

FPCR | environment  
& design



# LANDSCAPE & VISUAL APPRAISAL

Client

**Seabridge Developments Ltd**

Project

**Land North and West of Bankfields Farm**

**Derby Road, Draycott**

Date

**November 2024**

## CONTENTS

1.0	INTRODUCTION .....	1
2.0	METHODOLOGY .....	2
3.0	PLANNING POLICY .....	7
4.0	BASELINE CONDITIONS .....	11
5.0	LANDSCAPE PROPOSALS .....	20
6.0	LANDSCAPE AND VISUAL EFFECTS.....	22
7.0	ASSESSMENT OF THE IMPACT ON THE OPENNESS OF THE GREEN BELT .....	28
8.0	SUMMARY AND CONCLUSIONS .....	30

## FIGURES

Figure 1: Site Location Plan

Figure 2: Aerial Photograph

Figure.3: Landscape Character

Figure 4: Designations

Figure 5: Topography Plan

Figure 6: Visual Appraisal

Figures 7-18: Photo Viewpoints

## APPENDICES

Appendix A: LVA Methodology and Appraisal Criteria

Appendix B: Landscape Effects Table

Appendix C: Visual Effects Table

Rev	Issue Status	Prepared/Date	Approved/Date
-	Issue	LMF/07/11/24	EAF/07/11/24
A	Issue	LMF 08/11/24	LMF/08/11/24

## 1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out for potential residential development to land north and west of Bankfields Farm, Derby Road, Draycott by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA study is to provide an assessment of the likely landscape and visual effects of potential residential development to the Site. The landscape and visual effects have been considered in relation to the proposals detailed in the concept plan (2206-SK004).
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy established over 60 years, with expertise in architecture, landscape, ecology, arboriculture, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

### Site Location

- 1.3 Figures 1 and 2 show the location and context of the site. The site is located to the western edge of Draycott abutting the existing settlement edge. Containing the site to the north is the A6005 Derby Road with housing and a rail line beyond. To the west are open agricultural fields and an individual residential property. Immediately to the south is Bankfields Farm and Long Eaton Caravans and an area of existing woodland. Part of the southeastern boundary also adjoins agricultural land. To the southwest is a sloping area of vegetation which opens on to agricultural fields with the River Derwent beyond. To the east and northeast are existing housing which rear on to the Site located along Derby Road and Lime Grove. Borrowash is located to the west.

### Development

- 1.4 This LVA is based on potential residential development of similar height and density to the surrounding context. Public Open Space would be located to the south of the Site. The development would be accessed from Derby Road to the north.

## 2.0 METHODOLOGY

2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013. The assessment of Landscape Value also takes account of guidance in Landscape Institute Technical Guidance Note 02-21 "Assessing landscape value outside national designations".

2.2 In summary, the GLVIA3 states:

*"Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity."* (GLVIA3 paragraph 1.1.)

2.3 There are two components of LVIA:

- "Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;
- Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people." (GLVIA3 paragraph 2.21.)

2.4 The GLVIA3 states:

*"LVIA can be carried out either as part of a broader EIA, or as a standalone 'appraisal' of the likely landscape and visual effects of a proposed development..."*

- As a standalone 'appraisal' the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies". (GLVIA paragraph 3.2)

2.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.

2.6 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

### **Assessment of Landscape Effects**

2.7 GLVIA3 states that *"An assessment of landscape effects deals with the effects of change and development on landscape as a resource"* (GLVIA3 paragraph 5.1).

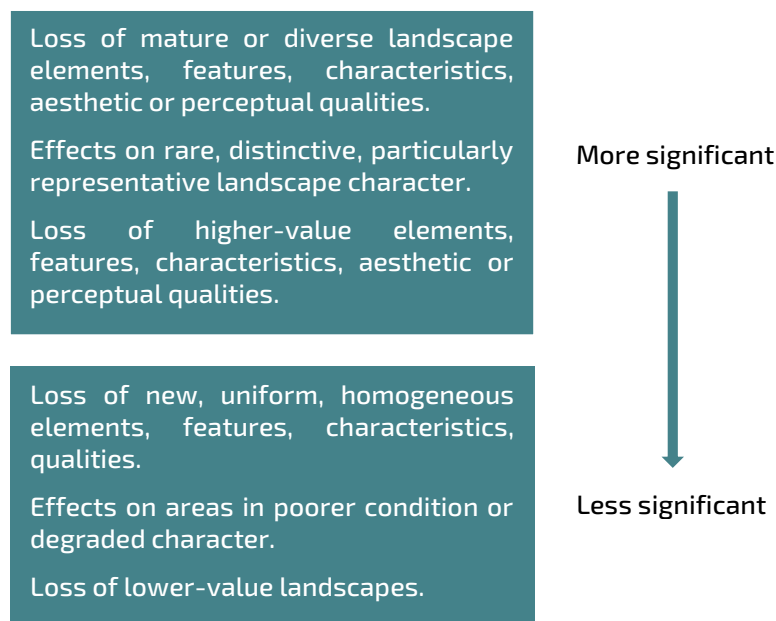
2.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

2.9 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;



- Addition of new elements that influence character and distinctiveness of the landscape;
  - Combined effects of these changes.
- 2.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.
- 2.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements. Geographical extent is considered by reference to the extent of the area over which there will be a change. Duration is considered for the landscape effects, with short term effects being defined as those lasting less than 5 years, medium term effects lasting between 5 and 10 years and long-term effects being defined as anything over 10 years in duration.
- 2.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document).



- 2.14 The criteria used in the appraisal are set out in Appendix A.

## Assessment of Visual Effects

- 2.15 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1 Winter) and longer term (year 15 Summer).
- 2.16 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)<sup>1</sup>, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.
- 2.17 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.
- 2.18 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.

*"The visual receptors most susceptible to change are generally likely to include:*

- Residents at home;
- People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;
- Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;
- Communities where views contribute to the landscape setting enjoyed by residents in the area;
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high." (GLVIA3 paragraph 6.33.)

*"Visual receptors likely to be less sensitive to change include:*

- People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;
  - People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life)." (GLVIA3 paragraph 6.34.)
- 2.19 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.

---

<sup>1</sup> Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

- 2.20 In terms of size or scale, the magnitude of visual effects takes account of:
- “The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;
  - The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;
  - The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses” (GLVIA3 paragraph 6.39).
- 2.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:
- The angle of view in relation to the main activity of the receptor;
  - The distance of the viewpoint from the proposed development;
  - The extent of the area over which the changes would be visible.
- 2.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.
- 2.23 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but the following points should be noted;
- Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant
  - Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant
  - Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view. (GLVIA3 paragraph 6.44)
- 2.24 The criteria used in this appraisal are set out in Appendix A.

### **Overall Landscape and Visual Effects**

- 2.25 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 2.26 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:
- Major
  - Moderate
  - Minor
  - Negligible

- 2.27 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

### 3.0 PLANNING POLICY

#### National Planning Policy

##### National Planning Policy Framework (NPPF, December 2023)

- 3.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 3.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 3.3 Paragraph 180 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise *"the intrinsic character and beauty of the countryside"*.
- 3.4 Paragraph 181 advises that:
- 3.5 *"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries"*.
- 3.6 Paragraph 182 goes on to add:
- 3.7 *"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues". And*
- 3.8 *"The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."*
- 3.9 The site is within an undesignated landscape with no special protected status and is not in the setting of a nationally designated landscape. The character of the site and its immediate context is assessed within this report to help inform decisions regarding *"the intrinsic character and beauty of the countryside"*. The potential to enhance green infrastructure networks is also considered.

##### Planning Practice Guidance (PPG)

- 3.10 The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

**Local Planning Policy****Erewash Core Strategy (Adopted March 2014)**

- 3.11 The following policies are of relevance to landscape and visual matters and the proposed development and have been considered through the LVA process:

**Policy 10: Design and Enhancing Local Identity**

*All new development should be designed to:*

- a) make a positive contribution to the public realm and sense of place;*
- b) create an attractive, safe, inclusive and healthy environment;*
- c) have regard to the local context and reinforce valued local characteristics; and*
- d) reflect the need to reduce the dominance of motor vehicles.*

*2. Development will be assessed in terms of its treatment of the following elements:*

- a) structure, texture and grain, including street patterns, plot sizes, orientation and positioning of buildings and the layout of spaces;*
- b) permeability and legibility to provide for clear and easy movement through and within new development areas;*
- c) density and mix;*
- d) massing, scale and proportion;*
- e) materials;*
- f) impact on the amenity of nearby residents or occupiers;*
- g) incorporation of features to reduce opportunities for crime and the fear of crime, disorder and anti-social behaviour, and promotion of safer living environments; and*
- h) the potential impact on important views and vistas, including of townscape, landscape, and other individual landmarks, and the potential to create new views.*

*3. Outside of settlements, new development should protect, conserve or where appropriate, enhance landscape character. Proposals will be assessed with reference to the Derbyshire Landscape Character Assessment.*

**Erewash Borough Local Plan Saved Policies 2005 (Amended 2014)**

- 3.12 There are a number of saved policies which have been retained until they can be replaced by new policies. In March 2014 the Erewash Core Strategy was adopted. Some of the saved policies were therefore superseded. The saved policies document was amended in 2014 in line with the Core Strategy and forms part of the development plan.

**Policy H12 – Quality and Design**

*In considering applications for housing development, the borough council will require that the proposals:*

- 1. are in scale and character with their surroundings;*

*2. have regard to distinctive landscape features and provide supplementary landscaping where appropriate, particularly where the development is visually prominent or situated on the established urban fringe;*

*3. provide adequate amenity space for each dwelling;*

*4. an acceptable standard of privacy within private garden areas is achieved by visually appropriate boundary treatment;*

*5. are located so as to avoid being unduly affected by noise or smells from nearby uses that would be expected to generate such effects.*

### **Policy EV16 – Landscape Character**

- 3.13 *Development should recognise and accord with the landscape character within which it is located having regard to materials of construction, height of buildings, roof design, landscaping, means of access, density of development, sustainable patterns of development and traffic generation being appropriate for the location of the development.*

#### Erewash Core Strategy Review

- 3.14 Erewash Borough Council has submitted its Core Strategy document for Review. Public Hearings took place in June 2024 and the inspector has now written to the Council with their findings, detailing the next steps.
- 3.15 The review sets out a number of development Plan Policies which are to be replaced by the Proposed Core Strategy.

### **Other Relevant Strategies, Guidelines or Documents**

#### Erewash Landscape Supplementary Planning Document (2006)

- 3.16 The role of this document is to explain the planning policies put in place to conserve and enhance landscape character. This includes expanded information on policies H12 Quality and Design and EV16 Landscape Character.
- 3.17 The document sets out Landscape Character information from the Landscape Character of Derbyshire document by Derbyshire County Council. It also sets out Design Principles and Detailed Considerations.

#### Erewash Design Guide Supplementary Planning Document (2006)

- 3.18 This document includes general information about good urban design and sets out generic design principles to promote sustainable design. It also includes Development Plan Policies relating to Design.

#### Technical Assessment of the Derby Principal Urban Area Green Belt Purposes (2012)

- 3.19 This document assesses the Green Belt to the east of Derby, between Derby and Nottingham, against the five purposes of Green Belt. The Site and its context are located in Area 2: Derby to Long Eaton and includes Green Belt around villages of Borrowash, Ockbrook, Draycott and Breaston. This broad area is ranked as being of high importance. It scored highly in terms of checking the unrestricted sprawl of large built-up areas and assisting in safeguarding the countryside from encroachment. It also scored highly in preventing neighbouring towns from merging.

3.20 The 2012 Green Belt Technical Assessment provides a broad assessment of the areas but does not assess specific field parcels and is now outdated. The study states that *'any future Green Belt Review could possibly review and look more favourably at sites which would form logical extensions to existing settlements'*.

3.21 The more recent Strategic Growth Area Assessment assesses the parcel itself and provides more specific detail on the Sites limited contribution to the Green Belt.

Strategic Growth Area Assessments (March 2021)

3.22 This document provides a more detailed assessment of part of the Site and its contribution to the Green Belt (Site SGA30: South of Derby Road, Draycott). SGA30 covers the 2 most western parcels (west of the farm access track). The assessment notes and describes the defensible boundaries, which include the mature trees and hedgerows enclosing the field parcels. The report provides commentary on the Sites contribution to the five purposes of the Green Belt.

