

Landscape and Visual Site Appraisal.

Land South of Markham Vale

Wilson Bowden Developments Limited

PEGASUS
GROUP

PREPARED BY: PEGASUS GROUP | FEBRUARY 2026 | P26-0055_EN_001V2



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01 INTRODUCTION

- 1.1 This document sets out the findings of an initial appraisal of key landscape and visual matters in relation to the potential for commercial development on land south of Markham Vale along the M1, west of Bolsover. This document has been prepared by landscape architects at Pegasus Group, on behalf of Wilson Bowden Developments Limited. The document is supported by a landscape constraints and opportunities plan (see Figure 7) which provides commentary on the identified key landscape considerations and framework elements to feed into the masterplanning of the site.
- 1.2 Site work was undertaken to inform this initial appraisal during January 2026 and photographs taken during this site work are included within the note, where relevant, to illustrate the site context.

Site Context

- 1.3 The site lies immediately adjacent to the east of the M1 with the A632 Chesterfield Road running east west adjacent to the northern boundary, (See Figure 1). The settlement of Long Duckmanton lies to the west, beyond the M1 and the market town of Bolsover approximately 2km to the east. A large commercial area lies to the north of Chesterfield Road, extending north to the east and west of the M1. The area includes several large logistic sheds, Markham Vale Services and other commercial units of varied sizes. A further new large commercial development – Horizon 29 extends to the immediate north east on the former Coalite site.

Planning Context and Designations

- 1.4 The site is located within the administrative boundary of North East Derbyshire District Council and is subject to the policies set out in the North East Derbyshire Local Plan 2014–2034 (adopted November 2021).
- 1.5 The Council is in the process of preparing a new Local Plan to replace the current plan, with public consultations planned for early 2026 and is set to be adopted in May 2028. The site lies on the eastern extents of the district, with Bolsover District Council located to the east beyond the River Doe Lee.
- 1.6 The local Plan Policies Map identifies that the site is not located within



Figure 1: Extract from OS mapping showing site location in red and location of Horizon 29.

a designated policy area however, the land to the east was previously safeguarded as HS2 Phase 2b, (see Figure 2). Land to the north of Chesterfield Road (A632) is designated as 'North East Derbyshire – Coalite Priority Regeneration Area' and 'North East Derbyshire – Principal Employment Areas'.

- 1.7 The Local Plan identifies Policy E1: Regeneration, 'To recognise and support the role that the east of the District, particularly around the A632 corridor, can play in delivering growth in supporting regeneration along the M1 corridor, including strategic sites and priority areas around the Markham Vale Enterprise Zone'.
- 1.8 Approximately 2km to the east, in Bolsover, is the Grade II Listed Park and Garden, Bolsover Castle and Scheduled Monument (eleventh century motte and bailey castle, twelfth century tower keep castle and seventeenth century country house). Scheduled Monument Sutton Scarsdale Hall is located approximately 1.75km south-west of the site.
- 1.9 There are further Grade II listed properties in the surrounding areas of Bolsover Castle and Sutton Scarsdale Hall. The closest Listed Building to the site is a Grade II Listed Barn at Manor Farm, along Chesterfield Road to the north-west of the site.
- 1.10 The Castle Leisure Park lies approximately 1km east of the site. Trees with Tree Preservation Orders (TPO) are located to the west of the M1, along the A632 within Long Duckmanton. To the east of the site is Bolsover Conservation Area and to the south-west is Sutton Scarsdale Conservation Area.

02 LANDSCAPE FABRIC

- 2.1 The site area is approximately 41ha and consists of a large arable field, which previously contained the line of the former, now dismantled L.N.E.R. Mining Railway as shown in Figure 3.
- 2.2 The highest part of the site, at approximately 98m AOD lies in the north western corner, adjacent to Chesterfield Road (A632). The site falls towards the south and east, with the lowest-lying part of the site also adjacent to Chesterfield Road (A632), at approximately 73m AOD. A stream runs along the eastern boundary, continuing down to the southern point of the site.
- 2.3 There is scattered vegetation adjacent to the M1 and along the eastern boundary. Overhead power lines with associated pylons run through the site from the north to the south. The northern and eastern boundaries feature gappy hedgerows and small trees.
- 2.4 Directly adjacent to the northern boundary there is a small group of residential properties and a substation. There is industrial and commercial development within the former Coalite Works and Markham Vale to the north. To the east, south and beyond the M1 to the west of the site extends further agricultural land. There are several solar farms within the local landscape, particularly to the west of the M1.
- 2.5 A public right of way NE18/18/1 is located to the east and south of the site as shown on Figure 6. The Peak to Sherwood cycle network is proposed to the west and south of the site. The Straveley to Bolsover Cycle network runs along Chesterfield Road (A632) north of the site, see Figure 2.

