

Local Plan Representations

For Seabridge Developments Limited | 23-371

Issues & Options: Strategic Approach to the Location of Development and a Refined
Schedule of Sites - Land east of Mickley Infant School, Stretton, Alfreton

Project: 23-371
Site Address: Land east of Mickley Infant School, Stretton, Alfreton
Client: Seabridge Developments Limited
Date: 30 April 2026
Author: Wiktoria Sypnicka
Approved by: John Coxon

This report has been prepared for the client by Emery Planning with all reasonable skill, care and diligence. No part of this document may be reproduced without the prior written approval of Emery Planning. Emery Planning Partnership Limited trading as Emery Planning.

Contents

1.	Introduction	1
2.	Response to the Strategic Approach to the Location of Development	2
3.	Refined Schedule of Sites	5
4.	Proposed allocation – Land east of Mickley Infant School	9

Appendices

- EP1.** Site location plan
- EP2.** Concept Framework Plan
- EP3.** Access Feasibility Technical Note
- EP4.** Landscape and Visual Appraisal



1. Introduction

- 1.1 Emery Planning is instructed by Seabridge Developments Ltd to submit representations to the North East Derbyshire Local Plan: Issues and Options consultation on the “Strategic Approach to the Location of Development and a Refined Schedule of Sites”.
- 1.2 Our client controls the land east of Mickley Primary School (site ref: 45290) which is included in the Refined Schedule of Sites under Priority 2 (Mickley). The site is promoted for residential development, together with land for the expansion of Mickley Primary School. Part of the site is currently safeguarded for educational use in the adopted Local Plan. We propose that designation is carried forward. However, the land is privately owned, and the only realistic mechanism for the land coming forward for educational use is in association with a proposal for residential development on the wider land as also proposed through these representations.
- 1.3 Mickley Primary School currently operates from an extremely constrained site. Seabridge Developments is in discussions with the Christopher Nieper Education Trust (CNET) which has recently taken over control of Mickley Primary School from the Education Authority. As part of this submission, it is proposed that such area of the safeguarded land that the school requires be transferred to CNET as part of any development. The delivery of land for the school is a significant benefit of the proposed development, delivering key infrastructure within the village, which no other proposed allocation within Mickley or the Shirland Cluster can deliver.
- 1.4 The site was the subject of a pre-application enquiry in 2024 (LPA ref: ENQ/24/51). Subsequent to the pre-application enquiry the applicant has commissioned further technical work to support an application, including the preparation of a Landscape and Visual Appraisal.
- 1.5 We hereby enclose the following:
 - Site location plan
 - Concept Framework Plan
 - Access Feasibility Technical Note
 - Landscape and Visual Appraisal
- 1.6 Our responses to the Issues and Options consultation is set out in Section 2 of this statement. Our specific response in respect of the proposed allocation of the land east of Mickley Primary School (site ref: 45290) is set out in Sections 3 & 4.



2. Response to the Strategic Approach to the Location of Development

Development Needs - Context

- 2.1 The Consultation Document sets out the findings from the previous Issues & Options consultation carried out in Summer 2025. It states that whilst majority of respondents preferred for the target to be below the standard method requirement of 605 dwellings per annum (dpa), the Council must make every attempt to meet the standard method housing target. It goes on to state:

“For this reason, the current consultation is based on meeting the overall housing target set by the standard method: 12,000 dwellings over the period 2024 – 2044.”

- 2.2 The consultation document further states that comments are not being invited on this matter at this time. However, the proposed housing requirement will have an impact upon the spatial distribution and the extent of housing land supply which needs to be identified to meet those needs, both of which comprise matters being considered through the current consultation. Whilst Seabridge Developments supports the Council’s choice to meet housing needs as a minimum in principle, we would also refer to our response to Question 3.2 of the previous Issues and Options consultation. In summary, there are a number of circumstances where it may be appropriate to plan for more houses than the local housing need as determined by the standard method:

- **Alignment between the housing and economic strategies** – The Housing Needs Assessment (HNA) should assess how many homes would be required to align with planned level of economic growth
- **Affordable housing needs** – The HNA identifies a need of 356 affordable homes per annum, more than half of the proposed annual housing requirement (605 dpa).
- **Unmet needs of neighbouring authorities** – Sheffield and Derby have significant issues relating to their unmet housing needs which should be appropriately explored through the emerging local plan.

- 2.3 All of the abovementioned matters are capable of justifying a higher growth option to deliver housing in excess of the district’s housing need as calculated using the Standard Method. Due consideration should be given to the factors and how they may influence the spatial strategy and identification of housing land supply.



Proposed Approach to the Location of Development

- 2.4 The Consultation Document highlights that in terms of spatial distribution, there is limited correlation between the preferred locations for growth and the availability/suitability of land. The proposed approach to the priority locations and the settlement hierarchy have therefore been informed by the new Settlement Role and Function Study (SRFS).
- 2.5 Figure 7 sets out a broad approach to the distribution of development across the borough by identifying 4 priority levels for development, which appears to correspond to the settlement hierarchy (i.e. main towns, larger villages etc.). It states:

“It is intended that site allocations will be assigned using a cascade approach, whereby the higher the position in the hierarchy, the more development is likely to be focussed there. Noting that this does not override Green Belt or other desirable policy restrictions such as Local Settlement Gaps, provided that sufficient suitable sites can be found elsewhere in appropriate locations.

The approach can be justified on the basis that it is appropriate to prioritise development closest to existing services and facilities where there is clear evidence of existing capacity or where the necessary capacity can be provided, such as around the edges of neighbouring urban areas and the districts larger settlements; and through the creation of new settlements and strategic sites.”

- 2.6 We broadly support the proposed approach, although much will depend upon the distribution of development and how much housing is apportioned to each settlement. The apportionment of development to each settlement and subsequently each Priority Location/Settlement Level should be clearly set out in the future iteration of the draft Local Plan.
- 2.7 Our particular site interest lies within the Shirland Cluster, which is a priority 2 location. These are settlements and settlement clusters with a good level of service provision which support their wider hinterlands. The priority 2 locations are sustainable locations for growth and should be identified as such in the Local Plan, and they should be distributed a commensurate amount of growth. They also require growth to support existing services, to ensure that they are able to thrive and grow.
- 2.8 The Consultation Document provides a Refined Schedule of Sites which have passed the assessment but advises that these may not necessarily be included in the draft Local Plan to be consulted on later this year. The Land Availability Assessment (LAA) shows the following breakdown of deliverable and developable supply:



Source	No. of homes
Sites with planning permission as at 31/03/2025 (Green rating)	2,123
Deliverable sites without planning permission at 31/03/2025 (Green rating)	140
Developable sites without planning permission at 31/03/2025 (Amber rating)	14,184
Total	16,447

- 2.9 No breakdown of figures has been provided for each settlement or Priority Locations resulting from the LAA/Refined Schedule of Sites. Whilst the approximate capacity of each is identified through the Refined Schedule of Sites, the total figures are not easily accessible in an indicative trajectory or distribution of development table. Equally, the distribution resulting from the preferred sites is not investigated within the Sustainability Appraisal Regulation 18 Addendum dated March 2026.

Settlement Hierarchy

- 2.10 The emerging local plan is supported by a Settlement Hierarchy Study prepared by the Council, which was informed by the SRFS. It explores the possible clustering of settlements based on the relationship between them in terms of geographical position, services and facilities, employment and public transport.
- 2.11 The Study proposes a 'Shirland Cluster' comprising of Mickley, Shirland, Higham and Stonebroom, which together benefit from an excellent range of services and facilities. Seabridge Developments strongly supports the identification of the cluster as a Level 2 settlement in recognition of the area's sustainability credentials and ability to support a higher level of growth reflective of the settlement hierarchy.
- 2.12 Having regard to Mickley's role within the Shirland Cluster, the services present (a primary school, wide range of open space facilities, and a convenience store) are absolutely critical to the cluster, and the settlement is in our view an entirely sustainable location for growth. Any future allocations within Mickley would benefit from easy access to services and facilities within walking or cycling distance and by public transport, whether that be within Mickley or the adjacent villages of Shirland, Higham, or Stonebroom.
- 2.13 Within this context, Seabridge Developments supports the identification of the Shirland Cluster as a sustainable location for growth and designation as a Level 2 Settlement. Within that cluster, development should be focused at Mickley noting its key role within the cluster, including the provision of the local primary school.



3. Refined Schedule of Sites

Site ref. 45290 - Land east of Mickley Infant School, Mickley, Stretton

- 3.1 The inclusion of the site ref. 45290 (Land east of Mickley Infant School, Mickley, Stretton) in the Refined Schedule of Sites is supported by Seabridge Developments, as the promoter of the land for residential development and expansion of the adjacent primary school. The site is suitable for development, available in the short term, and achievable. We therefore consider that it should be formally allocated for residential development in the emerging Local Plan.
- 3.2 We set out below our response to the Council's assessment of the site in the consultation material. Further details of the site and the proposed allocation are also provided in Section 4 of this statement.

LAA Assessment

- 3.3 The site is assessed in the LAA as having an overall RAG rating of Amber meaning it may be developable, but constraints need to be addressed through the Local Plan and / or planning application process. In order to meet a RAG rating of Green, the site must be deliverable, and without constraints or have constraints that can be satisfactorily mitigated against.

Suitability

- 3.4 Stage 2 of the assessment rates the site as follows in respect of each suitability assessment category, taking account of LAA officer adjustments to the automated scores:

Considerations	Rating
Biodiversity and geodiversity	
Landscape Character (officer adjustment)	
Historic and Cultural Heritage	
Water	
Air	
Natural resources and waste	
Climate Change Adaptation	
Sustainable Communities	



Economy	
Health and Wellbeing	
Transport	
Amenity and Utilities (officer adjustment)	

3.5 The site therefore scores positively, with 9 out of 12 categories scoring Green. The comments in respect of each Amber rating and our responses are set out below:

- **Climate Change:** “Watercourses: 21 unnamed watercourse flows north-east adjacent to the south-eastern boundary. A well is noted approx. 100 metres east of the site Flooding History: No records within 100m”

Response: The presence of an unnamed watercourse in proximity of the site or a well circa 100m from the site should not in itself mean that the site cannot meet objectives relating to climate change. The comments confirm that there are no flooding records within 100m, the site is located within Flood Zone 1, and there are no reasons why any related constraints could not be satisfactorily mitigated against. The site should score Green against this category.

- **Sustainable Communities:** The ‘automated’ rating is set as Amber. No LAA officer comments or adjustments are provided.

Response: The Methodology states that the categories reflect the Sustainability Appraisal (SA) objectives. The SA defines the Sustainable Communities objectives as follows at Table 2.1:

“Increase access to community services and improve educational attainment to develop and maintain a skilled workforce”

The indicators for the objective set out in Appendix A of the SA include, among other things, proximity to and capacity of primary schools. The site directly adjoins Mickley Infant School and includes land safeguarded for the expansion of the existing school, or provision of a school playing field in consultation with Derbyshire County Council. The development of the site would deliver any of the safeguarded land that the school requires, and remains the only realistic mechanism for the land coming forward for educational use. The site therefore contributes very positively to the objective of ‘sustainable communities’, as it is a highly sustainable location which can support and enhance service provision within a settlement cluster. The site should score Green against this category.

- **Amenity and Utilities:** The automated assessment scored the site as Green, however the LAA officer comments state that the site is located within a Coal Authority Development High Risk Area, with some shallow working. Subsequently, the score was adjusted to Amber.

Response: The adopted Local Plan acknowledges that large parts of the District, particularly in the south and east, have been identified by the Coal Authority as being within ‘Development High Risk Areas’ due to the known occurrence of coal mining legacy issues and related



hazards¹ (indeed the vast majority of the District falls within this designation). Notwithstanding this, it went on to allocate a number of sites in such areas² and it was considered appropriate for a Coal Mining Assessment and mitigation to be deferred to application stage. Thus, the sites were found to be suitable despite the designation. There are no reasons why the same approach cannot be applied here, and it is noted that the significant number of other sites within the Refined Schedule of Sites are also within the high risk designation. Any related constraints could be satisfactorily mitigated against and, in light of the local context, the site should score Green. Seabridge Developments has carried out initial geotechnical work which has not identified any concerns regarding the deliverability of the site and a full phase II geotechnical survey will be undertaken in due course.

3.6 It is considered that the site should benefit from an overall suitability score of Green.

Availability

3.7 The site is available for development and scores Green in this regard.

3.8 There are no legal or ownership impediments to development. The land is controlled by Seabridge Developments Ltd, an experienced land promotion company, who would immediately take the site to market upon the granting of planning permission or achievement of an allocation, and sell to a house builder. Pre-application discussions have already taken place (LPA ref: ENQ/24/51), demonstrating the availability of the site and Seabridge Development's eagerness to bring it forward in a timely fashion.

Achievability

3.9 The site scored Amber against achievability, however no comments are provided as an explanation.

3.10 The LAA Methodology states that the following criteria are taken into account:

- Known developer willing to invest in the site
- Development considered viable
- No exceptional abnormal costs associated with the site
- Development delivered within 5 years (for housing) or reasonable prospect it will be delivered beyond this

¹ Paragraph 8.77

² CC1. Land at Stretton Road, Clay Cross, CC2. Land North of Clay Lane, Clay Cross, KL1. Land at Westthorpe, Killamarsh, KL2. Land off Rotherham Road, Killamarsh



- 3.11 The site is controlled by an experienced land promotion company, Seabridge Developments. It would be immediately taken to market upon the granting of planning permission or achievement of a draft allocation such that the site can be brought forward immediately on adoption of the Local Plan, if not sooner.
- 3.12 The site is greenfield with no significant constraints that would impact upon viability, including allowances for safeguarding the land for the school as part of the proposal. Seabridge Developments have already undertaken a raft of technical work including LVIA, Phase 1 Geotechnical survey, Preliminary Ecological Appraisal, all recommended Protected Species Surveys, habitat assessments, drainage and flood risk assessments and highways work. No material constraints have been identified and the site is deliverable. The proposed development is achievable and development can come forward within the first 5 years of the plan period.

Conclusion

- 3.13 The site is suitable for development. It is not subject to any landscape designations and it relates well to the existing settlement pattern, including the existing school and housing to the west and the villages' extensive open space and play facilities to the north. Mickley Lane located to the east of the site would provide a logical and defensible boundary which would contain any future development and prevent any further encroachment into the open countryside.
- 3.14 The site is available and in the control of an experienced land promoter, Seabridge Developments. No constraints exist which cannot be satisfactorily mitigated against, and development on the site is viable and achievable in the short term.
- 3.15 In light of the above, Seabridge Developments firmly supports the identification of the site within the Refined Schedule of Sites. The site is a logical and sustainable location for development, and the site should be formally allocated for residential development through the emerging local plan. We provide further supporting details relating to the proposed allocation in **Section 4** below.



