



THE ONE MURPHY HUB, OLLERTON

LANDSCAPE AND VISUAL APPRAISAL WITH IMPACT STATEMENT (A3 DOUBLESIDED)
FEBRUARY 2024

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EXECUTIVE SUMMARY

1.1 INTRODUCTION

This Landscape and Visual Appraisal with Impact Statement (LVAIS) has been completed in line with best practice, as outlined in the relevant published guidance and as part of the iterative design process throughout the preparation of the planning application for the Proposed Development within the Site. The LVAIS has described the baseline landscape resource, visual envelope, and a series of visual receptors through a combination of desktop study and site survey. It then goes on to describe the scheme proposals and the associated landscape and visual effects anticipated to arise from the Proposed Development.

1.2 BASELINE SUMMARY

There are no landscape or ecological designations of international or national significance within the Site. Wellow Park is an area of Ancient Woodland and SSSI which lies approximately 40m from the south eastern boundary of the Site at its closest point. Within the Site, the embankments and vegetation of the former colliery railway lines divide the Site in half and define the south eastern and south western boundaries. These features are locally designated as Sites of Importance for Nature Conservation (SINC). The Site also does not lie within a viewing corridor protected by policy.

The Newark and Sherwood Landscape Character Assessment Supplementary Planning Document (Adopted 2013) identifies the Site as falling within three Landscape Character Types - Estate Farmlands, Meadowlands and Village Farmlands. The combined key characteristics pertinent to the area include:

- *‘Large-scale rolling topography;*
- *Views enclosed by wooded skylines;*
- *Estate plantations and belts of trees;*
- *Large arable and grass fields;*
- *Low-cut hawthorn hedges;*
- *Straight roads with wide grass verges’;*
- *Meandering river channel often defined by sinuous riparian tree cover along the water course;*
- *Former colliery site and urban edges apparent;*
- *Nucleated settlement pattern of villages and isolated farmsteads;*
- *Small-scale pastoral landscapes and remnant orchards around settlements;*
- *Lines of willow and other riparian trees along streams;*
- *Open views to the Trent Valley, power stations and pylons’*

The Site is divided into two halves by the central tree belt and embankment. The western half is occupied by the current commercial operation of J. Murphy and Sons. The western half currently consists of two agricultural fields, divided by a hedgerow and watercourse. Both halves of the Site are well enclosed by tree belts.

Views out of the Site are foreshortened in all directions by the existing mature boundary vegetation and the central tree belt. Where gaps in the boundary vegetation allow, there are views to the north to Ollerton Pit Wood and to the west of the existing two storey residential dwellings along Kelsey Avenue, St Stephen’s Road and Merry Road. Views to the south and east are foreshortened by the boundary vegetation.

The topography of the Site is relatively flat but the Site is surrounded by localised hills that are covered by extensive woodlands. The combination of topography and vegetation creates an enclosed landscape when viewed from lower ground and long

distance, panoramic views from high points with an absence of woodland. The Site is partly within the settlement boundary of Ollerton to the north and west and partly adjacent. A scenic viewpoint is identified on OS mapping within Ollerton Pit Wood to the north of the Site, although field work established that the Site is not visible from this location. Views of the Site are primarily limited to parts of Ollerton Pit Wood to the north of the Site, PRoW Footpath Wellow FP2 to the south, the residential properties on Kelsey Avenue, St Stephen’s Road and Merry Road to the west of the Site, Newark Road to the west of the Site, and the railway line running along the northern boundary of the Site.

1.3 PROPOSED DEVELOPMENT SUMMARY

The Proposed Development includes the redesign of the existing J. Murphy & Sons site to create a new layout. In order to achieve this some buildings are proposed to be demolished. New built form is introduced within the eastern half of the Site with a new vehicular access proposed via a proposed cut through the existing central embankment/tree belt (SINC). The Proposed Development within the eastern half of the Site includes a new Workshop Building of circa 14.75m in height with associated hard standing, storage areas and a training area. In the southern field, a training area for the construction of high voltage electricity pylons (2/3rds size/30m) is proposed. The Proposed Development comprises a training area for the construction and dismantling of electricity pylons, as well as maintenance, creating temporary features within the Site.

Within the western half of the Site the existing office buildings in the north are proposed to be demolished and replaced by a new office/training building of 9.5m in height. This building would be set back from the car park for employees/visitors with HGV parking set to the east, further within the Site and away from Newark Road. Buildings 3 and 6b are proposed for retention within the wider layout for the western half of the Site, set behind the landscape buffer from the existing properties on Kelsey Avenue. The remaining areas of the western half of the Site would continue in use for container preparation and storage as well as storage of machinery and materials. The operational areas of both parts of the Site will be secured by a 2.7m high weld mesh fence.

The landscape proposals are based around the retention of the majority of the existing vegetation with future management focused on maximising ecological function and preserving the existing visual enclosure and ecological connectivity. A new landscaped edge treatment to the boundary with the housing off Kelsey Avenue is proposed within the western half of the Site, which aims to improve the relationship between the existing residential area and the existing commercial operations within the Site. Views from upper floor windows would be filtered and softened by the proposed tree planting, rather than totally screened. The improved buffer is designed to create a wildlife corridor. New native buffer planting would be planted to the northern boundary of the eastern half of the Site to address views of Proposed Development from Ollerton Pit Woods in a manner in keeping with the character of the surrounding landscape. The existing hedgerow through the centre of the eastern half of the Site would be retained and bolstered with new species rich planting. Improvements to management practices for the existing watercourse aim to improve connectivity and contribute to BNG. Selective management and scrub removal alongside the route of the watercourse aims to enhance future management practices, increase light levels and establish an enhanced habitat area, consisting of new tree and scrub planting set within species rich meadows which would all to contribute to BNG. A new natural pond within the habitat area at the lowest point of the Site in the east is proposed to provide additional

habitat and therefore also contribute to BNG. An outdoor seating/garden area adjacent to the new Office building would provide outdoor space within an attractive setting for office staff and visitors alike. A set of stairs provide access to a viewing platform of the training area across the northern section of the central tree belt and SINC. The relocation of the car park to the north western corner of the Site, is proposed to be set behind a green corridor containing new tree planting to enhance the existing character of the interface with Newark Road. Parking spaces would be partially covered by solar PV canopies, which are 3.4m tall. New planting within the car park and along the entrance route aim to provide an attractive arrival space. The proposed SuDS scheme includes the use of permeable paving and rain gardens to reduce the required volume of the attenuation basin within the east of the Site. SuDS features are planted to enhance biodiversity and contribute to BNG.