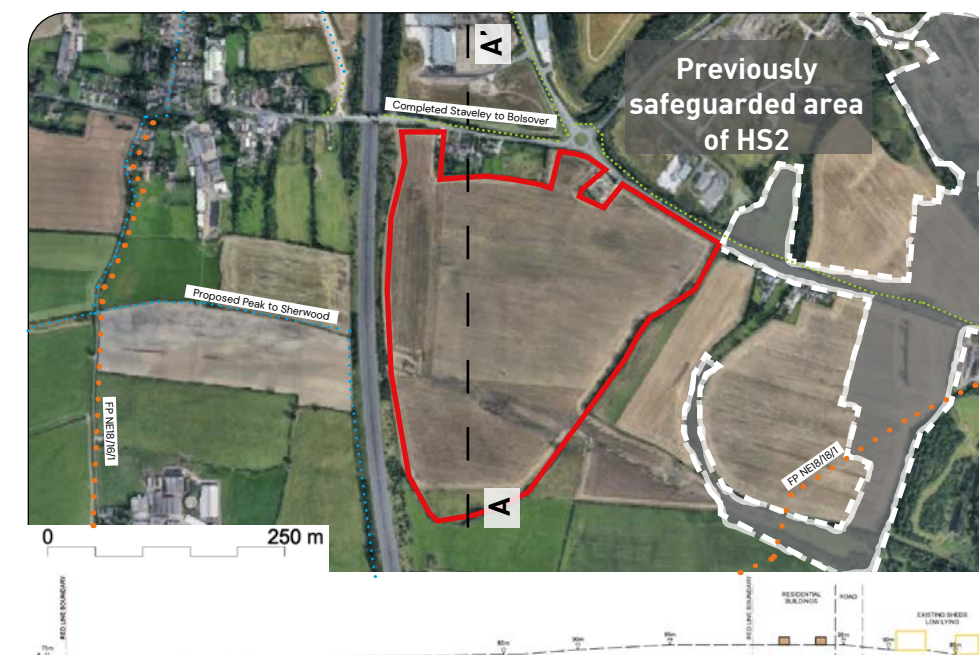


Figure 2: Aerial image of the site with the previous location of the HS2 and Indicative Section A, A' showing the sloping landform

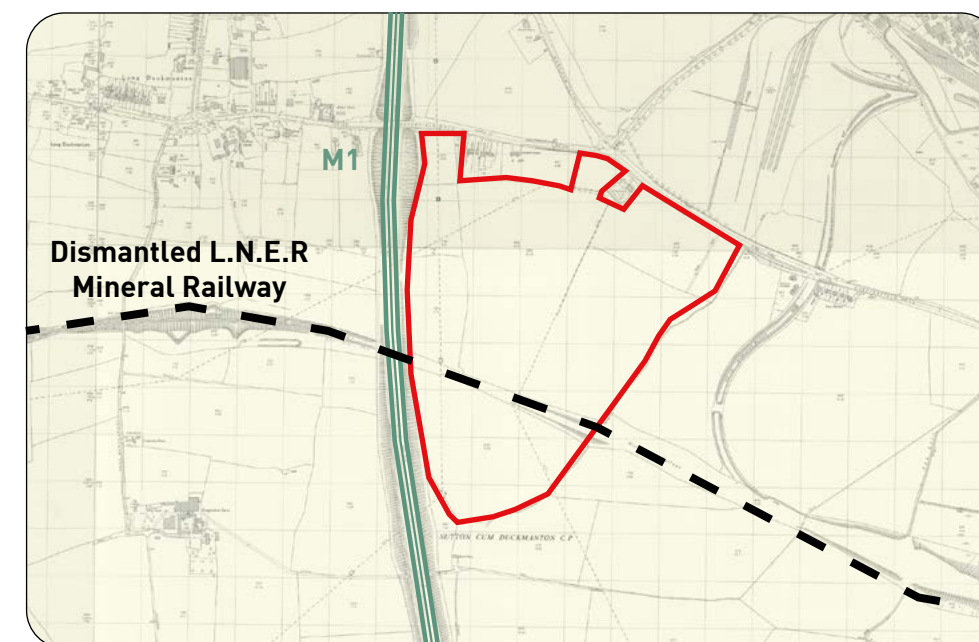


Figure 3: Extract from Historic OS mapping (1951–1975) showing site location in red

