



PHOTOGRAPH –VIEWPOINT S13
VIEW FROM THE SOUTH WESTERN PART OF THE JMS SITE, LOOKING WEST TOWARDS NEWARK ROAD. THE WORKSHOP BUILDINGS, CONTAINERS AND MACHINERY CREATE A SENSE OF ENCLOSURE AGAINST THE WOODED BACKDROP OF THE SITE BOUNDARIES.



PHOTOGRAPH –VIEWPOINT S14
VIEW FROM THE SOUTH WESTERN PART OF THE SITE, LOOKING EAST TOWARDS WELLOW PARK ANCIENT WOODLAND/SSSI, WHICH FORMS THE HORIZON. VIEWS ARE GENERALLY OF THE SITE AGAINST A WOODED BACKDROP DUE TO THE ENCLOSURE CREATED BY THE CONTAINERS AND MACHINERY.

LEG EN D

- SITE BOUNDARY
- ① VIEWPOINT LOCATION



VIEWPOINT LOCATIONS



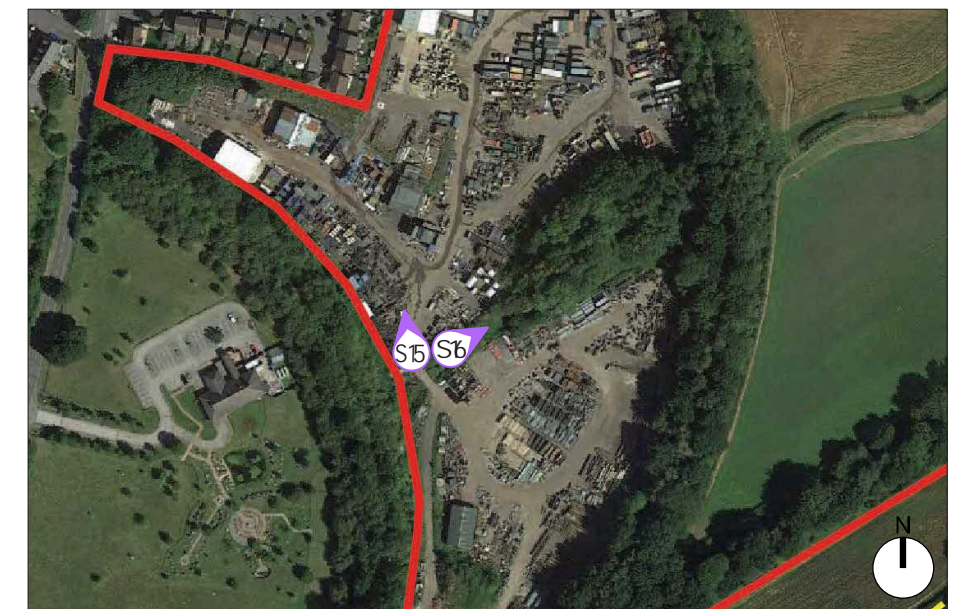
PHOTOGRAPH –VIEWPOINT S15
 VIEW FROM THE CENTRAL PART OF THE JMS SITE, LOOKING NORTH TOWARDS THE PROPERTIES ON KELSEY AVENUE, WHICH ARE PARTIALLY VISIBLE ABOVE THE CONTAINERS AND MACHINERY STORED WITHIN THE SITE.