3.23 In relation to preventing neighbouring towns from merging it notes: *"The development of SGA30 would not therefore reduce the current GB gap between Draycott and the nearest Erewash inset settlement of Borrowash, with the gap maintained at its current distance."*

3.24 In relation to assisting in safeguarding the countryside from encroachment it notes: *"It must be pointed out that even the furthestmost point of the site from the centre of Draycott does not project any further westwards beyond the current extent of Draycott's inset settlement."*

3.25 In relation to preserving the setting of special character and historic towns it notes: *"With much modern residential development situated between SGA30 and the CA it is unlikely that any future development of the site will impact upon the CA's historic character."*



## 4.0 BASELINE CONDITIONS

### Landscape Character

#### National Character

- 4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCA's defined across England and were updated in May 2024.
- 4.2 These NCA profiles describe the key characteristics, the landscape today and how it has changed over time, key facts and data, natural capital and key ecosystem services and landscape change, and they set out statements of environmental opportunity, landscape attributes and opportunities for each NCA. Figure 3 illustrates the NCAs and other defined character areas within the context of the site.
- 4.3 At this very broad landscape scale, the site lies within Natural England's National Character Area (NCA) 69 'Trent Valley Washlands'. This NCA stretches from Nottingham in the north to the Birmingham fringes in the south and therefore covers a very extensive landscape area. The Key Characteristics for the NCA include the following:
- *Distinctly narrow, linear and low-lying landscape largely comprised of the flat flood plains and gravel terraces of the rivers and defined at its edges by higher ground.*
  - *Geology dominated by superficial alluvium and gravel river terrace deposits underpins the contrast in arable and pastoral agricultural use, arable crops predominating on the free-draining soils of the river terraces, with grassland more commonly located along the alluvial river flood plains where soils are subject to frequent flooding or are naturally wet.*
  - *Flood plain pastoral areas where riverside pastures are subdivided by thick, full hedgerows with some trees contrast with arable areas with larger fields divided by low, small hedgerows with few trees.*
  - *Limited tree cover, but local concentrations give the impression of a well-timbered landscape in many places. Riparian trees, especially willows, provide an important component.*
  - *A landscape strongly defined by its rivers and their flood plains with the extensive canal network adding significantly to the watery character and providing major recreational assets for the area.*
  - *Diverse range of wetland habitats supporting notable species such as spined loach and bullhead fish, otter, water vole, white-clawed crayfish, shoveler, bittern, lapwing, snipe and redshank.*
  - *Rich history of human settlement and activity reflected in the archaeology and historic buildings with a particular focus on river crossing points and the gravel terraces, as well as being significant for early Christianity in the Midlands, and later for its canal and brewing heritage.*
  - *Settlement pattern heavily influenced by flood risk, confining villages to the gravel river terraces and to rising ground at the edges of the flood plains. Traditional buildings are characteristically of red brick and clay plain tile with earlier timber frame and grander dwellings and churches typically built from sandstone. Red brick and Welsh slate of 19th*

*and early 20th century urban expansion prominent in larger settlements along with modern housing and development.*

- *A landscape heavily used as transport and communication corridors along the rivers and canals, for major roads and railways, and for power lines.*
- *A landscape marked by extensive sand and gravel extraction, power stations and prominent urban-edge industrial and commercial development*

The Statements of Environmental Opportunities (SEO) include the following:

#### SEO 1

*Carefully plan and manage new development within the NCA to ensure that landscape character and ecosystem services are strengthened, that heritage features, wildlife habitats, woodland and the hedgerow network are enhanced, and that opportunities for creation of multifunctional green infrastructure are realised so that this landscape is resilient to the forces of change that it is experiencing.*

### **Derbyshire Landscape Character Assessment (4<sup>th</sup> Ed.)**

- 4.4 The Derbyshire County Council Landscape Character Assessment has been undertaken at a County level. It subdivides the *Trent Valley Washlands* (NCA69) Landscape into distinct Landscape Character Types (LCT). The Site lies within the *Lowland Village Farmlands* Landscape Type.

#### Lowland Village Farmlands

- 4.5 The Key characteristics of the Lowland Village Farmlands LCT includes the following:

- *Gently rolling, almost flat, lowland with river terraces*
- *Low slopes and summits give a sense of elevation over a broad flood plain*
- *Mixed farming with arable cropping and improved pasture*
- *Thinly scattered hedgerow trees including some willow pollards*
- *Scattered, locally dense, watercourse trees*
- *Medium to large regular fields with thorn hedgerows*
- *Discrete red brick villages with farms and cottages*
- *Large red brick outlying farms*

- 4.6 Included is the following information on Tree Cover:

*Tree cover is variable throughout this landscape character type, although it is rarely visually prominent. Sparsely scattered hedgerow trees are locally prominent where the fields are smaller, particularly in association with villages. Hedgerow trees are generally a mix of oak and ash with some willow. Many of the willows have been pollarded and form visually distinctive features. There are scattered, locally dense trees along watercourses; predominantly alder with some willow. There are localised parkland trees and avenues around Elvaston Park, and small amenity tree groups are found adjacent to scattered farmsteads. In areas of former common, tree cover is very sparse. Woodland is largely absent*

*from this landscape, or occurs as small, sparsely scattered blocks. There are some small estate woodlands in the proximity of Elvaston.*

4.7 The Summary includes:

*The soft rocks of Permo-Triassic Mudstones and Siltstones with drift deposits have weathered away to form a very subdued, gently rolling lowland landscape that has strongly influenced the cultural patterns of the landscape. Soils reflect the geological variation, with heavy seasonally waterlogged soils over mudstone, and more permeable soils over localised drift and river terrace deposits. The resultant land-use is typically mixed, with cropping on the flatter, more cultivable, soils and improved pasture in damper areas.*

*A key feature of this landscape is its nucleated settlement pattern. Villages like Hatton and Weston-on-Trent are located on relatively high spots or better drained land immediately off the flood plain, in order to reduce the risk of flooding. The enclosure pattern reflects a diverse history. Immediately adjacent to the villages, fields are medium size, semi-regular, with areas of ridge and furrow reflecting the enclosure of medieval open fields. The hedges that enclose these fields are species-rich. Beyond the villages there is a more regular pattern of fields suggesting a period of later enclosure and typically, the hedgerows are single species hawthorn. The more regular fields are most obvious in areas of former common like Etwall Common and Egginton Common.*

*Villages are traditionally compact with cottages and farmsteads built in the local material of red brick with Staffordshire blue clay tile roofs. Some of these settlements like Hatton, Hilton, Breaston and Borrowash have undergone rapid expansion with the construction of new housing estates to serve the city of Derby.*

*Much of the original character of this landscape has been seriously impacted upon by modern large scale development. Large power stations dominate views across the landscape as do the many pylons carrying the resultant electricity. The gentle topography above the flood plain has always been attractive for road construction and modern roads, like the A50 and A52, pass through this landscape. The underlying mineral deposits have resulted in sand and gravel extraction, and the restoration of these sites has created areas of immature agricultural land and large water bodies.*

4.8 Planting and Management Guidelines include the following:

- *Ensure the use of indigenous tree and shrub species, including a proportion of large, long-lived species.*
- *Conserve and enhance the tree groups that occur within and around rural settlements and isolated farmsteads.*
- *Encourage the continuing practice of pollarding to maintain the traditional riparian character of the landscape.*
- *Ensure new woodland does not conflict with features (e.g. ridge and furrow) that help to define landscape character.*

**Designations**

4.9 Figure 4 illustrates to location of designations.

- 4.10 A Conservation Area covers part of the centre of Draycott, to the east of the Site, with several listed buildings located within and in proximity of the area.
- 4.11 Elvaston Castle, a Scheduled Monument is located to the southwest of the Site. Elvaston Castle Country Park is a Registered Park and Garden.
- 4.12 A Local Nature Reserve, St Chad's Water is located to the south.
- 4.13 The Site is located within the Green Belt.

### **Topography**

- 4.14 The following should be read in conjunction with Figure 5.

### **Context – Landform**

- 4.15 The topography of the site's context is relatively low lying and flat, forming part of the River Derwent valley at 35m AOD. Land rises to the north around Hopwell and Ockbrook reaching 120m AOD.

### **Site – Landform**

- 4.16 The Site itself slopes gently to the south with the Derwent River Valley forming the landscape. The Site lies at approximately 38m AOD.

### **Site and Immediate Context**

- 4.17 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.
- 4.18 The Site is an irregular shape consisting of 3 full field parcels and part of a fourth field parcel which contains some large trees. The boundaries consist of hedgerow and hedgerow trees and fencing (to the rear of existing properties and along the western boundary).
- 4.19 The Site adjoins the western settlement edge of Draycott. Existing dwellings form the eastern and northeastern boundary of the Site with Derby Road (A6005) forming the remaining northern boundary. Passing through the Site is an access track for Bankfields Farm and Long Eaton Caravans which lie to the south with open agricultural fields beyond. The southern boundary is formed by Bankfields Farm, a small area of woodland and further open fields beyond hedgerow. The Eastern area of the Site is bound by hedgerow and timber fencing with trees and scrub to the south.
- 4.20 The existing settlement edge consists of a mixture of 2 storey and single storey detached and semi-detached residential properties of varying age. Some are Victorian whilst others were built in the 30's with some more modern infill also. 6 properties to Derby Road and 5 properties to Lime Grove rear directly onto the Site. The eastern boundary abuts a further property which is built behind the existing linear edge.
- 4.21 The Site is relatively flat with hedgerow and hedgerow trees to field boundaries. There are also small groups of trees and individual trees to the southern area. The Site is typical of other field parcels in the surrounding landscape and is influenced by the existing settlement edge and built form/ sheds to Bankfields Farm. The western boundary is partly formed by hedgerow and part post and rail fence.

- 4.22 The central field parcel is a rectangular shape of moderate/ small size. The eastern parcel is of similar size and an irregular shape. The southern parcel of which the site area occupies the northern part is also a rectangular shape with tree planting to the north and south of the parcel including a small area of trees to the centre. The western parcel is larger and rectangular in shape.
- 4.23 The landscape is relatively contained by existing overlapping vegetation and areas of tree planting/ woodland around Bankfields Farm. Ratcliffe Power Station forms a feature in the wider landscape.

### **Landscape Value**

- 4.24 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in Landscape Institute (LI) Technical Guidance Note (TGN) 02-21 and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.
- 4.25 Landscape Designations: The site and its wider landscape context are not subject to any national, local or other landscape designations. The Site is located within Green Belt.
- 4.26 Natural Heritage: The Ecological Appraisal notes the site is in agricultural use and predominantly comprises modified grassland in good condition. Features of conservation interest include existing hedgerow and trees. The two woodland parcels are in poor condition, the hedgerows are mixed native and in good condition and there is a dry ditch which runs down the central eastern hedgerow of the Site.
- 4.27 Cultural Heritage: There are no designated assets within the site or in its immediate context.
- 4.28 Landscape Condition: The field boundaries consist of hedgerow and hedgerow trees and there are some larger trees located to the southeastern area of the Site in 2 woodland parcels which are in poor condition. Grassland is modified and in good condition and hedgerows are also in good condition. Overall, the condition of the Site and its immediate context is considered to be moderate.
- 4.29 Associations: As far as is known, the Site and the immediate landscape are not subject to any specific cultural associates in terms of artist or writers, nor known events in history.
- 4.30 Distinctiveness: The site consists of typical edge of settlement agricultural field parcels and is not considered to be distinctive.
- 4.31 Recreational Value: A Public Right of Way (footpath E4 4/1) runs to the south of the Site passing within the boundary in the southwestern area of the Site.
- 4.32 Perceptual (Scenic): The Site is influenced by the edge of settlement location and the existing farm and caravan storage located adjacent. The Site consists of typical settlement periphery field parcels. Existing tree and hedgerow within the Site make the most positive contribution in terms of scenic value however the Site is located at the settlement edge and seen in conjunction with existing residential development. Other detracting features include the large sheds located in proximity to the Site and the road and rail network in the wider area. The Site is therefore considered to make a limited contribution to scenic value as perceived locally.

- 4.33 Perceptual (Wildness and tranquillity): The Site is influenced by the settlement edge and adjacent farm, sheds and storage. The Site consists of typical agricultural field parcels and is not considered to be wild or tranquil.
- 4.34 Functional aspects: The Site does not feature any special functional aspects. A small part of the Site which is not to be developed is in FZ2.
- 4.35 In conclusion and having appraised the above factors it is judged that the site and the immediate landscape is of medium landscape value.

### **Visual Baseline**

- 4.36 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.
- 4.37 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long range views. The photographs were taken on the 9<sup>th</sup> September 2024 and seasonal differences have been taken into account when determining the visual effects on these receptors.
- 4.38 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19).

### **Photo Viewpoints**

- 4.39 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figure 6 details the location of the Photo Viewpoints and Figure 7-18 illustrates the photo viewpoints. They are briefly described below.

#### **Viewpoint 1**

- 4.40 Taken from Lime Grove to the east of the Site, this viewpoint looks west towards the Site and represents views for residents of dwellings adjacent to the Site and pedestrian and vehicle users of Lime Grove. Dwellings adjacent to the Site are mostly 2 storeys and of mixed ages with gardens which rear and side on to the Site. Properties are set within medium sized plots with a mixture of boundary treatments including fencing and hedgerow.

#### **Viewpoint 2**

- 4.41 Taken from Public Right of Way E4 4/1 this view represents that of walkers using the footpath. The Site lies beyond existing hedgerow to the field boundary. Tree planting within the Site can be seen. Existing properties to the A6005 Derby Road and Lime Grove can be seen amongst the existing vegetation.

#### **Viewpoint 3**

- 4.42 Taken from footpath E4 4/1 south of the Site, this viewpoint demonstrates views north. Mature hedgerow can be seen within the view with the Site located beyond. Bankfields Farm is located beyond the hedgerow to the south of the Site.

#### **Viewpoint 4**

- 4.43 Taken from footpath E4 4/1 from southwest of the Site, this viewpoint looks northeast towards the Site where Bankfields Farm and associated sheds can be seen adjacent to the Site. Properties to the A6005 Derby Road can be seen beyond the Site. The site is visible in the foreground.

#### **Viewpoint 5**

- 4.44 Taken from the junction between footpath E4 4/1 and bridleway E4 3/1 which lies to the south-west of the Site, this viewpoint represents views for walkers towards the western area of the Site. Bankfields Farm and associated shed (with green roof) can be seen with properties to the A6005 Derby Road beyond the Site. Existing vegetation to the farm track, field boundaries and the woodland beyond can be seen. The Site can be seen beyond post and rail fencing.

#### **Viewpoint 6**

- 4.45 Taken from the E4 3/1 Bridleway this viewpoint represents that of walkers using the route. Bankfields Farm and associated sheds can be identified within the view. Existing housing to the A6005 Derby Road is visible, located beyond the Site. Overlapping vegetation and existing vegetation to the Site boundaries can be seen. The Site lies beyond existing vegetation to the south of the Site.

#### **Viewpoint 7**

- 4.46 Taken from Nooning Lane to the west of the Site, this viewpoint represents that of walkers, vehicle users and residents including The Stables and Melbourne House. This viewpoint taken from a gap in the vegetation indicates the possible view across the largely flat landscape towards the western edge of the Site. Bankfields Farm shed can be identified in the view along with the hedgerow which runs along the western side of the farm access track. The western area of the site can be identified beyond post and rail fencing.

#### **Viewpoint 8**

- 4.47 Taken from the bridge which crosses the rail line on Nooning Lane, this viewpoint offers a slightly elevated location. The flat nature of the landscape is apparent with post and rail fencing forming many of the field boundaries adjacent to the Site. The sheds to Bankfields Farm can be identified along with the hedgerow to the west of the Site.

