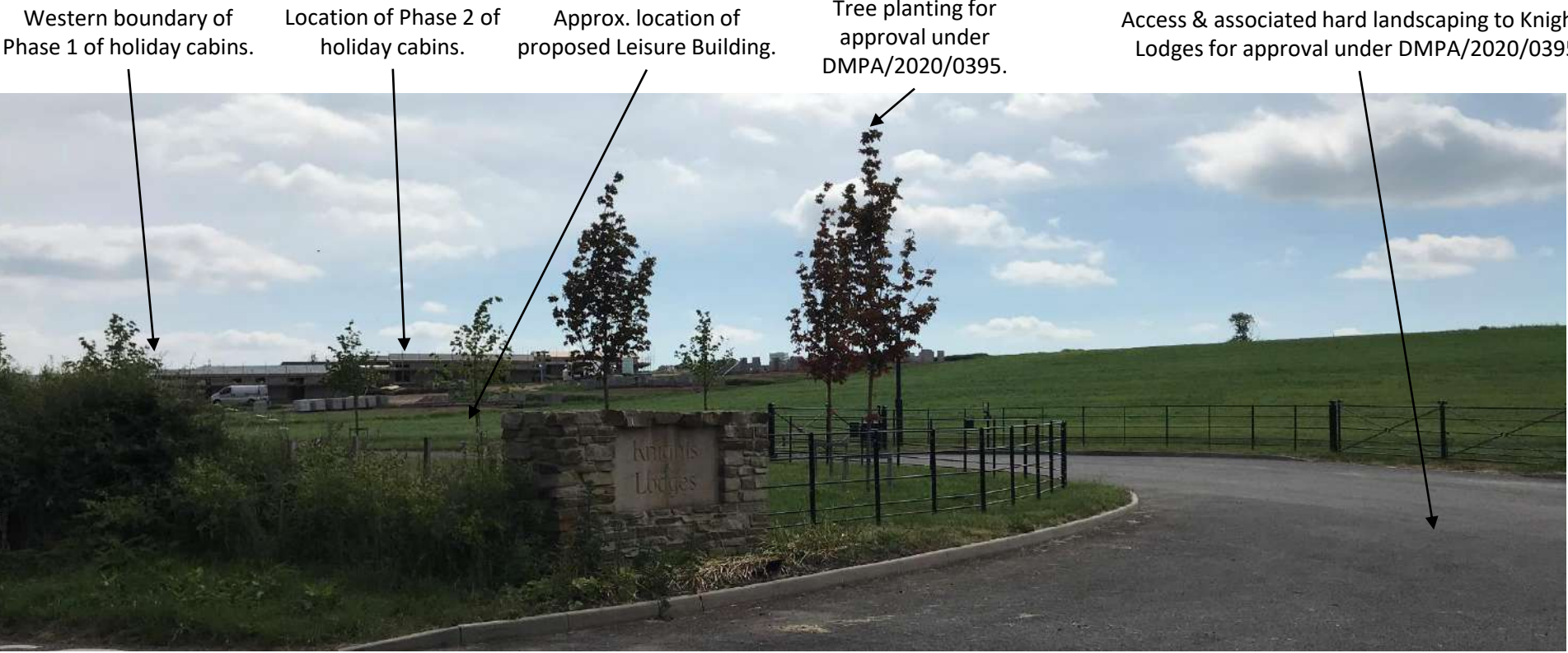


VIEWPOINT MAP AND IMAGERY



View 1 – Site entrance



View 2 – Site entrance (west of)



View 3 – Knight's Lane at Northern site corner

The existing holiday cabins can just be viewed on the horizon when stood on the opposite bank, but would not be visible at road level due to the hedgerow.

The approx. proposed location of the Leisure Building – existing mature hedgerows limit the view from the north-eastern boundary.



View 4 – View of the site from Knight’s Lane

The existing holiday cabins are just visible, but at first glance appear part of the natural landscape.

Approximate location of application site – the falling topography, mature trees and hedgerows limit views of the site.



View 5 – View of the site from Knight’s Lane

Approximate location of application site – mature trees and hedgerows limit views of the site.

The change in direction of Knight’s Lane will assist with screening the proposed development from view.



View 6 – View of the site from Knight’s Lane

Approximate location of application site – existing cluster of mature trees prevents any views of the site from the north-west.



View 7 – View of the site from Newton Lane

Approximate location of application site – ridge of hill and presence of mature trees limits views of the site from the south-west.



View 8 – View of the site from Public Right of Way accessed from Mount Road

Approximate location of application site – the hill ridge, vegetation and existing built development limit views of the site from this location.

The rise in topography is evident – it rises from 110m to 116m.



View 9 – View of the site from Public Right of Way adjacent to Town Farm

Approximate location of application site – the hill ridge, vegetation and existing built development limit views of the site from this point on the PROW.



View 10 – View of the site from Public Right of Way accessed from Watery Lane

Approximate location of application site – dense woodland inhibits the view out. Beyond the woodland, the ridge of the hill prevents any potential view of the site.



View 11 – View of the site from wooded area of Public Right of Way accessed from Watery Lane

Approximate location of application site – existing mature hedgerows, trees and numerous electricity pylons prevents any view of the site. The change in topography also assists with limiting views of the site from the west.



View 12 – View of the site from Public Right of Way in close proximity to Common Farm

Approximate location of application site – ridge of the hill prevents any potential view of the site.

The electricity pylons interrupt the natural landscape.

High point of hill surrounded by mature trees and hedgerows.



View 13 – View of the site from Public Right of Way in proximity to Common Farm

Approximate location of application site – ridge of the hill prevents any potential view of the site.



View 14 – View of the site from Unnamed Road which borders the western edge of Repton Park

Part of the SAM area.

Approximate location of application site – ridge of the hill prevents any potential view of the site.

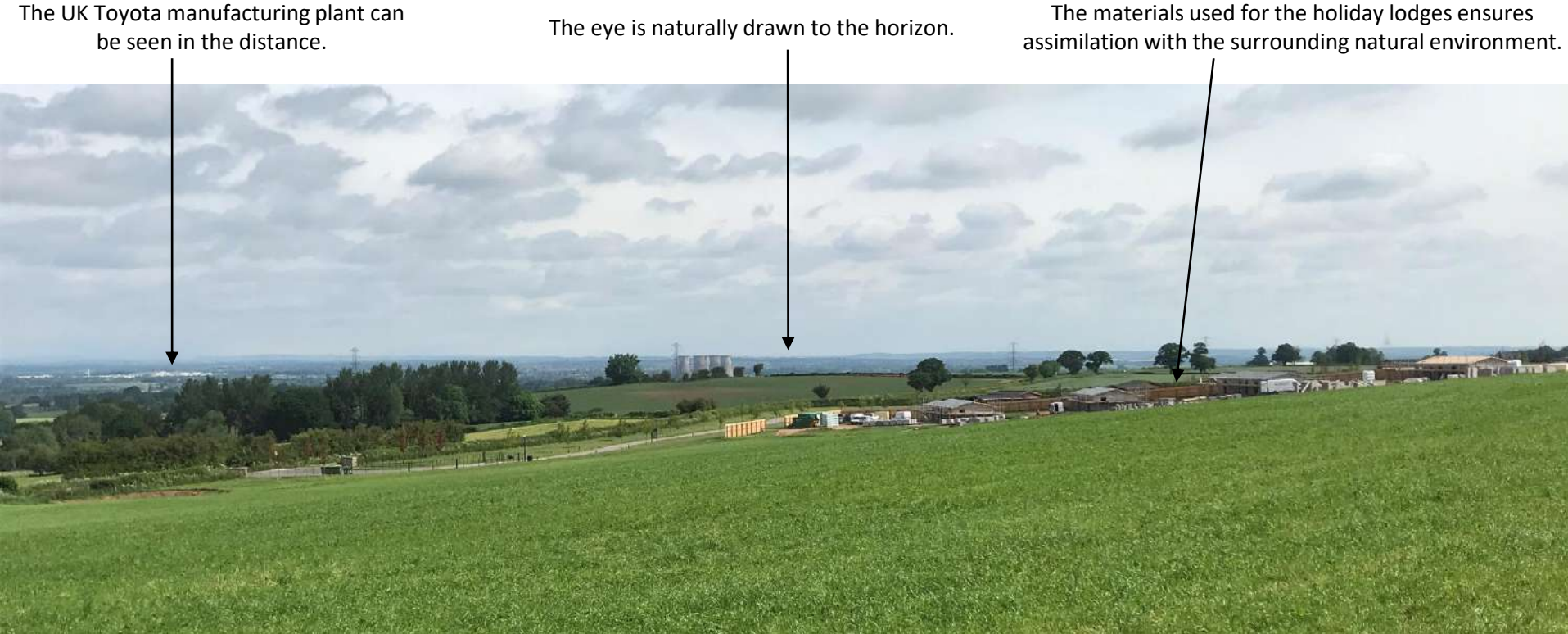
Dense, mature tree cover limits views from the south of the site.