1.4 IMPACT ASSESSMENT SUMMARY

No changes are proposed to the contextual landscape outside the Site boundary as a result of the Proposed Development, therefore effects on the Natural and Cultural/Social Elements are considered to be **Negligible**.

The introduction of the workshop building, associated areas of hardstanding, storage, fencing and the pylon training zone within the eastern half of the Site are considered to have a Moderate - Minor Adverse effect on the Perceptual and Aesthetic Elements of the contextual landscape in the immediate surroundings of the Site to the north due to the introduction of built form into the currently agricultural landscape. This adverse effect is balanced against the changes in the western part of the Site that see the enhancement of the perceptual and aesthetic elements of the immediate surroundings to the west through improvements to the Newark Road frontage. Overall the effect is therefore considered to be **Minor Adverse**.

Effects on the Landscape Character Types within which the Site sits are considered to be **Minor Adverse - Negligible/Negligible**, with **Negligible** effects to the LCTs within the wider study area.

Effects on the Natural (Geology and Soils/Landform and Drainage), Cultural/Social and Perceptual/Aesthetic Site landscape receptors are all considered to be **Minor Adverse** as a result of the Proposed Development. Effects on the vegetation cover within the Site are considered to be **Moderate - Minor Adverse** during construction due to the impact of establishing a new access through the locally designated SINC of the central former railway embankment. Despite this, the landscape proposals are considered to deliver a net gain in landscape features and create a long-term enhancement to the vegetation cover within the Site, resulting in a **Minor Beneficial** effect. Effects on the landscape character of the Site are also considered to be **Minor Adverse**, due to the balance of adverse effects on the eastern half of the Site through the introduction of new built form and beneficial effects of the enhancements to the western half of the Site.

Effects on the visual receptors are considered to range from **Moderate - Minor Adverse to Negligible**. A **Moderate - Minor Adverse** effect is identified from the permissive routes within Ollerton Pit Wood to the north of the Site. This is due to the introduction of new built form into the eastern half of the Site.

Minor Beneficial effects are identified to the views from private residential properties on Kelsey Avenue, St Stephens Road and Merry Road to the west of the Site due to the embedded mitigation and landscape proposals setting development back from

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EXECUTIVE SUMMARY

the western Site boundary and new tree planting filtering views of the commercial operations. **Negligible - Minor Beneficial** effects are also identified for the transient receptors using Newark Road, due to the improved landscape treatment of the Site boundary and buildings within the Site adjacent to this route.

Visual effects experienced by the receptors using the surrounding PRow network are considered to range from **Minor Adverse to Negligible**. Visual effects from the places of employment surrounding the Site are also considered to be **Negligible**.

In landscape and visual terms the Proposed Development is considered to result in an improvement to the existing commercial premises. Although built form is extended into the greenfield land to the east whilst retaining key landscape elements, it would still result in inevitable landscape harm to this section of the Site. As the Site is visually well contained, the Proposed Development is not considered to extend the existing visual envelope associated with the existing Site.

1.5 SUMMARY OF RESPONSE TO LANDSCAPE POLICY AND LANDSCAPE CHARACTER ASSESSMENT

The local planning policies relevant to the Site are set out within the Newark and Sherwood District Plan review of the Local Development Framework Core Strategy and Allocations Amended Core Strategy (Adopted March 2019) and the Newark & Sherwood Local Development Framework Allocations & Development Management Development Plan Document (Adopted July 2013). The Proposed Development responds positively to the following landscape related policies:

NEWARK AND SHERWOOD DISTRICT PLAN REVIEW OF THE LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY AND ALLOCATIONS AMENDED CORE STRATEGY (ADOPTED MARCH 2019)

Core Policy 12: Biodiversity and Green Infrastructure

The Proposed Development protects the ecological, biological and geological assets within the Site as far as possible. There are no sites of international or national significance within the Site. Wellow Park to the south of the Site is an Ancient Woodland and SSSI. There are a number of SINC's within the Site, forming the south eastern and south western boundaries and running through the centre of the Site. The central SINC would be impacted by the Proposed Development to facilitate access, however the location of this has been chosen to minimise harm as far as possible.

The landscape proposals seeks "to maximise the opportunities to conserve, enhance and restore biodiversity" within the Site in line with this policy. An assessment relative to BNG is provided in the ecological report submitted with the application.

Core Policy 13: Landscape Character

The Proposed Development aims to positively address "the implications of relevant landscape Policy Zone(s) that is consistent with the landscape conservation and enhancement aims for the area(s) ensuring that landscapes, including valued landscapes, have been protected and enhanced" as described in the following section.

NEWARK & SHERWOOD LOCAL DEVELOPMENT FRAMEWORK ALLOCATIONS & DEVELOPMENT MANAGEMENT DEVELOPMENT PLAN DOCUMENT (ADOPTED JULY 2013)

Policy DM5: Design

The Proposed Development responds positively to this policy and in particular to section 2: Amenity, which states:

"Amenity: The layout of development within sites and separation distances from neighbouring development should be sufficient to ensure that neither suffers from an unacceptable reduction in amenity including overbearing impacts, loss of light and privacy."

The design response to the existing properties on Kelsey Avenue adjacent to the western boundary is considered to be a beneficial effect when compared to the baseline situation.

The Proposed Development also responds positively to Section 5: Trees, Woodlands, Biodiversity & Green Infrastructure by delivering a net gain in landscape features set within a multi-functional green infrastructure network.