#### **Viewpoint 9**

- 4.48 Taken from footpath E4 14/1 to the north of the Site this viewpoint represents that of walkers using the route. A mature hedgerow lies to the south-eastern side of the route. The Site is located beyond.

#### **Viewpoint 10**

- 4.49 Taken from Derby Road this viewpoint looks southeast and represents that of vehicle users and pedestrians using the road. The flat nature of the landscape is evident. The site can be seen beyond, adjacent to the road. Views are experienced transiently.



**Viewpoint 11**

- 4.50 Taken from Derby Road in proximity to Arthur Street, this viewpoint represents that of pedestrian and vehicle users and also residents of Derby Road. The viewpoint illustrates the northeastern boundary of the Site in proximity to where the site will be accessed. The mature hedgerow and trees which form this section of boundary are evident in the view.

**Viewpoint 12**

- 4.51 Taken from south of the Site in proximity to the River Derwent and Ambaston, this viewpoint represents views for walkers using the E4 3/1 Bridleway. The existing settlement edge can be identified with housing to Lime Grove and Derby Road visible. One of the large sheds to the east of Bankfields farm is also visible south of the Site. The Site is located beyond existing vegetation to the south of the Site.

**Summary of Visual Baseline**

- 4.52 The baseline analysis results in a number of reasoned conclusions which are summarised below:

- The landscape is relatively flat with overlapping vegetation to field boundaries filtering views.
- Views are contained by existing settlement to the east and northeast. Properties to these boundaries have views from the rear across the Site. Boundary treatments and property orientation varies the views available.
- Views from the north, from Derby Road and properties to Derby Road are available of the northern and western area of the Site.
- The western edge of the Site is more open with views available across the relatively flat landscape. Field boundaries are predominantly post and rail and therefore provide little filtering of views.
- From the south, views are more contained with existing trees to Bankfields Farm and the adjacent field to the east containing views. Part of the south is more open to the southeast and therefore visible from the Public Right of Way (E4 4/1). Existing vegetation provides some screening.
- Open views are available of the western field parcel from Public Right of Way E4 4/1 as the route passes through the southern area of the Site.
- Views of the Site are generally restricted from longer distance receptors with vegetation to the River Derwent in the south and the rail line and Derby Road to the north containing views.

- 4.53 Receptors will include:

**Residential Properties and Settlement**

- Residents of Derby Road
- Residents of Lime Grove
- Bankfields Farm



- Residents of Nooning Lane
- Residents of Ambaston

#### Public Rights of Way and Other Footpaths

- Public Right of Way E4 4/1
- Bridleway E4 3/1
- Public Right of Way E4 14/1
- Public Right of Way SD18 7/2

#### Roads and Transport Users

- Derby Road (A6005)
- Lime Grove
- Nooning Lane

## 5.0 LANDSCAPE PROPOSALS

### Introduction

- 5.1 The existing landscape resource and the visual receptors and amenity of the site have been considered. This approach has entailed collaboration between landscape, urban design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.

### Landscape Design and GI Objectives

- 5.2 The key objectives of the landscape for the scheme would be to:
- Provide Public Open Space for recreation and access to nature.
  - Conserve and enhance existing tree groups within the Site as recommended in the Lowland Village Farmlands planting and management guidelines.
  - Enhance the proposed Public Open Space with native planting including new trees, hedgerow and grassland.
  - Provide additional planting to the southeastern, southwestern and western boundaries to assist with visual mitigation.
  - Ensure the use of native tree and shrub species, including long-lived species as recommended in the Lowland Village Farmlands planting and management guidelines.
  - Proposals should be in line with the local landscape character as per the Derbyshire Landscape Character Assessment.

### Landscape (GI) Proposals

- 5.3 The landscape and GI proposals for the scheme could include:
- The provision of land to the southeast and southwest of the Site dedicated to Green Infrastructure and recreational open space. Additional planting in these areas will provide ecological enhancement and assist in screening views from the south.
  - Retain existing trees and enhance the retained woodland to the southeast of the site to improve the condition of existing trees.
  - Species rich wildflower meadow planting including wet tolerant species and new hedgerow.
  - Provide a landscape buffer to the western boundary to create a greener arrival view into Draycott. This would include new hedgerow and tree planting.
  - Provide a broad swathe of green space to the southwest of the site which will allow for the existing PRoW and tree and hedgerow cover in the area to be retained and enhanced. The green corridor will also help to break up the massing of built form and soften views from the south.
  - An attenuation area to the south can be planted up for ecological and aesthetic benefits. Native tree planting and management and enhancement of existing hedgerow would further soften and filter views of new housing.

- 5.4 The landscape and GI proposals would establish a robust framework within which to site development.

**Landscape Management**

- 5.5 All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals.

## 6.0 LANDSCAPE AND VISUAL EFFECTS

- 6.1 The following section outlines the likely landscape and visual effects that would arise from potential residential development on the site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

### Landscape Effects

#### Construction

- 6.2 During the construction phase there would be some short-term adverse landscape effects, resulting from the construction work. This will include traffic movements into and out of the Site, temporary storage of materials and installation of a contractor's compound to enable the construction of new buildings, infrastructure, and the planting of Public Open Space. Considering the location of temporary Site offices, compounds, and signage, combined with effective project management would seek to ensure that the potential landscape effects are minimised during the construction phase. For the wider landscape it is considered effects would be similar to and not exceed those experienced at completion (Year 0). For the Site and immediate context adverse landscape effects would be higher.

#### Operation (following Completion)

##### National Character 69 Trent Valley Washlands

- 6.3 The Site is located within Natural England's National Character Area (NCA) 69 'Trent Valley Washlands'. Characteristics include...*'Distinctly narrow, linear and low-lying landscape largely comprised of the flat flood plains.....Flood plain pastoral areas where riverside pastures are subdivided by thick, full hedgerows with some trees contrast with arable areas with larger fields divided by low, small hedgerows with few trees.....Limited tree cover, but local concentrations give the impression of a well-timbered landscape in many places. Riparian trees, especially willows, provide an important component.....A landscape heavily used as transport and communication corridors along the rivers and canals, for major roads and railways, and for power lines.....A landscape marked by extensive sand and gravel extraction, power stations and prominent urban-edge industrial and commercial development.'* The primary change would result from the direct replacement of open agricultural land with residential development and associated open space and landscaping.
- 6.4 The landscape proposals represent an opportunity to contribute to Statement of Environmental Opportunity 1 *'Carefully plan and manage new development within the NCA to ensure that landscape character and ecosystem services are strengthened, that heritage features, wildlife habitats, woodland and the hedgerow network are enhanced, and that opportunities for creation of multifunctional green infrastructure are realised so that this landscape is resilient to the forces of change that it is experiencing.'*
- 6.5 The proposals are not out of character for the area with existing residential development located adjacent to the Site. Given the extensive nature of the NCA, the assessed landscape effect is considered to be Negligible at completion and Year 15.

Local Character – The Derbyshire County Council Landscape Character Assessment

- 6.6 The Site lies within the Lowland Village Farmlands Landscape Type. The area is described as *'Gently rolling, almost flat, lowland with river terraces, Mixed farming with arable cropping and improved pasture, Thinly scattered hedgerow trees including some willow pollards, Scattered, locally dense, watercourse trees, Medium to large regular fields with thorn hedgerows'*.
- 6.7 *'Tree cover is variable throughout this landscape character type, although it is rarely visually prominent. Sparsely scattered hedgerow trees are locally prominent where the fields are smaller, particularly in association with villages. Immediately adjacent to the villages, fields are medium size, semi-regular... The hedges that enclose these fields are species-rich.'*
- 6.8 *'Villages are traditionally compact with cottages and farmsteads built in the local material of red brick with Staffordshire blue clay tile roofs. Much of the original character of this landscape has been seriously impacted upon by modern large scale development. Large power stations dominate views across the landscape.'*
- 6.9 The Site is reflective of the Landscape Character Area and displays some common elements, however, being located adjacent to the existing settlement edge there is some urban influence and detracting features including the sheds to Bankfields Farm. Whilst proposed development would result in the loss of some open farmland at the edge of the settlement, this would represent a relatively small area of land in the context of the wider landscape character area.
- 6.10 The proposed development will not be introducing uncharacteristic elements into the wider landscape, as dwellings will be similar in nature and scale to those forming the existing settlement edge, and those found elsewhere across this character type. Existing hedgerow and mature trees will also be retained wherever possible, and part of the Site will be retained as Green Infrastructure. As a result, the initial assessed effect is considered to be Minor Adverse.
- 6.11 There is opportunity to use native long-lived species for proposed planting and to conserve the existing trees and hedgerow, enhancing where possible to meet the planting and management guidelines for the landscape area. Effects at year 15 are assessed as Minor Adverse/ Negligible.

Site and Immediate Context

- 6.12 The Site is not covered by any landscape designations, nor does it contain any unique landscape features. An analysis of landscape value has determined that the Site has a Medium landscape value overall.
- 6.13 The most noticeable effect of the proposed development would be the replacement of areas of farmland at the settlement edge with new residential development and associated Green Infrastructure. Whilst new residential development would represent an extension of Draycott to the west, new housing would be similar in scale and nature to the existing settlement edge. New housing would be accompanied by new and retained planting and green space. The Site is partly contained by existing vegetation. Proposed landscaping would further contain the Site.
- 6.14 The Site is typical of the landscape in the area with boundary vegetation and some small tree groups present. These will be retained wherever possible replacing the agricultural field parcels with built development. The assessed landscape effect on the Site is considered to be Moderate Adverse reducing to Moderate/ Minor Adverse once the proposed planting matures.

## Visual Effects

### Visual Envelope (VE)

- 6.15 The VE (Figure 6) of the proposed development identifies the surrounding land from within which views towards any part of the potential development are likely to be possible. The VE is not however, an indicator of the effect of the proposed development on the view but simply, its visible extent in the surrounding landscape.
- 6.16 A VE for the proposed development was initially prepared based upon the local topography context and proposed building heights. This has then been reviewed on site and refined to take account of the visual 'screening' provided by buildings, trees and other features.
- 6.17 The VE of the proposed development is relatively contained to the east and southeast with views screened by existing vegetation around Bankfields Farm and the settlement edge. Transient views are possible from the northwest on approach to the village from Derby Road and from the southeast on the local footpath network. Views will also be possible from properties which are located directly adjacent to the site boundary on Lime Grove and Derby Road. Longer distance views would be possible from the southwest however these would be filtered by existing vegetation to the River Derwent. Views from Public Right of Way E4 4/1 are possible as the route passes through the southern area of the Site.
- 6.18 There could be some limited locations (beyond the extent of the VE shown) that could have a potential distant or very limited view to a part of the development. Equally, there could be some locations shown within the VE that would not experience any views to the resultant development.

### Construction

- 6.19 During construction there would be some short term adverse visual effects, resulting from the construction work, and the views to partially completed works and construction activity. Mitigation could include the erection of appropriate hoardings around the development Site and the consideration of siting of compounds, temporary machinery and equipment. Construction visual effects are broadly similar to effects receptors will experience at Completion (Year 0) as set out later in this document. There are some exceptions, and these include residents of properties to the west and north on Derby Road and Lime Grove and users of the footpath network in close proximity to the site.

### Operation (following Completion)

- 6.20 The following provides a summary of the visual effects assessment included at Appendix C.

#### Residential Properties and Settlement

- 6.21 Properties to Derby Road are located to the north of the Site. The existing settlement edge consists of a mixture of 2 storey and single storey detached and semi-detached residential properties of varying age. Some are Victorian whilst others were built in the 1930's with some more modern infill also. 6 properties are located to Derby Road which will rear on to the Site, with a further 7 properties in close proximity and likely to have some views.
- 6.22 There are also a number of properties which lie to the north of Derby Road. These properties would have views across Derby Road to the Site frontage and access. An individual property lies to the northwest of the Site. This property would have views of the western edge of the

development. Beyond this are further properties along Derby Road which would have rear views towards the site but not back on to it directly.

- 6.23 Visual effects for residents of Derby Road are assessed as Moderate Adverse. Effects are unlikely to reduce due to proposed properties being located directly adjacent to the boundary and therefore there is limited opportunity to provide visual mitigation.
- 6.24 5 properties to Lime Grove rear directly onto the Site with a further 12 in close proximity and likely to have views. The eastern boundary abuts a further property which is built behind the existing linear edge and accessed from Derby Road, this property sides on to the Site and is likely to have the clearest views being in the closest proximity. Views are likely to be from upper floors due to existing boundary treatment.
- 6.25 Visual effects for residents of Lime Grove are assessed as Moderate Adverse. Effects are unlikely to reduce due to proposed properties being located directly adjacent to the boundary and therefore limited opportunity to provide visual mitigation.
- 6.26 Bankfields Farm is located to the centre south of the Site and is accessed via the track through the centre of the Site. Associated with the farm are several outbuildings/ barns. The yard is used for caravan storage. The farmhouse has an associated garden with tree planting with further hedgerow and vegetation to the boundaries of the yard. Views of the proposed development to the east of the farm will be set back behind Public Open Space with some proposed tree planting. Views from the farmhouse to the north would be mostly screened by existing sheds however views of development to the west of the farm would be possible with development located directly adjacent.
- 6.27 Visual effects for residents of Bankfields Farm are assessed as Moderate Adverse at completion and year 15.
- 6.28 Properties to Nooning Lane are located to the west of the Site. The landscape is relatively flat and open therefore properties facing the site would have views to the western edge of the development. Views would be filtered by overlapping vegetation. Proposed buffer planting along the western edge of the Site would assist in filtering views of the development edge and soften the built form.
- 6.29 Visual effects for residents of Nooning Lane are assessed as Moderate/ Minor Adverse reducing to Minor Adverse as further proposed planting matures.
- 6.30 Ambaston is located to the southwest of the Site beyond the River Derwent. This small linear settlement has a number of properties located along Main Street. For properties to the northeastern edge of the settlement views may be possible of the upper extents of development. Views of development would be experienced at a distance and set within existing vegetation to overlapping field boundaries and the River Derwent.
- 6.31 Visual effects for residents of Ambaston are assessed as Negligible reducing to Negligible/ None as planting matures to the Public Open Space.