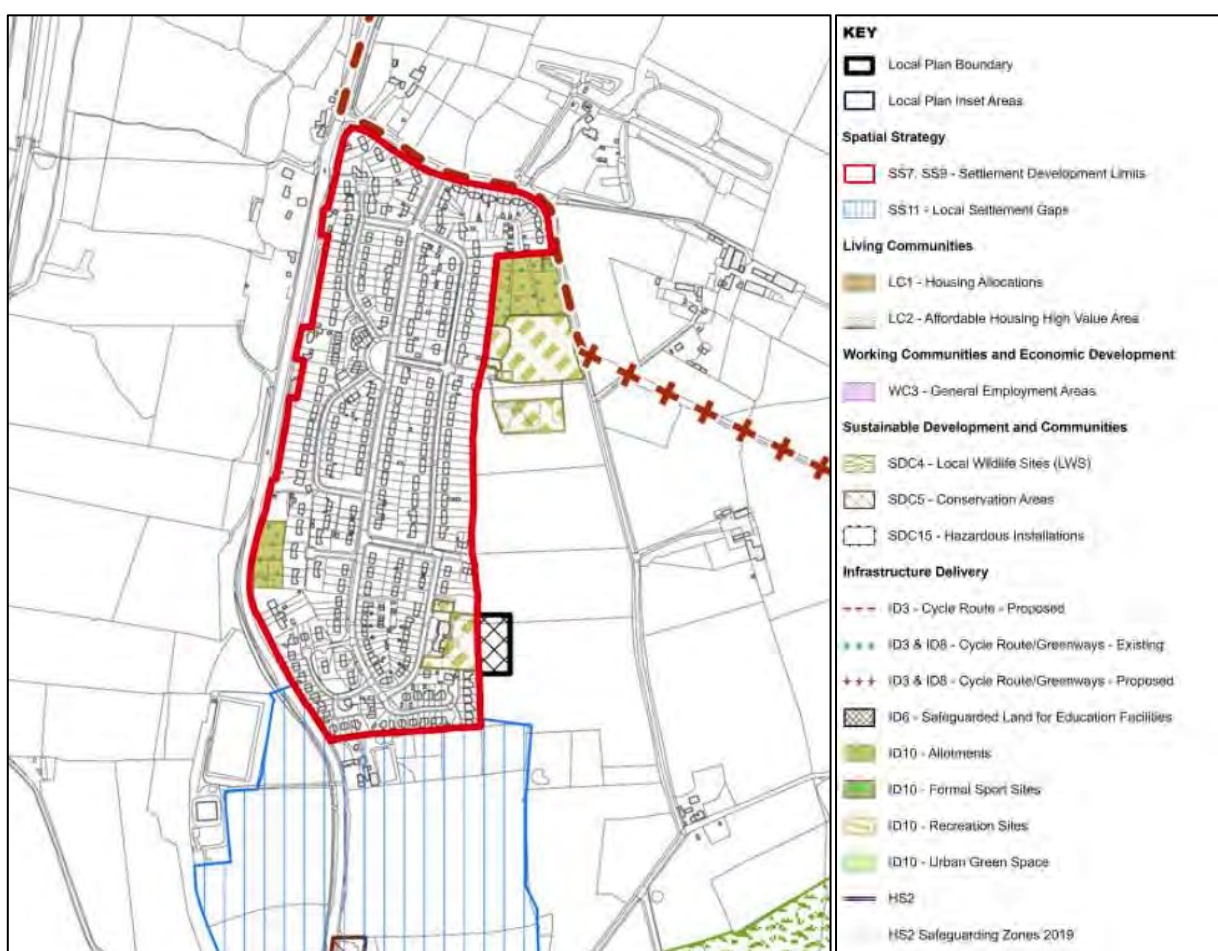
4. Proposed allocation – Land east of Mickley Infant School

- 4.1 Seabridge Developments is promoting the land east of Mickley Primary School (site ref: 45290), which is included in the 'Refined Schedule of Sites', and requests that it is formally allocated for residential development within the emerging local plan. The site was promoted through the previous Issues and Options consultation and has since been included in the Refined Schedule of Sites, which is strongly supported by Seabridge Developments.
- 4.2 The site includes land proposed for residential development, as well as land that is currently safeguarded for education in the adopted Local Plan. The proposed delivery of some or all of the safeguarded land for the school based on its requirements is a significant benefit of the proposed development, and it can only be secured through the delivery of this site.
- 4.3 The site was the subject of a pre-application enquiry in 2024 (LPA ref: ENQ/24/51). Subsequent to the pre-application enquiry our client has commissioned a raft of further technical work to support an application, including the preparation of a Landscape and Visual Appraisal.
- 4.4 As set out in our response to the inclusion of land east of Mickley Primary School (site ref: 45290) within the Refined Schedule of Sites (see Section 3), it is considered that the site is suitable, achievable and available for residential development and should be formally allocated.
- 4.5 We hereby enclose the following further information which could form part of the Council's evidence base for an allocation in the Local Plan:
- Site location plan (Appendix **EP1**)
 - Concept Framework Plan (Appendix **EP2**)
 - Access Feasibility Technical Note (Appendix **EP3**)
 - Landscape and Visual Appraisal (Appendix **EP4**)
- 4.6 Further details of the site and the proposed allocation are provided below.



The site

- 4.7 The site is shown on the location plan provided at Appendix **EP1**. It comprises an area of approximately 4.6 hectares located to the east of Mickley Infant School. Mickley itself is a small settlement which is characterised by the 1940s/1950s dwellings. The site is currently in agricultural use, albeit part is safeguarded for education in the adopted Local Plan (related to the expansion of Mickley Infant School).
- 4.8 An extract of the current Local Plan Proposals Map is provided below. The extent of the land safeguarded for education is hatched black, and the areas of public open space located to the north of the site dashed green, albeit this does not show the full extent of the open space, as on the ground it also includes the amenity greenspace around the pump track, and the allotments to the south of the pump track. Therefore, the existing open space effectively extends to the northern boundary of our client's site.



Proposed allocation

Uses

- 4.9 The main body of the site is proposed for residential development. The submitted Concept Framework Plan (Appendix **EP2**) demonstrates that approximately 75 dwellings could be accommodated within a framework of open space / green infrastructure. However, it is noted that the Council has indicatively set out that the site could accommodate approximately 140 dwellings subject to constraints as a result of a 20% density uplift in sustainable locations. Seabridge Developments supports an increase in site density such that the site can deliver in excess of 100 dwellings, whilst still providing appropriate green infrastructure.
- 4.10 A portion of the site adjoining Mickley Infant School is designated on the current adopted proposals map as safeguarded land for educational facilities. Policy ID6 of the current Local Plan states the land will be safeguarded from development that would prejudice the necessary provision of a new school, expansion of the existing school, or provision or expansion of a playing field in consultation with Derbyshire County Council.
- 4.11 As shown on the submitted Concept Framework Plan, the proposals include an area of land safeguarded for educational facilities in the Local Plan. Our client supports this and is engaging in discussions with CNET in relation to the delivery of the expansion. The plan indicates a total of 0.4ha of land is available to CNET as an area for potential future expansion of Mickley Infant School, to be delivered in full or in part dependent on the specific needs of the school. The 0.4ha of land offered exceeds the area of land safeguarded within the Local Plan. The extent of the 0.4ha of safeguarded land to be delivered for the expansion would be determined in conjunction with CNET based on the requirements of the school. Should the school not require all 0.4ha, there would be an opportunity to deliver additional dwellings on the remainder of the land.
- 4.12 We propose that the development delivers such element of the safeguarded land as CNET requires. Delivery of the land to the school in association with a residential development on the adjacent land, as proposed through these representations, is the only realistic mechanism for the land coming forward for educational use.
- 4.13 The delivery of land for the school is a significant benefit of the proposed development, delivering key infrastructure within the village, which no other proposed allocation within Mickley or the Shirland Cluster can deliver.



Highways and accessibility

- 4.14 Access is proposed to be taken off Mickley Lane and potential pedestrian connections to the village via Fir Tree Avenue (via land controlled by the Council). Alternatively, Fir Tree Avenue could provide primary vehicular access. An Access Feasibility Technical Note is provided with these representations (see Appendix EP3). More recent highways work has also confirmed that there are no new accident records to report along Mickley Lane since the preparation of the initial note in January 2024.
- 4.15 The site is located in an accessible location, immediately adjacent to the primary school to the west, and existing open space to the north (including play facilities, allotments, a pump track and playing fields). Bus stops located along Main Road, and a convenience store on Hawthorne Avenue, also fall within walking distance of the site.

Landscape and visual impacts

- 4.16 The site relates well to the existing settlement pattern, including the existing school and housing to the west and the villages extensive open space and play facilities to the north. Mickley Lane located to the east of the site would provide a logical and defensible boundary which would contain any future development and prevent any further encroachment into the open countryside.
- 4.17 A Landscape and Visual Appraisal (see Appendix EP4) has been prepared to support a future planning application. This concludes that:
- Overall, the site is not particularly sensitive in landscape and visual terms.
 - The site is well contained within the wider landscape.
 - The site relates well to the settlement of Mickley, having a strong visual connection with adjacent existing residential development which extends up the valley slope.
 - While the proposed development will inevitably result in some effects upon the local landscape and visual resource, they will be localised, limited and minimal and will be mitigated as far as practicable.
- 4.18 The Shirland and Higham Parish Neighbourhood Plan (SHPNP) originally proposed a 'significant green gap' across the site ('Significant Green Gap 1a'). However, following representations by Seabridge Developments, the proposed designation was deleted. The examiner's report stated:

"I have viewed the proposed Significant Green Gaps extensively from various publicly accessible locations and found that with two exceptions the proposed Significant Green Gaps fulfil the role of contributing to the separation of settlements. **The exceptions are Significant Green Gap 1a, and the eastern part of Significant Green Gap 7. In those locations I do not find they meaningfully contribute to the separation of**



settlements in the context of distances involved and the topography and landscape features. I have recommended a modification to delete Significant Green Gap 1a, and the eastern part of Significant Green Gap 7. I am satisfied the other areas of land identified as Strategic Green Gaps contribute to the separation of settlements which in turn is an important element of the wider character of the Neighbourhood Area.” (our emphasis)

4.19 Therefore, the sites exclusion from the strategic green gaps means that it falls within a location where growth could be accommodated without impacting on the separation of settlements in this area.

Other considerations

4.20 Significant technical work has been undertaken by Seabridge Developments, including LVIA, Phase 1 Geotechnical survey, Preliminary Ecological Appraisal, all recommended Protected Species Surveys, habitat assessments, drainage and flood risk assessments and highways work. No overarching constraints to development have been identified. Although this level of information goes beyond what is normally required as part of the evidence base to support an allocation through a Local Plan, this information can be provided to the Council as required.

4.21 In terms of other technical considerations:

- The site is located within Flood Zone 1.
- The site is not subject to any TPOs. Whilst a number of trees are located to the site’s boundaries, they could be retained.
- The site is in agricultural use and as such it is of limited ecological value.
- The site is greenfield and is unlikely to be subject to significant contamination.
- All services including gas mains, sewers and broadband can be accessed.

4.22 The site is also located within a Coal Authority Development High Risk Area. However, this should not prevent the allocation of the site. Indeed, the Coal Authority has previously determined that development can take place on sites within the designation and found to be at risk from former coal mining activity subject to conditions³. The matter is therefore capable of being dealt with at decision making stage, and should not comprise a barrier to allocating sustainable sites for development.

³ Paragraph 4.46 of committee report for application ref. 20/00221/FL (Allocation CC2)



Benefits of development and conclusions

4.23 The proposed development would result in a number of significant benefits. In particular:

- **It would deliver land for Mickley Infant School which is designated on the adopted proposals map as safeguarded land for educational facilities.** The only realistic mechanism for the land coming forward for educational use is in association with a proposal for residential development on the wider land as also proposed through these representations. As shown on the submitted Concept Framework Plan, the proposals include an area of land safeguarded for educational facilities in the Local Plan. The plan indicates a total of 0.4ha of land is available as an area for potential future expansion of Mickley Infant School, and Seabridge Developments proposes to deliver such part of that area as required by the CNET. The 0.4ha provision offered exceeds the area of land safeguarded within the Local Plan.
- **It would deliver market housing at a time of a national and local housing crisis.** As discussed above, the Council needs to allocate sites to meet local housing need under the new standard method.
- **It would deliver affordable housing to meet identified local needs.** The Council's latest evidence on affordable housing need, the 2024 Housing Needs Assessment (HNA), indicates a need for 290 per annum (net) social and affordable rented, and a further 66 affordable home ownership units per annum. There are also local needs in rural areas such as Mickley. The proposed development would deliver approximately 15 affordable homes, meeting the needs of real households who need an affordable home now.
- **It would deliver economic benefits.** During the build period, construction related jobs and indirect jobs would be created. This would benefit local contractors and suppliers. The proposed development would provide homes for the district's workforce, and once occupied the residents of the proposed scheme would spend money within Mickley, the wider parish and other parts of North East Derbyshire.
- **It would help to support local services in a rural location.** These include the local primary school, which would be supported through the provision of additional land and additional pupil numbers, and the local convenience store located on Hawthorne Avenue.
- **It would relieve some of the pressure to release significant Green Belt land to the north of the District.** The site is not within the designated Green Belt, and has been found not to meaningfully contribute to the separation of settlements.

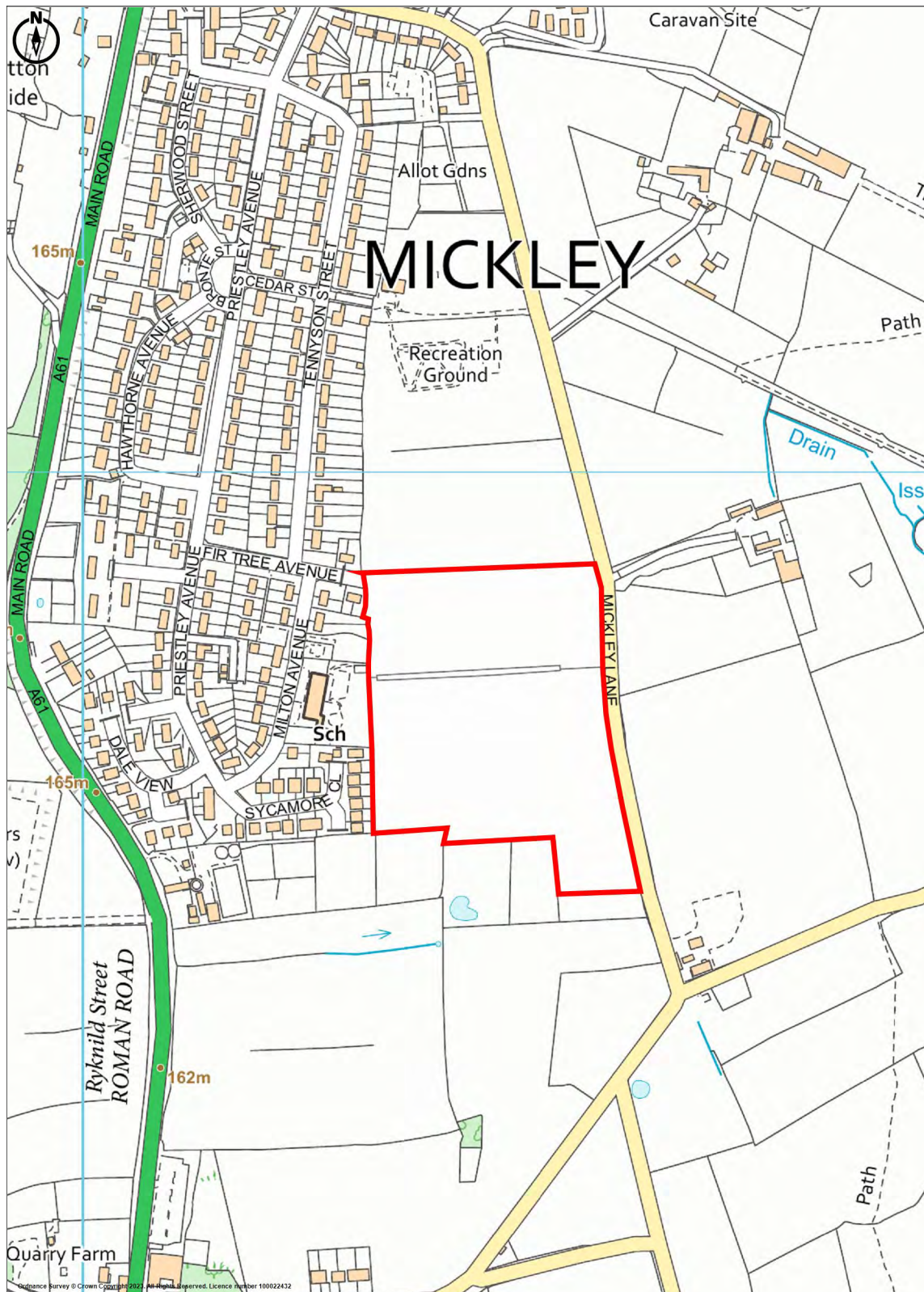
4.24 We therefore propose that the site is allocated for residential development, with land also designated for expansion to the school.

