

LANDSCAPE AND VISUAL APPRAISAL

LAND AT OCCUPATION LANE, WOODVILLE

ON BEHALF OF HARWORTH GROUP PLC

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PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

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1. INTRODUCTION

- 1.1. Pegasus Group has been instructed by Harworth Group plc to undertake a Landscape and Visual Appraisal (LVA) in support of a planning application for the proposed development of land off Occupation Lane, Woodville, Derbyshire. The application is for outline planning permission for residential and employment development with a local centre, with all matters reserved.
- 1.2. The site comprises ca. 21.49 hectares (ha) of grassland located to the western extent of the settlement of Woodville and to the east of Swadlincote (refer to **Figure 1: Site Location and Planning Designations**). The site was formerly worked for mineral extraction and subsequently restored to an area of open grassland. The scheme (referred to as the 'proposed development') is for up to 300 residential dwellings, employment development and a local centre with associated access, internal highways and drainage infrastructure, public open space, play space, green infrastructure and strategic landscaping.
- 1.3. The LVA aims to determine the likely effects of the proposed development on existing landscape and visual receptors identified within the surrounding area. In this respect, the following receptors have been appraised:
 - Physical landscape elements and features (trees, hedges, etc.);
 - Landscape character; and
 - Views and visual amenity experienced by local residents and users of public rights of way, public open spaces and local roads.
- 1.4. The iterative process of the LVA has identified a number of constraints and opportunities related to landscape and visual matters. In turn, this has informed the development framework and the landscape mitigation strategy which has been incorporated into the proposed development in order to avoid, reduce or remedy identified adverse impacts on landscape and visual receptors.
- 1.5. The LVA draws upon principles and good practice for undertaking landscape and visual impact assessments, as set out in the Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013)¹.

¹ Landscape Institute and Institute of Environmental Management and Assessment, Guidelines for Landscape and Visual Impact Assessment 3rd Edition (April, 2013).

2. APPRAISAL METHODOLOGY

2.1 The approach and methodology used for this LVA has been developed using best practice guidance, as set out in the following documents:

- Landscape Institute and Institute of Environmental Management and Assessment (April 2013), Guidelines for Landscape and Visual Impact Assessment, 3rd Edition;
- Natural England (October 2014), An Approach to Landscape Character Assessment;
- Landscape Institute Advice Note 1/11, Photography and Photomontages Guidance; and
- Landscape Institutes Technical Guidance Note Visual Representations 02/17 (March 2017).

2.2 Reference has also been made to additional sources of data and information, which are referred to in the relevant parts of the baseline conditions section. In addition, several figures have been prepared (**Figures 1 to 7**).

Level of Appraisal

2.3 The third edition of the Guidelines for Visual Impact Assessment (GLVIA3) was published in April 2013. This version of the guidance acknowledges that Landscape and Visual Impact Assessments (LVIAs) can be carried out either as part of a formal Environmental Impact Assessment (EIA), or, more informally as a standalone 'appraisal'. GLVIA3 notes that the overall principles and core steps in the process are the same, but that there are specific procedures in EIA which an LVIA must comply with that a more informal 'appraisal' does not.

2.4 This LVA represents a standalone appraisal of the proposed development. It describes and analyses the existing landscape and visual baseline in respect of physical landscape resources, landscape character, views and visual amenity. It identifies the landscape and visual constraints and opportunities in respect of the site and its context and considers how these might influence the development potential of the site for a mixed-use masterplan. It also considers a green infrastructure/mitigation strategy as part of the masterplan and how this may help to avoid or reduce the likely effects of the proposed development on potential landscape and visual receptors.

Approach

2.5 The overall approach to the identification, evaluation and assessment of landscape and visual effects is summarised as follows:

- Determining the scope of the appraisal;
- Collating baseline information for landscape and visual receptors;
- Reviewing the proposed development and identifying the nature and duration of likely impacts;
- Consideration of likely landscape and visual impacts against the baseline information; and
- Identification of measures to avoid or remedy impacts and incorporation of these measures into the design of the masterplan as an integrated landscape strategy.

Extent and Scope of Appraisal

2.6 The study area for the LVA is based on an approximate radius of 1.5 kilometres (km) from the site. This radius is considered sufficient to account for the likely impacts that will be generated by the proposed development. The broad area defined by this distance has then been refined through desktop studies and field survey work.

2.7 Landscape elements and features provide the physical environment for flora and fauna and the associated importance of biodiversity assets. Whilst this LVA considers the contribution that the pattern of landscape elements and features make to overall landscape character, it does not consider their ecological value or importance. Neither does it consider potential impacts on nature conservation assets and designations arising from the proposed development.

2.8 Heritage assets such as Scheduled Monuments, Listed Buildings and Conservation Areas all contribute to the overall landscape character, context and setting of an area. These aspects have been considered in the LVA; however, the appraisal does not address the importance of, or potential impacts on, heritage assets and designations arising from the proposed development.

Collating Baseline Information

2.9 Information has been collated using a process of desktop study and field survey in order to capture a comprehensive description of the existing landscape and visual

baseline. The desktop study included references to published landscape character studies and relevant planning policy guidance.

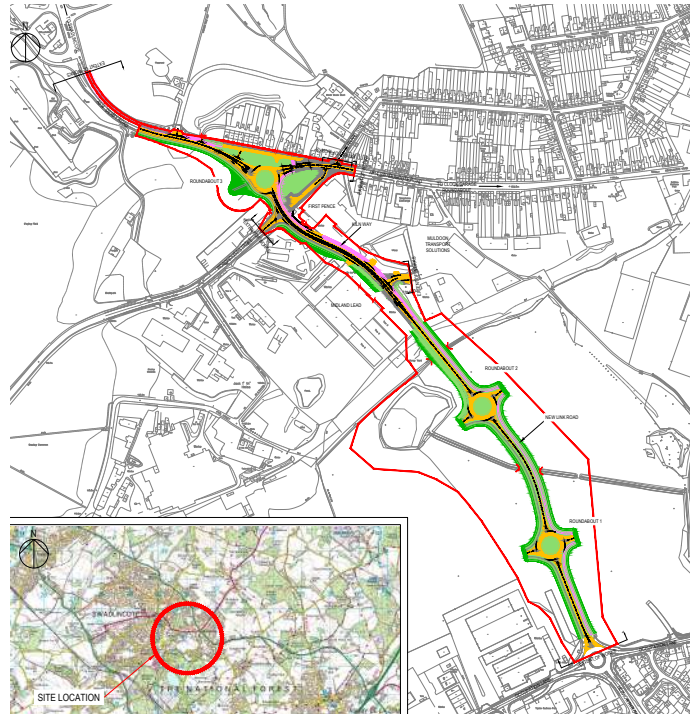
- 2.10 Field survey work was undertaken during January 2019. As part of the fieldwork, a series of 12 viewpoints were identified and photographed using a digital camera with a 50 mm lens (equivalent focal length) at approximately 1.8 metres (m) above ground level. The viewpoint photographs are presented as a series of panoramas and have been used to inform both the landscape and, separately, visual appraisal (refer to **Figure 5: Viewpoint Photographs**).

3. LANDSCAPE AND VISUAL BASELINE

Site Overview

- 3.1 The site itself extends to ca. 21.49ha and is currently not in use. It broadly comprises three field enclosures with an irregular plan form. The site extends across an even slope which falls broadly from a relative high point in the south-east, close to Moira Road and Occupation Lane, down to the north-west. A shallow, localised valley is formed through the centre of the site.
- 3.2 The site is defined to the north-west by a native hedgerow with hedgerow trees and two sections of linear tree groups. The north-eastern boundary is defined by a large tree group/woodland block and hedgerow boundary however part of this edge has no defining vegetation where the site boundary diverts into the field enclosure. The eastern site boundary, adjacent to Moira Road, is defined by low scrub vegetation and a single mature tree within the northern end of the boundary. The southern boundary, partly adjacent to Occupation Lane, is defined by low scrub vegetation with occasional small trees and a hedgerow and tree group at the western end of the boundary. The western site boundary also comprises a tree group with the southern end of the boundary and individual trees to the north of the boundary.
- 3.3 In terms of its levels, the topography of the site generally rises from west to east. The southern section of the western site boundary and the southern section of the north-western boundary of the site lie at ca. +120 metres (m) Above Ordnance Datum (AOD). The landform rises towards the eastern boundary at ca. +135m AOD and ca. +125-130m AOD along the north-eastern boundary (refer to **Figure 2: Topography**).
- 3.4 The site is located within the 'Woodville Regeneration Area', as defined within the South Derbyshire District Local Plan referred to below, which is an area of land allocated for employment development. Relevant to the site is the extant planning permission for the construction of a single carriageway road with three new roundabouts (Woodville Regeneration Route Phase 2) (ref. 9/2017/1222) (refer to **Plate 1** below).

Plate 1: Extract from South Derbyshire District Council webpage for Planning Application Reference: 9/2017/1222 (AECOM – Drawing Number: WVL-AEC-XX-XX-DR-CE-00007)



Site Context

- 3.5 The site is located within the western extent of the existing settlement edge of Woodville and is generally enclosed on all sides by existing industrial and residential development. Two public footpaths run broadly through the centre and north-eastern area of the site and extend into the residential and industrial areas of Woodville to the north of the site.
- 3.6 To the north of the site, industrial units adjacent to the north-western and north-eastern boundaries extend into the residential edge of the settlement of Woodville. Beyond which, the Swadlincote Woodlands is located and the residential edges of the settlements of Midway and Swadlincote further to the north. Industrial units are also located to the south of the site, as well as the southern residential edge of Woodville. Beyond which lies the surrounding landscape, comprising quarry land use, woodland and agricultural field enclosures.
- 3.7 The residential edge of Woodville is located directly adjacent to the east of the site, which also includes a singular industrial unit within the residential area (which is allocated for housing within the adopted Local Plan (ref: H23M)). The A511 road corridor runs broadly through the centre of the settlement of Woodville. Further to

the east, beyond the settlement of Woodville, ribbon development continues towards the settlement of Boundary within wider agricultural field enclosures. Industrial units are located directly adjacent to the western boundary of the site. Further to the west, the settlement of Church Gresley is located beyond a small area of open landscape comprising of woodland vegetation and mature tree groupings.

- 3.8 Additional information and a more detailed description of the physical components, landscape character and visual amenity of the site and its context within the study area are set out in later sections of this LVA.

Landscape Planning Framework

- 3.9 In the context of the relevant planning framework, the following section sets out a summary of those policies specific to the landscape and visual issues pertaining to the proposed development and which will have implications for the landscape mitigation strategy presented in this LVA (refer to **Figure 1: Site Location and Planning Designations**).

European Landscape Convention

- 3.10 The European Landscape Convention (ELC) promotes the protection, management and planning of European landscapes. The ELC was adopted on 20 October 2000 and came into force on 1 March 2004. It defines landscape as:

"...an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors)."

- 3.11 This definition is important in that it focuses on landscape as a resource in its own right and moves beyond the idea that landscapes are only a matter of aesthetics and visual amenity.

National Planning Policy Framework

- 3.12 The revised National Planning Policy Framework (NPPF) was published by the Ministry of Housing, Communities and Local Government (MHCLG) in February 2019, setting out the Government's planning policies for England and providing a

framework within which the appropriate local council can produce local and neighbourhood plans; the NPPF is a material consideration in planning decisions².

- 3.13 The NPPF sets out three dimensions to achieving sustainable development that include economic, social and environmental considerations. It places an onus on the planning system to perform a role in relation to the environment that 'contributes to the protection and enhancement of our natural, built and historic environment...' going on to note that sustainable solutions should take account of local circumstances and reflect the character of each area. This underpins the strategic guidance set out in the NPPF in relation to landscape and visual matters.
- 3.14 In relation to landscape and visual matters, achieving well-designed places (Section 12) aims to ensure that developments are 'visually attractive', are sympathetic to local character (including the surrounding built environment and landscape setting) and to establish and maintain a strong sense of place³.
- 3.15 Section 15 of the NPPF addresses on 'conserving and enhancing the natural environment' stating that policies and decisions should contribute to this by 'protecting and enhancing valued landscapes (noting that this should be commensurate with a statutory status or identified quality identified in a development plan) and also recognising the 'intrinsic character and beauty of the countryside'⁴.
- 3.16 NPPF notes the importance that designs 'evolve' in response to local issues and to the views of the community⁵.

Planning Practice Guidance Documents

- 3.17 In March 2014 the Department for Communities and Local Government (DCLG) launched a web-based resource of planning practice guidance documents (PPG). Matters pertaining to 'landscape' are covered under the guidance for the Natural Environment. Para 001 addresses how the character of landscapes can be assessed to inform plan-making and planning decisions. It states that:

"One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside.

