

SOUTH DERBYSHIRE DISTRICT COUNCIL

Cultural Services : Landscape Comments

Memorandum to:

To: Neil Thompson

From: Julie Hardcastle

cc:

Date: 23rd November 2021

App No: DMPA/2021/1010 – Overfields Farm

SITE :

Overfields Farm Unnamed Road From Coton Road To Church Street Coton In The Elms Swadlincote DE12 8LW.

PROPOSAL :

Demolition of existing farmhouse and associated outbuildings and the erection of 3 commercial buildings to form 11 units for storage purposes (B8 class use):

1.0: Context and Site Plan

The proposed site is within the National Forest, with local wild life sites nearby.

Site Location Plan P01

Demolition Site Plan P011

Proposed Site Plan P100

2.0 Policy Context and Guidance

For the landscape comment, we have relied on the following policies:

NPPF :-

- **Section 15 – Conserving and Enhancing the Natural Environment**

170: Planning policies and decisions should contribute to and enhance the natural environment by-

b) recognizing the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services, including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

South Derbyshire Local Plan (Adopted June 2016)

- **S1: Sustainable Growth Strategy**

(iv) Ensure the districts heritage assets, landscape and rural character, are protected conserved and enhanced.

- **Policy BNE 3: Biodiversity**

- **Policy BNE 4 : Landscape Character and Local Distinctiveness**

A The character and local distinctiveness, and quality of South Derbyshire's landscape and soil scape, will be protected and enhanced through the careful design and sensitive implementation of new development.

C In bringing forward proposals, developers will be expected to demonstrate that close regard has been paid to the landscape types and landscape character areas identified in The Landscape Character of Derbyshire. Proposals should have regard to the woodland and tree planting, landscape management and habitat guidance set out in this document and demonstrate that mitigation proposals are appropriate to the character of the landscape.

- **Policy BNE 5: Development in Rural Areas**

- **Policy INF 7: Green Infrastructure**

- **Policy INF 8 : National Forest**

National Landscape Character

The Landscape Character of Derbyshire

3.0: Planning Policy Conclusion:

Where new development takes place, it should be well related to the existing landscape infrastructure that integrates the proposal with the wider landscape.

NPPF advises that all development should be seeking Biodiversity Net Gain.

With consideration to the submitted documents and the proposed site context, we have the following comments.

A Planting Plan to include a plant schedule and to include the following:

1. Planting of native species hedgerows with trees to the north east and south east boundaries.
2. The planting of native species tree belt for screening to the south east.

We require enhancement of the biodiversity, that will mitigate for the increased development of the site, by the planting of trees, shrubs and wild flower meadows.

With the use of native species, with consideration to improving local biodiversity including hedgehogs, birds, bats, and bees etc.

The applicant is advised to seek the services of a landscape architect.

Julie Hardcastle

Landscape Architect

Cultural Services. South Derbyshire District Council