#### Public Rights of Way (PROW) and Other Footpaths etc

- 6.32 Public Right of Way E4 4/1 runs to the south of the proposed site linking Lime Grove with Nooning Lane and connecting into Bridleway E4 3/1. Views of the Site vary depending on location and existing intervening vegetation. To the southeast the footpath is in relative proximity to the Site. An existing hedgerow provides some screening on lower levels, but

housing would be visible set back from the boundary edge. Landscape proposals include tree planting to the southeastern corner which would filter upper floor views in time.

- 6.33 As the footpath passes to the south of the woodland and Bankfields Farm, existing vegetation contains the Site filtering views until the footpath passes through the southwest of the Site. Here views of the development edge would be visible albeit set back from the footpath with new planting to soften the built form. Once to the southwest of the Site and in proximity to Nooning Road, views become more open across the landscape. Upper floors to proposed dwellings would be visible beyond existing hedgerow however the existing settlement edge is also visible here including existing sheds to Bankfields Farm and so views of residential development would not be out of context. Additional tree and hedgerow planting would be beneficial to this edge to filter views further.
- 6.34 Visual effects for Public Right of Way E4 4/1 are assessed as Moderate Adverse reducing to Minor Adverse at 15 years as mitigation planting matures.
- 6.35 Bridleway E4 3/1 runs from the end of Nooning Lane, south towards the Derwent River. The landscape around the river is relatively flat, forming part of the flood plain. From the southeast on Bridleway E4 3/1 vegetation to Bankfields Farm and the areas of woodland adjacent provide effective filtering of the eastern side of the Site. Views of the upper extents of the proposed buildings would be visible set within the context of existing development to the settlement edge and the existing sheds at Bankfields Farm. Proposed planting to the open space to the south would assist in filtering views of built form.
- 6.36 Visual effects are assessed as Minor Adverse reducing to Minor Adverse/ Negligible as the planting scheme matures.
- 6.37 Public Right of Way E4 14/1 is located to the northwest of the Site beyond Derby Road. The footpath runs along a tall mature hedgerow which screens views towards the Site. The rail line and existing dwellings are also located between the route and the proposed site. Views will be screened.
- 6.38 Visual effects are assessed as Negligible/ None at completion and year 15.
- 6.39 Bridleway SD18/12/1 is located to the south of the River Derwent in proximity to Ambaston. The route leaves the edge of Ambaston heading north towards the Site. Overlapping vegetation on a flat landscape filters views however glimpses of the shed to Bankfields Farm are visible along with other built development within Draycott amongst vegetation. Glimpses of the upper extents of development may be visible in the distance however these would form a minor element in the view. Views would be clearer in winter.
- 6.40 Visual effects are assessed as Negligible at completion and year 15.
- 6.41 Public Right of Way SD18 7/2 runs to the south of the River Derwent in proximity to Ambaston. The River Derwent is well vegetated and as a result of the lower flat landform and overlapping vegetation, views of the Site from this route are filtered. Views of the upper extents of proposed development to the southwest may be visible forming a minor element in the view.
- 6.42 Visual effects for Public Right of Way SD18 7/2 are assessed as Negligible at completion and year 15.



### Roads & Transport Users

- 6.43 Derby Road (A6005) forms the northern boundary of the Site and provides the main transport route through Draycott. On approach to the village, views towards the western edge of the site will be available. Proposed buffer planting to the western edge would provide some filtering of views however the upper extents of proposed dwellings will be visible. Additional tree planting to this edge would provide further filtering of views. Proposed development would be viewed transiently and in the context of the existing settlement edge and dwellings adjacent to the Site in Derby Road. As the Road passes directly to the north of the Site, views of new dwellings fronting onto the road will be apparent. Again, these will be seen as an extension of the existing settlement edge. Once past the development and heading in an easterly direction, views will quickly diminish as the existing settlement edge contains the Site.
- 6.44 Visual effects for Derby Road are assessed as Moderate Adverse, reducing to Minor Adverse once the mitigation planting to the western edge is established.
- 6.45 Lime Grove is located to the east of the Site. Dwellings off Lime Grove rear on to the eastern boundary of the Site. Glimpses between the existing settlement edge of dwellings to the proposed development may be possible however these would be experienced transiently.
- 6.46 Visual effects for users of Lime Grove are assessed as Negligible at completion and year 15.
- 6.47 Nooning Lane is located to the west of the Site and has a small number of dwellings and sheds/businesses which are accessed directly off the road. The lane is well vegetated with mature hedgerow and trees to both sides of the lane. Views are heavily filtered with only limited glimpses available through gaps in the hedgerow and from the rail bridge. The Site would be seen in the context of the existing settlement and other urbanising influences such as the rail line and Ratcliffe on Soar power station which is visible in the far distance. During the winter months views would be clearer through existing vegetation. The development edge may be visible however proposed buffer planting would assist in softening views.
- 6.48 Visual effects for users of Nooning Lane are assessed as Negligible at completion and year 15.

## 7.0 ASSESSMENT OF THE IMPACT ON THE OPENNESS OF THE GREEN BELT

### Green Belt

- 7.1 The factors to be taken into account when considering the potential impact of development on the openness of the Green Belt are set out in the National Planning Practice Guidance (PPG) (Paragraph 001 Reference ID; 64-001-20190722) from 22nd July 2019.
- 7.2 The guidance notes that this requires a judgement based on the circumstances of the case. The PPG identifies that the courts have identified a number of matters which may need to be taken into account in making this assessment. The first example provided notes that "openness is capable of having both spatial and visual aspects – in other words the visual impact of the proposal may be relevant as could its volume."
- 7.3 Other examples of factors are given in the guidance such as the duration of development and activity generated such as traffic but, for the purposes of this LVA, this assessment explores the visual and spatial aspects.

### **Spatial**

- 7.4 In spatial terms, the proposed development would replace areas of existing agricultural land with proposed dwellings, associated infrastructure and new accessible areas of landscape and open space.
- 7.5 The proposed development would comprise buildings fronting towards the A6005 (Derby Road) to the north and fronting onto areas of public open space located along the southern area of the Site. Retained trees, hedgerows and woodland would define the perimeter of the Site.
- 7.6 Inevitably, the proposed development will lead to an increase in the volume and footprint of built development on the ground. However, it is considered that the resultant effect will not be substantial given the relatively contained nature of the Site, the moderate density of the proposed development and the inclusion of retained and new open space.
- 7.7 The proposed development will occupy a parcel of land, which is located adjacent to built development at the western edge of Draycott and to the north and west of Bankfields Farm. Existing woodland and the flood plain provide a robust defensible boundary to the south.
- 7.8 Buffer planting could be implemented to the western edge of the Site providing a robust boundary. This would include hedgerow and new tree planting.
- 7.9 Development of the Site would not extend the settlement further than its current extents on the opposite side of Derby Road. The Strategic Growth Area Assessment (2021) states '*The development of SGA30 would not therefore reduce the current GB gap between Draycott and the nearest Erewash inset settlement of Borrowash, with the gap maintained at its current distance.*' SGA30 covers the eastern parcels of the proposed site however the development of the western parcel would not extend past existing development along Derby Road therefore maintaining the gap.

### **Visual**

- 7.10 The visual aspects of openness are most helpfully assessed by reference to the Representative Viewpoints and Visual Receptors identified above in the Visual Appraisal. A number of factors are important in assessing the effects of the proposed development on the openness of the Green Belt:

- The Site occupies a relatively contained landscape setting with existing residential development to the east providing further containment. Existing mature woodland to the south and relatively flat landform result in limited longer distance views.
- Whilst the proposed development would result in an increase in the visible extent of development, new development would be seen in the context of existing built development at the settlement edge and other urbanising features such as the rail line. A landscape buffer would soften visual effects.
- Where visible, the proposed development will not curtail or obstruct any existing longer-distance views and it will sit visually well-related to the existing housing at the existing settlement edge within an established mature landscape supplemented by new planting and areas of open space. The development would not extend past the current perimeter of the village as noted in the Strategic Growth Area Assessment (2021).
- Whilst there are some views available from the existing settlement edge and Derby Road on approach to Draycott, long distance views are filtered, and it is considered that effects would be relatively localised.
- Views of development from Public Right of Way E4 4/1 are available resulting in an increase in the amount of development visible from the route. Mitigation includes planting to the southeast and southwest. Development is set back from the route where it crosses the site with a wide green corridor retained.

7.11 Taking the relative containment of the proposed development into account and the other factors summarised above, it is considered that the overall visual effect of the proposed development on the openness of the Green Belt will be relatively limited with the appropriate mitigation in place.

## 8.0 SUMMARY AND CONCLUSIONS

- 8.1 The site is located to the western edge of Draycott abutting the existing settlement edge. Containing the site to the north is the A6605 Derby Road with housing and a rail line beyond. To the west are open agricultural fields and an individual residential property. Immediately to the south is Bankfields Farm and Long Eaton Caravans and an area of existing woodland. Part of the southeastern boundary also adjoins agricultural land. To the southwest is a sloping area of vegetation which opens on to agricultural fields with the River Derwent beyond. To the east and northeast are existing housing which rear on to the Site located along Derby Road and Lime Grove. Borrowash is located to the west.
- 8.2 The proposals are for residential development and associated Public Open Space. The development will be accessed from Derby Road to the north, open space would be located to the south of the development parcel.
- 8.3 Landscape proposals include Public Open Space to the southern area of the Site with retained tree and hedgerow planting including 2 small areas of woodland. Additional trees will be planted to the southeastern corner for visual mitigation. Additional tree planting could also be included, along with hedgerow enhancement to provide visual mitigation for receptors to the northwest on approach to the village. Buffer planting to the western edge and to the southwestern area of Public Open Space would assist in mitigating arrival views and views from the Public Right of Way network.

### Landscape Summary

- 8.4 At a national level, the Site lies within Natural England's National Character Area (NCA) 69 *Trent Valley Washlands*. The assessed effect at this scale is considered to be Negligible.
- 8.5 At a county level the site lies within The Derbyshire County Council Landscape Character Assessment Landscape Character Type (LCT) *Lowland Village Farmlands*. The initial assessed effect is considered to be Minor Adverse. By year 15 it is considered effects will reduce to Minor / Negligible Adverse once planting has established, helping the built development to assimilate with its surroundings and filtering views.
- 8.6 At a local level the Site is typical of the landscape in the area with boundary vegetation and some small tree groups present. These will be retained wherever possible replacing the agricultural field parcels with built development. New areas of POS will be enhanced with further planting. The assessed landscape effect on the Site is considered to be Moderate Adverse reducing to Moderate/ Minor Adverse once the proposed planting matures.

### Visual Summary

- 8.7 Primary receptors include residents to Lime Grove, Derby Road and Bankfields Farm. Also included is Public Right of Way E4 4/1 and Bankfields Farm. For these receptors visual effects are assessed as Moderate Adverse. For residents to Lime Grove and Derby Road and Bankfields Farm, effects would remain at Moderate Adverse for year 15. Where mitigation is proposed to PRoW E4 4/1, effects would reduce to Minor Adverse as the planting proposals mature at year 15.
- 8.8 Secondary receptors include Nooning Lane, PRoW E4 14/1 and SD18 7/2, Bridleway E4 3/1. For these receptors, visual effects are assessed as Moderate/ Minor Adverse (at worst). These would reduce to Minor Adverse (at worst) as the planting proposals mature at year 15.

- 8.9 Visual mitigation includes additional tree planting to the southeastern and southwestern corner of the site to filter views of proposed dwellings from Public Right of Way E4 4/1. Buffer planting could be implemented to the western boundary to soften arrival views of built form when entering the settlement.

#### **Green Belt**

- 8.10 The Strategic Growth Area Assessment (2021) states the Green Belt gap would be maintained due to existing development extending past the location of the proposed site, it is unlikely there would be any impact of historical character and proposed development would not extend any further into the countryside than the current extents of the village. This assessment refers to the eastern area of the Site however the western area of the site would not extend past the end the current extents of the settlement along Derby Road.

#### **Conclusion**

- 8.11 Overall, it is considered that with the appropriate mitigation, residential development of a similar nature in the context of Draycott could be accommodated within the Site and local landscape without resulting in any unacceptable landscape or visual effects.

