

Infinity Garden Village (Wragley Way)

ENVIRONMENTAL STATEMENT

Volume 3

Appendices and Figures to the Main Technical Studies

June 2019



**Hallam Land
Management**

Appendix A

Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

- 1.0 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.
- 1.1 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.
- 1.2 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

- 1.3 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.
- 1.4 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

- 1.5 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 GLVIA3 paragraph 5.28, Box 5.1).
- | | |
|---------------------------------|-------------------------|
| • Landscape quality (condition) | • Conservation interest |
| • Scenic quality | • Recreation value |
| • Rarity | • Perceptual aspects |
| • Representativeness | • Associations |

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Medium	Landscape receptors of medium importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Low	Landscape receptors of low importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.

Landscape Susceptibility to Change

- 1.6 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

- 1.7 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 and 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'.

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

- 1.8 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

- 1.9 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

- 1.10 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

- 1.11 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

- 1.12 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.
- 1.13 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**
- 1.14 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: 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	Is the Overall Effect Significant?
	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?		Substantial Moderate Minor Negligible None	Substantial Moderate Minor Negligible None	Substantial Moderate Minor Negligible None	Yes No
	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 & Regional Landscape Character										
National Natural England, National Character Area Profile (NCA). Trent & Valley Washlands	Medium (within the context of the site)	Medium (within the context of the site)	Medium (within the context of the site)	Construction: Negligible Completion: Negligible Year 15: Negligible		Effects (construction, completion and at Year 15 after completion) on the NCA are considered to be Negligible given the overall scale of this receptor and the fact that impacts would be localised in extent to a small part of the wider NCA. The Proposed Development would be within that part of the NCA that is characterised by urban influences (e.g. the built up area of Derby and the A50) such that introduction of new development, to include a new junction on the A50, would not be an uncharacteristic element within the context of this part of the NCA.	Negligible	Negligible	Negligible	Construction: No Completion: No Year 15: No
Regional East Midlands Landscape Character Assessment Floodplain Valleys (LCA) Village Farmlands (LCA)	Medium- (within the context of the site)	Medium (within the context of the site)	Medium (within the context of the site)	Construction: Negligible Completion: Negligible Year 15: Negligible		Effects (construction, completion and at Year 15 after competition) on the LCAs are considered to be Negligible given the overall scale of these receptors and the fact that impacts would be localised in extent to a small part of these large LCAs. The Proposed Development would be within that part of the LCAs that are characterised by urban influences, (e.g. the built up area of Derby and the A50) such that introduction of new development, to include a new junction on the A50, would not be an uncharacteristic element within the context of this part of these LCAs.	Negligible	Negligible	Negligible	Construction: No Completion: No Year 15: No

APPENDIX: 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	Is the Overall Effect Significant?
	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?		Substantial Moderate Minor Negligible None	Substantial Moderate Minor Negligible None	Substantial Moderate Minor Negligible None	Yes No
	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										
County The Landscape Character of Derbyshire (2014) Lowland Village Farmlands (LCT) West Pasture Meadows (LCT)	Medium- (within the context of the site)	Medium (within the context of the site)	Medium (within the context of the site)	Construction: Low-Negligible Completion: Low-Negligible Year 15: Low-Negligible		There would be no impacts and effects on substantial areas of Wet Pasture Meadows and Lowland Village Farmlands LCTs. Impacts through the construction process includes loss of habitats and disruption in landscape character and features. The overall effects on these receptors on the construction phase is judged to be Moderate Adverse . These effects would be temporary in nature and be restricted to a relatively small component of these large LCTs. Effects on these LCTs is judged to be Moderate-Minor Adverse on completion as result of the magnitude of impact, the disruption in the landscape and the loss of vegetation. The residual effects (Year 15 after completion) would reduce to Minor Adverse on account of the benefits being delivered by the maturing green infrastructure framework. The Proposed Development would be within that part of the LCTs that are characterised by urban influences, such that introduction of new development would not be an uncharacteristic element within the context of these LCTs	Moderate Adverse	Moderate-Minor Adverse	Minor Adverse	Construction: No Completion: No Year 15: No