LANDSCAPE CHARACTER

The three LCTs identified within the Newark and Sherwood Landscape Character Assessment Supplementary Planning Document (Adopted 2013) that are relevant to the Site are supported by corresponding Landscape Policy Zones, which define the intended "Landscape Action" and set out guidance for landscape features and built features. The Proposed Development responds to the relevant guidance by:

- Conserving the existing woodland habitats and hedgerows within the Site with the exception of the new cut through the central tree belt to facilitate access. Hedgerow and tree planting within the Site seeks to bolster existing features and introduce new features as compensation in the east to enhance the agricultural fields in terms of ecology and biodiversity. In terms of built features, new development is contained within the existing boundaries of the Site and is not considered to have an impact on the historic character of Ollerton.
- The Proposed Development aims to enhance the watercourse corridor within the Site and increase the diversity of vegetation alongside it, particularly in the eastern half of the Site. The watercourse is integrated into the wider SuDS and drainage strategy to further enhance this feature. In terms of built features the Proposed Development uses materials and built form in keeping with the character of the existing JMS operation and therefore is not considered out of character with the baseline situation, but is considered to extend this character within the Site.
- The Proposed Development is not considered to impact on historic field patterns and the ecological diversity of the deciduous tree belts are retained and enhanced as part of the management plan of the Proposed Development. The hedgerow within the eastern half of the Site is retained and enhanced as part of the Site-wide landscape strategy to infill and strengthen its function within the landscape. In terms of built features, the character of the built form within the Site is considered in keeping with the existing character of the commercial operation within the Site, albeit extending this character further east within the Site.

2.0

INTRODUCTION

2.1 INTRODUCTION

fabrik Chartered Landscape Architects have been appointed by John Murphy and Son's to carry out a Landscape and Visual Appraisal with Impact Statement (LVAIS) of the Site at the One Murphy Ollerton Hub, Ollerton and its surrounding area, in order to consider the likely physical and visual impacts arising as a result of the Proposed Development.

This LVAIS sets out landscape policy (together with any related policy on ecological and heritage assets) and any supporting guidance documents / informatives and then goes on to describe the constituent baseline landscape elements (the existing geology, soils, landform, drainage, vegetation cover, land use, settlement, the history of the landscape and the way that landscape is experienced) which together inform landscape character, landscape condition and value. The LVAIS then describes the baseline character and amenity of the identified visual receptors (considering the visual envelope, the different groups of people, places affected, the nature of the view and the visual amenity). The landscape constraints and opportunities, considering any potential landscape mitigation measures, are then set out to inform the Proposed Development. The impact statement provides a summary of the likely effects of the Proposed Development on the identified landscape and visual receptors at the operational stage. The penultimate section of this LVAIS comprises an assessment against landscape policy and landscape character.

The location of the Site is shown on the plan opposite. The red line area extends to 25 ha.

The methodology for the LVAIS is based on the 'Guidelines for Landscape and Visual Impact Assessment' (third edition) by the Landscape Institute and Institute of Environmental Management and Assessment (Routledge, 2013). A full methodology is set out at Appendix 1.

2.2 DESKTOP RESEARCH

The desktop survey carried out as part of the LVAIS included the review of Ordnance Survey maps, interactive maps, aerial photography, published landscape character assessment documents, planning policy and the emerging development proposals. The extent of the baseline and therefore the impact appraisal is broadly defined by the Zone of Theoretical Visibility (ZTV) as determined by the initial desk study and verified in the field and therefore extends to 5km from the Site.

The desk top assessment also identifies any likely changes to the current baseline situation which are likely to be in place prior to the Proposed Development proceeding.

2.3 FIELD WORK

The field work was carried out on 7th August 2023 and recorded the existing landscape elements within the Site; the contextual landscape elements; and identified a series of key visual receptors. The visual assessment element includes a photographic survey of the Site taken from a series of representative key views, chosen to represent a range of locations including both public and private views, distances and directions around the Site. The weather conditions and camera lens were also recorded.

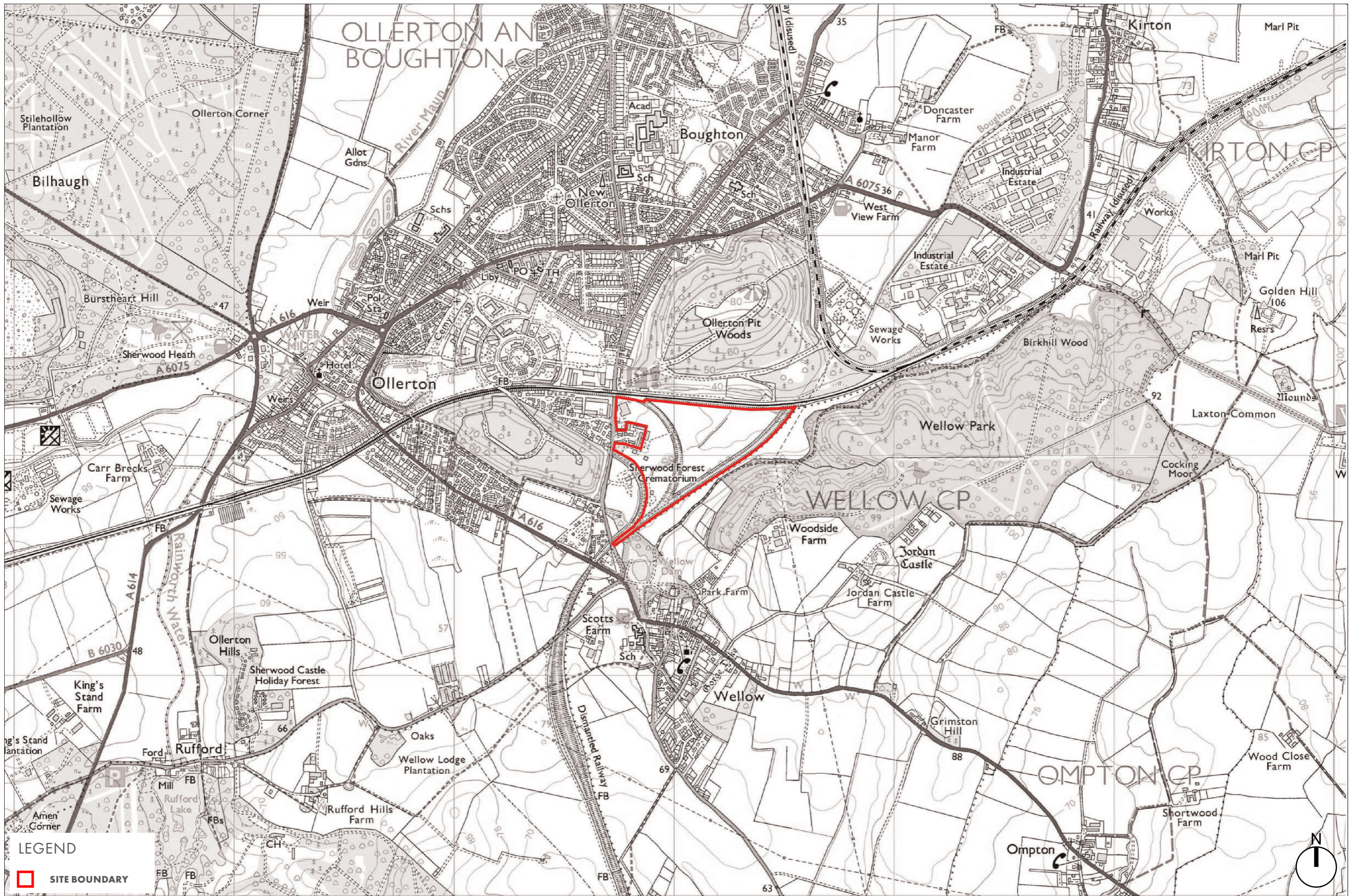


FIGURE 2.1 – SITE LOCATION (FABRIK, 2023)