Summary

- 2.6 The key element to consider in terms of landscape fabric is, as a single large arable field, the current limited amount of vegetation within and around the site area and the proximity to residential properties and the context of the key heritage sites of Bolsover Castle and Sutton Scarsdale Hall. The masterplan will need to address this, creating substantial buffers and strong structural planting/ woodland within the site to contain and screen proposed development.
- 2.7 The overhead power-lines with associated pylons running north to south will require integration and planting offsets. The sloping land within the site could be addressed by cutting development platforms into the slope.

03 LANDSCAPE CHARACTER

The Landscape Character of Derbyshire (fourth addition, March 2014)

- 3.1 The site lies within Character Area 38 – Nottingham, Derbyshire and Yorkshire Coalfield, (see Figure 4) in the Landscape Character of Derbyshire document published by Derbyshire County Council.
- 3.2 Nottinghamshire, Derbyshire and Yorkshire Coalfield
- 3.2 The Nottingham, Derbyshire and Yorkshire Coalfield Character Area is described in the landscape character description as ‘Densely settled and industrial lowland characterised by mining settlements, mixed farming and woodland’.
- 3.3 The Part One: Landscape Character Descriptions for Nottinghamshire, Derbyshire and Yorkshire Coalfield document identifies seven Character Types. The site lies within the Estate Farmlands Landscape Character Type as shown in Figure 5.
- 3.4 The Estate Farmlands LCT is describes as ‘A broad, gently undulating landscape characterised by mixed farming and sparse tree cover’.
- 3.5 The key characteristics of Estate Farmlands Landscape Character Type are listed as follows:

• ‘Broad, gently undulating landform

• Mixed farming dominated by arable cropping

• Localised woodland blocks and occasional trees

• Hedgerows enclose medium size, semi-regular fields

• Small villages, hamlets and scattered farmsteads constructed from local Coal Measures Sandstone, some expanded with red brick former mining terraces

• Open landscape with long distance views
- 3.6 The document further summarises that the Estate Farmlands as follows:

• ‘Broad, gently undulating and industrial landscape. The soils have traditionally supported a mixed farming system but, owing to the gently rolling landform, arable farming has dominated.

• A distinct lack of hedgerow trees, allied to the gentle relief, has created an open landscape with long distance views only interrupted by landform. Being an intensively managed landscape, it has little ecological value. Blocks of woodland occur locally but often only contain coniferous species.

• Red brick former mining terraces are a distinctive attribute of many villages. Essentially rural in character, the Estate Farmlands have, in the past, been severely impacted upon by industrialisation such as open casting for coal, development of major transport routes and expansion of villages.

• Since the decline of the coal industry, the area is still under pressure from new development and this is likely to continue to impact on the rural character of the landscape.
- 3.7 The document sets out planting and management guidelines for the Estate Farmlands LCT. Its primary woodland character is described as ‘thinly scattered small plantations and occasional remnant ancient