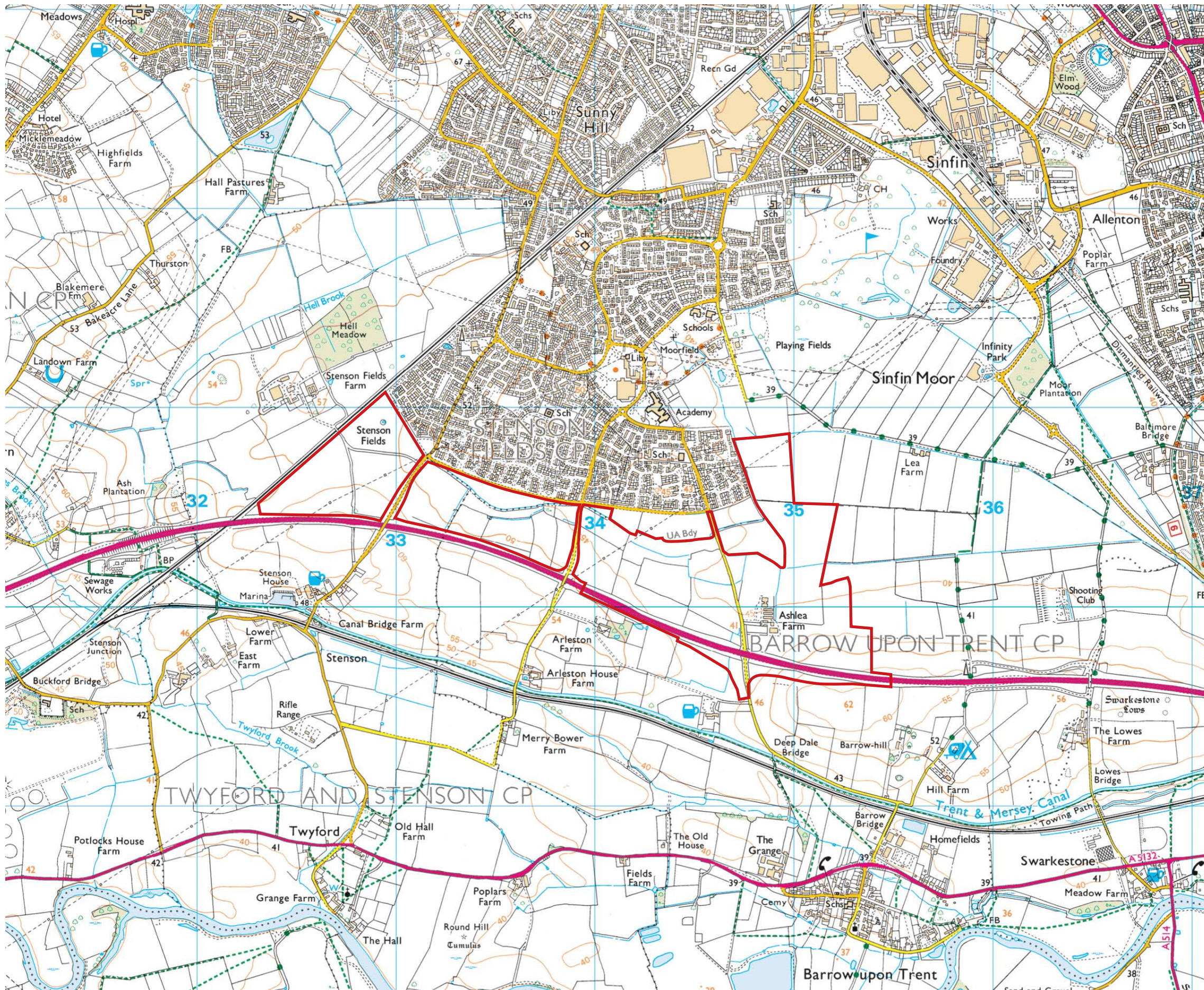
Landscape Character: Site and Immediate Context										
Site and Immediate Context	Medium	Medium	Medium	Construction: High- Completion: High- Medium Year 15: Medium		The Proposed Development would result in change and disruption in local landscape character. Primary design measures are imbedded in the design and layout of the Proposed Development. The proposals includes the retention of the site's woodland, the majority of its hedgerows and mature trees. The site's drains and watercourses are retained which includes the Barrow Drain. These landscape elements would be contained and protected within areas of green space that will provide appropriate 'buffers' between them and new development. They would form attractive elements of the detailed design that would provide a framework of green features. To compensate for trees and hedges that are to be removed to facilitate the Proposed Development, the proposals include the planting of new broadleaved species rich hedgerows, woodland and trees, as well as recreational green space. It is considered that these measures provide appropriate mitigation for the loss of hedges and trees, and the disruption in the landscape as a consequence of the of Proposed Development. The site's Green Infrastructure Strategy includes various new habitats such as woodland, trees, hedgerows, ponds, and green space. These will expand upon the existing landscape features within the site It is considered that the green infrastructure will provide a strong green framework for the development that provide benefits for biodiversity and recreation. The overall effects at the construction stage on the landscape character of the site and its immediate context is judged to be Substantial-Moderate Adverse. This is considered by the assessor to be significant. Whilst there would be a level of harm this would be localised in extent to that of the local landscape, whilst the effects would be temporary and comparatively short term in their nature. It is assessed that effects on landscape character would be minimised by the design and mitigation responses adopted. Given the type and scale of change/impact on the receptor, it is judged that on the completion of the Proposed Development the operation effects would result in a Substantial-Moderate Adverse effect upon the site and immediate context. Over time, as the green infrastructure matures and establishes – to include planting that provides compensatory measures - it is assessed that the level of effects and significance would diminish such that the long-term residual effects (15 years after completion) would be Moderate Adverse. These effects (and level of significance) would continue to lessen in the much longer term.	Substantial-Moderate Adverse	Substantial -Moderate Adverse	Moderate	Construction: Yes Completion: Yes Year 15: No

	APPENDIX 6.2: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type and Location (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	Is the Overall Effect Significant?
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Permanent or Temporary	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Substantial Moderate Minor Negligible None	Substantial Moderate Minor Negligible None	Substantial Moderate Minor Negligible None	
A	Sinfin & Stenson Fields (Residential Properties)	High	Medium	High	Adjacent	Full	P	Construction: High Completion: High-Medium Year 15: Medium	For residents on the southern edge of Sinfin and Stenson Fields the proposed green infrastructure of retained hedges, reinforced with new woodland planting, would filter views - although new vegetation would take time to establish. Close range views would be afforded of the new development. The extent visibility for these receptors is dependant on building orientation, window positions and the degree of ground floor screening. It is considered that the operation effects (i.e. on completion) for these receptors would overall be Substantial-Moderate Adverse, which is considered to be a significant effect. In the longer term (i.e. the residual effects at 15 years after competition) it is considered that effects would reduce to Moderate Adverse on account of the screening and filtering effects that would be achieved by the proposed planting. These effects (and level of significance) would continue to lessen in the much longer	Substantial Moderate Adverse	Substantial-Moderate Adverse	Moderate Adverse	Construction: Yes Completion: Yes 15 years post Completion: No
B	Arleston Farm (Residential Property)	High	Medium	High	Approx. 150m	Partial	P	Construction: Medium Completion: Medium Year 15: Low	From Arleston Farm there would be views, of varying degrees, of the development. This includes the A50 junction and the upper parts of the employment development. There would be no clear views of the residential area because of the screening effect of the A50 road corridor. It is considered that the operation effects (i.e. on completion) for these receptors (would be Moderate Adverse, but would reduce in the longer term (i.e. the residual effects at 15 years after completion) to Moderate-Minor Adverse as visibility of the development would be filtered and softened by established and maturing green infrastructure. These effects are restricted to that of a single property.	Moderate Adverse	Moderate Adverse	Moderate-Minor Adverse	Construction: No Completion: No 15 years post Completion: No

