



# **Landscape and Visual Comments**

---

**Easthorpe Gardens, Ruddington**

---

**Date: 17.10.23**

**Ref: INF\_N1053\_R01**

**INFLUENCE PLANNING AND DESIGN**



Produced by: Influence Landscape Planning and Design Ltd  
landscape architects, urban designers, environmental planners

### **Midlands Office**

Healy's Wharf, Huddlestons Wharf

Millgate, Newark, NG24 4UL

+44 (0) 1636 702152

info@influence.co.uk

www.influence.co.uk

Contributors:

Document ref:	INF_N1053
Status:	Final
Release date:	17/10/2023
Author:	Maxine Millard Sara Boland

Checked by:

Proof read by:	Ruth Berry
----------------	------------

---

Revision:	Date:
-----------	-------

---

## Table of Contents

<b>1</b>	<b>Introduction .....</b>	<b>2</b>
	Outline.....	2
<b>2</b>	<b>Planning Context .....</b>	<b>3</b>
	Introduction .....	3
	Local Planning Policy .....	3
	Rushcliffe Borough Council Local Plan .....	3
<b>3</b>	<b>Landscape Evidence Base/Supporting Documents .....</b>	<b>5</b>
	Green Belt Review 2017 .....	5
	Ruddington Neighbourhood Plan.....	5
	Townscape Character Assessment .....	6
	Local Landscape Character Assessment .....	6
<b>4</b>	<b>Landscape and Visual Observations .....</b>	<b>7</b>
	Landscape and Visual Observations.....	7
	Visual Observations .....	9
	Contribution to the Green Belt .....	9
	Landscape and Visual Comment.....	9

## Figures

INF_N1053(08)001	Context and Designations
INF_N1053(08)002	Landscape Character

# 1 Introduction

## Outline

- 1.1 Influence Landscape Planning and Design Ltd were appointed by Grace Machin Planning and Property to carry out a review of the site and its surrounding environs from a landscape and visual perspective at Easthorpe Gardens, Ruddington. The area is shown on our Figures attached and is referred to as the 'site' for the purposes of this report.
- 1.2 This assessment has been undertaken based upon information provided within the accompanying planning drawings prepared by Graham Handley Architects<sup>1</sup>. The drawing shows relocated site access into the site and new internal track to the existing parking area.
- 1.3 Site visits were carried out on 22 June 2023 and 9 October 2023 and relevant views are set out below.

---

<sup>1</sup> Proposed New Driveway, Easthorpe Gardens, Drg No.22-1212-PL02C, Sept 2023, Graham Handley Architects

## 2 Planning Context

### Introduction

- 2.1 Aspects of planning guidance and policy, which are of particular relevance to this report, are examined below. Relevant statutory, non-statutory and planning designations within the study area are shown on figure INF\_N1053(08)001.

### Local Planning Policy

- 2.2 The application site is located within the administrative jurisdiction of Rushcliffe Borough Council who are also the Local Planning Authority (LPA). The Rushcliffe Local Plan was adopted in October 2019.

### Rushcliffe Borough Council Local Plan

- 2.3 The relevant policies from the Local Plan (Part 1): Core Strategy and Local Plan (Part 2): Land and Planning Policies of Rushcliffe Borough Council are highlighted below.

### Local Plan Part 1 - Policy 11 Historic Environment

- 2.4 The policy states, *'Proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can make to the delivery of wider social, cultural, economic and environmental objectives'*.

### Local Plan Part 1 - Policy 37 Trees and Woodland

- 2.5 The policy states, *'Planning permission will not be granted for development which would adversely affect an area of ancient, semi-natural woodland or an ancient or veteran tree, unless the need for, and public benefits of, the development in that location clearly outweigh the loss'*.

### Local Plan Part 2 - Policy 1 Development Requirements

- 2.6 *'Planning permission for new development, changes of use, conversions or extensions will be granted provided that, where relevant, the following criteria are met:' ... '2. a suitable means of access can be provided to the development without detriment to the amenity of adjacent properties or highway safety and the provision of parking is in accordance with advice provided by the Highways Authority.'*

### Local Plan Part 2 - Policy 28 Conserving and Enhancing Heritage Assets

- 2.7 *'Proposals that affect heritage assets will be required to demonstrate an understanding of the significance of the assets and their settings, identify the impact of the development upon them*

