coxmoor Road, including the extensive tree cover of the Coxmoor Golf Course.

Magnitude of impact:

Construction
Nil
Operation
Nil
Year 15
Nil
Significance of effect:
Construction
Nil
Operation
Nil
Year 15
Nil

Viewpoint 13: View from Derby Road, looking north-east.



Newark Road, Sutton in Ashfield
Figure 5: Viewpoint Photographs

Client: Hallam Land Management LTD
Drawing no. : EMS.2254_EN_013_B_1
Drawn by : JC
Checked by : JWA
Date : 13/06/2022



Viewpoint details:

Approx. grid reference:
SK 51427 56831
Approx. elevation:
+180m AOD
Distance to site:
1.1km
Camera type:
Canon EOS 5D (50mm lens)
Date:
4th April 2022
Approx. H FoV:
60°

Baseline description:

This view taken from an area of informal public open space at the northern edge of Kirby-in-Ashfield.

Sensitivity:
High

Description of change:

From this more elevated location there will be views of the proposed development, across the site, but seen in the background of the view; central parts of the site are screened more by landform but the south-eastern, eastern and northern parts are more visible due to their relative elevation. Built form will be apparent in those parts of the site which are visible, seen against the backdrop of the wider settlement of Sutton-in-Ashfield.

These views are seen in the context of the existing urban edge of the settlement, characterised by a mix of industrial and residential built form. The wider context of the landform and associated containment to the site are apparent.

In the longer term, mitigation would be established and proposed planting on the southern and western boundaries will partially screen views of the built form; mitigation planting within the development envelope will also break down the density and massing of the overall development. The extensive woodland planting on the eastern edge of the site (and on the higher slopes) will help to integrate the proposals within the landscape.

Consideration of the future baseline includes allocated residential development to the east of Low Moor Road which will be visible in the background and in the wider context of the settlement edge.

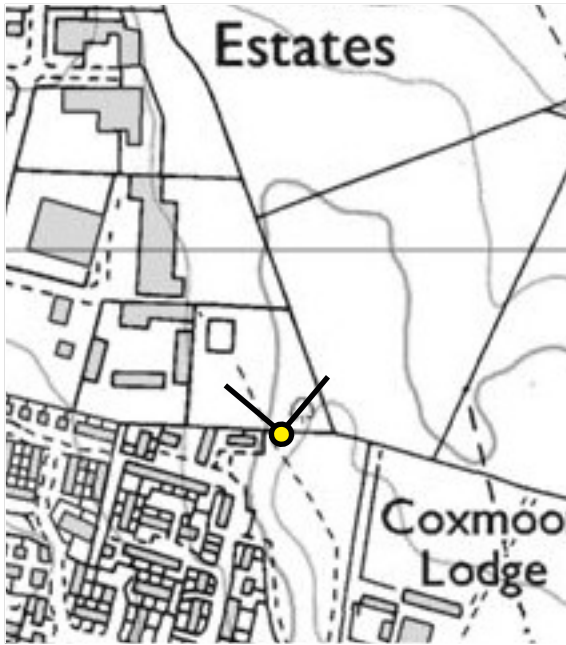
Magnitude of impact:

Construction
Low
Operation
Low
Year 15
Negligible to low

Significance of effect:
Construction
Minor to moderate adverse
Operation
Minor to moderate adverse
Year 15
Minor adverse

*reducing to negligible to minor adverse in the context of the future baseline

Viewpoint 14: View looking north, from an area of informal open space off Coniston Road.



Newark Road, Sutton in Ashfield
Figure 5: Viewpoint Photographs

Client: Hallam Land Management LTD
Drawing no. : EMS.2254_EN_013_B_1
Drawn by : JC
Checked by : JWA
Date : 13/06/2022



Viewpoint details:

Approx. grid reference:
SK 51406 58485
Approx. elevation:
+150m AOD
Distance to site:
Adjacent to site boundary
Camera type:
Canon EOS 5D (50mm lens)
Date:
4th April 2022
Approx. H FoV:
60°

Baseline description:

This view is taken from the footpath on the opposite side of the road in the north-western corner of the site.

Sensitivity:
Medium

Description of change:

From this location there will be partial views of the northern edge of the site, including heavily screened views of built form. Built form will be set back from the viewpoint and views will be limited to the outer extent of the development with no perception of the overall depth. These will be more visible during winter. At this location, there will also be oblique views of the proposed site access, associated hedgerow loss and partial views into the site area.

In the longer term, mitigation would be established and will include a mix of open space and native woodland planting (as well as enhancement of the existing hedgerow through planting and management). Together this is likely to form a screen to views in the longer term.

Magnitude of impact:

Construction
Low
Operation
Low
Year 15
Negligible to low

Significance of effect:
Construction
Minor adverse
Operation
Minor adverse
Year 15
Negligible to minor adverse

Viewpoint 15: View looking south-west from Newark Road.



Newark Road, Sutton in Ashfield
Figure 5: Viewpoint Photographs

Client: Hallam Land Management LTD
Drawing no. : EMS.2254_EN_013_B_1
Drawn by : JC
Checked by : JWA
Date : 13/06/2022