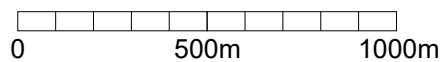
C	Ragley Boat Stop (Residential Property)	High	Medium	High	Approx. 150m	Partial	P	Construction: Medium Completion: Medium Year 15: Low	From Ragley Boat Stop there would be views, of varying degrees, of the development. This includes the A50 junction and the upper parts of the employment development. It is considered that the operation effects (i.e. on completion) for these receptors (would be Moderate Adverse, but would reduce in the longer term (i.e. the residual effects at 15 years after completion) to Moderate-Minor Adverse as visibility of the development would be filtered and softened by established and maturing green infrastructure. These effects are restricted to that of a single property.	Moderate Adverse	Moderate Adverse	Moderate-Minor Adverse	Construction: No Completion: No 15 years post Completion: No
D	Stenson Fields Farm (Residential Property)	High	Medium	High	Approx. 150m	Partial	P	Construction: Medium Completion: Medium Year 15: Low	From Stenson Fields Farm there would be views of the development. This would primarily be the residential component that would be observed within the context of the built-up area of Stenson Fields, that is already visible. It is considered that the operation effects (i.e. on completion) for these receptors (would be Moderate Adverse, but would reduce in the longer term (i.e. the residual effects at 15 years after completion) to Moderate-Minor Adverse as visibility of the development would be filtered and softened by established and maturing green infrastructure. These effects are restricted to that of a single property.	Moderate Adverse	Moderate Adverse	Moderate-Minor Adverse	Construction: No Completion: No 15 years post Completion: No
E	Sinfin Moor Lane/ Sinfin Moor Park & Nature Reserve (Recreational Users)	High	Medium	High	Varies	Glimpse-None	P	Construction: Medium-Low Completion: Low Year 15: Low-Negligible	Users within the Sinfin Moor Park & Nature reserved have no clear views of the Proposed Development on account of intervening vegetation within the Nature Reserve. Where Sinfin Moor Lane lies close to the edge of Sinfin there would be some glimpsed views of the Proposed Development, observed within the context of existing housing on the Sinfin that is already apparent. On certain parts of the lane there would also be some glimpse and filtered views of the employment component. In conclusion, visibility of the development from Sinfin Moor Lane would be restricted to a few locations and these would comparatively short sections of the route. It is considered that the operation effects (i.e. on completion) and the residual effects for these for these receptors would be Moderate-Minor Adverse.	Moderate-Minor Adverse	Moderate-Minor Adverse	Moderate-Minor Adverse	Construction: No Completion: No 15 years post Completion: No
F	Public Bridleway (PROW users)	High	Medium	High	Approx.700m	Glimpse-None	P	Construction: Medium- Low Completion: Medium-Low- Year 15: Medium -Low	It is judged that there would be some glimpsed views of the Proposed Development from the Public Bridleway that lies to the east of the site. This would comprise views of the employment buildings and some glimpsed views of the residential area beyond. Intervening hedges and trees within the landscape would providing some filtering effects. It is considered that the operation effects (i.e. on completion) and the residual effects for these for these receptors would be Moderate-Minor Adverse.	Moderate-Minor Adverse	Moderate-Minor Adverse	Moderate-Minor Adverse	Construction: No Completion: No 15 years post Completion: No

K	Deep Dale Lane/Arlestone Lane/Stenson Road (Highway Users)	Medium -Low	Low	Medium-Low	Within site	Full	P	Construction: High Completion: High-Medium Year 15: Medium	These receptors are inherently of lower sensitivity as the moving through the landscape at comparative speed. On Deep Dale Lane, Arlestone Lane and Stenson Road, highway users would have clear and close range views of the Proposed Development as they move through the site. They would experience changes in the character of the route between the A50 and the built up edge of Derby, in that views of agricultural fields would be replaced by new development, albeit the current nature of the route includes views of the existing residential edge and development would be observed within that context. It is considered that the operation effects (i.e. on completion) for these receptors would be Moderate Adverse. In the longer term (i.e. the residual effects at 15 years after competition) it is considered that these effects would reduce to Moderate -Minor Adverse on account of the green infrastructure proposals of that would be softening views .	Moderate Adverse	Moderate Adverse	Moderate-Minor Adverse	Construction: No Completion: No 15 years post Completion: No
H	A50 (Highway Users)	Low	Low	Low	Within site	Full	P	Construction: High Completion: High-Medium Year 15: Medium	Part of the Application Site lies within the A50. Highway users are moving at speed and experience transient views of the landscape. Between Deep Dale Lane and the Chellaston junction, the route is primarily within a shallow cutting and is contained by grass banks and vegetation. As a result, views out across the wider landscape are restricted. Much of the site to the north of the A50 is effectively hidden save for a few glimpsed views, such as when the A50 bridges Deep Dale Lane. With the Proposed Development in place there would be a change in the view within this location as highway users would experience views of a new junction that includes new earth works, slip roads, signage, and lighting etc. These views would be transient and fleeting for those that are passing the junction. As these highway users experience junctions of this type along the route, such as at Junction 3 (Chellaston) and at Junction 4 (A38). It is concluded that views of the new junction would be not be an uncharacteristic element within the context of the highway corridor and within the overall experiences of these receptors. For those leaving the A50 on the slip roads, receptors would have close range views of the proposed new development seen against the backdrop of the existing built up area of Stenson Fields. In the longer term (i.e. the residual effects at 15 years after competition) it is considered that effects would reduce to Moderate -Minor Adverse.	Moderate Adverse	Moderate Adverse	Moderate-Minor Adverse	Construction: No Completion: No 15 years post Completion: No

I	Railway	Low	Low	Low	Bordering site	Full	P	Construction: High Completion: High-Medium Year 15: Medium	xxx	Moderate-Minor Adverse	Moderate Minor Adverse	Moderate Minor Adverse	Construction: No Completion: No 15 years post Completion: No
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client
Hallam Land Management Ltd
 project
**Wragley Way,
 Derby**
 drawing title
SITE LOCATION

scale
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Figure 1
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Site Boundary



client
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project
Wragley Way,
Derby

