



Appendix 6 – Landscape and Visual Technical Note

Landscape and Visual Technical Report in response to a Regulation 18 request by North East Derbyshire District Council

Land west of Barnes Lane, Dronfield

On behalf of Boningale Homes Ltd

Date: 20th April 2026 | Pegasus Ref: P26-0720

Authors: CARO KHAMKHAM AND NEIL FURBER



Document Management.

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1. Introduction

- 1.1. This technical report on Green Belt and landscape and visual matters has been prepared by Pegasus Group to accompany a Regulation 18 submission for consideration by North East Derbyshire District Council. The report has been prepared with input from a Chartered Landscape Architect on behalf of Boningale Homes Ltd.
- 1.2. This report considers the Green Belt and landscape and visual matters with respect to land to the west of Barnes Lane, Dronfield, Derbyshire. (hereafter known as the 'Site') and its potential for residential development, as illustrated in a Concept Layout Plan at **Appendix 1**. The Site is located on the northern edge of Dronfield, in the administrative area of North East Derbyshire see **Figure 1, Environmental Designations Plan**.
- 1.3. The technical report has been prepared via an examination of current national policy and review of relevant baseline documents. An initial desk-top study was carried out to review a range of published information relating to the Site and its context, landscape designations, published landscape character assessments and the accompanying guidance. A field appraisal was conducted in March 2026 when trees were not in leaf to determine the extent of the visual influence of the Site.
- 1.4. The Site is located within the Green Belt which is considered in a separate report by Marrons Planning .
- 1.5. A baseline landscape character review of the Site and its surroundings was undertaken, including a preliminary review of the landscape sensitivity to residential development.
- 1.6. The report has also reviewed the visual amenity baseline and identified likely visual receptors based on a Zone of Theoretical Visibility, generated from an indicative concept plan.

2. Site Description and Designations

Introduction

- 2.1. The Site currently comprises eight pastoral fields covering approximately 11.2 hectares (ha). The landform within the Site consists of a southeast-facing slope which is flanked by dry stone walls along Barnes Lane in the east and stone walls also mark the parts of the periphery with the settlement of Dronfield to the south. The western and northern boundaries are defined by established native hedgerows. The lowest lying parts of the Site are within the south eastern corner at approximately 196m above ordnance datum (AOD), see **Figure 2**. The highest ground within the Site is in the north-western corner at approximately 226m AOD.
- 2.2. Field boundaries are typically drystone walls and the fields are further divided with stock proof electric fencing. There are some well-established hedgerows, notably along northern border of the Site and flanking some of the fields in the western part of the Site. A few of the hedgerows include an occasional hedgerow tree, however overall tree cover on and adjoining the Site is sparse.
- 2.3. The curtilages of residential properties constructed in the mid-20th century include dwellings along Longcroft Road, Croft Lea and Green Lea, are contiguous with the southern Site boundary. Curtilages of Ranch House, The Stables, and Northern Common, are to the west of the Site. The curtilage of Barnes Farmhouse, the residential property of Fair Winds and a cluster of agricultural buildings lie to the northwest of the Site and a field containing caravans lies adjacent to the northern boundary of the farmstead.
- 2.4. The land to the north of the Site rises to a ridge that gently descends from a height of 232 m AOD on the north west near Mickley, to approximately 212 m AOD to the north east of Barnes Lane, beyond Barnes Farm.
- 2.5. The northern most tip of the Dronfield Woodhouse Conservation area lies approximately 165m southwest of the western extremity of the Site. The Conservation Area does not have any visual connection to the Site due to the intervening properties. The residential properties along Longcroft Road and its associated streets consist mainly of 1950s-60s semi-detached and detached, brick built, two-storey properties.
- 2.6. The EDP at **Figure 1**, shows that there are no listed properties within the immediate vicinity of the Site, the closest is a cottage close to the petrol station on Stubley Lane.

Peak District National Park

- 2.7. The Peak District National Park lies approximately 3 to 3.5km to the west of the Site and is distinct from the surrounding lowlands. The three main landscapes types comprising, the Dark Peak, White Peak and South West Peak, each have their own character and sense of place; Dark Peak is the NCA closest to the Site.
- 2.8. The Site has limited and distant visibility from the National Park and the field survey established the Site is barely perceptible from the designation and seen in the context of extensive urban development in the valleys.

3. Baseline Landscape Character

3.1. The effects on landscape character will consider how the introduction of new built elements and associated conceptual landscape proposals could physically alter the landform, landcover, landscape pattern, and perceptual attributes of the Site. The visibility of the proposals is also considered as that could change the way in which landscape character is perceived. Landscape Character is defined in GLVIA3 as the:

“Distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.”

3.2. The Site is located in a landscape character transition area where several different areas converge. The landscape around the Site has been subject to landscape character assessments undertaken at three different scales:

3.3. National Character Area (NCA)

The Site is located in NCA 37: Yorkshire Southern Pennine Fringe, see Plate 2 below; and the study area also includes the following NCA's:

- NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfields;
- NCA 50: Derbyshire Peak Fringe and Lower Derwent; and
- NCA 51: Dark Peak.