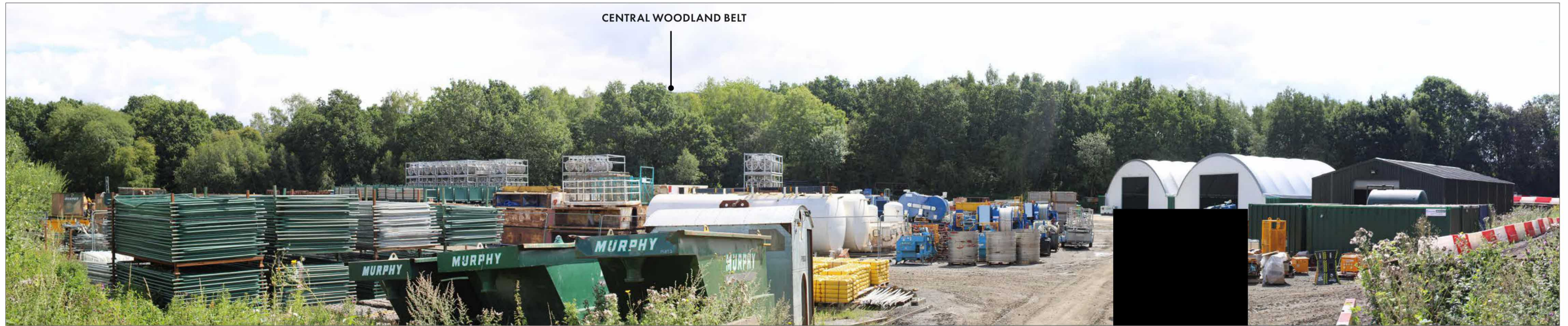
PHOTOGRAPH –VIEWPOINT S16
 VIEW FROM THE CENTRAL PART OF THE JMS SITE LOOKING EAST ALONG THE LINE OF THE WATERCOURSE.

LEG EN D

- SITE BOUNDARY
- ① VIEWPOINT LOCATION



VIEWPOINT LOCATIONS



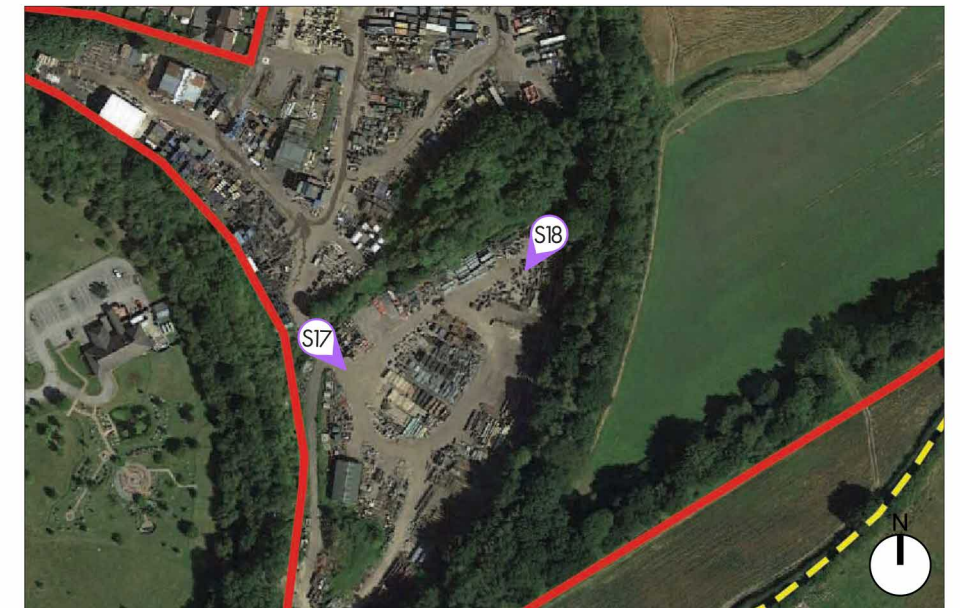
PHOTOGRAPH - VIEWPOINT S17
 VIEW FROM THE SOUTHERN PART OF THE JMS SITE, LOOKING SOUTH EAST ACROSS THE SITE TO THE VEGETATED EMBANKMENT OF THE CENTRAL WOODLAND BELT



PHOTOGRAPH - VIEWPOINT S18
 VIEW FROM THE SOUTHERN EDGE OF THE WATERCOURSE, LOOKING SOUTH WEST ACROSS THE JMS SITE. VIEWS OF THE WIDER LANDSCAPE ARE TRUNCATED BY THE CENTRAL AND SOUTHERN BOUNDARY TREE BELTS.