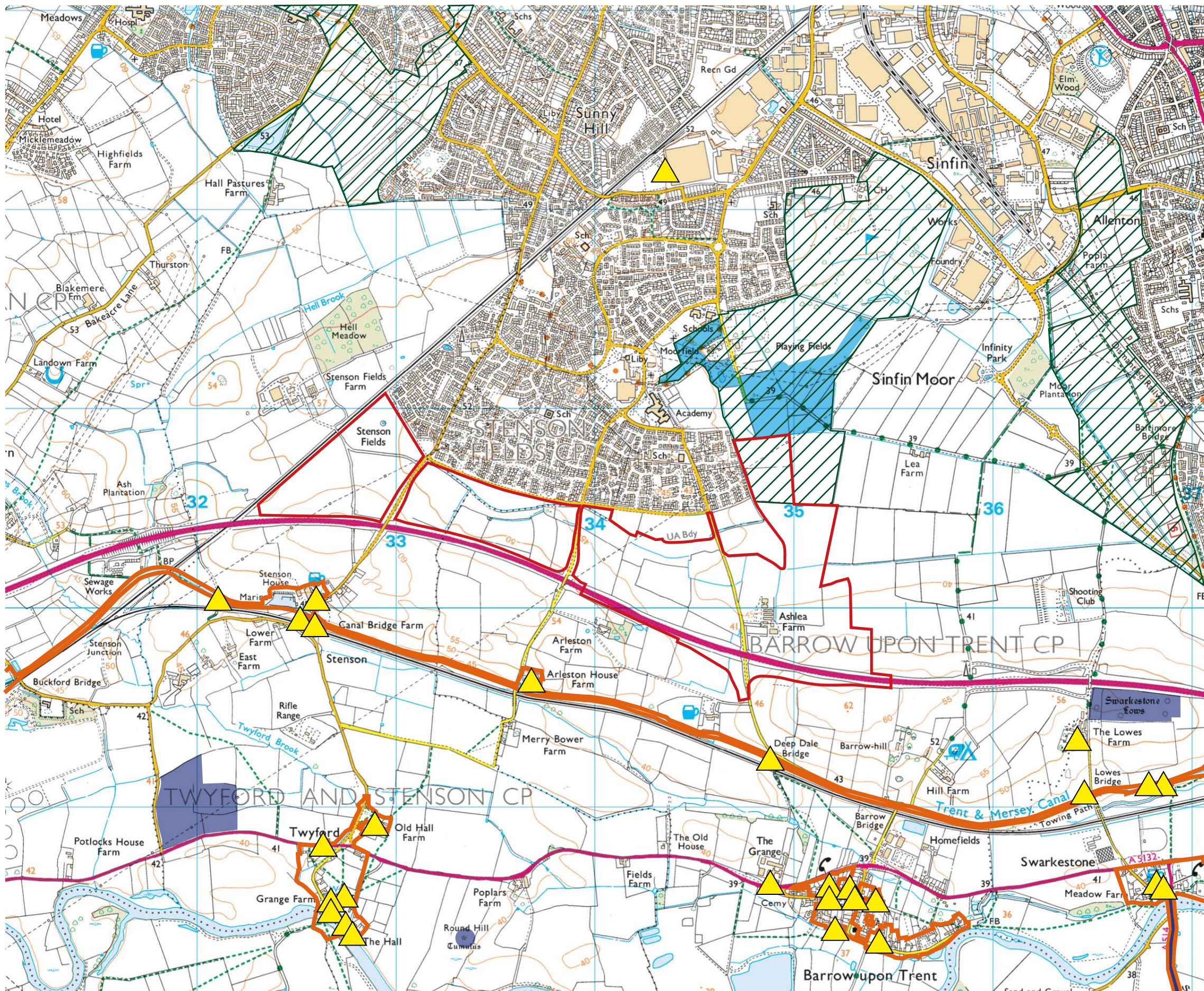
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Figure 2

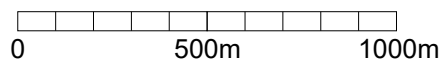


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-  Site Boundary
-  Sinfin Moor Park Local Nature Reserve
-  Green Wedge (Derby City Council)
-  Scheduled Monuments
-  Conservation Area
-  Listed Buildings / Features

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client
Hallam Land Management Ltd

project
Wragley Way,
Sinfin

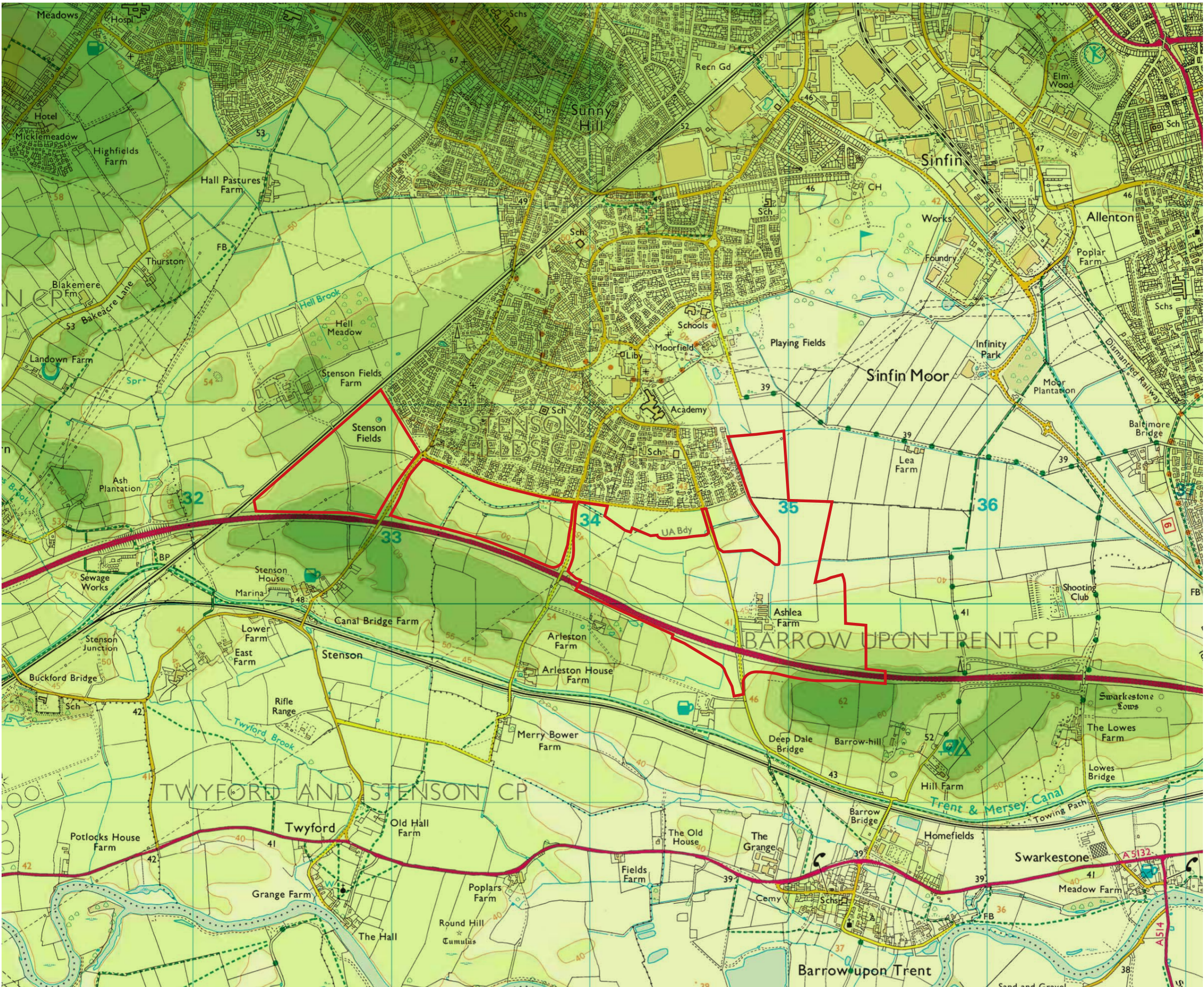
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Figure 3