*and provide a clear justification for the development in order that a decision can be made as to whether the merits of the proposals for the site bring public benefits which decisively outweigh any harm arising from the proposals.'*

## 3 Landscape Evidence Base/Supporting Documents

### Green Belt Review 2017

- 3.1 In September 2017, a review of the Rushcliffe Green Belt was released.
- 3.2 The site is located in Ruddington North East and the general conclusion for this area is that: *'Given the area's importance as a buffer between Ruddington and the main urban area, and the heritage features present, overall it is concluded that the area is of medium-high Green Belt importance.'* Paragraph 4.261 states that: *'Reductions in Green Belt around Easthorpe House would reduce the distance to the Edwalton. Within the southern section, land east of Ruddington contains two listed buildings at Easthorpe House the associated historic park and garden and Conservation Area. The Green Belt provides an important setting for these statutory and non-statutory heritage features<sup>2</sup>.'*
- 3.3 Site RUD/1 Land at Easthorpe House was assessed individually. This site borders with our site to the south west. This area got an overall score of 13, so a low-medium rating. The reasoning behind this is as stated below:
- *'Located on the east side of the A60 Loughborough Road, the removal of Green Belt would break the settlement's established eastern boundary and intrude into the countryside. The site is contained by defensible boundaries and therefore the potential for unrestricted sprawl is reduced.'*
  - *The removal of this land from the Green Belt would not reduce the distance between Ruddington and Edwalton.*
  - *The lands importance to the setting of the listed building and designation of the land as a historic park and garden is recognised in this Green Belt review. Whilst the site scored 13, representing a site that is of low-medium value, its location east of the A60 and the importance of the land to the setting of the listed building results in a final conclusion that the site is fundamentally constrained and of high Green Belt importance<sup>3</sup>.'*

### Ruddington Neighbourhood Plan

- 3.4 This plan includes Ruddington Design Guide and was adopted in 2021. Relevant policies are listed below.
- 3.5 **Policy 10 Conservation Area.** This policy outlines how applications near to Conservation Areas will only be supported where the character and heritage assets of the designated area are preserved or enhanced.
- 3.6 **Policy 12 Views, Vistas, Landmarks and Gateways.** Any key views identified should be protected – there is a key view – View 04 looks towards Easthorpe House from

---

<sup>2</sup> Rushcliffe Green Belt Review, Part 2(b), September 2017

<sup>3</sup> Rushcliffe Green Belt Review, Part 2(b), September 2017

Flawforth Lane which looks towards the site, although trees fully screen views of the site from this view.

- 3.7 **Policy 16 Ruddington Design Guide.** This sets out a series of design considerations for developments. The site lies outside of any character areas descriptions.
- 3.8 **Policy 18 Landscape in New Developments.** Applicants should demonstrate how they have retained or enhanced greened landscape features and ensure that all surface water drainage is sustainably managed within the property boundary.

### **Townscape Character Assessment**

- 3.9 Easthorpe Gardens and the northern part of Flawforth Lane lie within Ruddington settlement boundary. Ruddington Conservation Area Appraisal and Management Plan is part of an evidence base to Ruddington Neighbourhood Plan however the site lies outside of defined character areas. A Townscape Appraisal Map<sup>4</sup> identifies the most significant trees, hedges, open spaces, grass verges and gardens. Key wide panoramic views are also included but none are in the direction of the site. Relevant features from the appraisal map are included on the figure INF\_N1053(08)001 Context and Designations Plan.

### **Local Landscape Character Assessment**

#### ***Greater Nottingham Landscape Character Assessment, 2009<sup>5</sup>***

- 3.10 Within the Greater Nottingham Landscape Character Assessment, Flawforth Lane lies on the border of Landscape Character Area (LCA) South Nottingham Farmlands 22. The LCA South Nottingham Farmlands is divided into smaller Draft Policy Zones (DPZ)s, with the site potentially affecting DPZ South Nottingham 03, Mickleborough Fringe.

---

<sup>4</sup> Ruddington Townscape Appraisal Map, <https://www.rushcliffe.gov.uk/planning-growth/conservation/conservation-areas/conservation-areas-in-rushcliffe/ruddington/>, accessed 21.06.23

<sup>5</sup> Greater Nottingham Landscape Character Assessment, June 2009



## 4 Landscape and Visual Observations

- 4.1 Site visits were carried out, and views recorded at the western edge of the site and along publicly accessible routes surrounding the site. The following section outlines landscape and visual observations made.