LEGEND

- SITE BOUNDARY
- 21 VIEWPOINT LOCATION



VIEWPOINT LOCATIONS



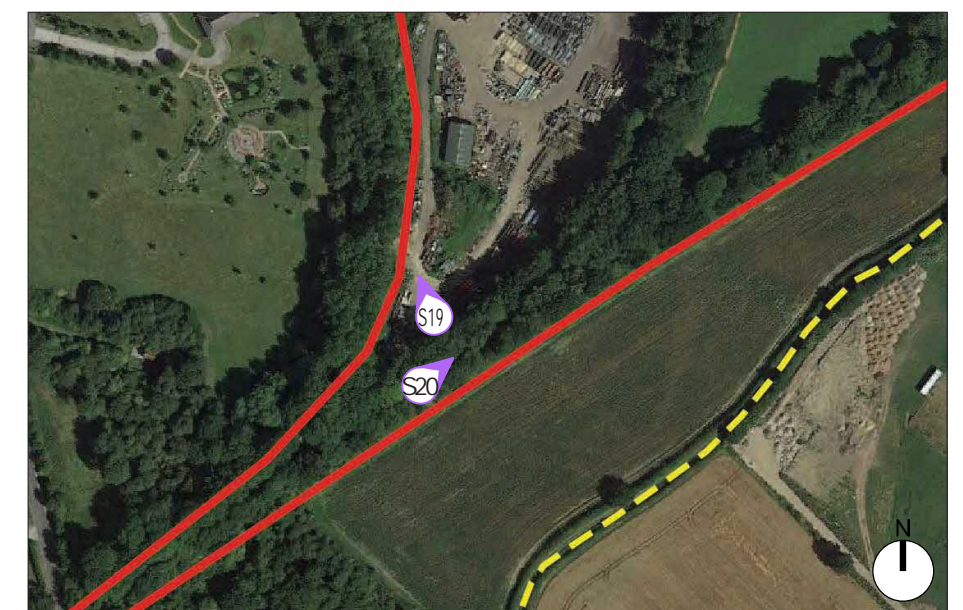
PHOTOGRAPH –VIEWPOINT S19
VIEW FROM THE SOUTHERN CORNER OF THE JMS SITE, LOOKING NORTH TOWARDS OLLERTON PIT WOOD, WHICH IS VISIBLE ON THE RISING GROUND TO THE NORTH OF THE SITE. THE EXISTING WORKSHOP BUILDINGS WITHIN THE SITE ARE VISIBLE BELOW THE TREE LINE.



PHOTOGRAPH –VIEWPOINT S20
VIEW FROM ON TOP OF THE FORMER RAILWAY LINE DEFINING THE SOUTH EASTERN BOUNDARY OF THE SITE, LOOKING NORTH EAST ALONG THE BOUNDARY. THE EXISTING TREES FILTER VIEWS OF THE SITE AND WIDER LANDSCAPE CREATING A CLEAR DEFINITION BETWEEN THE SITE AND WIDER LANDSCAPE.

