

Landscape appraisal of key views

Land at Lower Pilsley

New homes, green infrastructure, and central village areas with services and business spaces

Wyndthorpe Developments Ltd.

April 2026

RUR005085 - Revision 01

 Rural Solutions

A different view



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Quality information

Document name	Project No.	Prepared for	Author	Checked	Date
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Revision	Date	Author	Checked	Details
00	08.04.26	EG	MJ	Draft for proofing
01	27.04.26	EG	LM	Issue for planning submission

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01 Introduction

Introduction

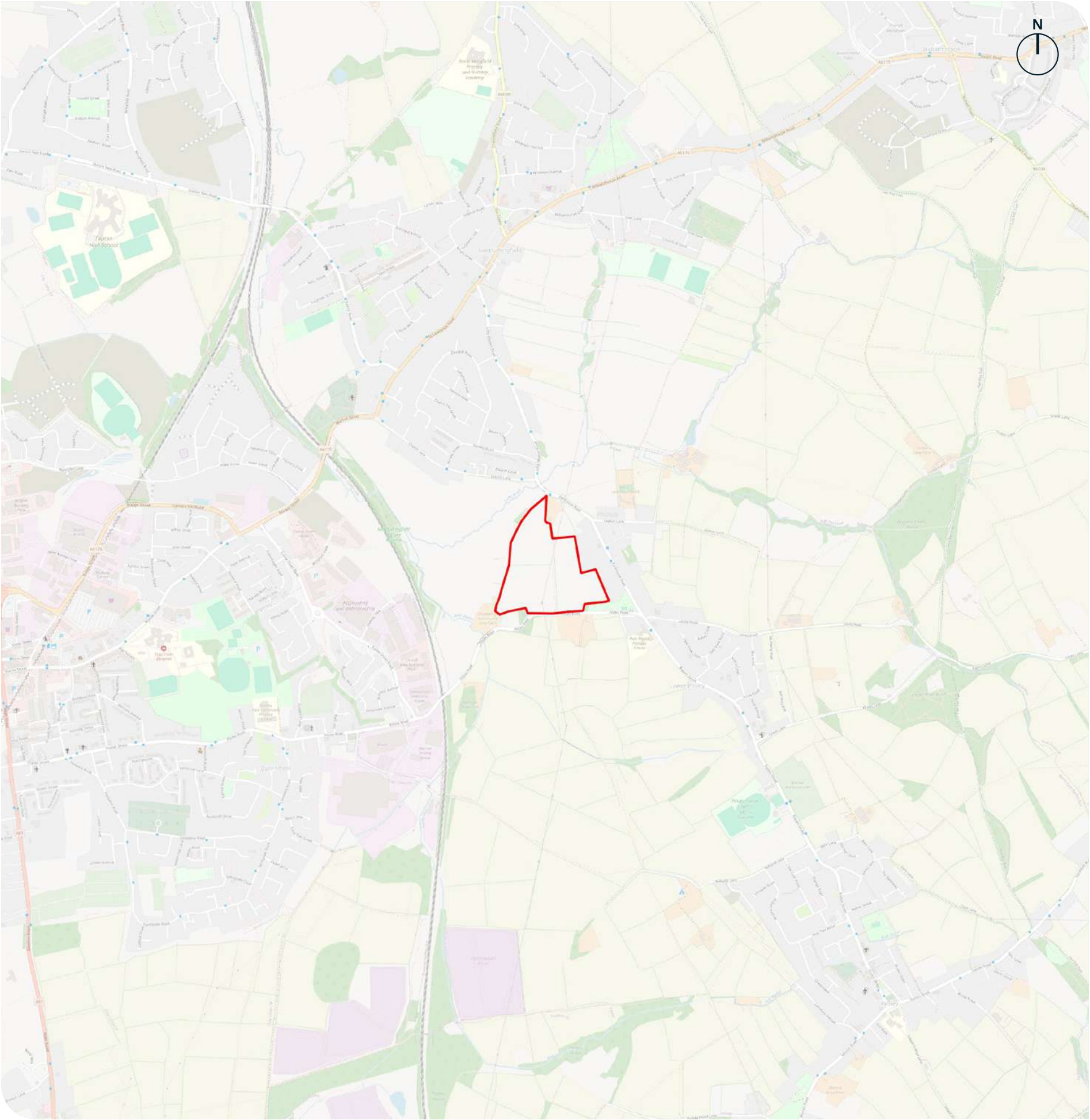
Rural Solutions has been appointed by Wyndthorpe Developments (the ‘Client’) to undertake a Landscape appraisal of key views (the ‘Appraisal’) associated with the design in principle and the effects on the existing visual amenity arising from a mixed-use development at Land off Pilsley Road, Lower Pilsley, Chesterfield, Derbyshire, S45 8DN (herein referred to as the ‘Site’). The project includes the construction of residential development, local shops / services, shared offices / workspace, SuDS, and green infrastructure within the Site (herein referred to as the ‘Proposed Development’), upon which this Landscape appraisal of key views (herein referred to as the ‘Appraisal’) is based.

As part of the preparation of this Appraisal, a site visit was carried out in March 2026 by a qualified landscape architect to appraise the Site and the surrounding landscape (herein referred to as the ‘Study Area’), and to obtain photographic representations of the wider visual amenity surrounding the Site.

The fieldwork was undertaken in March 2026, when intermittent fog reduced long-distance visibility across parts of the Study Area. Viewpoints were only photographed when the Site could be verified as visible; however, the appraisal also relies on desktop mapping to identify the potential visual envelope and to ensure that representative receptors at a range of distances were included. Where further certainty is required (e.g. for a planning application), additional clear-weather verification photography and / or refined ZTV analysis would be undertaken.

LEGEND

 Application Site



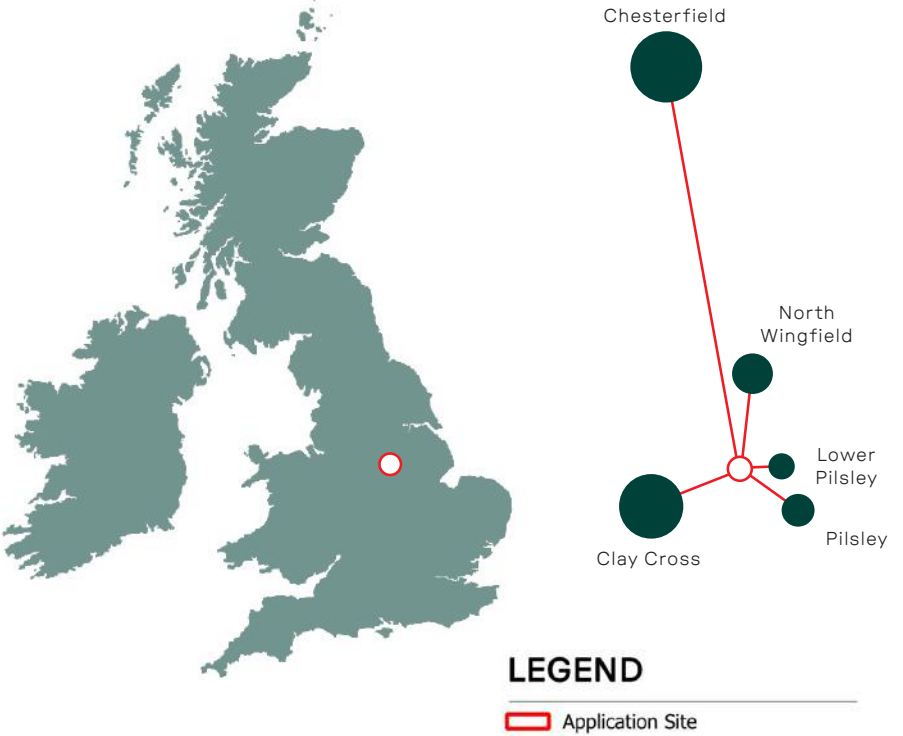
Site context

The Site is located on the western edge of Lower Pilsley, within the administrative area of North East Derbyshire District Council. It occupies a transitional urban-edge landscape between the settlements of Lower Pilsley, North Wingfield, and Clay Cross, approximately 7km to the south of Chesterfield. The Site currently lies outside the defined settlement boundary, but is physically and visually related to the existing village edge and the surrounding network of public rights of way.

The Site comprises a series of gently undulating arable fields, bounded by mature hedgerows, with intermittent hedgerow trees and small copses. It forms part of a wider agricultural landscape that also contains established residential development, farmsteads, industrial elements, and overhead electricity infrastructure, reflecting its position on the fringe of a number of settlements. Mature vegetation associated with local watercourses, including Pilsley Brook, plays an important role in subdividing views and contributing to visual separation between neighbouring settlements.

The wider Study Area exhibits characteristics typical of an urban-fringe landscape, with a mosaic of agricultural land, hedgerows, tree belts, public rights of way, transport corridors, and built development. While the Site itself is open in character, it is experienced in the context of existing settlement edges, infrastructure corridors, and modified landscape elements, rather than as a remote or isolated rural landscape.

The Site is accessed from Pilsley Road, with a network of public footpaths traversing and adjacent to it, providing local recreational connectivity and forming key visual receptors. The presence of established boundary vegetation, changes in landform and existing infrastructure influences the extent and nature of intervisibility with the surrounding landscape, and has informed the identification of representative viewpoints assessed within this Appraisal.



Existing situation

The Site currently consists of a series of arable, agricultural fields that are bounded by mature hedgerows with mature hedgerow trees. Breaks in the hedgerow allow access from Pilsley Road and between fields.

To the east of the Site is Lower Pilsley, mostly linear in form following Parkhouse Road. At the south end of the Site, the Parkhouse Green play area abuts the Site's boundary. At the north end of the village the landscape transitions to agricultural fields with a farming hub located adjacent to the Site boundary. The existing dwellings and farming hub are separated from the Site by a mature hedgerow with mature hedgerow trees.

To the north and west of the Site, the landscape is agricultural, with arable fields bounded by mature hedgerows and occasional hedgerow trees. Multiple farming hubs are located in the landscape and Locko Brook cuts through the land and has mature trees associated with it, creating a clear landscape feature. Further east, the agricultural landscape is bound by the existing railway line, with industrial development beyond.

To the south of the Site, the landscape is typically arable farmland, bound by mature hedgerows with occasional, mature hedgerow trees. Immediately south of the Site is Pilsley Road - an existing farming hub that has been redeveloped and supplemented with a residential development in the 21st century.

The only existing built form within the Site is the overhead utilities, and associated pylon, that cut across the land.

The southeastern corner of the Site is on a plateau that sits over the land to the north and west. This slopes gently down to the wider Site in the north and steeply down to the west.

Key - existing situation

- Application site
- 1. Pilsley Road
- 2. Parkhouse Road
- 3. Access off Pilsley Road
- 4. Overhead utilities
- 5. Mature hedgerow with hedgerow trees
- 6. Parkhouse Green Play Area
- 7. 21st-century development
- 8. Residential development
- 9. Locko Brook
- 10. Agricultural land
- 11. Farm development



Purpose of the report

Appraisal of key views

This Landscape and Key Views Appraisal has been prepared to provide proportionate landscape and visual evidence to support a Call for Sites / site promotion process for land at Lower Pilsley. The purpose of the Appraisal is to inform an understanding of the Site's existing landscape and visual context, identify key sensitivities and receptors, and assess how the Site is experienced within the wider Study Area.

The Appraisal establishes a representative set of viewpoints from publicly accessible locations and considers the Site's visibility, landscape character context and visual relationships with surrounding settlements. It identifies the locations where landscape and visual change would be most apparent and outlines the scope for mitigation through a landscape-led design approach, including the use of green infrastructure, buffer planting, retention of existing vegetation, and sensitive arrangement of built form.

This document is not a detailed Landscape and Visual Impact Assessment (LVIA) and does not seek to provide detailed assessment or definitive conclusions on significance. It has, however, been prepared with reference to the principles set out in the Guidelines for Landscape and Visual Impact Assessment (Third Edition) (GLVIA3) to ensure that the methodology, terminology and judgements are coherent, transparent and capable of being developed further.

The Appraisal is intended to act as a robust baseline document that can:

- Inform site selection and allocation considerations;
- Provide confidence that potential landscape and visual effects are understood at an early stage; and
- Be expanded and refined at a planning application stage, where more detailed development parameters, refined ZTV analysis, and visualisations can be incorporated as required.

In this way, the document supports both the immediate objectives of the Call for Sites process and the longer-term progression of the Site through the planning system.

Document structure

The report is structured as follows:

SECTION 01: INTRODUCTION

Sets out purpose of the document, the structure, the location of the Site, outline methodology used, the sources of information referred to and a description of the Proposed Development.

SECTION 02: BASELINE MAPPING

Description of the landscape baseline characteristics of the Site and context.

SECTION 03: KEY VIEWS

Description of existing baseline visual characteristics of the Site and context.

SECTION 04: CONCLUSIONS

Outline review and conclusions of anticipated residual effects once the Proposed Development has reached Year 15 of operation.



Proposed development

The Proposed Development relates to the delivery of a high-quality, mixed-use development on the Site, west of the village of Pilsley. The Proposed Development would be accessed from an existing access point off Pilsley Road.

Alongside new housing, it is proposed to deliver public open space and new walking routes / open space on the site. Existing trees and hedgerows on the site will be retained where possible and, with new planting, provide an increase in green infrastructure on the site.

The Proposed Development also includes a new shop for Lower Pilsley, together with other local services and office space, which could include some shared workspace. Located to the southeast of the land is an area that has been proposed to create an enhanced area for the community, in conjunction with Parkhouse Green Play Area, with Park House Primary School a short distance away.

In the southwest of the site is an area that has been proposed for green space, SuDS, and pedestrian connectivity to the wider landscape. Green infrastructure in this area extends up the western boundary before opening up into another area of public green space, play, SuDS, and onward pedestrian connectivity. To the centre of the Site is an area of habitat creation that facilitates vehicular access and the existing overhead utilities.

Site plan key

- 1. Existing access
- 2. Residential development
- 3. Habitat creation around overhead utilities
- 4. Local shops / services
- 5. Shared offices / shared workspace
- 6. Public open space including SuDS and green infrastructure
- 7. Play
- 8. Existing PRoW
- 9. Existing PRoW to be re-routed and enhanced

Potential landscape and visual effects resulting from the Proposed Development may be summarised as:

- Direct temporary change in the landscape character of the Site during construction arising from earthworks and the presence of construction machinery required to erect the proposed mixed-use, predominantly residential development and associated infrastructure.
- Indirect temporary changes in landscape character during construction as a result of views of machinery, traffic movements, and construction activity required to erect the proposed mixed-use, predominantly residential development and associated infrastructure.
- Temporary changes in visual amenity within the Study Area where visual receptors can obtain views of the Site - arising from views of construction activity.
- Permanent changes in visual amenity within the Study Area where visual receptors can obtain views of the Site - arising from views of the Proposed Development.



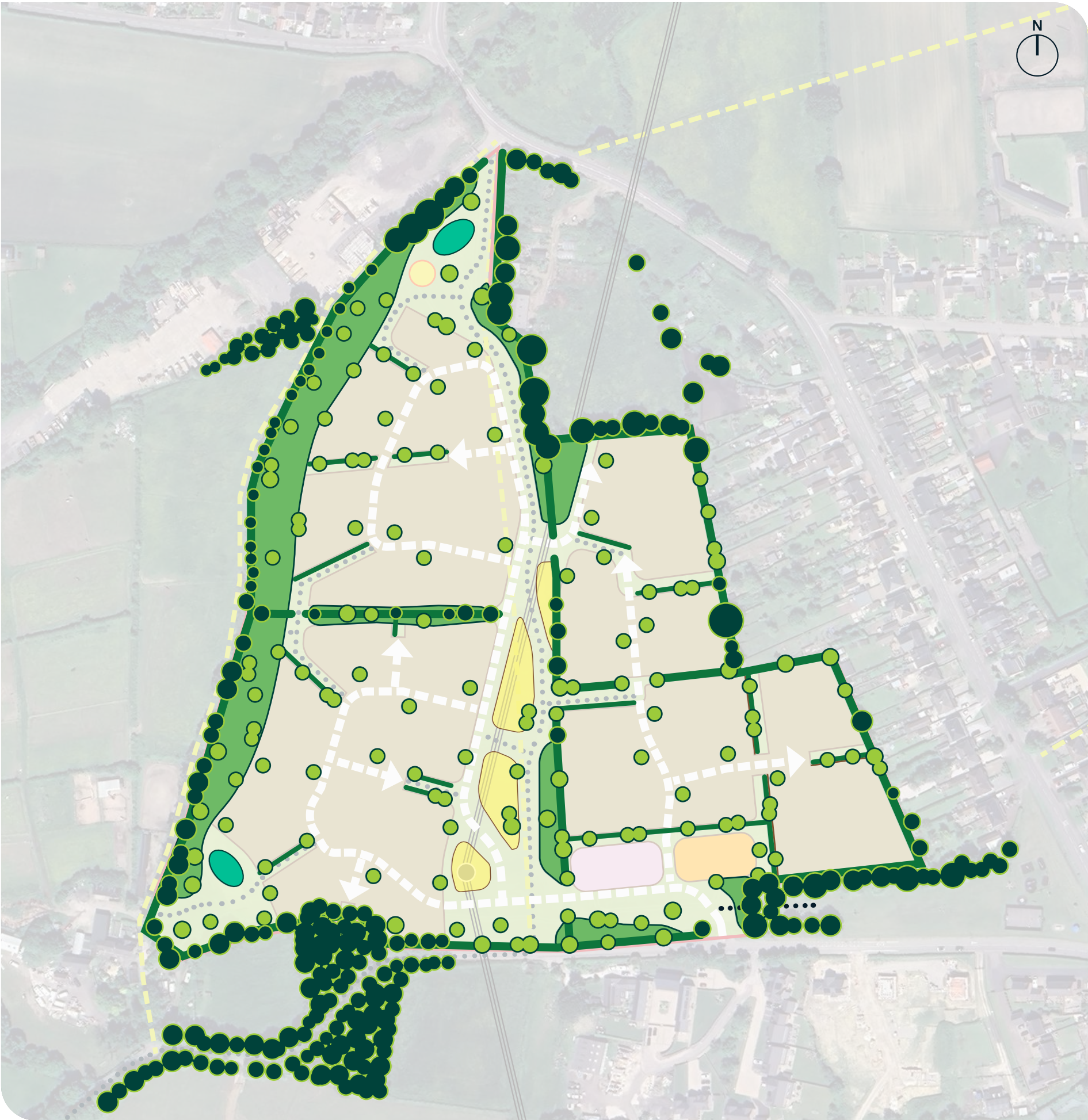
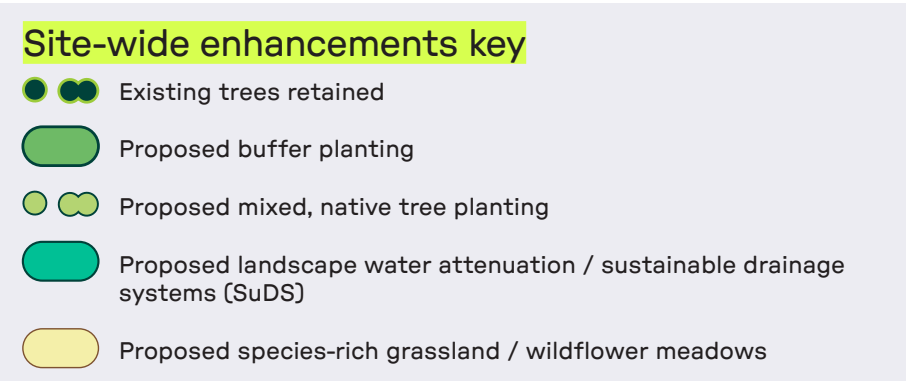
Site-wide enhancements

Within the Site ownership, a series of ecological improvements have been undertaken, not only to improve biodiversity, but to also improve visual amenity from the wider PRow network and augment the building within the landscape.