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LANDSCAPE PLANNING CONTEXT

3.1 LANDSCAPE, ECOLOGICAL AND HERITAGE DESIGNATIONS AND POLICY

3.1.1 LOCAL DESIGNATIONS

Designations

There are no landscape designations of international or national importance within the Site. Nor does the Site lie within the viewing corridor protected by policy. However the former railway line embankments defining the south eastern and south western Site boundaries and running through the centre of the Site are designated locally as Sites of Interest for Nature Conservation (SINC).

The following landscape and ecological designations are located in close proximity to the Site but not within the boundary:

- Ancient Woodland, Wellow Park 0.8km east of the Site.
- Site of Scientific Interest (SSSI) Wellow Park 0.8km east of the Site.

The following ecological designations are located within the wider study area:

- SSSI Birklands and Bilhaugh, 1.8km northwest of the Site.
- SSSI Birklands West and Ollerton Corner, 1.7km northwest of the Site.
- Local Nature Reserve (LNR) Sherwood Heath, 1.7km northwest of the Site.
- LNR Cockglode and Rotary Wood, 2.3km northwest of the Site.
- Special Area of Conservation Birklands and Bilhaugh, 2.9km northwest of the Site.

Historic and Cultural Landscape:

Wellow Park Conservation Area is located to the south of the Site with the northern boundary extending to the former railway line embankment, which also defines the southern Site boundary. Within the village of Wellow there are a number of heritage assets including the Grade II listed Wellow Hall, Grade II listed Farm House and Grade II listed House opposite Highfield House.

There are a number of listed buildings within the town of Ollerton to the northwest of the Site including the Grade II* listed Ollerton Hall, Grade II listed Hop Pole Hotel and Grade II listed Curiosity Cottage.

Other historic designations within the study area include:

- Scheduled Ancient Monument, Jordan Castle, 0.6km southeast of the Site.
- Scheduled Ancient Monument Earth Work to the east of Wellow village, 0.4km south of the Site.
- Grade II listed Registered Park and Garden Rufford Abbey, 1.9km to the southwest of the Site.
- Grade I listed Registered Park and Garden Thoresby Park, 3km to the northwest of the Site.

Refer to Figure 3.1 which shows the landscape related designations.

Public Rights of Way and Open Space Context

There are no Public Rights of Way (PRoW) within the Site. There are a number of PRoWs (footpaths and Bridleways) within the study area. Those in close proximity to the Site include a footpath (Wellow FP2) to the southeast of the Site leading to Wellow

Park and a network of footpaths to the west connecting the Site to Ollerton (Ollerton And Boughton FP3 - FP6).

The eastern part of the Site includes the alignment of a historic PRoW that is currently subject to an existing application for a Definitive Map Modification Order (Application 1296). The historic PRoW formerly crossed through Ollerton Pit Wood and the Site prior to the operation of New Ollerton Pit. From historic mapping, the route doesn't appear to have existed on Site since approximately 1950 as a result of the mining operation and railway construction and there is no evidence of its existence or use on Site today. Through discussion with Officers at Nottinghamshire County Council the alignment of the route is acknowledged as part of this LVAIS and considered as part of the landscape design and mitigation strategy. However, it is not assessed as a visual receptor as it is currently not in use by the public.

Public Open Spaces within the study area include Ollerton Pit Woods to the north of the Site, Rufford Country Park 1.9km to the southwest of the Site and Registered Common land Wellow Green 0.5km to south of the Site.

Refer to Figure 3.2 showing the Public Right of Way network.

3.1.2 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The December 2023 NPPF seeks the presumption in favour of sustainable development. The following issues and policies of the NPPF are pertinent to the Proposed Development and this LVAIS.

Section 2 deals with achieving sustainable development. At para 8, subsection c relating to an environmental objective, it states: *“to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change...”*

Para 104 goes on to say that: *“Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.”*

Section 12 sets out the requirements for achieving well-designed places. Para 131 states that: *‘The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...’*

Para 132 states that: *‘Design policies should be developed with local communities so that they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics.’*

Para 135 goes on to state that: *‘Planning policies and decisions should ensure that developments:*

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

effective landscaping;

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

Para 136 deals with trees and states that: *‘Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planned in the right places, and solutions are found that are compatible with highways standards and the needs of different users.’*

Para 137 sets out that: *‘Design quality should be considered throughout the evolution and assessment of individual proposals.’*

Para 139 states that: *‘Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely, significant weight should be given to:*

- a. Development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes; and/or outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.’*

Section 14 covers meeting the challenge of climate change, flooding and coastal change. The elements relevant to landscape matters include para 159 states that: *‘New development should be planned for in ways that:*

- a Avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure;...*

Para 167, subsection c goes on to state that: *“using opportunities provided by new development and improvements in green infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management.’*