² Para 2, MHCLG, NPPF (February 2019)

³ Para 127, MHCLG, NPPF (February 2019)

⁴ Section 15 and para 170, MHCLG, NPPF (February 2019)

⁵ Para 128, MHCLG, NPPF (February 2019)

Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the wider countryside.

- 3.18 *Where appropriate, landscape character assessments should be prepared to complement Natural England's National Character Area profiles. Landscape Character Assessment is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change and may be undertaken at a scale appropriate to local and neighbourhood plan-making."*
- 3.19 This LVA includes reference to landscape character assessments prepared at a national, county and local level and also addresses the key characteristics of the site and its immediate context. It therefore responds fully to the requirement of the PPG.
- 3.20 The PPG also include guidance on light pollution. This notes that artificial light has the potential to become 'light pollution' or 'obtrusive light' and not all modern lighting is suitable in all locations. The PPG further notes that some proposals for new development may have implications for light pollution and it considers issues such as changes to the baseline, suitability of location, protected sites and designated dark skies when determining whether light pollution might arise.

Local Planning Guidance

- 3.21 The following section sets out the local planning policy background relevant to the site. The site is not subject to any specific policy designations (refer to **Figure 1: Site Location and Planning Designations**) however a number of policies in the context of the site are relevant to landscape and visual matters.

The South Derbyshire Local Plan

- 3.22 The site is located within the administrative area of South Derbyshire District Council (SDDC). The following section sets out an overview of the SDDC policy documents relevant to landscape and visual matters.
- 3.23 The Local Plan for South Derbyshire comprises the adopted Local Plan Part 1 (adopted June 2016) and the adopted Local Plan Part 2 (adopted November 2017), which both fully supersede the 1998 Local Plan.

- 3.24 The site is situated within the National Forest. The site is also located within the Woodville Area boundary, the Swadlincote Urban Area Settlement boundary and includes the eastern area of a Regeneration Area (E1C and E6). A Regeneration Route runs broadly through the centre of the site. An existing Local Centre is situated to the north-east of the site at Woodville. The A511 road corridor passes through the area and forms one of the main transport connections between Burton-Upon-Trent, Swadlincote and Coalville.
- 3.25 The site is not located in any areas subject to specific policies for the protection of landscape, however a number of policies have some relevance to landscape and visual matters. Parts of the landscape (and outside of the settlement area) to the north-west of the site are included within the South Derbyshire Green Belt, however the site is not included within this.
- 3.26 Where appropriate, local planning policy has been referred to as part of the iterative process of design in order that the proposed development adopts mitigation measures which are in accordance with emerging policy and guidance. Such policies are summarised in the following table.

Table 1: Summary of Local Plan policies relevant to landscape and visual matters

Policy ref.	Summary of Policy
Policy S8: Green Belt	This policy addresses the support and maintenance of Green Belt areas within the area. It also states improving public access and connectivity to the built-up areas adjacent to the Green Belts will be encouraged.
Policy BNE1: Design Excellence	This policy highlights the importance of new developments to be well-designed, which includes the need for a locally inspired character that responds to context and has regard to valued landscape, townscape and heritage characteristics and visual attractiveness with a high quality of architecture and landscaping. It also refers to the National Forest and states new development should be encouraged to follow the 'National Forest Design Charter' and 'Guide for Developers and Planners'.
Policy BNE4: Landscape Character and Local Distinctiveness	This policy states that the character, local distinctiveness and quality of South Derbyshire's landscape will be protected and enhanced through the design of new developments. Key landscape features, such as hedgerows and mature trees, should be retained. The policy also makes reference to The Landscape Character of Derbyshire and the National Forest Landscape Character Assessment documents, which should be referred to within proposed developments.

Policy INF7: Green Infrastructure	This policy refers to conservation, enhancement and extension of green infrastructure through new development. It also advocates increasing access to green infrastructure.
Policy INF8: The National Forest	This policy states the need to deliver the National Forest Strategy (2014-2024) and any subsequent strategy. It states that all residential schemes over 0.5ha and industrial, commercial and leisure developments over 1ha within the National Forest are expected to incorporate tree planting and landscaping in accordance with National Forest Planting Guidelines, including woodland planting but dependent on local setting. The proposed development must also be appropriate to its setting within the Forest and not adversely affect the character and appearance of the wider countryside. Access to the Forest from new developments is advocated.
Policy INF9: Open Space, Sport and Recreation	This policy states that high quality green space, recreation facilities, allotments, woodland creation, cemeteries and publicly accessible natural green space should be provided to meet the needs of new residential development and the existing population.
Policy BNE7: Trees, Woodland and Hedgerows	This policy states that where proposed development could affect trees, woodland and/or hedgerows which are important regarding their amenity, ecological, landscape or historic value, developers must demonstrate the development is informed by appropriate surveys, the development would not suffer from undue shading and measures taken to ensure root protection and buffers. Where vegetation is removed, the policy states that it must be replaced in an appropriate manner and location. It also refers to the importance of minimising impacts on biodiversity. New planting must be in keeping with the urban or rural character of the area.

- 3.27 Policy E1: Strategic Employment Land Allocations 2011-2028 within the Local Plan makes reference to 'E1C: Woodville Regeneration Area' within which the site is located (refer to **Figure 1: Site Location and Planning Designations**). The policy sets out areas within the district designated as strategic employment land allocations. Policy E6: Woodville Regeneration Area is a policy specifically for the Regeneration Area within which the site is located. This policy states that the area is protected for employment-led redevelopment, supported by the Woodville-Swadlincote Regeneration Route. The policy outlines that redevelopment of the site, including the area to the west of the site, should incorporate 12ha of employment development and up to 150 new dwellings.
- 3.28 Policy INF4: Transport Infrastructure Improvement Schemes within the Local Plan makes reference to the Woodville-Swadlincote Regeneration Route which runs broadly through the centre of the site. This route will connect the junction of Occupation Lane and Hepworth Road with the A514 near the current junction with

Woodhouse Street to help delivery of employment-led redevelopment of land representing poorly restored former mineral workings at Occupation Lane (the site), improve access to Swadlincote Town Centre and relieve traffic congestion and environmental impacts at the A511/A514 Clock Island. It states that the design of this scheme should minimise impact on the environment, heritage assets and natural features. Full permission has been granted for the construction of a single carriageway road with three new roundabouts (ref. 9/2017/1222).

6Cs Green Infrastructure Strategy (2010)

- 3.29 The 6Cs Green Infrastructure Strategy document includes a strategic green infrastructure network for Derby, which informs an overall sub-regional strategic framework for the Three Cities (Derby, Leicester and Nottingham) and the Three Counties (Derbyshire, Leicestershire and Nottinghamshire) known as the '6Cs' Grown Point.
- 3.30 The site is located within the 'South East Swadlincote Urban Fringe' which the Green Infrastructure Strategy states as an area within the National Forest which offers opportunities to maintain and enhance the overall quality and diversity of landscape character. The published guidance also states this area may help to meet shortfalls in open space provision and gaps are able to be bridged between the existing natural greenspaces surrounding residential areas in south-east Swadlincote.

National Forest Design Charter – Design Principles for The National Forest

- 3.31 The site is located within the National Forest. The National Forest set out within their Design Charter a number of Design Principles which relate to development within the Forest.
- 3.32 Regarding landscape design, the document outlines that development should reflect the landscape, ecological and historic character of the area when designing green infrastructure, enhance existing green infrastructure, achieve a high quality interface between the built environment and wider landscape setting, exploit landscape assets of adjacent sites, avoid green infrastructure fragmentation, consolidate green space into large areas and design green space to achieve sustainable, cost-effective, long-term management. The document also refers to the importance of accessibility and distinctive character.

National Forest Guide for Developers & Planners: Summary (2018)

- 3.33 The National Forest set out within their Guide for Developers and Planners details regarding Planting Guidelines, Planting Options and Sustainable Development within the Forest. The full guide is currently being reviewed and is set to be published in the near future. The guidelines state all development over 10ha to be 30% of the site as Forest green infrastructure. This includes a range of Planting Options, including new woodland planting, woodland belts, roadside trees, greenways and management of existing woodland and hedgerows. New developments are encouraged to create sustainable, design-led schemes which reflect local character and the site's location within the National Forest.

Summary of Policy Background

- 1.6. In summary, national and local planning policy seeks quality new development in appropriate locations that avoids significant adverse impacts on the natural environment.
- 1.7. The site is located within the 'Woodville Regeneration Area' (Policy E1). This specific policy offers some guidance for proposals for employment-led redevelopment on the site, supported by the 'Woodville-Swadlincote Regeneration Route' (Policy INF4). The site is also located within the National Forest. Planning guidance from the National Forest advocates sustainable development with a focus on the incorporation of green infrastructure.
- 1.8. In terms of landscape related planning designations, the site is not located in a landscape which is subject to any statutory or non-statutory landscape designations.
- 3.34 Local policies address requirements for proposed developments in respect of their character and appearance and the need to conserve and enhance landscapes. These policies also provide a framework of requirements for incorporating landscape schemes which help integrate a development appropriately into the landscape and also contribute to the green infrastructure network.

Landscape Baseline

Physical Landscape Resources

- 3.35 The following section describes the physical landscape resources that are present in the study area, including individual landscape elements and more distinctive landscape features. This helps to establish an understanding of the existing landscape baseline and is instrumental in identifying landscape receptors to be included in the appraisal.

Topography and Landform

- 3.36 The topography of the site generally rises from west to east, towards a localised high point of the site at the settlement edge close to Moira Road and Occupation Lane. The southern section of the western site boundary and the southern section of the north-western boundary of the site lie at ca. +120m AOD, rising towards the eastern boundary at ca. +135m AOD and ca. +125-130m AOD (refer to **Figure 2: Topography**).
- 3.37 The landform of the surrounding area is characterised by gently rolling land with localised high points. A broad ridgeline extends west towards the site from the settlement of Boundary, which continues to the northern edge of Gresley Wood (to the south-west of the site) and towards Norris Hill (to the south-west of the site). The area immediately to the south-west of the site and to the south of the site, beyond the settlement of Littleworth, is relatively lower ground and this continues to the south. This area of relatively lower ground also continues to the north-west of the site towards Swadlincote and north-east, beyond the ridgelines which are associated with the settlements of Gresley and Woodville.

Hydrology and Water Features

- 3.38 Within the site, there is a stream adjacent to the north-western site boundary and an existing waterbody near to the centre of the north-western site boundary. An additional watercourse extends to the south-east, broadly through the centre of the site, and this effectively separates the site into two parts. A second watercourse extends from the western boundary of the site into the site for a short section broadly through the centre of the western site boundary.
- 3.39 In the wider landscape, a series of local watercourses are present and form a feature. This includes both the urbanised areas of the settlement and other

fringe/rural areas. The Albert Village Lake is located ca. 800m to the south-west of the site and forms the largest waterbody in the surrounding landscape. The Ashby Canal runs through the settlement of Moira, ca. 2.7km to the south of the site. The Hooborough Brook runs to the west of the Ashby Canal, which connects to the River Mease further south ca. 6km to the south-west of the site.

Land Use

- 3.40 The site comprises three field enclosures which are irregular in plan form. The site is currently not in any form of agricultural use and was formerly an area of mineral extraction (subsequently reclaimed) and is maintained as grassland. The site is situated within the urban edge of Woodville and is surrounded by immediate land uses of mixed industrial, commercial and residential uses.
- 3.41 In the surrounding area, land uses reflect the transition from the urban fringe to the wider rural landscape. To the north, north-west and west land use is dominated by the settlements of Church Gresley, Swadlincote and Woodville. These urban edges comprise a number of urban influences including transport infrastructure, industrial areas and residential development. The settlements are separated by areas of green space and mature green infrastructure, including Swadlincote Woodlands, ca. 430m to the north of the site.
- 3.42 Beyond the immediate urban land use to the north-east and east, land use is dominated by agricultural practices with pockets of woodland and mature vegetation. To the south, there are relatively smaller settlements, including Albert Village and Boothorpe, and frequent individual farmsteads. These are surrounded by areas of woodland (including Gresley Wood and Swainspark Wood), agricultural land use and extensive areas of quarry. There are also various leisure/commercial land uses, including Swainswood Leisure Park, located to the south-west of the site, and Conkers Discovery Centre, located to the south of the site. The A511, which runs through the settlement of Woodville to the north-east of the site, and A444, located to the west of the settlement of Church Gresley, transport corridors are notable land uses.

Vegetation Patterns

- 3.43 Vegetation across the site comprises a network of field boundary hedgerows with occasional hedgerow trees of varying quality. There are areas of mature tree groupings/woodland blocks located broadly along the north-eastern site boundary,

to a lesser extent along the southern edge of the western site boundary and along the central and eastern section of the north-western site boundary. Field boundary hedgerows vary in height across the site, including a low scrub boundary along the southern/eastern site boundaries which is adjacent to the existing residential edge of Woodville. The ground plain of the site consists of grassland with some scrub vegetation.