### Landscape and Visual Observations

- 4.2 Easthorpe Gardens, Ruddington comprises of a dwelling, garage and private garden. Access is from a shared farm track from Flawforth Lane.



*View looking north towards shared farm access, from Flawforth Lane. This is a private shared track with hedgerow to field/plot boundaries at either side of the track soon after leaving Flawforth Lane.*

- 4.3 There is a natural gap at plot boundary vegetation where proposed access is to be sited.



*View along shared farm access, looking towards the proposed new access*

- 4.4 Easthorpe Gardens was once part of the gardens and parklands of Easthorpe House, there has been separation from the house and gardens since the beginning of the last century. There is extant access to the site, shown on architect's plans<sup>6</sup>, sitting just north of the proposed access.
- 4.5 It is a fairly open garden area with a few scattered mature trees and shrubs with limited features apart from some hedgerow and tree'd boundaries.
- 4.6 There are no listed assets within the site. The listed assets outside of the application site (stable block and animal pen) sit along part of the western boundary with the remainder boundary being tree'd. The dense band of trees, with significant trees, as identified on the Ruddington Townscape Appraisal Map, provides some screening to Easthorpe House listed building, upon this boundary, and are also located outside the site boundary.
- 4.7 The combination of local topography, built form and boundary vegetation serve to restrict views in general and the site is screened within the local landscape. There is no intervisibility with Ruddington Conservation Area, there are views of the northern walled boundary and trees at the site, from pasture land immediately to the north, but no other features at the site.
- 4.8 To the north of the site, after buildings and grounds of a children's nursery, there is open pasture land extending north to a PRoW. To the south is the open land pertaining to Easthorpe House. There is an openness experienced to the north and south of the site, allied with the former parklands and gardens of Easthorpe House, as well as further east in open countryside past the cluster of buildings at Easthorpe Farm.
- 4.9 The immediate environs align well with local landscape descriptions, with the SN03: Mickleborough Fringe description of farmland, outside of Ruddington town, with its hedgerowed field boundaries and woodland at higher ground. The positive open spaces as identified on the Ruddington Townscape Appraisal Map, concern green space to the north and south of the site.

#### ***Heritage Matters***

- 4.10 In the Heritage Statement<sup>7</sup> it reports that the former gardens and parkland of Easthorpe House are considered to '*hold a low level of significance in heritage terms*', but overall the site is considered to make a '*medium beneficial contribution to the significance of the former gardens and parklands of Easthorpe House*'.

#### ***Arboricultural Matters***

- 4.11 There are no Tree Preservation Orders (TPO) across the site.

#### ***Public Access and Rights of Way***

- 4.12 There are no Public Rights of Way (PRoW) located within the site. However, PRoW 'Ruddington FP1' runs to the southeast of the site and PRoW 'Ruddington FP9' runs to the west of the site. A Bridleway 'Ruddington BW2' runs to the north of the site.

---

<sup>6</sup> Proposed New Driveway, Easthorpe Gardens, Drg No.22-1212-PL02C, Sept 2023, Graham Handley Architects

<sup>7</sup> Heritage Statement, Easthorpe Gardens, Bidwells, 13/10/23

## Visual Observations

- 4.13 There are potential private views of the interior of the site from dwellings immediately surrounding the site, although there is substantial boundary vegetation acting as screening. The existing dwelling, garage and access cannot be viewed easily from the public realm due to being screened by surrounding buildings and tree screening. There are no wider views of the interior of the site.

## Contribution to the Green Belt

- 4.14 The sensitivity of the site centres around its location within Green Belt and also proximity to the historic landscape, outside of the Conservation Area but within the settlement boundary of Ruddington. There is limited contribution to Green Belt at this location due to the lack of views into the site from the local landscape.

## Landscape and Visual Comment

### Proposal

- 4.15 With reference to the Proposed Site Plan<sup>8</sup> there are no substantial changes to the landscaping. The Proposal consists of the removal of the existing access track into site from Flawforth Lane and new track from new access south of the existing access (and extant access) and leading to the existing garage hardstanding area. New Oak Posts will terminate the existing fence and the opening to be 4.5m wide with the access road itself at 3m width. It is proposed that the old access track is reseeded with grass and boundary hedgerow is gapped up with native species. The new access track is gravel on a crushed stone base. It is located to minimise hedge and tree disturbance with one young tree removed within the site to allow for its construction.
- 4.16 New boundary hedgerow, at former access, could be planted to form a continuous hedge along this boundary.