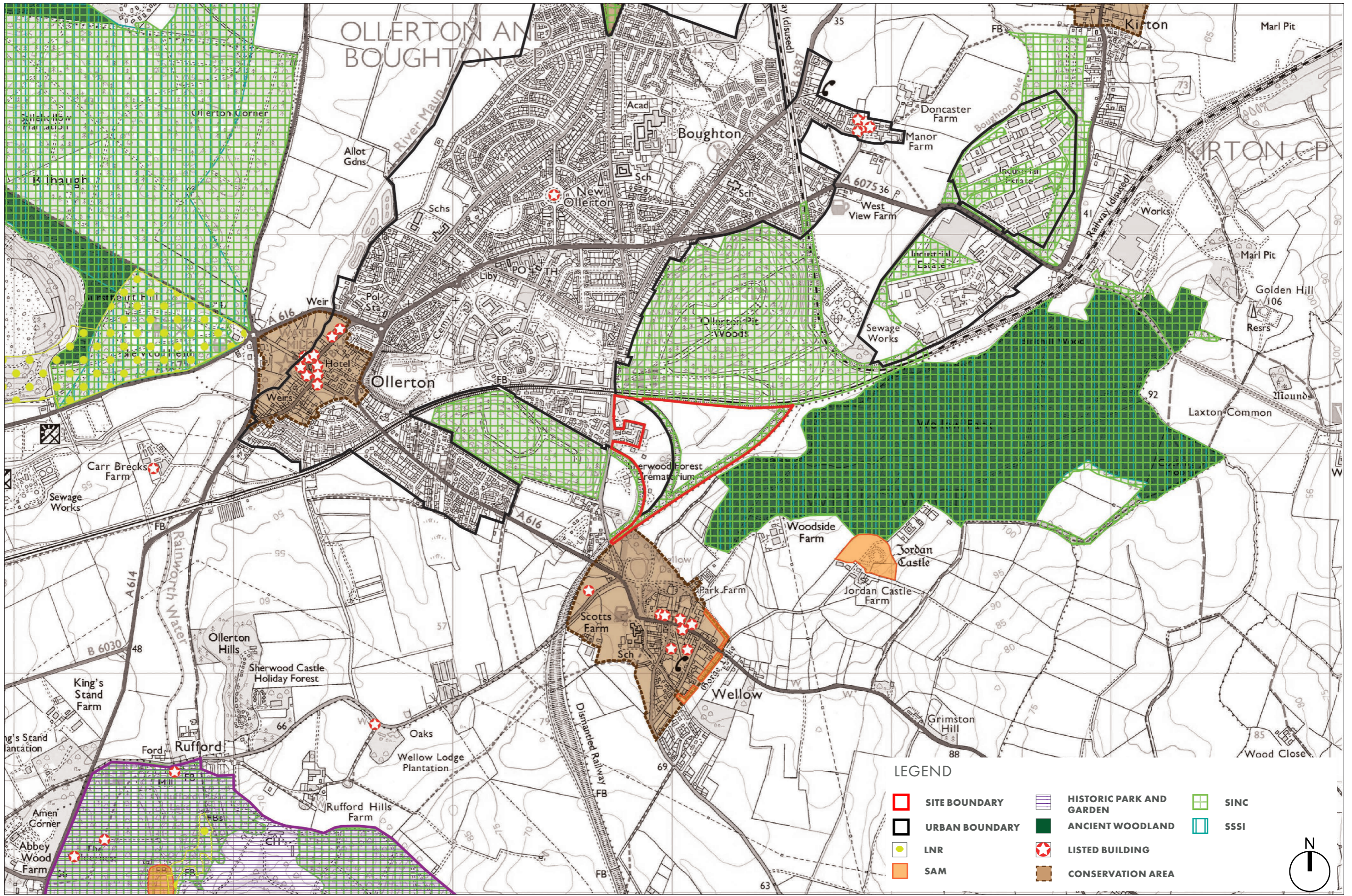


FIGURE 3.1 – LOCAL DESIGNATIONS (FABRIK, 2023)

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LANDSCAPE PLANNING CONTEXT

3.1.2 NATIONAL PLANNING POLICY FRAMEWORK (NPPF) CONTINUED

Section 15 deals with conserving and enhancing the natural environment. Para 180 states that: *'Planning policies and decisions should contribute to and enhance the natural and local environment by:*

- a *protecting and enhancing valued landscapes... (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the nest and most versatile agricultural land, and of trees and woodland.*
- c *maintaining the character of the undeveloped coast, while improving public access to it...'*

With regard to the sub-section on ground conditions and pollution, para 189 states that: *'Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:*

- a *Mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;*
- b *Identify and protect tranquil areas which have remaining relatively undisturbed by noise and are prized for their recreational and amenity value for this reason;*
- c *Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.'*

Section 16 deals with conserving and enhancing the historic environment. Para 205 states that: *'When considering the impact of a Proposed Development on the significance of a designated heritage asset, great weight should be given to the asset's conservation...'*

Para 206 states that: *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a *grade II listed buildings, or grade II registered parks and gardens, should be exceptional;*
- b *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and grade II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'*

3.1.3 PLANNING PRACTICE GUIDANCE

The NPPF is supported by the on-line resource Planning Practice Guidance (PPG) There are a number of sections that relate to this LVAIS as set out below.

Climate change is considered in Section ID 6-001-20140306 (Revision date :15 March 2019). Paragraph 001 states that: *'local planning authorities should ensure*

that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. Planning can also help increase resilience to climate change impact through the location, mix and design of development. Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking'.

Guidance on the natural environment is set out within Section ID 8-20190721 (Revision date: 21 July 2019). Paragraph 029 relates to trees and woodlands, and states that: *'Well-placed and well-chosen trees on streets and in urban spaces can provide a range of benefits: encouraging walking and enhanced physical and mental health; contributing to local environmental character and distinctiveness; providing habitats for wildlife; reducing noise and excessive heat; and supporting sustainable drainage. Changing climate, in particular hotter summers and more frequent periods of dry weather, and unknown pests and diseases, will place new pressures on green infrastructure in the long-term, so trees of the right species and age profile are essential'.*

Guidance on the historic environment is set out at Section ID 18a-20190723 (Revision Date: 23 July 2019). Paragraph 013 sets out that: *'The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the Proposed Development and associated visual / physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places....The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time'.*

Paragraph 036 of this section considers landscape and identifies that: *'The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally designated landscapes but also the wider countryside. Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence...The cumulative impacts of development on the landscape need to be considered carefully'.*

The guidance on design is set out at Section ID: 26-20191001 (Revision date 1 October 2019). Paragraph 001 under this section reiterates paragraph 130 of the NPPF and identifies 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, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development'.*

3.1.6 NEWARK AND SHERWOOD DISTRICT PLAN REVIEW OF THE LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY AND ALLOCATIONS AMENDED CORE STRATEGY (ADOPTED MARCH 2019)

Ollerton lies within the Sherwood area. The objectives for this area are set out below:

- *'ShA O1 - To encourage the regeneration and redevelopment of the former mining communities of the area by fully exploiting the opportunities presented by Sherwood Forest Regional Park, the Sherwood Growth Zone and the skills and knowledge of the residents of the area. Regeneration of the area will be supported and enhanced by the strategic allocation of the former Thoresby Colliery.*
- *ShA O2 - To strengthen the role of Ollerton Town Centre as a retail and employment centre for both Ollerton & Boughton and the wider Sherwood Area.*
- *ShA O3 - To protect and enhance the Birklands & Bilhaugh Special Area of Conservation and ensure that the Regional Park initiative is consistent with this.*
- *ShA O4 - To promote and manage increased tourism in a way that safeguards the sensitive environmental and ecological areas and allows enjoyment of the District's celebrated historic built and natural environments'.*

The following policies are pertinent to the Site and the Proposed Development:

Core Policy 9: Sustainable Design

"The District Council will expect new development proposals to demonstrate a high standard of sustainable design that both protects and enhances the natural environment and contributes to and sustains the rich local distinctiveness of the District. Therefore all new development should:

- *Achieve a high standard of sustainable design and layout that is capable of being accessible to all and of an appropriate form and scale to its context complementing the existing built and landscape environments;*
- *Through its design, pro-actively manage surface water including, where feasible, the use of Sustainable Drainage Systems;*
- *Minimise the production of waste and maximise its re-use and recycling;*
- *Demonstrate an effective and efficient use of land that, where appropriate, promotes the re-use of previously developed land and that optimises site potential at a level suitable to local character;*
- *Contribute to a compatible mix of uses, particularly in the town and village centres;*
- *Provide for development that proves to be resilient in the long-term. Taking into account the potential impacts of climate change and the varying needs of the community; and*
- *Take account of the need to reduce the opportunities for crime and the fear of crime, disorder and anti-social behaviour, and promote safe living environments.*

The District Council will prepare an SPD which provides guidance to developers on the sustainable design of development ..."

Core Policy 12: Biodiversity and Green Infrastructure

'The District Council will seek to conserve and enhance the biodiversity and geological diversity of the District by working with partners to implement the aims and proposals of the Nottinghamshire Local Biodiversity Action Plan, the Green Infrastructure

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LANDSCAPE PLANNING CONTEXT

Strategy and the Nature Conservation Strategy.

The District Council will therefore:

- Expect proposals to take into account the need for continued protection of the District's ecological, biological and geological assets. With particular regard to sites of international, national and local significance, Ancient Woodlands and species and habitats of principal importance identified in Section 41 of the Natural Environment and Rural Communities Act 2006 and in the Nottinghamshire Local Biodiversity Action Plan;
- Seek to secure development that maximises the opportunities to conserve, enhance and restore biodiversity and geological diversity and to increase provision of, and access to, green infrastructure within the District;
- Promote the appropriate management of features of major importance for wild flora and fauna;
- Provide for Suitable Alternative Natural Green Space to reduce visitor pressure on the District's ecological, biological and geological assets, particularly in the Newark area and for 5kms around the Birklands and Bilhaugh Special Area of Conservation;
- Support the development of a Green Infrastructure Network, as illustrated in the Green Infrastructure Diagram, linking together Key Strategic Routes throughout the District and providing for, in appropriate locations, visitor infrastructure that improves accessibility. The District Council will, in particular, promote improved green infrastructure linkages between:
 - Newark and Southwell; and
 - Southwell and the north-west of the DistrictDevelopment proposals crossing or adjacent to the network should make provision for its implementation and/or enhancement;
- Positively view proposals that seek to enhance the District's Green Infrastructure resource in support of tourism development. Proposals in the Bilsthorpe, Edwinstowe and Ollerton & Boughton areas, in connection with the Sherwood Forest Regional Park, will be supported. In Newark, new Green Infrastructure schemes that maximise the potential of the Trent Riverside area will be supported;
- Support the implementation of area-based Strategic Green Infrastructure interventions.
- Work with partners to develop a strategic approach to managing Air Quality in the Sherwood Area, including through the development of a Supplementary Planning Document'.

Core Policy 13: Landscape Character

'Based on the comprehensive assessment of the District's landscape character, provided by the Landscape Character Assessment Supplementary Planning Document, the District Council will work with partners and developers to secure:

- New development which positively addresses the implications of relevant landscape Policy Zone(s) that is consistent with the landscape conservation and enhancement aims for the area(s) ensuring that landscapes, including valued landscapes, have been protected and enhanced'.

Core Policy 14: Historic Environment

'Newark & Sherwood has a rich and distinctive historic environment and the District Council will work with partners and developers in order to secure:

- The continued conservation and enhancement of the character, appearance and setting of the District's heritage assets and historic environment, in line with their identified significance as required in national policy:
 - Designated assets and environments comprising Listed Buildings (inclusive of the protected views of and across Southwell's principal heritage assets), Conservation Areas, Registered Historic Parks and Gardens, and Scheduled Monuments. When considering the impact of a Proposed Development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Where adverse impact is identified there should be a clear and convincing justification, including where appropriate a demonstration of clear public benefits;
 - Non-designated heritage assets including buildings of local interest, areas of archeological interest and unregistered parks and gardens or as identified on the relevant Historic Environment Record or identified in accordance with locally agreed criteria. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- The preservation and enhancement of the special character of Conservation Areas including that character identified through Conservation Area Character Appraisals which will form the basis for their management. Important open spaces and features identified through the Conservation Area Appraisal process will be protected through subsequent allocation in the Allocations & Development Management DPD;
- Positive action for those heritage assets at risk through neglect, decay, vacancy or other threats where appropriate; and
- The protection of Historic Landscapes including the Historic Battlefield at Stoke Field, the Sherwood Forest Heritage Area and the Historic Landscape around Laxton. A sustainable future for Laxton will be sought, which preserves and enhances its Open Field System and culture, the built and natural environment which sustain it, including the Historic Landscape around Laxton, and the institutions which manage it. This will be achieved by working in partnership with the Court Leet, the Crown Estates and the Parish Council. Appropriate new development which facilitates these aims will be supported'.

NEWARK & SHERWOOD LOCAL DEVELOPMENT FRAMEWORK ALLOCATIONS & DEVELOPMENT MANAGEMENT DEVELOPMENT PLAN DOCUMENT (ADOPTED JULY 2013)

The policies within the above document of relevance to the Site include:

Policy DM5: Design

In accordance with the requirements of Core Policy 9, all proposals for new development shall be assessed against the following criteria of relevance to landscape and visual matters:

- "1. Access: Provision should be made for safe and inclusive access to new development. Where practicable, this should make use of Green Infrastructure and as many alternative modes of transport as possible.