- 3.44 In the wider landscape, the vegetation pattern is varied and includes a diverse mix of woodland areas which reflect the National Forest context. There are various areas of mature woodland and pockets of mature vegetation, including the Swadlincote Woodlands (to the north of the site) and between settlement areas, including Church Gresley and Castle Gresley (to the west of the site). Surrounding the urban areas, there are commonly field enclosures with scrub vegetation and dense individual tree groups. Within the residential areas, including the settlement of Woodville surrounding the site, the vegetation infrastructure is primarily associated with the front and rear gardens of houses, including mature tree planting. There is a mix of heights of hedgerow boundaries with differing densities and presence of hedgerow trees in the wider landscape.

Public Access

- 3.45 Public access to the site is limited to the footpaths which cross the eastern parts of the site. These include a public footpath that extends from the industrial area immediately to the north-west of the site to the western edge of Occupation Lane/residential area at the south-eastern corner of the site. This public footpath also extends to the north-eastern boundary of the site and connects to another public footpath which follows this site boundary and connects the site to the residential area to the north, through the industrial area off Swadlincote Road, and east of the site, along Vicarage Road. However, based on the site visit and field work, this footpath appears to be blocked off from the direction of Kiln Way.
- 3.46 In the wider landscape, there is a moderate degree of public access via a network of PROW, including footpaths, bridleways, recreational routes and other routes with public access (refer to **Figure 4: Viewpoint Locations and Public Rights of Way**). The public rights of way (PROW) network is generally spread evenly through both the relatively urban areas associated with the settlements in the area, including Swadlincote to the north-west of the site, and through the surrounding landscape. The PROW network through the urban areas tend to be short links, in

contrast to relatively longer links in the surrounding countryside. The National Forest Way recreational route is located ca. 1.2km to the south-east of the site and the Cross Britain Way is located ca. 2.6km to the south-east of the site. There are also a number of open access areas which are often associated with the National Forest.

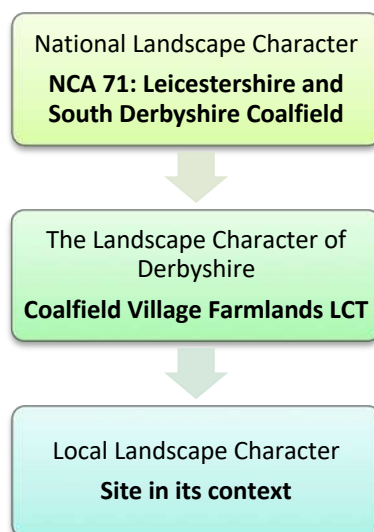
Settlement and Transport Patterns

- 3.47 The site is located within the western extent of the settlement of Woodville and surrounded by a mix of existing residential and industrial development. The A511 road corridor, located ca. 350m to the east of the site, forms a major road link which connects the A42 ca. 5.4km to the south-east of the site to the A38 ca. 8.8km to the north-west of the site. The urbanising influence of the road network (the A511 road corridor particularly) along with the quarry and industrial areas to the south, all contribute to the perception of the urban fringe.
- 3.48 The transport routes through the area have a strong influence on the local character. These include the A511 and A444 forming main links to nearby towns, including Burton-upon-Trent ca. 8km to the north-east of the site and Coalville ca. 11km to the south-east of the site. A number of local roads connect the smaller settlements off these main routes. In terms of settlement pattern, there are numerous smaller settlements and suburbs that form the wider urban areas, including Albert Village, Church Gresley and Midway. Many of these are connected by ribbon development.

Landscape Character

- 3.49 Reference has been made to published guidance on landscape character for the area. The site is located in the following landscape character types/areas (refer to **Figure 3: Landscape Character**):
- National level – NCA 71: Leicestershire and South Derbyshire Coalfield; and
 - County level – The Landscape Character of Derbyshire, 'Coalfield Village Farmlands LCT'.

Plate 2: Summary of landscape character hierarchy



3.50 Given the proximity of the district boundary, reference has been made to the North West Leicestershire Landscape Character Assessment. However, on review this part of the landscape is of similar character (Coalfield Village Farmlands) but is also physically separated from the site by the urban area of Woodville and a localised area of high ground.

National Landscape Character

3.51 At a national level, the site is situated within the National Character Area (NCA) 71: Leicestershire and South Derbyshire Coalfield⁶. Where relevant to the site and its landscape context, the key characteristics of NCA 71 are summarised as follows:

- The landscape is unenclosed with shallow valleys, subdued sandstone ridges and a gently undulating plateau;
- The area forms has many minor, swift-flowing streams draining the area. Flooded clay pits and mining have resulted in many subsidence pools or flashes, which in combination with Thornton Reservoir provide valuable open water sites for nature conservation and recreation;
- The area has a developing woodland character that is heavily influenced by the work of The National Forest initiative, which augments locally dense riparian woodland and prominent amenity trees around settlements with developing woodland on former colliery sites;

⁶ NCA Profile 71: Leicestershire and South Derbyshire Coalfield (NE335), March 2014

- Small- to medium-sized field occur with a wide variation in field pattern, including some narrow, curved fields that preserve the strips of the open field system. Where arable production predominates, fields have been enlarged. Hedgerows are low with a few scattered hedgerow trees and in places show the effects of former open cast workings;
- Agriculture comprises a mixture of arable and pasture;
- There is remnant acid grassland over sandstone with neutral grassland in the valleys, and acid heathland on open mosaic habitats on previously developed land, particularly colliery spoil;
- Rich heritage assets include industrial heritage including the Ashby Canal and Moria Furnace;
- Traditional vernacular is predominantly locally manufactured red brick with tile or slate roofs. Some older buildings are of stone. There are many three-storey brick-built farmhouses;
- The settlement pattern is dominated by mining settlements. Isolated hamlets along the roadsides and small villages centred on a church contrast with extensive areas of 20th-century housing and prominent industrial and commercial distribution warehouses at the edge of larger centres; and
- The area is easily accessible by major roads and rail and is close to East Midlands Airport. Long-distance recreational routes include the Ivanhoe Way and a wide network of local trails and footpaths associated with the recreational assets of The National Forest. The Ashby Canal also provides a link to the wider area.

3.52 Given the scale of the NCA these physical components and characteristics are likely to be represented across the wider context of the NCA; therefore, in this context, changes at a site level will be small scale and not likely to impact upon landscape character as defined by the NCAs. The NCA guidance does however give an indication of key characteristics relevant to the surrounding landscape context and the design of the masterplan can contribute positively to the delivery of the SEOs.

3.53 To complete a more detailed assessment of potential landscape and visual impacts, reference has been made to the published landscape character assessment prepared at a finer grain and more local scale.

County Landscape Character

- 3.54 At a county level reference is made to 'The Landscape Character of Derbyshire'⁷ as published by Derbyshire County Council. This document is the fourth edition of 'The Landscape Character of Derbyshire' but is the first comprehensive review since it was first published in December 2003. The 10 NCAs within Derbyshire have been sub-divided into 39 Landscape Character Types (LCTs).
- 3.55 The site is located partially within the area defined as 'Urban' within the published guidance but mainly within the 'Coalfield Village Farmlands' LCT which encompasses extensive areas of countryside that surround the wider settlement areas of Swadlincote and Woodville (refer to **Figure 3: Landscape Character**).
- 3.56 The LCT is described as:
- 3.57 *"an undulating, industrialised mixed farming landscape with former mining settlement, punctuated by woodland, scattered hedgerow and watercourse trees".*
- 3.58 The key characteristics of the LCT, relevant to the site and study area, are described by the guidance as:
- *"Heavy, poorly draining soils over mudstone with patches of free-draining soils on sandstone ridges;*
 - *Pastoral farming with localised arable farming on better drained soils;*
 - *Patches of semi-natural woodland;*
 - *Scattered hedgerow trees and locally dense trees along watercourses;*
 - *Scrub and secondary woodland on derelict ground and along rail and road embankments;*
 - *Areas of former parkland, and common land, now enclosed and farmed;*
 - *Network of small irregular lanes between larger urban roads;*
 - *Red brick buildings with Staffordshire blue clay tile roofs;*
 - *Expansion of villages with red brick terraces, ribbon development and housing estates; and*
 - *Legacy of coal extraction."*
- 3.59 Other characteristics of the Coalfield Village Farmlands LCT are described by the guidance as the *"relatively subdued topography ensures that the dominant land use is mixed farming, some areas affected by opencast mining with the soils*

⁷ Derbyshire County Council, The Landscape Character of Derbyshire (fourth edition, March 2014)

replaced and soils generally very poorly drained that only support rough grazing or woodland".

- 3.60 The guidance also refers to *"semi-natural vegetation slowly colonising"* derelict sites used formerly for extraction which has *"sometimes produced valuable wildlife habitats. Acid heathland has colonised free-draining colliery spoil and birch has invaded some derelict sites, beginning the slow succession to woodland"*.
- 3.61 Regarding tree cover, the LCT comprises *"scattered, mature boundary trees along some hedgerows. Along stream lines, there are occasional dense watercourse trees and locally prominent amenity trees around settlements. Small scale woodlands occur in this landscape, often associated with areas of former parkland or with estate ownership. Woodland is considerably extended through the National Forest area"*.
- 3.62 Regarding field pattern, there is a *"wide variation which reflects the diverse history of enclosure...Hedgerows contain a mix of species...The field pattern is strongly associated with the urban fringes of many of the mining villages scattered through the landscape"*.
- 3.63 The public access in the surrounding area comprises *"a dense network of footpaths which cut across farmland to connect settlements and outlying farmsteads. These footpaths tend to follow a fairly direct route, often running beside a hedgerow"*.
- 3.64 The published guidance also includes a section on Planting and Management Guidelines. This notes that the LCT is *"an urbanised landscape punctuated by the very occasional small, organic woodland with thinly scattered hedgerow and watercourse trees"*. It states that the 'woodland vision' should *"refer to National Forest Strategy and Guidance"* and the 'tree vision' as *"densely scattered hedgerow and dense watercourse trees"*. Re-establishing links between existing isolated woodland and hedgerows is also advocated. It notes that within the National Forest there has been large scale afforestation which provides value as a recreational resource for activities such as walking.
- 3.65 The benefit of the more local level assessment of the LCA over the broader NCA guidance (from Natural England) is that it undertakes the assessment of landscape character at a more detailed level.

- 3.66 Therefore, the finer grain of analysis accounts for the context of the wider landscape and places the site in a more specifically defined area of character. The characteristics and guidance can be used to inform the proposals for development, positively influencing the quality of the masterplan.

Local Landscape Character

- 3.67 The following section sets out an analysis of the landscape character of the site in its immediate context (refer to **Figure 6: Landscape and Visual Analysis**).
- 3.68 The site currently comprises rough, restored grassland which does not contribute positively to the local landscape character. Green infrastructure across the site varies and, where the green infrastructure is less extensive, allows a strong relationship and influences from the urban residential and industrial edges of the surrounding settlement.
- 3.69 The site is located in the urban fringe landscape of Swadlincote and Woodville. The residential influences comprise a mix of housing, including terraced housing along Moira Road to the east of the site and relatively newer detached housing to the south of the site off Occupation Lane, including along Rivoli Drive and Hepworth Road. Commercial and industrial influences are predominantly immediately adjacent to the south-west, west, north and north-eastern site boundaries. These consist generally of poor quality industry, particularly immediately to the west of the site.
- 3.70 Beyond the immediate urban fringe landscape within which the site is located, the surrounding settlement areas are interspersed within a matrix of National Forest green infrastructure. This creates a strong influence of woodland and mature vegetation in the surrounding area, however these are predominantly surrounded by and within the context of existing urban development which creates a disconnect from the wider agricultural landscape.
- 3.71 The transition from where the site is located within the urban fringe to the wider landscape varies considerably. To the west and north-west, the landscape comprises mainly urban settlement land use. This contrasts to the south and south-west which consists of restored areas of land with extensive quarry sites. Open countryside is situated to the south-east, east and north-east, however this landscape is less apparent from the site due to the containment of the urban area of Woodville.

Landscape Character Summary

3.72 Based on the evaluation of the site and surrounding context undertaken for this LVA, it is evident that the site and its immediate context include some landscape elements and features which contribute to local landscape character. However, the strong framework of the surrounding urban context along with the restoration landscape reflect substantially on the character of the site.

3.73 Published character guidance recognises the juxtaposition of these influences and this is highlighted by the diversity of key characteristics including:

- Unenclosed landscape with shallow valleys, ridges and a gently undulating plateau;
- Many minor streams;
- Woodland character with locally dense woodland and developing woodland on former colliery sites;
- Scattered hedgerow trees;
- Scrub and secondary woodland on derelict ground;
- Small- to medium-sized fields with wide variation in field pattern;
- Mix of arable and pasture agriculture;
- Settlement pattern dominated by mining settlements, isolated hamlets and small villages contrast extensive areas of 20th-century housing with prominent industrial and commercial units;
- Expansion of settlement areas;
- Legacy of coal extraction;
- Major roads pass through area; and
- Wide network of local trails and footpaths.