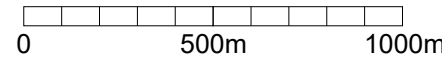


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client
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project
Wragley Way,
Derby

drawing title
TOPOGRAPHY

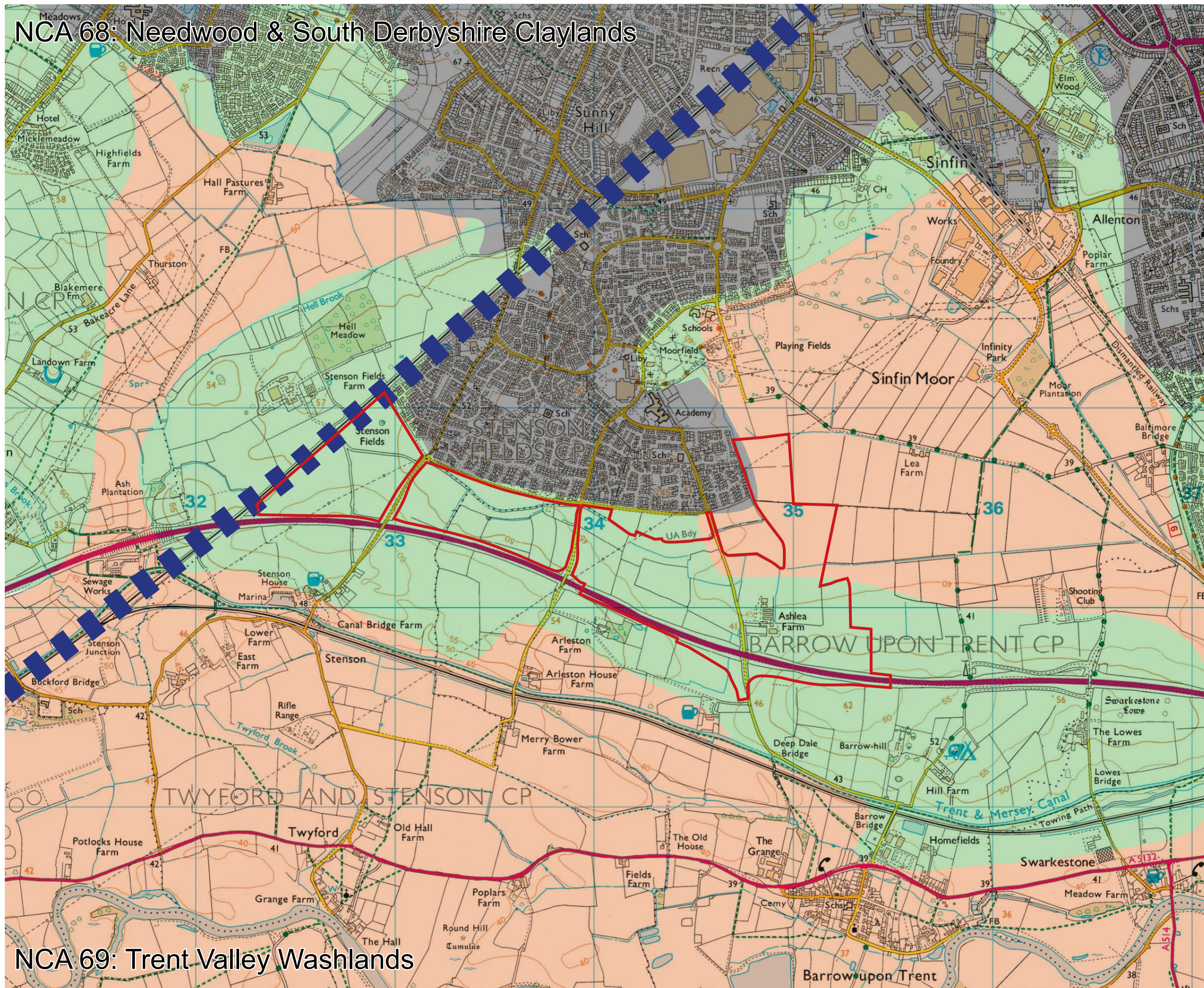
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Figure 4



NCA 68: Needwood & South Derbyshire Claylands

NCA 69: Trent Valley Washlands

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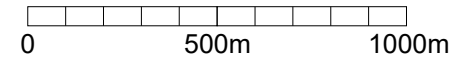
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- Site Boundary
- National Character Area (NCA) Boundary

East Midlands Regional Landscape Character Assessment April 2010

- Built Up Area
- Group 3: River Valley Floodplains (LCT)
 - 3A: Floodplain Valleys
- Group 5: Village Farmlands (LCT)
 - 5A: Village Farmlands

Scale: 1:20000 @ A3



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J:\7300\7315\LANDS\Plans\LVA WWAY\7315 WWAY LVA Fig 5 - Regional Landscape Character.indd