3. Amenity: The layout of development within sites and separation distances from neighbouring development should be sufficient to ensure that neither suffers from an unacceptable reduction in amenity including overbearing impacts, loss of light and privacy.

Development proposals should have regard to their impact on the amenity or operation of surrounding land uses and where necessary mitigate for any detrimental impact. Proposals resulting in the loss of amenity space will require justification.

The presence of existing development which has the potential for a detrimental impact on new development should also be taken into account and mitigated for in proposals. New development that cannot be afforded an adequate standard of amenity or creates an unacceptable standard of amenity will be resisted.

4. Local Distinctiveness and Character: The rich local distinctiveness of the District's landscape and character of built form should be reflected in the scale, form, mass, layout, design, materials and detailing of proposals for new development.

In accordance with Core Policy 13, all development proposals will be considered against the assessments contained in the Landscape Character Assessment Supplementary Planning Document.

Proposals creating backland development will only be approved where they would be in-keeping with the general character and density of existing development in the area, and would not set a precedent for similar forms of development, the cumulative effect of which would be to harm the established character and appearance of the area.

Inappropriate backland and other uncharacteristic forms of development will be resisted.

Where local distinctiveness derives from the presence of heritage assets, proposals will also need to satisfy Policy DM9.

5. Trees, Woodlands, Biodiversity & Green Infrastructure: In accordance with Core Policy 12, natural features of importance within or adjacent to development sites should, wherever possible, be protected and enhanced. Wherever possible, this should be through integration and connectivity of the Green Infrastructure to deliver multi-functional benefits.

7. Ecology: Where it is apparent that a site may provide a habitat for protected species, development proposals should be supported by an up-to date ecological assessment, including a habitat survey and a survey for species listed in the Nottinghamshire Biodiversity Action Plan. Significantly harmful ecological impacts should be avoided through the design, layout and detailing of the development, with mitigation, and as a last resort, compensation (including off-site measures), provided where significant impacts cannot be avoided.

10. Advertisements: Proposals requiring advertisement consent will be assessed in relation to their impact on public safety, the appearance of the building on which they are sited or the visual amenity of the surrounding area."

3.0

LANDSCAPE PLANNING CONTEXT

NEWARK & SHERWOOD LOCAL DEVELOPMENT FRAMEWORK ALLOCATIONS & DEVELOPMENT MANAGEMENT DEVELOPMENT PLAN DOCUMENT (ADOPTED JULY 2013) CONTINUED

Policy DM7: Biodiversity and Green Infrastructure

Policy DM7 states: "New development, in line with the requirements of Core Policy 12, should protect, promote and enhance green infrastructure to deliver multi functional benefits and contribute to the ecological network both as part of on site development proposals and through off site provision. As set out in Core Policy 12 public open space provided in connection within allocations in settlements within a 5km radius of Birklands & Billhaugh Special Area of Conservation, (provided in accordance with the Developer Contributions SPD) shall be designed to reflect the need to provide SANGS in perpetuity to relieve pressure on the SAC. Where SANGS are proposed, their quantity and quality shall be developed and agreed in conjunction with the District Council and Natural England.

Planning permission will not be granted for development proposals on, or affecting, Special Areas of Conservation or Special Protection Areas (European Sites) unless it is directly related to the management of the site for nature conservation and public access and does not significantly harm the integrity of the site.

For development proposals on, or affecting, Sites of Special Scientific Interest (SSSIs), planning permission will not be granted unless the justification for the development clearly outweighs the nature conservation value of the site.

On sites of regional or local importance, including previously developed land of biodiversity value, sites supporting priority habitats or contributing to ecological networks, or sites supporting priority species, planning permission will only be granted where it can be demonstrated that the need for the development outweighs the need to safeguard the nature conservation value of the site.

All development proposals affecting the above sites should be supported by an up-to-date ecological assessment, involving a habitat survey and a survey for protected species and priority species listed in the UKBAP. On SSSI's and sites of regional or local importance, significantly harmful ecological impacts should be avoided through the design, layout and detailing of the development, with mitigation, and as a last resort, compensation (including off-site measures), provided where they cannot be avoided."

Policy DM8: Development in the Open Countryside

The western half of the Site (the existing Murphy operational area) is located within the Ollerton settlement boundary. The eastern half of the Site beyond the former railway embankment in the central part of the Site sits outside the settlement boundary and is therefore considered in policy terms as open countryside. Policy DM8 states: "In accordance with the requirements of Spatial Policy 3, development away from the main built up areas of villages, in the open countryside, will be strictly controlled and limited to the following types of development:

...8. Employment uses: Small scale employment development will only be supported where it can demonstrate the need for a particular rural location and a contribution to providing or sustaining rural employment to meet local needs in accordance with the aims of Core Policy 6. Proposals for the proportionate expansion of existing businesses will be supported where they can demonstrate an ongoing contribution to

local employment. Such proposals will not require justification through a sequential test."

Policy DM9: Protecting and Enhancing the Historic Environment

Policy DM9 states: "In accordance with the requirements of Core Policy 14, all development proposals concerning heritage assets will be expected to secure their continued protection or enhancement, contribute to the wider vitality, viability and regeneration of the areas in which they are located and reinforce a strong sense of place." The areas of the policy relevant to this LVAIS include:

"1. Listed Buildings: Proposals for the change of use of listed buildings and development affecting or within the curtilage of listed buildings requiring planning permission will be required to demonstrate that the proposal is compatible with the fabric and setting of the building. Impact on the special architectural or historical interest of the building will require justification in accordance with the aims of Core Policy 14.

2. Conservation Areas: Development proposals should take account of the distinctive character and setting of individual conservation areas including open spaces and natural features and reflect this in their layout, design, form, scale, mass, use of materials and detailing. Impact on the character and appearance of Conservation Areas will require justification in accordance with the aims of Core Policy 14.

3. Historic Landscapes: Development proposals should respect the varied historic landscapes of the district (including registered parks and gardens and Stoke Field registered battlefield) through their setting and design. Appropriate development that accords with the Core Strategy, other Development Plan Documents and facilitates a sustainable future for Laxton will be supported.