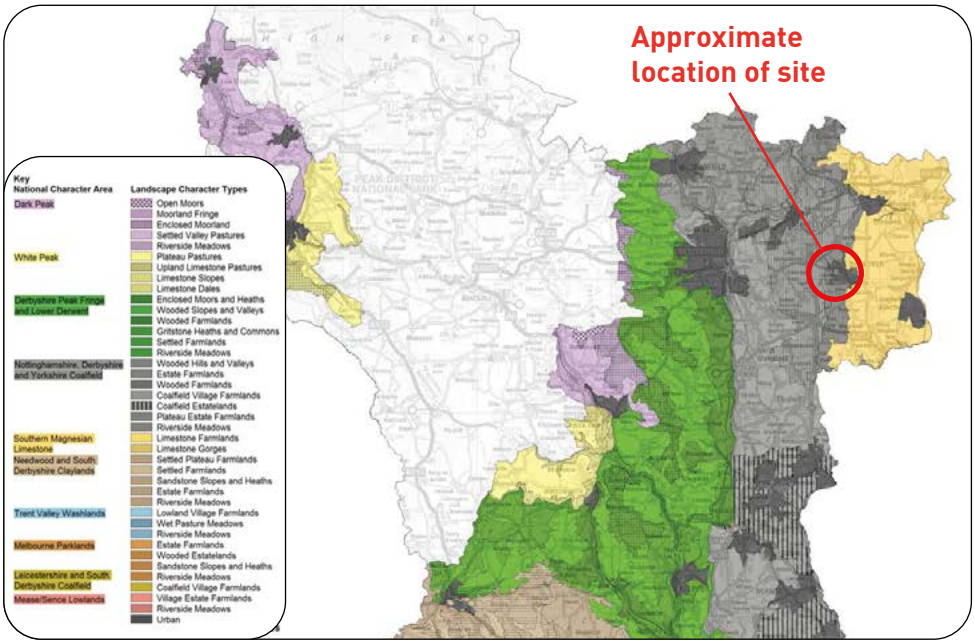


Figure 4: Extract from The Landscape Character of Derbyshire (fourth addition, March 2014) – showing the context of The National Character Areas and Character Types within Derbyshire

- woodlands’ and its primary tree character is ‘scattered watercourse trees and localised amenity tree groups’.
- 3.8 The document states that the woodland vision is to have ‘occasional medium-large plantations’ and the tree vision is to have ‘scattered watercourse trees and localised amenity tree groups’.
- 3.9 The section summarises the following:

• ‘The size range for a woodland would be 15–35ha and to be medium to large scale

• To re-establish and enhance physical links between existing isolated woodland and hedgerows

• Conserve and enhance the tree groups that occur within and around rural settlements and isolated farmsteads’.
- 3.10 The character types adjacent to the site area, as shown in Figure 5, are as follows:

• Riverside Meadows – further to the east beyond the River Doe Lea Corridor

• Wooded Farmlands – to the immediate east along the River Doe Lea Corridor
- 3.11 Riverside Meadows LCT is described as ‘a flat, riverside landscape characterised by dairy farming, wetland, watercourse trees and a legacy of industrial heritage.
- 3.12 The Wooded Farmlands LCT is described as ‘a small scale undulating landscape rising to the magnesium limestone plateau. Characteristically

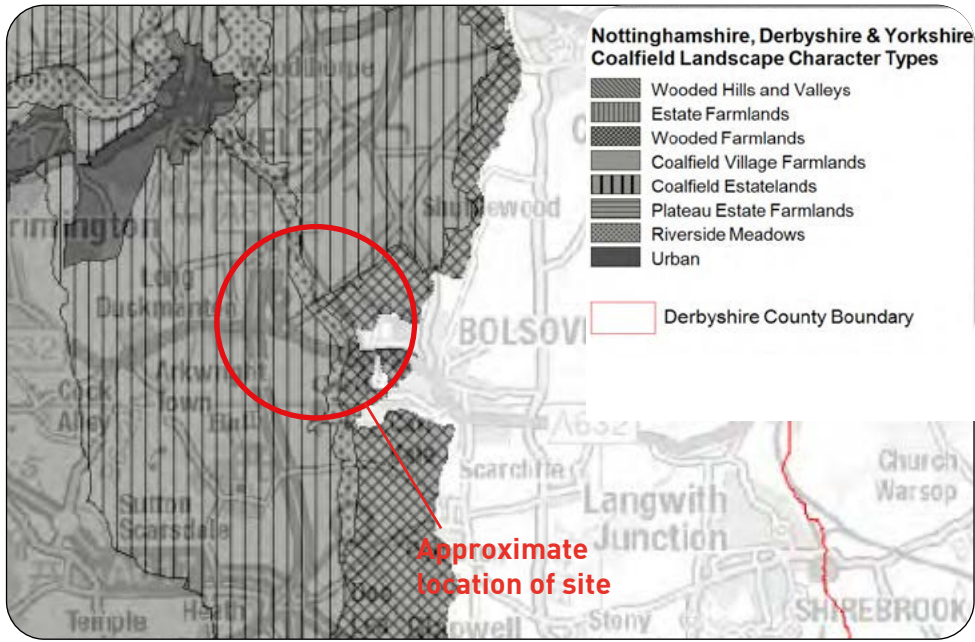


Figure 5: Extract from The Landscape Character of Derbyshire (fourth addition, March 2014) – showing the Landscape Character Types within the Nottinghamshire, Derbyshire & Yorkshire Coalfield Landscape Character Area