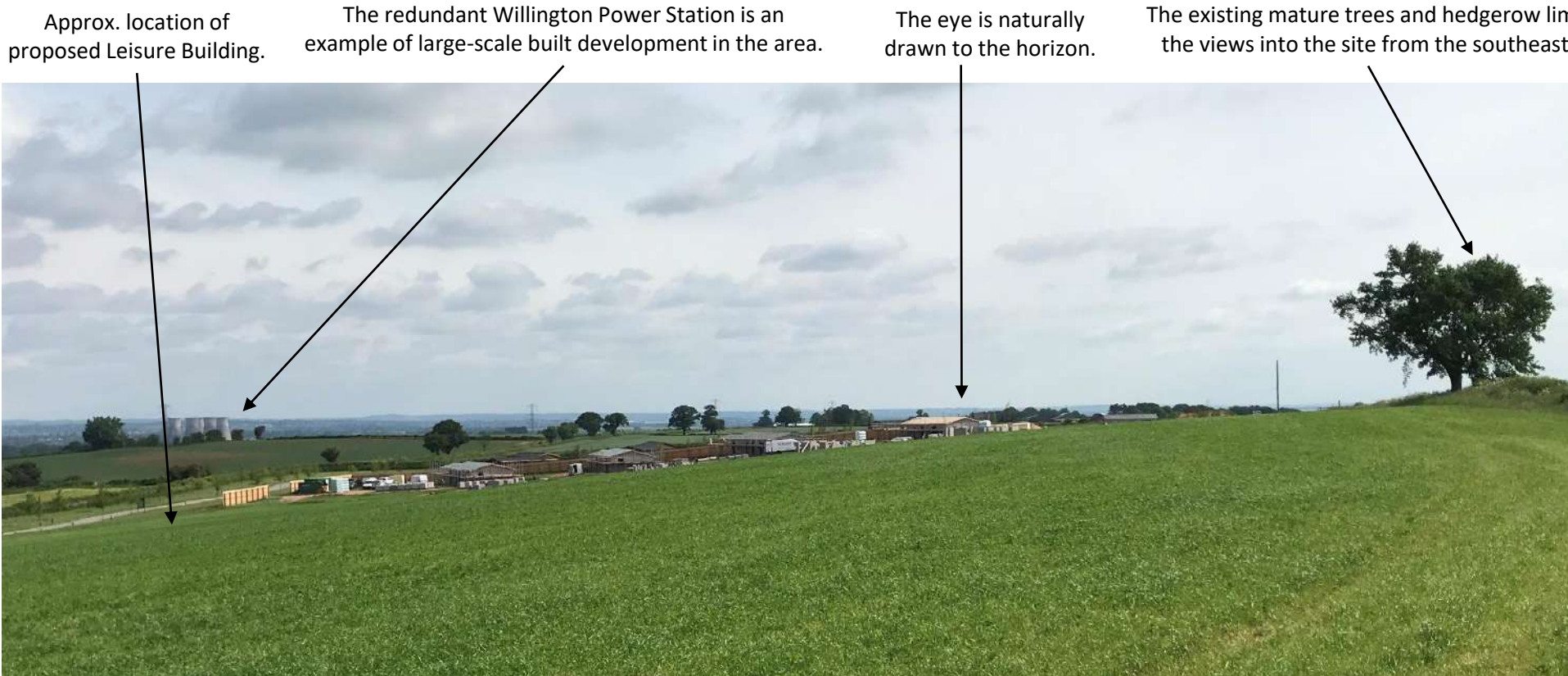
View 15 – View of the site from within the registered Park and Garden of Bretby Hall



View 16 – View of the site from Public Right of Way accessed adjacent to St Wystan’s Church (first view)



View 17 – View of the site from Public Right of Way accessed adjacent to St Wystan’s Church showing site and surroundings



View 18 – View of the site from Public Right of Way accessed adjacent to St Wystan’s Church (wider site view)

GOLBY + LUCK LANDSCAPE BASELINE REPORT 2017

Land South of Knights Lane, Shades Farm, Bretby

Landscape Baseline Report

Client: Mr D Wilshee

Date: September 2017

Ref: GL0797





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CONTENTS

1	INTRODUCTION.....	1
2	SITE CONTEXT AND DESCRIPTION.....	2
3	LANDSCAPE SETTING	5
4	VISUAL SETTING.....	11
5	LANDSCAPE FRAMEWORK	14

FIGURES

GL0797 01	Site Context
GL0797 02	Site Location
GL0797 03	Topography
GL0797 04	Landscape Character
GL0797 05	Photographic Views 1, 2 & 3
GL0797 06	Photographic Views 4, 5 & 6
GL0797 07	Photographic Views 7, 8 & 9
GL0797 08	Photographic Views 10 & 11
GL0797 09	Landscape Framework Plan



1 INTRODUCTION

- 1.1 This landscape baseline report has been carried out by Golby + Luck Landscape Architects following instruction by Mr D Wilshee to review the land to the south of Knights Lane forming part of Shades Farm, Bretby (the site); see **GL0797 01** and **02**. This report considers the baseline landscape and visual setting of the site, taking into consideration the local landscape policy setting; the findings of published landscape character assessments; and a review of the local setting of the site, and its visual setting within the wider landscape.
- 1.2 The purpose of this baseline report is to identify an appropriate landscape framework capable of assimilating the proposal for holiday lodges within the site. This report sets out a number of landscape prescriptions to guide development, identified on the landscape framework plan; see **GL0797 09**.
- 1.3 The following study is not an assessment, or appraisal but is guided by techniques and guidelines set out in the Guidelines for Landscape and Visual Impact Assessment - Third Edition (2013), published by the Landscape Institute and Institute of Environmental Management and Assessment (GLVIA).
- 1.4 In the production of this summary reference has been made to the following documents and information:
- National Planning Policy Framework 2012 (NPPF);
 - South Derbyshire Local Plan Part 1 (2016);
 - The Landscape Character of Derbyshire (4th Edition March 2014);
 - The National Forest – The Strategy 2004 to 2014;
 - British Listed Buildings online resource
(<http://www.britishlistedbuildings.co.uk/map>);
 - DEFRA MAGIC online environmental database
(<http://magic.defra.gov.uk/MagicMap.aspx>);
 - Historic England - The National Heritage List for England
(<http://list.historicengland.org.uk/mapsearch.aspx>);
 - Ordnance Survey information Explorer 1:20,000 and Street Plus 1:10,000; and
 - Google Earth aerial photography.