These enhancements include:

- Introduced green infrastructure, including woodland / buffer planting.
- New tree planting throughout the Proposed Development.
- Introduction of green space within the core of the Site, around the overhead utilities.
- Introduction of SuDS.

These improvements provide green linkages between green infrastructure within the Site and outside the site boundary.



Methodology

Methodology

Baseline appraisal

The baseline appraisal will illustrate the landscape context within the Site and Study Area and is informed by an initial desktop review. This desktop review identifies an appropriate and proportionate extent of the Study Area, along with identifying potential viewpoint locations which are likely to support further assessment within the field. The baseline appraisal will be compiled using the following:

- Brief review of landscape designations;
- National, regional and local landscape character assessments;
- Ordnance Survey mapping; and
- Aerial mapping.

Site appraisal

Following the completion of the baseline review, a site appraisal was carried out by a qualified Landscape Architect in March 2026. The key principles of the Site appraisal work were to:

- Observe and document the existing landscape character and condition of the Site and wider Study Area.
- Ensure key landscape features which can affect the visibility of the Site, such as built form, vegetation and landform, are documented;
- Ensure a full understanding of the anticipated changes to existing landscape components which may be either removed or altered as a direct result of Proposed Development;
- Obtain viewpoint photography from a range of visual receptors along with supporting location details to accurately reflect the viewpoint location within the appraisal and to verify visibility with the Site; and
- Identify any further appraisal requirements of potential visual receptors that may be affected by the Proposed Development, not already identified within the baseline review.

Photography

The photography accompanying the report has been produced using the guidance contained within the Landscape Institute's Technical Guidance Note - TNG 06 / 19 '*Visual Representation of Development Proposals*' - as a basis, to provide a realistic representation of visibility based on those experienced with the naked eye. In particular, reference has been made to 'Type 1' of Section 3.6 - Introducing Visualisation Types 1-4: Table 2 - to inform the approach to photography.

The camera was based on the centre of the camera lens 1.65m above ground level. Where viewpoints consisted of more than one image, PTGui image software was used to merge the images.

Landscape appraisal of key views

Following a review of the baseline landscape and visual context of the Site and its Study Area, along with the Site assessment and photography, the appraisal section considers a combination of assessments in relation to the sensitivity of a visual receptor, along with defining the anticipated magnitude of visual effects. Section 4.0 of the detailed methodology supports this report (Appendix A), and illustrates the distinction between landscape and visual receptors and the associated assessment methodology used.

Sources of information

The following sources of information have been used in this study:

- Georeferenced Digital Ordnance Survey 1:25k Mapping by Promap;
- Aerial photography of the Site by Rural Solutions (March 2026);
- National Planning Policy Framework (NPPF) (February 2025) by Ministry of Housing, Communities, and Local Government;
- National character area Profile NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield (January 2013) by Natural England;
- National character area Profile NCA 50: Derbyshire Peak Fringe and Lower Derwent (April 2014) by Natural England;
- Local character area landscape type - wooded farmlands by Derbyshire County Council;
- Local character area landscape type - coalfield village farmlands by Derbyshire County Council;
- Local character area landscape type - estate farmlands by Derbyshire County Council;
- Fieldwork conducted in March 2026 by Rural Solutions;
- QGIS mapping software (ver. 3.40.15);
- Various GIS designation data sets; and
- Site layout: 5085 - Land at Lower Pilsley - Concept masterplan Rev P1 by Rural Solutions.



02 Baseline mapping



Designations

The landscape context of the Site and Study Area has been mapped to illustrate the baseline understanding of the Site and its surrounding landscape characteristics, along with those elements which could be considered sensitive to the Proposed Development.

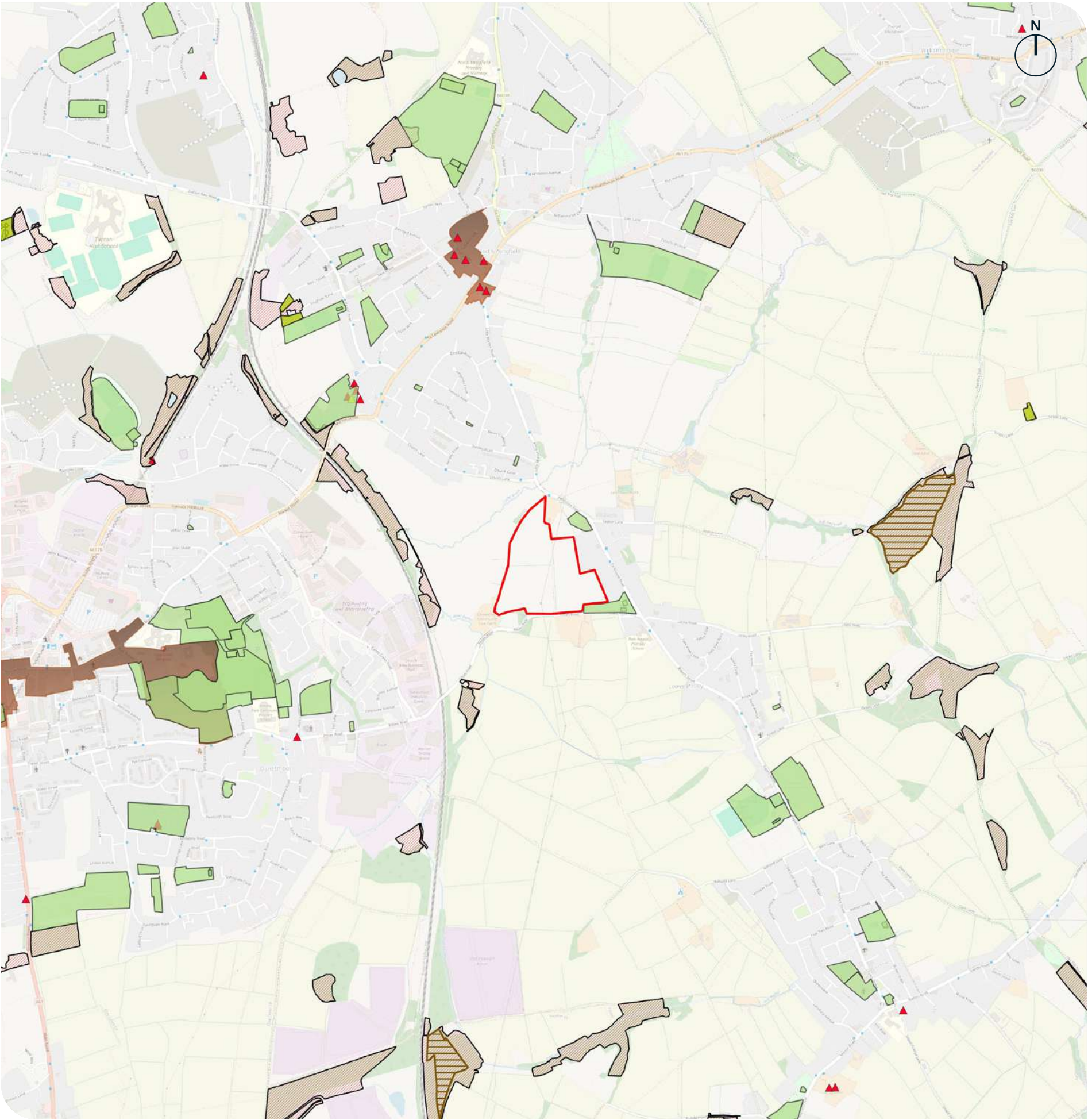
Within the Study Area, there are a number of **priority habitats** that are scattered across the landscape, with a number associated with the **railway corridors** to the west of the Site. To the west, they are typically located around the **Five Pits Trail** walking route that follows a **disused railway line**. One of these is partially designated as an **ancient woodland**. Located in North Wingfield is a **traditional orchard**. A second is located to the east of the Study Area.

There are a number of areas of **public open space** within the landscape within and on the fringes of various settlements. There are two in close proximity to the Site - **Parkhouse Green** and the **allotments** within Lower Pilsley.

A number of **listed buildings and structures** are present in the Study Area, typically located in clusters; four of which are designated as **conservation areas** - **Hardstoft** and **Astwith** in the east, **North Wingfield** in the north, and **Clay Cross** in the west.

LEGEND

- Application Site
- Ancient Woodland
- Public Greenspace
- Traditional Orchards
- Priority Habitats
- Listed Buildings and Structures
 - Grade I Listed
 - Grade II Listed
 - Conservation Areas



Landscape character - national

The purpose of this section is to provide an understanding of the landscape surrounding the Site that may be affected - its constituent elements, its character, its condition, the way the landscape is experienced, and the value attached to it. This section identifies the components of the landscape that are likely to be affected by the Proposed Development, referred to as the landscape receptors, such as overall character and individual features.

Landscape character is assessed at different scales, from the national level to county, district, and site-specific. Assessment of the landscape can help in:

- Understanding how and why landscapes are important;
- Promoting an appreciation of landscape issues;
- Successfully accommodating new development within the landscape; and
- Guiding and directing landscape change.

The location of the Site and much of the Study Area is classified by Natural England's 'Character of England Map' as falling within National Character Area (NCA) 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield, with key characteristics summarised below. A small portion of the Study Area falls within NCA 50: Derbyshire Peak Fringe and Lower Derwent but has not been summarised as it covers only a small segment of the Study Area that is far from the Site.

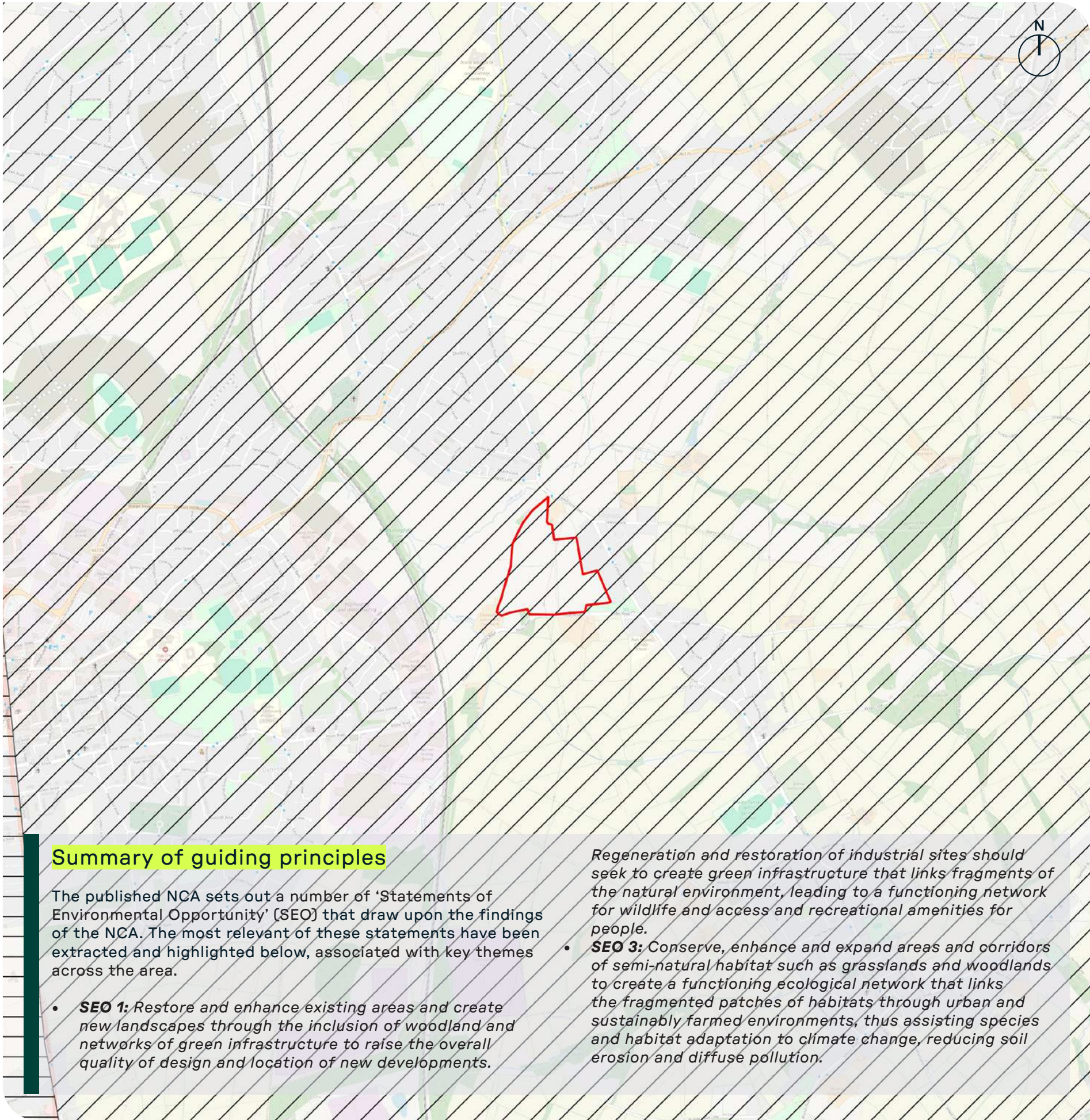
NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield

The key characteristics of the NCA that are most relevant to the Site and Study Area are summarised below.

- A mixture of **built-up areas**, industrial land, pockets of dereliction, and **farmed open country**.
- **Fragmented remnants** of pre-industrial landscapes, along with more recent **semi-natural vegetation**, including **woodlands**, river valley habitats, and subsidence flashes, bounded by **clipped hedges** or fences.
- **Urban fringe pressures** that create **fragmented landscapes**, some with a dilapidated character, separated by **stretches** of intact **agricultural land** in both arable and pastoral use.
- Features of industrial heritage such as mills, goits, tips, old **railway lines**, canals, former mining villages, and bridges.
- Widespread influence of transport routes, including canals, **roads** and **railways**, with **ribbon developments**.
- An extensive network of **trails on former railways** and canals.
- Continuing **development pressure** especially along river corridors and **around towns**.

LEGEND

-  Application Site
-  38-Nottinghamshire, Derbyshire and Yorkshire Coalfield
-  50-Derbyshire Peak Fringe and Lower Derwent



Landscape character - local

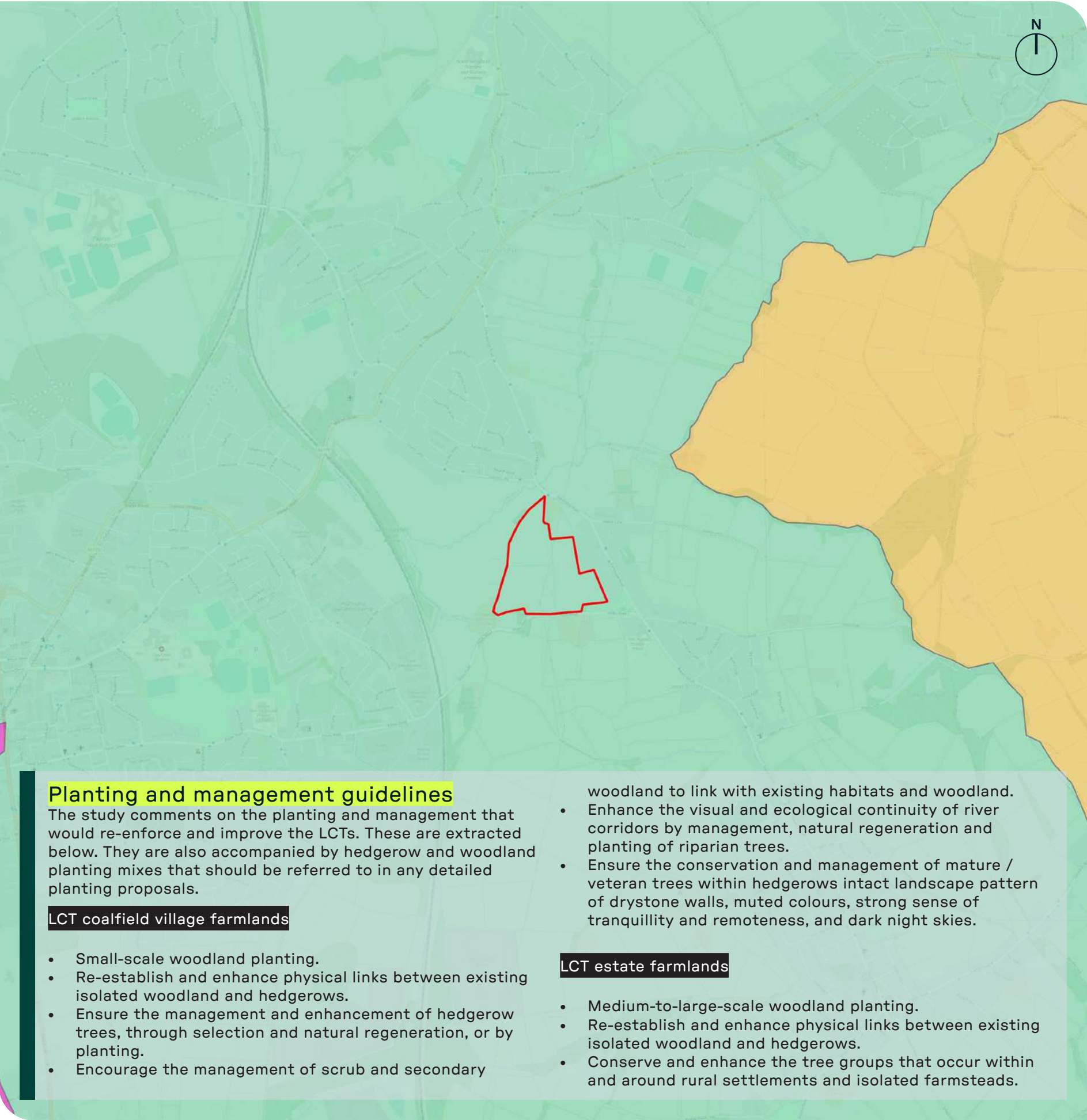
At a local district level, Derbyshire County Council has published *The Landscape Character of Derbyshire* (2014) and identifies Landscape Character Types (LCTs) across the Study Area. The Site falls within LCT coalfield village farmlands which has been summarised below. A large swathe of the wider Study Area falls within LCT estate farmlands which has also been summarised below. Two small areas on the west of the Study Area fall within LCT wooded farmlands which has not been summarised due to its minor influence on the Study Area.

LCT coalfield village farmlands

- **Gently undulating landform.**
- Dairy farming with pasture and **localised arable cropping.**
- Relict ancient **semi-natural woodland, copses** and **linear tree belts.**
- **Dense watercourse trees** and **scattered hedgerow trees.**
- Towns and **villages on ridge lines** surrounded by remnant medieval strip fields.
- Network of small irregular lanes between larger urban roads.
- **Small villages** with **sandstone** buildings expanded by **red brick** terrace housing and **ribbon development.**

LCT estate farmlands

- 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.



Vegetation & habitats

To gain a better understanding of the landscape and connected habitats, an assessment of Phase IV of Natural England’s Living England project, whereby satellite-derived national habitat layers have been mapped, provides a high degree of spatial accuracy. The plan opposite illustrates the various types of existing vegetation and habitats within the Site and the wider Study Area.