- well-wooded, sparsely settled and dominated by mixed farming’. The eastern and more elevated portions of Bolsover lie within the adjacent Southern Magnesium Limestone National Character Area 30.
- Summary
- 3.13 The site generally reflects the Estate Farmlands Landscape Character Type. The site area and south facing slope forms part of the broad, gently undulating landform, the current land use is arable cropping. There are localised woodland blocks within the surrounding landscape and the site contains occasional trees. Hedgerows enclose the land. There are small villages and scattered farmsteads in the surrounding landscape. The agricultural elements of the landscape are generally open but contain solar farms and adjacent large scale commercial development, the rising ground particularly around Bolsover and Sutton Scarsdale provides long distance views.
- 3.14 The key consideration in terms of landscape character and the site area is drawing into the site the adjacent Wooded Farmlands character to provide a locally appropriate woodland structure within which to place development.

04 VISUAL AMENITY

- 4.1 A screened Zone of Theoretical Visibility, (SZTV) at Figure 6 identifies the key areas of potential visibility within the local area. Also identified are a series of key representative views set out in the photo record below. The SZTV does not include local hedgerow vegetation, which in part makes a contribution to the containment of the site. Predicted heights are based off the Parameters Plan (MP09-002) by SGP Architects and Masterplanners. The figure contains Conservation Areas and Listed Buildings for context to the surrounding heritage sites. The key potential visual receptors are noted as follows with commentary on key considerations in terms of the masterplanning of the site:

Residential Receptors

- 4.2 Group of properties along the A632 Chesterfield Road. – Located adjacent to the northern boundary of the site, these properties have direct views towards the site from the rear of the properties. Existing vegetation provides little visual screening. A combination of bunding and strong woodland planting would provide effective screening from these properties.
- 4.3 Railway Cottages along the A632 Chesterfield Road. – Located to the east of the site, these properties have views towards the site area. Retaining vegetation along the eastern boundary and supplementing this with bunding and a strong planted buffer would provide containment to the site.
- 4.4 Elevated properties in Bolsover to the east. – Properties have partial views of the site from elevated areas. A strong vegetative buffer along the eastern boundary and woodland planting within the site would help to contain and partially screen development within the site.
- 4.5 Mill Farm located along the A632 Chesterfield Road to the east. – Strong vegetative buffers along the eastern boundary would help to contain development within the site.
- 4.6 Longcourse Farm to the west of the M1 – Views onto the site would be mitigated through a strengthened western boundary by retaining and enhancing the existing vegetation and plating within the site area.

Recreational Receptors

- 4.7 Views from Bolsover Castle – The site area can be seen from various points throughout the grounds. The surrounding woodland within the Conservation Area offers limited screening against potential views. Strengthening vegetative buffers along the site's boundaries and within the site and consideration of the colour, massing, form and location of buildings would help to integrate development within the site.
- 4.8 Views from Sutton Scarsdale Hall – views from this heritage point are relatively distant however the site is still visible from various points at this location. Vegetative buffers along the west and south of the site and strong plating within would limit and soften views of development.
- 4.9 Bridleway B4 54/2 east of the site – views to the site can be seen along this path due to the elevated nature of the route. Strong planting and consideration of the form of the proposed development would serve to integrate development on the site into the surrounding landscape.
- 4.10 Footpath NE18 18/1 south of the site – Strong buffering and woodland

plating within the site reflective of the landscape to the east would serve to contain proposed development in views from this route.

- 4.11 Footpath NE18 19/1 south off Palterton Lane – The site can be seen from various points along this route due to the sloping landscape, strong buffering and planting would assist in partially screening views of built form from this route.