4.25 This concludes our representations. We would be happy to provide further information to the Council to support a potential allocation, or meet with officers to discuss the proposals further.



EP1

Land east of Mickley Infant School, Stretton, Alfreton



EP2



\\FPCR-FS-01\Projects2\11800\11853\LANDS\Plans\11853 Concept Framework Plan (P05).indd

EP3

Technical Note

Access Feasibility Review Mickley Lane, Derbyshire

Our reference: SCP/230894/TN01

Author: Orla Proffitt

Date: 09 January 2024

Reviewed: Peter Todd

Date: 19 January 2024

Introduction

1. SCP have been instructed by Seabridge Developments Limited to provide highways and access advice in connection with a proposed residential development on land to the west of Mickley Lane, Alfreton, Derbyshire.
2. The location of the site is shown on **Figure 1** below.

Figure 1 – Site Location Plan



3. This Technical Note provides a review of the proposed access to the site, focusing on access from Mickley Lane in the east.

Local Highway Network

Mickley Lane

4. Mickley Lane is located to the east of the site and provides a connection between Well Lane in the south and the A61 Main Road to the north. In the vicinity of the site, Mickley Lane takes the form of a rural lane with no centre line markings and has a carriageway width of between 4.5m and 4.6m. No footways or street lighting are provided. The width of Mickley Lane is relatively consistent along its length, as shown on the photographs below.



5. Mickley Lane is subject to National Speed Limit which changes to 30mph approximately 400m to the north of the site. North of the change in speed limit, Mickley Lane changes character to more residential in nature and has a wider 6m carriageway, as well as benefiting from a footway on the western side of the road and regularly spaced street lighting columns.
6. The vertical alignment of Mickley Lane rises to the south and peaks at a crest located approximately 150m to the north of the Well Lane junction. This restricts visibility and is a constraint that has been taken into consideration in the location of the potential access, as discussed later.
7. Site observations confirm that Mickley Lane is relatively lightly trafficked, particularly by HGV's.

A61 Main Road

8. The A61 Main Road provides a link between the A38 in the south and Chesterfield in the north, via Clay Cross. In the vicinity of the site the A61 Main Road is subject to a 50mph speed limit, as well as benefitting from wide footpaths and street lighting columns on both sides of the road.
9. Bus stops are provided on the A61 Main Road which can be reached from the footpath from Hawthorn Avenue. These bus stops are served by 'the comet' bus service which provides connections to Derby, Ripley, Alfreton, Clay Cross and Chesterfield, amongst others, operating at a frequency of around one bus per hour in each direction.

Road Safety Record

10. In order to identify critical locations on the network with a poor accident record, the personal injury accident data has been obtained from ArcGIS, covering the most recently available five year period (2018 to 2022). **Figure 2** below shows the location and severity of the accidents surrounding the site.

Figure 2 – Accident Record



11. The key points from the accident review are summarised below:-

- One accident occurred on the entire length of Mickley Lane over the five year study period, which was of serious severity;
 - One accident occurred on the entire length of Well Lane over the five year study period, which was of slight severity;
 - Two accidents occurred at the A61 Main Road / Mickley Lane junction, both were of slight severity;
 - Two accidents occurred at the A61 Main Road / Well Lane junction, both were of slight severity;
 - 3 accidents occurred within the existing residential areas to the west of the site, 2 were of slight severity and one of serious severity. All of these accidents occurred at separate locations with no specific accident cluster spots.
12. Having regard to the above, the existing access and local highway network is considered to be operating safely and highway safety is not therefore a material concern in the context of the proposed development.

Proposed Development and Site Access

General

13. It is understood that the development could deliver in the region of 70-80 dwellings with an indicative site concept plan presented in **Appendix A**.
14. As detailed earlier, the proposed access to the site has been reviewed, with the proposed access being taken from Mickley Lane in the east.

Mickley Lane – Site Access

15. In the vicinity of the site, Mickley Lane is subject to National Speed Limit which, based on guidance in the Design Manual for Roads and Bridges, requires 2.4m x 215m visibility splays to be provided.
16. Having regard to the horizontal and vertical alignment of Mickley Lane, the optimum location for the access is at the crest of the hill approximately 150m to the north of the Well Lane junction. This allows a 2.4m x 215m visibility splay to be provided to the north and visibility to the Well Lane junction in the south, which is acceptable.

17. Given the scale of the development proposed and low volumes of traffic on Mickley Lane, a simple priority controlled junction will be sufficient to serve the development and will operate within capacity. The proposed access will be designed to typical residential standards providing a 5.5m wide carriageway and 6m junction radii.
18. The proposed access arrangement is shown on drawing number SCP/230894/D01 presented in **Appendix B**.
19. Swept path analysis has been undertaken and demonstrates that refuse vehicle can safely negotiate the proposed access, as shown on drawing number SCP/230894/D01.
20. Based on the above, it is clear that an appropriate access from Mickley Lane can be provided, which would comply with required geometrical and visibility splay standards.
21. In relation to pedestrian access, it is proposed that a new section of footway would be introduced along the western side of Mickley Lane, replacing the existing grass verge, connecting onto the existing footpath running to the north of Mickley Lane Pump Track. This would provide a safe connection to Cedar Street to the west of the site, where the majority of the built environment, local facilities and bus stops are located. The potential footway arrangement is shown on drawing number SCP/230894/D03 presented in **Appendix B**. It also anticipated that the development would provide a contribution to improving the surfacing and lighting of the footpath between Mickley Lane and Cedar Street.
22. As detailed earlier, Mickley Lane has a carriageway width of between 4.5m and 4.6m. Based on guidance contained in Figure 7.1 of the Manual for Streets, these widths are sufficient to allow two cars to pass in free flow but does not allow a car to pass a larger HGV.
23. Grass verges are provided along both sides of Mickley Lane for the majority of the length, as can be seen from the below.



24. Site observations indicate that it would be possible to provide localised widening on Mickley Lane into these verges to create a number of passing places along its length. The potential arrangement is shown on shown on drawing number SCP/230894/D03 presented in **Appendix B**.
25. The passing places have been positioned so that adequate levels of forward visibility are provided for approaching vehicles which, in addition to the lightly trafficked nature of Mickley Lane and low level of HGV usage, will ensure that the passing places operate safely.
26. As the proposed development will change the character of Mickley Lane to more residential in nature and there would be benefit in extending the existing 30mph speed limit to the north of the site, to cover the full length of Mickley Lane. It is anticipated that this would be supported by a package of traffic calming measures, with a potential arrangement showing the speed limit reduction and traffic calming shown on drawing number SCP/230894/D03 presented in **Appendix B**.
27. The proposed passing places, speed limit reduction and footway will provide an overall betterment to the operation and safety of Mickley Lane for existing users, when compared to the existing situation.

Summary and Conclusions

28. SCP have been instructed by Seabridge Developments Limited to provide highway and access advice in connection with a proposed residential development on land to the west of Mickley Lane, Alfreton, Derbyshire.
29. It has been demonstrated that the proposed access via Mickley Lane is achievable to the site and would comply with relevant geometrical and visibility splay standards.
30. It is anticipated that the access from Mickley Lane would be supported by a package of improvement works including the introduction of a number of passing places, a reduction in speed limit to 30mph with supporting traffic calming measures. In addition, a new section of footway would be introduced along the western side of Mickley Lane, replacing the existing grass verge, connecting onto the existing footpath running to the north of Mickley Lane Pump Track. This would provide a safe connection to Cedar Street to the west of the site, where the majority of the built environment, local facilities and bus stops are located.

31. The proposed passing places, speed limit reduction and footway will provide an overall betterment to the operation and safety of Mickley Lane for existing users, when compared to the existing situation.
32. Having regard to the analysis presented in this Technical Note, the land to the west of Mickley Lane is considered suitable for residential development and there are considered to be no constraints from a highways perspective.
33. Whilst vehicular and pedestrian access is viable and achievable via Mickley Lane, it is acknowledged that an alternative viable and achievable pedestrian and vehicular access could be provided via Fir Tree Avenue and that such an access would comply with relevant geometrical and visibility splay standards. Fir Tree Avenue has a carriageway width of approximately 5.5m to 6m, with footways provided on both sides of the road for the majority of its length. We understand that Seabridge Developments would be willing to connect directly into the Council's land to provide an alternate access at Fir Tree Avenue, if that were the council's preference.

S|C|P

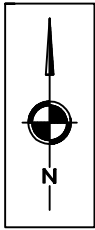
APPENDIX A



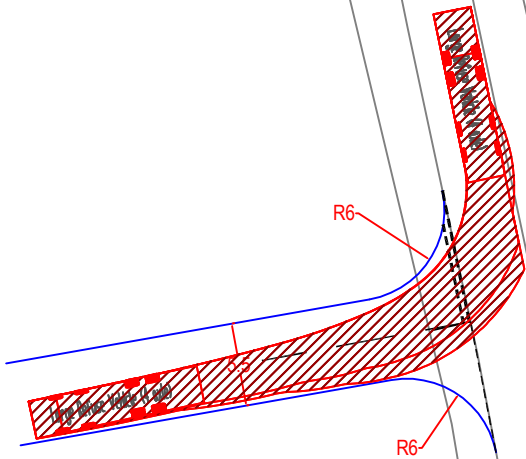
\\FPCR-FS-01\Projects2\11800\11853\LANDS\Plans\11853 Concept Framework Plan (P04).indd

S|C|P

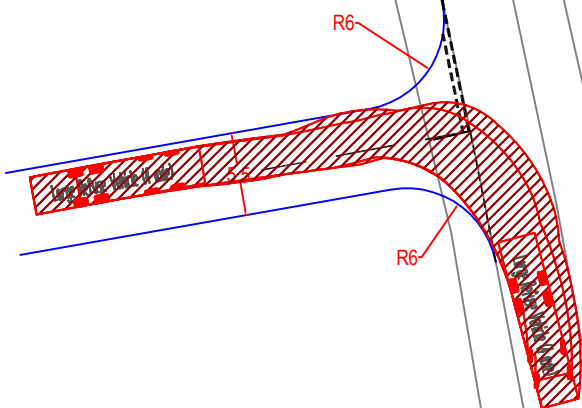
APPENDIX B



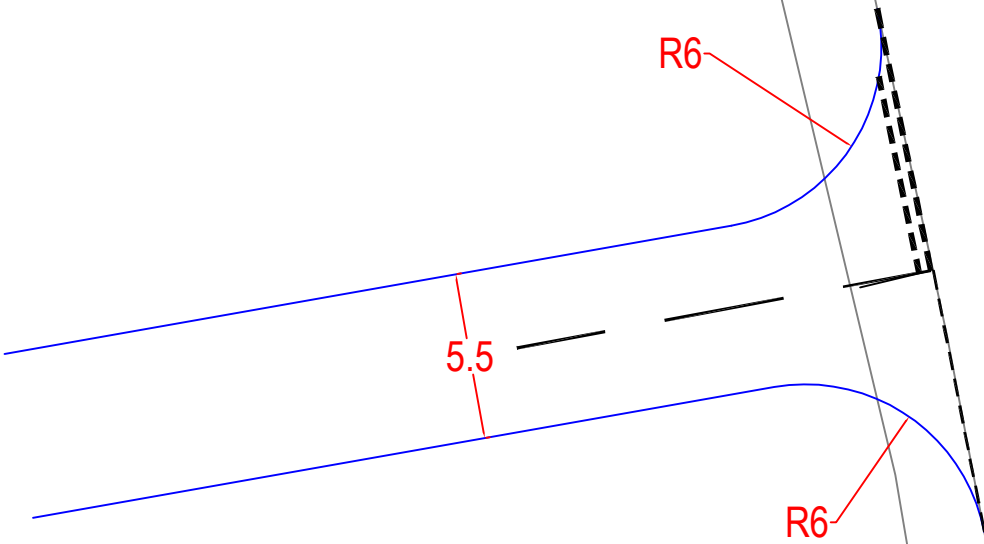
1:500 @ A3



1:500 @ A3



1:250 @ A3



© Crown Copyright, All Rights Reserved. 2021 Licence Number 0100031673

MICKLEY LANE

2.4m X 215m VISIBILITY SPLAY

2.4m X VISIBILITY TO TANGENT

2.4m X VISIBILITY TO TANGENT

2.4m X 139m VISIBILITY SPLAY

Description

S|C|P

Transportation Planning : Infrastructure Design

Colwyn Chambers, 19 York Street, Manchester, M2 3BA, Tel 0161 832 4400,
www.scptransport.co.uk, Email info@scptransport.co.uk

Client SEABRIDGE DEVELOPMENTS LIMITED
Project Title MICKLEY LANE, ALFRETON

Drawing Title OPTION 1 - PROPOSED ACCESS ARRANGEMENT FOR MICKLEY LANE

Scale 1:1000 @ A3 UNLESS STATED IN INSET
Date 21.11.2023
Approved/ Unapproved -

By OP
Checked PT
Status PLANNING

Drawing No. SCP/230894/D01
Revision -

EP4

FPCR | environment
& design



LANDSCAPE & VISUAL APPRAISAL

Client

Seabridge Developments Limited

Project

**Mickley Lane,
Mickley**

Date

February 2025

CONTENTS

1.0 INTRODUCTION	1
2.0 METHODOLOGY	2
3.0 PLANNING POLICY	7
4.0 BASELINE CONDITIONS	12
5.0 LANDSCAPE PROPOSALS	21
6.0 LANDSCAPE AND VISUAL EFFECTS	23
7.0 SUMMARY AND CONCLUSIONS	29

FIGURES

Figure 1: Site Location

Figure 2: Aerial Photograph

Figure.3: Landscape Character

Figure 4: Designations

Figure 5: Topography

Figure 6: Visual Appraisal

Figures 7-26: Photo Viewpoints

APPENDICES

Appendix A: LVA Methodology and Appraisal Criteria

Appendix B: Landscape Effects Table

Appendix C: Visual Effects Table

Rev	Issue Status	Prepared/Date	Approved/Date
-	Draft	EAF/29/11/2024	EAF/29/11/2025
A	Final	EAF/10/02/2025	EAF/10/02/2025
B	Final	EAF/28/02/2025	EAF/28/02/2025

1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out by FPCR Environment and Design Ltd (FPCR) for a new residential development on land adjacent to Mickley Lane in the village of Mickley near Alfreton, Derbyshire. The purpose of this LVA study is to provide an assessment of the likely landscape and visual effects of the proposed scheme. The landscape and visual effects have been considered in relation to the proposals shown on the Concept Plan.
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy established over 60 years, with expertise in architecture, landscape, ecology, arboriculture, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

- 1.3 *Figure 1: Site Location and Figure 2: Aerial Photograph* show the location and context of the site.
- 1.4 The site comprises two field compartments partly separated by post and wire fencing between the village of Mickley and Mickley Lane near Shirland, Alfreton in Derbyshire. It occupies pastoral farmland delineated by mature hedgerows with occasional trees to the north, east and south and properties boundaries to the west. The immediate landscape context beyond the site is the urban edge of Mickley to the west, allotments to the north and farmland to the east and south. Mickley Lane borders the eastern edge of the site and the A61 Main Road lies immediately west of the village.