3.74 Having made reference to the landscape components of the site and surrounding area as part of the appraisal process, these factors can be evaluated as constraints and opportunities in relation to the site and its context. The design evolution for the site masterplan will respond appropriately to the landscape character.

Visual Baseline

3.75 This section provides a description of the nature and extent of the existing views from, towards and between the site and the surrounding area. It also includes reference to specific locations that will potentially be subject to impact as a result of the proposed development.

- 3.76 Establishing the specific nature of these views provides an understanding of the context and setting of representative viewpoints and the nature of views in terms of distance, angle of view, and seasonal constraints associated with specific visual receptors.

Visual Envelope

- 3.77 The visual envelope is the area of landscape from which a site or proposed development will potentially be visible. It accounts for general judgements on the theoretical visibility of a site or proposed development and sets a broad context for the study area within which to address landscape and visual impacts. The extent of a visual envelope will be defined by the physical landscape components of an area, such as hedgerows, woodlands or buildings; or it can be influenced by the distance from a site.
- 3.78 The visual envelope for the site is broadly defined as follows:
- To the north, by existing residential and industrial built form which is located immediately adjacent to the site. Mature vegetation along the north-western and north-eastern site boundaries and further north associated with the Swadlincote Woodlands/Gresley Common and settlement edge also limits views. Only partial views are available from a relatively small area of Access Land on higher ground;
 - To the east, by existing residential built form (along Moira Road) that lies immediately adjacent to the site, limiting views to the local road network and properties that are located immediately adjacent to the site;
 - To the south, by existing industrial and residential built form (along Occupation Lane) that lies immediately adjacent to the site, limiting views to the local road network, industrial units and properties that are located immediately adjacent to the site; and
 - To the west, by the combination of existing industrial built form that lies immediately adjacent to the site and mature vegetation along the site boundary and surrounding the existing built form, limiting views to within the industrial area immediately to the west.
- 3.79 Within this overall visual envelope there will be variations in the degree of inter-visibility between areas and in the nature and extent of views.

Representative Viewpoints and Visual Receptors

- 3.80 The visual appraisal includes a series of photographic views from viewpoints identified in the surrounding area. The viewpoints are representative of views obtained of the site and its visual context from principal visual receptors and are used to inform judgements on the impact of the development on the visual amenity of these receptors (refer to **Figure 4: Viewpoint Locations and PROW** and **Figure 5: Viewpoint Photographs**).
- 3.81 Principal visual receptors include:
- Local residents in properties along part of the southern and eastern site boundaries, including those along Occupation Lane and Moira Road, and further to the north of the site on relatively higher ground, including properties along Frederick Street;
 - Users of PROW, particularly the public footpaths that cross the site and including some public open spaces within the existing residential area of Woodville to the east and south of the site; and
 - Road users along Occupation Lane and Moira Road and within the industrial areas surrounding the site, including Pool Street to the north-west.
- 3.82 Receptors of the highest sensitivity include residents; people engaged in outdoor recreation whose attention is likely to be focused on the landscape, for example, users of PROW in the open countryside; and visitors to heritage or tourist attractions where views of the landscape are important to their setting or experience.
- 3.83 Receptors of intermediate sensitivity include users of local roads and sign-posted scenic routes where views of the landscape are likely to be important.
- 3.84 Receptors of lowest sensitivity include people engaged in outdoor sport where an appreciation of the landscape is not important to the activity; office workers who are focused on their job; and road and rail users travelling through a landscape at speed.
- 3.85 For visual receptors, the magnitude of impact takes account of the size or scale of change and the geographical extent of the change. The size or scale of change reflects factors such as how much of the proposed development will be seen and the proportion of the existing view affected (which is related to distance); the

degree of contrast or integration with the existing view; the nature of the view obtained (full, partial, glimpsed); and the position of the development relative to the viewer (angle of view). The geographical extent reflects the area of the visual receptor from where the proposed development can be seen, for example, the magnitude is likely to be higher where the development is visible from an extensive area of the receptor than a more limited part.

3.86 The following viewpoints have been included as representative locations (refer to **Figure 4: Viewpoint Locations and PROW** and **Figure 5: Viewpoint Photographs**).

- Viewpoint 1: View looking south-east from Access Land to east of Swadlincote Woodlands.
- Viewpoint 2: View looking south-east from public footpath within north-eastern site area.
- Viewpoint 3: View looking west from public footpath within north-eastern site area.
- Viewpoint 4: View looking south-west from public footpath near to north-eastern site boundary.
- Viewpoint 5: View looking west from Moira Road.
- Viewpoint 6: View looking north-west from public footpath to west of Sun Street.
- Viewpoint 7: View looking north-west from the junction between Arliston Drive and Hepworth Road.
- Viewpoint 8: View looking north-west from Occupation Lane.
- Viewpoint 9: View looking north-west from Moira Road.
- Viewpoint 10: View looking north-west from public footpath north of Occupation Lane.
- Viewpoint 11: View looking north-west from playing fields south of Occupation Lane.
- Viewpoint 12: View looking south-east from Pool Street.

3.87 Further analysis is set out in later sections of this appraisal.

4. LANDSCAPE DESIGN EVOLUTION AND STRATEGY

4.1 This section draws the landscape and visual baseline information together and summarises the key constraints and opportunities in the existing landscape. The site is situated within the urban edge with industrial and residential development immediately adjacent to all site boundaries. The site boundaries to the north and north-east are generally vegetated with mature hedgerow boundaries/tree groupings. The remaining boundaries consist of occasional trees, low shrub or non-existing boundary vegetation. To the south, the wider landscape comprises predominantly agricultural/woodland areas with large quarry sites.

4.2 The site has a close relationship with the existing urban edges of Woodville and Swadlincote. The site itself is somewhat consistent with the landscape of its immediate surroundings. This is characterised by the industrial and residential urban edge and transport corridors, including the A511. The proposed development will infill a gap within the existing urban edge and as such will be discrete within the landscape.

Development proposals

4.3 A full description of the proposed development is provided in the Illustrative Masterplan that accompanies the planning application (refer to **Appendix A: Illustrative Masterplan**). In summary, the proposed development comprises:

- Up to 300 new homes, to include a mix of house types;
- A local centre comprising approximately 1.5ha;
- Approximately 4.4ha of employment land;
- Vehicular and pedestrian access from the Woodville Regeneration Route (to be delivered by others), as well as from Moira Road to the east; and
- New areas of public open space and landscaping.

4.4 The link road shown in the Illustrative Masterplan (refer to **Appendix A: Illustrative Masterplan**) is consented and will be delivered 'by others'.

Constraints and opportunities

4.5 The following constraints and opportunities have been identified during the landscape and visual analysis.

Constraints

4.6 Constraints for the site are considered to be:

- Existing landscape components on the site, including boundary hedgerows and hedgerow trees and the stream which runs broadly through the centre of the site;
- Openness of PROW corridors across the site (noting amenity of users is limited);
- Physical alignment of PROW corridors; and
- Views from the local network and adjacent residential dwellings, including from Moira Road and Occupation Lane.

Opportunities

4.7 Opportunities for the site are considered to be:

- The relatively and flat landform of the site which will require minimal ground works to provide suitable build platforms, consequently limiting impacts in relation to this aspect;
- Retain and enhance green infrastructure across the site in the context of the National Forest;
- Integrate PROW corridors and enhance opportunities for access through network of high quality street scape and open spaces;
- The relatively 'ordinary' nature of the site in landscape terms, highlighted by some scrub vegetation, lack of landscape features and absence of any overriding landscape designations;
- Enhance current degraded site context through high quality development; and
- Re-use of former minerals site as part of urban regeneration.

Landscape strategy and design

4.8 Following the initial stages of the LVA, the landscape and visual constraints and opportunities have informed the early design and evolution of the development framework and site masterplan. This process ensures that the location, scale and character of the proposed development respond to the local landscape character and will be acceptable in landscape and visual terms.

4.9 The landscape and visual strategy for the site is outlined below, and is founded on the following principles:

- Identification of a suitable 'development envelope' taking into account landscape character and visual containment of the site; and
- Creation of additional green infrastructure and open space on site which is both consistent with and complementary to, the existing local landscape character in terms of scale, disposition and species mix.

4.10 The key elements of the landscape strategy have been considered as separate but integrated components; these are described in more detail in the following sections (refer to **Figure 7: Landscape Strategy**).

Strategy components

Approximate development envelope

- 4.11 The development envelope for the site is an area identified within which residential or employment development will sit and is a constraint on the scale of the proposed development.
- 4.12 The development envelope has been set back from existing vegetation in order to help ensure that they can be retained and enhanced as part of a landscape strategy (where possible).
- 4.13 The development envelope is broadly split into two halves, the residential development envelope within the eastern area of the site, which is predominantly adjacent to the existing residential edge of Woodville, and the employment/local centre development envelope within the western area of the site, which is predominantly situated adjacent to the existing industrial units. These parts of the development envelope are set back from the regeneration route that runs broadly through the centre of the site, connecting Occupation Lane and Kiln Way.
- 4.14 In the north-eastern area of the site, built form is set back from the existing woodland block with a realigned footpath between and an area of Public Open Space (POS) and play space. Development has also been set back from the existing hedgerow in the south-eastern corner of the site and mature vegetation along the north-western site boundary with the use of areas of POS between the respective retained green infrastructure elements and development envelope. Additional

vegetation within these areas will provide further screening and softening of potential views.

- 4.15 Within the central part of the site, the development envelope has been set back from the existing stream which runs broadly through the centre of the site. Additional planting and a realigned footpath are proposed adjacent to the stream, as well as several areas of POS and play space. Parts of the watercourse will be culverted to facilitate key crossings and some parts of the employment proposals.

Scheme layout

- 4.16 The layout of the residential parts of the scheme have been considered in relation to the residential context of Woodville. The layout of the employment/local centre area of the scheme in the western site area has also been considered in relation to the context of the adjacent industrial areas.
- 4.17 The layout provides two vehicular site access points. These are located at the southern end of the link road across the site. The proposed link road has two roundabouts within the site boundary and a further roundabout to the north-west of the site. Internal roads within the development envelope, both residential and employment, connect to the link road at the roundabouts; together these break down built form and provide opportunities for amenity planting.
- 4.18 The other vehicular access is located along the eastern site boundary off Moira Road into a residential street with the residential development envelope in the south-eastern area of the site. This is the primary vehicular access for this area of development as it is not connected by road to the other development areas or link road to the west. Further access into employment areas is located along the western site boundary off a proposed employment street, which is connected to the link road further to the east.
- 4.19 The existing public footpath within the north-eastern area of the site will continue to run parallel to the site boundary into the edge of the northern most residential development envelope. The footpath is then realigned to extend south-east, where it follows the eastern boundary of the northern most residential development envelope. From this point the proposed route continues south-east through the retained mature hedgerow and eventually to Occupation Lane along the southern site boundary.

- 4.20 The existing footpath that currently runs broadly through the centre of the site has also been realigned to follow the eastern edge of the northern section of the link road and then divert to the east to follow the southern edge of the existing stream. This footpath then links to the realigned footpath extending from the north-eastern area of the site, described above.
- 4.21 Additional pedestrian and/or cycle links have been incorporated into the design to link existing public footpaths, realigned footpaths, residential streets and to the link road, concentrated in the south-eastern area of the site. These include linking the existing public footpath along the north-eastern boundary of the site through the existing woodland block to a realigned footpath which passes an area of POS and play space between the residential development envelopes.
- 4.22 The main area of open space is located to the north-west of the local centre in the north-western area of the site. This also includes the existing attenuation area with three smaller attenuation areas immediately to the north-east, across the link road to the east and across the employment street to the south-east. Additional tree and vegetation planting is proposed for the area, especially along the western edge adjacent to a proposed employment development envelope. Further POS and play spaces are situated throughout the layout, including at the south-eastern corner of the site, adjacent to Moira Road and between the two southern residential development envelopes.

Green infrastructure

- 4.23 The location and extent of green infrastructure around the site has influenced the formation and extent of the overall development envelope. The retained areas of vegetation along the north-eastern, north-western and western boundaries will offer some physical and visual containment of the site. The strategy for retaining existing vegetation combined with proposals for landscaping will result in a landscape context for the proposed development that shows a variety of stages of establishment and maturity. This will enhance the quality of the proposed development and also help to integrate the site with the local landscape character.
- 4.24 Additional strategic landscape planting will be implemented within the open space areas to the north, and along part of the eastern site boundary near to the retained woodland block and POS/play space. This additional planting will provide screening to the employment/local centre development envelope within the western area of the site and aid screening of views from existing, proposed and realigned public

footpaths. Planting proposals will ensure natural surveillance of the play space from adjacent properties.