LEGEND

Application Site

Vegetation and Habitat Mapping

Acid, Calcareous, Neutral Grassland

Arable and Horticultural

Broadleaved, Mixed and Yew Woodland

Built-up Areas and Gardens

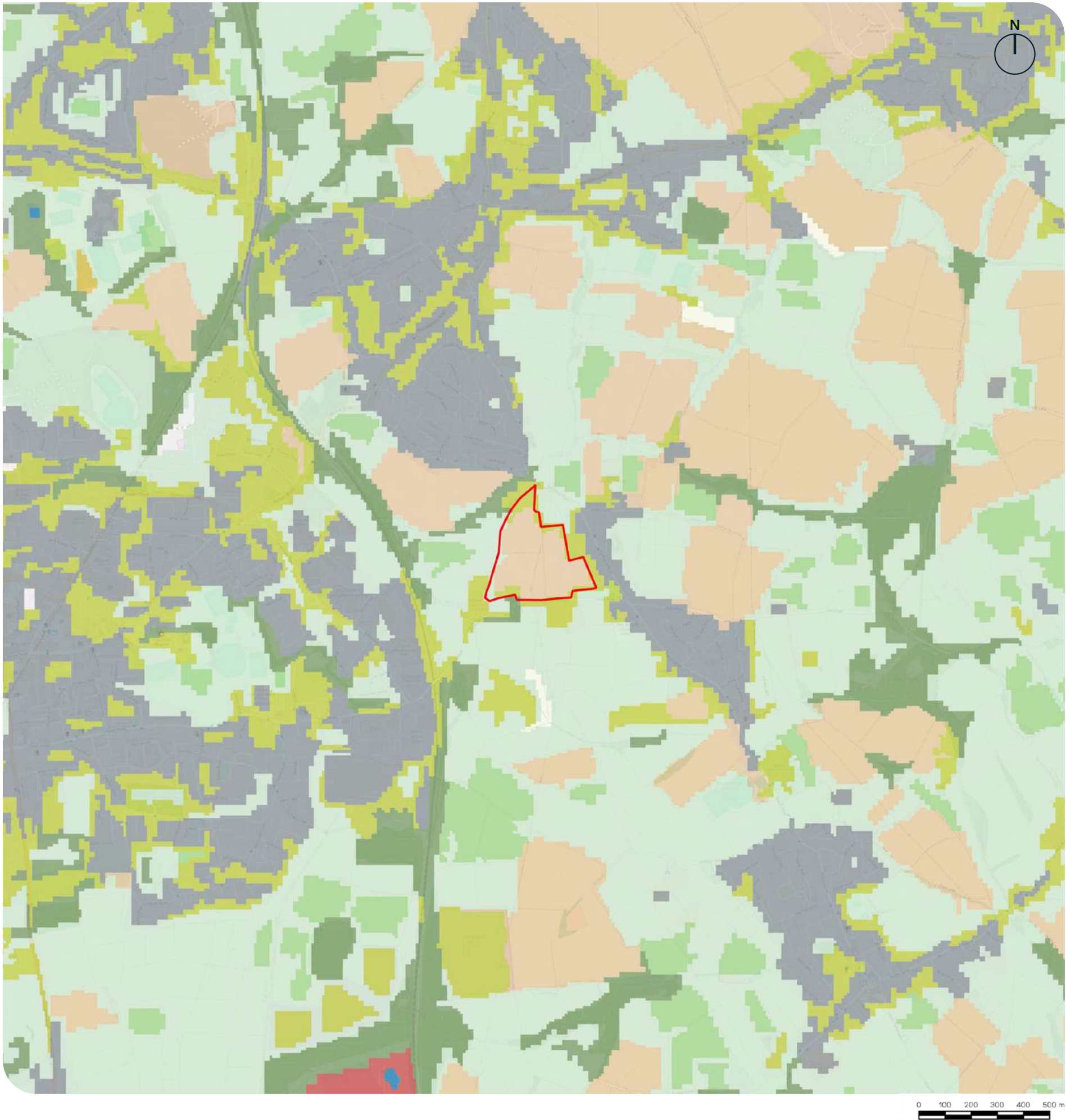
Dwarf Shrub Heath

Fen, Marsh and Swamp

Improved Grassland

Unclassified

Water



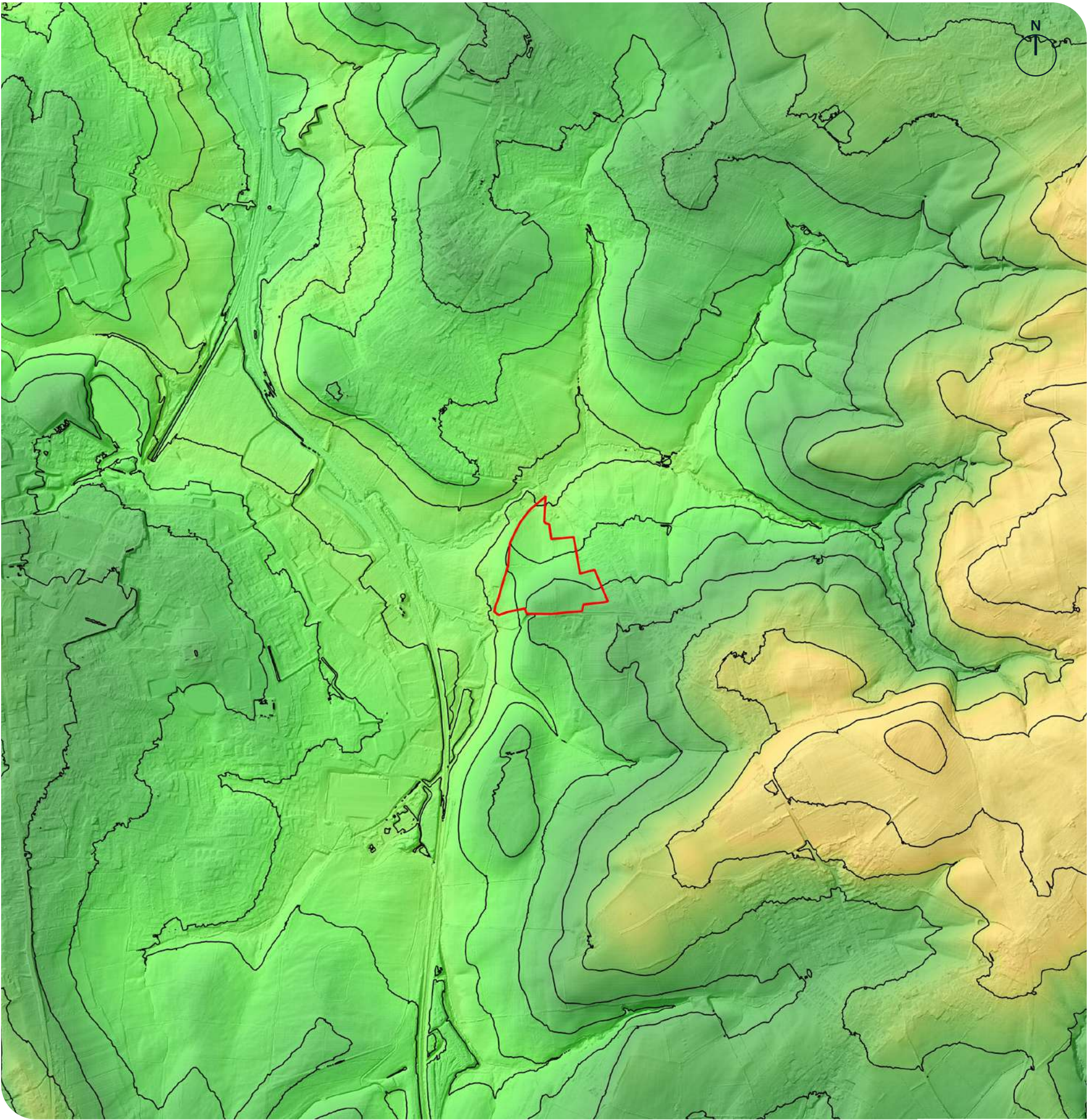
Landform

The existing landform of the area has been mapped to better illustrate the undulating nature of the Study Area. As illustrated in the adjacent plan, there is a large change in levels undulating across the Study Area.

The Site contains a plateau in the southeastern corner that stands over the land to the north and west. This gently slopes down to the land in the north, with a steep embankment to the east.

LEGEND

-  Application Site
-  10m Contours
- Existing Landform
 -  230m
 -  50m



Public rights of way (PRoW)

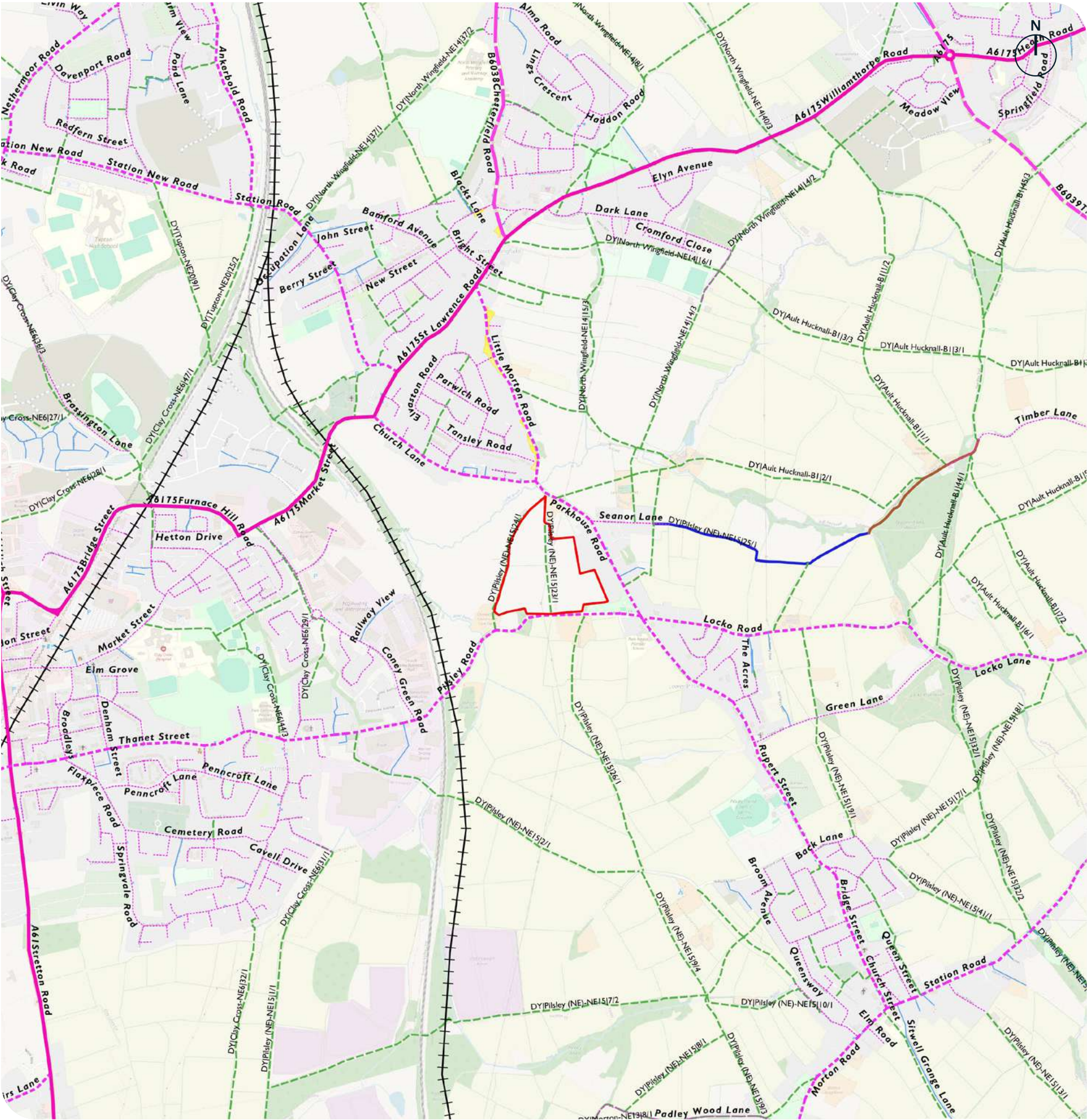
An extensive network of public rights of way (PRoW) exists within the Study Area. The majority of the Study Area is accessible through public footpaths that connect the various roads, lanes, and settlements to one another and provide a high level of permeability into the agricultural landscape.

The Site contains a public footpath that runs from north to south, connecting Pilsley Road to Parkhouse Road. To the western boundary of the Site is a public footpath that follows the Site boundary from north to south, connecting Pilsley Road to Parkhouse Road.

Generally, it is considered that PRoW provide high levels of enjoyment and support a wide range of recreational activity.

LEGEND

- Application Site
- A Road
- B Road
- Classified Unnumbered Road
- Unclassified Road
- Not Classified
- Railway
- Open Access
- Derbyshire
- BOAT
- Bridleway
- Footpath
- Restricted Byway

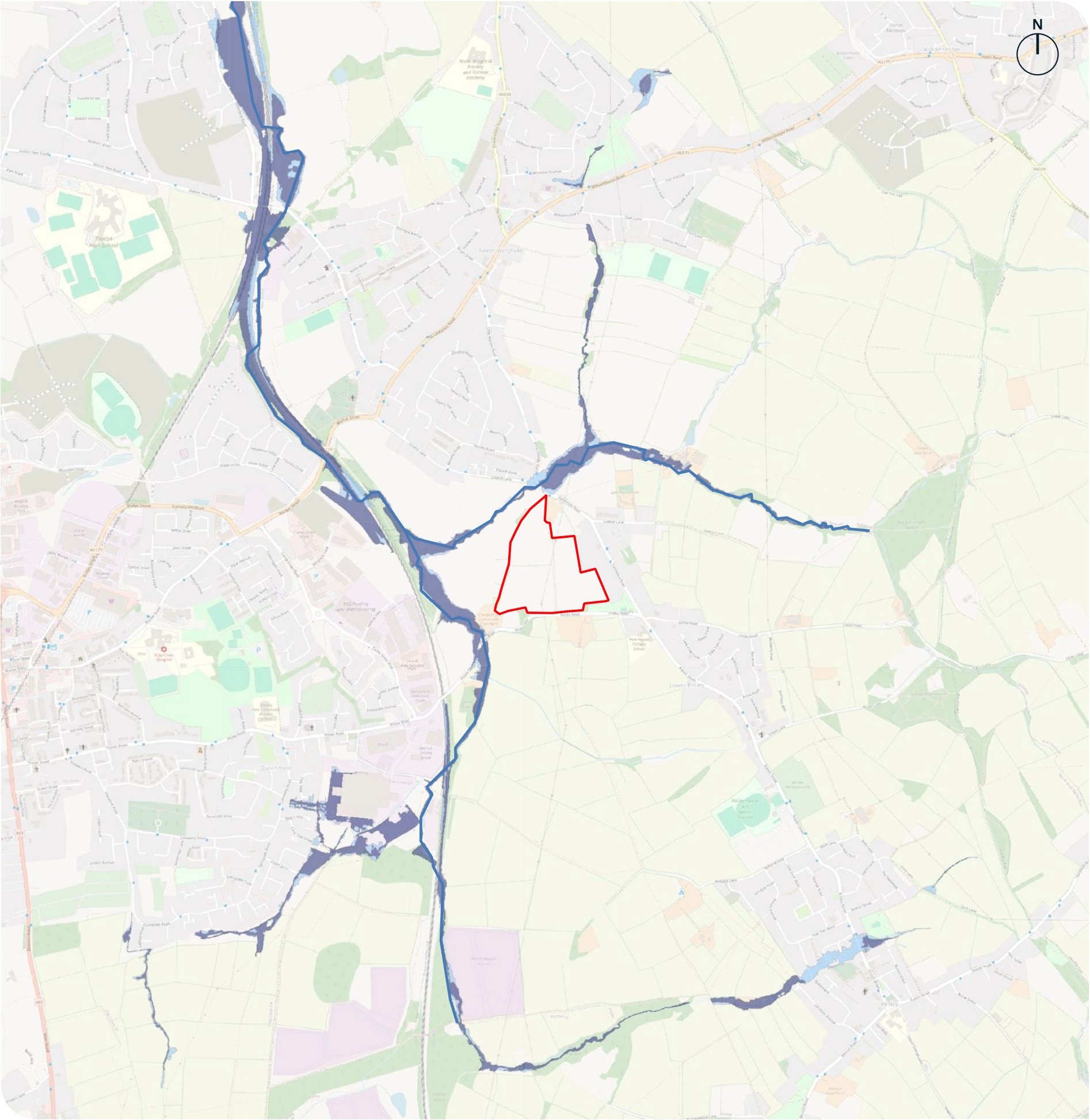


Flood risk

To gain a better understanding of the flood risk and underlying hydrological features of the area, all watercourses within the Study Area have been mapped and linked to Flood Zones 2 and 3. The plan opposite illustrates how the lower-lying areas of landscape are susceptible to varying degrees of flooding events, typically confined to areas around existing watercourses. The Site does not sit within any Flood Zones.

LEGEND

- Application Site
- Watercourse
- Flood Zones
 - Flood Zone 3
 - Flood Zone 2



0 100 200 300 400 500 m

03 Key views



Existing visual baseline

The visual baseline aims to establish the area in which the Proposed Development may be visible (Zone of Theoretical Visibility, ZTV), the different groups of people who may experience these views (Receptors), and documents the existing nature of the view and the visual experience (visual amenity) at those points.

To gain an understanding of the ZTV of the Proposed Development within the Site, a desktop assessment has been carried out to produce a reduced buffers mapping (taking into account screening effects from woodland, landform, and buildings, etc.) that supported a detailed field survey carried out in March 2026.

The findings of the ZTV assessment, when compared with the Site assessment, resulted in a limited extent of visibility. The site visit accessed a range of public Receptors surrounding the Site. Various public rights of way (PRoW) were visited during the assessment to verify the potential visual envelope of the Site.

In accordance with guidance contained within ‘Guidelines on Landscape and Visual Impact Assessment’ (GLVIA3), it is good practice to undertake visual assessments during the ‘winter months’ when the trees are bare of leaves, therefore presenting a ‘worst-case scenario’ for visual effects. Given the timing of the site visit, it was possible to capture the full exposure of the Site, however, the Study Area was affected by a heavy fog that reduced visibility. Viewpoint photos were not taken until the Site was visible, and have been labeled clearly to aid orientation.