Proposed Development

- 1.5 The proposed scheme is for residential development of up to 75 new homes including an element of affordable housing, areas of open space and landscaping, and associated infrastructure, with space set aside for the potential future expansion of Mickley Infant School. Built development will extend across much of the site with a landscape buffer wrapping around its perimeter and larger areas of open space in the north-east and south-east. This will encompass new tree and shrub planting, wildflower meadows, SuDS and recreation routes providing links to both the village and wider footpath networks.

2.0 METHODOLOGY

2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013. The assessment of Landscape Value also takes account of guidance in Landscape Institute Technical Guidance Note 02-21 "Assessing landscape value outside national designations".

2.2 In summary, the GLVIA3 states:

"Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity." (GLVIA3 paragraph 1.1.)

2.3 There are two components of LVIA:

- *"Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;*
- *Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people."* (GLVIA3 paragraph 2.21.)

2.4 The GLVIA3 states:

"LVIA can be carried out either as part of a broader EIA, or as a standalone 'appraisal' of the likely landscape and visual effects of a proposed development..."

- *As a standalone 'appraisal' the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies".* (GLVIA paragraph 3.2)

2.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.

2.6 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

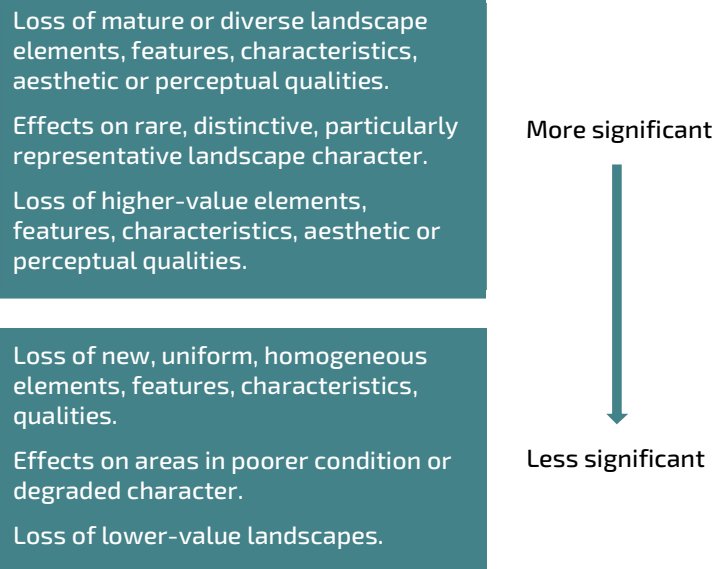
2.7 GLVIA3 states that *"An assessment of landscape effects deals with the effects of change and development on landscape as a resource"* (GLVIA3 paragraph 5.1).

2.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

2.9 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;

- Addition of new elements that influence character and distinctiveness of the landscape;
 - Combined effects of these changes.
- 2.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.
- 2.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements. Geographical extent is considered by reference to the extent of the area over which there will be a change. Duration is considered for the landscape effects, with short term effects being defined as those lasting less than 5 years, medium term effects lasting between 5 and 10 years and long-term effects being defined as anything over 10 years in duration.
- 2.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document).



- 2.14 The criteria used in the appraisal are set out in Appendix A.

Assessment of Visual Effects

- 2.15 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.16 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.
- 2.17 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.
- 2.18 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.

"The visual receptors most susceptible to change are generally likely to include:

- *Residents at home;*
- *People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;*
- *Visitors to heritage assets, or to 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 in the area;*

Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high." (GLVIA3 paragraph 6.33.)

"Visual receptors likely to be less sensitive to change include:

- *People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;*
- *People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life)." (GLVIA3 paragraph 6.34.)*

- 2.19 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.

¹ Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

- 2.20 In terms of size or scale, the magnitude of visual effects takes account of:
- *"The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;*
 - *The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;*
 - *The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses"* (GLVIA3 paragraph 6.39).
- 2.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:
- The angle of view in relation to the main activity of the receptor;
 - The distance of the viewpoint from the proposed development;
 - The extent of the area over which the changes would be visible.
- 2.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.
- 2.23 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but the following points should be noted;
- *Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant*
 - *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant*
 - *Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view.* (GLVIA3 paragraph 6.44)
- 2.24 The criteria used in this appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

- 2.25 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 2.26 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:
- **Major**
 - **Moderate**
 - **Minor**
 - **Negligible**

- 2.27 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

3.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, December 2024)

- 3.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 3.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 3.3 Paragraph 187 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise *"the intrinsic character and beauty of the countryside"*.
- 3.4 Paragraph 188 advises that:
- "Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries"*.
- 3.5 Paragraph 189 goes on to add:
- "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to these issues". And*
- "The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."*
- 3.6 The site is within an undesignated landscape with no special protected status and is not in the setting of a nationally designated landscape. The character of the site and its immediate context is assessed within this report to help inform decisions regarding *"the intrinsic character and beauty of the countryside"*. The potential to enhance green infrastructure networks is also considered.

Planning Practice Guidance (PPG)

- 3.7 The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

Local Planning Policy

- 3.8 Policy relevant to the proposed development in respect of landscape and visual matters is outlined below.

North East Derbyshire Local Plan 2014-2034 (November 2021)

- 3.9 **SDC2: Trees, Woodland and Hedgerows**, advocates the protection and integration of existing features for their wildlife, landscape and/ or amenity value and the provision of compensatory planting for any unavoidable losses. Native species, of local provenance where possible, are preferred.
- 3.10 **SDC3: Landscape Character**, states that:-
1. *"Proposals for new development will only be permitted where they would not cause significant harm to the character, quality, distinctiveness or sensitivity of the landscape, or to important features or views, or other perceptual qualities such as tranquillity."*
 2. *Development proposals should be informed by, and be sympathetic to, the distinctive landscape areas identified in the Derbyshire Landscape Character Assessment and the Areas of Multiple Environmental Sensitivity (AMES), or any successor document(s), and contribute, where appropriate, to the conservation and enhancement, or restoration and re-creation of the local landscape taking into account its wider landscape character type."*
- 3.11 **SDC12: High Quality Design and Place-Making**, requires new development to *"be of a high quality design and make a positive contribution to the quality of the local environment"*. Proposals will only be permitted where they, *"respond positively to local character and context, provide an integrated network of public open space and green and blue infrastructure which connects with existing green/ blue infrastructure wherever possible...include boundary treatments and landscaping which are well designed and create strong physical features which provide visual and functional separation from the site's surroundings. Where appropriate, effective landscape buffers will be required which create appropriate transition between urban and rural environments...maintain or enhance important existing site features of landscape, ecological...value as integral elements of the design"*.
- 3.12 **ID7: Green Infrastructure**, places importance on the conservation, improvement and extension of the North East Derbyshire Green Infrastructure Network, stating that, *"development proposals that would result in the loss or isolation of existing green infrastructure will not be permitted unless:-*
- a. *The affected site or feature does not have a significant recreational, ecological, landscape or townscape value"*.
- It seeks to "ensure the quality of new or improved Green Infrastructure" requiring new development proposals, where appropriate to:-*
- a. *Incorporate Green Infrastructure as an integral part of designs at an early stage...in line with Policy SDC12;*
 - b. *Enhance connectivity between green spaces and improve public access to green infrastructure in line with Policy SDC12;*
 - c. *Contribute to the character and creation of high quality and locally distinctive places and having regard to the landscape, townscape, ecological character of the locality...;*

- d. *Protect trees, woodland and hedgerows in line with Policy SDC2;*
 - e. *Incorporate native species and habitats in line with Policy SDC4 [Biodiversity and Geodiversity]..."*.
- 3.13 **Policy ID10: Open Space, Sports and Recreation Facilities**, addresses the requirement for the provision of, or contribution towards, open space and facilities in accordance with the latest Local Authority standards.

Shirland and Higham Neighbourhood Plan (September 2021)

- 3.14 **Policy 3: Protecting the Landscape Character**, does not support development proposals "*that adversely affect the undeveloped character of the Significant Green Gaps...*" further stating that, "*development proposals should not adversely affect a Key View, including views of any notable feature or heritage asset within the view*". It also requires development proposals to protect the public rights of network, include native species within any landscape planting mitigation and provide "*a soft boundary to the open countryside*" where "*on the edge of a built up area*".
- 3.15 **Policy 4: Protecting and Enhancing the Natural Environment**, requires that new planting and its future management accords with the guidelines set out for the county landscape character area 'Coalfield Village Farmlands'.
- 3.16 A series of Key Views are identified on 'Map 3' including KV4 to the south-west of the site. Local Green Spaces (LGS) are identified on 'Map 5'; 'LSG2 Mickley BMX Track and Allotments' is located immediately north of the site.

Other Relevant Strategies, Guidelines or Documents

North East Derbyshire District Council Green Infrastructure Study (2012)

- 3.17 The district is divided into 3 Green Infrastructure (GI) zones. The site is located within Zone B (map 9b) which identifies Tennyson Street play area to the north as a 'Recreation Space' but does not identify the site as having a specific GI function, nor does it highlight the site for any potential future GI role within the district's network.

Shirland and Higham Parish Design Codes and Guidelines (2022)

- 3.18 The parish is divided into 9 Character Areas each covering a different settlement. The site is within Character Area 9: Open Landscape for which a SWOT analysis identifies the following:-

"Strengths

- *Range of attractive landscape views*
- *Attractive green character that reflects the rural and green context of the entire Neighbourhood area.*
- *Network of public footpaths providing high-quality recreational routes.*

Weaknesses

- *Several large buildings (i.e. large farms/ local businesses) have negative visual impact on landscape character.*

Opportunities

- *To maintain the open, green, and rural character of the landscape for the use and enjoyment of local communities.*
- *To maintain and extend the network of public footpaths, particularly between settlements.*

Threats

- *Any development of the landscape separating settlements (i.e. settlement gaps) would negate the distinctive character of each village".*

3.19 The site is adjacent to Character Area 1: Mickley. The SWOT analysis for this area identifies the following opportunities:-

- *"To provide greater connectivity into the open landscape enveloping the village.*
- *To open-up and enhance views out into the surrounding landscape".*

3.20 It also identifies a *"threat of future development encroaching on the settlement/ green gap between Mickley and surrounding settlements (i.e. particularly Higham to the south)".*

3.21 A series of design codes and guidance is set out, those most relevant to the site in respect of landscape matters include:-

A1 – Response to character area/s

- *"Provide a considered transition between developments and the landscape immediately surrounding them, particularly within the more rural character areas and on the landscape edges of all character areas".*

A2 – Maintaining and enhancing green gaps, green links...

- *"Development within green gaps that result in the weakening of green...links should be avoided...*
- *Designers should aim to enhance green links through the careful configuration of development and their associated green spaces. Any proposed green infrastructure should be readily accessible to both residents and local species.*
- *Proposals should respect the character of the landscape that envelopes, and separates settlements...*
- *Strengthen green links by maintaining, adding to, or replacing existing green infrastructure such as trees and hedgerow".*

D1 – Overarching Aims

- *"Respect...green gaps separating settlements*
- *Respond to the character and context of the area".*

D2 – Design Principles

- *"Integrate development sensitively within the surrounding landscape, particularly along the periphery of the village..."*

E1 – Mitigating Visual Impact in the Open Landscape – *"Proposals in the Open Landscape should avoid adversely affecting its green and rural character..."*

- *Designers should consider screening new development...*
- *Respect the key views identified by avoiding placing development within the key lines of sight...*
- *Refrain from using colours, shades and hues that contrast with the Open Landscape...uphold the visual integrity of the landscape character".*

E2 – Enhancing the Open Landscape

- *"Build on the overarching green character of the area by adding additional green infrastructure (i.e. trees, hedgerow) within developments. Designers must ensure any additional planting is indigenous and will harmonise with the local ecosystem.*
- *Designers can enhance the character of the area by introducing new green spaces to connect with existing green gaps ...*
- *Designers should provide links, and extensions, to the Neighbourhood area's existing pedestrian and cycle network".*

E3 – Innovative and/ or Sustainable Development in the Open Landscape

- *"Designers should prioritise producing equally harmonious and sustainable developments where possible..."*

F1 – Resilience to Climate Change

- *"Use street trees and planting to moderate and improve micro-climate for streets and spaces".*

Local Settlement Gap Study Final Report – NEDDC South Sub-Area (2014)

- 3.22 The site is located outside, to the north-east, of the identified local gap: 'Area of Search 18: Higham – Mickley, therefore the study is not considered further as part of this assessment.

Policy Summary

- 3.23 The site is not covered by any landscape quality designation. The proposed development provides opportunities to address landscape related policies for North East Derbyshire district as well as the parish of Shirland and Higham and will seek to accord with the parish design codes and guidelines outlined above as well as the local Recreation and Open Space SPD.

4.0 BASELINE CONDITIONS

Landscape Character

National Character

- 4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCAs defined across England (updated May 2024). These NCA profiles describe the key characteristics, the landscape today and how it has changed over time, key facts and data, natural capital and key ecosystem services and landscape change. They also set out statements of environmental opportunity, landscape attributes and opportunities for each NCA. *Figure 3: Landscape Character* illustrates the relevant NCA(s) and other defined character areas within the context of the site.
- 4.2 At this very broad landscape scale, the site lies within NCA 50: 'Derbyshire Peak Fringe and Lower Derwent' which stretches from Derby in the south to Dronfield in the north and Ashbourne in the west and therefore covers a very extensive landscape area.
- 4.3 This NCA *"...is a picturesque transitional area between the natural beauty of the Peak District National Park to the west and the largely urban, formerly mined Derbyshire Coal Measures to the east. Often referred to as the Gateway to the Peaks, this area is underlain mostly by the Carboniferous geology of the eastern Coal Measures and by Millstone Grit (sandstones) to the west – through which the rivers at the heart of this NCA have cut their valleys. Although the area was not included in the National Park, it was seriously considered during the original boundary selection in 1950 and remains a landscape of extremely high quality"*.
- 4.4 Key Characteristics of the NCA most relevant to the site and its context are:
- *"Transitional zone between the Peak District National Park and the heavily settled Derbyshire Coal Measures, lying at an elevation of between 100m and 300m. it includes numerous outlying ridges, separated by impressive river valleys.*
 - *Extensive deciduous woodland along valley slopes, isolated copses on higher ground, hedgerow trees, and some large blocks of conifer plantation all contribute to the overall wooded character...*
 - *Field patterns are irregular and of varying size, depending on local topography. Hedgerows are predominantly mixed species...*
 - *Priority habitats include lowland mixed deciduous woodland, wet woodland, grazing marsh...and lowland meadows.*
 - *...Small...villages tend to be nestled in valley bottoms, and are characterised by sturdy stone cottages...with dispersed farmsteads in outlying enclosed land."*
- 4.5 The NCA includes 'Statements of Environmental Opportunity (SEO)'. SEO 3 is relevant as set out below:-
- 4.6 **SEO 3:** *"Manage the NCA's recreational assets for multi-functional and accessible opportunities for outdoor enjoyment, sustainably serving local and regional demand, and thus helping to manage wider visitor pressures on sensitive areas of the Peak District National Park.*

For example by:

- *Highlighting the NCA's links to the Peak District National Park, to draw visitors from it. This has benefits for the local economy and will reduce pressure on the National Park. "*
- 4.7 The site is bordered by NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield to the east which is described as a *"generally low-lying area, with hills and escarpments above wide valleys. The landscape embraces...villages and countryside...A large number of people live in the NCA. This means that there will be chances to engage people with the nature and history around them. Creating new access and open spaces can offer a better quality of life..."*
- 4.8 Key Characteristics of the NCA most relevant to the site and its context are:
- *"A low-lying landscape of rolling ridges...*
 - *A mixed pattern of built-up areas...and farmed open country.*
 - *Small fragmented remnants of pre-industrial landscapes...with field boundaries of clipped hedges or fences.*
 - *Many areas affected by urban fringe pressures creating fragmented landscapes...separated by substantial stretches of agricultural land in both arable and pastoral use.*
 - *Features of industrial heritage such as...old railway lines...bridges...along with former mining villages.*
 - *Widespread influence of transport routes, including...roads and railways, with ribbon developments emphasising the urban influence in the landscape."*
- 4.9 The NCA includes 'Statements of Environmental Opportunity (SEO)'. SEO 1 and 2 are relevant and are set out below:-
- 4.10 **SEO 1:** *"Restore and enhance existing areas and create new landscapes through the inclusion of woodland and networks of green infrastructure to raise the overall quality of design and location of new developments..."*

For example by:

- *Creating green spaces close to where people live which are easily accessible...*
 - *Creating new landscapes that are sympathetic to the local landscape character and incorporating habitats that will contribute to biodiversity and climate change mitigation...*
 - *Ensuring that new development is located and designed with particular consideration for keeping important open views, and using tree and shrub planting of native species to assist in assimilating built structures...*
 - *Integrating the co-ordinated provision of green infrastructure in new developments to offer the local community opportunities to enjoy their local green spaces and take action to improve them."*
- 4.11 **SEO 2:** *"Protect and manage the...historical environment to safeguard a strong sense of cultural identity and heritage, particularly mining heritage, and use the area's distinctive sense of place to inspire interpretation and new development..."*

For example by:

- *Using an understanding of the area's traditional and historic architecture, and its distinct patterns of settlement...to plan for and inspire any environmentally beneficial new development which makes a positive contribution to local character.*
- *Managing and restoring traditional field boundaries, particularly where they are most visible in the landscape, form regular patterns..."*

County and Local Character

The Landscape Character of Derbyshire (fourth edition) (2014)

- 4.12 This Assessment provides a detailed analysis of the Derbyshire landscape. It places the site within Character Area 38 which is divided into 7 Landscape Character Types (LCT), the site being located within 'Coalfield Village Farmlands' which is described as, *"a broad industrial landscape characterised by villages, dairy farming and small woodlands"*.
- 4.13 Key characteristics of the 'Coalfield Village Farmlands' LCT relevant to the site and its context are:-
- *"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"*.
- 4.14 Planting and management guidelines for 'Coalfield Village Farmlands' include:-
- *"Small scale woodland planting.*
 - *Re-establish and enhance physical links between existing isolated woodland and hedgerows.*
 - *Ensure the management and enhancement of hedgerow trees, through selection and natural regeneration, or by planting.*
 - *Encourage the management of scrub and secondary woodland to link with existing habitats and woodland.*
 - *Ensure the conservation and management of mature/ veteran trees within hedgerows"*.

Derbyshire Historic Landscape Characterisation (HLC) (ongoing)

- 4.15 The Derbyshire HLC project is currently being updated and not yet completed therefore this study is not considered further as part of this LVA.

Derbyshire Areas of Multiple Environmental Sensitivity (2013)

- 4.16 Derbyshire County Council has carried out a study to identify Areas of Multiple Environmental Sensitivity (AMES) in respect of ecology, the historic environment and visual unity, across the county landscape outside of the Peak District National Park.
- 4.17 The western part of the site is located within an area of 'Secondary Sensitivity' under this local classification, for reasons of its significance in terms of historic associations, ecology and/ or visual unity. As the site is classed as 'Secondary Sensitivity', only two of these environmental sensitivities were recorded. The Study states that, *"those areas of 'Secondary Significance' are still considered to have environmental sensitivities but are potentially weaker in one area. These areas will attract a strong focus on the Management (Conservation and Enhancement of these areas; that is maintaining those features of existing value but also addressing those in decline e.g. landscape restoration, habitat creation etc."*. The eastern part of the site adjacent to Mickley Lane does not fall within an AMES.

Designations

- 4.18 The site is not covered by any statutory landscape designations. *Figure 4: Designations* identifies the location of nearby Higham and Morton conservation areas, including a number of listed buildings, to the south-west and east. There is no conservation area for Mickley and no listed buildings within the settlement area.
- 4.19 Local Green Space 'LGS2 Mickley BMX Track and Allotments' is located immediately north of the site.

Topography

- 4.20 The following should be read in conjunction with *Figure 5: Topography*.

Context – Landform

- 4.21 The site lies within a landscape of rolling ridges – more apparent west of the A61 Main Road towards the low points at Smithy Brook and Ogston Reservoir – and gently undulating hills creating broad shallow valleys – more apparent east of the A61. Mickley village lies on a valley slope at between c.145m and c.170mAOD which contains the site to the west while variation in the landform to the east is more subtle.

Site - Landform

- 4.22 The site broadly sits at c.140m AOD, sloping towards the north-eastern corner at c.135mAOD. The 140m contour line creates a localised ridge containing the site from the east.

Site and Immediate Context

- 4.23 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.
- 4.24 Located west of Mickley Lane at the edge of Mickley, the site lies within a landscape characterised predominantly by pastoral farmland with man-made and urban influences, including residential development, allotments and BMX track and Mickley Lane. Additionally, the A61 Main Road is relatively close by to the west of the village. The site is well-contained by

a combination of existing residential development together with the localised landform and vegetation.

- 4.25 The site comprises two field compartments partly separated by post and wire fencing between the village of Mickley and Mickley Lane near Shirland, Alfreton in Derbyshire. It occupies pastoral farmland delineated by mature hedgerows with occasional trees to the north, east and south and properties boundaries to the west. The immediate landscape context beyond the site is the urban edge of Mickley to the west, allotments to the north and farmland to the east and south. Mickley Lane borders the eastern edge of the site and the A61 Main Road lies immediately west of the village. No buildings are located within the site. While there is inter-visibility between the site and the settlement, views are largely contained to Fir Tree Avenue, Milton Avenue, Sycamore Close and properties further west towards the A61 but will not extend beyond this and are unlikely to extend further north of Cedar Street and Tennyson Street or east of Mickley Farm and Yew Tree Farm. The allotments immediately to the north are visible from within the site.
- 4.26 Public rights of way occur to the north and east, with links to the village and the wider network which connect to surrounding settlements.

Landscape Value

- 4.27 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in LI TGN 02-21 and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below.
- 4.28 Landscape Designations: the site and its immediate context are not covered by any landscape designation. Local Green Space 'LGS2 Mickley BMX Track and Allotments' is located immediately to the north.
- 4.29 Natural Heritage: the site has no internal natural features but is defined by a combination of mature trees and hedgerow planting along its northern, eastern and southern boundaries. The Preliminary Ecological Appraisal (FPCR, 2023) assesses the existing grassland and scrub habitats within the site to be of low conservation value.
- 4.30 Cultural Heritage: there are no Scheduled Monuments, Listed Buildings or Conservation Areas within the site or close to its boundaries.
- 4.31 Landscape Condition: the overall quality of the site is considered to be relatively good with an open character due to it being fairly featureless in terms of trees and hedgerows with the exception of those around its perimeter which are well managed. However, it is well contained within the wider landscape by landform, built development and established vegetation around and close to its boundaries. The site relates well, both visually and physically, with the existing residential edge of Mickley to the west.
- 4.32 Associations: the site, and the immediate landscape, has no known cultural or historic associations in terms of notable artists, writers or specific events.
- 4.33 Distinctiveness: the site and the local landscape does not lie within a rare landscape character area at either national or local level. It is representative and typical of the 'Coalfield Village Farmlands' LCT with the adjacent settlement edge of Mickley having a strong influence on landscape character.

- 4.34 Recreational Value: the site has no public amenity value, it is not publicly accessible and is not crossed or bordered by any Public Rights of Way (PRoW).
- 4.35 Perceptual (Scenic): the site is well contained by perimeter and nearby vegetation, landform and the existing residential edge, largely limiting inward and outward views to no more than c. 300-470m (FPCR LVA-VET Viewpoints 7B, 12A, 9) from the perimeter of the site. There is intervisibility with existing properties along Fir Tree Avenue, Milton Avenue and Sycamore Close as well as Mickley Infant School bordering the western edge of the site as well as properties further west and higher up the slope within the village. It is considered that the site displays limited scenic quality owing to its strong residential context and predominantly contained character within the local and wider landscape.
- 4.36 Perceptual (Wildness and tranquillity): the site is well contained and not particularly tranquil owing to its proximity to the village and the A61 Main Road. Overall, this results in neither the site nor the immediate landscape having a pronounced sense of tranquillity or sense of wildness.
- 4.37 Functional Aspects: the site does not form part of a specific strategic GI Network nor does it perform any other particular landscape function.
- 4.38 In conclusion and having appraised the above factors it is judged that the site and the immediate landscape is of Low landscape value.

Visual Baseline

- 4.39 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis, including one of the 17 key views identified within the Shirland and Higham Neighbourhood Plan (2022-2034). This is noted on the relevant viewpoint below.
- 4.40 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long range views. The photographs were taken on the 2nd of October 2024 while trees were in leaf. This is a limiting factor in understanding the worse-case visual effects of the proposed development however seasonal differences have been taken into account when determining the visual effects on the receptors identified.
- 4.41 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19).

Photo Viewpoints

- 4.42 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. *Figure 6: Visual Appraisal* details the location of the Photo Viewpoints shown in *Figures 7-26: Photo Viewpoints* which are briefly described below.

Viewpoints 1A-1D: Sequential views north, west, south from Mickley Lane

- 4.43 Representative of users of the lane, the views are largely dominated by Mickley village along the valley slope with open views across the site in the foreground (1B, 1C). The adjacent allotments are also clearly visible (1C, 1D) and the play area immediately north. Farmland extends to the south and south-west of the site where the A61 Main Road can also be seen (1A).

Viewpoint 2: View south from footpath crossing recreation area (LGS2 'Mickley BMX Track and Allotments')

- 4.44 Users of the Local Green Space experience varying degrees of visibility of the site. Views are limited from the BMX track, football field and play area owing to mature tree planting along the southern boundary of the area which separates it from the allotments and allows glimpsed views to the site beyond. Allotment holders however will experience more open views since this part of the LGS is immediately north of the site which is bordered by a low hedgerow along this edge affording greater inter-visibility. The view is contained to the both the east and west by established vegetation, though a small number of properties at the eastern edge of Mickley can be glimpsed where there are gaps.

Viewpoint 3: View south-east from Cedar Street

- 4.45 Representative of residents, this view towards the site is heavily filtered by field boundary vegetation. The BMX track and play area are visible above the hedgerow in the foreground and where there is a gap for the pathway. The site can just be glimpsed beyond this. Mature trees create a backdrop curtailing the extent of the view.

Viewpoint 4: View south-east from Fir Tree Avenue (adjacent to No.17)

- 4.46 Representative of residents of Fir Tree Avenue and Milton Avenue, the view is open across the site yet demonstrates its containment within the local landscape owing to the combined screening effects of landform, perimeter vegetation together with surrounding mature field boundaries and the well-vegetated former railway line which prevent views beyond.

Viewpoint 5: View east from Milton Avenue

- 4.47 Representative of both staff/ pupils/ visitors as well as residents and users of Milton Avenue, while the site is visible the extent is restricted by Mickley Infant School buildings. It is anticipated that existing views from residential properties and the school, which have a direct aspect towards the site, are open and extend to the vegetation along the former railway line and to more distant higher ground.

Viewpoints 6A-6D: Sequential views south-west, west, north-west from PRow 'Shirland and Higham FP 21'

- 4.48 Representative of PRow users, the view changes along the footpath from being enclosed by the former railway line (6A) which prevents views of the site to more open views of Mickley village on the valley slope. The site is glimpsed between gaps in vegetation along the access to Yew Tree Farm (6B) but is otherwise screened by landform (6C, 6D). The allotments can also be glimpsed and Mickley Farm is visible.

Viewpoints 7A-7B: Sequential views south-west from PRoW 'Shirland and Higham FP 22'

- 4.49 Representative of PRoW users, part of the site can be glimpsed through small gaps within the mature vegetation along the former railway line with existing residential properties clearly visible on the valley slope beyond.

Viewpoint 8: View south-west from PRoW 'Morton FP 1'

- 4.50 Representative of PRoW users, the view is largely foreshortened by mature vegetation along the former railway line which prevents visibility of the site. Further north, where the vegetation is lower, properties within the centre and north of the village are visible on the valley slope.

Viewpoint 9: View west from Higham Lane

- 4.51 Representative of users of the lane, the view extends towards Mickley on the valley slope beyond the open farmland however the site is screened by the landform. Yew Tree Farm forms part of the view to the north-east.

Viewpoint 10: View south-west from Morton Road

- 4.52 Representative of both road users and residents of Sitwell Villas, the view extends across farmland towards Northedge Farm and the direction of the site and Mickley, neither of which are visible owing to the rise in landform and intervening vegetation. Mature trees and woodland also frame to the view to the east and west.

Viewpoint 11: View north from Well Lane

- 4.53 Representative of users of the lane, the view extends across farmland towards the site and residential properties within Mickley. Mature trees close to the site's southern boundary partly filter visibility of the site. Mickley Farm is visible at the junction to the east.

Viewpoints 12A-12B (12A representative of SHNP Key View 4): Sequential views north-east from A61 (Main Road)

- 4.54 Representative of road users, the view comprises the A61 Main Road, the edge of Mickley and farmland to the south and east before extending to distant higher ground further east. The site is mostly screened by mature trees within intervening field boundaries although the southern most part of the site can be glimpsed in places between these.

Summary of Visual Baseline

- 4.55 The baseline analysis results in a number of reasoned conclusions which are summarised below.
- 4.56 The site is well contained within the local context and wider landscape, by landform, vegetation and the settlement of Mickley. It relates well to the village, having a strong visual connection with the adjacent residential development. Potential close-range visual receptors are likely to be limited to residents of properties along Fir Tree Avenue, Milton Avenue and Sycamore Close, where properties back onto the site, Cedar Street and Tennyson Street to the north-west, Yew Tree Farm and Mickley Farm to the east and south-east, users of Mickley Lane, staff/ pupils/ visitors of Mickley Infant School and users of LGS2 Mickley BMX Track and Allotments.

- 4.57 Users of PRow to the east as well as Well Lane, Higham Lane and the A61 Main Road will experience more limited visibility. There are no views from the surrounding settlement areas including Morton to the north-east.
- 4.58 Key influences upon the site include the settlement edge and adjacent farmland to the east and south as well as the allotments adjacent to the northern boundary. The A61 Main Road is also immediately west of the village.
- 4.59 Owing to its localised containment, the site therefore has a very limited visual envelope with views towards it being largely limited to the perimeter of the site and not far beyond. There will be intervisibility with the existing settlement on the valley slope however properties further west of the site boundary currently have views across existing housing, while properties with full views are anticipated to be limited to those along the boundary and those to further north bordering the LGS2.
- 4.60 The surrounding village is visually prominent after dark, creating a degree of light spill immediately adjacent to the site – i.e. the existing residential edge to both the west and north-west.