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REGIONAL LANDSCAPE CHARACTER

scale

1:20,000 @ A3

drawn

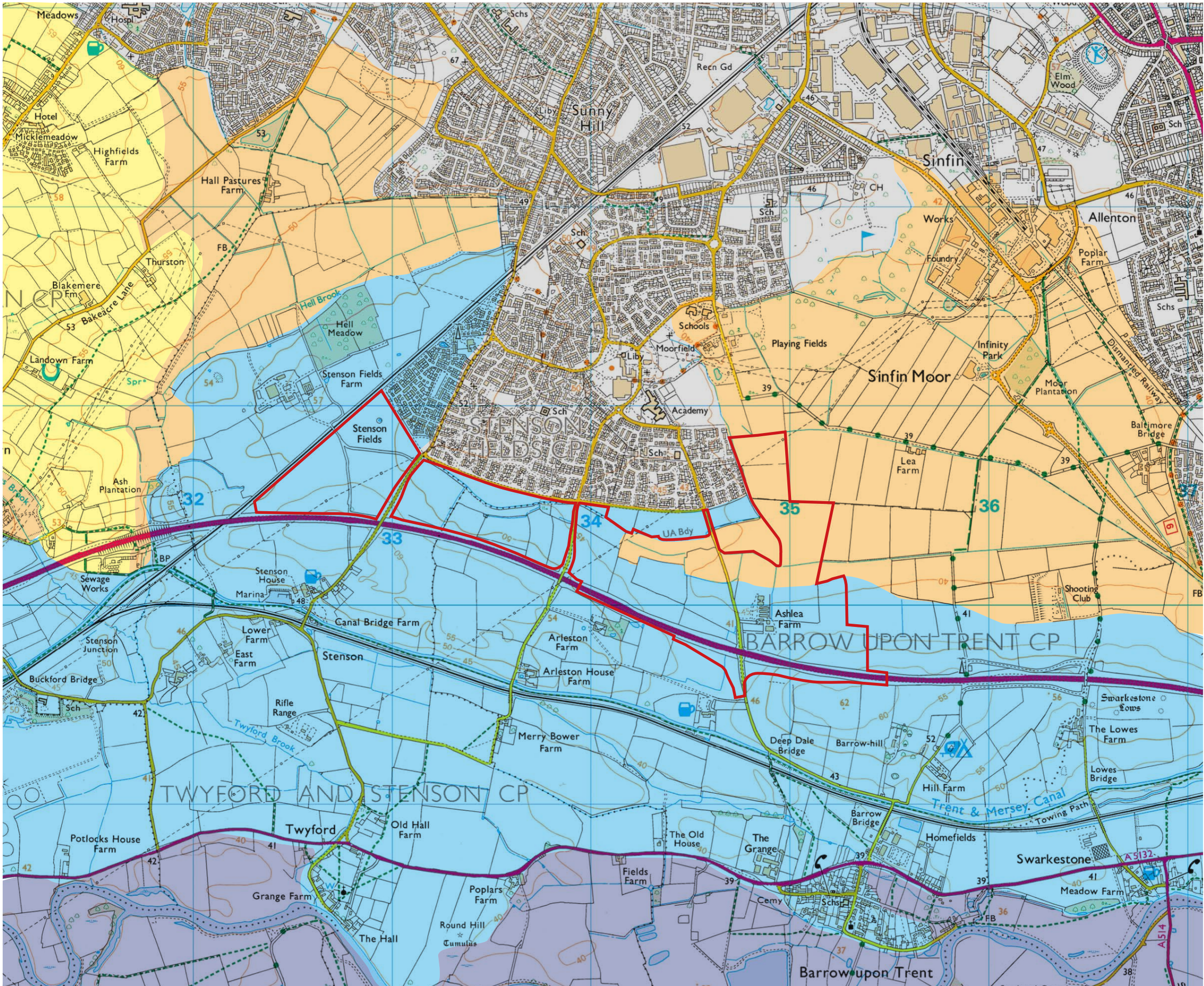
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Figure 5



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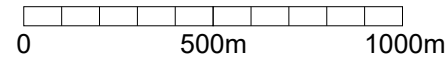
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Site Boundary

The Landscape Character of Derbyshire 2014 - Derby County Council Online Mapping Portal

- Wet Pasture Meadows (LCT)
- Lowland Village Farmlands (LCT)
- Riverside Meadows (LCT)
- Settled Farmlands (LCT)
- Urban