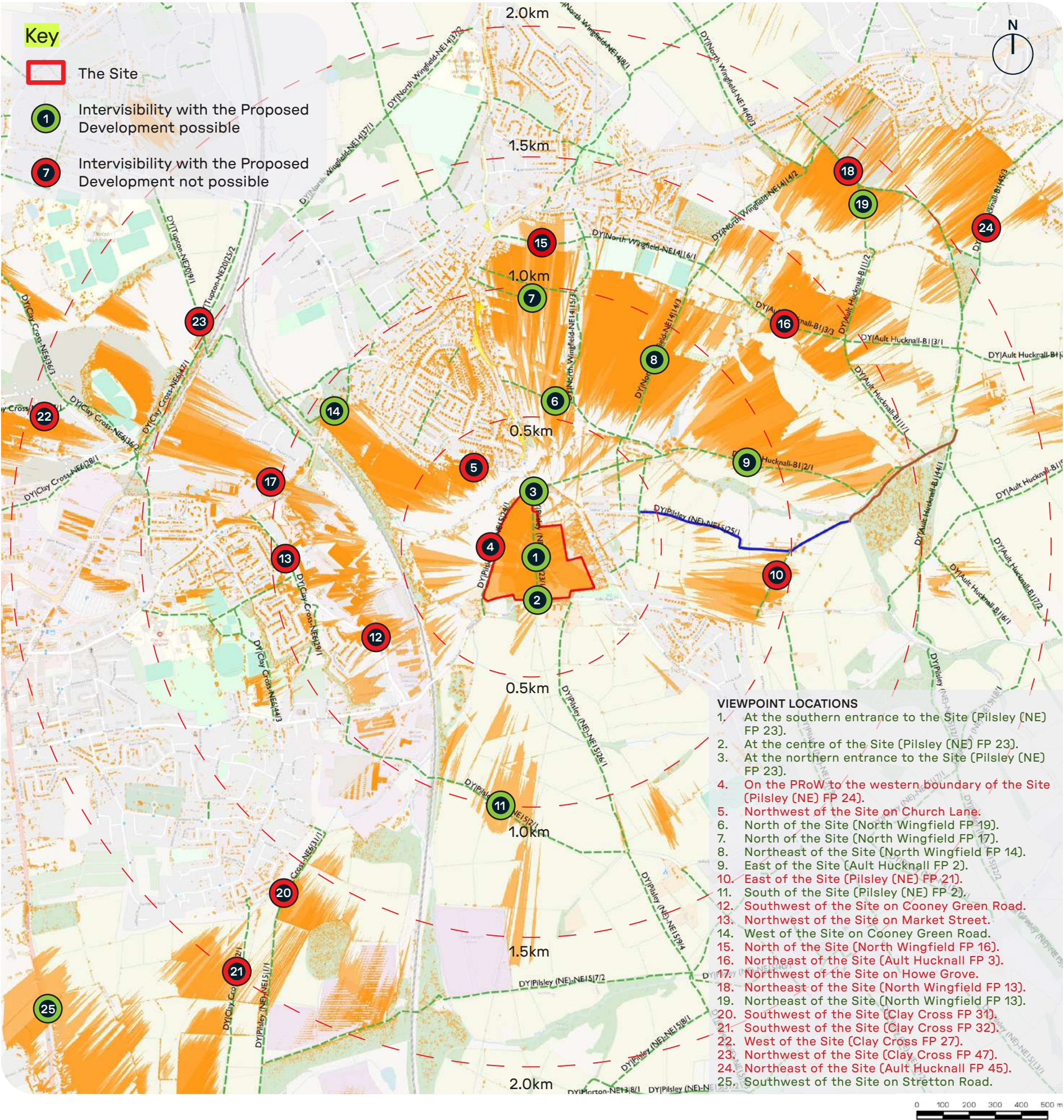
A range of potential views has been established based on a range of short, medium, and long-distance views to provide an indication of the Site’s visibility within the Study Area. These views can be categorised based on the distance of the viewpoint away from the Site boundary:

- Close-range views - Less than 500m
- Short-range views - Less than 1km
- Medium-range views - Between 1km and 2km
- Long-range views - Greater than 2km

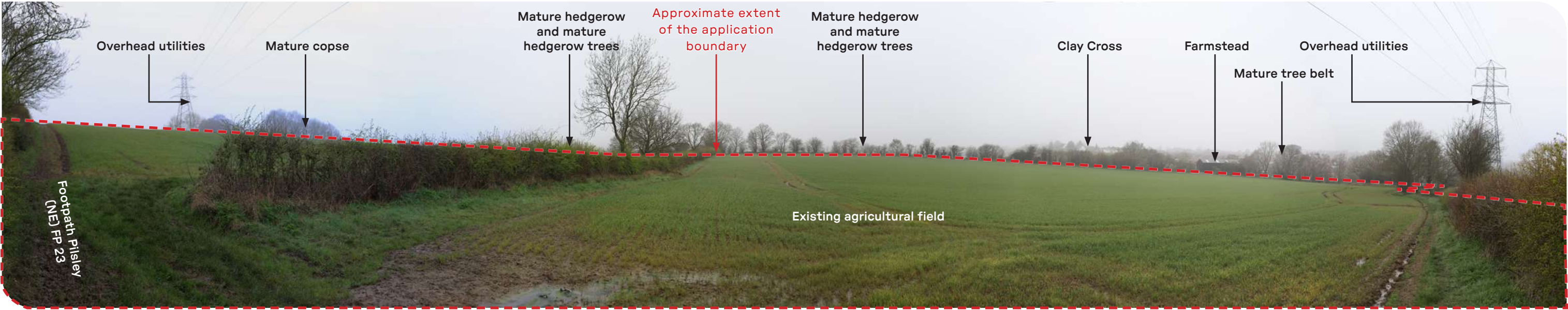
The adjacent list highlights the visual Receptors and key viewpoints which surround the Site, demonstrating its visibility. Eleven viewpoints are shown in green. These viewpoints demonstrated some intervisibility with the Proposed Development and have been assessed in this Appraisal. Fourteen viewpoints are shown in red. These viewpoints demonstrated no intervisibility with the Proposed Development and have not been assessed in this Appraisal.

LEGEND

- Application Site
- Reduced Buffers ZTV
- Access
 - Open Access
- Derbyshire
 - BOAT
 - Bridleway
 - Footpath
 - Restricted Byway



Key views of the Site - VP1



Receptor type

Recreation (Footpath Pilsley (NE) FP 23 - reference SK 41211 63853).

Brief description of view

This view is taken from the public footpath that passes through the Site at its centre, adjacent to the hedgerow that sub-divides the Site, looking west. The foreground is dominated by arable farmland, bounded by mature hedgerows and mature hedgerow trees. Overhead utilities span the view, running from the southern boundary to the northern extent. The mid-ground contains the mature hedgerow, with frequent mature hedgerow trees, that screens most long-distance views from the Receptor. To the left-hand side, the hedgerow is hidden by the topography. As levels drop to the south of the Site, there are no wider views in this direction. To the right-hand side, the existing settlements at Clay Cross and North Wingfield are visible, with extensive industrial structures detracting from the view. The farm that is adjacent to the Site to the northwest is also visible, set amongst mature vegetation associated with the Pilsley Brook, which makes up the visual buffer between the settlements of North Wingfield and Lower Pilsley. Overall, the value of the view is assessed as **Low**.

The Receptor is close to Parkhouse Road which is a busy route. The overhead utilities and extensive industrial development visible from the Receptor result in low levels of tranquility. The susceptibility of the receptor is assessed as **Medium**.

With a Low value and Medium susceptibility, the overall landscape sensitivity of the receptor is considered to be **Low-to-Medium**.

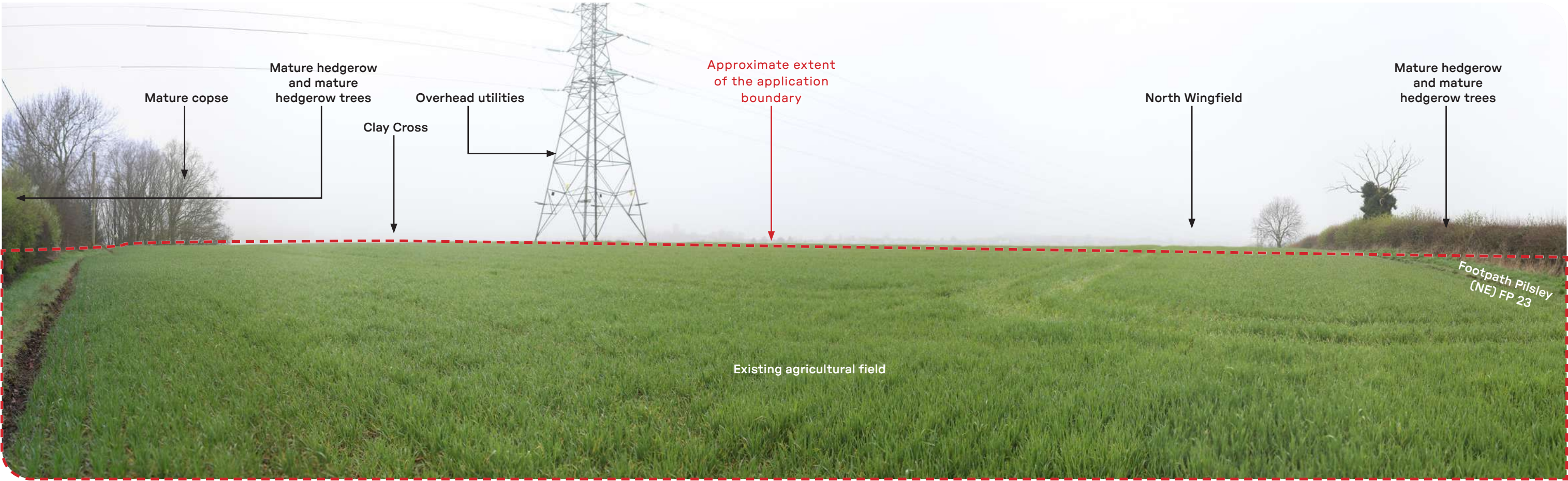
Summary of visual impact

During Construction, the works associated with the Proposed Development are anticipated to be visible. The view is anticipated to include plant machinery, welfare compounding, soil heaping, and material storage. Noise from construction activity has potential to reduce the tranquility of the Receptor due to proximity. The footpath would likely need to be re-routed or hoarded off during works. Construction works are considered to be temporary, reversible, and of a short duration. The works are anticipated to take up the majority of the view, resulting in a wholesale change during the Construction period. As a result, the magnitude of effect during Construction is assessed as **High**. With a Low-to-Medium sensitivity and a High magnitude of effect, the nature of effect during Construction is assessed as **Moderate Adverse**.

At Day 1, the construction and planting would be complete and the Proposed Development would be fully operational. The view would now be anticipated to be dominated by residential development, streets, and public green space including biodiversity interventions, though planting would not yet be mature enough to provide mitigation. The area to the far left- and right-hand sides of the view would be the central green corridor that follows the overhead utilities. On the right-hand side this would open up into a green space. This would maintain the visual separation between built form and North Wingfield through the mature trees around Pilsley Brook. As a result, the magnitude of effect at Day 1 is assessed as **High**. With a Low-to-Medium sensitivity and a High magnitude of effect, the nature of effect at Day 1 is assessed as **Moderate Adverse**.

From Year 15, the green infrastructure within the Proposed Development would be fully mature. Tree planting, species-rich grassland / wildflower meadows, buffer planting, and proposed hedgerows would all reduce the effects of the residential development. To the far right-hand side, the buffer planting is anticipated to re-enforce the vegetation at Pilsley Brook and would likely help to screen the farmyard, bolstering the visual distinction between settlements. As a result, the magnitude of effect from Year 15 is considered to be **High**. With a Low-to-Medium sensitivity and a High magnitude of effect, the nature of effect from Year 15 is assessed as **Moderate Adverse**.

Key views of the Site - VP2



Receptor type

Recreation (Footpath Pilsley (NE) FP 23 - reference SK 41218 63662).

Brief description of view

This view is taken from the footpath that passes through the Site, at the southern end where it meets the Site boundary, looking north across the Site. The foreground of the view is an arable field, bounded by mature hedgerows with hedgerow trees. To the left-hand side, a copse adjacent to the Site contains the view. In the centre, a large pylon supports the overhead utilities which can be seen spanning the Site. The levels drop heavily in the mid-ground, obscuring the landscape. In the distance, levels climb on the opposite side of the valley, with existing dwellings and mature vegetation within North Wingfield visible. The separation of settlements is not visible in the view due to the mature vegetation and topography screening Lower Pilsley and the southern extent of North Wingfield. Overall, the value of the view is assessed as **Low**.

The Receptor is located in proximity to Parkhouse Road, which contributes noise from the busy traffic to the Receptor. The tranquility is further reduced by the pylon and overhead utilities, as well as the existing settlement at North Wingfield. The susceptibility of the Receptor is assessed as **Medium**.

With a Low value and Medium susceptibility, the overall landscape sensitivity of the Receptor is considered to be **Low-to-Medium**.

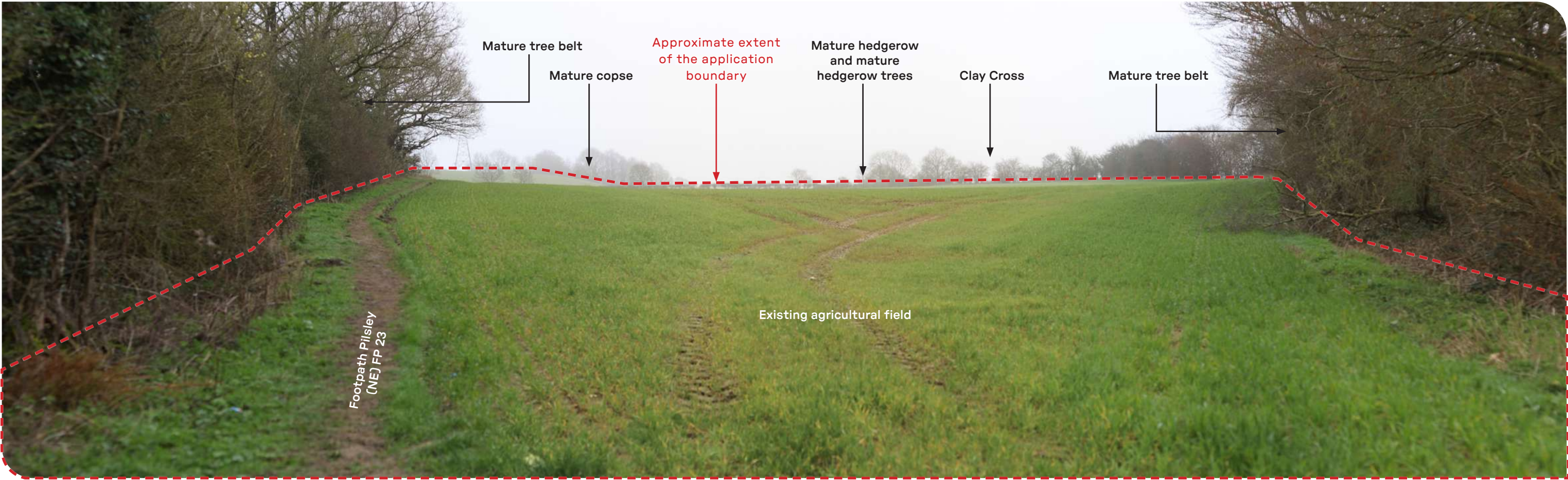
Summary of visual impact

During Construction, the works associated with the Proposed Development are anticipated to be visible. The view would likely include plant machinery, welfare compounding, soil heaping, and material storage. Noise from construction activity would have potential to reduce the tranquility of the Receptor due to the proximity of the Receptor to the works. Construction works are considered to be temporary, reversible, and of a short duration. The works would be anticipated to take up the majority of the view, representing a wholesale change in character during the construction period. As a result, the magnitude of effect during Construction is assessed as **High**. With a Low-to-Medium sensitivity and a High magnitude of effect, the nature of effect during Construction is assessed as **Moderate Adverse**.

At Day 1, the construction and planting would be complete and the Proposed Development would be fully operational. The area immediately at the fore in the centre of the view would be a central green corridor, with tree planting, buffer planting, and species-rich grassland / wildflower meadows. The planting is anticipated to not yet be mature enough to provide any mitigation. To the left- and right-hand sides of the view, residential development would likely be visible, screening the minimal distant views. The access roads within the development is anticipated to also be visible. As a result, the magnitude of effect at Day 1 is assessed as **High**. With a Low-to-Medium sensitivity and a High magnitude of effect, the nature of effect at Day 1 is assessed as **Moderate Adverse**.

From Year 15, the planting within the Proposed Development would have matured and is anticipated to soften the residential development and provide visual and biodiversity benefits. The Proposed Development would likely be experienced as part of a site located on the settlement edge of Lower Pilsley. Existing referential development is located behind the receptor and is anticipated to form a natural extension to the settlement boundary. The Proposed Development would also be experienced in the context of significant overhead utilities, indicating an already urbanizing influence on the character of the Site. Maturing landscape along the road edge is anticipated to help to soft views of the pylons, improving the settlement edge. As a result, the magnitude of effect from Year 15 is considered to be **High**. With a Low-to-Medium sensitivity and a High magnitude of effect, the nature of effect from Year 15 is assessed as **Moderate Adverse**.

Key views of the Site - VP3



Receptor type

Recreation (Footpath Pilsley (NE) FP 23 - reference SK 41185 64080).

Brief description of view

This view is taken from a public footpath that passes through the Site, located at the northern end of the Site, adjacent to Parkhouse Road. The view looks southwest across the Site. The foreground of the view is a section of arable farmland, bounded by mature hedgerows and mature tree belts that heavily restrict the views to the wider landscape. In the mid-ground, the topography dips, obscuring it from view. On the right-hand side, the mature tree belt wraps around the Site, thinning into frequent hedgerow trees, and screens views to Clay Cross. In the centre, the hedgerow does not contain mature trees and allows glimpsed views to industrial development in Clay Cross. On the left-hand side, levels climb up the Site to the pylon that holds the overhead utilities that span the Site, alongside a copse located adjacent to the Site boundary. The topography beyond drops, preventing long-distance views. Overall, the value of the view is assessed as **Low**.

The Receptor is in close proximity to Parkhouse Road, heavily reducing the tranquility. The tranquility is further reduced by the pylon, overhead utilities, and the industrial development at Clay Cross. North Wingfield is not visible and so no part of this view contributes to the visual separation of Lower Pilsley and North Wingfield. The susceptibility of the Receptor is assessed as **Medium**.

With a Low value and Medium susceptibility, the overall landscape sensitivity of the Receptor is considered to be **Low-to-Medium**.

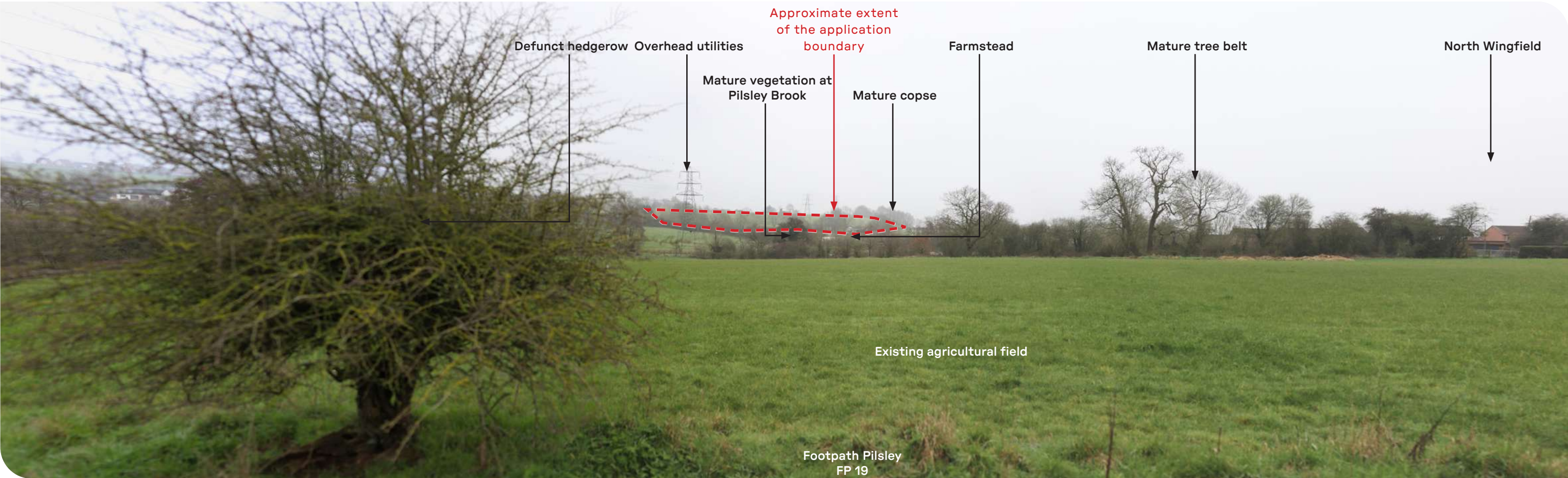
Summary of visual impact

During Construction, the works associated with the Proposed Development are anticipated to be visible. The view would likely include plant machinery, welfare compounding, soil heaping, and material storage. Noise from construction activity would be likely reduce the tranquility of the Receptor. Construction works are considered to be temporary, reversible, and of a short duration. The works are anticipated to dominate the view, with the foreground and the left-hand side being limited to planting activity. The footpath may need to be re-routed or hoarded during Construction works. The character of the view is anticipated to undergo wholesale change during the Construction period. As a result, the magnitude of effect during Construction is assessed as **High**. With a Low-to-Medium sensitivity and a High magnitude of effect, the nature of effect during Construction is assessed as **Moderate Adverse**.