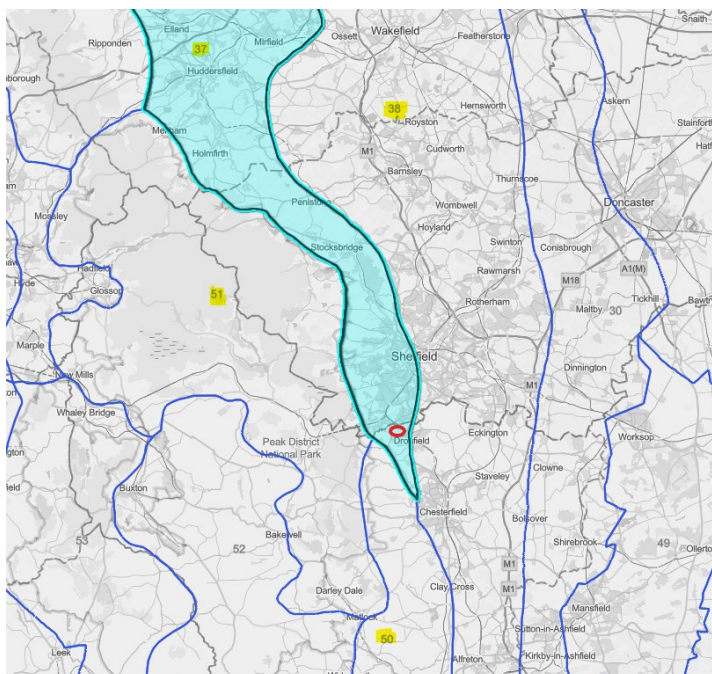


Plate 2: NCA 31 Context Map¹, Natural England

¹ NCA 37, Context Map. Available at: <https://nationalcharacterareas.co.uk/yorkshire-southern-pennine-fringe/context-map/s>

3.4. The Key characteristics of NCA 37, Yorkshire and South Pennine Fringe are [underlined for emphasis]:

- *'A transitional landscape dissected by steep-sided valleys, dropping from the high gritstone hills in the west to lower land in the east, and thus creating an important backdrop to the many industrial towns and villages within and beyond the NCA.'*
- *Sandstones and gritstone beds of Millstone Grit (Namurian) age underlying smooth hills and plateaux in the west. These are overlain in the east by beds of sandstone, siltstone and mudstone of Coal Measures age.*
- *Rivers creating a deeply dissected landscape, with high plateaux cut by steep-sided valleys, and fanning out in 'fingers' across valleys of the NCA.*
- *Treeless hill tops with tracts of rough grazing and extensive areas of enclosed pasture to the west, but with broadleaved woodland on steeper valley sides, giving the impression of a well-wooded landscape, especially to the north and west of Sheffield.*
- *Predominantly pastoral farming, especially in western areas, with a shift to more arable land in the drier eastern areas.*
- *Boundary features that change from distinctive patterns of drystone walls on the upland hills, to hedgerows becoming the predominant field boundary in the east.*
- *Close conjunction between rural landscapes and the rich industrial heritage of the urban areas, including settlements associated with the textile industry, with large mills and tall chimneys, and large factories and forges associated with the iron, steel and manufacturing industries.*
- *Urban development constrained within valley floors and up side slopes, with location and layout strongly influenced by the landform.*
- *Industrial wealth revealed in magnificent civil architecture in town centres, notably Bradford, Halifax, Huddersfield and Sheffield, and several stately homes with designed parklands.*
- *Evidence of bronze-age and Roman habitation still present on uplands, and old pack-horse routes that once joined settlements across the Pennines still in place, or now forming modern major road routes.*
- *Extensive and dramatic views from higher land out over lower-lying land to the east, even from within urban areas.*
- *Several reservoirs contained within narrow valleys contributing a distinct character as well as providing popular places to visit.*
- *Small patches of fragmented priority habitats providing important refuges locally for wildlife. Grassland mosaics are particularly important in supporting waders and the twite that breeds on adjacent moorland areas; lowland woodland is also an important feature.*

- *In places a dense network of roads and urban development, with many road, rail and canal routes crossing the NCA, and a high density of footpaths throughout.*

3.5. The East Midlands Region Landscape Character Assessment² (2010)

The Site falls within the Landscape Character Type (LCT) 10c: Wooded Slopes and Valleys, see Plate 3 below; LCT 10c key characteristics include [underlined for emphasis]:

- *'Moderate to steeply sloping and undulating valley slopes rising up to moorland and gritstone edges;*
- *Low lying and gently undulating landform in valley bottoms with network of streams often defined by dense streamline vegetation;*
- *Areas of semi-improved and acid grasslands together with widespread bracken and localised gorse, particularly on the thinner soils on steeper slopes;*
- *Densely scattered small to medium sized irregular blocks of ancient and secondary woodlands, mostly on steeper slopes and along streams;*
- *Permanent pasture for sheep and dairy cattle, particularly in valley bottoms, with small to medium sized, mainly irregular shaped fields enclosed by mixed species hedgerows and hedgerow trees, with dry-stone walls often enclosing a more regular field pattern;*
- *Network of winding, often sunken lanes particularly on steeper slopes, with rocky banks;*
- *Dispersed pattern of farmsteads in local stone with stone slate roofs, and with localised clusters of farmsteads; and*
- *Localised parkland with distinctive large historic halls and houses set in parkland, generally located on the undulating landform of the valley slopes, and associated estate villages and farmsteads and large blocks of plantation woodland within the estates.'*