- 4.25 The link road and primary streets within the design are proposed to have street trees lining their routes. This will provide green settings to the development areas within the site which will link to the proposed and existing vegetation within the site.

Landscape scheme and detailed design

- 4.26 The layout of the proposed residential development will incorporate substantial areas of private garden space. There will be additional tree planting within the proposed employment development, as well as the proposed publicly accessible areas of green infrastructure. These areas will have the capacity to hold a substantial number of street and garden trees which will, over time, contribute to the network of green infrastructure and help to integrate the character of the site with the surrounding landscape.
- 4.27 All proposed landscape mitigation will be subject to a high-quality detailed landscape scheme that will ensure that the functions of the landscape components are delivered; this will also reflect positively on the design quality of the proposed development as a whole. At detailed design the selection of species for trees will refer to native species as well as those present in the context of the local landscape.

Likely landscape and visual effects

Likely causes of impact

- 4.28 Although a landscape has some intrinsic sensitivity, different landscapes may contain various elements and features that would respond differently to change; subject to the type of the development. Therefore, in order to reliably inform the analysis of impacts, judgements should be made with reference to the changes arising from a specific type of development. The following section sets out the likely causes of impacts which would occur in relation to the specific type of development proposed (i.e. residential/employment led development).
- 4.29 The proposed development has developed in response to the landscape and visual analysis. The following section sets out an appraisal of the potential impacts.

Causes of temporary impact during construction

4.30 The temporary construction works which may give rise to impacts on landscape and visual receptors are listed as follows:

- Site clearance (including vegetation clearance) and accommodation works;
- Movement and presence of associated construction vehicles and plant;
- Presence of construction compounds, site offices and welfare facilities;
- Earthworks and construction of internal road infrastructure and practical development platforms; and
- For areas of advanced or early mitigation, the ongoing establishment of proposed mitigation measures (such as planting) during construction.

Causes of impacts at completion

4.31 The permanent components of the proposed development which may give rise to impacts on landscape and visual receptors are listed as follows:

- The built form of residential and employment development (incorporating highways infrastructure); and
- Mitigation integrated into the proposed development (i.e. green infrastructure and strategic landscaping), including retained trees, hedgerows, open space provision, SUDs and attenuation areas, new planting and footpaths.

Likely landscape effects

4.32 Likely landscape effects will be concerned with the physical changes to the site and loss or potential loss of physical elements and features. Landscape effects will also be concerned with the perception of these changes and subsequent effect on the character of the landscape.

4.33 The two vehicular access points along the southern and eastern site boundaries will not result in boundary vegetation loss as these boundaries comprise low-level scrub vegetation. Hedgerow and hedgerow tree loss will occur along the north-western site boundary where the link road passes through. The remaining boundary vegetation will be retained and enhanced with suitable management and additional planting where required.

- 4.34 At a site level, land use will change from an area of restored grassland and scrub vegetation to that of a mixed use sustainable masterplan. This, at a local level, will result in an extension of the settlement pattern on the urban fringes of Woodville and Swadlincote.
- 4.35 The existing public footpath immediately to the north-east of the site will not be directly affected by the proposed development and any changes will be concerned with the views of site rather than direct effects upon the landscape across which it travels.
- 4.36 The existing public footpath through the eastern area of the site will be diverted around proposed residential areas and link road.
- 4.37 Additional access opportunities will also be created, which connect to both the existing and realigned public footpath routes within the eastern area of the site.
- 4.38 Additionally, benefit to the existing landscape elements will be achieved through additional native and ornamental planting and implementation of appropriate management and maintenance plans to ensure the landscape matures to form additional screening and filtering around and within the site.
- 4.39 Green infrastructure and landscape structure planting contribute to the mitigation of impacts of the built components of the proposed development. The strategy for green infrastructure will reflect local characteristics such as street and garden tree planting which is a notable feature within the relatively newer residential development to the south-east of the site. Internal planting around the proposed residential dwellings and between employment buildings will provide a layering of the green network to assist in filtering views and breaking up rooflines when viewed from the surrounding footpaths and road networks.

Likely visual effects

- 4.40 This section sets out an appraisal of potential visual effects.
- 4.41 Representative viewpoints considered are set out in the following table.

Table 2: Representative Viewpoints

Viewpoint	Overview	Site context
<i>Viewpoint 1:</i> View looking south-east from Access Land to east of Swadlincote Woodlands. This viewpoint is representative of users of Access Land to the north of the settlement edge of Woodville.	The view considers residential properties within the settlement edge of Woodville, including those along Court Street, from Access Land to the north of the settlement edge. To the east of the view there is vegetation associated with the Swadlincote Woodlands. The view is limited to a small area of Access Land as to the north of the viewpoint location is woodland associated with the Swadlincote Woodlands thus views in this direction will be filtered within. The gentle fall in landform away from the viewpoint can be seen in the distance beyond the residential edge of Woodville.	The site is located in the background beyond the residential and industrial edge of Woodville. Due to the gentle fall in landform away from the viewpoint, the ground plain of the site is visible in gaps between existing built form and in the context of the residential and industrial built form of Woodville. There are likely to be views of the proposed development from this location. These views will be a small proportion of the view and within the context of existing residential development which dominates the view.
<i>Viewpoint 2:</i> View looking south-east from public footpath within north-eastern site area. The viewpoint is representative of users of the public footpath across the north-eastern area of the site, which links residential/industrial areas of Woodville.	The view considers the eastern area of the site, which comprises gently undulating grassland with some scrub/boundary vegetation. It illustrates the gentle fall in landform from the west to east of the view. There is reference to the industrial units and residential properties (including those along Occupation Lane), associated with the urban edge of Woodville, which immediately surround the site in the middle and background of the view.	The ground plain of the site is clearly visible in the view as the viewpoint location is situated within the site boundary. There will be close views of the proposed development from this location, predominantly residential built form. These views will be in the context of existing industrial and residential built form which surround the site.

Viewpoint	Overview	Site context
<i>Viewpoint 3:</i> View looking west from public footpath within north-eastern site area. The viewpoint is representative of users of the public footpath across the north-eastern site area, which links residential/industrial areas of Woodville.	The view considers the western area of the site, which comprises gently sloping grassland with some scrub/boundary vegetation. It illustrates the gentle fall in landform from the west to the east of the view. There is reference to the industrial units, associated with the urban edge of Woodville, which immediately surround the site in the middle and background of the view. There is also reference to the existing residential edge further to the west of the site in the background.	The ground plain of the site is clearly visible in the view as the viewpoint location is situated within the site boundary. There will be close views of the proposed development from this location, predominantly residential built form. These views will be in the context of existing industrial/residential built form which surround the site and the residential edge to the west of the site in the distance.
<i>Viewpoint 4:</i> View looking south-west from public footpath near to north-eastern site boundary. The viewpoint is representative of users of the public footpath near to the north-eastern site boundary, which links residential areas of Woodville.	The view considers the site area, which comprises gently undulating grassland with some scrub/boundary vegetation. It illustrates the gentle fall in landform away from the viewpoint location. There is reference to the industrial units, associated with the urban edge of Woodville, which immediately surround the site in the background of the view. There is also reference to the existing residential edge further to the west of the site in the background.	The ground plain of the site is clearly visible in the view as the viewpoint location is situated in close proximity to the north-eastern site boundary. There will be close views of the proposed development from this location, predominantly residential built form. These views will be in the context of existing industrial/residential built form which surround the site and the residential edge to the west of the site in the distance. It should be noted that the view is taken from a break in mature vegetation to the west of the footpath which follows the north-eastern boundary of the site. Thus, the majority of views towards the proposed development from this footpath will be heavily filtered by existing mature vegetation.

Viewpoint	Overview	Site context
<i>Viewpoint 5:</i> View looking west from Moira Road. This viewpoint is representative of users of the local road network on the approach to the settlement of Woodville from the south.	The view considers the site area, which comprises gently undulating grassland with some scrub/boundary vegetation. The existing mature vegetation belt along the north-eastern site boundary is visible to the west of the view. It illustrates the gradual fall in landform away from the viewpoint location. There is reference to the industrial units and residential development, associated with the urban edge of Woodville, which immediately surround the site in the middle and background of the view. There is also reference to the existing residential edge further to the west of the site in the background.	The ground plain of the site is clearly visible in the view as the viewpoint location is situated on the site boundary. There will be close views of the proposed development from this location, predominantly residential built form. These views will be in the context of existing industrial/residential built form which surround the site and the residential edge to the west of the site in the distance.
<i>Viewpoint 6:</i> View looking north-west from public footpath to west of Sun Street. This viewpoint is representative of users of the public footpath through the residential area of Woodville.	The view considers a school playing field, associated with a school to the north of the viewpoint location. It illustrates the gradual fall in landform away from the viewpoint location. There is reference to the existing residential area of Woodville in both the middle and background, including properties along Albion Street, New Road and Smallthorn Place. The route of the public footpath from which the viewpoint location is taken from continues towards the residential area of Woodville in the background.	The site is located in the background of the view, beyond the existing residential edge of Woodville. The viewpoint is taken from a relatively higher elevation than the level of the site, thus there may be partial views of the proposed development from this location, predominantly residential built form and limited to roof lines due to existing built form which block views and will continue to dominate the view. Massing will be broken down due to an area of public open space (POS) proposed on the south-eastern corner of the site which will reduce the overall impact.
<i>Viewpoint 7:</i> View looking north-west from the junction between Arliston Drive and Hepworth Road.	The view considers the existing residential area of Woodville, including properties along Hepworth Road and Arliston Drive. There is also reference to	The ground plain of the site is visible in the background of the view, however, is partially screened by existing built form.

Viewpoint	Overview	Site context
This viewpoint is representative of users of the local road network through the residential area of Woodville.	industrial units, associated with the urban edge of Woodville, which immediately surround the site in the background of the view. Mature vegetation/woodland areas are visible in the background of the view, located to the north of the site, rising above the industrial units. The viewpoint is taken from a similar elevation to the ground plain of the site which is visible in the background.	There will be views of the proposed development from this location which are likely to be both residential and employment built form. Views are partially screened by existing built form, which will continue to dominate the view, and will be softened by proposed planting at and along the site access point, beyond the existing roundabout in the middle ground of the view, and proposed planting to the south of the proposed employment built form to the west of the access road.
<i>Viewpoint 8:</i> View looking north-west from Occupation Lane. This viewpoint is representative of users the local road network on the approach to Woodville from the west.	The view considers the southern site area, which comprises grassland with some scrub vegetation. The boundary vegetation along the southern site boundary comprises low level hedgerow/scrub with occasional hedgerow trees. An existing vehicular access off Occupation Lane is also visible in the west of the view. The landform rises relatively quickly away from the viewpoint location, which continues to rise to the east of the view and fall to the west. The mature vegetation situated along the north-eastern site boundary is visible in the background in the east of the view.	The ground plain of the site is clearly visible in the view as the viewpoint location is situated on the site boundary. There will be close views of the proposed development from this location, predominantly residential built form. These views will be in the context of the urban local road network adjacent to existing residential properties along Occupation Lane.
<i>Viewpoint 9:</i> View looking north-west from Moira Road. This viewpoint is representative of users of the local road network on the approach to Woodville from the west.	The view comprises the site area, which comprises gently undulating grassland with some scrub/boundary vegetation. It illustrates the gradual fall in landform from the east to the west of the view. Relatively mature vegetation is visible to the east of the view, which is located along the north-eastern site boundary and also within the west of	The ground plain of the site is clearly visible in the view as the viewpoint location is situated on the site boundary. There will be close views of the proposed development from this location, predominantly built form beyond an area of POS located at the south-eastern corner of the site. These views will be in the