5.0 LANDSCAPE PROPOSALS

Introduction

- 5.1 The landscape components of the scheme are an important integral part of the proposals. Whilst limited, the existing mature vegetation along the site's northern, eastern and southern perimeter provides the basis for a strong green framework to be created for the site and new residential development. This will be supplemented and reinforced through additional tree and hedgerow planting to limit visibility of the new housing from the surrounding area yet enabling it to relate well to its context and the residential edge of Mickley. The development provides the opportunity to create a fully integrated GI network with the surrounding public footpaths, notably to the east, the village allotment gardens and recreation area immediately north, as well as Mickley Infant School immediately west thus connecting the site positively with the village.

Landscape Design and GI Objectives

- 5.2 Key landscape and green infrastructure (GI) objectives for the scheme are to:
- Provide a sustainable yet welcoming and attractive setting which promotes well-being for residents and recreational users of the site.
 - Respect and relate well to the character and appearance of the proposed development context, particularly Mickley Lane but also the existing residential edge of the village as well as the overall characteristics and features of the site landscape and its surroundings, including recreation amenities to the north and farmland to the east.
 - Conserve and enhance the site's existing perimeter vegetation to create a strong green infrastructure framework and setting for the new development. This will introduce new elements, promoting recreation and biodiversity to create a high-quality, sustainable, rich and diverse place to live, as well as an additional amenity for existing villagers, that contributes positively towards quality of life, health and social wellbeing.

Landscape and Green Infrastructure (GI) Proposals

- 5.3 The landscape and GI proposals for the scheme are broadly shown on the Concept Plan. In summary these proposals include:
- The provision of 1.73 hectares of land dedicated to landscape, GI, public open space and habitat related proposals. This represents approximately 38% of the total site area.
 - Retention of existing mature trees and hedgerow planting along the northern, eastern and southern boundaries.
 - A landscape buffer of public open space (POS) wrapping around the proposed housing affords an offset to Mickley Lane, the existing allotments north of the site and farmland to the south, as well as creating a 'soft' interface with existing properties along Fir Tree Avenue, Milton Avenue and Sycamore Close. This planted buffer will filter and soften the appearance of the built development and encompasses larger areas of open space in the north-east and south-east which will include SuDS, native tree and shrub planting together with new recreational routes.

- New recreation routes will provide opportunities for exercise close to home as well as connecting to the village and wider PRow network.
 - Incidental green spaces of new grass verges, tree and hedgerow planting both along internal streets as well as on-plot to help soften and integrate the new built development within the landscape, minimising potential visual effects upon surrounding identified receptors while strengthening local landscape character.
 - SuDS features – to include an attenuation pond – will be designed to maximise biodiversity value, further benefitting wildlife habitats locally.
- 5.4 Collectively, these proposals provide an opportunity to implement a strong framework of GI across the site area, creating both recreational and biodiversity enhancements overall. Ecological requirements, including any necessary mitigation measures, will also be accommodated as part of the proposals.
- 5.5 Enhancements will be in accordance with the Shirland and Higham Neighbourhood Plan, design codes and guidelines as well as North East Derbyshire's Recreation and Open Space SPD. The proposed development of the site has potential to assist in the delivery of the adjacent NCA 38 Statements of Environmental Opportunities 1 and 2. New tree and hedgerow species associated with the GI for any future development will be appropriate to the district 'Coalfield Village Farmlands' LCT.

Landscape Management

- 5.6 All of the landscape areas and public open space features will be managed and maintained to ensure the original design intention and long term amenity and ecological value is upheld. This will be achieved through the implementation of a comprehensive Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals.

6.0 LANDSCAPE AND VISUAL EFFECTS

- 6.1 The following section outlines the likely landscape and visual effects that will arise from proposed development on the site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

Landscape Effects

Construction

- 6.2 During the construction phase there will inevitably be some adverse landscape effects arising from the temporary work and disturbance. These effects are anticipated to include:-
- Enabling works and clearance to set up the compound area
 - Works to Mickley Lane to facilitate access into the development
 - Erection of tree protection fencing around existing boundary vegetation as required
 - Creation of sustainable drainage (SuDS) features
 - Creation of spoil heaps to temporarily store topsoil within the site
 - Building works
 - Construction traffic, including cranes, HGVs and staff vehicles travelling to and from the site
- 6.3 All construction works will be carried out in accordance with best practice procedures to minimise any adverse impact on landscape character. Some existing vegetation will be removed to enable the building works, including overgrown species as result of the unmanaged nature of the site, however this will be kept to a minimum and appropriate methods will be adopted to protect retained trees and vegetation based upon BS 5837.
- 6.4 The construction phase is likely to be over a relatively short duration and the landscape effects are judged to be **Minor Adverse/ Negligible** on the County/ Local Landscape Character Area and **Moderate Adverse** at a site level and its immediate context.

Operation (following Completion)

National Character

- 6.5 The site is a relatively small area within the extensive NCA 50 Derbyshire Peak Fringe and Lower Derwent. NCA 38 lies immediately to the east. The site does not particularly reflect the overall description of NCA 50 with key characteristics being more apparent within the immediate and wider context. The site is influenced by the residential edge of Mickley as well as farmland immediately south and east and allotments which lie adjacent to the northern boundary.
- 6.6 The development provides opportunities to enhance local distinctiveness and create and enhance green infrastructure as well as providing new residents and the existing community with enhanced local recreational opportunities and routes into the wider countryside which responds to SEO 3 for NCA 50 and SEOs 1 and 2 for NCA 38. The proposals will not alter the key characteristics of either NCAs as a whole and has potential to bring a range of benefits to this

small part of the overall area(s). Landscape effects upon both NCAs are assessed as **Negligible** at both completion and in the longer term.

County/ Local Character

- 6.7 At a county level, the site lies within the 'Coalfield Village Farmlands' LCT as identified within the Landscape Character of Derbyshire (2014). The site itself exhibits few key characteristics of the LCT although these are observed within the surrounding context. As above, the site is influenced by the residential village edge as well as farmland immediately south and east and allotments to the north. Landscape features are limited to mature trees and well managed hedgerows along the northern eastern and southern boundaries.
- 6.8 The proposed development will not alter the key characteristics of the LCT, having potential to bring some localised benefits through its capacity to assist in delivering mitigation through the proposed GI of enhanced retained vegetation, new trees and shrub planting, grasslands and SuDS, strengthening the overall landscape character of the site and its boundaries in line with the planting and management guidelines for the LCT.
- 6.9 Owing to the gently undulating landform and the settlement edge, together with intervening vegetation, intervisibility with the majority of the LCT is prevented and is unlikely to extend beyond c.300-470m (FPCR LVA-VET Viewpoints 7B, 12A, 9) from the site perimeter.
- 6.10 Landscape effects will be localised only and are assessed as **Minor Adverse/ Negligible** at completion. The GI proposed as part of the development has potential to strengthen the site character, reducing effects to **Negligible** over the longer term.

The Site and Immediate Context

- 6.11 The site is not covered by a landscape quality designation nor any other designation. The area within which the proposed development will be experienced is not extensive, is well contained and the VE is limited. The proposed housing will be located within the residential context of the village, adjacent to existing housing along Fir Tree Avenue, Milton Avenue and Sycamore Close as well as Mickley Infant School. It will extend no further south than properties at Sycamore Close.
- 6.12 A total of 1.73ha, or 38% of the site area is proposed as GI comprising the landscape buffer of POS which will create an enhanced 'soft' interface with the existing village edge.
- 6.13 There will be landscape improvement and enhancement through new landscape planting, areas of grassland and SuDS features which will be planted to maximise their ecological value. Recreational routes will be incorporated within the POS with links to the existing village and wider footpath network.
- 6.14 The character across the site will change however the new housing and school expansion will not be out of character with its immediate village edge and residential context. The site character will be strengthened through the proposed GI which will help to ensure the successful assimilation of the new housing within the local landscape, further softening the interface of the village edge. It is therefore considered that while there will be an adverse effect, the proposed development will bring longer term benefits to the site landscape and its immediate context and landscape effects are assessed as **Moderate Adverse** at completion becoming **Minor Adverse** in the longer term.

Visual Effects

Zone of Theoretical Visibility (ZTV) and Visual Envelope (VE)

- 6.15 The VE, shown on *Figure 6: Visual Appraisal*, of the proposed development identifies the surrounding land from within which views towards any part of the proposed development are likely to be possible. The VE is not however, an indicator of the effect of the proposed development on the view but simply, its visible extent in the surrounding landscape.
- 6.16 The VE is initially based upon the local topography and proposed building heights. This has then been reviewed on site and refined to take account of the visual 'screening' provided by buildings, trees, hedgerows and other features.
- 6.17 The VE of the proposed development is not extensive, as indicated on *Figure 6*, being limited to the site, part of the village (although views will be dependent upon the screening effects of intervening housing and garden planting and are therefore not anticipated from all properties) and its immediate perimeter of Mickley Lane, allotments and farmland owing to the natural screening of the site provided by landform, vegetation and the settlement edge.
- 6.18 There could be some limited locations (beyond the extent of the VE shown) that could have a potential distant or very limited view to a part of the development. Equally, there could be some locations shown within the VE that will not experience any views to the resultant development.

Construction

- 6.19 During the construction phase there will be some temporary visual effects arising from the construction activities. All construction works will be carried out in accordance with best practice procedures to protect and to minimise, as far as possible, adverse effects upon visual amenity.
- 6.20 During the construction phase, adverse effects upon the local visual resource will occur which will depend on the actual extent of visibility of the site from identified receptors. Inevitably, receptors in closest proximity and with direct views of the site will experience views of construction activity to include vehicles and associated machinery as well as site compounds and any earthworks/ ground modelling, albeit this will be for a limited period. Effects upon local views during this phase are anticipated to be **Major/ Moderate Adverse** for residential receptors with closest range views of the site and no greater than **Moderate Adverse** for all other receptors.

Operation (following Completion)

- 6.21 The following provides a summary of the visual effects assessment included at Appendix C.

Residential Properties and Settlement

- 6.22 The majority of residential receptors are located adjacent to the site perimeter and will have close range views of the proposed built development.
- 6.23 Residents along the western edge of the site (A2: Fir Tree Avenue, Milton Avenue, Sycamore Close) will experience close-range rear views of the completed proposed housing development and school expansion from both ground and first floor levels. To the north-west (A1: Cedar Street, Tennyson Street), residents are anticipated to experience more oblique views, mostly

limited to first floor level. The extent of available views will be dependent upon property aspect, window orientation and in-curtilage garden planting. Views will be filtered and softened to some degree by existing garden vegetation within the property curtilages, mature perimeter vegetation around the LGS2 – play area, BMX track and allotments – as well as the new tree planting proposed along the northern and western site boundaries. Visual effects are assessed as **Moderate Adverse** at completion and in the longer term for properties immediately to the west, **Minor Adverse** at completion and in the longer term for properties to the north-west and, for properties further west towards the A61 **Minor Adverse/ Negligible** at completion becoming **Negligible** in the longer term.

- 6.24 Residents to the east (A3: Northedge Farm, A4: Yew Tree Farm, A5: Mickley Farm) will experience more limited visibility owing to mature vegetation associated with the farms (A3: Northedge Farm, A4: Yew Tree Farm) together with intervening mature trees along Mickley Lane and within field boundaries, and the well vegetated former railway line (A3: Northedge Farm). Potential views of the new housing will very much be seen in the context, and against the backdrop of, the existing settlement, including the LGS2, particularly the allotments (A4: Yew Tree Farm). New landscape planting proposed along the site's eastern edge, including areas of POS at both the north-eastern and south-eastern corners, will reinforce the filtering and softening effects of the existing vegetation as well as creating wide landscape buffers between the receptors and built development. Visual effects upon residents of Northedge Farm are assessed as **Moderate/ Minor Adverse** at completion and in the longer term. Effects upon residents of Mickley Farm are assessed as **Minor Adverse** at completion and in the longer term, while effects upon residents of Northedge Farm are assessed as **Minor Adverse/ Negligible** at completion becoming **Negligible** in the longer term.
- 6.25 No views of the proposed development are anticipated from the settlement of Morton to the east.

Public Rights of Way (PRoW) and Other Footpaths etc

- 6.26 A network of PRoW cross the local landscape to the east of the site however do not include any long distance recreational routes.
- 6.27 Users of PRoW Ref. Shirland and Higham FP 21, FP 22 will experience very limited views only. Mature vegetation along the former railway line together with landform will largely prevent views of the proposed development with the occasional gap in vegetation allowing minimal visibility. Where such views are available, the new housing will very much be seen in the context of the existing settlement on the valley slope. New landscape planting proposed along the northern edge and north-eastern corner of the site will reinforce existing natural screening and filtering effects once established. Visual effects are assessed as **Negligible** at completion and in the longer term.
- 6.28 No views of the proposed development are anticipated from PRoW Ref. Morton FP 1 owing to the variation in landform.

Roads & Transport Users

- 6.29 Views of the proposed development from the local road network will be restricted to users of the roads immediately surrounding the site.

- 6.30 The extent of visibility varies along Mickley Lane with close range views available when directly passing. The new housing will very much be seen in the context, and against the backdrop, of the existing settlement on the valley slope with the allotments forming a strong visual detractor at the northern edge of the site. Existing mature trees along the lane and internal field boundaries to the north and south of the site will afford a degree of filtering and screening. This will be reinforced by new landscape planting proposed along the eastern edge of the site and the south-eastern and north-eastern areas of POS which will soften the appearance of the new built development once established. The POS will also provide a wide landscape buffer between receptors and new housing. Visual effects are assessed as **Moderate Adverse** at completion becoming **Moderate/ Minor Adverse** in the longer term when directly passing the site, and **Minor Adverse** at completion becoming **Negligible** in the longer term when approaching the site.
- 6.31 Users of Well Lane to the south and Higham Lane to the east will view the new housing in the context of the existing settlement immediately adjacent and will be filtered to some degree, in the case of Well Lane, by existing mature trees close to the southern edge of the site and, in the case of Higham Lane, by its mature trees as well as those along Mickley Lane/ eastern site boundary. New landscape planting proposed along the site's eastern and southern edges as well as within the POS proposed at the south-eastern corner will further filter and soften the appearance of the built development. Visual effects are assessed as **Minor Adverse/ Negligible** at completion and in the longer term, becoming **Negligible** for users of Higham Lane.
- 6.32 Users of the A61 Main Road will experience minimal views which will be limited to the proposed POS within the south-eastern corner of the scheme and the southern edge of the new housing. However, this will be seen in the context of the existing settlement edge and will be filtered and softened by the new planting once established. In any event, potential views will be over a short distance and fleeting. Visual effects are therefore assessed as **Negligible** at completion and in the longer term.
- 6.33 No views of the proposed development are anticipated from other roads within the locality including Morton Road to the east.

Other

Mickley Infant School

- 6.34 Staff, pupils and visitors of the school will experience close range views of the proposed housing whether the expansion comes forward or not. However, in the event that it does not, views are likely to be filtered by landscape planting proposed along the western edge of the site and, in the event that it does, detailed landscape proposals for the development are likely to include appropriate planting around the perimeter of the school site which will filter and soften the appearance of the new housing.
- 6.35 The existing immediate context of the school is residential along three sides and within a securely fenced boundary. While distant views to the east will largely be lost, these are anticipated to be fairly minimal from a single building overlooking the site, with the majority of focus being within the school site itself. The expansion area will allow a garden to be created and has potential to bring beneficial effects overall. Visual effects are assessed as **Moderate/ Minor Adverse** at completion and in the longer term.