Road and Users

- 4.12 Views from the M1 adjacent to the western boundary of the site – Vegetation along the road serves to break views into the site, this could be supplemented within the site area, (allowing for the required pylon corridor).
- 4.13 Views from the A632 Chesterfield Road along the northern boundary – Existing hedgerows in part serve to enclose the site from the road. This vegetation could be retained and supplemented to integrate and partially screen development.

Summary

- 4.14 Although the site has some boundary containment, existing vegetation consists mainly of gappy hedgerows and scattered trees, currently offering limited visual screening. Parts of the site are slightly elevated and open, with breaks in hedgerows along the PRoW allowing largely uninterrupted views, particularly to the north-east and south. The M1 corridor benefits from some vegetative screening. Woodland at Castle Leisure Park partially filters longer-distance views from Bolsover, though this cover is intermittent and does not fully screen the site from higher viewpoints.
- 4.15 Strengthening boundary planting, particularly along the open northern, southern and western edges, would improve containment and reduce visibility from nearby residences, heritage viewpoints, PRoWs and the A632. Additional boundary trees could reinforce existing field edges and break up views across the site. Introducing woodland within the site, alongside careful consideration of building colour, form and placement, would further help minimise visual impacts of development within the site.

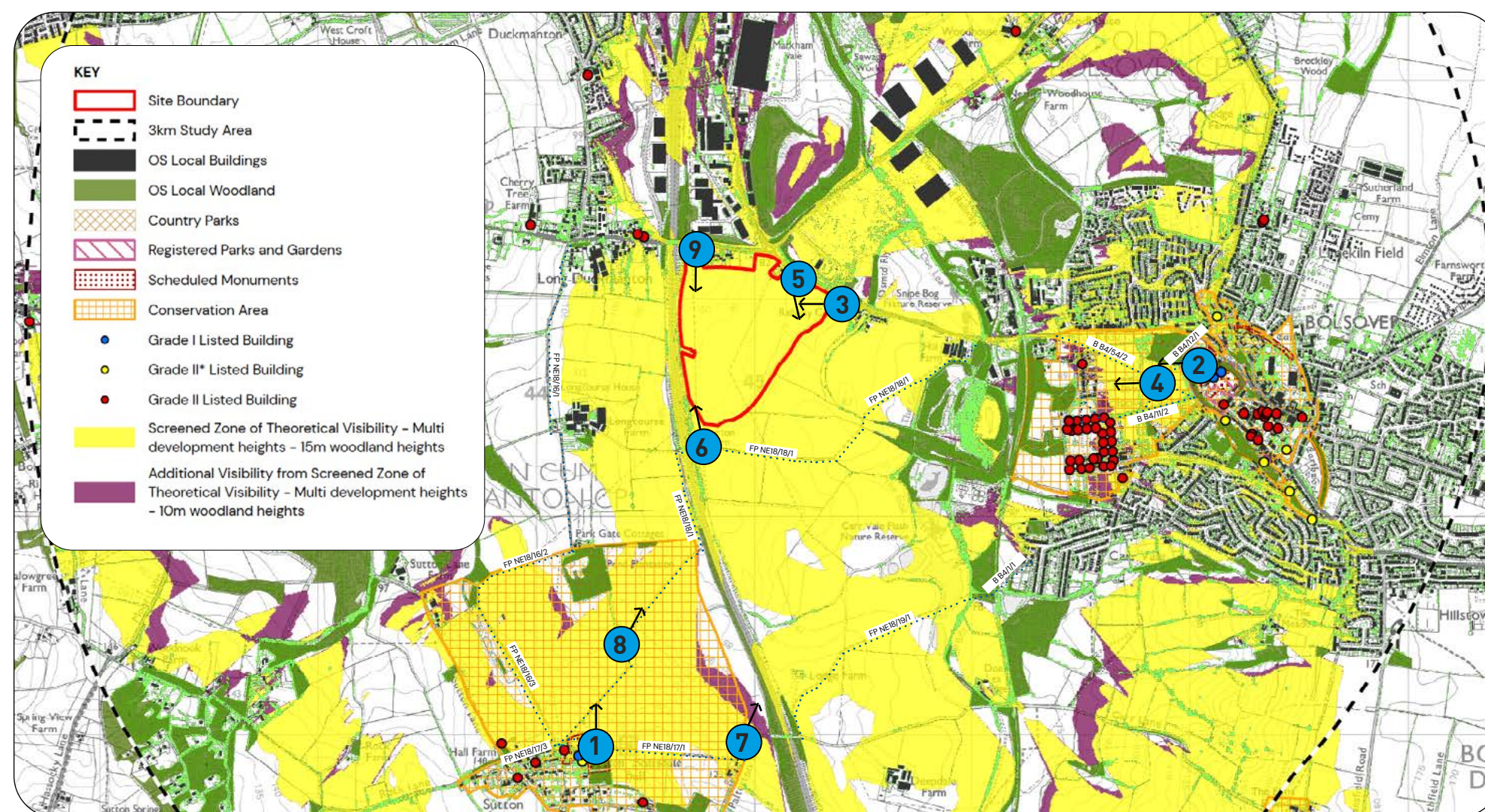
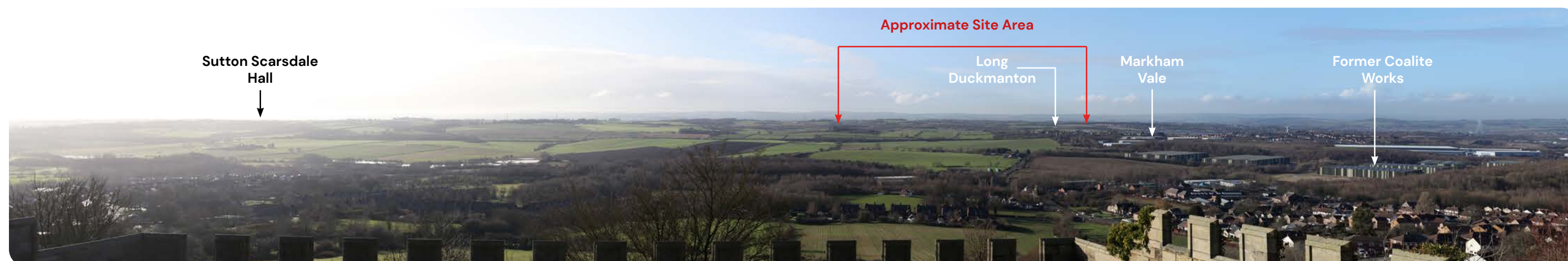