LEG EN D

- SITE BOUNDARY
- 21 VIEWPOINT LOCATION



VIEWPOINT LOCATIONS



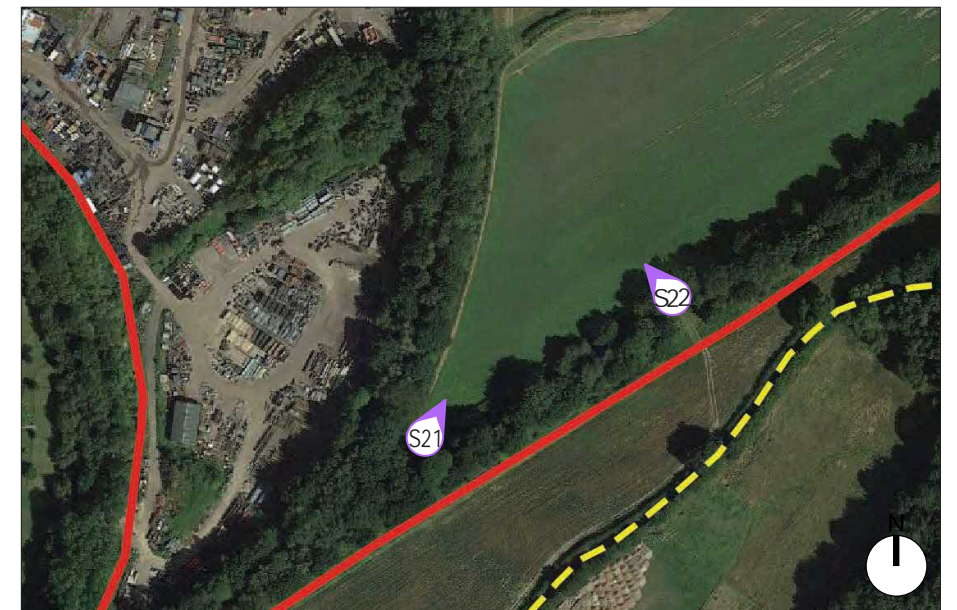
PHOTOGRAPH –VIEWPOINT S21
 VIEW FROM THE SOUTH WESTERN CORNER OF THE EASTERN HALF OF THE SITE, LOOKING NORTH EAST ACROSS THE AGRICULTURAL FIELDS TOWARDS OLLERTON PIT WOOD, WHICH IS VISIBLE ON THE HORIZON. THE CHARACTER OF THE VIEW IS OF AGRICULTURAL FIELDS SET AGAINST A BACKDROP OF WOODLAND.



PHOTOGRAPH –VIEWPOINT S22
 VIEW FROM THE EXISTING AGRICULTURAL FIELD ACCESS ON THE SOUTH EASTERN BOUNDARY OF THE SITE, LOOKING NORTH EAST TOWARDS THE CENTRAL TREE BELT AND OLLERTON PIT WOOD, WHICH FORM THE HORIZON AND TRUNCATE ANY LONGER DISTANCE VIEWS OR VIEWS OF THE EASTERN PART OF THE SITE.

LEG EN D

- SITE BOUNDARY
- 21 VIEWPOINT LOCATION



VIEWPOINT LOCATIONS



PHOTOGRAPH –VIEWPOINT S23

VIEW FROM THE NORTH EASTERN CORNER OF THE SITE, LOOKING SOUTH WEST ACROSS THE AGRICULTURAL FIELDS OF THE SITE TOWARDS THE CENTRAL TREE BELT, WHICH FORMS THE HORIZON ALONGSIDE THE WOODED HILL BEYOND THE SITE. THERE IS A PARTIAL VIEW OF THE JMS WORKSHOPS WITHIN THE WESTERN PART OF THE SITE THROUGH THE EXISTING GAP IN THE CENTRAL TREE BELT AND EMBANKMENT. THE WOODED EMBANKMENTS OF THE SITE BOUNDARIES LIMIT VIEWS OF THE SURROUNDING LANDSCAPE.