Scale: 1:20000 @ A3



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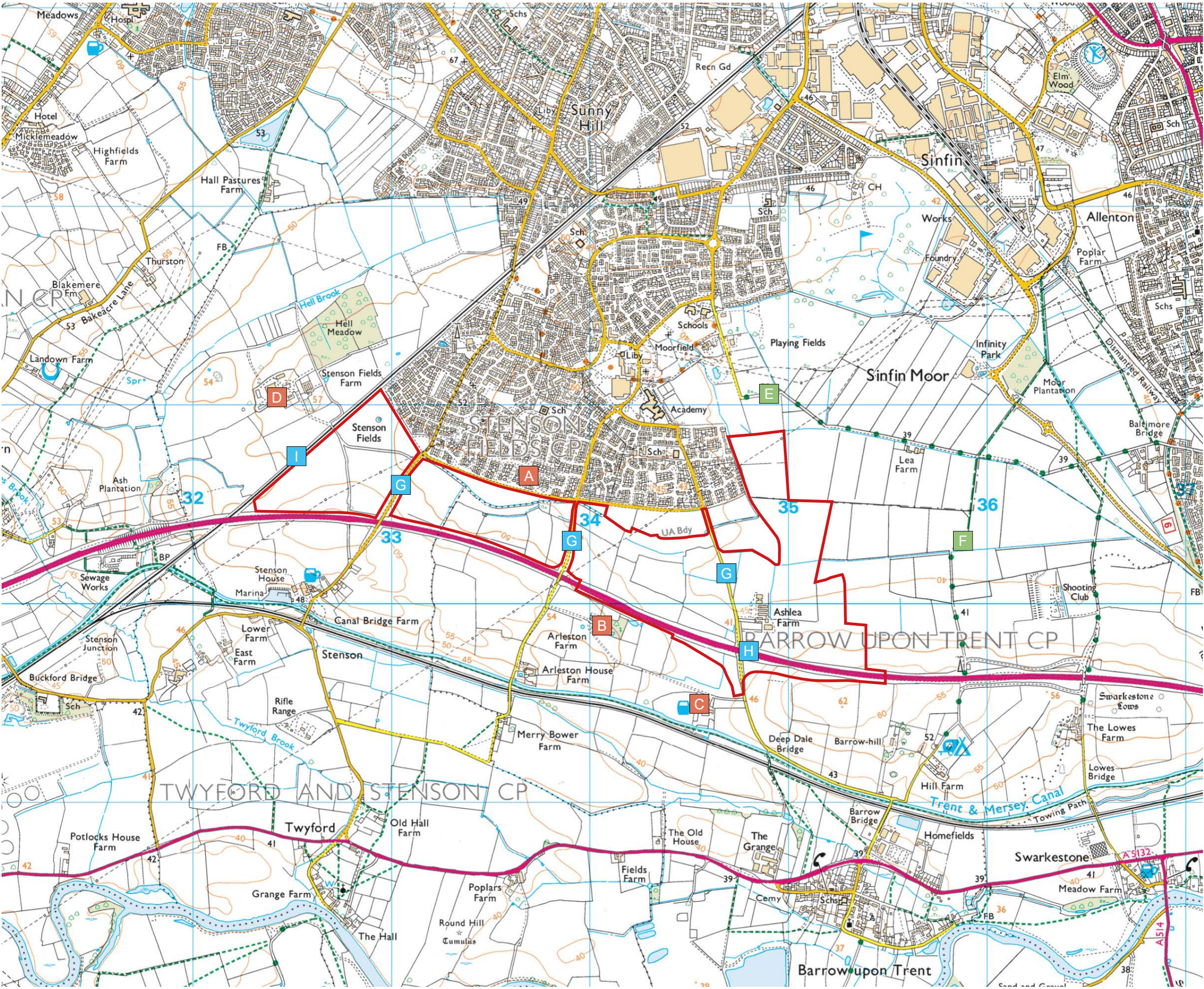
J:\730017315\LANDS\Plans\LVA WWAY\7315 WWAY LVA Fig 6 - Local Landscape Character.indd

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Wragley Way,
Derby
drawing title
LOCAL LANDSCAPE CHARACTER

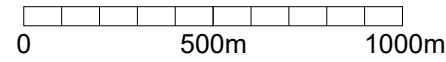
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Figure 6



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J:\7300\7315\LANDS\Plans\L\IA WWAY\7315 WWAY LVIA Fig 7 - Visual Appraisal.indd

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 Site Boundary

Visual Receptors

-  Residential
- A: Sinfin, Stenson Fields
 - B: Arleston Farm
 - C: Ragley Boat Stop
 - D: Stenson Fields Farm
-  Rights of Way / Recreational Users
- E: Sinfin Moor Lane / Sinfin Moor Park & Nature Reserve
 - F: Public Bridleway
-  Highway/Rail Users
- G: Deepdale Lane / Arleston Lane / Stenson Road
 - H: A50
 - I: Railway

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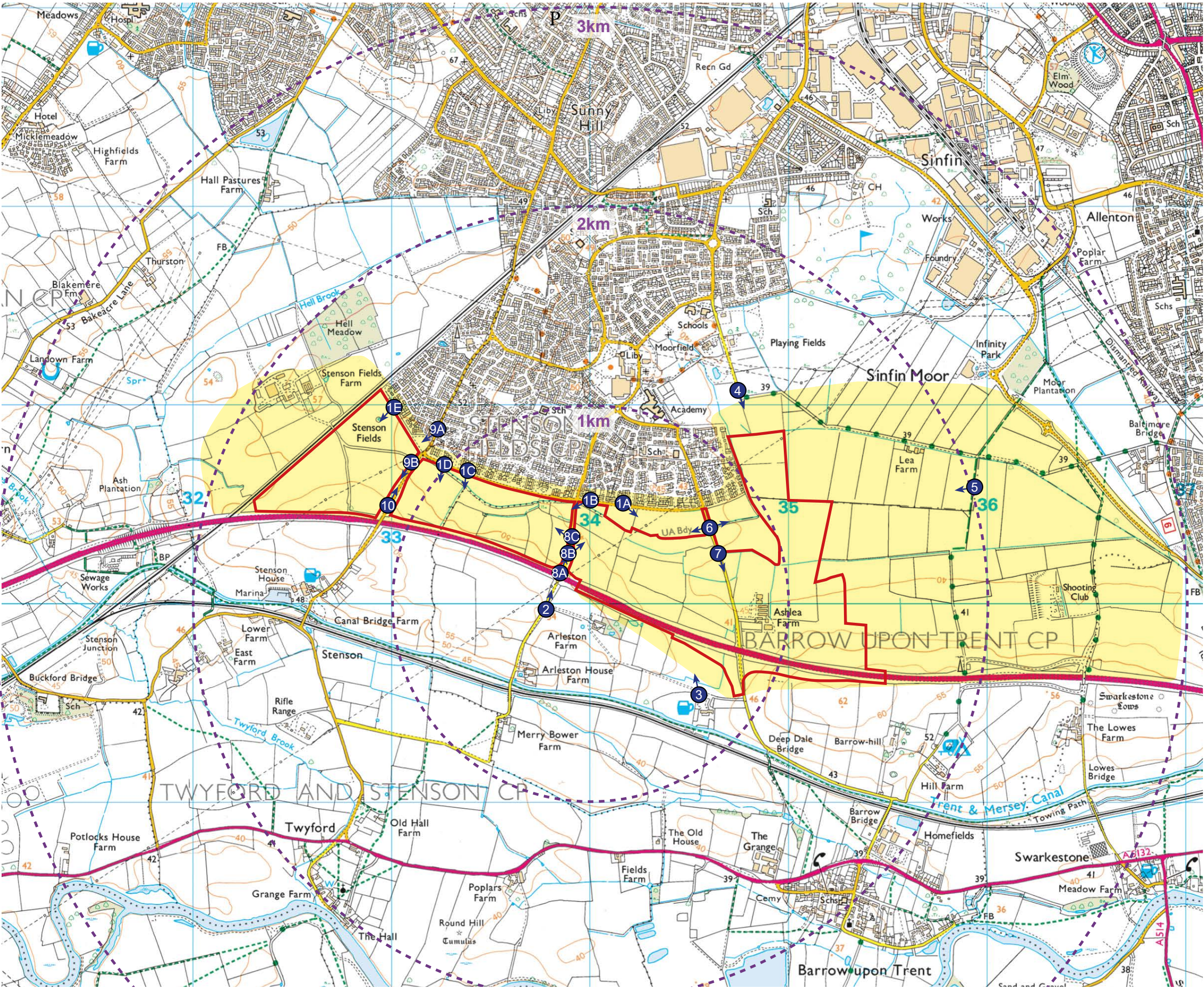
drawing title
VISUAL APPRAISAL