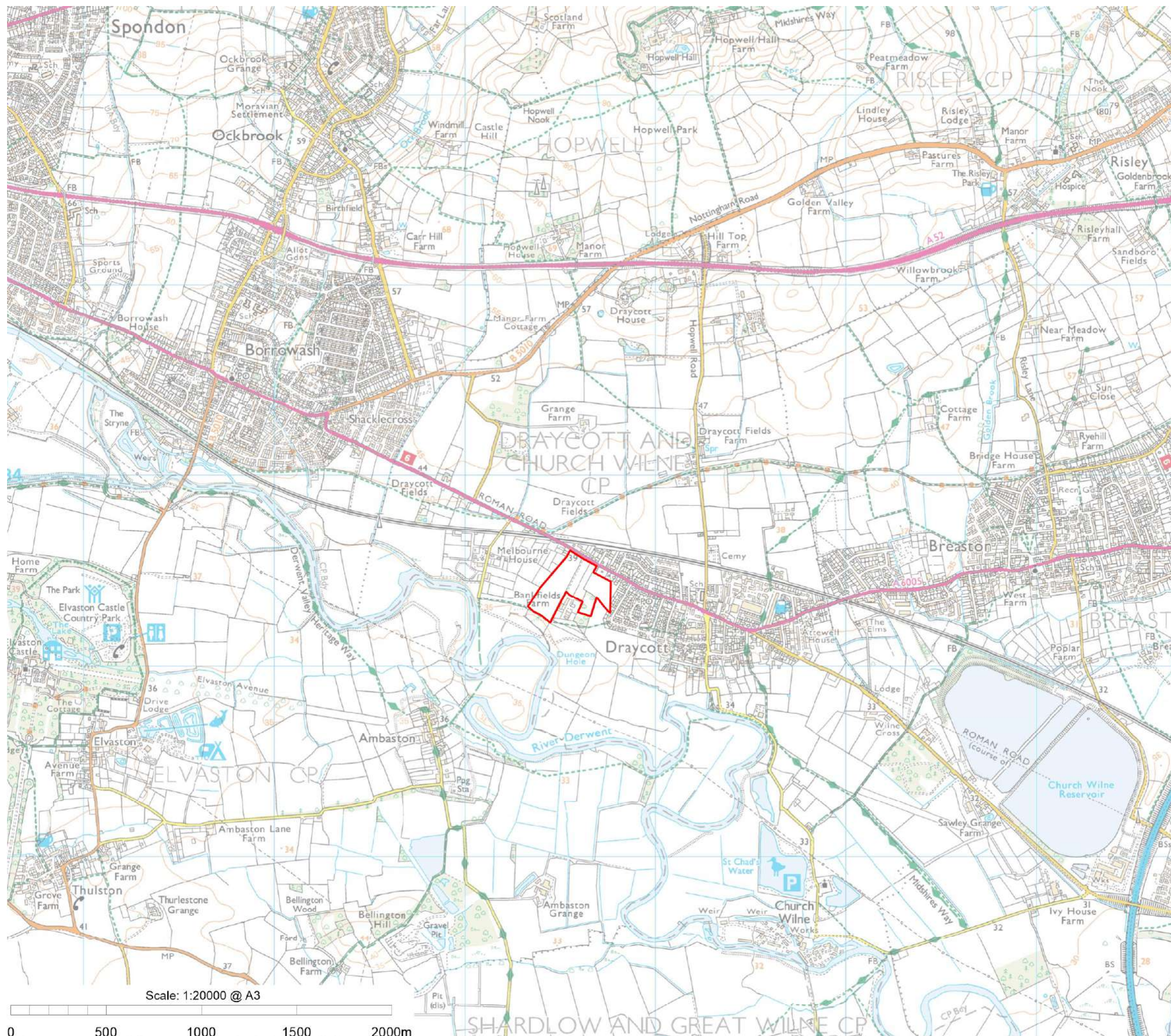
**FPCR Environment and Design Ltd**

Registered Office: Lockington Hall, Lockington, Derby DE74 2RH

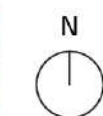
Company No. 07128076. [T] 01509 672772 [E] [mail@fpcr.co.uk](mailto:mail@fpcr.co.uk) [W] [www.fpcr.co.uk](http://www.fpcr.co.uk)

This report is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of FPCR Environment and Design Ltd. Ordnance Survey material is used with permission of The Controller of HMSO, Crown copyright 100019980.





This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.



KEY



P01	10.09.24	First Issue	JEE / LMF
rev	date	description	drawn / chkd

client  
**Seabridge Developments Ltd**

project  
**Land North and West of Bankfields Farm  
Derby Road, Draycott**

title	scale
<b>SITE LOCATION PLAN</b>	<b>1:20000 @ A3</b>

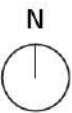
number	status	rev
<b>Figure 1</b>	-	<b>P01</b>

**FPCR** | environment  
& design





This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.



KEY



Site Boundary



PRoW/ Bridleway

P01	05.11.24	First Issue	JEE / LMF
rev	date	description	drawn / chkd

client  
**Seabridge Developments Ltd**

project  
**Land North and West of Bankfields Farm  
Derby Road, Draycott**

title  
**AERIAL PHOTOGRAPH**

scale  
1:10000 @ A3

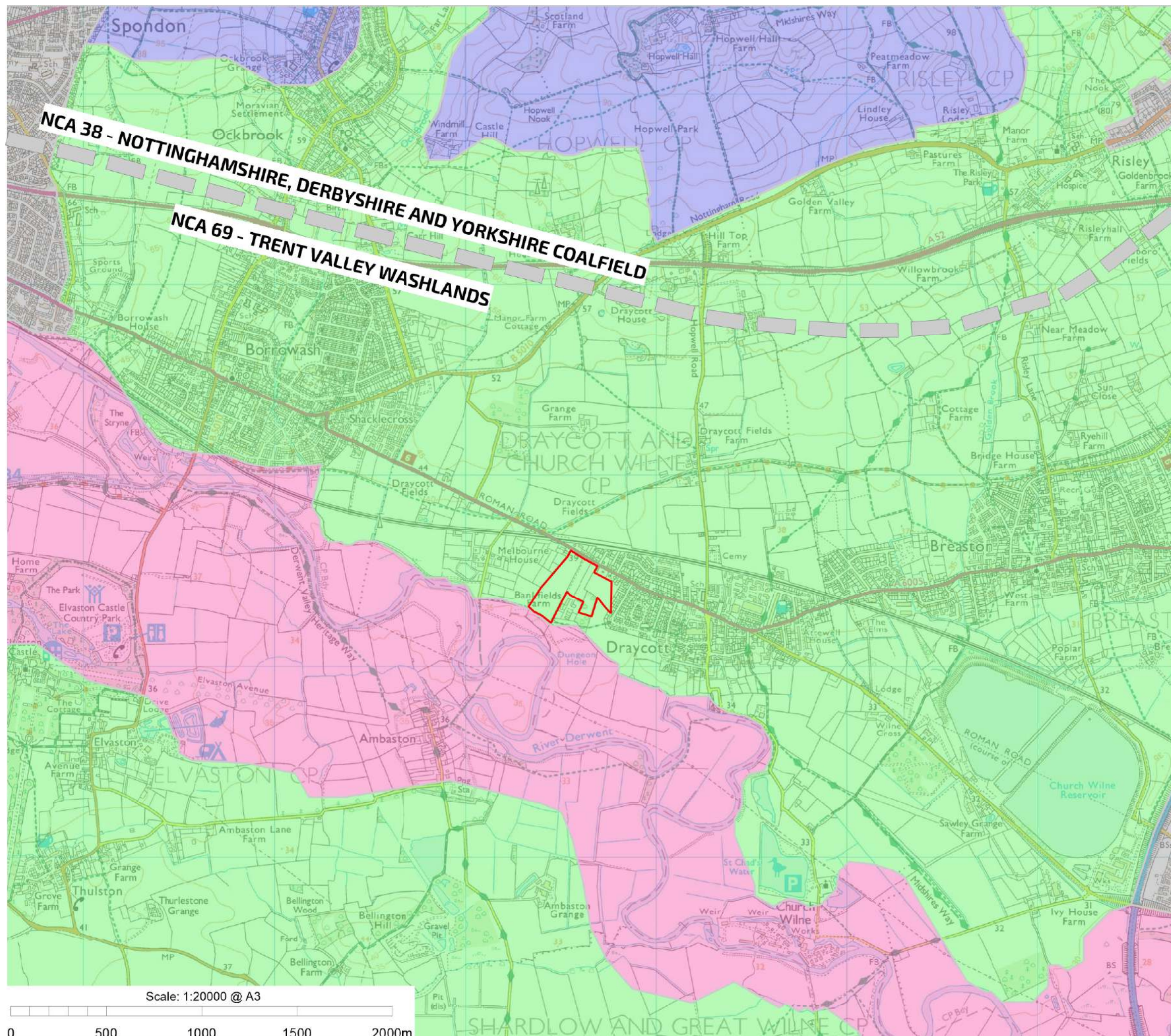
number  
**Figure 2**

status  
-

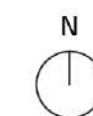
rev  
P01

**FPCR** | environment  
& design







This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.



#### KEY

-  Site Boundary
-  National Character Area Boundaries

The Landscape Character of Derbyshire  
(fourth edition, March 2014).

-  Urban
-  Lowland Village Farmlands
-  Riverside Meadows
-  Plateau Estate Farmlands

P01	05.11.24	First Issue	JEE / LMF
rev	date	description	drawn / chkd

client  
**Seabridge Developments Ltd**

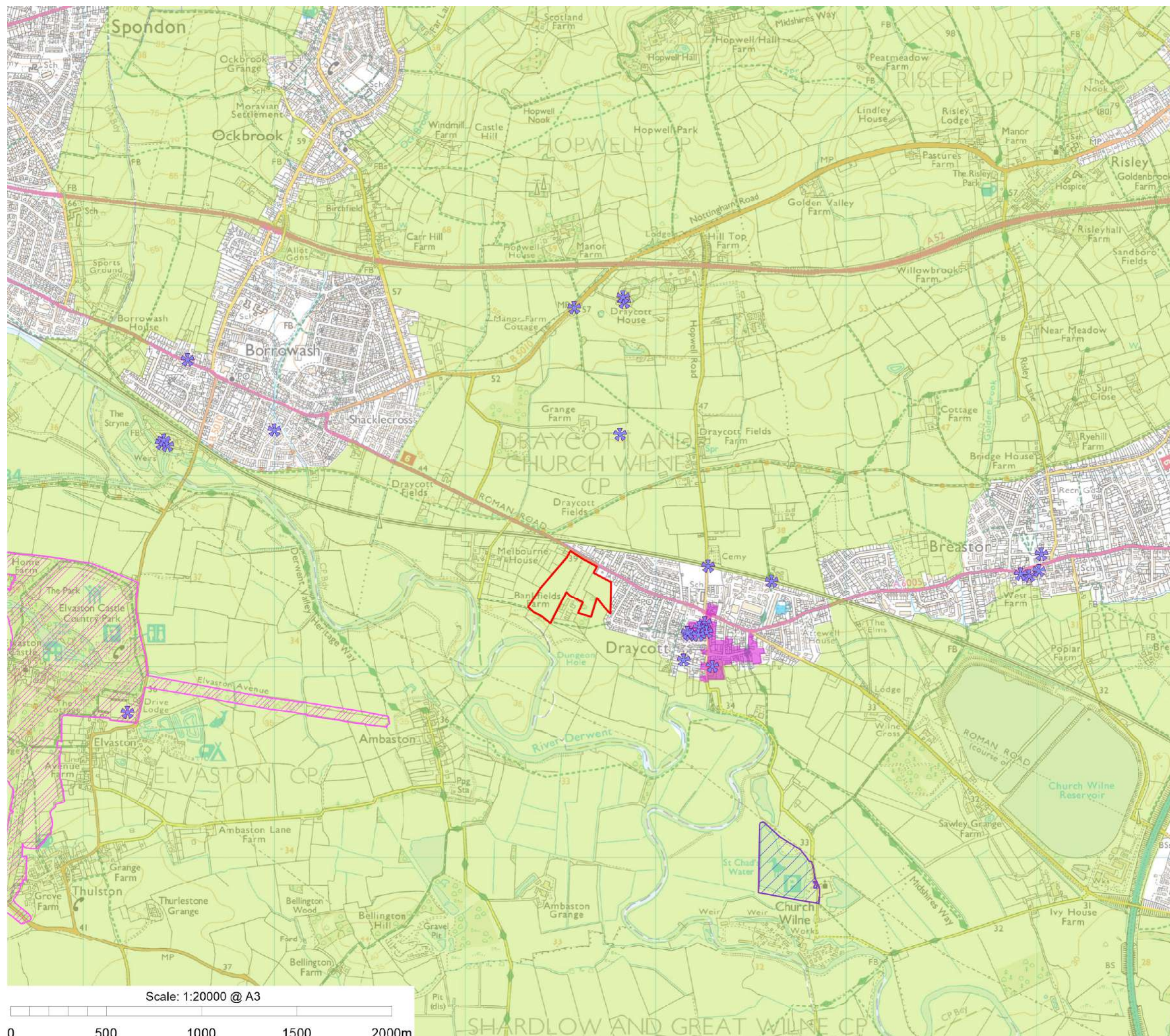
project  
**Land North and West of Bankfields Farm  
Derby Road, Draycott**

title	scale
<b>LANDSCAPE CHARACTER</b>	<b>1:20000 @ A3</b>

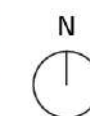
number	status	rev
<b>Figure 3</b>	-	<b>P01</b>

**FPCR** | environment & design





This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.