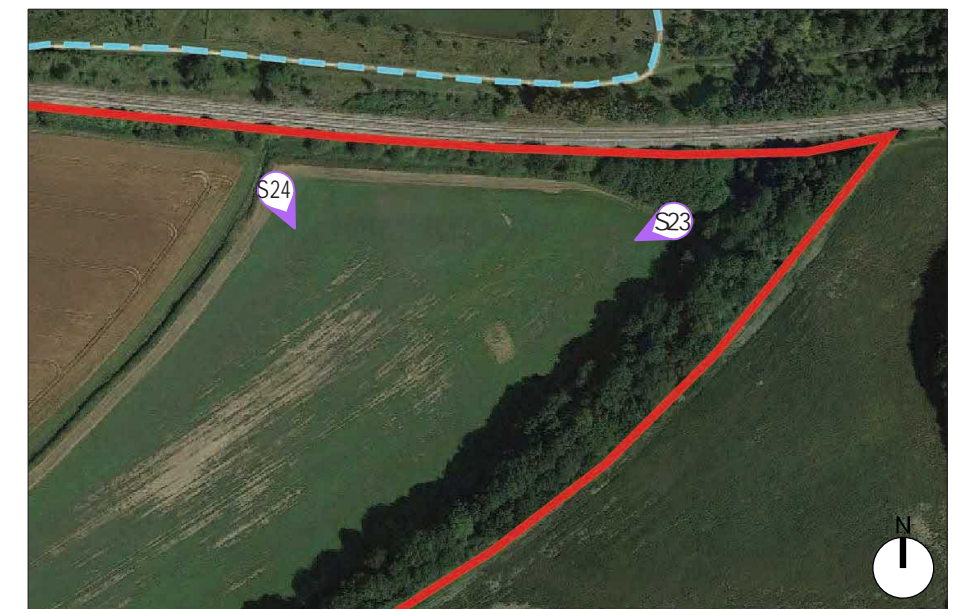


PHOTOGRAPH –VIEWPOINT S24

VIEW FROM THE CENTRAL PART OF THE NORTHERN BOUNDARY, LOOKING SOUTH EAST TOWARDS WELLOW PARK. THE CHARACTER OF THE VIEW IS OF AN AGRICULTURAL FIELD SET AGAINST A BACKDROP OF WOODLAND.

LEG EN D

- SITE BOUNDARY
- ① VIEWPOINT LOCATION



VIEWPOINT LOCATIONS



PHOTOGRAPH –VIEWPOINT S25

VIEW FROM THE CENTRAL HEDGEROW/WATERCOURSE WITHIN THE EASTERN HALF OF THE SITE, LOOKING SOUTH WEST ACROSS THE SITE TOWARDS THE CENTRAL TREE BELT, WHICH GENERALLY TRUNCATES WIDER VIEWS OF THE SITE AND SURROUNDING LANDSCAPE. THERE ARE PARTIAL VIEWS OF THE JMS WORKSHOPS WITHIN THE WESTERN HALF OF THE SITE THROUGH THE GAP IN THE CENTRAL TREE BELT.