2 SITE CONTEXT AND DESCRIPTION

- 2.1 The site extends to approximately 5.2 hectares of land, comprising part of a single field maintained as pasture set on the south side of Knights Lane, Bretby; see **GL0797 01** and **02**.
- 2.2 The application boundary is rectangular in shape following established field boundaries to the north-west, north-east and south-east. The south-west boundary is undefined, crossing the field. Knights Lane follows the north-west boundary of the site, beyond which the site is surrounded by pastoral and arable farmland.
- 2.3 The site has no internal landscape features of note. The landform of the site falls from a high-point at the south-west boundary at approximately 125m above ordnance datum (AOD), to a low-point of approximately 111m AOD next to the existing agricultural access from Knights Lane.
- 2.4 In terms of settlement and infrastructure, the site and Bretby village are located approximately 1.7km to the east of Winhill that is an eastern suburb of Burton upon Trent; and approximately 2km to the north of Swadlincote. In term of wider villages, Hartshorne is located approximately 3km to the south-east; Newton Solney approximately 2.25km to the north-west; and Repton approximately 3km to the north-east. The site and local settlements are connected by a network of highways that includes Knights Lane at the northern boundary of the site connecting with Winhill to the west and Repton to the north. Newton Lane extends to the north of the site connecting with Newton Solney. To the west Mount Road connects south with Bretby, and Geary Lane extends south-west to connect with Swadlincote. Beyond these roads there are a number of smaller lanes providing access to farmsteads and individual properties.
- 2.5 In terms of land use and vegetation cover, the site forms part of the farmland setting associated with the Melbourne Parklands, set on a local ridge just to the north of Bretby. Much of this landscape is defined by intensively managed medium scale arable and pastoral fields bound by native hedgerows with intermittent tree cover. Field trees become more common in proximity to the grounds of Bretby Hall to the south, and Repton Park to the east, forming peripheral areas of parkland lost to agricultural intensification. In the immediate context of the site woodland cover is restricted to the small stand of hedgerow trees at the junction of Newton Lane and Knights Lane, and the wooded copse on top of Bretby Mount.



- 2.6 To the south the more wooded setting of Bretby Hall and its associated parklands has a profound effect on the character of the landscape that is distinct from the open farmland setting of the site. The grounds of Bretby Hall are defined by blocks of woodland cover, plantations and copses that create a more intimate and enclosed landscape setting. Woodland cover extends to the east following the incised valley setting of Repton Park forming a tributary to the River Trent to the north. Further to the east Repton Shrubs comprises a large woodland block set on the ridgeline between Repton Park and Foremark Reservoir.
- 2.7 The northern fringes of Bretby are characterised by grazed pasture. It appears that the structure of this pasture has been lost through the intensification of farming practices but the immediate pastures provide a setting to the village that is somewhat distinct from the wider setting of arable fields. The site forms part of this pastoral setting but is separated from the settlement by intervening landform.
- 2.8 In terms of landform and water features, the site sits on a local ridgeline with the more complex tributary valley setting associated with Bretby Park and Repton Park to the south and east; and the more rolling setting of the wider Trent valley to the north; see **GL0797 03**. To the west of the site is Bretby Mount, a local high-point at approximately 131m AOD. Further to the west the landform falls towards Mount Road and then rises towards Jeff's Wood at approximately 137m AOD. The site itself rises to the local ridgeline at approximately 125m AOD, beyond which the landform falls towards Bretby and Watery Lane that follows a localised valley setting heading east towards Repton Lodge at approximately 71m AOD. Bretby Park has a relatively complex landform, covering a number of valleys. The hall sits on higher ground between two valleys at approximately 114m AOD. To the east of the site the ridgeline extends towards Hill Farm, beyond which the landform drops into the incised valley setting of Repton Park to the east. To the north the landform falls at a more gentle gradient towards Newton Solney and the River Trent.
- 2.9 In terms of access and recreation, there are a number of public footpaths and bridleways in the local context of the site that provide access into the wider countryside; see **GL0797 02**. Footpath Bretby FP13 passes to the west of the site connecting Knights Lane with Bretby. Further to the west footpath Bretby FP4 connects Mount Road with Bretby. Beyond Mount Road there are a number of open pastures that appear to provide permissive access identified by well-trodden pathways. Further west Jeff's Wood provides public access; see **GL0797 01**. To the south of the site and Bretby footpath Bretby FP5 and bridleway Bretby BW9 provide access into Bretby Park. To the east of the village footpath



Bretby FP6 connects with Hall Farm, and bridleway Bretby BW8 connects with Hartshorne Road.

- 2.10 Bretby Park is maintained as private land with the hall converted into private apartments in the late 1990's. To the west of the parkland is Burton Golf Club that extends between Jeff's Wood and Mimi's Wood to the north, Geary House to the east, and the A511 to the south and west.
- 2.11 In terms of designations, the site is not covered by any landscape designation that would suggest an increased value, or sensitivity. The site is not covered by any statutory or non-statutory designation that would prohibit development for the purposes of holiday lodges. Bretby Conservation Area extends to the west of the site to include the grazed pastures surrounding Bretby Mount; see **GL0797 02**. The Conservation Area covers the western extent of the village and a large tract of the northern edge of Bretby Park that includes the hall. Bretby Park is a Grade II Registered Park and Garden. The hall is a Grade II* Listed Building; see **GL0797 01** and **02**. Within Bretby there are a 6no. Grade II Listed Buildings. At the western edge of the settlement the former site of Bretby Castle is a Scheduled Ancient Monument. Whilst the site is local to a number of these assets it remains separated by the intervening local landform, restricting its contribution to their setting.
- 2.12 The site is located within the National Forest and therefore any development should take account of the National Forest Strategy and associated policies.



3 LANDSCAPE SETTING

3.1 In terms of landscape character, at a national level the site is located within the Melbourne Parklands national character area (NCA 70). The Melbourne Parklands key characteristics are identified as:

- *“An undulating landform of Sherwood Sandstone in the west of the NCA, with Carboniferous limestones forming a broken ridge of hills in the east and extending south-eastwards. Flatter areas around Ticknall, Calke Abbey and Dimminsedale.*
- *In the east of the NCA the less resistant Triassic siltstones and mudstones of the Mercia Mudstone Group produce a gently rolling lowland plateau of productive, reddish clay soils suitable for agriculture. The less permeable soils are typically used for pasture (and, historically, for dairying), the drier soils are for cereals and potatoes, and the dark loams around Melbourne are for market gardening.*
- *The Breedon Hill Site of Special Scientific Interest (SSSI) comprises one of the largest areas of species-rich limestone grassland in Leicestershire.*
- *Alluvium deposits and river terraces are evident between Hemington and Lockington, in the north-east of the NCA.*
- *Differential erosion by dynamic river systems has dissected the plateau and created narrow-sided, north-flowing river valleys. Two valleys have been dammed to form large reservoirs.*
- *Large landscaped parks with grand country houses and mixed woodlands, and remnant orchards associated with market gardening.*
- *New woodland planting associated with The National Forest.*
- *There are many scattered, sometimes ancient, hedgerow trees in the core area. By contrast, low and well-trimmed hedges are found around some arable fields in peripheral areas.*
- *Extensive areas of unimproved pasture and remnant acid grassland with heathy scrub persist, with woodland on some steep, undulating sandstone slopes.*
- *The major Mercian ecclesiastical centres at Repton and Breedon-on-the-Hill are rich in Christian and Viking heritage, and prominently-sited churches invoke a historic*



feel to the NCA. Breedon-on-the-Hill was the site of a Saxon monastery, with Saxon carvings preserved in the church.