² East Midlands Region Landscape Character Assessment, Natural England, April 2010. Available at: <https://publications.naturalengland.org.uk/publication/5635681403535360>

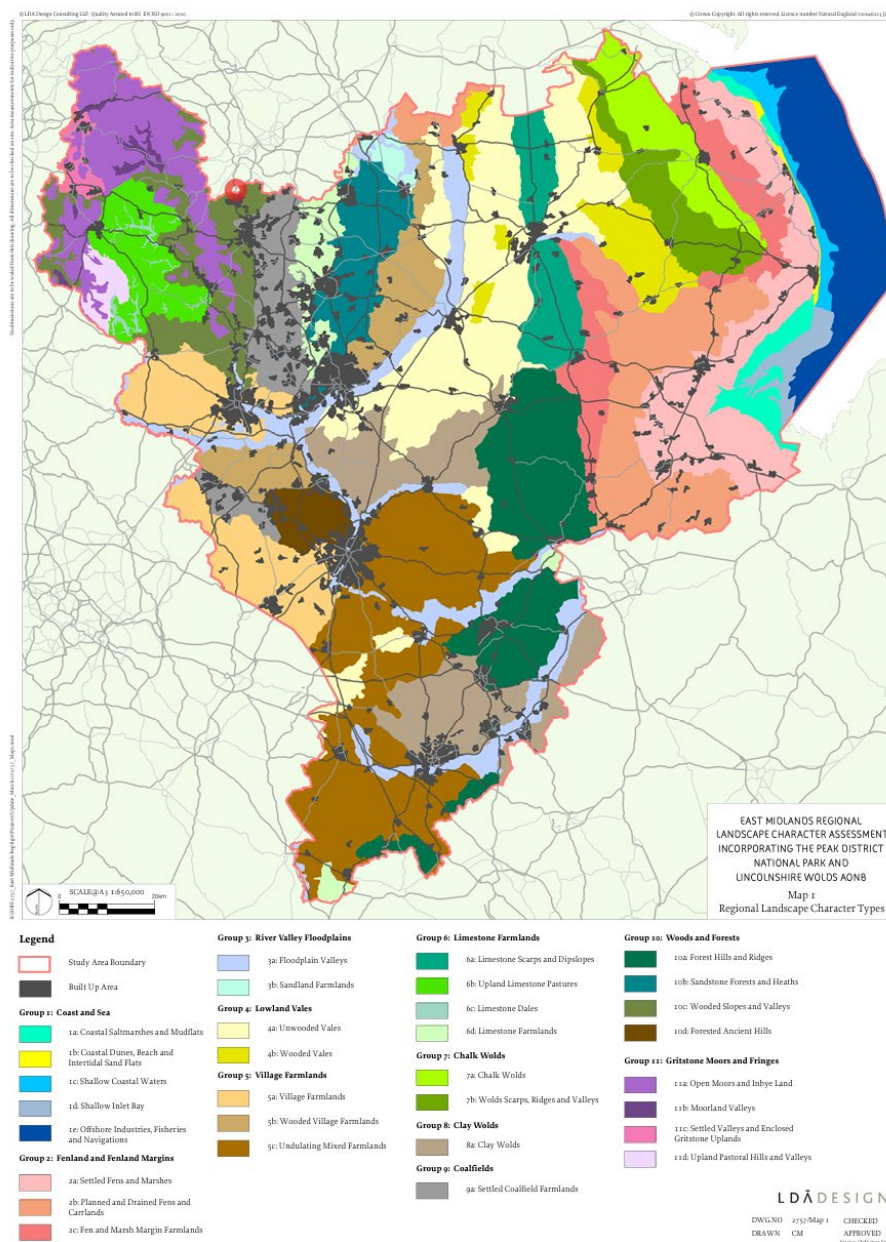


Plate 3: Regional Landscape Character Types, East Midlands Regional Landscape Character Assessment, LDA Design,

3.6. The Landscape Character of Derbyshire

The Site is within the Landscape Character Area (LCA) 3, Derbyshire Peak Fringe and Lower Derwent, with the Landscape Character Type 'Wooded Slopes and Valleys' as shown below in Plate 4; the Site also borders:

- LCA 4 Nottinghamshire, Derbyshire Coalfields which starts to the east of Barnes Lane
- LCA 1 Dark Peak which is approximately 3.5km to the west of the Site.