#### KEY

-  Site Boundary
-  Green Belt
-  Registered Parks and Gardens
-  Local Nature Reserves
-  Listed Buildings
-  Draycott Conservation Area

P01	05.11.24	First Issue	JEE / LMF
rev	date	description	drawn / chkd

client  
**Seabridge Developments Ltd**

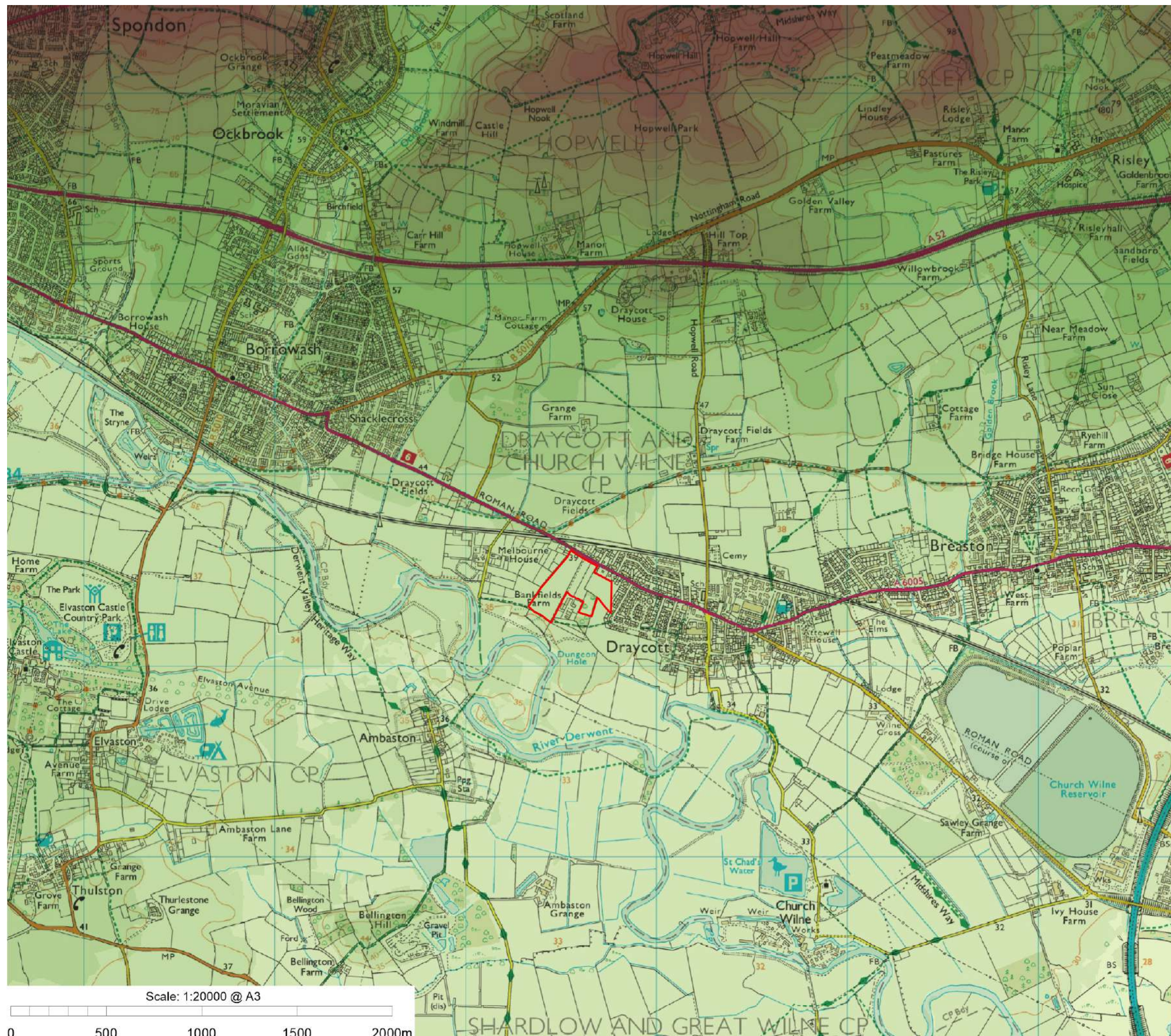
project  
**Land North and West of Bankfields Farm  
Derby Road, Draycott**

title	scale
<b>DESIGNATIONS PLAN</b>	1:20000 @ A3

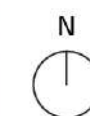
number	status	rev
Figure 4	-	P01

**FPCR** | environment & design





This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.



Site Boundary

- <= 25 AOD
- 25 - 30 AOD
- 30 - 35 AOD
- 35 - 40 AOD
- 40 - 45 AOD
- 45 - 50 AOD
- 50 - 55 AOD
- 55 - 60 AOD
- 60 - 65 AOD
- 65 - 70 AOD
- 70 - 75 AOD
- 75 - 80 AOD
- 80 - 85 AOD
- 85 - 90 AOD
- 90 - 95 AOD
- > 95 AOD

P01	05.11.24	First Issue	JEE / LMF
rev	date	description	drawn / chkd

client  
**Seabridge Developments Ltd**

project  
**Land North and West of Bankfields Farm  
Derby Road, Draycott**

title  
**TOPOGRAPHY PLAN**

scale  
1:20000 @ A3

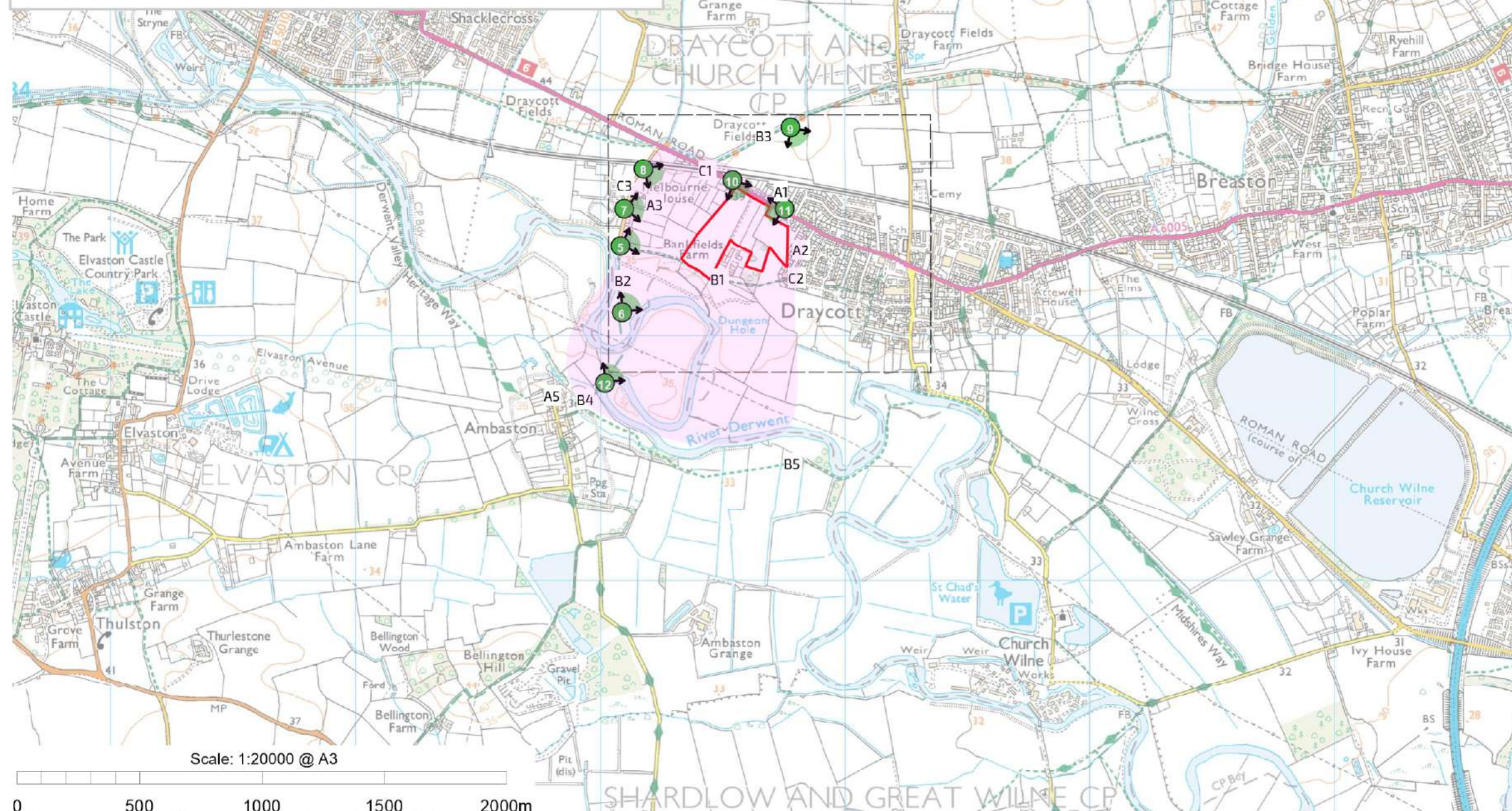
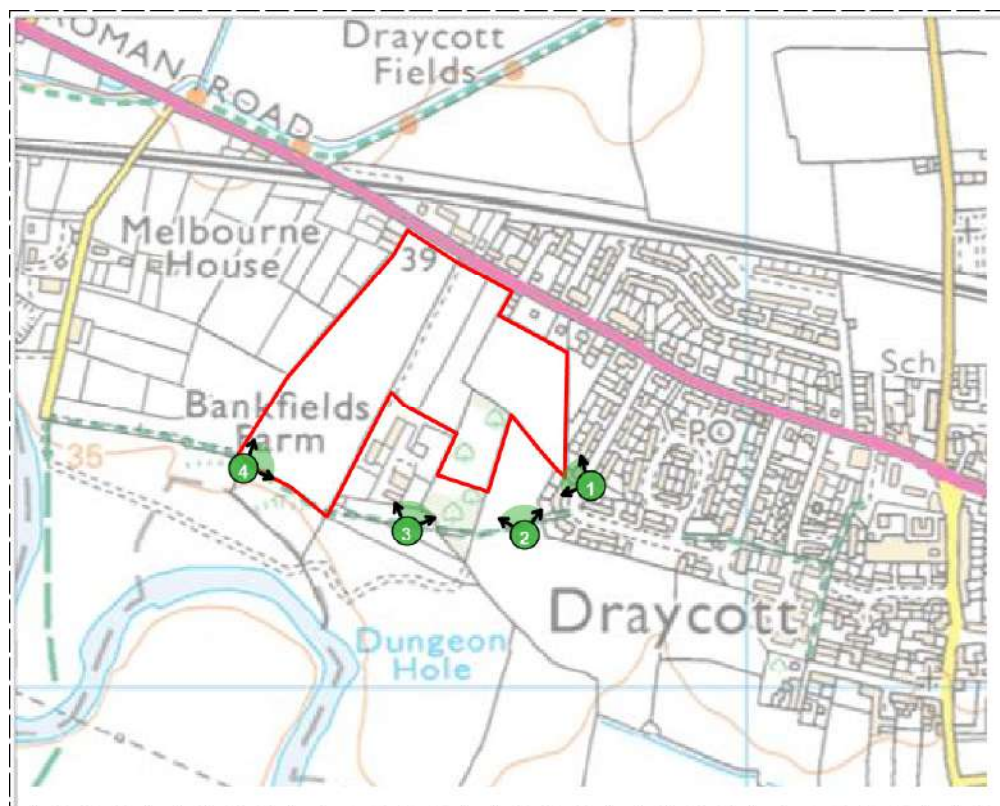
number  
**Figure 5**

status  
-

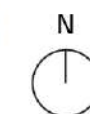
rev  
P01

**FPCR** | environment  
& design





This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.



The visual envelope provides a representative boundary and representative area of visual influence. Within the visual envelope, existing landscape and/ or physical features such as woodland planting and topography, provide localised screening effects.

Further distant views may occur outside the visual envelope boundary, although the significance of these views is considered to be negligible as a result of the distance screening effects provided by intervening elements.

- Site Boundary
- Photo Viewpoint Locations
- Indicative Visual Envelope

#### Visual Receptors:

##### Residential Properties and Settlement

- A1 - Residents to Derby Road
- A2 - Residents to Lime Grove
- A3 - Residents of Nooning Lane
- A4 - Residents of Nooning Lane
- A5 - Residents of Ambaston

##### Public Rights of Way and Other Footpaths

- B1 - PRoW E4 4/1
- B2 - Bridleway E4 3/1
- B3 - PRoW E4 14/1
- B4 - Bridleway SD18/12/1
- B5 - PRoW SD18 7/2

##### Roads and Transport Users

- C1 - Derby Road (A6005)
- C2 - Lime Grove
- C3 - Nooning Lane

P01	05.11.24	First Issue	JEE / LMF
rev	date	description	drawn / chkd

client	Seabridge Developments Ltd
project	Land North and West of Bankfields Farm Derby Road, Draycott

title	scale
VISUAL APPRAISAL	1:20000 @ A3

number	status	rev
Figure 6	-	P01



Properties on Lime Grove

Approximate location of site



Photo Viewpoint 1: View northwest from Lime Grove

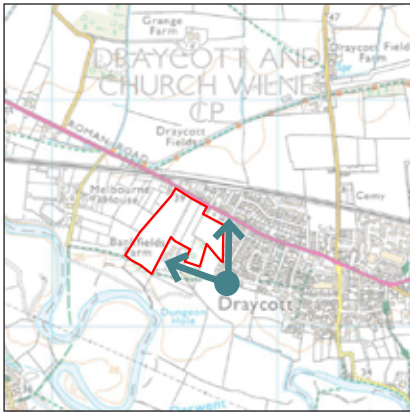


Photo Viewpoint 1

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100% (when printed at A1)  
Date: 09/09/2024  
Time: 12:47  
Camera make & model, sensor format & lens:  
Canon EOS 6D FFS  
Horizontal Field of View: 83°  
Direction of View: 315° (bearing from North)  
Viewing distance: To be viewed at comfortable arm's length

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

L:\12800\12864\LANDS\LVA\12864 Bankfields Farm Photo viewpoints figures.indd  
t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk

date 05/11/24 drwn/chkd  
JEE / LMF

client  
Seabridge Development  
project  
Land North and West of Bankfields Farm  
Derby Road, Draycott

title  
PHOTOVIEWPOINT 1

number  
FIGURE 7

FPCR | environment & design



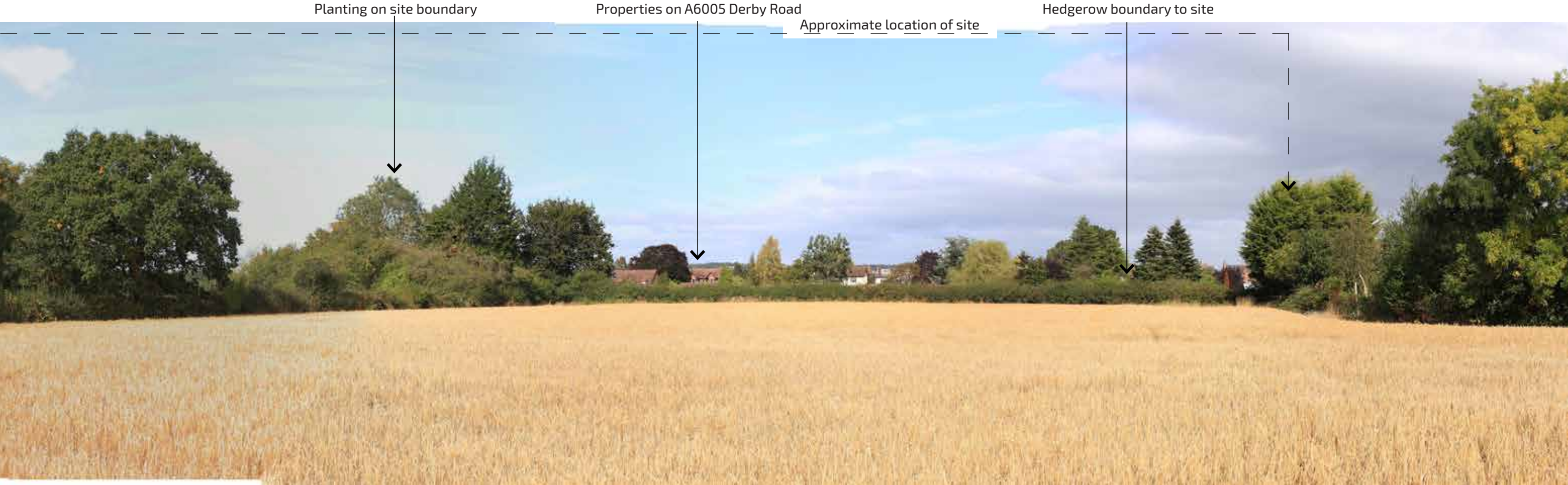


Photo Viewpoint 2: View north from Draycott and Church Wilne-E4 4/1 footpath



**Photo Viewpoint 2**

**Visualisation Type:** Type 1  
**Projection:** Cylindrical  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 09/09/2024  
**Time:** 12:52  
**Camera make & model, sensor format & lens:**  
Canon EOS 6D FFS  
**Horizontal Field of View:** 83°  
**Direction of View:** 345° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

L:\12800\12864\LANDS\LVA\12864 Bankfields Farm Photo viewpoints figures.indd  
t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk

date	05/11/24	drwn/chkd	JEE / LMF
client	Seabridge Development		
project	Land North and West of Bankfields Farm Derby Road, Draycott		
title	PHOTOVIEWPOINT 2		
number	FIGURE 8	rev	-





Photo Viewpoint 3: View northeast from Draycott and Church Wilne-E4 4/1 footpath



Photo Viewpoint 3: Continued.