### Landscape and Visual Effects

- 4.17 The character of the shared access drive is unchanged. The removal of one tree, and relocation of the access is a minor change to existing conditions within the garden, with former access reseeded and new native tree and hedgerow planting. Re-siting of the access drive does not affect the setting of nearby heritage assets and no sense of openness is lost at the site. The winding nature of the drive is in keeping with the lack of formality present within the garden itself. The Heritage Statement states that the proposed changes at the site will be '*a neutral impact upon setting and significance*' (of surrounding designated heritage assets) and have '*no impact*' upon the significance of the former gardens and parkland of Easthorpe House.
- 4.18 These proposed changes will have no influence upon the local landscape due to the nature and scale of the changes and the general lack of visibility of the site. This can be seen as a

---

<sup>8</sup> Proposed New Driveway, Easthorpe Gardens, Drg No.22-1212-PL02B, Sept 2023, Graham Handley Architects

neutral change to the existing baseline conditions and not detracting to local character within the immediate environment.

- 4.19 There are few residential receptors in the study area with views of the site, with potential glimpsed views available of the site interior from facing windows at Easthorpe Farm and the Coach House. There are no views from the public realm of the site access or the interior of the site.

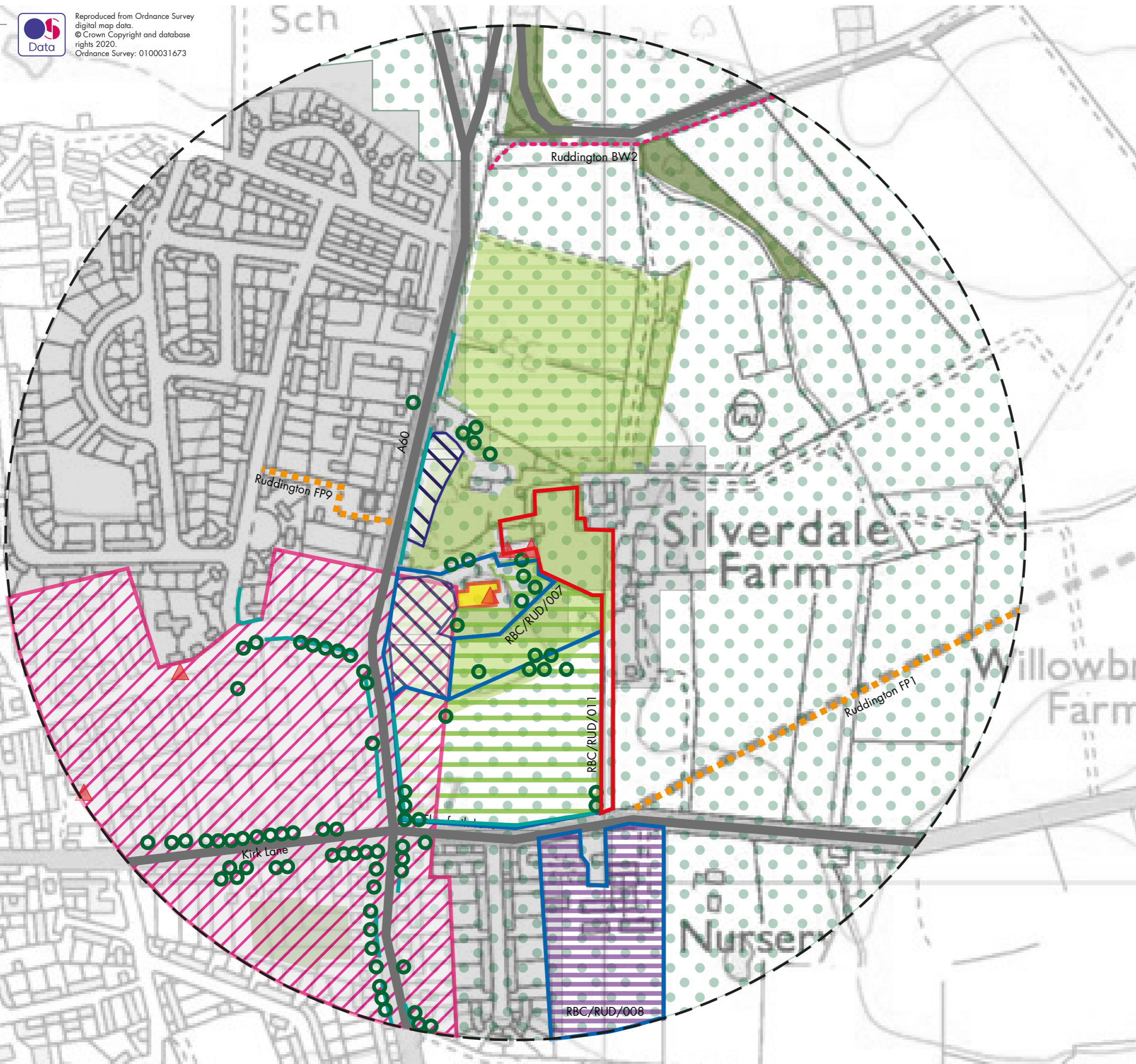
### **Potential Effects on the Green Belt**