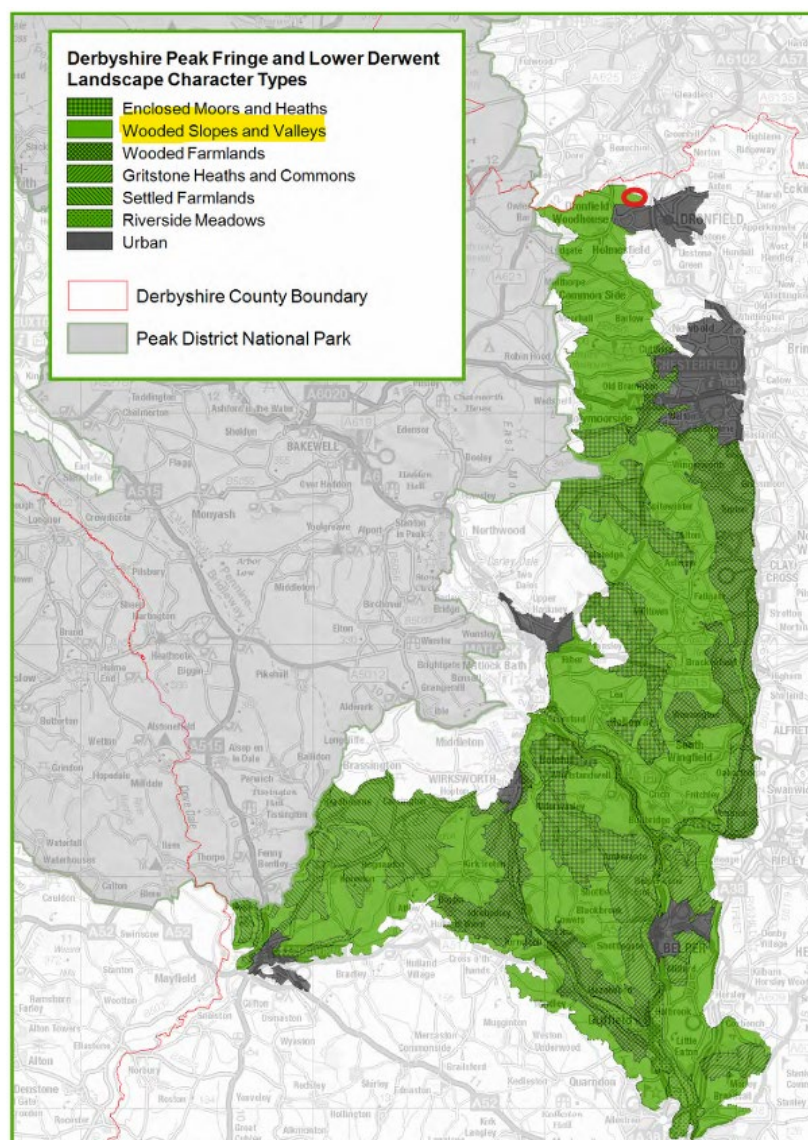


Plate 4: LCT 3 Derbyshire Peak Fringe and Lower Derwent

- 3.7. As noted in the Character Area introduction ***'The Derbyshire Peak Fringe and Lower Derwent is a Character Area exclusive to Derbyshire, being a transitional landscape between the Derbyshire Coalfield in the east, the Needwood and South Derbyshire Claylands to the south and the Peak District (comprising the Dark and White Peaks) to the north-west. For the purposes of the Derbyshire Landscape Character Assessment this area also includes the southern limits of the Yorkshire Southern Pennine Fringe within the county.'***

The landscape has a typical elevational range of 100m to 300m although the landform, comprising bands of sandstone and mudstone, is distinctly undulating as it rises from east to west forming the foothills to the Peak District'

- 3.8. The key characteristics of LCT Wooded slopes and Valley in this area are similar to the regional level characteristics: [underlined for emphasis]

- ***'Upland, undulating ground rising up to moorland***

- **Slopes are moderate to steep, and steepen along stream valleys**
- **Poorly draining soils over bands of mudstone and harder sandstone**
- **Permanent pasture for sheep and dairy cattle**
- **Widespread bracken and localised gorse on the thinner soils of steeper slopes**
- **Densely scattered small to medium ancient woodlands and secondary woodland on steeper slopes and along streams**
- **Densely scattered hedgerow trees**
- **Irregular field pattern bounded by mixed species hedgerows**
- **Dry-stone walls are widespread, defining a more regular field pattern**
- **Network of winding lanes, sunken on steeper slopes, with rocky banks**
- **Dispersed sandstone farmsteads with stone slate roofs**.

3.9. The published landscape character assessments are inevitably high-level character appraisals, which provide a useful overview by which to understand the character of the local and wider landscape and its surroundings.

Preliminary Review of Landscape Sensitivity

3.10. The Site is currently comprised of pasture farmland which is common in the locality beyond the limits of settlements. The Site and the immediate surrounding landscape are not covered by any statutory or non-statutory landscape designations. For that reason, the Site falls at the lower spectrum of the landscape value continuum, representing an area of pleasant but unremarkable landscape.

3.11. The undeveloped nature of the Site and its countryside character are likely to be valued by some local people. However, the majority of the Site is currently not publicly accessible. The Site whilst containing a limited number of mature trees does not contain an assemblage of physical features that would constitute a 'valued landscape' in the context of the National Planning Policy Framework (NPPF 2024) Paragraph 187(a).