**Photo Viewpoint 3**

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100% (when printed at A1)  
Date: 09/09/2024  
Time: 12:56  
Camera make & model, sensor format & lens:  
Canon EOS 6D FFS  
Horizontal Field of View: 132°  
Direction of View: 15° (bearing from North)  
Viewing distance: To be viewed at comfortable arm's length

date	05/11/24	drwn/chkd	JEE / LMF
client	Seabridge Development		
project	Land North and West of Bankfields Farm Derby Road, Draycott		
title	PHOTOVIEWPOINT 3		
number	FIGURE 9	rev	-





Photo Viewpoint 4: View east from Draycott and Church Wilne–E4 4/1 footpath

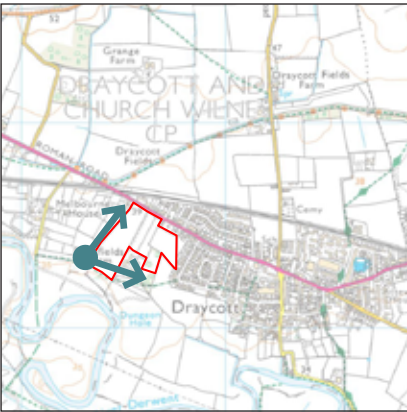


Photo Viewpoint 4

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100% (when printed at A1)  
Date: 09/09/2024  
Time: 13:02  
Camera make & model, sensor format & lens:  
Canon EOS 6D FFS  
Horizontal Field of View: 83°  
Direction of View: 60° (bearing from North)  
Viewing distance: To be viewed at comfortable arm's length

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

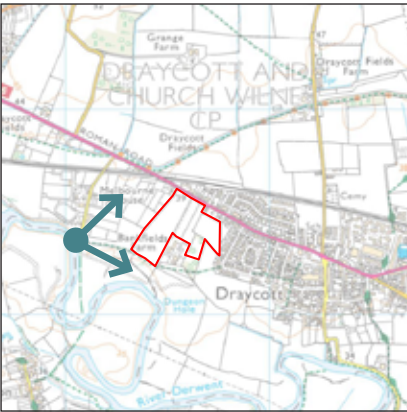
L:\12800\12864\LANDS\LVIA\12864 Bankfields Farm Photo viewpoints figures.indd  
t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk

date	05/11/24	drwn/chkd	JEE / LMF
client	Seabridge Development		
project	Land North and West of Bankfields Farm Derby Road, Draycott		
title	PHOTOVIEWPOINT 4		
number	FIGURE 10	rev	-





Photo Viewpoint 5: View east from the corner of Draycott and Church Wilne-E4 4/1 footpath and Draycott and Church Wilne-E4 3/1 Bridleway



**Photo Viewpoint 5**

**Visualisation Type:** Type 1  
**Projection:** Cylindrical  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 09/09/2024  
**Time:** 13:08  
**Camera make & model, sensor format & lens:**  
Canon EOS 6D FFS  
**Horizontal Field of View:** 83°  
**Direction of View:** 70° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date	05/11/24	drwn/chkd	JEE / LMF
client	Seabridge Development		
project	Land North and West of Bankfields Farm Derby Road, Draycott		
title	PHOTOVIEWPOINT 5		
number	FIGURE 11	rev	-



Draycott and Church Wilne-E4 3/1 Bridleway



Photo Viewpoint 6: View north east from Draycott and Church Wilne-E4 3/1 Bridleway



Photo Viewpoint 6

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100% (when printed at A1)  
Date: 09/09/2024  
Time: 13:15  
Camera make & model, sensor format & lens:  
Canon EOS 6D FFS  
Horizontal Field of View: 83°  
Direction of View: 60° (bearing from North)  
Viewing distance: To be viewed at comfortable arm's length

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

L:\12800\12864\LANDS\LVIA\12864 Bankfields Farm Photo viewpoints figures.indd  
t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk

date 05/11/24 drwn/chkd  
JEE / LMF

client  
Seabridge Development  
project  
Land North and West of Bankfields Farm  
Derby Road, Draycott

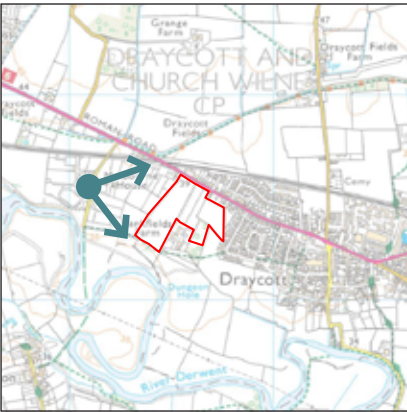
title  
PHOTOVIEWPOINT 6  
number  
FIGURE 12  
rev  
-

FPCR | environment & design





Photo Viewpoint 7: View east from Nooning Lane



**Photo Viewpoint 7**

**Visualisation Type:** Type 1  
**Projection:** Cylindrical  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 09/09/2024  
**Time:** 13:24  
**Camera make & model, sensor format & lens:**  
Canon EOS 6D FFS  
**Horizontal Field of View:** 83°  
**Direction of View:** 95° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

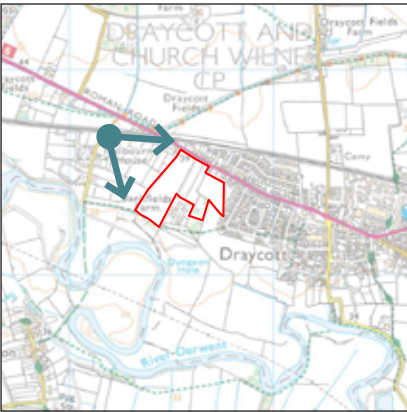
L:\12800\12864\LANDS\LVA\12864 Bankfields Farm Photo viewpoints figures.indd  
t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk

date	05/11/24	drwn/chkd	JEE / LMF
client	Seabridge Development		
project	Land North and West of Bankfields Farm Derby Road, Draycott		
title	PHOTOVIEWPOINT 7		
number	FIGURE 13	rev	-





Photo Viewpoint 8: View east from Nooning Lane over the railway bridge



**Photo Viewpoint 8**

**Visualisation Type:** Type 1  
**Projection:** Cylindrical  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 09/09/2024  
**Time:** 13:32  
**Camera make & model, sensor format & lens:**  
Canon EOS 6D FFS  
**Horizontal Field of View:** 63°  
**Direction of View:** 110° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

L:\12800\12864\LANDS\LVIA\12864 Bankfields Farm Photo viewpoints figures.indd  
t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk

date	05/11/24	drwn/chkd	JEE / LMF
client	Seabridge Development		
project	Land North and West of Bankfields Farm Derby Road, Draycott		
title	PHOTOVIEWPOINT 8		
number	FIGURE 14	rev	-





Photo Viewpoint 9: View south from Draycott and Church Wilne-E4 14/1 footpath



Photo Viewpoint 9

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100% (when printed at A1)  
Date: 09/09/2024  
Time: 13:42  
Camera make & model, sensor format & lens:  
Canon EOS 6D FFS  
Horizontal Field of View: 69°  
Direction of View: 195° (bearing from North)  
Viewing distance: To be viewed at comfortable arm's length

date	05/11/24	drwn/chkd	JEE / LMF
client	Seabridge Development		
project	Land North and West of Bankfields Farm Derby Road, Draycott		
title	PHOTOVIEWPOINT 9		
number	FIGURE 15	rev	-





Photo Viewpoint 10: View southeast from A6005 Derby Road roadside near the southern end of Draycott and Church Wilne–E4 14/1 footpath



Photo Viewpoint 10

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100% (when printed at A1)  
Date: 09/09/2024  
Time: 13:47  
Camera make & model, sensor format & lens:  
Canon EOS 6D FFS  
Horizontal Field of View: 83°  
Direction of View: 120° (bearing from North)  
Viewing distance: To be viewed at comfortable arm's length

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

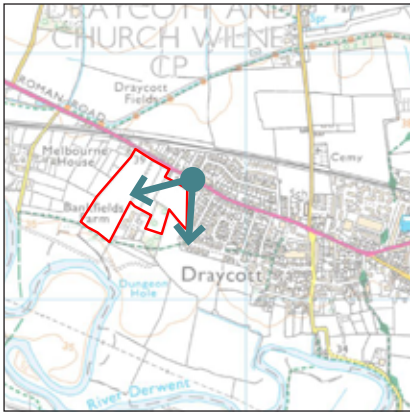
L:\12800\12864\LANDS\LVIA\12864 Bankfields Farm Photo viewpoints figures.indd  
t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk

date	05/11/24	drwn/chkd	JEE / LMF
client	Seabridge Development		
project	Land North and West of Bankfields Farm Derby Road, Draycott		
title	PHOTOVIEWPOINT 10		
number	FIGURE 16	rev	-





Photo Viewpoint 11: View south from A6005 Derby Road roadside at the end of Arthur Street



**Photo Viewpoint 11**

**Visualisation Type:** Type 1  
**Projection:** Cylindrical  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 09/09/2024  
**Time:** 13:50  
**Camera make & model, sensor format & lens:**  
Canon EOS 6D FFS  
**Horizontal Field of View:** 83°  
**Direction of View:** 195° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

L:\12800\12864\LANDS\LVIA\12864 Bankfields Farm Photo viewpoints figures.indd  
t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk

date	05/11/24	drwn/chkd	JEE / LMF
client	Seabridge Development		
project	Land North and West of Bankfields Farm Derby Road, Draycott		
title	PHOTOVIEWPOINT 11		
number	FIGURE 17	rev	-





Photo Viewpoint 12: View north east from Draycott and Church Wilne-E4 3/1 Bridleway near Ambaston

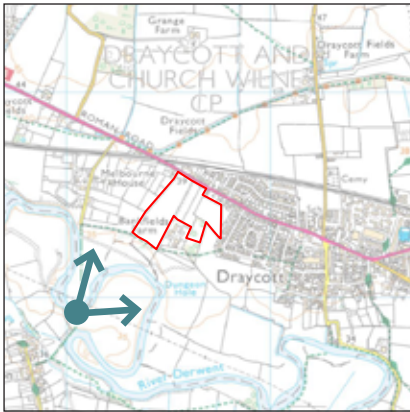


Photo Viewpoint 12

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100% (when printed at A1)  
Date: 09/09/2024  
Time: 14:23  
Camera make & model, sensor format & lens:  
Canon EOS 6D FFS  
Horizontal Field of View: 83°  
Direction of View: 60° (bearing from North)  
Viewing distance: To be viewed at comfortable arm's length

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

date	05/11/24	drwn/chkd	JEE / LMF
client	Seabridge Development		
project	Land North and West of Bankfields Farm Derby Road, Draycott		
title	PHOTOVIEWPOINT 12		
number	FIGURE 18	rev	-



## Appendix A

### Landscape and Visual Appraisal – Methodology and Assessment Criteria

#### Introduction

- 1.1 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.
- 1.2 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.
- 1.3 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

#### Landscape

##### Landscape Sensitivity

- 1.4 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.
- 1.5 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

##### Landscape Value

- 1.6 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in the Landscape Institute Technical Guidance Note 02/21 "Assessing landscape value outside national designations", (which provides more up to date guidance than Box 5.1 of GLVIA3)).
  - Natural Heritage
  - Cultural Heritage
  - Landscape Condition
  - Associations
  - Distinctiveness
  - Recreational
  - Perceptual (scenic)
  - Perceptual (Wildness and tranquillity)
  - Functional

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.
Medium	Landscape receptors of medium importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.
Low	Landscape receptors of low importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.

#### Landscape Susceptibility to Change

- 1.7 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

#### **Magnitude of Landscape Effects**

- 1.8 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change, Reversibility the geographical extent and duration of change are described where relevant in the appraisal.

### Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

### Geographical Extent

Geographical extent	Definition
Extensive	Notable change to an extensive proportion of the geographic area.
Moderate	Notable change to part of the geographic area.
Minimal	Change over a limited part of the geographic area.
Negligible	Change over a very limited part of the geographical area.