Viewpoint	Overview	Site context
	the view which shows the mature hedgerow boundary extending from the south-eastern corner of the site. In the middle and background, there is reference to the industrial units and residential development, associated with the urban edge of Woodville, which immediately surround the site, including properties off Vicarage Road, Moira Road and along Swadlincote Road (A514).	context of existing industrial/residential built form which surround the site. The existing public footpath which extends north from Occupation Lane and is visible in the west of the view passes through the middle of the existing mature vegetation visible in the western side of the viewpoint, thus views from this footpath will be filtered by existing vegetation either side.
<i>Viewpoint 10:</i> View looking north-west from public footpath north of Occupation Lane. This viewpoint is representative of users of the public footpath through the eastern area of the site, which links residential/industrial areas of Woodville.	The view considers the site area, which comprises gently sloping grassland with some scrub/boundary vegetation. The mature vegetation located on the north-eastern boundary of the site is partially visible to the east of the view. It illustrates the gradual fall in landform away from the viewpoint location. There is reference to the industrial/residential development, associated with the urban edge of Woodville, which immediately surround the site, including properties along Swadlincote Road (A514).	The ground plain of the site is clearly visible in the view as the viewpoint location is situated within the site boundary. The public footpath from which the viewpoint is taken is proposed to be realigned, however, from the viewpoint location there would be close views of the proposed development, predominantly residential built form. Views will be in the context of existing industrial/residential built form which surround the site and the residential edge to the west of the site in the distance.
<i>Viewpoint 11:</i> View looking north-west from playing fields south of Occupation Lane. This viewpoint is representative of users of recreational playing fields on the south-western urban edge of Woodville.	The view considers the playing fields and associated hard standing/buildings/equipment on the south-western urban edge of Woodville. The view comprises predominantly built form, including industrial units which immediately surround the site and residential properties off Arliston Drive and the residential edge to the west of the site in the background.	The site is located in the background within the eastern side of the view. The ground plain of the site is not visible due to intervening vegetation and built form. There are likely to be views of the proposed development from this location, predominantly employment built form and limited to roof lines due to existing built form blocking views which is on a

Viewpoint	Overview	Site context
	There is also reference to the mature vegetation located both to the north of the site, in the background of the view, and to the south-west of the site, in the middle ground of the view along the western edge of the playing fields which provide some containment of the site and urban edge of Woodville from the surrounding landscape.	similar topographical level as the site. Existing built form will continue to dominate the view. Massing will be similar to that of existing built form in this direction and will be broken down by areas of retained and proposed vegetation which will reduce the overall impact.
<i>Viewpoint 12:</i> View looking south-east from Pool Street. This viewpoint is representative of users of the local road network within the industrial urban edge of Woodville.	The view considers the industrial urban edge of Woodville immediately to the north-west of the site. The ground plain of the site is visible in the middle and background, which comprises gently sloping grassland with some scrub/boundary vegetation. The view illustrates the gradual rise in landform away from the viewpoint location. There is reference to the industrial/residential development, associated with the urban edge of Woodville, which immediately surround the site, including properties along Occupation Lane in the background.	The ground plain of the site is clearly visible in the view as the viewpoint location is situated near to the north-western site boundary. There will be views of the proposed development from this location, predominantly employment buildings to the east of the view, which are filtered partially by existing boundary vegetation. These views will be in the context of existing industrial/residential built form which surround the site. To the west of the view, proposed development, predominantly a local centre and residential built form, will be set behind existing boundary vegetation, thus views will be somewhat filtered, and a large area of POS with proposed trees and vegetation.

- 4.42 The likely visual impacts associated with the proposed development will be limited to a range of receptors in the immediate and local context of the site, PROW network surrounding the site, Access Land on higher ground to the north of the site, properties immediately adjacent to the site including along Occupation Lane and the industrial areas immediately adjacent to the site. These views also tend to be influenced by the urbanising features of the developed area of Woodville and wider urban area of settlements surrounding such as Swadlincote, including transport links and both residential and commercial/industrial development.
- 4.43 Views from the existing public footpath immediately to the north-east of the woodland blocks which align the site's north-eastern boundary are largely screened by mature vegetation. There is one existing break in the mature vegetation (see **Viewpoint 5, Figure 5: Viewpoint Photographs**), from which there would be views of the proposed development.
- 4.44 The existing footpaths through the site are largely proposed to be realigned adjacent to the edge of proposed roads and development envelopes through the eastern area of the site. These views will predominantly have direct views of the proposed development but will be softened through additional street and general landscape planting and their routes through POS and play space. The majority of these views will also be seen in the context of the existing residential and industrial edge of Woodville which is of a similar character and design to the proposed development allowing it to assimilate in to the surrounding area.

5. SUMMARY AND CONCLUSIONS

- 5.1 This landscape and visual appraisal (LVA) has been prepared to determine the likely effects of the proposed development. The LVA has addressed the following landscape resources and visual receptors:
- Physical landscape features and elements;
 - Landscape character; and
 - Views and visual amenity experienced by residents, recreational users (including visitors and tourists) and road users.
- 5.2 The LVA identifies the key constraints and opportunities present in relation to the site and surrounding landscape, and also the nature of the likely impacts that may arise from the proposed development. The LVA has analysed the baseline information in the context of the proposed development and has subsequently considered proposed mitigation measures that have been used to inform the design of the proposed development and the mitigation forms an integral part of the design and masterplan. The design of the proposed development includes a strategy for green infrastructure that builds mitigation into the design as an integrated and positive component.
- 5.3 The site comprises an area formerly used for mineral extraction and since restored as a basic rough grassland landscape. Furthermore, the site is not covered by any landscape related designations. Other local planning policy notes the importance of regeneration of the site which is allocated for employment development ('Woodville Regeneration Area'), supported by the Woodville-Swadlincote Regeneration Route which is consented and crosses the site. Published policy notes the importance of good design in relation to landscape character and the setting of the site within the National Forest.
- 5.4 There is comprehensive coverage of landscape character at a National and county level by published landscape character studies. At a county level the site is located in the Coalfield Village Farmlands LCT. More locally, the site is generally well-contained in the wider landscape as it sits within an urban fringe environment which is surrounded by mature vegetation including woodland blocks and existing built form, which is typically on relatively higher ground than the site therefore intervisibility is very limited.

- 5.5 The visual envelope for the site is restricted by the landscape setting and residential/industrial urban edge located immediately adjacent to the site's boundaries. Mature vegetation and woodland blocks, both located along site boundaries, notably the north-western, north-eastern and western boundaries, and the local landscape, notably Gresley Common and Swadlincote Woodlands to the north, also visually contain the site and urban area within which the site is located from the surrounding landscape. Direct views of the site are limited to the immediate site boundaries and a small area of Access Land on higher ground to the north of the site, which are in the context of the existing residential and industrial development surrounding the site.
- 5.6 Some limited physical landscape impacts will give rise to perceived changes in landscape character at a site level. The landscape mitigation strategy (and overall masterplan) makes provision for the retention of landscape features and elements. Other permanent changes to the landscape will include alterations to the landform at a site-specific level (with the nature of the overall landform retained) and the permanent change in land use from a rough grassland landscape to a mixed use sustainable development with associated built form.
- 5.7 A range of representative visual receptors have been used to inform the LVA. Overall the selected viewpoints and subsequent analysis demonstrate that the site and proposed development will be visible from a very localised area only, and also seen in the context or from the context of the existing built environment.
- 5.8 Overall the scale and form of proposed development is likely to result in only limited change at a localised level and potential landscape and visual effects are not likely to be significant. Furthermore, the proposals for green infrastructure and landscaping will provide mitigation retaining the overall local landscape character. As such the proposed development is considered to be acceptable in landscape and visual terms.

APPENDIX A

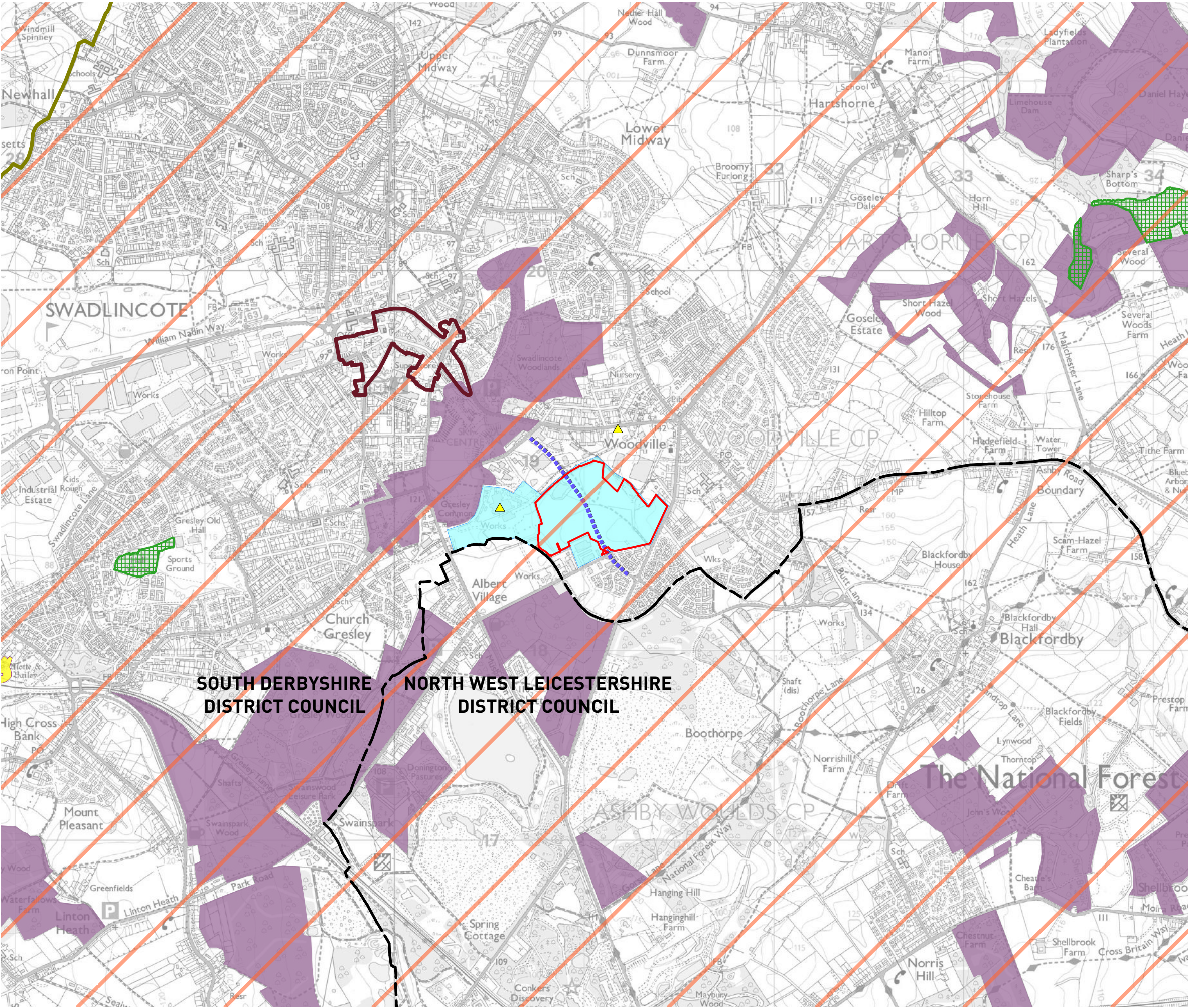


Key

- Site Boundary
21.49Ha
- Development - Residential
7.72Ha / 19.07 Ac - Up to 300 dwellings
- Development - Employment
(Includes Utility Station, Indicative Access Points Shown)
4.08Ha / 10.08Ac
- Development - Employment
(Indicative Access Points Shown)
0.53Ha / 1.31Ac
- Development - Local Centre
(Indicative Access Points Shown)
1.37Ha / 3.39Ac
- Public Open Space
- Play Space
LEAP or natural play equivalent
- Existing Trees & Vegetation
FPCR
- Proposed Trees & Vegetation
Shown Indicatively
- Drainage
Curtins/Aecom
- Vehicular Site Access Points
- Further Access into Employment Areas
- Link Road (by others)
Aecom - WVL AEC-XX-XX-DR-LP-0001 Landscape
planting-REV B
- Residential Streets
- Employment Streets
- Lanes
- Shared Private Drives
- Existing Public Rights of Way
- Realigned Public Rights of Way
- Pedestrian and/or Cycle Links



FIGURES



KEY

Site boundary

LPA boundary**

Green Belt**

Swadlincote Conservation Area*

Ancient Woodland**

Scheduled Monuments**

Access Land**

Regeneration Area*
(SDDC, Policy E1)

Regeneration Route*
(SDDC, Policy INF4)