3.12. Paragraph 187 of the NPPF notes that planning policies and decisions should contribute to and enhance the natural and local environment by "...*(a) protecting and enhancing valued landscapes...*" in a manner commensurate with their statutory status or identified quality in the Development Plan with 187 b) stating: "*recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services (...) and of trees and woodland...*". This is further clarified in Paragraph 188 of the NPPF, which states: "*Plans should: distinguish between the hierarchy of international, national and locally designated sites...*" therefore, clearly establishing the principle of hierarchy between designated and non-designated countryside. This is further reinforced by the Planning Practice Guidance (its section 'Natural Environment') which puts more emphasis on protected landscapes such as National Parks and National Landscapes. The Site clearly falls at the lower end of the spectrum, with the local landscape not being designated and not identified in the Local Plan as a non-statutory landscape designation or any Policy that would

indicate its special or unique character, or value, in landscape character terms. It is concluded that the Site should be considered against Paragraph 187(b) alone.

- 3.13. The following paragraphs provide an analysis of the Site's landscape character, based on an on-site assessment. By doing so this technical report aims to identify the landscape value and landscape susceptibility to residential developments. The analysis has had regard to Box 5.1 of the GLVIA3, and Technical Guidance Note O2/21³ prepared by the Landscape Institute.
- 3.14. The GLVIA3 clearly identifies a hierarchy of valued landscapes when discussing the level of importance that they signify. It clearly states that the value decreases from internationally valued landscapes such as World Heritage Sites to nationally valued landscapes such as National Parks and National Landscapes (Areas of Outstanding Natural Beauty (AONBs) in GLVIA3), to locally valued landscapes: *"...locally valued landscapes, for example, local authority landscape designations or, where these do not exist, landscapes assessed as being of equivalent value using clearly stated and recognised criteria..."* The Site and the surrounding landscape do not fall under any of the above categories. On that basis, the value of the Site landscape is assessed as medium.
- 3.15. Public access to the Site is limited to Footpath 6, a section of which crosses the westernmost part of the Site in a north-westerly direction from Green Lea, and to Footpath 7, a small section of this footpath traverses the eastern portion of the Site from Longcroft Road to Barnes Farm and then continues northwards towards Sheffield, intersecting with several other footpaths along its route. A further footpath, No 8, follows the course of Barnes Lane from Barnes Avenue to Barnes Farm along the eastern perimeter of the Site, see Plate 5 below. Footpaths 6 and 8 are elements in the route of the long-distance path the Sheffield Country Walk which forms a ring around Sheffield.

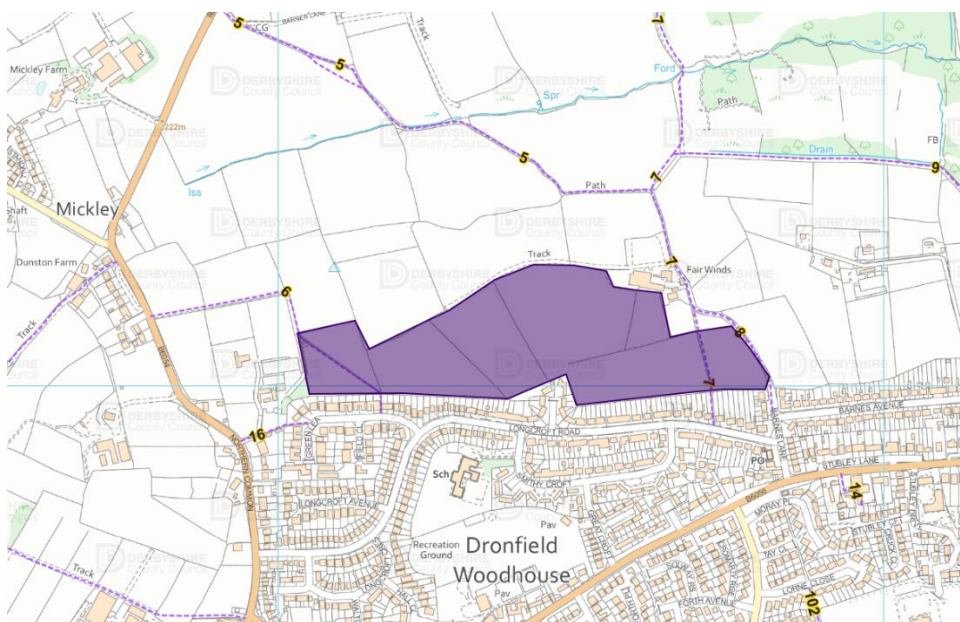


Plate 5: The Site showing PRoWs in the vicinity,

³ Landscape Institute, TGN O2/21, Assessing landscape value outside national designations. Available at: [tgn-02-21-assessing-landscape-value-outside-national-designations.pdf](https://www.landscapeinstitute.org/tgn-02-21-assessing-landscape-value-outside-national-designations.pdf)

- 3.16. In terms of the Site's recreational value, this is limited as the Site is predominantly privately owned. Indirect effects on views from public rights of way to the north are not expected as the ridge of high ground between the Site and these PRoW's would curtail visibility. See **Figure 3**, Screened Zones of Theoretical Visibility (SZTV). The visual amenity of these PRoWs has been considered in the following section of this report.
- 3.17. The Site does not contain any landscape features that could be considered rare or unique. There is a limited presence of trees and hedgerows across the Site, and these would be retained; the dry-stone walls that delineate some of the fields are characteristic of the landscape type.
- 3.18. The Site's relationship with the town of Dronfield and limited public access diminishes its perceptual quality to some degree. The general condition of the Site is fair, and the characteristics of the Site include some of the key characteristics identified in the published landscape character assessments.
- 3.19. There are no listed buildings or other heritage assets in the immediate vicinity.
- 3.20. The Site is not covered by any landscape conservation designation, and any localised value is largely restricted to its peripheral and internal field boundary. There are also no known cultural associations with the Site or its local setting that have been recorded in notable works of literature or art.
- 3.21. The levels of tranquility and the perceptual aspects associated with the Site are influenced by the Site's proximity to the existing residential edge of the town of Dronfield to the south. In general, the Site benefits from some degree of tranquility (from observation on site), however it has limited public access and cannot be described as remote.
- 3.22. Based on the above analysis, the value of the Site is assessed as medium, and the susceptibility of the Site is assessed as medium, resulting in a medium overall landscape sensitivity.