scale
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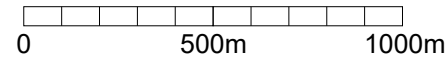


Figure 7

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Scale: 1:20000 @ A3

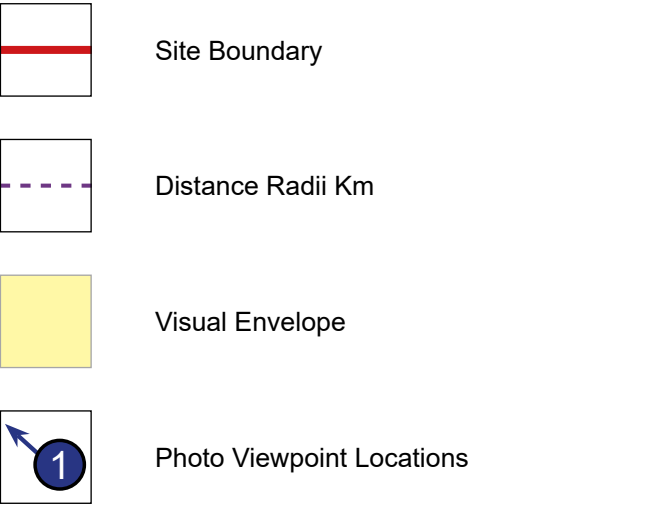


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J:\730017315\LANDS\Plans\LVA WWAY\7315 WWAY LVA Fig 8 - Viewpoint Locations.indd

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Note: Representative Visual Envelope
A representative Visual Envelope (RVE) has been prepared. The RVE has been determined through the fieldwork analysis and a review of the visibility of the site and the Proposed Development for visual receptors.
The RVE illustrates the potential area of the landscape in which the Proposed Development is anticipated to be visible for those visual receptors that are within the RVE. Depending on intervening elements such as hedges, tree groups, landform and buildings, the extent and nature of views for these receptors will vary between full, partial and glimpsed and for some receptors these views would be transient.
Opportunities for views of the Proposed Development may potentially occur outside the RVE, although it is concluded that distance would reduce prominence and perceptibility for receptors with the built development expected to be difficult to clearly distinguish because of intervening elements within the landscape. At Year 15, visibility of the built development for those receptors that have views would lessen as a result of the containment and filtering created by the maturing landscape framework.

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**Wragley Way,
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Figure 8



PHOTO VIEWPOINT 1A: View from residential properties off Wragley Way, Stenson Fields



PHOTO VIEWPOINT 1B: View from residential properties off Wragley Way, Stenson Fields



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Wragley Way,
Sinfen

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PHOTO VIEWPOINTS 1A & 1B

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Figure 9



PHOTO VIEWPOINT 1C: View from residential properties off Wragley Way, Stenson Fields



PHOTO VIEWPOINT 1D: View from residential properties off Wragley Way, Stenson Fields



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project

Wragley Way,
Sinfen

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PHOTO VIEWPOINTS 1C & 1D

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Note: Based on a viewing distance of 175mm and focal length of 50mm



PHOTO VIEWPOINT 1E: View from Stenson Fields residential edge.



PHOTO VIEWPOINT 2: View near Arleston Farm

Note: Based on a viewing distance of 175mm and focal length of 50mm



PHOTO VIEWPOINT 3: View from Ragley Way boat stop car park.

Sinfin Moor Park and Nature Reserve

Sinfin Moor Lane

Sinfin (eastern edge)



PHOTO VIEWPOINT 4: View from Sinfin Moor Lane.

Note: Based on a viewing distance of 175mm and focal length of 50mm

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project
Wragley Way,
Sinfin

drawing title
PHOTO VIEWPOINTS 3 & 4

scale
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Figure 12

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Line of tall poplars in the eastern edge of the site

Leah Farm



PHOTO VIEWPOINT 5: View from Public Bridleway east of Leah Farm

Sinfin

Line of tall poplars in the eastern edge of the site

Site



PHOTO VIEWPOINT 6A: View from Deepdale Lane



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Sinfin

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PHOTO VIEWPOINTS 5 & 6A

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Figure 13

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-



PHOTO VIEWPOINT 6B: View from Deepdale Lane (Note: View on May 2019 is of Mulberry Place housing)



PHOTO VIEWPOINT 7: View from Deepdale Lane looking South

Note: Based on a viewing distance of 175mm and focal length of 50mm

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PHOTO VIEWPOINTS 6B & 7
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Figure 14



PHOTO VIEWPOINT 8A: View from Arleston Lane, near A50 bridge.



PHOTO VIEWPOINT 8B: View from Arleston Lane, near A50 bridge.

Note: Based on a viewing distance of 175mm and focal length of 50mm

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PHOTO VIEWPOINTS 8A & 8B
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Figure 15

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PHOTO VIEWPOINT 8C: View from Arleston Lane.



PHOTO VIEWPOINT 9A: View from Stenson Road looking south.



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PHOTO VIEWPOINTS 8C & 9A

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PHOTO VIEWPOINT 9B: View from Stenson Road looking south.



PHOTO VIEWPOINT 10: View from Stenson Road looking north.

Note: Based on a viewing distance of 175mm and focal length of 50mm

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project
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Sinfen

drawing title
PHOTO VIEWPOINTS 9B & 10

scale
NTS @ A3

drawing / figure number

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Figure 17