LGS2 Mickley BMX Track and Allotments

- 6.36 Users of the LGS will experience a range in views; allotment holders will have closer views yet these will depend on their location and the degree of plot vegetation. Views from the BMX track, playing field and play area will be separated by the allotments and the mature field boundary along their northern perimeter. In both cases, the proposed development will be seen in the context of the existing settlement and new landscape planting proposed along the northern edge and north-eastern corner of the site will further filter/ screen visibility once established. Visual effects are assessed as **Moderate/ Minor Adverse** at completion becoming **Minor Adverse** for allotment holders and **Negligible** for users of the BMX track, playing field and play area in the longer term.

Night-time Visual Effects

- 6.37 Inevitably there will be some illumination and light spill from the proposed development (as there will from any new development) however this will be observed within the context of existing lighting from the residential edge of Mickley as well as within the village itself on the valley slope immediately west. The new homes will be set well back from the site boundaries to allow for the existing retained and new perimeter landscape planting to assist in reducing illumination and light spill.
- 6.38 The proposed development will follow best practice to minimise and control the effects of lighting on the surrounding landscape. Luminaries will be limited to the built development areas and will be strategically located to achieve the required lighting levels for safety and operation whilst ensuring that light spillage is minimised.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 Neither the site nor the immediate context is covered by any landscape quality designations. This landscape and visual appraisal concludes that, while the proposed development will inevitably result in some effects upon the local landscape and visual resource, they will be localised, limited and minimal and will be mitigated as far as practicable. Established vegetation along the northern, eastern and southern site boundaries will be retained and enhanced, being reinforced with new landscape planting around the perimeter of the site. Areas of POS in the north-east and south-east of the site will help create a strong landscape interface between the new development and adjacent land uses, further softening the new development edge. The site landscape will be improved and enhanced not only with new tree and shrub planting but also areas of grassland encompassing a new SuDS pond which will be planted to maximise its ecological value.
- 7.2 The site's limited features will be retained enhanced and the proposed development will not alter the key characteristics of its immediate context, the county level 'Coalfield Village Farmlands' LCT, which is present throughout the county, or NCAs 50 and 38, having potential to introduce some localised benefits through the proposed green infrastructure and management of the site. Long term effects upon the NCAs and county level LCT are assessed as **Negligible** while effects upon the site and immediate context are assessed as **Minor Adverse** in the long term.
- 7.3 The VE is limited to the site perimeter and not much beyond its immediate context owing to the natural and built screening of the site provided by the vegetation, landform and the village edge. Long term visual effects upon residents bordering the site with close range views are assessed as **Moderate Adverse** while those not directly adjacent to the site are assessed as and **Moderate/ Minor Adverse, Minor Adverse** and **Negligible**. Visual effects upon users of the local PRow network are assessed as **Negligible** in the long term where views are available. Users of local roads are likely to experience **Moderate/ Minor Adverse** to **Negligible** effects upon views when passing or approaching the site in the long term and **Minor Adverse/ Negligible** or **Negligible** long term effects upon road users further from the site.
- 7.4 Overall, the site is not particularly sensitive in landscape and visual terms with a limited number of potential receptors having been identified and the likelihood of an in-extensive visual envelope. It is well contained within the wider landscape yet relates well to the settlement of Mickley, having a strong visual connection with adjacent existing residential development which extends up the valley slope. Furthermore, being located at the edge of Mickley village which has a strong built edge visible from the site and surroundings, any views of future built development will very much be in the context of the existing village edge with new housing and potential school expansion seen as part of the settlement for receptors. The localised landscape will also be strengthened and any potential visual effects mitigated.
- 7.5 Consequently, it is considered that the proposed development is of a modest scale and nature in the context of the site and surrounding landscape. The new housing development has potential to bring a range of benefits through its GI and POS and can successfully be accommodated within the site and local landscape, having limited and localised landscape and visual effects overall, meeting the requirements of Local Plan Policies SDC2, SDC3, SDC12 and ID7, along with Policies 3 and 4 of the Shirland and Higham Neighbourhood Plan. Specifically in respect of Policy 3, the proposed scheme does not adversely affect the character of a

Significant Green Gap or a Key View and provides "*a soft boundary to the open countryside*" where "*on the edge of a built up area*". Importantly, it has potential to strengthen the site character and structure to establish a thriving development with community benefit to be enjoyed by local and new residents alike.



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd

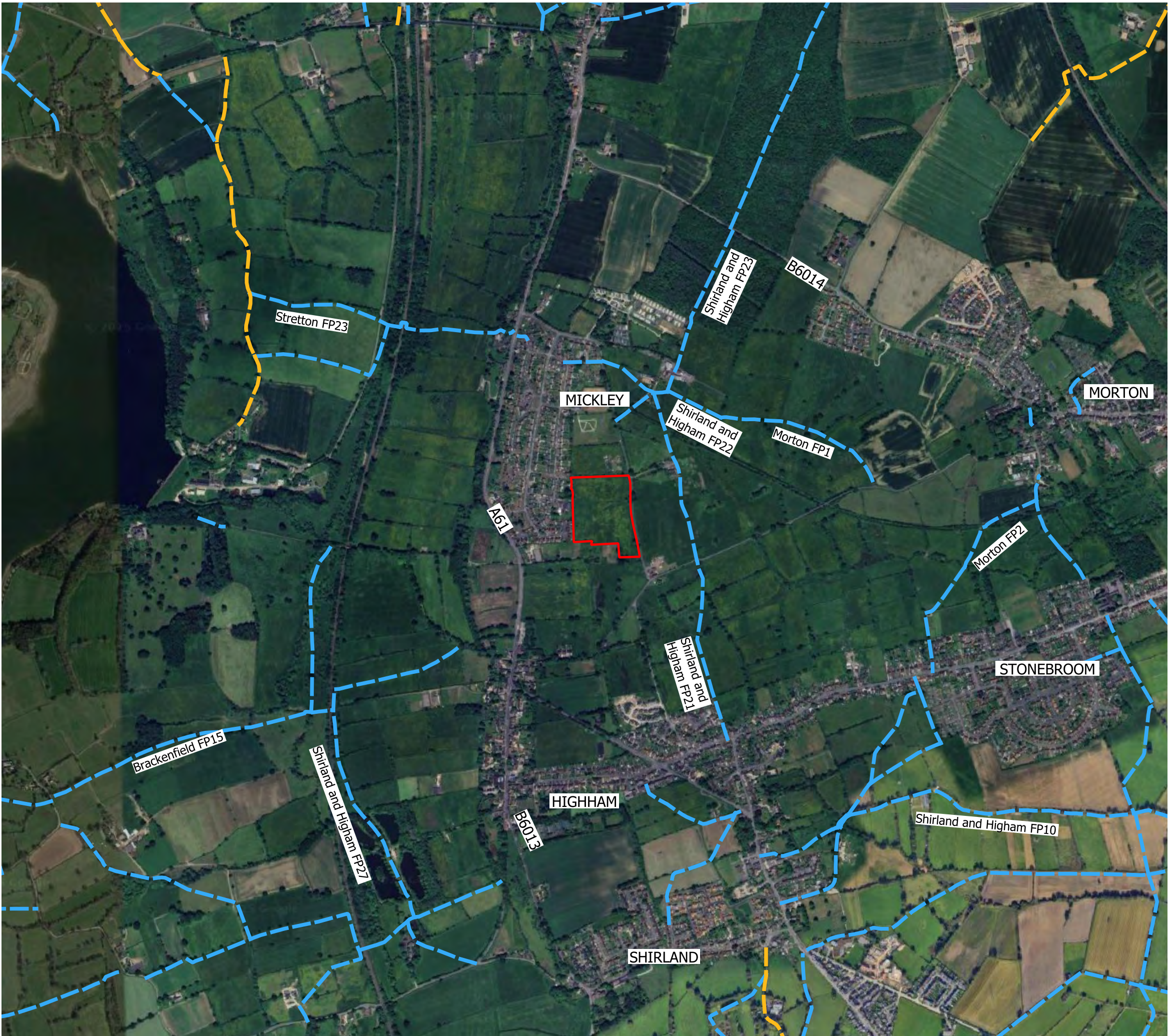
Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



KEY

Site Boundary

date	10/02/25	drwn/chkd	DY/EAF
client	Seabridge Developments Limited		
project	MICKLEY LANE, NORTH EAST DERBYSHIRE DISTRICT		
title	SITE LOCATION	scale	1:12,500 @ A3
number	FIGURE 1	rev	-



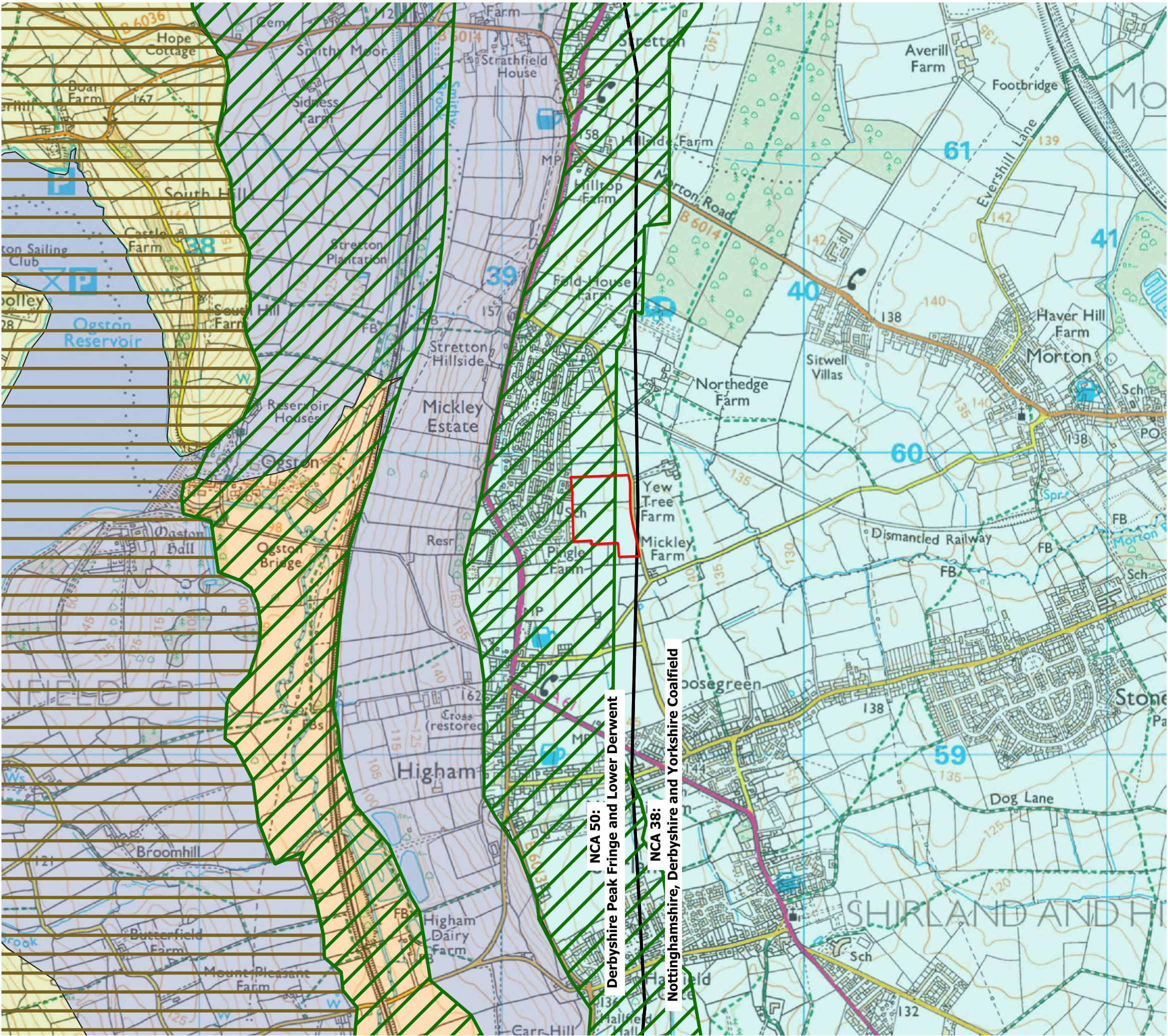
This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



- KEY
- Site Boundary
 - Public Rights of Way
 - Bridleway
 - Footpath

date	10/02/25	drwn/chkd	DY/EAF
client	Seabridge Developments Limited		
project	MICKLEY LANE, NORTH EAST DERBYSHIRE DISTRICT		
title	AERIAL PHOTOGRAPH	scale	1:12,500 @ A3
number	FIGURE 2	rev	-



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



KEY

Site Boundary

Landscape Character of Derbyshire
Derbyshire County Council 2014

- National Character Areas
- Wooded Slopes & Valleys
- Riverside meadows
- Wooded Farmlands
- Coalfield Village Farmlands

Derbyshire Area of Multiple Sensitivity (2013)

- Primary Sensitivity
- Secondary Sensitivity

date
10/02/25

drwn/chkd
DY/EAF

client
Seabridge Developments Limited

project
MICKLEY LANE, NORTH EAST DERBYSHIRE DISTRICT

title
LANDSCAPE CHARACTER

scale
1:12,500 @ A3

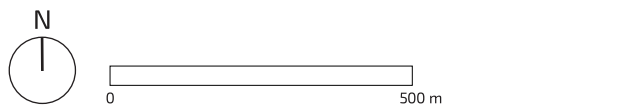
number
FIGURE 3

rev
A

FPCR | environment & design



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd
Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



- KEY
- Site Boundary
 - Conservation Areas
 - Listed Buildings
 - II*
 - II
 - SSSI
 - Local Green Spaces (SHNP 2021)
 - Significant Green Gaps (SHNP 2021)

- ① -LGS1 Mickleby Green
Small semi-circular area with seat and noticeboard.
- ② -LGS2 Mickleby BMX Track and Allotments
Important community space for a range of uses for a range of ages and interests.
- ③ -Open field east of the Local Settlement Gap between Well Lane and Common Lane.
- ④ -Open fields either side of A61 Chesterfield Road with Conservation Area Boundary on the east.
- ⑤ -Open fields to the west of A61 and up to the Settlement Development Limit of Shirland village.
- ⑥ -Open fields between Park Lane and Cross Lane either side of farm storage buildings.
- ⑦ -Open fields north of Quarry Lane up to Morton Brook, east of the recreation ground completes the settlement gap.
- ⑧ -Open fields adjoining and south of Stonebroom Settlement Development Limit running to Dog Lane separating Stonebroom from Shirland.
- ⑨ -Open fields north of Park Lane adjoining the Settlement Development Limit for Shirland and the school. Adjoins site allocation SH2.

date 10/02/25
drwn/chkd
DY/EAF

client
Seabridge Developments Limited
project
MICKLEY LANE, NORTH EAST DERBYSHIRE DISTRICT

title
DESIGNATIONS
scale
1:12,500 @ A3

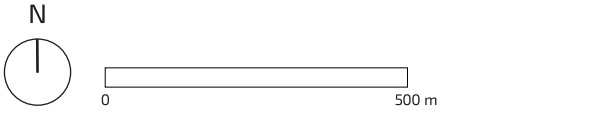
number
FIGURE 4
rev
-

FPCR | environment & design



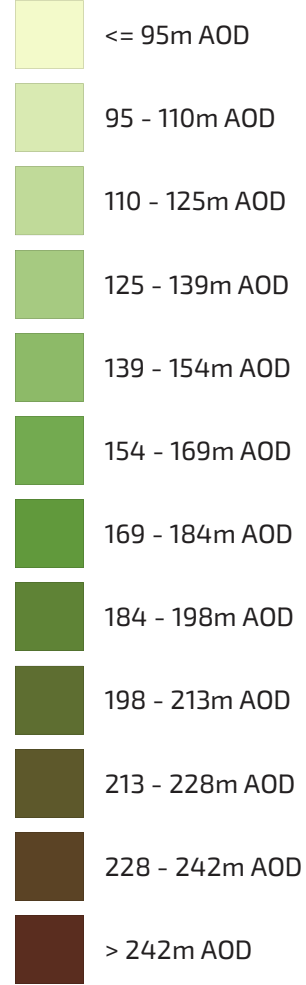
This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