4. Archaeology: Development proposals should take account of their effect on sites and their settings with the potential for archaeological interest. Where proposals are likely to affect known important sites, sites of significant archaeological potential, or those that become known through the development process, will be required to submit an appropriate desk based assessment and, where necessary, a field evaluation. This will then be used to inform a range of archaeological mitigation measures, if required, for preservation by record and more occasionally preservation in situ. Planning permission will not normally be granted for development proposals which would destroy or detrimentally affect Scheduled Ancient Monuments.

5. All Heritage Assets: All development proposals affecting heritage assets and their settings, including new operational development and alterations to existing buildings, where they form or affect heritage assets should utilise appropriate siting, design, detailing, materials and methods of construction. Particular attention should be paid to reflecting locally distinctive styles of development and these should respect traditional methods and natural materials wherever possible. Where development proposals requiring planning permission involve demolition, the resulting impact on heritage assets will be assessed under this policy..."

4.1.7 GUIDANCE DOCUMENTS / INFORMATIVES

There are no adopted Supplementary Planning Documents, Guidance documents or informatives on the Local Planning Authority website of relevance to this LVAIS.

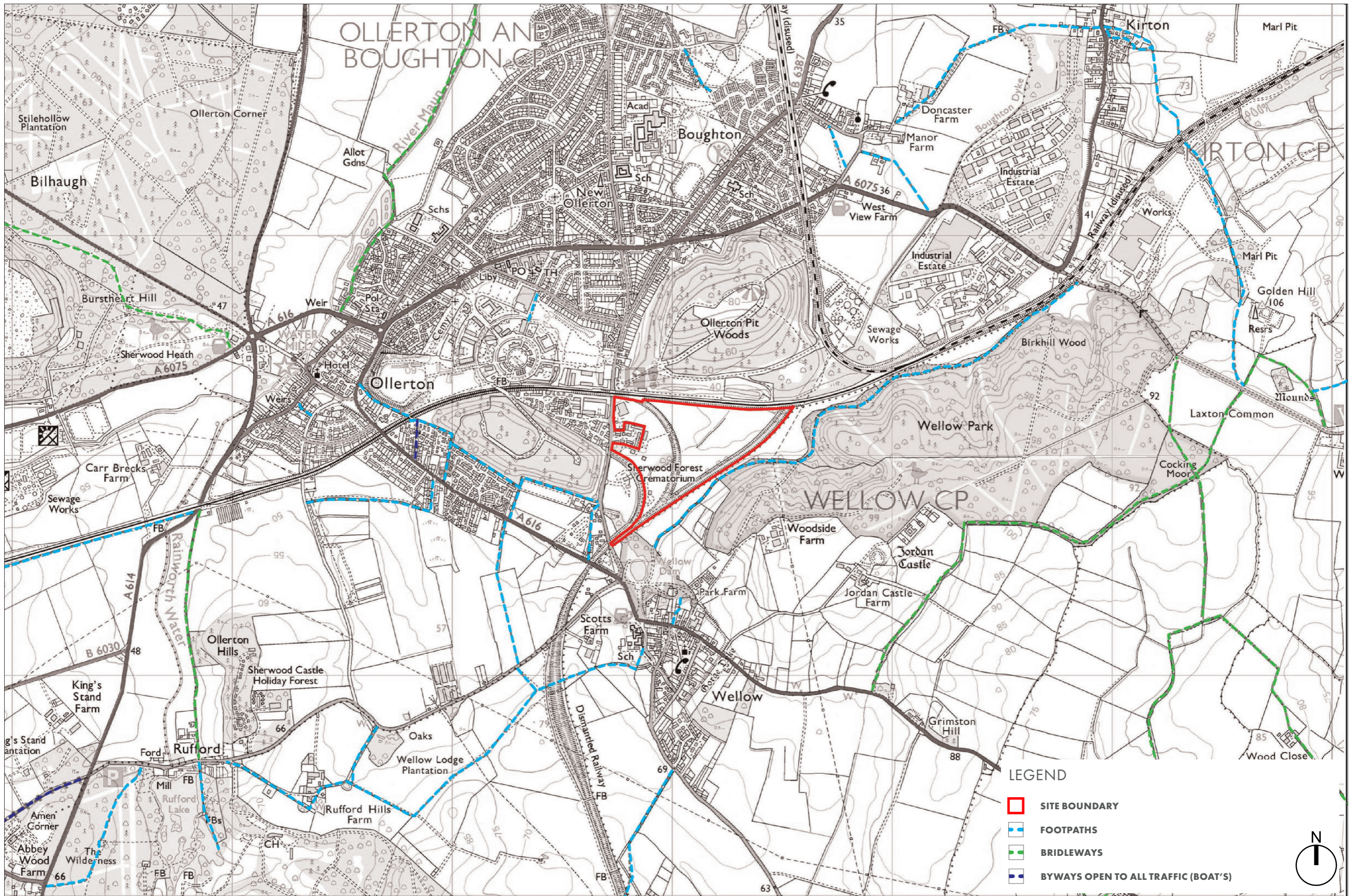


FIGURE 3.2 - PUBLIC RIGHTS OF WAY, OPEN ACCESS LAND AND REGISTERED COMMON LAND (FABRIK, 2023)

4.0

BASELINE CONDITIONS

4.1 TOPOGRAPHICAL CONTEXT

Figure 4.1 on the following page illustrates the topography of the study area.

LANDFORM AND DRAINAGE

The study area has a rolling topography, with a series of localised hills and high points dissected by the River Maun and its associated floodplain. The town of Ollerton sits on the eastern side of the river at approximately 40m AOD, with the Site located in the south east of the settlement. Ollerton is enclosed by Ollerton Pit Woods, which rises to 80m AOD; Wellow Park which reaches 100m AOD to the east; and Bilhaugh to the west, which rises to 75m AOD. These hills are well vegetated with mature or Ancient Woodlands covering the slopes, creating a sense of enclosure.

The village of Wellow is located to the south of the Site, with Ollerton set on rising ground at approximately 60m AOD, with the topography continuing to rise gently in a southerly direction.

Broughton Dyke runs broadly north - south to the east of Ollerton and between Wellow Park and Ollerton Pit Woods before heading west towards the River Maun, which is the main catchment for drainage within the study area. The river flows in a northerly direction and is also fed by Rufford Lake via Rainworth Water from the south of the study area, within Rufford Country Park.

LEGEND