National Forest Area*

Listed buildings within
200m of the site*

Sources:
* South Derbyshire District Council
** www.magic.gov.uk

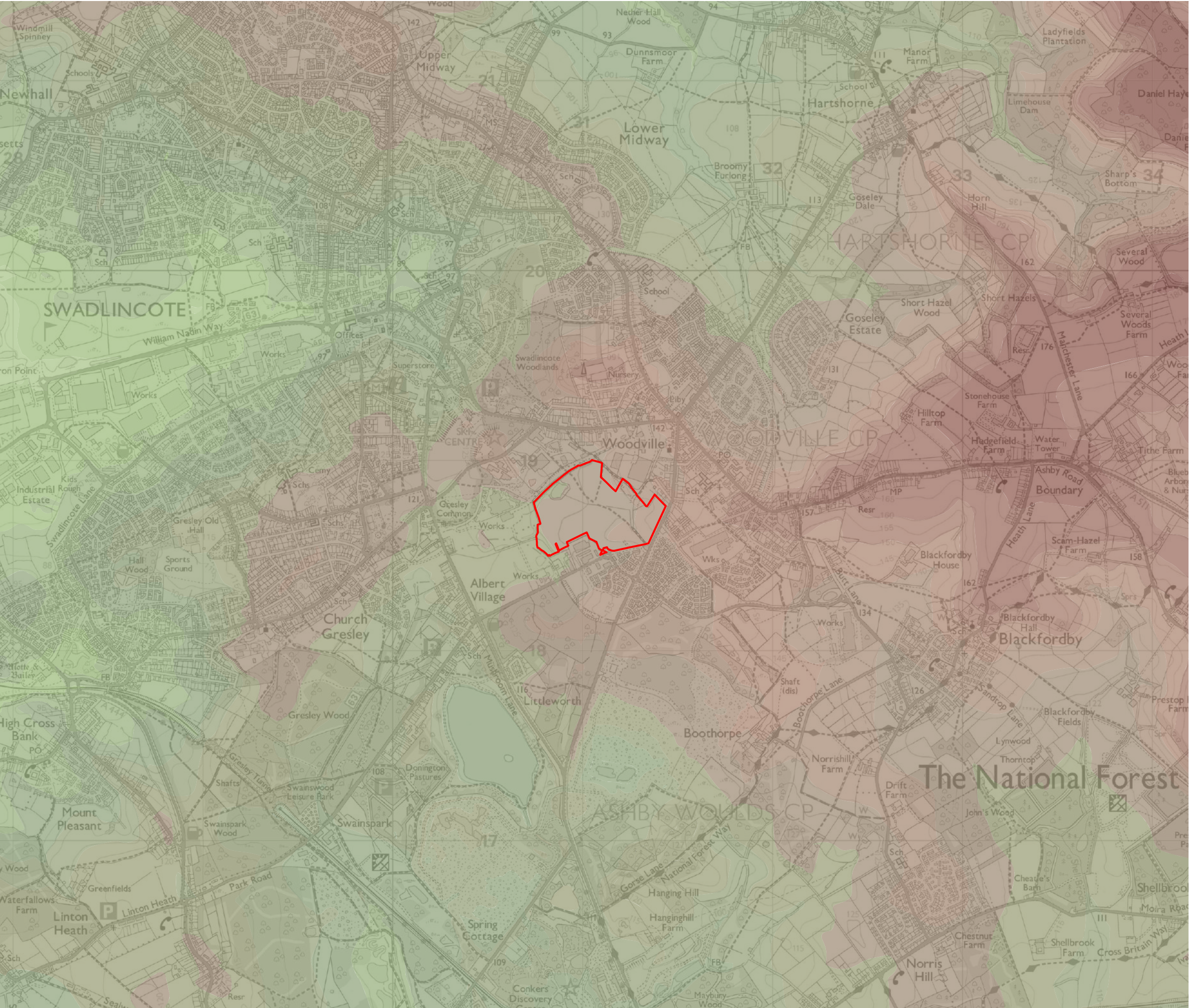
Land at Occupation Lane, Woodville

Client: Harworth Group plc

Fig. 1: Site Location and Planning Designations

Drawing no. : P18-0670_05
Date : 26/02/2019
Drawn by : JZA/CW
Checked by : JWA
Scale : 1 : 20000 @ A3





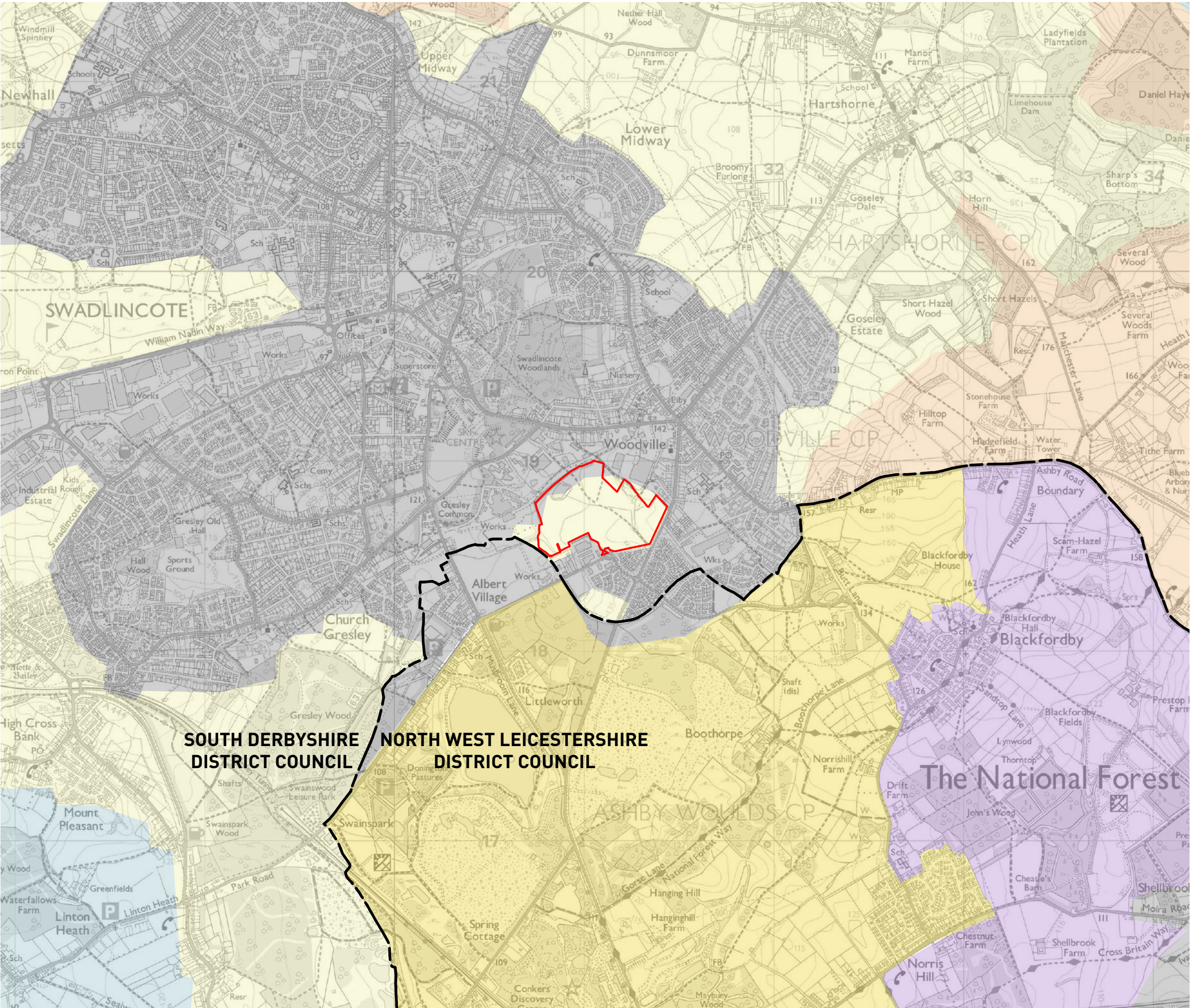
Land at Occupation Lane, Woodville

Client: Harworth Group plc

Fig. 2: Topography

Drawing no. : P18-0670_04
Date : 22/02/2019
Drawn by : JZA
Checked by : JWA
Scale : 1 : 20000 @ A3





KEY

Site boundary

Local planning authority boundary

National Character Area:

The whole study area is located within NCA 71: Leicestershire and South Derbyshire Coalfield

Derbyshire Landscape Character Assessment

Coalfield village farmlands

Village estate farmlands

Wooded estate farmlands

North West Leicestershire Landscape Character Assessment

Coalfield village farmlands

Enclosed farmlands

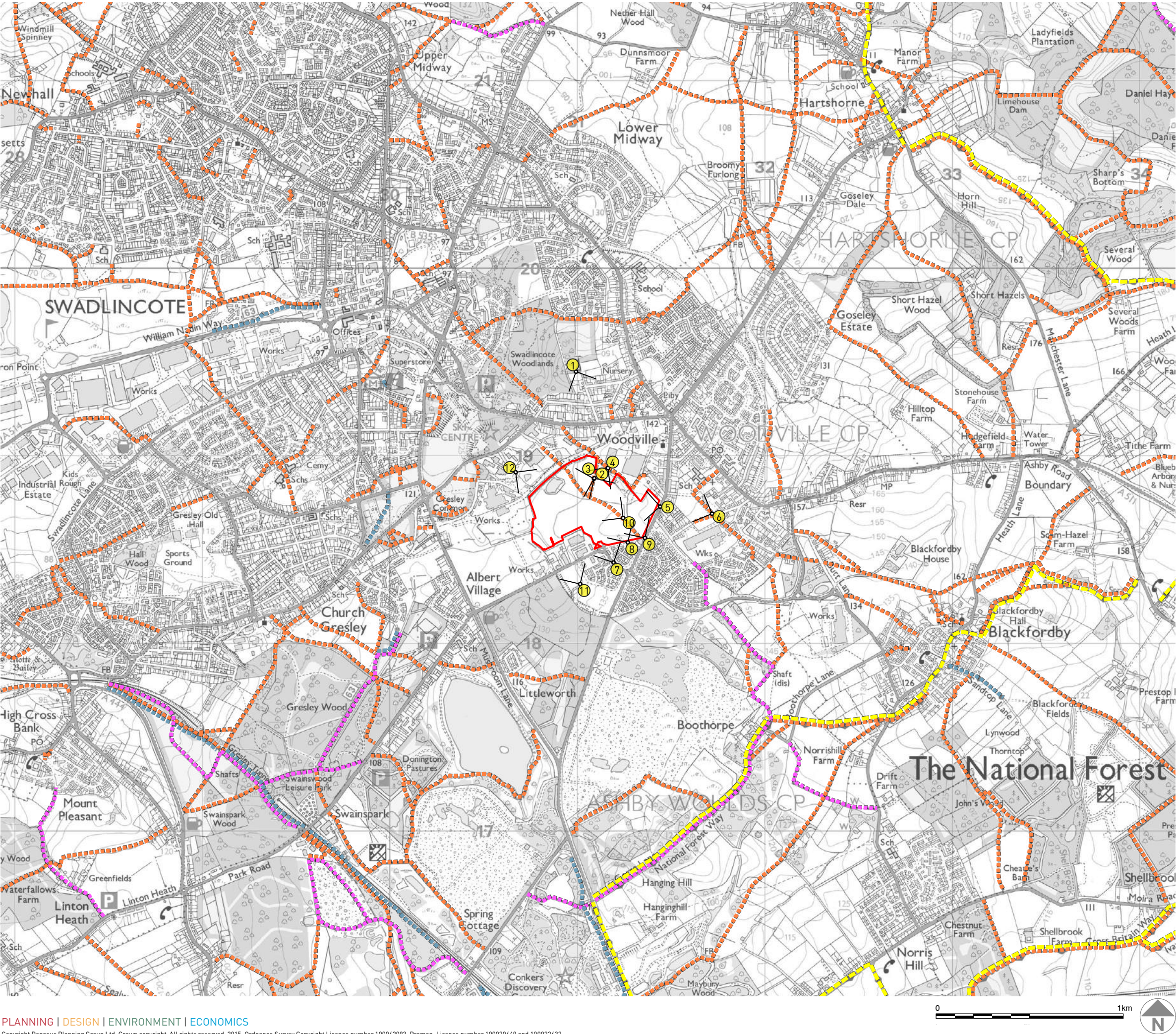
Land at Occupation Lane, Woodville

Client: Harworth Group plc

Fig. 3: Landscape Character

Drawing no. : P18-0670_03
Date : 21/02/2019
Drawn by : JZA
Checked by : JWA
Scale : 1 : 20000 @ A3





KEY

- Site boundary
- Representative viewpoints
- Public footpath
- Public bridleway
- Other routes with public access
- Recreational route

Land at Occupation Lane, Woodville

Client: Harworth Group plc

Fig. 4: Viewpoint Locations and Public Rights of Way

Drawing no. : P18-0670_01
Date : 05/02/2019
Drawn by : JZA/CW
Checked by : JWA
Scale : 1 : 20000 @ A3





Viewpoint 1	View looking south-east from Access Land to east of Swadlincote Woodlands.
Camera type	Nikon D3400 with 50mm lens (equivalent focal length)
Date	22nd January 2019
Approx grid ref	SK 30982 19445
Approx elevation	+150m AOD
Distance to site	c. 430m



Viewpoint 2	View looking south-east from public footpath within north-eastern site area.
Camera type	Nikon D3400 with 50mm lens (equivalent focal length)
Date	22nd January 2019
Approx grid ref	SK 31094 18888
Approx elevation	+128m AOD
Distance to site	Within site