- *Large, nucleated villages – the most remote built of attractive, mellow yellow brick, with a few surviving timber-framed buildings.*
- *Small, clustered red-brick villages retain a rural character, but those close to the River Trent valley, including Melbourne, Repton and Castle Donington, are larger.*
- *East Midlands Airport, with its important passenger and freight terminal, is located in the east of the NCA and serviced by the A42 and M1."*

3.2 The site is small in comparison to this NCA and whilst these key characteristics provide an overview of the wider Melbourne Parklands it is important to consider landscape character at a more local level.

3.3 At County level Derbyshire County Council has published The Landscape Character of Derbyshire (fourth edition 2014). In this study a number of landscape character areas (LCA) are identified that broadly correlate with the NCA's. This study also identifies a number of landscape character types (LCT) within each LCA. The site and Bretby are identified within the Estate Farmlands LCT; see **GL0797 04**. The key characteristics for this LCT are identified as:

- *"Gently rolling plateau dissected by minor river valleys*
- *Seasonally waterlogged fine loamy soils over Permo-Triassic Mudstones, Siltstones and Sandstones*
- *Mixed farming with intensive arable cropping and improved permanent pasture*
- *Estate woodlands with broadleaf and coniferous species*
- *Scattered hedgerow trees*
- *Dense watercourse trees*
- *Predominantly medium size semi-regular and regular fields enclosed by hedgerows*
- *Settlements constructed of red brick with clay tiled roofs*
- *Scattered red brick estate farmsteads and the occasional country house*



- *Open views from elevated areas over surrounding lower lying landscapes"*

3.4 This study also sets out a number of planting and management guidelines for this LCT that include:

- *"Small scale woodland planting.*
- *Promote linked extensions to ancient woodland by natural regeneration and planting.*
- *Re-establish and enhance physical links between existing isolated woodland and hedgerows.*
- *Conserve and renew ornamental plantations and individual parkland trees.*
- *National Forest Guidelines apply for the area within the National Forest."*

3.5 The Nation Forest Company has also produced landscape character guidance within the National Forest Strategy 2004-2014. This document has since been superseded but still provides useful information guiding development and planting design.

3.6 In this document the site is located in the Wooded Parklands – Bretby LCT. The key characteristics of this LCT are identified as:

- *"Distinctive, ancient landscapes of considerable interest and diversity.*
- *A varied hilly topography, with steeply sloping stream valleys and, in Charnwood, distinctive craggy granite rock outcrops.*
- *An enclosed, strongly wooded character with many ancient woodlands, large wooded estates, parklands with matures trees and numerous hedgerow trees.*
- *Woodlands are a characteristic feature on hilltops, steep valley slopes and along stream corridors.*
- *Farmland is a mixture of arable and pasture with medium sized fields.*
- *Hedgerows and stone field walls (in Charnwood) mark a strong in-tact field pattern.*
- *Remnant semi-natural vegetation is a distinctive feature with areas of heathland, acid grassland, bracken and gorse.*



- *Settlement is marked by scattered farmsteads, country houses, hamlets and small villages, with many vernacular buildings."*

3.7 This document also sets out guidance on planting design specific to the Wooded Parkland LCT that covers Bretby. This guidance includes:

"Landform dominant but hedgerow pattern significant when viewed from steep slopes. Plant to accentuate the appearance of valley-side and hilltop woods, but avoid continuous valley cover. Avoid planting open summits in Charnwood. Plant to landform overriding geometric hedgerow pattern where landform is dominant. Shapes should rise uphill in hollows, fall on convex ground. Irregular shaped planting to create the impression of larger scale. Avoid geometric shapes on skylines. Avoid continuous roadside planting to retain some open views."

3.8 These published assessment are broad in their coverage relative to the small scale of the site. Box 5.1 of the GLVIA sets out a number of factors that should be used to guide the identification of valued landscapes that can be applied to the site and its local setting.

3.9 In terms of landscape quality and condition, the site is of reasonable condition comprising managed pasture bound by maintained hedgerows on all but one boundary. Along the southern boundary the existing hedgerow is cut low with gaps. In terms of the wider setting of farmland to the north, east and west its quality and condition is again of moderate value. To the south and immediate west the grazed pasture and smaller scale fields adjoining the settlement are of similar condition but their quality is considered to be of greater value to the setting of Bretby. This is in part reflected by the extent of the settlement Conservation Area.

3.10 In terms of scenic quality, there are relatively few detracting features associated with this landscape. The rolling landform combined with the rural farmland setting is attractive and appeals to the senses. Scenic quality increases in closer proximity to the parkland landscapes, in particular the incised valley setting at Repton Park that has a more intimate character. From the ridgeline associated with the site there are elevated views to the north across the Trent valley that provide an open appreciation of this landscape.

3.11 In terms of rarity, the features of the site are not considered to be rare, or irreplaceable.



- 3.12 In terms of representativeness, the pastoral setting of the site and associated boundary hedgerows and tree cover are typical of this landscape but are not considered to be highly valued features in their own right.
- 3.13 In terms of conservation interest, the land use of the site is considered to be of limited value. The boundary hedgerows and associated tree cover is of increased value but this would not extend beyond the site and local level. The Bretby Conservation Area and its associated assets to the south and west are of local value. Features such as Bretby Castle Schedules Ancient Monument and Bretby Hall Registered Park and Gardens are of District and County value.
- 3.14 In terms of recreational value, the site is maintained as private farmland with no public recreation or leisure function. There is a wider network of public rights of way and access land local to the site that will be valued by the community.
- 3.15 In terms of perceptual aspects, the site is located in a rural area with limited influence from adjoining settlement. However, the adjoining highway, alongside views across the wider Trent valley that include features such as the cooling towers at the former Willington Power Station are a reminder of human influence on this landscape. Whilst this cannot be described as a wildness landscape, or a landscape possessing high levels of tranquillity, it clearly has a readily identifiable rural character.
- 3.16 In terms of associations, the site and its associated features are not of a value that has been recorded through literature or works of art. The history of other features such as Bretby Castle and Bretby Hall will have been evidenced in works of art and literature, and are important to the local history of this area. Repton, albeit further from the site is an important historic settlement, once being the centre of the Mercian kingdom.
- 3.17 Whilst there are a number of assets local to the site that are likely to be of increased landscape value, such as Bretby Castle SAM, Bretby Hall and its parkland, and the settlement Conservation Area with associated Listed Buildings, the site is considered to be of relatively limited value set within a wider landscape setting that is considered to be of moderate value. The local setting of landform provides separation between the site and Bretby with its associated heritage and conservation assets, limiting both the sites contrition to the setting of these assets, and the degree to which the site is experienced as part of the landscape connected with these assets.
- 3.18 In landscape terms, the constraints of the site can be summarised as:



- The existing field boundary hedgerows and associated tree cover;
- The sloping landform within the site and its relatively open character when experienced from the adjoining highway, and wider lanes and footpaths;
- The elevated ridgeline location and the setting of wider valued assets that include Bretby and its associated Conservation Area and Listed Buildings, and Bretby Castle SAM, and Bretby Hall and parkland; and
- The amenity of public footpath Bretby FP13 to the west of the site.