At Day 1, the construction and planting would be complete and the Proposed Development would be fully operational. In the foreground, new planting is anticipated to re-enforce the tree belt on the left- and right-hand sides, establishing new habitats in the centre and forming public open space. The planting would not yet be mature enough to provide mitigation. Beyond, the view would likely be dominated by residential development, with a green corridor along the left-hand side, following the hedge and overhead utilities. As a result, the magnitude of effect at Day 1 is assessed as **High**. With a Low-to-Medium sensitivity and a High magnitude of effect, the nature of effect at Day 1 is assessed as **Moderate Adverse**.

From Year 15, planting within the Proposed Development would be fully mature. This is anticipated to bolster the existing habitats, introduce new habitats, and soften the residential development. A SuDS pond would introduce new flora and fauna and a naturalistic play area would provide additional public amenity. As a result, the magnitude of effect from Year 15 is considered to be **High**. With a Low-to-Medium sensitivity and a High magnitude of effect, the nature of effect from Year 15 is assessed as **Moderate Adverse**.

Key views of the Site - VP6



Receptor type

Recreation [Footpath North Wingfield FP 19 - reference SK 41282 64424].

Brief description of view

This view is taken from the public footpath that connects from the southern extent of North Wingfield (off Little Morton Road) into the wider landscape and looks south to the Site. In the foreground is a defunct hedgerow and large, pastoral field. This is bounded by mature hedgerow and mature woodland. On the right-hand side, the woodland thins out and residential development and gardens in North Wingfield are visible. In the distance, agricultural fields and mature tree belts are frequently visible, including the Site, with pylons and overhead utilities traversing across the landscape. In the centre, the farm adjacent to the northwestern boundary of the Site is visible. At the top of the Site, residential dwellings in Lower Pilsley are visible. The Site and the mature vegetation around the adjacent farmstead, associated with Pilsley Brook, separate the settlements of Lower Pilsley and North Wingfield. Overall, the value of the view is assessed as **Medium**.

The receptor is in proximity to Little Morton Road, noise from which reduces the tranquility of the Receptor. Existing settlement and existing pylons / overhead utilities, alongside the degraded nature of the hedgerow, further reduce the tranquility. The susceptibility of the Receptor is assessed as **Medium**.

With a Medium value and Medium susceptibility, the overall landscape sensitivity of the Receptor is considered to be **Medium**.

Summary of visual impact

During Construction, the works associated with the Proposed Development are anticipated to be visible, though filtered through existing vegetation. The view would likely include plant machinery, welfare compounding, soil heaping, and material storage. Noise from construction activity is not anticipated to reduce the tranquility of the Receptor due to the overall distance between the Site and the Receptor. Construction works are considered to be temporary, reversible, and of a short duration. The works are anticipated to appear as a medium-sized, partially obscured intervention in a wider view. As a result, the magnitude of effect during Construction is assessed as **Medium**. With a Medium sensitivity and a Medium magnitude of effect, the nature of effect during Construction is assessed as **Moderate Adverse**.

At Day 1, the construction and planting would be complete and the Proposed Development would be fully operational. The Site would now include a large area of residential development, local services / shops, and shared office spaces. In the nearest corner of the Site would be tree planting, buffer planting, and public open space, which would continue in a green corridor along the path of the overhead utilities. Habitat creation would also have taken place throughout the residential parcels. The planting would not yet be mature enough to provide mitigation. As a result, the magnitude of effect at Day 1 is assessed as **Medium**. With a Medium sensitivity and a Medium magnitude of effect, the nature of effect at Day 1 is assessed as **Moderate Adverse**.

From Year 15, the planting within the Proposed Development would have matured and is anticipated to soften the residential development. At the nearest extent of the Site, the mature vegetation around Pilsley Brook would have been re-enforced and is anticipated to bolster the visual separation of Lower Pilsley and North Wingfield. The development is anticipated to be read as a residential development with extensive green infrastructure within an already visibly settled landscape. As a result, the magnitude of effect from Year 15 is considered to be **Medium**. With a Medium sensitivity and a Medium magnitude of effect, the nature of effect from Year 15 is assessed as **Moderate Neutral**.

Key views of the Site - VP7



Receptor type

Recreation (Footpath North Wingfield FP 17 - reference SK 41209 64871).

Brief description of view

This view is taken from the public footpath that connects from North Wingfield (off Lawrence Road) to the wider landscape and looks south towards the Site. The foreground of the view is an arable field, bounded by mature hedgerow and mature hedgerow trees. The hedgerow that forms the fields southern boundary screens most of the mid-ground, with only the tops of mature hedgerows and mature trees visible. On the left-hand side, the Receptor abuts an area of woodland that screens much of the farmland beyond. In the distance, agricultural fields, residential development in both Lower Pilsley and North Wingfield, and pylons / overhead utilities are all visible, creating an urban edge character. Layered, mature vegetation between the Receptor and the Site, including in the mid-ground and adjacent to the Site, associated with Pilsley Brook, form the visual distinction between settlements. Overall, the value of the view is assessed as **Medium**.

The proximity of the Receptor to Lawrence Road introduces vehicular noise that prevents high levels of tranquility. This tranquility is further reduced by the existing settlements and extensive pylons and overhead utilities. The susceptibility of the Receptor is assessed as **Medium**.

With a Medium value and Medium susceptibility, the overall landscape sensitivity of the Receptor is considered to be **Medium**.

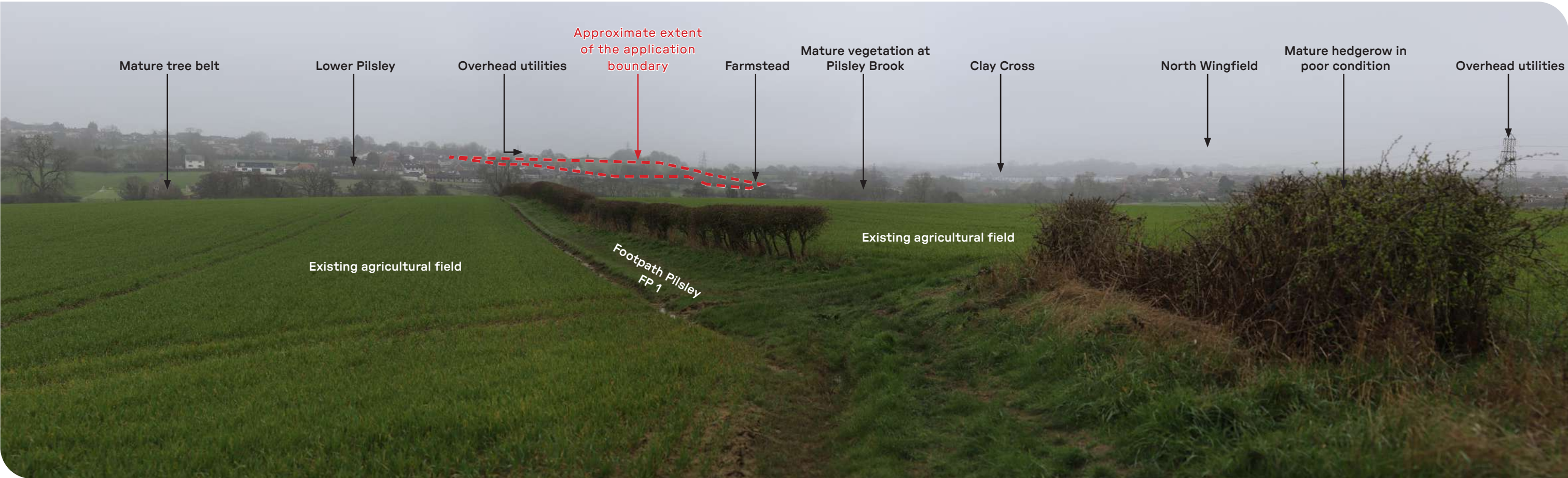
Summary of visual impact

During Construction, the works associated with the Proposed Development are anticipated to be visible, though filtered through, and partially screened by, existing vegetation. The view would likely include plant machinery, welfare compounding, soil heaping, and material storage. Noise from construction activity is not anticipated to reduce the tranquility of the Receptor due to the overall distance between the Site and the Receptor. Construction works are considered to be temporary, reversible, and of a short duration. The works are anticipated to appear as a medium-sized, partially obscured intervention in a wider view. As a result, the magnitude of effect during Construction is assessed as **Medium**. With a Medium sensitivity and a Medium magnitude of effect, the nature of effect during Construction is assessed as **Moderate Adverse**.

At Day 1, the construction and planting would be complete and the Proposed Development would be fully operational. The Site would contain a mixture of residential development, local shops / services, shared offices, public open space, and green infrastructure planting, though the planting would not yet be mature enough to provide mitigation. The residential development is anticipated to read as part of an existing, settled landscape with frequent trees, copses, and hedgerows. As a result, the magnitude of effect at Day 1 is assessed as **Low**. With a Medium sensitivity and a Low magnitude of effect, the nature of effect at Day 1 is assessed as **Minor / Moderate Adverse**.

From Year 15, the planting within the Proposed Development would have matured and is anticipated to soften the residential development. At the nearest extent of the Site, the mature vegetation around Pilsley Brook would have been re-enforced and is anticipated to bolster the visual separation of Lower Pilsley and North Wingfield. The development would likely be read as a residential development with extensive green infrastructure within an already visibly settled landscape. As a result, the magnitude of effect from Year 15 is considered to be **Low**. With a Medium sensitivity and a Low magnitude of effect, the nature of effect from Year 15 is assessed as **Minor / Moderate Neutral**.

Key views of the Site - VP8



Receptor type

Recreation (Footpath North Wingfield FP 1 - reference SK 41670 64593).

Brief description of view

This view is taken from the public footpath that connects south from the eastern side of North Wingfield (off Dark Lane) into the wider landscape. The view looks southwest towards the Site. The foreground of the view is largely agricultural, consisting of multiple arable fields, separated by mature hedgerow that has become leggy and gappy. In the mid-ground, levels drop to a valley, obscuring much of the landscape. Mature trees within the valley can be seen over the topography. In the distance, levels climb back up from the valley, giving a clear view of a mixture of farmland and residential development at Lower Pilsley. To the right-hand side, residential development at North Wingfield can be seen, along with industrial development in Clay Cross, clearly separated from Lower Pilsley by mature vegetation, an existing farm that abuts the Site's northwestern boundary, and the Site itself. Overall, the value of the view is assessed as **Medium**.

The Receptor experiences a high level of tranquility due to its lack of proximity to the road network. This tranquility is reduced by the existing residential settlement and industrial development, along with the pylons and overhead utilities that splice across the view. The susceptibility of the Receptor is assessed as **Medium**.

With a Medium value and Medium susceptibility, the overall landscape sensitivity of the Receptor is considered to be **Medium**.

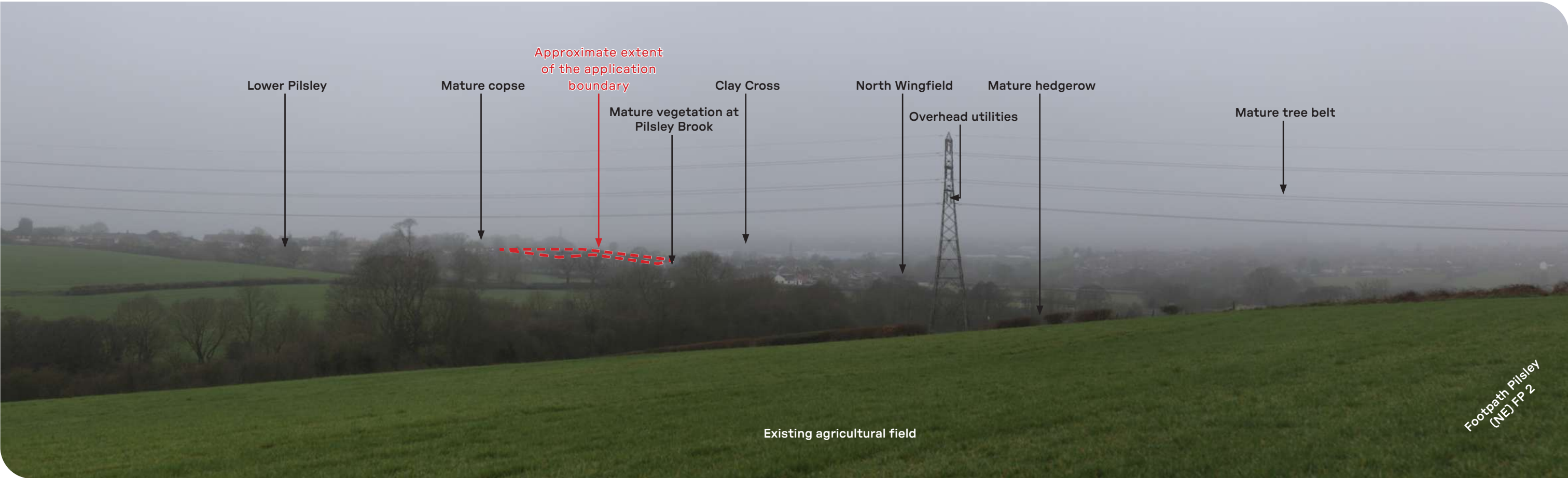
Summary of visual impact

During Construction, the works associated with the Proposed Development are anticipated to be visible, though filtered through, and screened by, existing vegetation. The view would likely include plant machinery, welfare compounding, soil heaping, and material storage. Noise from construction activity is not anticipated to reduce the tranquility of the Receptor due to the distance between the Site and the Receptor. Construction works are considered to be temporary, reversible, and of a short duration. The works are anticipated to appear as a medium-sized, partially obscured intervention in a wider view. As a result, the magnitude of effect during Construction is assessed as **Medium**. With a Medium sensitivity and a Medium magnitude of effect, the nature of effect during Construction is assessed as **Moderate Adverse**.

At Day 1, the construction and planting would be complete and the Proposed Development would be fully operational. The Site would contain large areas of residential development, local services / shops, and shared office spaces, along with a green corridor along the utility route, and extensive green infrastructure, though the planting is not anticipated to be mature enough to provide mitigation. The development is anticipated to read as an extension of the existing settled, urban edge character. The loss of the openness in the Site would likely reduce the visual separation between settlements, though the mature vegetation in the valley associated with Pilsley Brook is anticipated to still serve as a buffer, aided by the public open space and planting at the northern extent of the Site. As a result, the magnitude of effect at Day 1 is assessed as **Medium**. With a Medium sensitivity and a Medium magnitude of effect, the nature of effect at Day 1 is assessed as **Moderate Neutral**.

From Year 15, the planting within the Proposed Development would have matured and is anticipated to soften the residential development. At the nearest extent of the Site, the mature vegetation around Pilsley Brook would have been re-enforced and is anticipated to bolster the visual separation of Lower Pilsley and North Wingfield. The development is anticipated to read as a residential development with extensive green infrastructure within an already visibly settled landscape. As a result, the magnitude of effect from Year 15 is considered to be **Low**. With a Medium sensitivity and a Low magnitude of effect, the nature of effect from Year 15 is assessed as **Minor / Moderate Neutral**.

Key views of the Site - VP9



Receptor type

Recreation (Footpath Ault Hucknall FP 2 - reference SK 42247 64122).

Brief description of view

This view is taken from the public footpath located to the east of the Site, connecting from Seanor Farm to the Five Pits Trail, looking west towards the Site. The foreground of the view contains an arable field, bounded by mature hedgerows that are in poor condition. The topography drops into a valley in the mid-ground, obscuring much of the landscape from view. Mature vegetation at the bottom of the valley can be seen over the levels, as well as a large pylon in the centre, from which overhead utilities splice across the view. Beyond, the levels climb to Lower Pilsley, with agricultural fields sitting in front of the existing residential area. Parts of the Site can be seen within the view, though much is obscured by the intervening topography, mature vegetation, and built form in Lower Pilsley. To the right-hand side, fields run up to residential areas in North Wingfield. The mature vegetation at Pilsley Brook can be seen, separating the built form of Lower Pilsley and North Wingfield. In the distance, Clay Cross can be seen. The landscape contains extensive built form, services, and industrial development. Overall, the value of the view is assessed as **Low**.

The Receptor is located away from major roads, providing a high level of tranquility. This tranquility is reduced by the pylons, overhead utilities, and existing settlements. The susceptibility of the Receptor is assessed as **Medium**.

With a Low value and Medium susceptibility, the overall landscape sensitivity of the Receptor is considered to be **Low-to-Medium**.

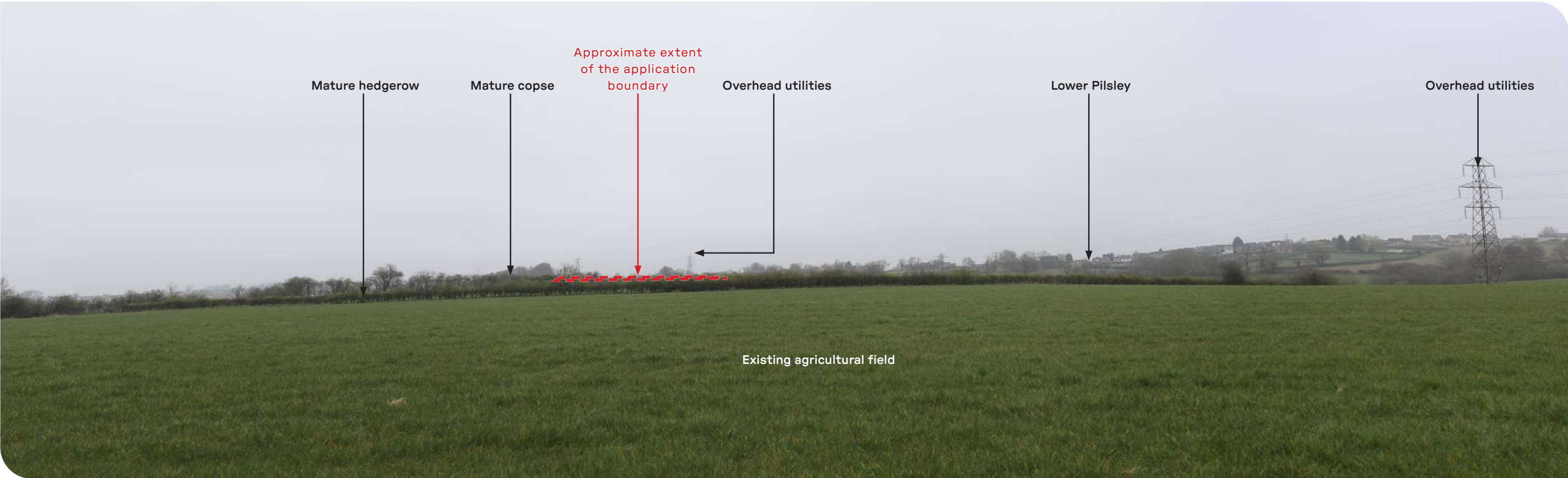
Summary of visual impact

During Construction, the works associated with the Proposed Development are anticipated to be partially visible, filtered through and screened by existing vegetation, built form, and mature vegetation. The view would likely include elements of plant machinery, welfare compounding, soil heaping, and material storage. Noise from construction activity is not likely to reduce the tranquility of the Receptor due to the overall distance between the Site and the Receptor. Construction works are considered to be temporary, reversible, and of a short duration. The works are anticipated to appear as a small, mostly obscured intervention in a wider view. As a result, the magnitude of effect during Construction is assessed as **Low**. With a Low-to-Medium sensitivity and a Low magnitude of effect, the nature of effect during Construction is assessed as **Minor / Moderate Adverse**.