4. Visual Amenity Baseline

Zone of Theoretical Visibility

- 4.1. A Screened Zone of Theoretical Visibility (SZTV) has been produced for the Site as shown at **Figure 3**. The SZTV illustrates that visibility of built development on the Site would be restricted to the immediate vicinity of the Site and to the east of the Site in the vicinity of Coal Aston. Visibility from land to the north, and the south is largely limited to less than 20% theoretical visibility of the built development, likely the roofscape and seen in close association with the existing settlement.
- 4.2. It should also be considered that most of the land where visibility is indicated by the SZTV is privately owned land, whilst any future assessment would be necessarily focussed on publicly accessible locations including public roads, public rights of way and settlement edges.
- 4.3. The built-up areas area to the south of the Site, woodland cover to the west, and the undulating topography, most apparent to the north provides very limited opportunities to experience views of 2.5 storey housing on the Site from the surrounding landscape. The SZTV

indicates potential views from public rights of way in the vicinity of Pighill Lane and the Bowshaw area to the east and from Lydgate on higher ground at the edge of the Peak District to the West. The ZTV also indicates there may be visibility from public footpaths in the vicinity of Hills Farm on the southern periphery of Dronfield.

- 4.4. The SZTV will be used to inform the initial selection of representative public viewpoints from all directions and distances from the Site. Context photography illustrating the relationship of the Site to the existing urban edge and wider countryside is provided as **Figure 4**.
- 4.5. It is proposed that residential views would be assessed as part of the settlement edge where public access is available, however an individual assessment of the impact upon the views of all individual scattered dwellings with potential visibility of the Proposed Development is not proposed to form part of the scope of a future LVIA.
- 4.6. It should be noted that it is an established planning principle that there is 'no private right to a view', and consequently if suitable privacy distances between existing properties and the Proposed Development are maintained, then any effects upon private views of new built development should not be a valid consideration in the determination of the planning application.

Preliminary review of visibility in the field

- 4.7. Views from the public footpath along Barnes Lane at the junction with the existing settlement extend across the open fields of the Site. Views to the west include gently sloping fields and the existing suburban edge of Dronfield comprising post-world war 2 housing (**Viewpoint 1A**). Views towards the wider landscape to the east are largely curtailed in the middleground by tree belts (**Viewpoint 1B**).
- 4.8. Views from the public footpath further north along Barnes Lane where there are views back towards Dronfield illustrates the use of the fields of the site for horsti-culture. The regular pattern of semi-detached dwellings with limited garden planting provides an abrupt transition to the open fields of the Site (**Viewpoint 2A**). The role of topography to contain views further north in combination with the farm buildings and associated planting is illustrated in **Viewpoint 2B**.
- 4.9. Views from the public footpath at the northwestern boundary of the Site (**Viewpoint 3**) illustrate the suburban edge of Dronfield, comprising bungalows and housing, noting that the proposed development as part of the Strategic Concept Plan would not be proposed to extend into these fields and would be located further east beyond the middleground hedgerow.
- 4.10. A range of other viewpoint locations have been visited in the field, with the locations shown at **Figure 4**. These include a number of close range views from public rights way within or in very close proximity to the Site (Nos. 4–8), some middle-range (**Viewpoints 9 and 10**) and more distant views (**Viewpoints 11 to 13**) where in all cases at middle to long range, the Site and Proposed Development on it would form a negligible element in views due to the role of intervening landform and/or vegetation.
- 4.11. Overall there is limited intervisibility between the Site and its surroundings with the existing adjacent suburban edge of Dronfield extending along and beyond the southern boundary of the Site in both directions. Key features that restrict views in/out of the Site are the

undulating local landform and containment of the Site to the north, locally reinforced by the Barnes Lane farmstead and planting in the wider landscape to the east and west.

- 4.12. Limited theoretical visibility of the proposed development is indicated by the ZTV to the north between Dronfield and Sheffield covering the higher land along a local ridgeline where there could be localised theoretical visibility from publicly accessible locations (see **Figure 3**). Whilst a limited part of the roofscape of the proposed development may be visible, it is predicted that mitigation woodland planting along the northern boundary of the Site, at a higher elevation than the proposed development, would over time, eliminate even these limited and localised glimpses of new built development.