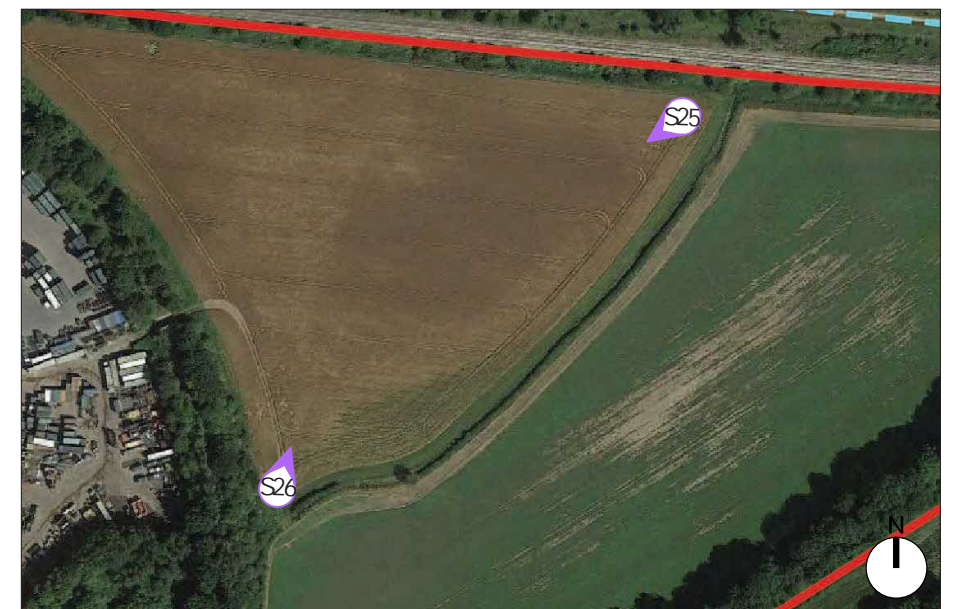


PHOTOGRAPH –VIEWPOINT S26

VIEW FROM THE CENTRAL HEDGEROW/WATERCOURSE WITHIN THE EASTERN HALF OF THE SITE, LOOKING NORTH EAST ACROSS THE SITE. THE VIEW IS CHARACTERISED BY THE AGRICULTURAL FIELDS SET AGAINST A WOODED BACKDROP OF THE SOUTH EASTERN BOUNDARY VEGETATION AND OLLERTON PIT WOOD.

LEG EN D

- SITE BOUNDARY
- ① VIEWPOINT LOCATION



VIEWPOINT LOCATIONS



PHOTOGRAPH –VIEWPOINT S27
 VIEW FROM THE ENTRANCE TO THE EASTERN PART OF THE SITE FROM THE JMS SITE, LOOKING NORTH EAST ACROSS THE AGRICULTURAL FIELDS. THE WOODLANDS WITHIN OLLERTON PIT WOOD AND WELLOW PARK CREATE A WOODED BACKDROP TO THE VIEWS IN COMBINATION WITH THE SITE BOUNDARIES.



PHOTOGRAPH –VIEWPOINT S28
 VIEW FROM THE WESTERN CORNER OF THE EASTERN HALF OF THE SITE, LOOKING SOUTH EAST TOWARDS WELLOW PARK ANCIENT WOODLAND/SSSI, WHICH FORMS THE HORIZON. THE WELL VEGETATED SITE BOUNDARIES CREATE A SENSE OF ENCLOSURE TO THE AGRICULTURAL LANDSCAPE.

LEG EN D

- SITE BOUNDARY
- 21 VIEWPOINT LOCATION



VIEWPOINT LOCATIONS

5.0

VISUAL ASSESSMENT

5.1 INTRODUCTION

The extent to which the Site is visible from the surrounding landscape is based on grading of degrees of visibility. It is determined from a visual inspection of the Site and its context from roads, public rights of way and properties.

Seasonal change in existing evergreen and deciduous plant material will affect the available views. Typically views will be different through the seasons with a greater sense of enclosure in the summer months when deciduous trees are in leaf. The fieldwork was completed on the 7th August 2023.

Figure 5.1 opposite shows the actual visual summary of the existing Site from the immediate environs. The photographs 1-17 then describe each of these views.

The Landscape Institute's Technical Guidance Note 2/19 Residential Visual Amenity Assessment (Landscape Institute, 2019) has informed the approach to the assessment of residential visual amenity, within the scope of an LVIA.

5.2 VISUAL ASSESSMENT FROM LOCAL RECEPTORS

The Site sits within the relatively flat landscape on the edge of Ollerton between the localised hills of Ollerton Pit Wood to the north and Wellow Park to the south. The Site is divided into two halves by the vegetated embankment of a former mining railway line. The south eastern and south western Site boundaries are also defined by the vegetated embankments of former mining railway lines and the heights of the embankments and density of vegetation create a well defined landscape that limits visual connectivity with the surrounding areas to the east, south and west. The northern Site boundary is also defined by a railway line embankment, although this line is in active use and the vegetation is less dense, allowing some visual connectivity from the eastern half of the Site with Ollerton Pit Wood to the north.

The existing JMS depot in the west of the Site is well screened from the eastern half of the Site and the wider landscape by the central embankment/tree belt and the south western Site boundary, which separates the Site from the Sherwood Forest Crematorium to the south west. The JMS part of the Site lies adjacent to the existing residential properties on Kelsey Avenue and to the west of Newark Road. The close proximity of these properties to the Site allows for some open views of the western half of the Site. The Site entrance from Newark Road is also visible from this location.