At Day 1, the construction and planting would be complete and the Proposed Development would be fully operational. The visible parts of the Site would likely contain residential development, local services / shops, and shared office spaces, along with areas of public green space, buffer planting, habitat creation, and tree planting, though planting would not yet be mature enough to provide mitigation. The residential areas are anticipated to read as an extension of the current character of a settled, urban edge landscape. The visual separation of North Wingfield and Lower Pilsley is anticipated to be maintained by the mature vegetation at Pilsley Brook adjacent to the Site. As a result, the magnitude of effect at Day 1 is assessed as **Low**. With a Low-to-Medium sensitivity and a Low magnitude of effect, the nature of effect at Day 1 is assessed as **Minor / Moderate Neutral**.

From Year 15, the planting within the Proposed Development would have matured and is anticipated to soften the residential development, further augmenting it into the existing landscape of residential development, industrial development, and mature vegetation. The development is anticipated to read as a residential development with extensive green infrastructure within an already visibly settled landscape. As a result, the magnitude of effect from Year 15 is considered to be **Negligible**. With a Low-to-Medium sensitivity and a Negligible magnitude of effect, the nature of effect from Year 15 is assessed as **Minor Neutral**.

Key views of the Site - VP11



Receptor type

Recreation (Footpath Pilsley (NE) FP 2 - reference SK 41016 62889).

Brief description of view

This view is taken from the public footpath located c.1km south of the Site and looks north, towards the Site. The foreground contains a pastoral field, bounded by a mature hedgerow that screens most of the landscape beyond. Mature hedgerows, hedgerow trees, and copses protrude over the nearest hedge, along with pylons, overhead utilities, and some existing built form. As levels drop off at the Site, there is very limited visibility beyond. On the right-hand side, levels climb to Lower Pilsley, with agricultural fields bounded by mature hedgerow and hedgerow trees running up to the existing residential area. Overhead pylons on the Site and the wider landscape stand starkly above the horizon line, interrupting the view. Overall, the value of the view is assessed as **Low**.

The Receptor is located away from major roads, providing a high level of tranquility. This tranquility is heavily reduced by the extensive pylons and overhead utilities, as well as the evidence of existing settlement. The susceptibility of the Receptor is assessed as **Medium**.

With a Low value and Medium susceptibility, the overall landscape sensitivity of the Receptor is considered to be **Low-to-Medium**.

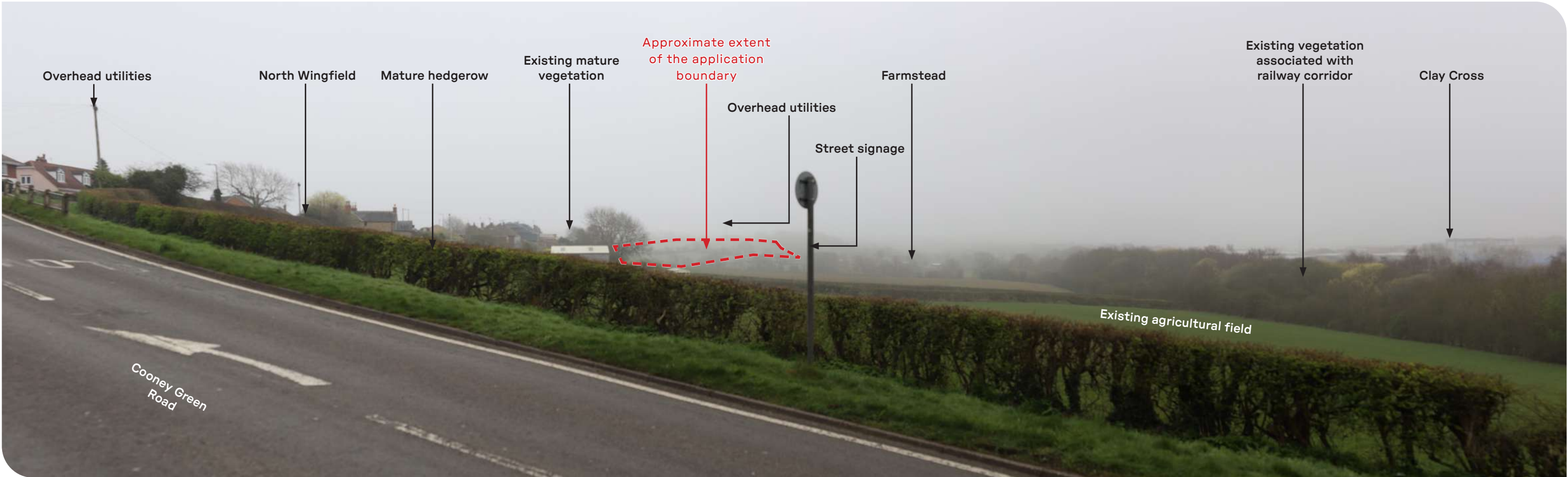
Summary of visual impact

During Construction, the works associated with the Proposed Development are anticipated to likely not be visible as the intervening levels and mature vegetation screen most of the Site. Vertical elements may be visible with some plant machinery, welfare compounding, and construction being glimpsed over the hedges. Noise from construction activity is not likely to reduce the tranquility of the Receptor due to the distance between the Site and the Receptor. Construction works are considered to be temporary, reversible, and of a short duration. Only the highest elements of the works are likely appear and is anticipated to represent a small-sized intervention in a wider view where the horizon is already frequently broken. As a result, the magnitude of effect during Construction is assessed as **Negligible**. With a Low-to-Medium sensitivity and a Negligible magnitude of effect, the nature of effect during Construction is assessed as **Minor Adverse**.

At Day 1, the construction and planting would be complete and the Proposed Development would be fully operational. In the nearest part of the Site, the upper floors of local services / shops and shared work spaces would likely be visible. Some of the roofscapes may be visible as development steps down the hill. Buffer planting and tree planting would have taken place but would not yet be mature enough to provide mitigation. The built form that is visible is anticipated to be read as a small intervention in a wider view, reflecting the existing settled character of the Study Area. As North Wingfield is not visible from this Receptor, the visual separation between the settlements at North Wingfield and Lower Pilsley would not be affected. As a result, the magnitude of effect at Day 1 is assessed as **Low**. With a Low-to-Medium sensitivity and a Low magnitude of effect, the nature of effect at Day 1 is assessed as **Minor / Moderate Neutral**.

From Year 15, the planting within the Proposed Development would have matured and is anticipated to soften the residential development. At the nearest extent of the Site, the mature copse to the left- and right-hand sides of the Site would be continued across the near boundary with tree and buffer planting. This is anticipated to partially screen the development and further augment it into the setting. As a result, the magnitude of effect from Year 15 is considered to be **Negligible**. With a Low-to-Medium sensitivity and a Negligible magnitude of effect, the nature of effect from Year 15 is assessed as **Minor Neutral**.

Key views of the Site - VP14



Receptor type

Transport (Cooney Green Road - reference SK 40445 64394).

Brief description of view

This view is taken from Cooney Green Road as it turns south, adjacent to St. Lawrence Church, and connects to Clay Cross. The view looks southeast towards the Site. The foreground of the view contains the road surface and signage, verge, and the mature hedgerow that bounds it to the south. To the left-hand side, the road climbs into North Wingfield, with residential settlement extending towards the centre of the view, settled amongst mature trees and screening much of the landscape to the east. On the right-hand side of the view, mature woodland associated with the railway corridor runs across the view, with industrial development and residential settlement at Clay Cross visible beyond. In the centre, agricultural fields separate the settlements and continue across to the Site, which contains mature hedgerows, mature hedgerow trees, and pylons. Lower Pilsley can be seen across the Site though the intervening vegetation prevents visibility of the green buffer that separates the north of Lower Pilsley from the south of North Wingfield. Overall, the value of the view is assessed as **Low**.

The road is heavily used and does not experience high levels of tranquility and the view is at an oblique angle to the Receptor. The susceptibility of the Receptor is assessed as **Low**.

With a Low value and Low susceptibility, the overall landscape sensitivity of the Receptor is considered to be **Low**.

Summary of visual impact

During Construction, the works associated with the Proposed Development are anticipated to be visible, though filtered through and screened by existing vegetation. The view would likely include plant machinery, welfare compounding, soil heaping, and material storage. Noise from construction activity is not likely to reduce the tranquility of the Receptor due to the overall distance between the Site and the Receptor. Construction works are considered to be temporary, reversible, and of a short duration. The works are anticipated to appear as a medium-sized, partially obscured intervention in a wider view. As a result, the magnitude of effect during Construction is assessed as **Medium**. With a Low sensitivity and a Medium magnitude of effect, the nature of effect during Construction is assessed as **Minor / Moderate Adverse**.

At Day 1, the construction and planting would be complete and the Proposed Development would be fully operational. The view would contain residential development along the nearest boundary that climbs up the levels of the Site. Between the residential development and the Receptor, extensive tree and buffer planting would have taken place, though this is not anticipated to be mature enough to provide mitigation. The development is anticipated to form part of an already settled landscape. As a result, the magnitude of effect at Day 1 is assessed as **Medium**. With a Low sensitivity and a Medium magnitude of effect, the nature of effect at Day 1 is assessed as **Minor / Moderate Neutral**.

From Year 15, the planting within the Proposed Development would have matured and is anticipated to screen and filter views to the Proposed Development, augmenting it into the existing landscape character of residential development set in and amongst mature vegetation. The visual separation of Lower Pilsley and North Wingfield would be re-enforced, though this will be screened by existing, intervening vegetation so is anticipated to be visually unaffected. As a result, the magnitude of effect from Year 15 is considered to be **Negligible**. With a Low sensitivity and a Negligible magnitude of effect, the nature of effect from Year 15 is assessed as **Minor Neutral**.

Key views of the Site - VP19



Receptor type

Recreation (Footpath North Wingfield FP 13 - reference SK 42442 65225).

Brief description of view

This view is taken from the public footpath located c.1.8km to the northwest of the Site, immediately south of recent development in Holmewood. The view looks southwest towards the Site. The foreground of the view consists of an arable field whose boundaries are obscured as the levels drop away from the Receptor. The field contains soil heaps and modern agricultural barns. In the mid-ground, mature trees that form part of a copse are visible over the topography. Beyond, agricultural fields bounded by mature hedgerows in poor condition can be seen, rolling away to the south. Pylons and overhead utilities interrupt the view and splice across it. In the distance, Lower Pilsley can just be made out, along with the Site, to the centre of the view. To the right-hand side, North Wingfield can be seen. The settlements are separated visually by intervening vegetation. In the far distance, industrial development in Clay Cross can be seen. Overall, the value of the view is assessed as **Low**.

The Receptor is located away from major roads, providing a moderate level of tranquility. This tranquility is heavily reduced by the agricultural barns, overhead utilities, and extensive residential and industrial development. The susceptibility of the Receptor is assessed as **Medium**.

With a Low value and Medium susceptibility, the overall landscape sensitivity of the Receptor is considered to be **Low-to-Medium**.

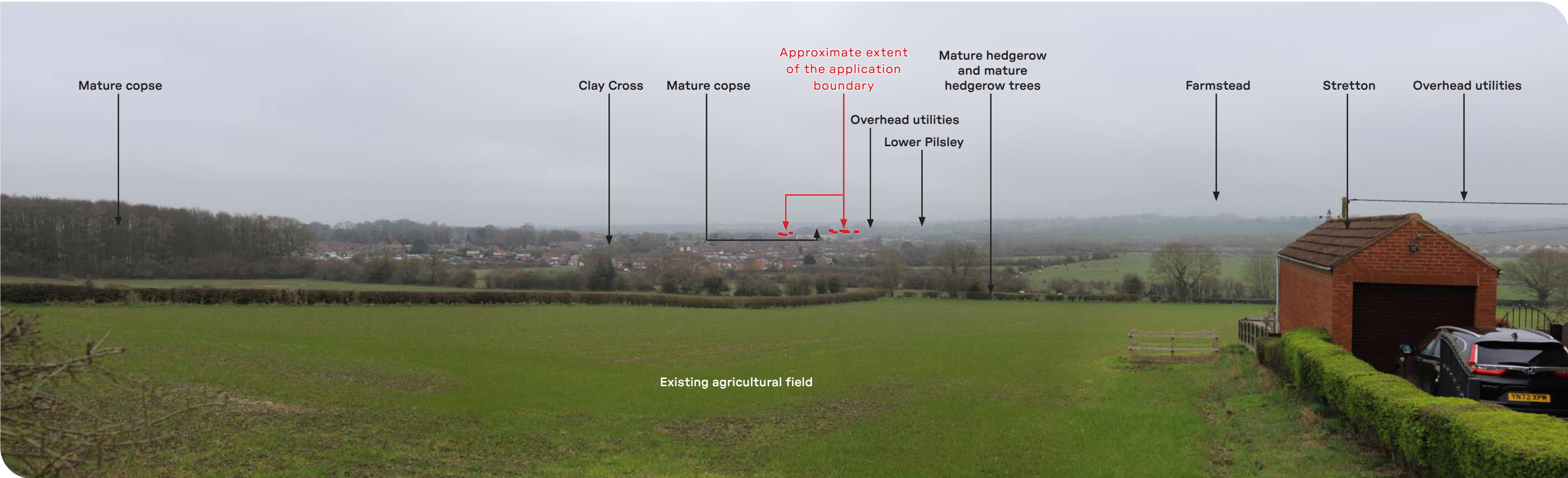
Summary of visual impact

During Construction, the works associated with the Proposed Development are anticipated to be glimpsed, though filtered through existing vegetation, with much of the Site screened by vegetation and intervening levels. The view may include some elements of plant machinery, welfare compounding, soil heaping, and material storage. Noise from construction activity is not likely to reduce the tranquility of the Receptor due to the overall distance between the Site and the Receptor. Construction works are considered to be temporary, reversible, and of a short duration. The works are anticipated to appear as a small-sized, mostly obscured intervention in a wider view. As a result, the magnitude of effect during Construction is assessed as **Low**. With a Low-to-Medium sensitivity and a Low magnitude of effect, the nature of effect during Construction is assessed as **Minor / Moderate Adverse**.

At Day 1, the construction and planting would be complete and the Proposed Development would be fully operational. The Site would contain a mixture of residential development, local shops / services, and shared offices set in and amongst existing vegetation, supplemented by extensive green infrastructure proposals, though the planting would not yet be mature enough to provide mitigation. The Proposed Development is anticipated to read as a small extension of the existing settled landscape. The visual separation between Lower Pilsley and North Wingfield is screened by intervening vegetation so would not be affected. As a result, the magnitude of effect at Day 1 is assessed as **Low**. With a Low-to-Medium sensitivity and a Low magnitude of effect, the nature of effect at Day 1 is assessed as **Minor / Moderate Neutral**.

From Year 15, the planting within the Proposed Development would have matured and is anticipated to soften the residential development. At the nearest extent of the Site, the existing mature vegetation would be supplemented with tree and buffer planting that is anticipated to further augment the development into its setting. The development is anticipated to read as a residential development with extensive green infrastructure within an already visibly settled landscape. As a result, the magnitude of effect from Year 15 is considered to be **Negligible**. With a Low-to-Medium sensitivity and a Negligible magnitude of effect, the nature of effect from Year 15 is assessed as **Minor Neutral**.

Key views of the Site - VP25



Receptor type

Transport (Stretton Road - reference SK 39325 62041).

Brief description of view

This view is taken from Stretton Road, c.2.5km southwest of the Site at the northern extent of Stretton. The view looks northeast, across Clay Cross, towards the Site, and is glimpsed over a field gate. The foreground of the view contains an arable field, bounded by mature hedgerows. On the right-hand side, the northernmost property in Stretton is visible. The land drops away towards Clay Cross, with large areas of residential development visible. Agricultural fields bounded by mature hedgerows, hedgerow trees, and copses surround Clay Cross, providing an urban edge character. In the distance, industrial development on the east of Clay Cross is visible, rising over the residential areas, detracting from the view. Beyond, the copse that is adjacent to the southwest corner of the Site is visible, screening most of the Site. The upper and lower limits of the Site can just be made out, along with the pylons and overhead utilities that cross the view. Lower Pilsley can be seen beyond. To the left-hand side, the northern extents of North Wingfield are visible, though the southern extent is screened by Clay Cross. Overall, the value of the view is assessed as **Medium**.

The road is busy with traffic, providing a low level of tranquility that is further harmed by the extents of development and utilities within the view. The view is oblique to the Receptor. The susceptibility of the Receptor is assessed as **Low**.

With a Medium value and Low susceptibility, the overall landscape sensitivity of the Receptor is considered to be **Low-to-Medium**.

Summary of visual impact

During Construction, the works associated with the Proposed Development are anticipated to be screened by existing vegetation for the most part. Small windows at the top northern and southernmost extents of the Site may include elements such as plant machinery, welfare compounding, soil heaping, and material storage, though this would be seen at long range. Noise from construction activity is not likely to reduce the tranquility of the Receptor due to the overall distance between the Site and the Receptor. Construction works are considered to be temporary, reversible, and of a short duration. The works are anticipated to appear as a very small, predominantly obscured intervention in a wider view. As a result, the magnitude of effect during Construction is assessed as **Negligible**. With a Low-to-Medium sensitivity and a Negligible magnitude of effect, the nature of effect during Construction is assessed as **Minor Adverse**.

At Day 1, the construction and planting would be complete and the Proposed Development would be fully operational. The development at the southern end of the Site may be visible against a backdrop of mature vegetation and existing built form. Tree and buffer planting would have taken place between the residential parcels and the Receptor, though this would not yet be mature enough to provide mitigation. The Proposed Development is anticipated to read as an extension of the existing settled character. As a result, the magnitude of effect at Day 1 is assessed as **Negligible**. With a Low-to-Medium sensitivity and a Negligible magnitude of effect, the nature of effect at Day 1 is assessed as **Minor Neutral**.

From Year 15, the planting within the Proposed Development would have matured and is anticipated to soften the residential development. At the nearest extent of the Site, the tree and buffer planting would extend the copse that screens the bulk of the site, with glimpsed views of the built form within the Site likely. The visual separation of Lower Pilsley and North Wingfield is anticipated to have been re-enforced at the northern end of the Site where tree and buffer planting would have established a green buffer to the Site. The development is anticipated to read as a residential development with extensive green infrastructure within an already visibly settled landscape. As a result, the magnitude of effect from Year 15 is considered to be **Negligible**. With a Low-to-Medium sensitivity and a Negligible magnitude of effect, the nature of effect from Year 15 is assessed as **Not Significant / Minor Neutral**.

04 Conclusions



Recommendations and conclusions

Recommendations

There should be careful consideration of materiality and the colours of the residential and commercial buildings. The materiality should reflect the local vernacular and blend in with its surroundings as closely as possible. Careful planning and consideration of the siting and orientation of the buildings should be given to ensure that the elevations facing the Receptors are minimally intrusive.

The extent and location of existing vegetation should be considered and reflected in the landscape proposals to ensure they blend and complement the natural rural setting and local vernacular.

Proposals should respect the sloping landform within the Site and seek to improve existing green infrastructure to augment the proposals within the landscape.

Development proposals should avoid any dominant elements or structures, particularly to those viewed from close range.

All existing boundary vegetation should be retained where possible and integrated within a new green infrastructure strategy for the Site.

Careful consideration should be given to any new green infrastructure to ensure it blends seamlessly with the wider, more established landscape setting. Avoiding non-native and ornamental plant species should help ensure the proposals enhance the setting of the Site while addressing either the screening or softening of views back towards the new built form. This approach to green infrastructure proposals will ensure that new development can be successfully integrated without establishing dominant adverse visual effects.

Overview

This Landscape and Key Views Appraisal has been undertaken to inform consideration of the Site within the context of a Call for Sites / site allocation process. It provides a proportionate assessment of the Site's landscape and visual context, identifies the sensitivity of key receptors, and evaluates the extent to which landscape-led design principles could respond to those sensitivities.