4 VISUAL SETTING

- 4.1 This report sets out a series of representative views taken from the public highway and public rights of way in the local vicinity of the site; see **GL0797 05 to 08** (view locations are shown on **GL0797 01 and 02**).
- 4.2 Views 1 and 2 are both taken from public footpath Bretby FP13 to the west of the site. View 1 is taken from the footpath just to the south of Knights Lane looking south-east across the site towards the existing hedgerows at the western and southern boundary. Views from the location are generally restricted to the pastoral field that includes the site with wider views to the south restricted to the ridgeline.
- 4.3 View 2 is taken from the footpath at the ridgeline looking north-east across the site and the wider farmland to the north. From this location there are distant views across the Trent valley towards Derby. In the centre of the view the cooling towers at the former Willington power station are visible. From both Views 1 and 2 there are open views across the pastoral setting towards the site where the proposed holiday lodges will be visible. It will be important to create a new landscaped boundary at the edge of the site to help assimilate the proposed development in this location and mitigate the effect of development when viewed from this section of footpath.
- 4.4 View 3 is taken from Knights Lane at the north-east boundary of the site. From this location there are filtered views from the roadside into and across the site. The treed horizon is visible to the south-west of the site, as is the hedgerow at the south-west boundary of the site, and the north-east boundary. Further along the lane views develop into an across the site from the existing agricultural access. It will be important to secure appropriate levels of tree cover at this boundary whilst maintaining views into and across the fields in accordance with the National Forest planting guidance.
- 4.5 Views 4 and 5 are both taken from public footpath Bretby FP4. View 4 is taken from the northern boundary of the settlement, approximately 275m from the site looking north. From this location there is an open view towards Bretby Mount with associated wooded copse. The treed ridgeline is visible but views of the site are screened by the intervening landform. View 5 is taken from the same footpath at the junction with Mount Road, approximately 380m from the site looking north-east. Again, Bretby Mount and its wooded copse are visible but the site is screened by intervening landform.



- 4.6 View 6 is taken from the pastures to the west of Mount Road, rising up the hillside towards Jeff's Wood. From this location there are views looking down towards Bretby Mount and the housing at Mount Road. The treed ridge to the south-west of the site is visible but views of the site are screened by intervening landform. To the south there is a view towards Castle Cottage and the treed setting of Bretby.
- 4.7 View 7 is taken from the same pasture further to the south-west at the southern edge of Jeff's Wood, approximately 770m from the site looking north-east. The wooded copse at Bretby Mount is just visible, with the site again being screened by intervening landform.
- 4.8 View 8 is taken from public footpath Bretby FP5 set within the settlement Conservation Area and Bretby Park Registered Park and Garden. The view is taken looking north towards Bretby and the site that is approximately 555m away, screened by the intervening landform. The parkland setting defines the foreground of this view, with glimpses of the built-form within the village. Just beyond the village the wooded copse on Bretby Mount is just visible.
- 4.9 View 9 is taken from Knights Lane approximately 425m from the site looking south-west. From this location there is a filtered view over the roadside hedgerow towards the south-east boundary of the site. Beyond, the treed ridgeline to the south-west of the site is visible, as is the wooded copse on Bretby Mount.
- 4.10 From the north, there are views looking back up the valley side towards the ridgeline. View 10 is taken from Newton Lane at Twin Oaks, approximately 800m from the site looking south. From this location there is an open view of the site set on the southside of Knights Lane. The site is viewed as a smaller part of the valley side that otherwise has a relatively well treed/wooded character and appearance. New roadside tree cover within the site will be important in mitigating any potential visual effect of development from this location.
- 4.11 View 11 is taken further north on Newton Lane, approximately 1.55km from the site. From this location the varied and rolling landform, in combination with tree and woodland cover restricts views of the site. Dale Farm is visible to the east of Newton Lane set down within the hollow and tree cover. The overhead powerline is visible on the horizon that crosses just to the south of Twin Oaks; see View 10.
- 4.12 In visual terms the constraints of the site can be summarised as:
- The open setting of views from public footpath Bretby FP13 to the west of the site;



- The setting of roadside views from Knights Lane alongside the north-west boundary of the site, and wider views from the lane to the east;
- The wider setting of views from the valley slopes to the north of the site; and
- The preservation/reinforcement of the wooded/treed ridgeline to the south of the site that provide the backdrop and setting to Bretby and a number of views from the surrounding landscape that includes views from the Conservation Area and Registered Park and Garden.



5 LANDSCAPE FRAMEWORK

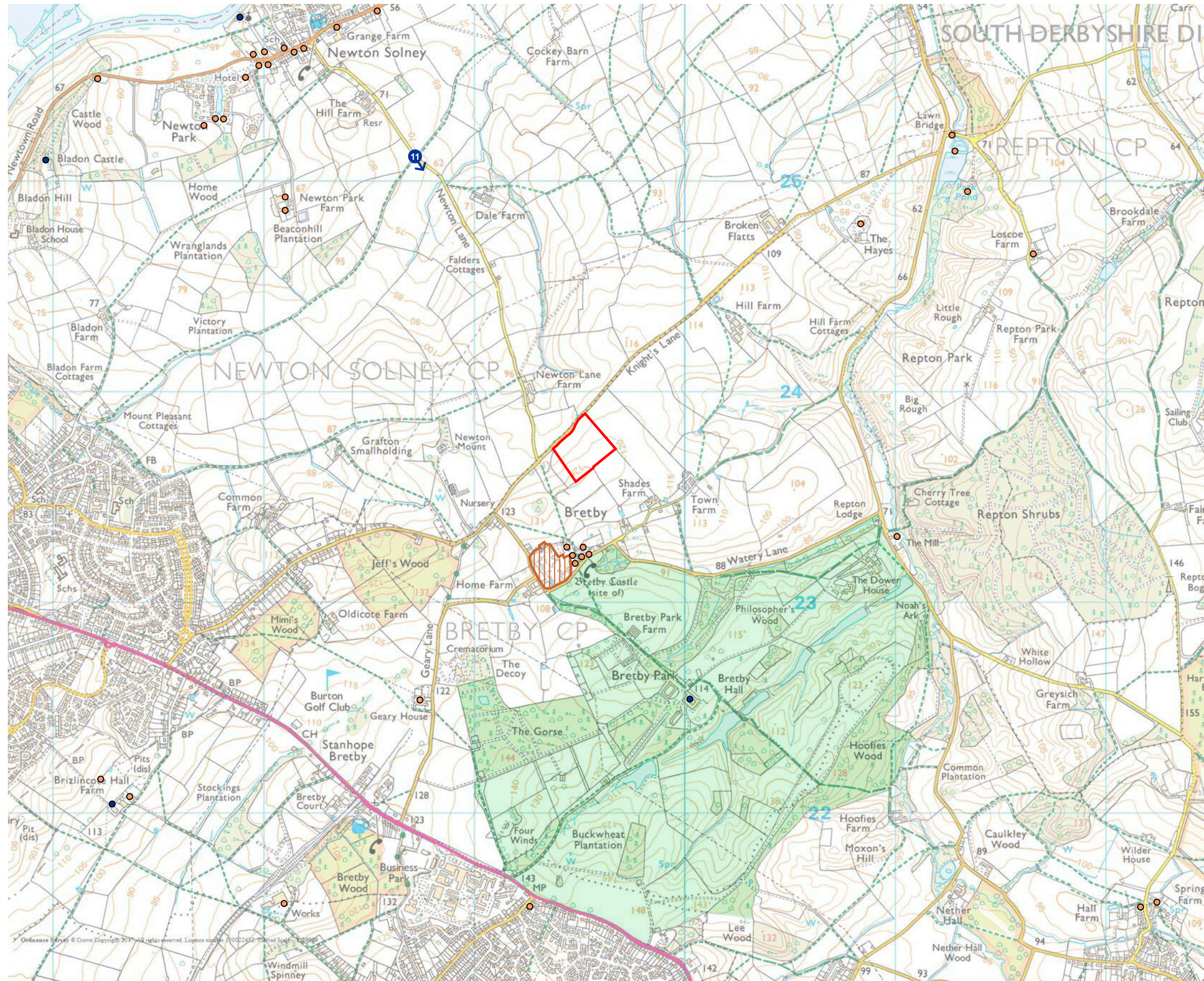
- 5.1 This landscape baseline report has confirmed that the site is located within the Melbourne Parklands landscape character area, and more specifically the Estate Farmlands landscape character type. The site is located within the National Forest and in addition to the landscape character types identified in the Derbyshire landscape character assessment the National Forest Strategy also identifies the site as being located within the Wooded Farmland landscape character type. The guidance specific to these areas seeks the retention and reinstatement of the boundary hedgerows and tree cover that are typical of the overriding character of this farmed landscape. The planting of hilltop woods is also prescribed but avoiding the creation of strong geometric shapes.
- 5.2 This report has also identified that the site is not covered by any landscape designation that would suggest an increased value, or sensitivity; it is also not covered by any statutory or non-statutory designation that would preclude its development for holiday lodges.
- 5.3 The site is located in close proximity a number of valued assets that include the Bretby Conservation Area and associated Listed Buildings; the Bretby Castle Scheduled Ancient Monument; and the Bretby Hall Registered Park and Garden with associated Listed Buildings. Whilst the site may be close to these assets the visual appraisal of the site carried out in this report has confirmed that the localised setting of landform separates the site from these assets.
- 5.4 This report has confirmed that whilst these assets are considered to be of moderate to high value, the site and its associated features are only considered to be of moderate value and landscape sensitivity.
- 5.5 The consideration of the visual setting of the site set out in this report also confirms that the landform in combination with vegetation cover restricts the visual setting of the site to a small section of footpath to the west, the immediate roadside of Knights Lane with glimpses views of the site from the lane further to the east, and views from sections of Newton Lane to the north, with possible views from sections of public rights of way in the wider landscape setting to the north.
- 5.6 Turning towards a landscape strategy and framework for the site, it is key to consider the structure of the site, and more specifically the undefined nature of the site south-west boundary that is open in view from the nearby public footpath.