5. Summary and Conclusions

- 5.1. Pegasus prepared a technical report covering landscape and visual matters to accompany a Regulation 18 submission for consideration by North East Derbyshire District Council, regarding land to the west of Barnes Lane, Dronfield, Derbyshire.
- 5.2. The Site is located at the northern edge of the urban settlement of Dronfield, approximately 1 km to the south of the Sheffield..
- 5.3. The Site currently comprises 8 separate pastoral fields, totalling an area of approximately 11.2 hectares (ha). The landform within the Site consists of a southeast-facing slope and is contained by a local ridgeline to the north.
- 5.4. Field boundaries are typically drystone walls with some well-established hedgerows, notably along northern border of the Site and flanking some of the fields in the western part of the Site.
- 5.5. 20th century residential housing estate development is contiguous with the southern Site boundary and a cluster of agricultural buildings lie to the northwest of the Site.
- 5.6. The Peak District National Park lies approximately 3–3.5km to the west of the Site. The Site has limited and distant visibility from the National Park and the field survey established the Site is barely perceptible from the designation and seen in the context of extensive urban development in the valleys.
- 5.7. In terms of National Landscape Character, the Site is located in NCA 37: Yorkshire Southern Pennine Fringe; but lies in an area of transitional character being close to NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfields and NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfields.
- 5.8. Within the East Midlands Regional Landscape Character Assessment, the Site at a county level falls within Landscape Character Area (LCA) 3, Derbyshire Peak Fringe and Lower Derwent, with the Landscape Character Type Wooded Slopes and Valleys.
- 5.9. Relevant key characteristics include:
 - undulating upland with moderate to steep slopes;
 - irregular field patterns bounded by hedgerows and dry-stone walls; and
 - permanent pasture used for grazing.
- 5.10. The Site is not covered by any statutory or non-statutory landscape designations and with reference to best practice guidance the value of the Site is assessed as medium and it is not considered a valued landscape with reference to paragraph 187a of the NPPF (2024).
- 5.11. Public access to the Site is limited to public footpaths at the eastern and western ends of the Site and these routes are part of the long-distance path the Sheffield Country Walk which forms a ring around Sheffield. The proximity of the Site to the settlement of Dronfield reduces the levels of tranquillity that may otherwise be expected. There are no listed buildings or heritage assets with the immediate surroundings and there are no known cultural

connections to the Site. As such the value of the Site is assessed as medium with medium susceptibility, this results in a medium overall landscape sensitivity.

- 5.12. A Screened Zone of Theoretical Visibility (SZTV) has been produced for the Concept Framework Plan of dwellings up to 2.5 storeys in height. The SZTV illustrates that visibility of built development on the Site would be restricted to the immediate vicinity of the Site and to the east of the Site in the vicinity of Coal Aston. Visibility from land to the north, and the south is largely limited to less than 20% theoretical visibility of the built development, likely the roofscape and would be seen in close association with the existing settlement.
- 5.13. It should also be considered that most of the land where visibility is indicated by the SZTV is privately owned land, whilst any future assessment would be necessarily focussed on publicly accessible locations including public roads, public rights of way and settlement edges.
- 5.14. Overall there would be limited intervisibility between the built development on the Site and its surroundings, with the existing adjacent suburban edge of Dronfield extending along and beyond the southern boundary of the Site in both directions. Key features that restrict views in/out of the Site are the undulating local landform and containment of the Site to the north, locally reinforced by the Barnes Lane farmstead and planting in the wider landscape to the east and west.
- 5.15. In conclusion it is assessed that the indicative proposed development, with appropriate landscape mitigation would provide a well contained settlement extension that would have minimal landscape and visual effects.



Appendices



Figures



Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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- Key**
- Site Boundary
 - Primary Access
 - Pedestrian / Cycle Access
 - Movement Hierarchy
 - Indicative Residential Area
 - Indicative Residential Blocks
 - Indicative Attenuation Basin
 - Retained & Enhanced / New Vegetation
 - Pedestrian / Cycle Trails
 - PROW Routes

Landscaped
Public Open Space

Locally
Equipped
Area of Play

Retained
Hedgerows

Tree-lined
Streets

Urban Node
Green Space

Green Lea

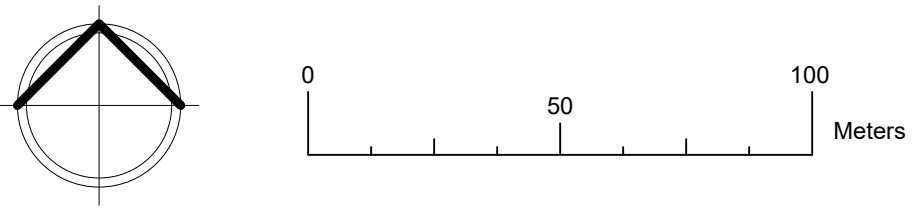
Longcroft Road

Smithy Croft

Barnes Lane

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A - April 2026 - Amendment to Masterplan