The appraisal demonstrates that the Site occupies a transitional urban-edge landscape, influenced by neighbouring settlements, infrastructure corridors, and existing built form, rather than a remote or undeveloped rural landscape. As such, the Site exhibits a degree of capacity to accommodate change, subject to appropriate mitigation, carefully structured landscape framework, and well-considered approach to siting and massing of development.

Summary of Visual Effects by Receptor Group

Public rights of way within and immediately adjacent to the Site

Users of public footpaths that pass through or directly alongside the Site (Receptors 1, 2, and 3) experience close-range views and have a high awareness of the immediate landscape. Development of the Site would result in an inevitable change to the experience of these routes, with open agricultural land transitioning to a mixed-use, landscape-led development framework.

While the resulting effects at close range would represent the greatest degree of change identified in this Appraisal, these receptors are located within the Site, or at its immediate edge, and would form part of a redesigned landscape environment. The proposals allow for opportunities to enhance the PRow experience through the introduction of green corridors, retained boundary vegetation, public open space, habitat creation, and improved landscape setting.

At allocation stage, this level of effect is considered appropriate and expected for a Site located at the edge of an existing settlement and does not, in itself, indicate that the Site is unsuitable for development.

Short-range receptors – settlement edge and nearby PRow

Short-range views from surrounding PRows and settlement edges (Receptors 6, 7, 8, 9, 11, and 14) experience the Site as part of an existing urban-fringe context, containing residential development, agricultural land, infrastructure and mature vegetation. The appraisal demonstrates that, from these locations, the Site is visually influenced by existing settlement form and that proposed development would read as an extension of the established settlement pattern, rather than as an isolated or incongruous intrusion.

Crucially, the appraisal identifies that the northern extent of the Site, in conjunction with existing vegetation associated with Pilsley Brook, plays a role in visual separation between Lower Pilsley and North Wingfield. The concept masterplan and landscape proposals retain this function through the provision of public open space, buffer planting, and green infrastructure, ensuring that settlement identity and separation can be maintained.

Residual effects at short range are therefore anticipated to be limited in extent, with the appraisal demonstrating clear scope for effective mitigation through layout, planting and scale control.

Medium- and long-range receptors

Views from medium- and long-range receptors (Receptors 19 and 25) are limited by distance, landform, intervening vegetation, and existing built development. From these locations, the Site is experienced as a small component within a wider settled landscape, often filtered or partially screened.



Recommendations and conclusions

The appraisal demonstrates that development would not give rise to widespread or prominent visual effects at these distances, and would not result in perceptible harm to wider landscape character or long-distance views. Visual effects at these ranges are anticipated to be minor or neutral, reinforcing the conclusion that any landscape and visual effects are predominantly localised.

Landscape Character and Capacity for Change

Based on the context of the wider Study Area, the Site sits within landscape character areas that already exhibit considerable human influence, including settlement expansion, transport corridors, agricultural intensification, and utility infrastructure. The landscape is not characterised by strong scenic quality or rarity, nor is it subject to national landscape designation.

The appraisal confirms that the Site has a moderate capacity for change, particularly where development is informed by:

- Retention and reinforcement of existing hedgerows, trees and watercourse corridors;
- Provision of substantial green infrastructure at settlement edges;
- Avoidance of visually prominent development on more elevated landform edges; and
- Careful consideration of building height, massing and materials.

These principles are integral to the Site's emerging concept masterplan and provide confidence that landscape character effects can be appropriately managed.

Implications for Site Allocation

The findings of this Appraisal indicate that:

- Landscape and visual effects arising from development would be principally localised;
- The most notable effects would be experienced by receptors within or immediately adjacent to the Site, where change is a direct consequence of development;
- Wider landscape character and long-distance visual amenity would not be materially harmed;
- The Site's role in maintaining visual separation between settlements can be retained and reinforced; and
- There is clear scope for mitigation through a landscape-led design framework.

On this basis, the Appraisal concludes that landscape and visual considerations do not present a fundamental constraint to the allocation of the Site, provided that development proposals are guided by appropriate parameters and principles at subsequent stages.

Conclusion

This Landscape and Key Views Appraisal demonstrates that the Site is capable of accommodating development without giving rise to unacceptable landscape or visual effects. The Site's urban-edge context, combined with existing landscape structure and the opportunity to deliver enhanced green infrastructure, provides a sound basis for mitigation and integration.

Accordingly, the Appraisal supports the conclusion that the Site is suitable for further consideration within the allocation process, and that landscape and visual matters can be satisfactorily addressed through future masterplanning and, where required, a detailed Landscape and Visual Impact Assessment at planning application stage.



Appendix A - Outline assessment methodology



Appendix A - Landscape and Visual Appraisal Methodology

1.0 Introduction

The methodology to support a Landscape and Visual Assessment (LVA) has been based on the following industry best-practice standard guidance:

- Guidelines for Landscape and Visual Impact Assessment, Third Edition. (2013) by the Landscape Institute and Institute of Environmental Management and Assessment, referred to as GLVIA3 within this methodology;
- Technical Information Note 08 / 2015 - Landscape Character Assessment (2016) by the Landscape Institute;
- An Approach to Landscape Character Assessment (Revised March 2018) by Natural England; and
- Technical Guidance Note 06 / 19 - Visual Representation of Development Proposals (September 2019) by the Landscape Institute.

Photography

The photography accompanying the report has been produced using the guidance contained within the Landscape Institute Technical Guidance Note - TNG 06 / 19 ‘*Visual Representation of Development Proposals*’ as a basis, to provide a realistic representation of visibility based on those experienced with the naked eye. In particular, reference has been made to ‘Type 1’ of Section 3.6 - Introducing Visualisation Types 1-4: Table 2, to inform the approach to photography. Viewpoint photography has been captured using a full frame digital single-lens reflex camera (Canon EOS 6D Mark II) together with a 50mm fixed lens (Canon EF 50mm prime lens). The camera height was based on the average viewer height at approximately 1.65m above ground level. Where viewpoints consisted of more than one image, Adobe Photoshop CC 2021 was used to merge the images together.

Zone of Theoretical Visibility Mapping and Analysis (Where relevant and terrain data supports)
Zone of Theoretical Visibility (ZTV) mapping based on ‘Bare Earth’ and ‘Reduced Buffers’ assessment will be produced using the combined use of Ordnance Survey Digital Terrain Mapping (DTM) and high resolution aerial photography, together with a series of target points placed across the existing landform at set heights. Target points will be used for the Proposed Development, calculated from a combination of the masterplan associated with the Proposed Development and the individual heights and any relevant structures proposed. The calculation uses GIS viewshed analysis software and calculates where a person would theoretically be able to see the target points, with an eye height of 1.60m above existing ground level.

The mapping process will include a bare earth and reduced buffers calculation, with the reduced buffers illustrating the screening effects of buildings and vegetation present within the Study Area based on the use of Ordnance Survey Digital Surface Mapping (DSM). The results will provide a basis for the understanding theoretical visibility of the Proposed Development and help in identifying potential viewpoints.

2.0 Appraisal process

Baseline Assessment

A baseline assessment illustrates the landscape context of the Site and is informed by an initial desktop review. This desktop review helps to identify an appropriate and proportionate extent of Study Area along with identifying potential viewpoint locations which are likely to support further assessment within the field. The baseline assessment is compiled from reviewing the following:

- Relevant landscape planning policy;
- Landscape designations;
- National and local landscape character assessments;
- Ordnance Survey mapping; and
- Aerial mapping.

Site Assessment

Following the completion of the desktop study, a site appraisal is carried out to assess potential landscape and visual receptors which may be affected by Proposed Development within the Site and provides an opportunity to verify the findings of the baseline assessment.

Landscape and Visual Appraisal

GLVIA3 (page 21: paragraph 2.21) defines two distinct components of an LVIA as follows:

1. *Assessment of landscape effects: assessing effects on the landscape as a resource in its own right; and*
2. *Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.*

Following a review of the baseline landscape and visual context of the Site and its Study Area along with the Site assessment, the appraisal section considers a combination of assessments in relation to the nature of a landscape or visual receptor along with defining the anticipated nature of landscape or visual effects. The following Sections 3.0 and 4.0 of this methodology illustrate the distinction between a landscape and a visual receptor and the associated assessment methodology used.

3.0 Landscape assessment methodology

The prediction of landscape effects arising from a Proposed Development within a Study Area is defined by GLVIA3. It states the following steps should be undertaken in order to identify and describe the landscape effects:

- Identify the landscape receptors that are likely to be affected by the scheme; and
- Identify the interactions between the landscape receptors and different components of the scheme at its different stages.

Landscape receptors are defined by GLVIA3 (Page 86: Paragraph 5.34) as “*components of the landscape that are likely to be affected by the scheme*”. These can include overall landscape character and key landscape characteristics, individual landscape elements or landscape features and specific aesthetic or perceptual landscape characteristics.

The nature of landscape receptors (sensitivity)

The interaction between the different components of a Proposed Development and landscape receptors has potential to result in landscape effects (both adverse and beneficial). Landscape receptors are assessed in terms of their ‘nature of receptor’, previously referred to as a receptors ‘sensitivity’ based on combined judgements relating to their landscape value and their susceptibility to change. The definition relating to these complex judgements are detailed below.

Landscape Value

Landscape value can be applied to a landscape area, part of a landscape or to individual features within the landscape, which can help to establish the overall landscape character of the Site and the Study Area. It is also important to determine the nature of the landscape receptor likely to be affected (sensitivity) at both Site and Study Area scale.

The value of a landscape receptor is linked to its’ importance in terms of any designations that may apply, or its’ importance as a landscape or landscape resource, which may be due to a number of factors defining such criteria. GLVIA3 states that people within a community will value the landscape differently and for very different reasons dependant on their relationship with the landscape. Where landscapes have no formal landscape designations such as National Parks, National Landscapes (previously known as Areas of Outstanding Natural Beauty (AONB)), Conservation Area etc., they may still be valued locally.

The following criteria have been identified (GLVIA3 Page 84: Paragraph 5.28) in determining the factors influencing landscape value:

LANDSCAPE VALUE
Landscape quality (condition)
Scenic quality
Rarity
Representativeness
Conservation interests
Recreation value
Perceptual aspects
Associations

Table 1: Landscape Value

An assessment will be made on the landscape value for each landscape receptor and will be informed by the following defining criteria as illustrated in Table 2.

LEVEL	DEFINING CRITERIA
High	Landscape receptors of international or national importance either by designation or demonstrates a high level of positive attributes as defined in the landscape factors used to assess the value of a landscape. May contain elements / features which could be described as unique, nationally scarce or mature vegetation such as ancient woodlands. Lacks detracting / degrading features and has limited opportunity for enhancing existing landscape value.
Medium	Landscape receptors of regional or local importance either by designated or undesignated landscape which illustrates locally important landscape features with some evidence of detracting / degrading features. Demonstrates opportunities for enhancing existing landscape value.
Low	Landscape receptors which lack designations and does not demonstrate significant locally important landscape features or demonstrates a low level of positive attributes as defined in the landscape factors used to assess the value of a landscape. High level of detracting / degrading features with areas of alteration or erosion of features.

Table 2: Landscape Value Defining Criteria

Appendix A - Landscape and visual appraisal methodology

Landscape susceptibility to change

Landscape susceptibility to change is the ability of the landscape (overall landscape character area / type or individual landscape element or landscape feature) to “*accommodate the Proposed Development without undue consequences for the maintenance of the baseline situation and / or the achievement of landscape planning policies and strategies*” (GLVIA3 Page 89: Paragraph 5.40). The criteria level in relation to landscape susceptibility to change is illustrated in Table 3.

LEVEL	DEFINING CRITERIA
High	The landscape receptor is a highly distinctive and cohesive landscape and / or with high value characteristics or features and is essentially intact and in a very good condition with very few detracting or visually intrusive elements. Is likely to have a strong landscape pattern / texture. The landscape receptor has a limited capacity to accommodate the type of change or Proposed Development without effecting its overall integrity. Is likely to be a greenfield site.
Medium	The landscape receptor is distinctive, represents common landscape characteristics and in a very reasonable condition with some detracting or visually intrusive elements. Is likely to have a landscape pattern which is mostly intact. The landscape receptor has some capacity to accommodate the type of change or Proposed Development without effecting its overall integrity. Possible greenfield site.
Low	The landscape receptor is likely to be simple, possibly with a mixed character and or monotonous with indistinct features. Landscape lacking coherence and includes detracting or visually intrusive elements, with landscape features which may be in poor or improving condition and few which could not be replaced. Is likely to have a minimal variation in landscape pattern. The landscape receptor is robust and has a greater capacity to accommodate the Proposed Development without effecting its overall integrity. Possible brownfield site.
Very Low	Landscape which is generally limited in value, which illustrates area or areas of significant alteration, degradation or the erosion of landscape features. The landscape receptor is extremely robust and illustrates a high capacity to accommodate the Proposed Development without effecting its overall integrity. Is likely to be a brownfield site.

Table 3: Landscape Susceptibility to Change Defining Criteria

Overall nature of landscape receptors (sensitivity)

By combining Landscape Susceptibility to Change together with Landscape Value, an overall nature of the landscape receptor (sensitivity) can be demonstrated. However, a combination of 'high' landscape susceptibility and 'high' landscape value is likely to demonstrate the highest landscape sensitivity, whereas a 'low' landscape susceptibility and a 'low' landscape value is likely to demonstrate the lowest level of landscape sensitivity. Table 4 identifies how susceptibility and value of view can be combined to demonstrate the sensitivity of a landscape receptor.

DEFINING CRITERIA (IDENTIFYING LANDSCAPE SENSITIVITY)				
	High Susceptibility	Medium Susceptibility	Low Susceptibility	Very Low Susceptibility
High Value	High Sensitivity	High Sensitivity	Medium Sensitivity	Low Sensitivity
Medium Value	High Sensitivity	Medium Sensitivity	Low Sensitivity	Low Sensitivity
Low Value	Medium Sensitivity	Low Sensitivity	Low Sensitivity	Negligible Sensitivity
Negligible Value	Low Sensitivity	Low Sensitivity	Negligible Sensitivity	Negligible Sensitivity

Table 4: Overall nature of landscape receptor / Sensitivity Defining Criteria

A summary of the defining criteria relating to the different levels of sensitivity is illustrated in Table 5.

LEVEL	DEFINING CRITERIA
High	Areas of landscape character that are highly valued for their scenic quality (including most statutorily designated landscapes); and / or Elements / features that could be described as unique; or are nationally scarce; or mature vegetation with provenance such as ancient woodland or mature parkland trees. Mature landscape features which are characteristic of and contribute to a sense of place and illustrates time-depth in a landscape and if replaceable, could not be replaced other than in the long term.
Medium	Areas that have a positive landscape character but include some areas of alteration / degradation / or erosion of features; and / or Perceptual / aesthetic aspects has some vulnerability to unsympathetic development; and / or Features / elements that are locally commonplace; unusual locally but in moderate / poor condition; or mature vegetation that is in moderate / poor condition or readily replicated.

Low	Areas that are relatively bland or neutral in character with few / no notable features; and / or A landscape that includes areas of alteration / degradation or erosion of features; and / or Landscape elements / features that are commonplace or make little contribution to local distinctiveness.
Negligible	Damaged or substantially modified landscapes with few characteristic features of value, capable of absorbing major change; and / or Landscape elements / features that might be considered to detract from landscape character such as obtrusive man-made artefacts (e.g. power lines, large scale developments, etc.).

Table 5: Nature of Landscape Receptors Summary Defining Criteria

Overall nature of landscape effects (magnitude)

The Magnitude of Landscape Effects illustrates the degree of change to a landscape receptor in terms of its size or scale of the change, the geographical extent of the area which is impacted by the change and its duration and the ability to reverse the change. Table 6 sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change.

Scale or size of the degree of landscape change

LEVEL	DEFINING CRITERIA
High	Total or substantial loss or large-scale damage to landscape characteristics / features and the introduction of new uncharacteristic elements resulting in the integrity of the landscape being compromised. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss or medium scale damage to landscape characteristics / features and the introduction of new elements but not necessarily uncharacteristic resulting in a partial change to the element / feature which may in some cases diminish its overall integrity. Overall landscape receptor will demonstrate obvious change.
Small	Limited or a slight loss or small-scale damage to landscape characteristics / features and the introduction of new elements which are characteristic of the surrounding landscape, with its integrity remaining unchanged. Overall landscape receptor will demonstrate some change.
Negligible	Very minor loss or alteration to one or more key landscape characteristics / features and the introduction of new elements which are characteristic of the surrounding landscape. Overall landscape receptor illustrates minimal change.
None	No loss or alteration to any key landscape characteristics / features within the Site. Overall landscape receptor remains unchanged.

Table 6: Landscape Size / Scale Defining Criteria

Geographical extent

LEVEL	DEFINING CRITERIA
Large	Landscape effects which could influence a number of landscape types or character areas.
Medium	Landscape effects which could influence landscape type or character area in which the Site is located.
Small	Landscape effects which could influence the immediate landscape setting to the Site only.
Negligible	Landscape effects which could be limited to influencing the Site only.

Table 7: Geographical Extent Defining Criteria

Duration

LEVEL	DEFINING CRITERIA
Long-term	10 Years +
Medium-term	5 to 10 Years
Short-term	1 to 5 Years
Temporary	12 months or less

Table 8: Duration of Landscape Effect Defining Criteria

Appendix A - Landscape and visual appraisal methodology

Overall landscape nature of effect

The assessment of a landscape receptors ability to respond to scale or size of the degree of change provides us with an opportunity to summarise the overall nature of effect for each receptor. The overall nature of effect for receptors can be interpreted as per Table 9.

LEVEL	DEFINING CRITERIA
High	Introduction of incongruous development which would result in noticeable change, total loss or large scale damage over an extensive area, affecting many key characteristics and the experience of the landscape. Changes would be permanent and long-term demonstrating substantial changes to the perceived / aesthetic qualities of a landscape. Total loss or substantial loss and or damage to landscape features or components which cannot be mitigated.
Medium	Introduction of uncharacteristic development which would result in noticeable change over a large area, or more intensive change over a limited area, affecting some key characteristics and the experience of the landscape. Changes would be medium to long-term and be permanent to partially reversible demonstrating noticeable changes to the perceived / aesthetic qualities of a landscape. Demonstrate loss or damage to landscape features or components which may be partially mitigated.
Low	Introduction of development that is not uncharacteristic which would result in a small change over a limited area affecting few landscape characteristics. Changes would be short to medium-term and be permanent to partially reversible with partial changes to the perceived / aesthetic qualities of a landscape. Demonstrate partial loss or damage to landscape features or components which can be mitigated.
Negligible	Little perceptible change to the landscape characteristics. Changes would be short-term and reversible and demonstrate limited changes to the perceived / aesthetic qualities of a landscape resulting in the existing character remaining largely intact. Changes would be small scale to a small proportion of landscape features.

Table 9: Overall Landscape Nature of Effect Defining Criteria

Beneficial, Neutral or Adverse Change

The overall assessment of the nature of effect should be assessed in terms of its change and if this change or changes can be considered as beneficial, neutral or adverse. Beneficial change would demonstrate that development, or part of it, would be in keeping with the existing landscape character surrounding the Site and would therefore make a positive visual or physical change to key landscape characteristics. Removal or the reduction of the impact of uncharacteristic or degrading landscape features would also demonstrate a benefit of the Proposed Development.

Neutral change would demonstrate that development would not materially effect the existing landscape character therefore demonstrates that Proposed Development would; maintain the character (including overall quality and value) of the landscape, blend seamlessly with the characteristic landscape features and elements, and or enable a sense of place to be retained.

Adverse changes would demonstrate that development, or part of it, would be experienced as uncharacteristic change within the landscape or introduce uncharacteristic elements which would be perceived as intrusive within the existing landscape character. These changes would be associated with having a negative visual and or physical effect.