- 5.7 The starting point of the emerging landscape strategy has been to consider historic boundaries and the possibility of their reinstatement. The 1883 Ordnance Survey Mapping clearly shows that the site was once three separate fields numbered 7, 8 and 11; see **GL0797 09**.
- 5.8 The reinstatement of these hedgerows not only secures landscape and biodiversity enhancements but also provides a dramatically improved landscape structure to the site; better equipped to assimilate the proposed development, and mitigate any adverse landscape and visual effects.
- 5.9 Using the reinstatement of this historic field pattern as the basis for the landscape strategy a framework has emerged that includes:
- New tree planting measures alongside both the retained and reinstated hedgerow boundaries;
 - The creation of a wooded copse set above the 125m contour at the south-west corner of the site to reinforce the tree ridgeline when viewed from the south and replicate the planted hilltop at Bretby Mount, in accordance with the published character assessments;
 - The creation of a field pond at the northern corner of the site that is a natural low-point. This can become part of the sites sustainable drainage system, and will secure wildlife and biodiversity enhancement;
 - The creation of a treed roadside setting to Knights Lane to soften and filter views of the lodges both from the roadside, and wider views from the valley to the north;
 - The reinforcement of the north-east boundary hedgerow to screen glimpsed views of the development from wider sections of Knights Lane; and
 - The restriction of lodge development to the lower slopes within the site to avoid prominent skyline development.
- 5.10 It is considered that the proposed strategy secures a considered landscape framework, compatible with local landscape character and capable of assimilating the holiday lodge development within this part of the Melbourne Parkland Estate Farmlands, and Wooded Farmlands of the National Forest.



Figures



Key

-  Site boundary
-  Public footpath
-  Public bridleway
-  Public access land
-  Scheduled Ancient Monument (Bretby Castle - ref:1011443)
-  Registered Park and Garden (Bretby Hall - Grade II - ref:1001382)
-  Grade II* Listed Building
-  Grade II Listed Building
-  Photographic view locations

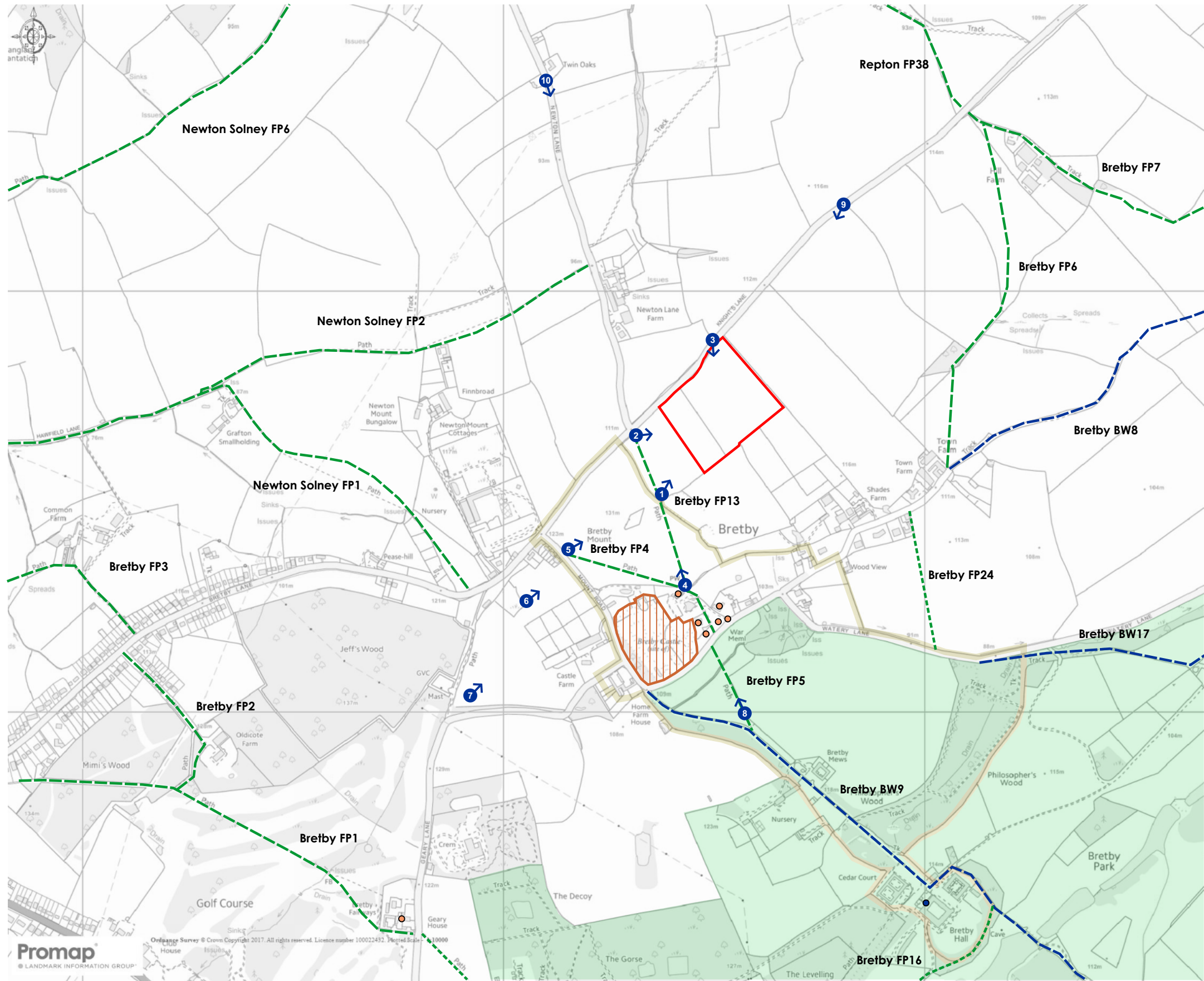
Number/Figure GL0797 01	Project Land at Shades Farm, Bretby
Scale 1:20000@A3	Drawing title Site Context
Date 14/08/2017	Client Mr D Wilshee
Checked SG	