Status
Preliminary

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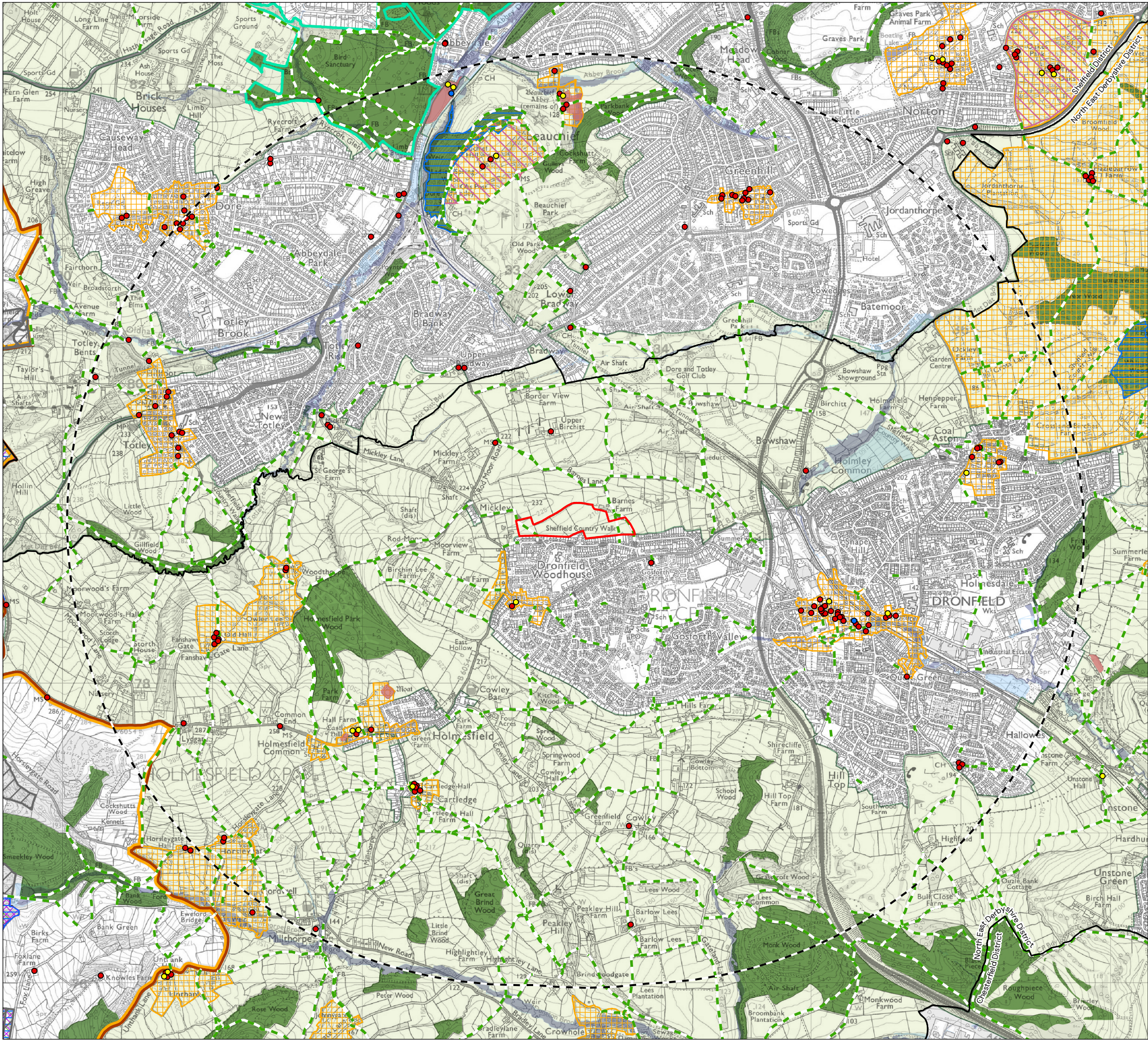
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- KEY**
- Site Boundary
 - Study Area – 3km
 - District Boundary
 - Grade I Listed Building
 - Grade II* Listed Building
 - Grade II Listed Building
 - Public Rights of Way
 - CROW Access Land
 - Peak District National Park
 - Local Nature Reserves
 - Sites of Special Scientific Interest
 - Special Protection Areas
 - Special Areas of Conservation
 - RSPB Reserve
 - Registered Parks and Gardens
 - Scheduled Monuments
 - Conservation Area
 - Ancient Woodland
 - Green Belt
 - Flood Zone 2
 - Flood Zone 3

REV	DATE	DESCRIPTION
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FIGURE 1 – ENVIRONMENTAL DESIGNATION PLAN

BONINGALE HOMES LIMITED

BARNES LANE, DRONFIELD

DATE	SCALE	DRAWN	APPROVED
29/04/2026	1:25,000@A3	EN/RL	NF

SHEET	REV	N	O	0.6KM
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DRAWING NUMBER
P26_0720_EN_02





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KEY

Site Boundary

Development Parcels

LiDAR 1m Contour

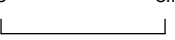
- 183 m - 188 m
- 189 m - 193 m
- 194 m - 197 m
- 198 m - 202 m
- 203 m - 207 m
- 208 m - 212 m
- 213 m - 217 m
- 218 m - 222 m
- 223 m - 227 m
- 228 m - 232 m

REV	DATE	DESCRIPTION
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FIGURE 2 – TOPOGRAPHY PLAN

BONINGALE HOMES LIMITED

BARNES LANE, DRONFIELD

DATE	SCALE	DRAWN	APPROVED
29/04/2026	1:3,000@A3	EN/RL	NF
SHEET	REV	N	0
-	B		

DRAWING NUMBER
P26_0720_EN_05

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