Figure 6: Screened Zone of Theoretical Visibility (SZTV) and viewpoints



Photograph 1: View from Sutton Scarsdale Hall grounds looking north east.



Photograph 2: View from Bolsover Castle looking west.



Photograph 3: View from Chesterfield Road (A632) looking west.



Photograph 4: View from FP B4/12/1 looking west.



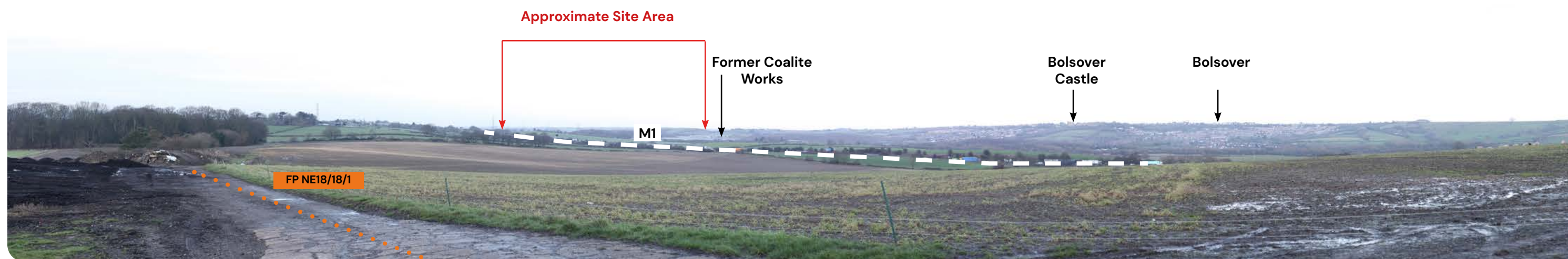
Photograph 5: View from Chesterfield Road (A632) looking south-east.



Photograph 6: View from FP NE18/18/1 looking north-west.



Photograph 7: View from FP NE18/17/1 looking north-east.



Photograph 8: View from FP NE18/18/1 looking north-east.



Photograph 9: View from Chesterfield Road (A632) looking south.

