

SOUTH DERBYSHIRE DISTRICT COUNCIL

Cultural Services : Landscape Comments

Memorandum to:

To: Neil Thompson

From: Julie Hardcastle

cc:

Date: 10th March 2022

App No: DMPA/2021/1196 – Land at Knights Lane

SITE :

Land at Knights Lane Bretby Burton on Trent DE15 0RT.

PROPOSAL :

The erection of a leisure building with associated access, parking and landscaping on:

1.0: Context and Site Plans

The application site is a field rectangular in shape, with few internal features. The landform of the site falls from the high point at the Southwest boundary to the low point near the existing agricultural access from Knights Lane. The site is surrounded by pastoral and arable farmland, close by are the villages of Bretby and Repton.

The site forms part of the farmland setting associated with the Melbourne Parklands, set on a local ridge to the North of Bretby. Much of the landscape is arable and pastoral, bound by native species hedgerows with intermittent tree cover.

Located in close proximity, to a number of important heritage assets. Bretby village is within a conservation area, which extends to the West of the site and to the pasture surrounding Bretby Mount, the former site of Bretby castle is a scheduled ancient monument., also within Bretby there are 6 No grade II listed buildings.

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:

The character of the landscape is strongly influenced by its cultural associations with large estates of which woodland is a dominant feature effecting the landscape, influencing the views through it and from, it to adjacent landscapes.

Planting and management guidelines include, small scale woodland planting, and to promote linked extensions to ancient woodland by natural regeneration and planting. To re-establish and enhance physical links between existing isolated woodland and hedgerows.

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. The bird boxes to be positioned away from the road.
- b. Extend the tree planting to the southeast of the building, behind the log cabins.
- c. Increase the number of EHS to be planted.

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.

Julie Hardcastle

Landscape Architect

Cultural Services. South Derbyshire District Council