north

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Key

-  Site boundary
-  Public footpath
-  Public bridleway
-  Bretby Conservation Area
-  Scheduled Ancient Monument (Bretby Castle - ref:1011443)
-  Registered Park and Garden (Bretby Hall - Grade II - ref:1001382)
-  Grade II* Listed Building
-  Grade II Listed Building
-  Photographic view locations

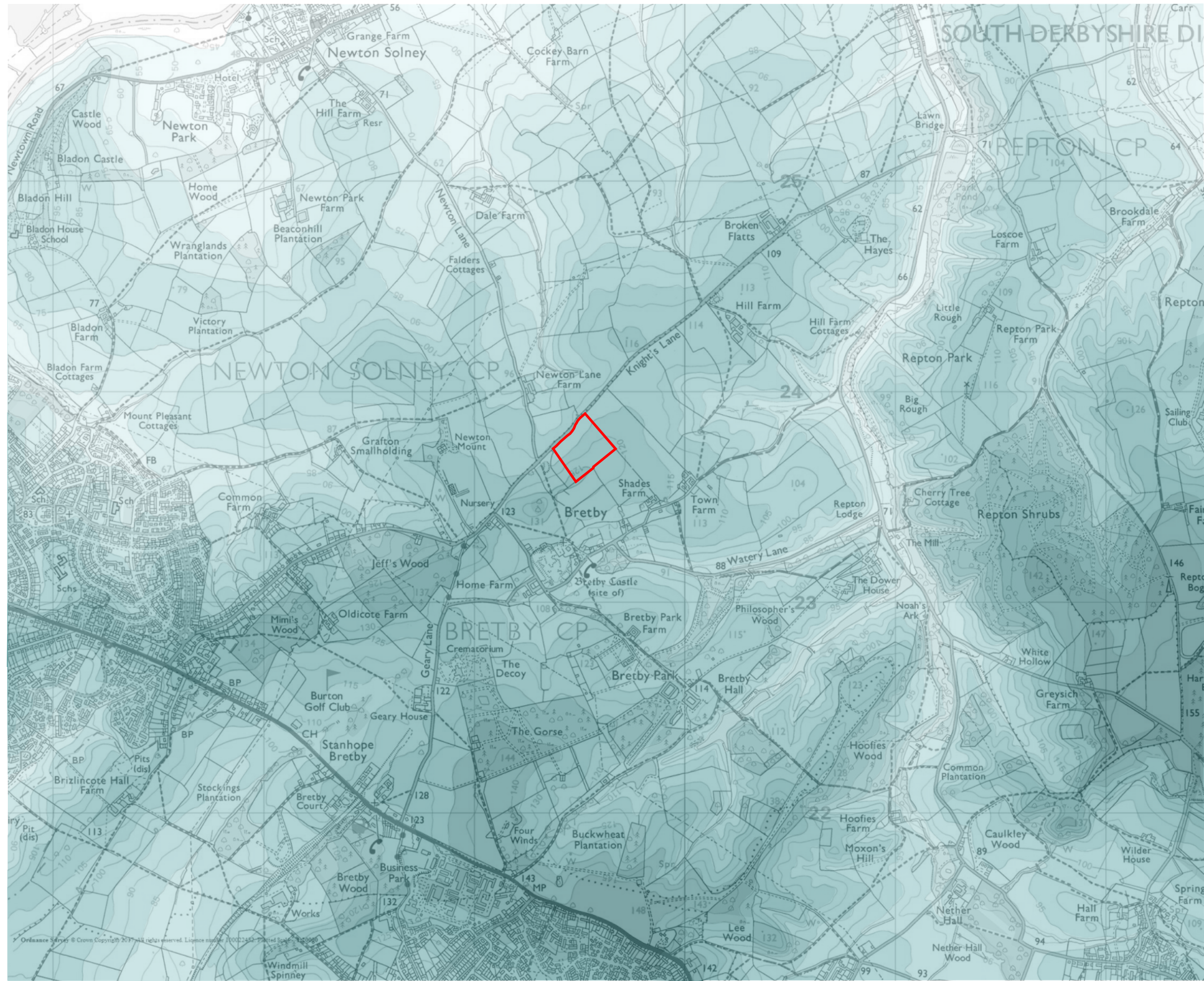
Number/Figure	Project
GL0797 02	Land at Shades Farm, Bretby
Scale	Drawing title
1:10000@A3	Site Location
Date	Client
14/08/2017	Mr D Wilshee
Checked	
SG	

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Key

-  Site boundary
-  35m to 45m AOD
-  45m to 55m AOD
-  55m to 65m AOD
-  65m to 75m AOD
-  75m to 85m AOD
-  85m to 95m AOD
-  95m to 105m AOD
-  105m to 115m AOD
-  115m to 125m AOD
-  125m to 135m AOD
-  135m to 145m AOD
-  145m to 155m AOD