- 4.20 The new access track is low key and small scale ground plane development into current green space and **does not affect the overall existing openness at the interior of the site**. Also, the openness of immediate environment and the greater North East Green Belt remain unaffected.
- 4.21 The site and the surrounding listed assets lie within Ruddington North East Area of the Green Belt, which primarily serves to provide separation of Ruddington to Edwalton. In addition, the area around Easthorpe House is assigned Green Belt to provide a setting for heritage features. As described in the Rushcliffe Green Belt review the removal of land at RUD/I would not reduce the distance to Edwalton and therefore the re-siting of the access within the site, adjacent to land at RUD/I, can be inferred as not affecting this distance also.
- 4.22 The Proposals do not intrude into the countryside and are contained within the existing curtilage, and there is no prospect of unrestricted sprawl. The five aims of national Green Belt policy which *'is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence'* are therefore preserved.

## Figures

INF_N1053(08)001	Context and Designations
INF_N1053(08)002	Landscape Character Plan



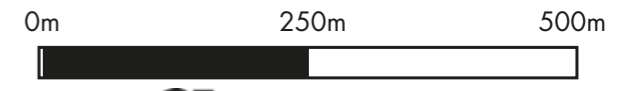


### Legend

- Application Site
- 500m Radius

### Landscape Features

- ▲ Grade II Listed Building
- PRoW Footpath
- PRoW Bridleway
- Road
- Railway Line
- Settlement area
- Woodpasture and Parkland - BAP Priority Habitat
- Woodland/Deciduous Woodland
- Green Belt
- Housing Allocation
- Conservation area
- Positive Open Space
- Ruddington Townscape Appraisal
- Significant Trees
- Ruddington Townscape Appraisal
- Significant Groups of Trees
- Ruddington Townscape Appraisal
- Significant Hedges
- Ruddington Townscape Appraisal
- Easthorpe House (Grade II listed)
- Landscape and Visual Analysis of Potential Development Sites - AECOM 2018



**influence**<sup>®</sup>

© Influence Landscape Planning and Design Limited  
 www.influence.co.uk info@influence.co.uk