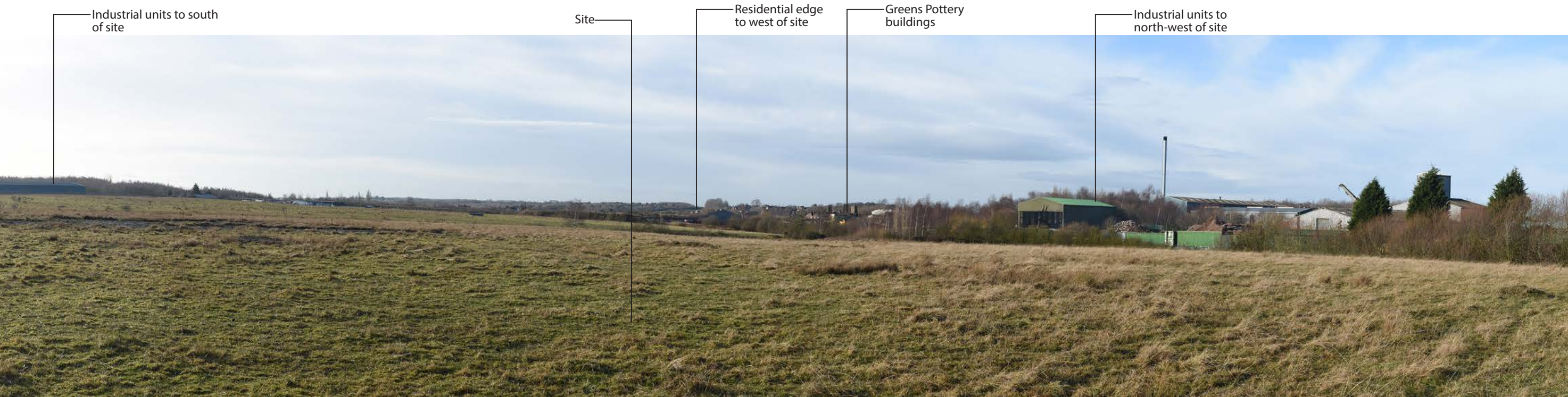
Land at Occupation Lane, Woodville

Fig. 5: Viewpoint Photographs

Drawing Ref: P18-0670_02
Client: Harworth Group plc

Date : 05/02/19
Drawn by : LJ/CW
Checked by : JWA





Viewpoint 3	View looking west from public footpath within north-eastern site area.
Camera type	Nikon D3400 with 50mm lens (equivalent focal length)
Date	22nd January 2019
Approx grid ref	Sk 31094 18888
Approx elevation	+128m AOD
Distance to site	Within site



Viewpoint 4	View looking south-west from public footpath near to north-eastern site boundary.
Camera type	Nikon D3400 with 50mm lens (equivalent focal length)
Date	22nd January 2019
Approx grid ref	SK 31151 18935
Approx elevation	+130m AOD
Distance to site	c. 60m

Land at Occupation Lane, Woodville

Fig. 5: Viewpoint Photographs

Drawing Ref: P18-0670_02
Client: Harworth Group plc

Date : 05/02/19
Drawn by : LJ/CW
Checked by : JWA





Viewpoint 5	View looking west from Moira Road.
Camera type	Nikon D3400 with 50mm lens (equivalent focal length)
Date	22nd January 2019
Approx grid ref	SK 31427 18726
Approx elevation	+139m AOD
Distance to site	On site boundary



Viewpoint 6	View looking north-west from public footpath to west of Sun Street.
Camera type	Nikon D3400 with 50mm lens (equivalent focal length)
Date	22nd January 2019
Approx grid ref	SK 31716 18680
Approx elevation	+148m AOD
Distance to site	c. 280m

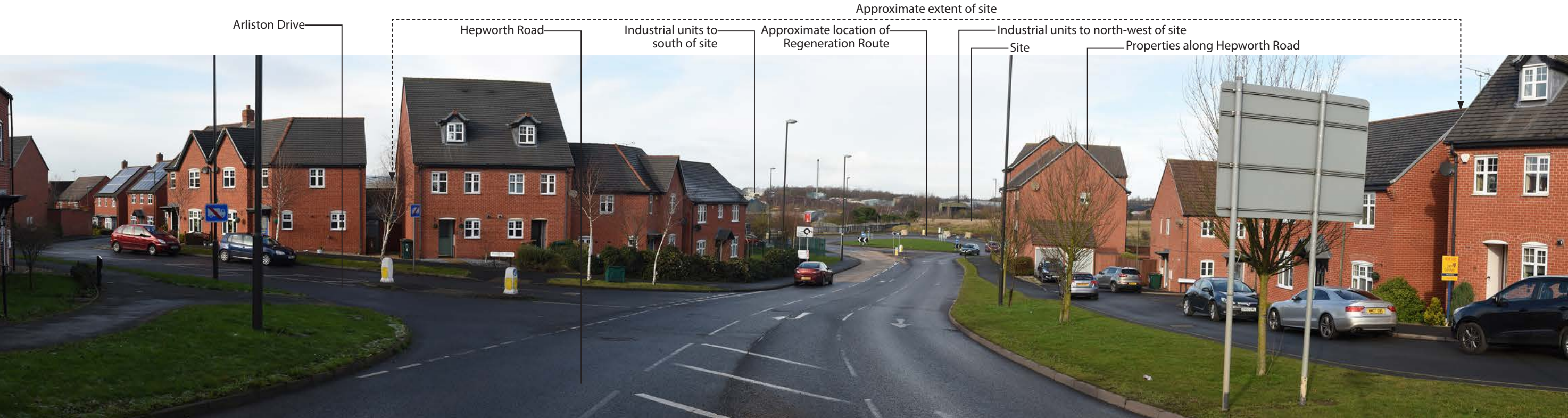
Land at Occupation Lane, Woodville

Fig. 5: Viewpoint Photographs

Drawing Ref: P18-0670_02
Client: Harworth Group plc

Date : 05/02/19
Drawn by : LJ/CW
Checked by : JWA





Viewpoint 7	View looking north-west from the junction between Arliston Drive and Hepworth Road.
Camera type	Nikon D3400 with 50mm lens (equivalent focal length)
Date	22nd January 2019
Approx grid ref	SK 31195 18418
Approx elevation	+130m AOD
Distance to site	c. 100m



Viewpoint 8	View looking north-west from Occupation Lane.
Camera type	Nikon D3400 with 50mm lens (equivalent focal length)
Date	22nd January 2019
Approx grid ref	SK 31266 18537
Approx elevation	+129m AOD
Distance to site	On site boundary

Land at Occupation Lane, Woodville

Fig. 5: Viewpoint Photographs

Drawing Ref: P18-0670_02
Client: Harworth Group plc

Date : 05/02/19
Drawn by : LJ/CW
Checked by : JWA





Viewpoint 9	View looking north-west from Moira Road.
Camera type	Nikon D3400 with 50mm lens (equivalent focal length)
Date	22nd January 2019
Approx grid ref	SK 31359 18577
Approx elevation	+133m AOD
Distance to site	On site boundary



Viewpoint 10	View looking north-west from public footpath north of Occupation Lane.
Camera type	Nikon D3400 with 50mm lens (equivalent focal length)
Date	22nd January 2019
Approx grid ref	SK 31211 18655
Approx elevation	+127m AOD
Distance to site	Within site

Land at Occupation Lane, Woodville

Fig. 5: Viewpoint Photographs

Drawing Ref: P18-0670_02
Client: Harworth Group plc

Date : 05/02/19
Drawn by : LJ/CW
Checked by : JWA





Viewpoint 11	View looking north-west from playing fields south of Occupation Lane.
Camera type	Nikon D3400 with 50mm lens (equivalent focal length)
Date	22nd January 2019
Approx grid ref	SK 31012 18322
Approx elevation	+126m AOD
Distance to site	c. 200m



Viewpoint 12	View looking south-east from Pool Street.
Camera type	Nikon D3400 with 50mm lens (equivalent focal length)
Date	22nd January 2019
Approx grid ref	SK 30666 18882
Approx elevation	+127m AOD
Distance to site	c. 145m

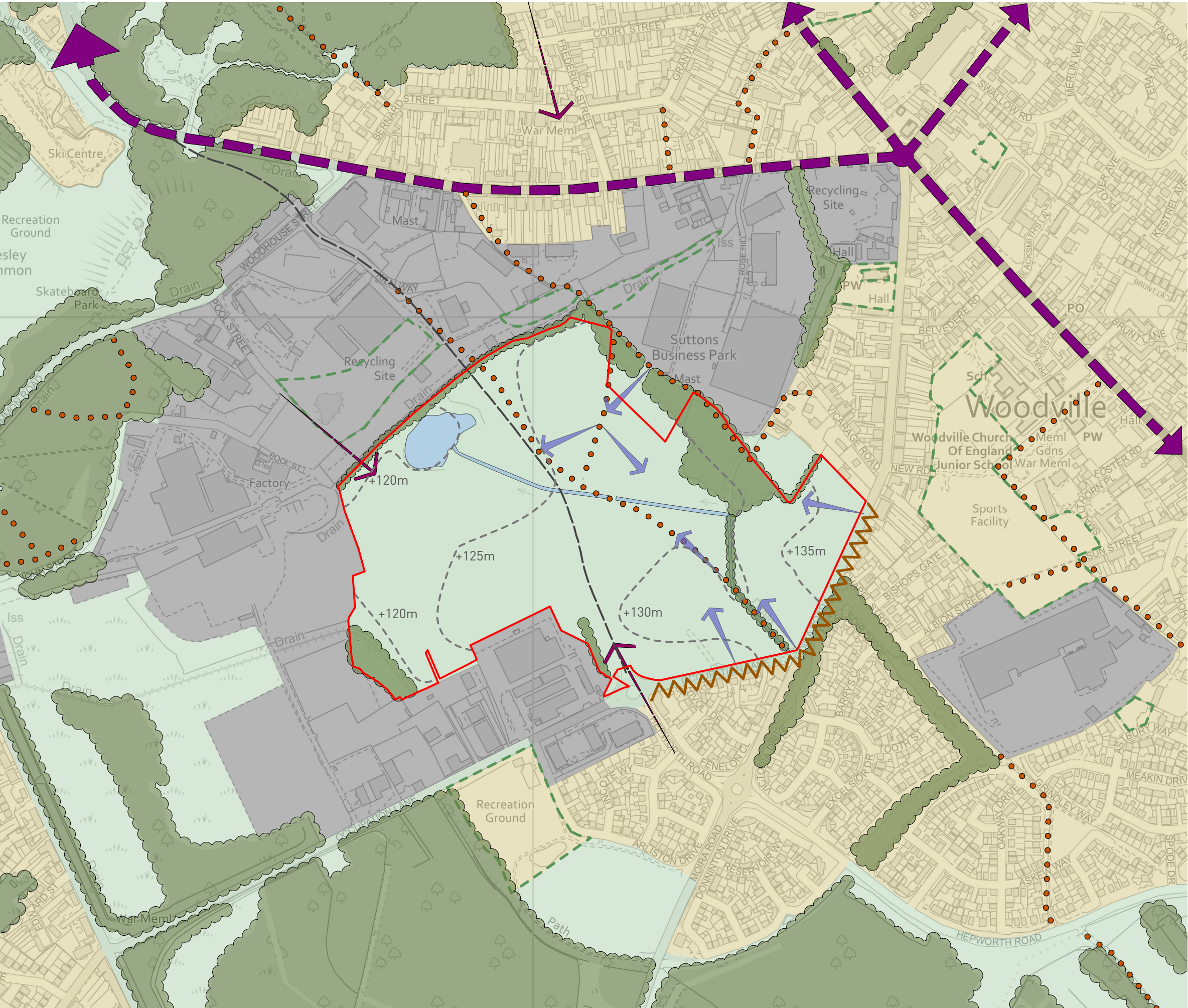
Land at Occupation Lane, Woodville

Fig. 5: Viewpoint Photographs

Drawing Ref: P18-0670_02
Client: Harworth Group plc

Date : 05/02/19
Drawn by : LJ/CW
Checked by : JWA





- KEY**
- Site boundary
 - Existing urban area and settlement pattern
 - Existing industrial development
 - Network of local green/open spaces
 - Waterbody and associated stream
 - Local public rights of way network
 - Existing woodland/mature vegetation framework contributing to physical and visual containment
 - Main transport corridors (A511 and A514)
 - Consented Regeneration Route (ref. 9/2017/1222)
 - Wider urban fringe landscape
 - Gently sloping landform
 - Visually exposed residential edge
 - Near distance views into site
 - Filtered views towards site

Land at Occupation Lane, Woodville

Client: Harworth Group plc

Fig. 6: Landscape and Visual Analysis

Drawing no. : P18-0670_06
Date : 19/06/2019
Drawn by : CW
Checked by : JWA
Scale : 1 : 5000 @ A3