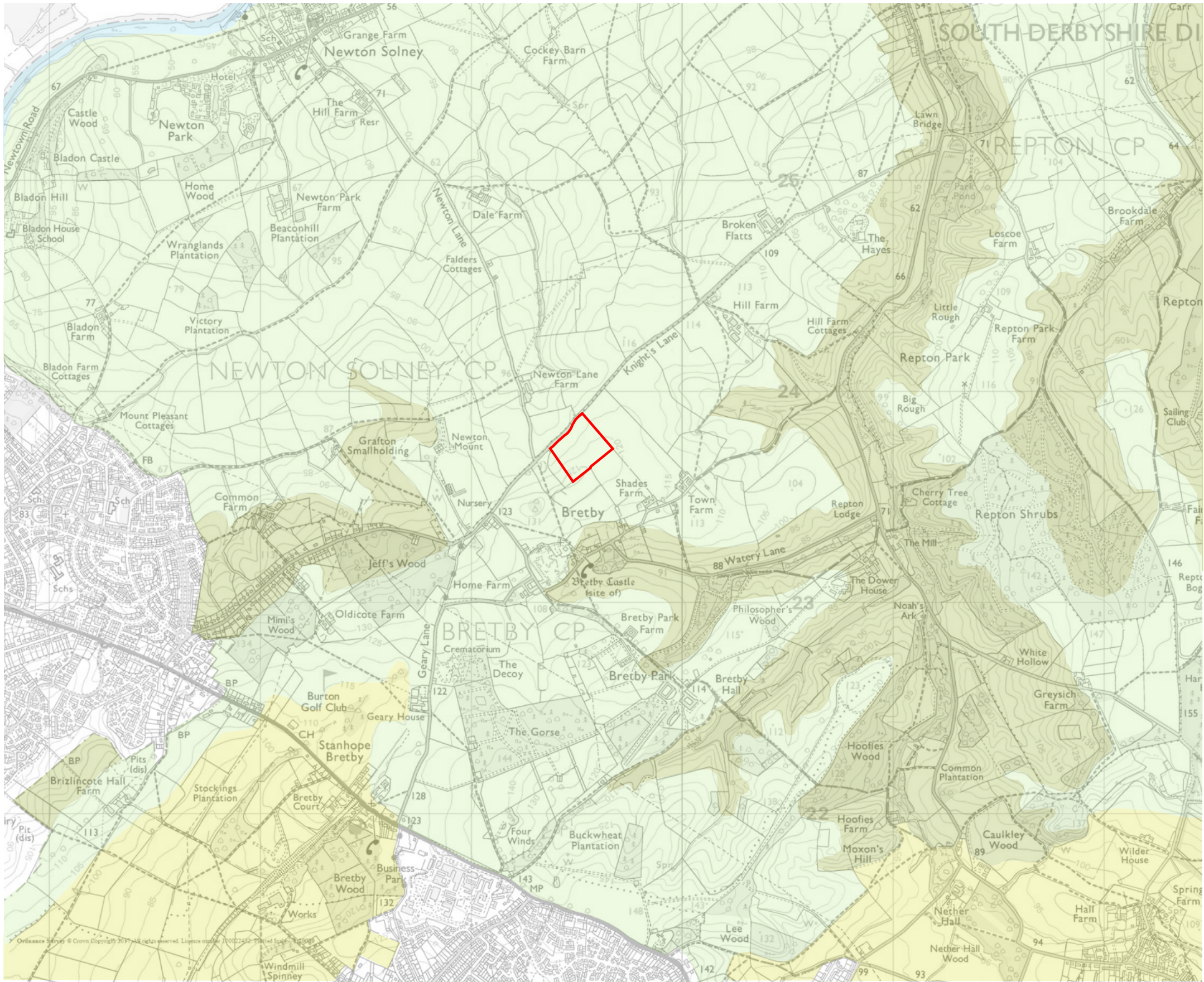
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Number/Figure GL0797 03	Project Land at Shades Farm, Bretby
Scale 1:20000@A3	Drawing title Topography
Date 14/08/2017	Client Mr D Wilshee
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Key

-  Site boundary
-  Melbourne Parklands - Estate Farmlands
-  Melbourne Parklands - Sandstone Slopes and Heaths
-  Leicestershire and South Derbyshire - Coalfield Village Farmlands
-  Trent Valley Washlands - Riverside Meadows

Number/Figure	Project
GL0797 04	Land at Shades Farm, Bretby
Scale	Drawing title
1:20000@A3	Landscape Character
Date	Client
14/08/2017	Mr D Wilshee
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SG	

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View 1 - From public footpath Bretby FP13 approximately 130m from the site looking north-east



View 2 - From public footpath Bretby 13 approximately 100m from the site looking south-east



View 3 - From Knights Lane at the north-east corner of the site looking south-west

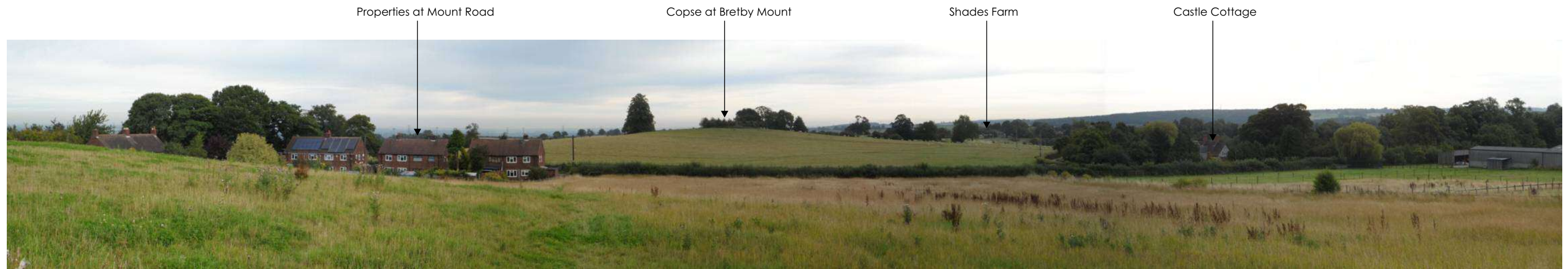
Number/Figure GL0797 05	Project Land at Shades Farm, Bretby
Scale NTS@A3	Drawing title Photographic Views 1, 2 & 3
Date 14/08/2017	Client Mr D Wilshee
Checked SG	



View 4 - From public footpath Bretby FP4 approximately 275m from the site looking north



View 5 - From public footpath Bretby FP4 approximately 380m from the site looking north-east



View 6 - From the pastures to the east of Jeff's Wood approximately 515m from the site looking east

Number/Figure GL0797 06	Project Land at Shades Farm, Bretby
Scale NTS@A3	Drawing title Photographic Views 4, 5 & 6
Date 14/08/2017	Client Mr D Wilshee
Checked SG	

Copse at Bretby Mount

Castle Farm



View 7 - From the pastures east of Jeff's Wood approximately 770m from the site looking north-east

View across Bretby towards the
copse at Bretby Mount

Footpath Bretby FP5



View 8 - From public footpath Bretby FP5 approximately 555m from the site looking north

Copse at Bretby Mount

Glimpsed view of the site

Knights Lane



View 9 - From Knights Lane approximately 425m from the site looking south-west

Number/Figure
GL0797 07
Scale
NTS@A3
Date
14/08/2017
Checked
SG

Project
Land at Shades Farm, Bretby
Drawing title
Photographic Views
7, 8 & 9
Client
Mr D Wilshee

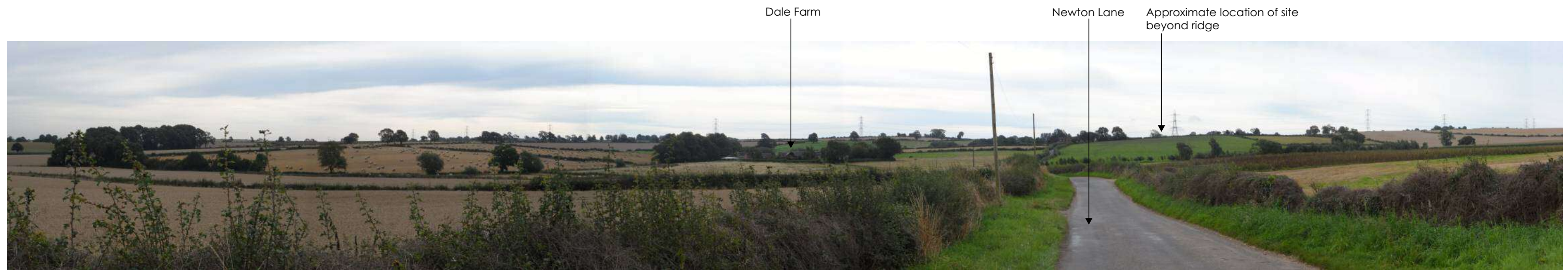
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View 10 - From Newton Lane approximately 800m from the site looking south



View 11 - From Newton Lane approximately 1.55km from the site looking south



north

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Number/Figure	Project
GL0797 09	Land at Shades Farm, Bretby
Scale	Drawing title
1:10000@A3	Landscape Framework
Date	Client
14/08/2017	Mr D Wilshee
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SG	

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