There are no identified viewing corridors of national or local significance within the study area that are protected by policy. The following sections set out the nature of the views of the Site experienced by a range of visual receptors within the study area that has been established through the desktop and field based assessments. This presents a refined Zone of Visual Influence that extends to 2km beyond the Site. The locations of the representative viewpoints are illustrated on Figure 5.2 on the following page.

5.2.1 RESIDENTIAL

Kelsey Avenue is a small residential estate located to the east of Newark Road and adjacent to the western boundary of the Site, which surrounds the estate to its north, east and south (Viewpoints 8, 9 and 10). Properties generally back or side onto the Site boundary with garden boundaries defined by circa 3m tall close board fencing. To

the west of Newark Road, properties on St Stephens Road and Merry Road (accessed from Beacon View) are also orientated towards the Site with some open views towards the western Site boundary where gaps in the intervening built form allow (Viewpoints 6, 7 and 11).

5.2.2 TRANSPORT CORRIDORS

Due to the well vegetated Site boundaries, open views of the Site from the surrounding transport network are limited to Newark Road, from which the existing Site access is taken (Viewpoints 4 and 5) and the railway line running along the northern boundary of the Site (Viewpoint N/A). For users of Newark Road, views of the Site diminish to the north of the Site due to the intervening built form, vegetation and railway embankment immediately north of the Site (Viewpoints 2 and 3). As the route continues south views of the Site become truncated by the intervening vegetation associated with the Sherwood Forest Crematorium (Viewpoint 12) and the former railway line embankments (Viewpoint 13). There are open views of the existing Site entrance and western boundary from Beacon View on approach to Newark Road (Viewpoint 6).

5.2.3 PUBLIC RIGHTS OF WAY

Views of the Site from the local PRoW network are limited by the strong boundary vegetation. PRoW Wellow FP2 is located in close proximity to the southern boundary of the Site but has limited views of the Site due to the intervening topography and vegetation both within Wellow Park and along the south eastern Site boundary (Viewpoints 14, 16 and 17). There are open views into the eastern part of the Site from the section of the route that allows views through the existing field access (Viewpoint 15).

A number of permissive routes are present within the landscape to the west of Newark Road and Ollerton Pit Wood, which connect to Sherwood Energy Village. There are partial views of the north western corner of the Site from the eastern ends of these routes as they meet Newark Road (Viewpoint 1).

5.2.4 VISITOR ATTRACTIONS AND SCENIC VIEWPOINTS

The permissive routes within the southern part of Ollerton Park Wood to the north have a more open relationship with the eastern half of the Site where gaps in the intervening vegetation and woodlands allow. There are open views of the eastern part of the Site where the elevated position within Ollerton Pit Wood allows views over the railway line embankment and vegetation on the northern Site boundary (Viewpoints 19-21). A permissive route runs adjacent to the railway line embankment defining the northern boundary of the Site, views of the Site from this route vary from east to west as the height of the embankment increases (Viewpoints 18 and 22), eventually becoming truncated as the railway line gets closer to Newark Road (Viewpoint 24). Views of the western half of the Site from the routes within Ollerton Pit Wood are truncated by the vegetated embankments of the Site boundaries and central tree belt. However, there are partial views of the existing built form in the north west of the Site from the Ollerton Pit Wood visitor car park.

5.2.5 EMPLOYMENT

Within the immediate surroundings of the Site, employment sites include Sherwood Forest Crematorium (Viewpoint 12), Beacon Court (Viewpoint 6) and Sherwood Network Centre (Viewpoint 1) alongside those working the agrarian landscape beyond. Views of the Site for receptors working at these venues are truncated by the intervening vegetation and built form with the exception of those farming the fields within the eastern half of the Site, of which there are open views of this part of the Site.

5.2.6 COMMUNITY BUILDINGS

There are no community buildings that have a visual relationship with the Site within the immediate surroundings identified on Figure 5.1.