Assessment of Landscape Effects and their Significance

Overall, the assessment of landscape effects and their significance seeks to combine the overall nature of a landscape receptor (sensitivity) and the overall nature of effect (magnitude). It is generally accepted that any major loss or irreversible negative effects based over a large area on a landscape receptor which illustrates characteristics or designations of a nationally important and valued landscape is likely to lead to the greatest level of significance. Conversely, reversible negative effects over a short duration or limited extent of area are likely to result in the lowest level of significance. The overall description identifying the defining criteria for Landscape Significance for landscape receptors can be interpreted as per Tables 10a and 10b.

It is important to clarify that any effects which are assessed to be ‘minor’ or ‘not significant’ are considered to be ‘non-important’. Effects assessed as ‘moderate’ may be considered to be ‘important’ but must be supported by reasoned justification. ‘Major’ or ‘Moderate / Major’ effects are considered to be ‘important’ and require weighing in the planning balance against other benefits of the Proposed Development. The following is extracted from The State Of Environmental Impact Assessment Practice In The UK 2011 which aims to establish the need for introducing a classification in relation to the significance of effects:

This approach is considered good practice; whilst recognising the inherent subjectivity of the assessment, it attempts to aid communication of the scale of the impact by introducing a classification. This approach also allows the practitioner to identify and discuss effects that some groups may consider significant, whilst others would not. For example, a negative landscape effect described as being of ‘minor significance’ might be considered to indicate that a majority of people would not consider the effect to be significant; however, a smaller group, perhaps within the local community, may disagree and consider the effect to be significant.

The following tables - Table 10a and 10b are based on an interpretation of The State Of Environmental Impact Assessment Practice In The UK 2011 - Figure 6.3: EIA significance evaluation matrix. Table 10a illustrates how by defining the nature of a receptor (Sensitivity) and nature of effect (Magnitude) can provide on overall significance of effect. Table 10b illustrates the defining criteria for the significance rating. This summary of assessment can be considered as part of an overall assessment of importance in establishing the level of harm to existing landscape receptors.

DEFINING CRITERIA (IDENTIFYING MAGNITUDE OF EFFECT)				
NATURE OF RECEPTOR (SENSITIVITY)	NATURE OF EFFECT (MAGNITUDE)			
	High Magnitude	Medium Magnitude	Low Magnitude	Negligible Magnitude
High Sensitivity	Major	Moderate / Major	Moderate	Minor / Moderate
Medium Sensitivity	Moderate / Major	Moderate	Minor / Moderate	Minor
Low Sensitivity	Moderate	Minor / Moderate	Minor	Not Significant / Minor
Negligible Sensitivity	Minor / Moderate	Minor	Not Significant / Minor	Not Significant

Table 10a: Overall assessment significance evaluation matrix

-  Not Important
-  Unlikely to be Important
-  May be Important (where supported by justification)
-  Materially important effects

LEVEL	SIGNIFICANCE OF LANDSCAPE EFFECTS - DEFINING CRITERIA
Major Beneficial Effects	Proposed Development would; greatly enhance the character (including quality and value) of the landscape; and / or create an iconic high quality feature and / or series of elements; and / or enable a sense of place to be created or greatly enhanced.
Moderate / Major Beneficial Effects	Proposed Development would; enhance the character (including quality and value) of the landscape; and / or enable the restoration of characteristic features and elements lost as a result of changes from inappropriate management or development; and / or enable a sense of place to be enhanced.
Moderate Beneficial Effects	Proposed Development would; improve the character (including quality and value) of the landscape; and / or enable the restoration of characteristic features and elements partially lost or diminished as a result of changes from inappropriate management or development; and / or enable a sense of place to be restored.
Minor Beneficial Effects	Proposed Development would; complement the character (including quality and value) of the landscape; and / or maintain or enhance characteristic features and elements; and / or enable some sense of place to be restored.
Not Significant Neutral Effects	Proposed Development would; maintain the character (including quality and value) of the landscape; and / or blend in with characteristic features and elements; and / or enable a sense of place to be retained.
Minor Adverse Effects	Proposed Development would; not quite fit the character (including quality and value) of the landscape; and / or be at variance with characteristic features and elements; and / or detract from a sense of place.
Moderate Adverse Effects	Proposed Development would; conflict with the character (including quality and value) of the landscape; and / or have an adverse impact on characteristic features or elements; and / or diminish a sense of place.
Moderate / Major Adverse Effects	Proposed Development would; and / or be at considerable variance with the character (including quality and value) of the landscape; and / or degrade or diminish the integrity of a range of characteristic features and elements; and / or damage a sense of place.
Major Adverse Effects	Proposed Development would; be at complete variance with the character (including quality and value) of the landscape; and / or cause the integrity of characteristic features and elements to be lost; and / or cause a sense of place to be lost

Table 10b: Description of Landscape Significance Defining Criteria

Appendix A - Landscape and visual appraisal methodology

4.0 Visual assessment methodology

Visual effects are described by GLVIA3 (page 98: paragraph 6.1) as “*An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity.*”

The assessment of visual effects seeks to predict effects on viewpoints being assessed as a result of the Proposed Development. GLVIA3 (Page 98: Paragraph 6.3) requires the assessment of the following:

- The area in which Proposed Development may be visible;
- The different groups of people who may experience views of the Proposed Development;
- The viewpoints and if they will be effected by the Proposed Development; and
- The nature of the views at each viewpoint.

Nature of visual receptors (sensitivity)

The nature of a visual receptor is based on a number of complex issues which should be evaluated as part of an LVIA and can be defined as their Visual Susceptibility to Change.

Visual Susceptibility to Change

The susceptibility of a visual receptor is dependant on the following:

- Their susceptibility to changes in the view and visual amenity;
- Their perceived value attached to the view;
- Its’ relationship to an activity they are engaged in; and
- The extent to which their attention is focused on the views and visual amenity at that location.

As such those visual receptors most sensitive to change are likely to include people engaged in outdoor activities where an appreciation of the landscape is the focus or residents in areas where the landscape setting contributes to the setting of the properties. Conversely, those considered least sensitive to change include (but are not restricted to) people engaged in outdoor sports or recreation where there is no focus on the surrounding landscape / views and people at their place of work where their focus is on their work activity.

The overall susceptibility to change for visual receptors can be interpreted as per Table 11.

LEVEL	DEFINING CRITERIA (VISUAL SUSCEPTIBILITY)
High	Residents at home with primary views from ground floor, garden and upper floors; Public rights of way and footpaths (either strategic or popular routes) where people are engaged in outdoor recreation, whose attention / interest is likely to be focused on the landscape or particular views; Visitors to heritage assets or other attractions, where views of the surroundings are an important contributor to the experience; Communities where views contribute to the landscape setting enjoyed by residents; Travellers on recognised scenic routes.
Medium	Residents with secondary views, primarily from first floor level; Travellers on road, rail, or other transport routes where landscape is a focus of the view; Users of local, and less used Public Rights of Way or where the attention is not focused on the landscape; Schools and other institutional buildings and their outdoor areas, play areas.
Low	Users of outdoor sport / recreation facilities which does not involve / depend upon appreciation of views of the landscape; Travellers on road, rail or other transport routes not focused on the landscape / particular views e.g. on motorways and “A” road or commuter routes;
Very Low	People at their place of work whose attention may be focused on their work / activity and not their surroundings.

Table 11: Visual Susceptibility to Change Defining Criteria

Value of Views

The value of a view should consider the following:

- Recognition attached to the value of a particular view, e.g. in relation to heritage assets or planning designations; and
- Indicators of the value attached to views by others, e.g., in guide books, defined viewpoints tourist maps, literary references, art work etc.

An assessment will be made on the value of a view and will be informed by the following defining criteria as illustrated in Table 12.

LEVEL	DEFINING CRITERIA (VALUE)
High	A unique or recognised high-quality view, well-frequented and / or promoted as a beauty spot / visitor destination as often illustrated on Ordnance Survey maps. A view with cultural associations (recognised in art, literature or other media). A view which relates to the experience of other features, for example heritage assets.
Medium	May be valued locally however it is not widely recognised for its quality or has low visitor numbers. The view has no strong cultural associations.
Low	A view with no recognised quality, is unremarkable and / or is unlikely to be visited specifically to experience the views available.
Very Low	A poor quality view which is likely to be unvalued or regarded as degraded.

Table 12: Value of View Criteria

Overall nature of visual receptor (sensitivity)

By combining overall susceptibility to change together with the value of a view, an overall nature of a visual receptor (sensitivity) can be demonstrated. It is generally the case that a combination of high susceptibility and high value is most likely to give rise to the highest sensitivity. Conversely, a very low susceptibility and negligible value is most likely to give rise in the lowest level of visual sensitivity.

Table 13 identifies how susceptibility and value of view can be combined to demonstrate the sensitivity of a visual receptor.

DEFINING CRITERIA (IDENTIFYING VISUAL SENSITIVITY)				
	High Susceptibility	Medium Susceptibility	Low Susceptibility	Very Low Susceptibility
High Value	High Sensitivity	High Sensitivity	Medium Sensitivity	Low Sensitivity
Medium Value	High Sensitivity	Medium Sensitivity	Low Sensitivity	Low Sensitivity
Low Value	Medium Sensitivity	Low Sensitivity	Low Sensitivity	Negligible Sensitivity
Negligible Value	Low Sensitivity	Low Sensitivity	Negligible Sensitivity	Negligible Sensitivity

Table 13: Overall Visual nature of receptor / Sensitivity Defining Criteria

A summary of the defining criteria illustrating the overall visual sensitivities is illustrated below within Table 14.

LEVEL	DEFINING CRITERIA (OVERALL NATURE OF RECEPTOR / SENSITIVITY)
High	A view that is well balanced, containing attractive features and notable for its scenic quality; and / or A view which is an important part of their reason for being there; and / or A view which is experienced by large numbers of people and / or is recognised for its qualities.
Medium	An otherwise attractive view that includes some unattractive or discordant features, or visual detractors; and / or A view which plays a small part in receptors being there; and / or A view that is recognised locally.
Low	A view that is unattractive, discordant and / or contains many visual detractors; and / or A view which is unlikely to be part of the receptor experience.
Negligible	A view that is at the lowest end of susceptibility and the value of view is not relevant.

Table 14: Overall Visual nature of receptor / Sensitivity Defining Criteria

Appendix A - Landscape and visual appraisal methodology

Magnitude of Visual Effects

The guidance provided in GLVIA3 (Page 115: Paragraph 6.38) requires that each of the following variables need to be evaluated for each of the visual effects identified:

- Size or scale of the change of view, including loss of or additional views, degree of contrast in terms of form, mass, scale, colour and texture etc;
- Geographic extent in terms of angle of view, distance etc; and
- Duration and reversibility in term of longevity of effects and whether reversible.

Visual Size / Scale Criteria

The visual size and scale of an effect is determined by considering the amount of change experienced by a receptor, based upon the criteria set out in Table 15.

LEVEL	DEFINING CRITERIA
Large	Total or substantial loss or large-scale damage to an existing view as a result of the Proposed Development resulting in a change to an extensive proportion of a view. Total loss of visual characteristics / features and the introduction of new uncharacteristic elements. Overall the Proposed Development would become the dominant feature within the existing view, contrasting with its surroundings. Little or no scope for adequate mitigation.
Medium	An existing view which would experience partial loss or medium scale damage due to changes in the view resulting but not fundamentally changing the visual characteristics as a result of development. The introduction of new elements but not necessarily uncharacteristic resulting in a partial change to the existing view, which may in some cases diminish its overall integrity. Overall the existing view will demonstrate obvious change but not form the key features of the view. Partial mitigation exists or would be possible.
Small	Limited or a slight loss or small-scale damage to an existing view which demonstrates the retention of the majority of visual components which define existing landscape characteristics / features and the introduction of new elements which are characteristic of the surrounding landscape. The integrity of the view remains unchanged as the view would not result in a change to the general composition of the view. Overall, the existing view will demonstrate some change with Proposed Development only affecting a relatively small portion of the view or introduce new features that are not considered incongruous. Partial or full mitigation is present or possible.
Negligible	Very minor loss or alteration to the existing view with one or more key landscape characteristics / features and the introduction of new elements which are characteristic of the surrounding landscape. Overall the view is exposed to minimal change which is not dependant on mitigation proposals.
None	No loss or alteration to an existing view with key landscape characteristics / features retained within the Site. Overall the existing view remains unchanged.

Table 15: Visual Size / Scale of View Criteria

Geographical Extent

The geographical extent of a visual effect is determined by the amount of change experienced within a view, based upon the criteria set out in Table 16.

LEVEL	DEFINING CRITERIA
Large	Visual effects which could result in the proposed development forming the main focus of the view, and / or at Close-range, and / or over a large area.
Medium	Visual effects which could result in the proposed development being located at medium distance, and / or over a narrow field of view, and / or oblique to the main focus of view.
Small	Visual effects which could result in the proposed development being located on the periphery of the main focus of view, and / or at a long distance, and / or would form a small area of the view.
Negligible	Visual effects as a result of the proposed development which would not be considered important.

Table 16: Geographical Extent Defining Criteria

Duration

The overall duration of a visual effect is based upon the criteria set out in Table 17.

LEVEL	DEFINING CRITERIA
Long-term	10 Years +
Medium-term	5 to 10 Years
Short-term	1 to 5 Years
Temporary	12 months or less

Table 17: Duration of View Criteria

Reversibility

The visual size and scale of an effect is determined by considering the amount of change experienced by a receptor, based upon the criteria set out in Table 18.

LEVEL	DEFINING CRITERIA
Reversible	Change that can be largely reversed without significantly effecting the visual receptor. (Accommodation on wheels with limited infrastructure, Solar PV Array, wind farms etc.)
Partially Reversible	Change that can partially be reversible and restore the landscape to a similar nature as per the existing baseline. (Mineral extraction, temporary events)
Irreversible	Change that cannot be reversed and forms a permanent change such as roads, buildings etc.

Table 18: Reversibility of View Criteria

Overall Visual Nature of Effect

The visual size and scale of an effect is determined by considering the amount of change experienced by a receptor, based upon the criteria set out in Table 19.

LEVEL	DEFINING CRITERIA
High	Proposed Development, or a part of it would give rise to an effect that would fundamentally change, establish a total loss or substantial alteration to key visual characteristics or would become the dominant and contrasting feature or the focal point in the view. Little or no scope for adequate mitigation.
Medium	Proposed Development, or a part of it would give rise to an effect that would markedly change or would form a prominent feature or element of the view which is readily apparent to the receptor. Partial mitigation is possible.
Low	Proposed Development, or a part of it would give rise to an effect that would create limited or localised changes to the existing view and would be noticeable but not alter the overall balance of features and elements that compromise the existing view Partial or full mitigation is possible.
Negligible	Only a very small part of Proposed Development would be discernible with very little change, or it is at such a distance that it would form a barely noticeable feature or element of the view and / or occupy a negligible proportion of the view. Full mitigation is possible.

Table 19: Visual Magnitude Defining Criteria

Beneficial, Neutral or Adverse Change

The overall assessment of the nature of effect should be assessed in terms of its change and if this change or changes can be considered as beneficial, neutral or adverse. Beneficial change would demonstrate that development, or part of it, would introduce new features that would enhance the view; and or would demonstrate an improvement generally within a view; and or create perceivable improvements to a view from removal or screening of detracting features.

Neutral change would demonstrate that development would not materially effect the existing visual amenity therefore demonstrates that Proposed Development would demonstrate no perceptual change in the view.

Adverse changes would demonstrate that development, or part of it, would cause a level of deterioration to an existing view through the removal of landscape features which characterise the view; and or introduce new features within the view which are uncharacteristic.



Appendix A - Landscape and visual appraisal methodology

Assessment of Visual Effects and their Significance

Overall, the assessment of visual effects and their significance seeks to combine the nature of the visual receptor / overall sensitivity and the nature of effect (magnitude of effect). It is generally accepted that any major loss or irreversible negative effects based over a large area experienced by larger number of highly sensitive visual receptors located within areas of nationally or internally important and valued landscape are most likely to lead to the greatest level of significance. Conversely, reversible negative effects over a short duration or limited extent of area are likely to result in the lowest level of significance. The overall description identifying the defining criteria for Visual Effects and their Significance for visual receptors can be interpreted as per Tables 20 and 21.

It is important to clarify that any effects which are assessed to be ‘minor’ or ‘not significant’ are considered to be ‘non-important’. Effects assessed as ‘moderate’ may be considered to be ‘important’ but must be supported by reasoned justification. ‘Major’ or ‘Moderate / Major’ effects are considered to be ‘important’ and require weighing in the planning balance against other benefits of the Proposed Development. The following is extracted from The State Of Environmental Impact Assessment Practice In The UK 2011 which aims to establish the need for introducing a classification in relation to the significance of effects:

This approach is considered good practice; whilst recognising the inherent subjectivity of the assessment, it attempts to aid communication of the scale of the impact by introducing a classification. This approach also allows the practitioner to identify and discuss effects that some groups may consider significant, whilst others would not. For example, a negative landscape effect described as being of ‘minor significance’ might be considered to indicate that a majority of people would not consider the effect to be significant; however, a smaller group, perhaps within the local community, may disagree and consider the effect to be significant.

The following tables – Table 20 and 21 are based on an interpretation of The State Of Environmental Impact Assessment Practice In The UK 2011 – Figure 6.3: EIA significance evaluation matrix. Table 10a illustrates how by defining the nature of a receptor (Sensitivity) and nature of effect (Magnitude) can provide on overall significance of effect. Table 10b illustrates the defining criteria for the significance rating. This summary of assessment can be considered as part of an overall assessment of importance in establishing the level of harm to existing visual amenity.

DEFINING CRITERIA (IDENTIFYING MAGNITUDE OF EFFECT)				
NATURE OF RECEPTOR (SENSITIVITY)	NATURE OF EFFECT (MAGNITUDE)			
	High Magnitude	Medium Magnitude	Low Magnitude	Negligible Magnitude
High Sensitivity	Major	Moderate / Major	Moderate	Minor / Moderate
Medium Sensitivity	Moderate / Major	Moderate	Minor / Moderate	Minor
Low Sensitivity	Moderate	Minor / Moderate	Minor	Not Significant / Minor
Negligible Sensitivity	Minor / Moderate	Minor	Not Significant / Minor	Not Significant

Table 20: Overall assessment significance evaluation matrix

- Not Important
- Unlikely to be Important
- May be Important (where supported by justification)
- Materially important effects

LEVEL	SIGNIFICANCE OF VISUAL EFFECTS - DEFINING CRITERIA
Major Beneficial Effects	Proposed Development would create an iconic new feature that would greatly enhance the view.
Moderate / Major Beneficial Effects	Proposed Development would lead to a major improvement in a view from a highly sensitive receptor.
Moderate Beneficial Effects	Proposed Development would cause obvious improvement to a view from a moderately sensitive receptor, or perceptible improvement to a view from a more sensitive receptor.

Minor Beneficial Effects	Proposed Development would cause limited improvement to a view from a receptor of medium sensitivity, or would cause greater improvement to a view from a receptor of low sensitivity.
Not Significant Neutral Effects	No perceptible change in the view.
Minor Adverse Effects	Proposed Development would cause limited deterioration to a view from a receptor of medium sensitivity, or cause greater deterioration to a view from a receptor of low sensitivity.
Moderate Adverse Effects	Proposed Development would cause obvious deterioration to a view from a moderately sensitive receptor, or perceptible damage to a view from a more sensitive receptor.
Moderate / Major Adverse Effects	Proposed Development would cause major deterioration to a view from a highly sensitive receptor, and would constitute a major discordant element in the view.
Major Adverse Effects	Proposed Development would cause the loss of views from a highly sensitive receptor, and would constitute a dominant discordant feature in the view.

Table 21: Description of Visual Significance Defining Criteria



We are rural