05 OPPORTUNITIES AND CONSTRAINTS

- 5.1 The opportunities and constraints applicable to the site and the immediate surrounding area have been identified to inform and shape the development of a Masterplan for commercial development. The process to identify these aspects included a desk study to inform a site visit and the production of a summary plan, (Figure 7). The elements considered include, landscape designations, landscape fabric, landscape character and the visual context.
- 5.2 The site visit included visiting the two heritage sites; Bolsover Castle and Sutton Scarsdale Hall and walking the surrounding routes to understand more fully the visual context and connections in and out of the site area, as part of a wider recreational network. Key views into and out of the site were also identified. The key opportunities and constraints have been considered in the development of the proposed landscape framework as follows:

- Retention and enhancement of existing hedgerows around the site boundaries
- A very strong eastern buffer and strong structural planting within the site to create development within a woodland setting.
- Cutting into the landform on the site to reduce the visual effect of proposed built form.
- Including necessary offsets from pylons and wires for planting
- Careful consideration of the colour, massing, form and location of buildings.

Conclusions

- 5.3 The current openness of the site as agricultural fields bound by hedgerows and intermittent vegetation currently provides little containment. However, this could be addressed through the introduction of substantial perimeter buffers and structural internal planting. A site-wide woodland framework and a cut and fill exercise would provide effective containment and integration into the surrounding landscape.
- 5.4 The site is broadly representative of the local landscape character and the proposed mitigation approach, centred on significant woodland planting to create enclosure around the development, is therefore appropriate, in line with the landscape guidance in the local character documents and would not be at odds with the established landscape pattern.
- 5.5 A strong vegetative frame work, cutting of buildings into the slope and consideration of built form, colour, massing and orientation would all contribute to addressing potential visual effects on surrounding receptors.
- 5.6 In landscape and visual terms it is considered that the site could potentially accommodate sensitively designed commercial development which would form part of a continuation of the existing development to the north and north east of the site.



Figure 7: Opportunities and Constraints Plan

06 PRECEDENTS

Former Coalite Works – Horizon 29, Bolsover ref:23/00232/FUL

- 3.1 Whilst the scheme is visible from Bolsover Castle, visual impacts have been substantially reduced through careful design choices relating to colour, massing, and form. The layout also enhances existing woodland, with the development sitting largely within established vegetation along the eastern and western boundaries.
- 3.2 This approach greatly diminishes overall visibility and helps the scheme integrate more sensitively into the surrounding landscape as seen in Figure 8 and Figure 9.



Photograph 10: Showing the former Coalite site, Horizon 29 from Bolsover Castle



Photograph 11: Showing cladding and vegetation at the former Coalite site, Horizon 29

Harrogate 47 off A1 Junction 47 and A59, Flaxby and Shepley Spring, Knaresborough ref: 21/01238/EIAMAJ

- 3.3 The site is positioned alongside established woodland and an existing large commercial building, with long-term management plans in place to ensure the surrounding woodland areas continue to integrate seamlessly with the wider landscape, as illustrated in Figures 10 and 11.
- 3.4 The design incorporates native tree planting to reflect the character of the existing woodland, provide natural screening, and create green buffer zones through additional tree and shrub layers. Existing boundaries are retained and enhanced to further minimise visual and environmental impacts on nearby heritage assets, including Allerton Park.



Photograph 12: Extract from SMR Architects showing Harrogate 47 off the A1 and A59, Flaxby & Shepley Spring Harrogate, Knaresborough



Photograph 13: Aerial view showing Harrogate 47 site off the A1 and A59, Flaxby & Shepley Spring, Knaresborough

Prologis Park, Midpoint ref: 1991/01877/PA

- 3.5 The Site is positioned within an industry corridor along the River Tame, A38 & a freight rail line in Sutton Coalfield, Birmingham.
- 3.6 The site includes strong tree planting within which the units are located which now established provides strong local visual screening of the units.

Summary

- 3.7 These precedent sites demonstrate how large-scale development can, through a coordinated landscape strategy and sensitive design interventions, including the introduction of landscaped bunds with extensive woodland planting and selective ground re-profiling integrate this type of development into the surrounding landscape.



Photograph 14: Aerial View of Prologis Park, Midpoint



Photograph 15: From within Prologis park showing strong tree screening.

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