### Duration

Duration	Definition
Short term	The change will occur for up to 5 years.
Medium Term	The change will occur for between 5 and 10 years.
Long term	The change will occur for over 10 years

### Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

## Visual

### Sensitivity of Visual Receptors

- 1.9 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

#### Visual Susceptibility to Change

- 1.10 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

#### Value of Views

- 1.11 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

### Magnitude of Visual Effects

- 1.12 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

### Level of Effect

- 1.13 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 1.14 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:
- **Major**
  - **Moderate**
  - **Minor**
  - **Negligible**
- 1.15 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
National Landscape Character									
Natural England, National Character Area Profile (NCA) NCA69 Trent Valley Washlands	Medium	Medium	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	<p>The Site is located within Natural England's National Character Area (NCA) 69 'Trent Valley Washlands'. Characteristics include....<i>Distinctly narrow, linear and low-lying landscape largely comprised of the flat flood plains.....Flood plain pastoral areas where riverside pastures are subdivided by thick, full hedgerows with some trees contrast with arable areas with larger fields divided by low, small hedgerows with few trees.....Limited tree cover, but local concentrations give the impression of a well-timbered landscape in many places. Riparian trees, especially willows, provide an important component.....A landscape heavily used as transport and communication corridors along the rivers and canals, for major roads and railways, and for power lines.....A landscape marked by extensive sand and gravel extraction, power stations and prominent urban-edge industrial and commercial development.</i> The primary change would result from the direct replacement of open agricultural land with residential development and associated open space and landscaping.</p> <p>The landscape proposals represent an opportunity to contribute to Statement of Environmental Opportunity 1' <i>Carefully plan and manage new development within the NCA to ensure that landscape character and ecosystem services are strengthened, that heritage features, wildlife habitats, woodland and the hedgerow network are enhanced, and that opportunities for creation of multifunctional green infrastructure are realised so that this landscape is resilient to the forces of change that it is experiencing.</i></p> <p>The proposals are not out of character for the area with existing residential development located adjacent to the Site.</p>	Negligible	Negligible	Negligible

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Landscape Character Assessment (LCA): County/District									
Derbyshire County Council Landscape Character Assessment Lowland Village Farmlands LCT	Medium	Medium	Medium	Construction: Low Completion: Low Year 15: Low/ Negligible	No	<p>The Site lies within the Lowland Village Farmlands Landscape Type. The area is described as <i>Gently rolling, almost flat, lowland with river terraces, Mixed farming with arable cropping and improved pasture, Thinly scattered hedgerow trees including some willow pollards, Scattered, locally dense, watercourse trees, Medium to large regular fields with thorn hedgerows</i></p> <p><i>'Tree cover is variable throughout this landscape character type, although it is rarely visually prominent. Sparsely scattered hedgerow trees are locally prominent where the fields are smaller, particularly in association with villages. Immediately adjacent to the villages, fields are medium size, semi-regular... The hedges that enclose these fields are species-rich.'</i></p> <p><i>'Villages are traditionally compact with cottages and farmsteads built in the local material of red brick with Staffordshire blue clay tile roofs. Much of the original character of this landscape has been seriously impacted upon by modern large scale development. Large power stations dominate views across the landscape.'</i></p> <p>The Site is reflective of the Landscape Character Area and displays some common elements however being located adjacent to the existing settlement edge there is some urban influence and detracting features including some sheds to Bankfields Farm. Whilst the proposed development would result in the loss of some open farmland at the edge of the settlement, this would represent a relatively small area of land in the context of the wider landscape character area.</p> <p>The proposed development will not be introducing uncharacteristic elements into the wider landscape, as dwellings will be similar in nature and scale to those forming the existing settlement edge, and those found elsewhere across this character type. Existing hedgerow and mature trees will also be retained wherever possible, and part of the Site will be retained as Green Infrastructure.</p> <p>There is opportunity to use native long-lived species for proposed planting and to conserve the existing trees and hedgerow, enhancing where possible to meet the planting and management guidelines for the landscape area.</p>	Minor Adverse	Minor Adverse	Minor Adverse/ Negligible

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Landscape Character: Site and Immediate Context									
Site and Immediate Context	Medium	Medium	Medium	Construction: High/ Medium  Completion: Medium  Year 15: Medium/ Low	No	<p>The Site is not covered by any landscape designations, nor does it contain any unique landscape features. An analysis of landscape value has determined that the Site has a medium landscape value overall.</p> <p>The most noticeable effect of the proposed development would be the replacement of areas of farmland at the settlement edge with new residential development and associated Green Infrastructure. Whilst new residential development would represent an extension of Draycott to the west, new housing would be similar in scale and nature to the existing settlement edge and be relatively well contained by existing and proposed tree and hedgerow cover. New housing would be accompanied by new and retained planting and green space. The Site is partly contained by existing vegetation. Proposed landscaping would further contain the Site.</p> <p>The Site is typical of the landscape in the area with boundary vegetation and some small tree groups present. These will be retained wherever possible replacing the agricultural field parcels with built development.</p> <p>Effects will reduce as the proposed planting matures.</p>	Major/ Moderate Adverse	Moderate Adverse	Moderate/ Minor Adverse



APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
<b>Residential Properties and Settlement</b>												
<b>A1</b>	Residents of Derby Road VP10, VP11	High/ Medium	Medium	Medium	Adjacent	Full/ Partial	Permanent	Construction: Medium Completion: Medium Year 15: Medium	Properties to Derby Road are located to the north of the Site. The existing settlement edge consists of a mixture of 2 storey and single storey detached and semi-detached residential properties of varying age. Some are Victorian whilst others were built in the 30's with some more modern infill also. 6 properties are located to Derby Road which will rear on to the Site, with a further 7 properties in close proximity and likely to have some views.  There are also a number of properties which lie to the north of Derby Road. These properties would have views across Derby Road to the Site frontage and access. An individual property lies to the northwest of the Site. This property would have views of the western edge of the development. Beyond this are further properties along Derby Road which would have rear views towards the site but not back on to it directly.  Effects are unlikely to reduce due to the new properties rearing directly onto the existing boundary and therefore little opportunity for visual mitigation.	Moderate Adverse	Moderate Adverse	Moderate Adverse
<b>A2</b>	Residents of Lime Grove  VP1	High/ Medium	Medium	Medium	Adjacent	Full/ Partial	Permanent	Construction: Medium Completion: Medium Year 15: Medium	5 properties to Lime Grove rear directly onto the Site with a further 12 in close proximity and likely to have views. The eastern boundary abuts a further property which is built behind the existing linear edge and accessed from Derby Road, this property sides on to the Site and is likely to have the clearest views being in the closest proximity. Views are likely to be from upper floors due to existing boundary treatment.  Effects are unlikely to reduce due to proposed properties being located directly adjacent to the boundary and therefore limited opportunity to provide visual mitigation.	Moderate Adverse	Moderate Adverse	Moderate Adverse

<b>A3</b>	Residents of Bankfields Farm	Medium	Medium	Medium	Adjacent	Partial	Permanent	Construction: Medium Completion: Medium Year 15: Medium	Bankfields Farm is located to the centre south of the Site and is accessed via the track through the centre of the Site. Associated with the farm are several outbuildings/ barns. The yard is used for caravan storage. The farmhouse has an associated garden with tree planting with further hedgerow and vegetation to the boundaries of the yard. Views of the proposed development to the east of the farm will be set back behind Public Open Space with some proposed tree planting. Views from the farmhouse to the north would be mostly screened by existing sheds however views of development to the west of the farm would be possible with development located directly adjacent.	Moderate Adverse	Moderate Adverse	Moderate Adverse
<b>A4</b>	Residents of Nooning Lane VP7, VP8	Medium	Medium	Medium	200m approx	Partial/ Glimpse	Permanent	Construction: Medium/ Low Completion: Medium/ Low Year 15: Low	Properties to Nooning Lane are located to the west of the Site. The landscape is relatively flat and open therefore properties facing the site would have views to the western edge of the development. Views would be filtered by overlapping vegetation. Proposed buffer planting along the western edge of the Site would assist in filtering views of the development edge and soften the built form.  Effects would reduce as proposed planting matures, filtering views further.	Moderate/ Minor Adverse	Moderate/ Minor Adverse	Minor Adverse
<b>A5</b>	Residents of Ambaston	Medium	Medium	Medium	700m approx	Glimpse	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible/None	Ambaston is located to the southwest of the Site beyond the River Derwent. This small linear settlement has a number of properties located along Main Street. For properties to the northeastern edge of the settlement views may be possible of the upper extents of development. Views of development would be experienced at a distance and set within existing vegetation to overlapping field boundaries and the River Derwent.	Negligible	Negligible	Negligible/ None
<b>Public Rights of Way and Other Footpaths</b>												
<b>B1</b>	Public Right of Way E4 4/1 VP2, VP3, VP4	High	Medium	High/ Medium	Passes through site	Partial/ Glimpse	Permanent	Construction: Medium Completion: Medium Year 15: Low	Public Right of Way E4 4/1 runs to the south of the proposed site linking Lime Grove with Nooning Lane and connecting into Bridleway E4 3/1. Views of the Site vary depending on location and existing intervening vegetation. To the southeast the footpath is in relative proximity to the Site. An existing hedgerow provides some screening on lower levels, but housing would be visible set back from the boundary edge. Landscape proposals include tree planting to the southeastern corner which would filter upper floor views in time.  As the footpath passes to the south of the woodland and Bankfields Farm, existing vegetation contains the Site filtering views until the footpath passes through the southwest of the Site. Here views of the development edge would be visible albeit set back from the footpath with new planting to soften the built form. Once to the southwest of the Site and in proximity to Nooning Road, views become more open across the landscape. Upper floors to proposed dwellings would be visible beyond existing	Moderate Adverse	Moderate Adverse	Minor Adverse

									hedgerow however the existing settlement edge is also visible here including existing sheds to Bankfields Farm and so views of residential development would not be out of context. Additional tree and hedgerow planting would be beneficial to this edge to filter views further.			
<b>B2</b>	Bridleway E4 3/1 VP5, VP6	High	Medium	High/ Medium	250m approx	Glimpse	Permanent	Construction: Low Completion: Low Year 15: Low/ Negligible	Bridleway E4 3/1 runs from the end of Nooning Lane, south towards the Derwent River. The landscape around the river is relatively flat, forming part of the flood plain. From the southeast on Bridleway E4 3/1 vegetation to Bankfields Farm and the areas of woodland adjacent provide effective filtering of the eastern side of the Site. Views of the upper extents of the proposed buildings would be visible set within the context of existing development to the settlement edge and the existing sheds at Bankfields Farm. Proposed planting to the open space to the south would assist in filtering views of built form.	Minor Adverse	Minor Adverse	Minor Adverse/ Negligible
<b>B3</b>	Public Right of Way E4 14/1 VP9	High	Medium	High/ Medium	190m approx.	Glimpse	Permanent	Construction: Negligible Completion: Negligible/ None Year 15: Negligible/ None	Public Right of Way E4 14/1 is located to the northwest of the Site beyond Derby Road. The footpath runs along a tall mature hedgerow which screens views towards the Site. The rail line and existing dwellings are also located between the route and the proposed site. Views will be screened.	Negligible	Negligible/ None	Negligible/ None
<b>B4</b>	Bridleway SD18/12/1 VP12	High	Medium	High/ Medium	500m approx..	Glimpse	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	Bridleway SD18/12/1 is located to the south of the River Derwent in proximity to Ambaston. The route leaves the edge of Ambaston heading north towards the Site. Overlapping vegetation on a flat landscape filters views however glimpses of the shed to Bankfields Farm are visible along with other built development within Draycott amongst vegetation. Glimpses of the upper extents of development may be visible in the distance however these would form a minor element in the view. Views would be clearer in the winter.	Negligible	Negligible	Negligible
<b>B5</b>	Public Right of Way SD18 7/2	High	Medium	High/ Medium	670m approx..	Glimpse / None	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	Public Right of Way SD18 7/2 runs to the south of the River Derwent in proximity to Ambaston. The River Derwent is well vegetated and as a result of the lower flat landform and overlapping vegetation, views of the Site from this route are screened.	Negligible	Negligible	Negligible
<b>Roads and Transport Users</b>												
<b>C1</b>	Derby Road (A6005) VP10, VP11	Low	Low	Low	Adjacent	Partial	Permanent	Construction: Medium Completion: Medium/ Low Year 15: Low	Derby Road (A6005) forms the northern boundary of the Site and provides the main transport route through Draycott. On approach to the village, views towards the western edge of the site will be available. The existing hedgerow to the western side of the farm access track will provide some visual containment however it is likely that views of the upper extents of proposed dwellings will be visible. Additional tree planting to this edge would provide	Moderate Adverse	Minor Adverse	Minor Adverse

									further filtering of views. Proposed development would be viewed transiently and in the context of the existing settlement edge and dwellings adjacent to the Site in Derby Road. As the Road passes directly to the north of the Site, views of new dwellings fronting onto the road will be apparent. Again, these will be seen as an extension of the existing settlement edge. Once past the development and heading in an easterly direction, views will quickly diminish as the existing settlement edge contains the Site.  Effects would reduce once additional planting to the western edge matures.			
<b>C2</b>	Lime Grove VP1	Low	Low	Low	30m approx.	Glimpse	Permanent	Construction: Negligible  Completion: Negligible  Year 15: Negligible	Lime Grove is located to the east of the Site. Dwellings off Lime Grove rear on to the eastern boundary of the Site. Glimpses between the existing settlement edge of dwellings to the proposed development may be possible however these would be experienced transiently.	Negligible	Negligible	Negligible
<b>C3</b>	Nooning Lane VP7, VP8	Low	Low	Low	300m approx.	Glimpse	Permanent	Construction: Negligible  Completion: Negligible  Year 15: Negligible	Nooning Lane is located to the west of the Site and has a small number of dwellings and sheds/ businesses which are accessed directly off the road. The lane is well vegetated with mature hedgerow and trees to both sides of the lane. Views are heavily filtered with only limited glimpses available through gaps in the hedgerow and from the rail bridge. The Site would be seen in the context of the existing settlement and other urbanising influences such as the rail line and Ratcliffe on Soar power station which is visible in the far distance. During the winter months views would be clearer through existing vegetation. The development edge may be visible however proposed buffer planting would assist in softening views.	Negligible	Negligible	Negligible