PROJECT  
 Easthorpe Gardens, Ruddington

CLIENT  
 Dr Kamal Singh Missan

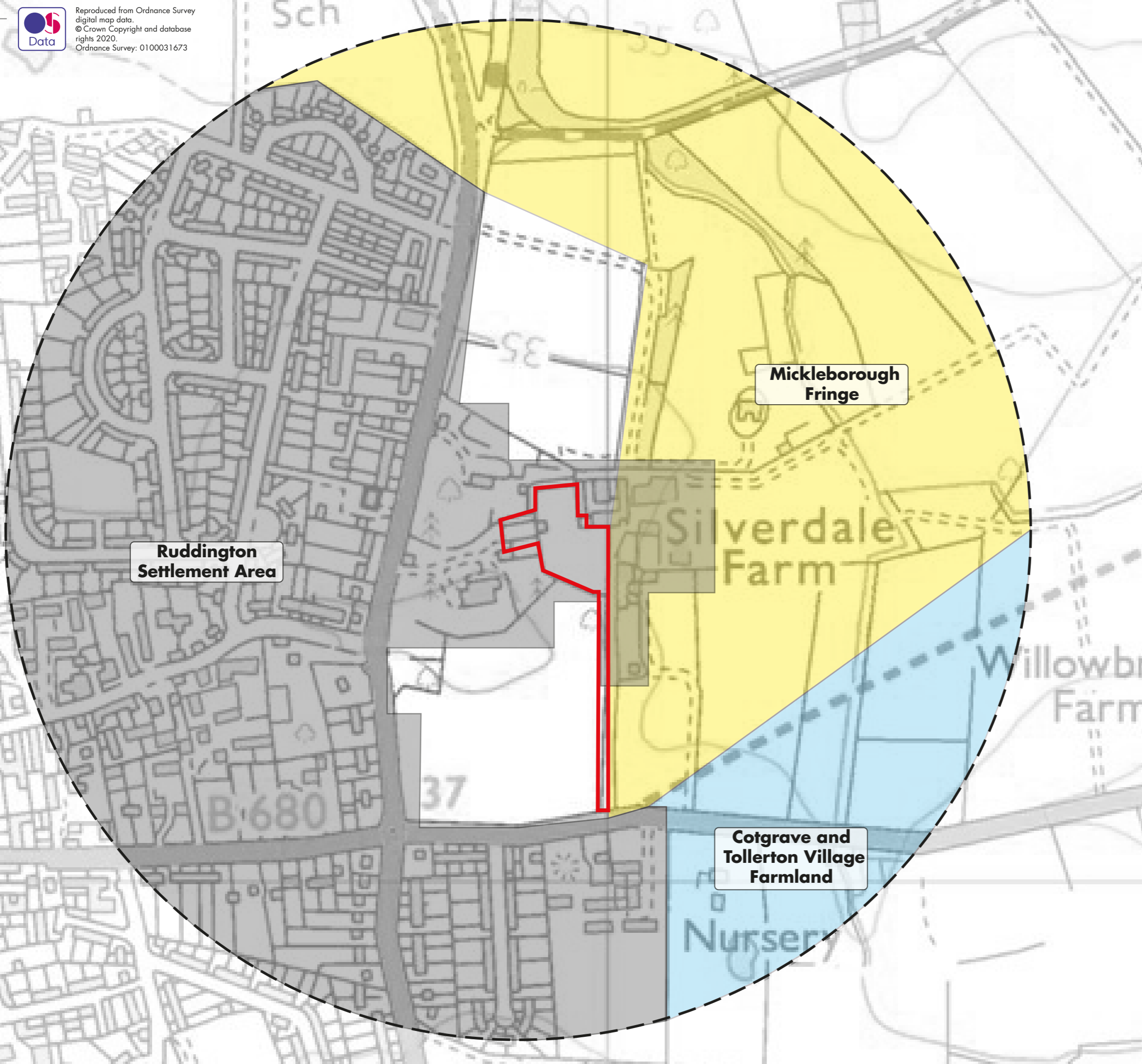
TITLE  
 Context and Designations Plan

STATUS FINAL  
 SCALE NTS                      DATE June 2023  
 DRAWN EC/LH                      CHECKED



JOB NO: N1053	DWG NO: (08)001	REV NO: -	ORIGINAL SIZE A3
------------------	--------------------	--------------	---------------------



Reproduced from Ordnance Survey digital map data.  
© Crown Copyright and database rights 2020.  
Ordnance Survey: 0100031673



**Legend**



-  Application Site
-  500m Radius

**National Character Areas (NCAs)**

The whole study area is within the 48 Trent and Belvoir Vales.

**Greater Nottingham Landscape Character Assessment (2009)**

Within the Greater Nottingham Landscape Character Assessment, the whole site lies within LCA 22: South Nottingham Farmlands and borders with DPZ SN03 Mickleborough Fringe

-  Urban Areas
-  22 : South Nottinghamshire Farmlands - Mickleborough Fringe
-  24 : South Nottinghamshire Farmlands - Cotgrave and Tollerton Village Farmland



© Influence Landscape Planning and Design Limited  
www.influence.co.uk info@influence.co.uk

PROJECT  
Easthorpe Gardens, Ruddington

CLIENT  
Dr Kamal Singh Missan

TITLE  
Landscape Character Plan

STATUS FINAL  
SCALE NTS DATE June 2023  
DRAWN EC/LH CHECKED

JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE
N1053	(08)002	-	A3

**Midlands Office**

Healy's Wharf  
Huddlestons Wharf  
Millgate, Newark  
Notts NG24 4UL  
+44 (0)1636 702152

---

[info@influence.co.uk](mailto:info@influence.co.uk)  
[www.influence.co.uk](http://www.influence.co.uk)