 Site Boundary

Topography

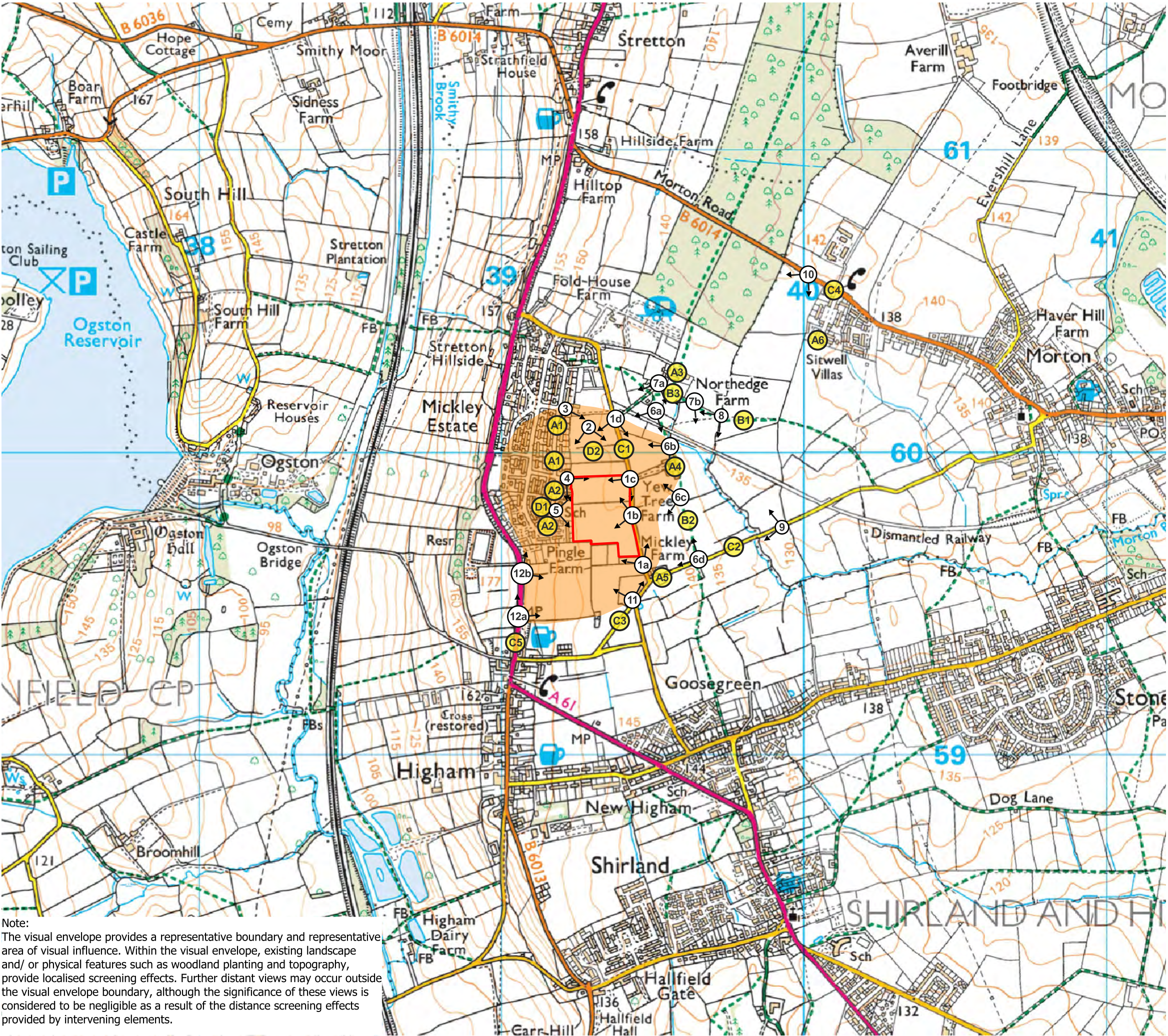


date 10/02/25
drwn/chkd DY/EAF

client
Seabridge Developments Limited
project
MICKLEY LANE, NORTH EAST DERBYSHIRE DISTRICT

title
TOPOGRAPHY
scale
1:12,500 @ A3

number
FIGURE 5
rev
-



Note:
The visual envelope provides a representative boundary and representative area of visual influence. Within the visual envelope, existing landscape and/ or physical features such as woodland planting and topography, provide localised screening effects. Further distant views may occur outside the visual envelope boundary, although the significance of these views is considered to be negligible as a result of the distance screening effects provided by intervening elements.

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd
Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

N

0

500 m

KEY

Site Boundary

Viewpoint Locations

Visual Receptors

Visual Envelope

date	10/02/25	drwn/chkd	DY/EAF
client	Seabridge Developments Limited		
project	MICKLEY LANE, NORTH EAST DERBYSHIRE DISTRICT		
title	VISUAL APPRAISAL	scale	1:12,500 @ A3
number		rev	

FIGURE 6

FPCR | environment & design

L:\11800\11853\LANDS\LVA\QGIS LVA Figure Template\11853 - LVA figures.qgs
t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk

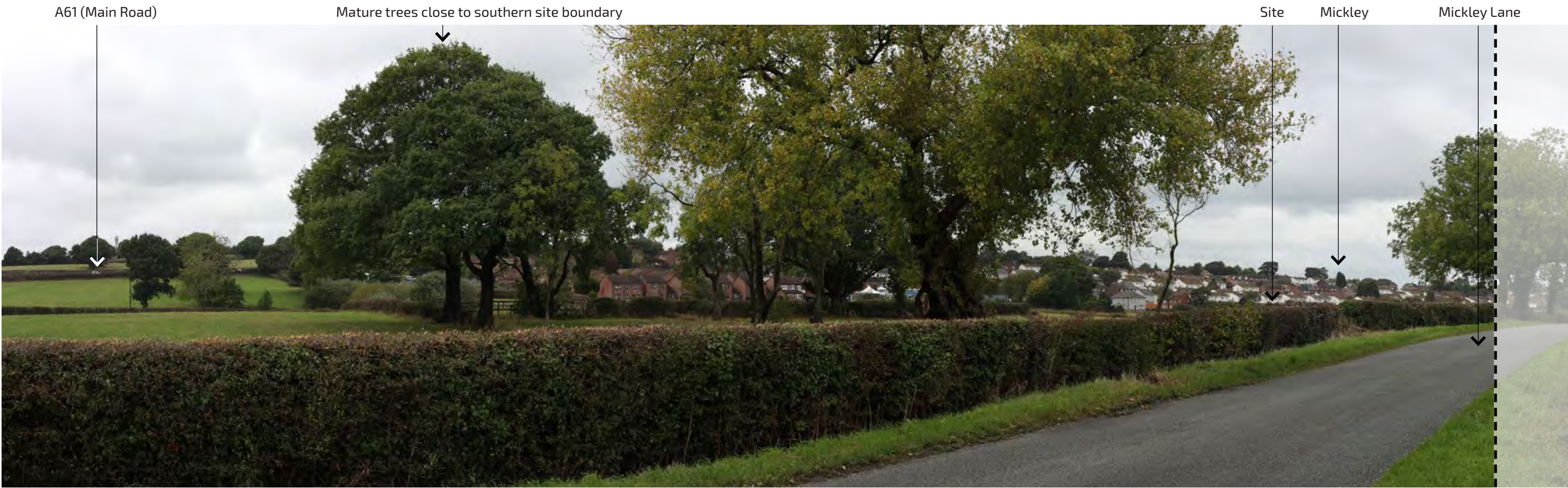


Photo Viewpoint 1a: View north from Mickley Lane.



Photo Viewpoint 1a: Continued...

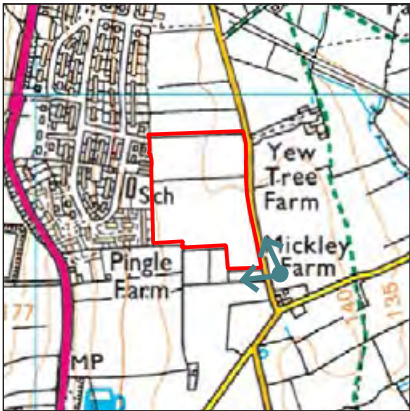


Photo Viewpoint 1a

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/10/24
Time: 11 :39
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 106°
Direction of View: 300° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
26/11/24	DY /EAF

client
Seabridge Developments Limited
project
MICKLEY LANE, NORTH EAST DERBYSHIRE DISTRICT

title
PHOTOVIEWPOINT 1a

number	rev
FIGURE 7	-



Photo Viewpoint 1b: View west from Mickley Lane.



Photo Viewpoint 1b: Continued...

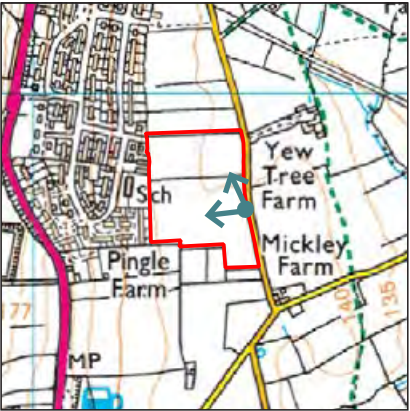


Photo Viewpoint 1b

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/10/24
Time: 11 :43
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 132°
Direction of View: 280° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date 26/11/24 drwn/chkd DY /EAF

client
Seabridge Developments Limited
project
**MICKLEY LANE,
NORTH EAST DERBYSHIRE DISTRICT**

title
PHOTOVIEWPOINT 1b

number
FIGURE 8 rev -



Photo Viewpoint 1c: View west from Mickley Lane.



Photo Viewpoint 1c: Continued...

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

L:\11800\11853\LANDS\LVA\11853- Photo Viewpoints.indd
t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk

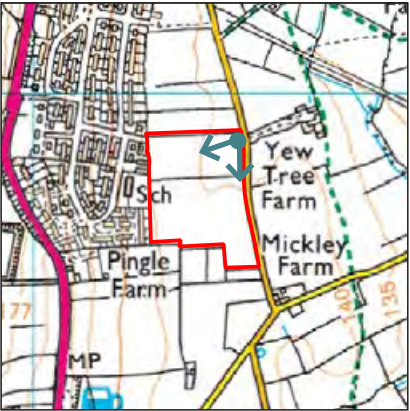


Photo Viewpoint 1c

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/10/24
Time: 11 :48
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 136°
Direction of View: 210° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date
26/11/24

drwn/chkd
DY /EAF

client
Seabridge Developments Limited

project
**MICKLEY LANE,
NORTH EAST DERBYSHIRE DISTRICT**

title
PHOTOVIEWPOINT 1c

number
FIGURE 9

rev
-

FPCR | environment
& design



Photo Viewpoint 1d: View south from Mickley Lane.

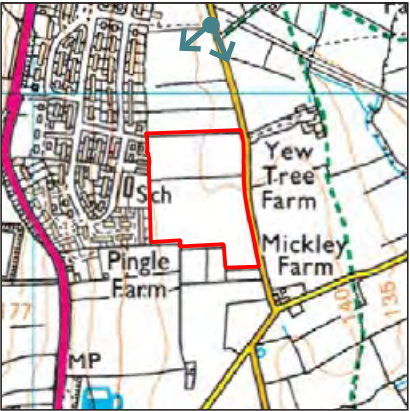


Photo Viewpoint 1d

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/10/24
Time: 11 :56
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 79°
Direction of View: 190° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	26/11/24	drwn/chkd	DY /EAF
client	Seabridge Developments Limited		
project	MICKLEY LANE, NORTH EAST DERBYSHIRE DISTRICT		
title	PHOTOVIEWPOINT 1d		
number	FIGURE 10	rev	-



Photo Viewpoint 2: View south from footpath crossing recreation area (Local Green Space LGS2 'Mickley BMX Track and Allotments').



Photo Viewpoint 2: Continued...

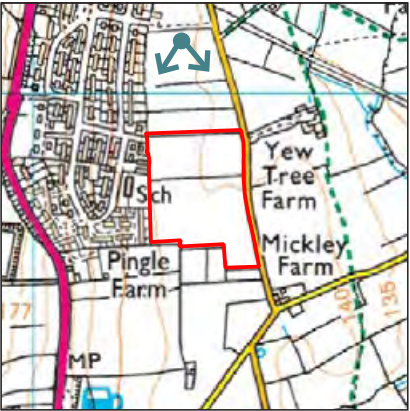


Photo Viewpoint 2

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/10/24
Time: 12 :19
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 102°
Direction of View: 180° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date
26/11/24

drwn/chkd
DY /EAF

client
Seabridge Developments Limited

project
**MICKLEY LANE,
NORTH EAST DERBYSHIRE DISTRICT**

title
PHOTOVIEWPOINT 2

number
FIGURE 11

rev
-



Photo Viewpoint 3: View south-east from Cedar Street.

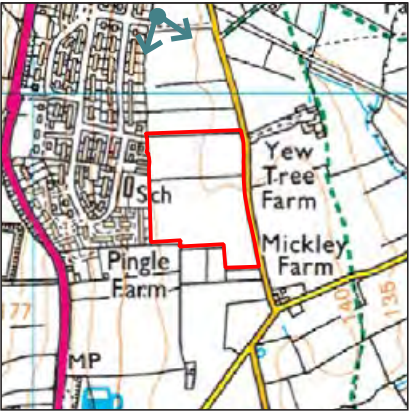


Photo Viewpoint 3

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/10/24
Time: 12 :37
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 81°
Direction of View: 170° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	26/11/24	drwn/chkd	DY /EAF
client	Seabridge Developments Limited		
project	MICKLEY LANE, NORTH EAST DERBYSHIRE DISTRICT		
title	PHOTOVIEWPOINT 3		
number	FIGURE 12	rev	-



Photo Viewpoint 4: View south-east from Fir Tree Avenue (adjacent to No.17).



Photo Viewpoint 4: Continued...

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

L:\11800\11853\LANDS\LVIA\11853- Photo Viewpoints.indd
t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk

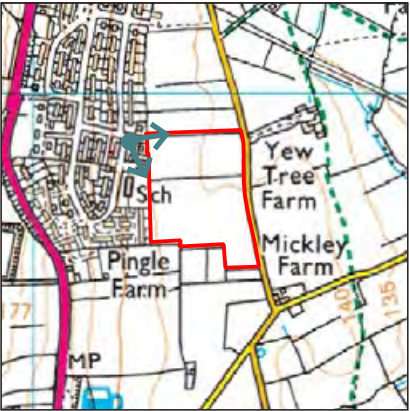


Photo Viewpoint 4

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/10/24
Time: 12 :48
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 115°
Direction of View: 130° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
26/11/24	DY /EAF

client
Seabridge Developments Limited
project
MICKLEY LANE, NORTH EAST DERBYSHIRE DISTRICT

title
PHOTOVIEWPOINT 4

number	rev
FIGURE 13	-

FPCR | environment & design



Photo Viewpoint 5: View east from Milton Avenue.

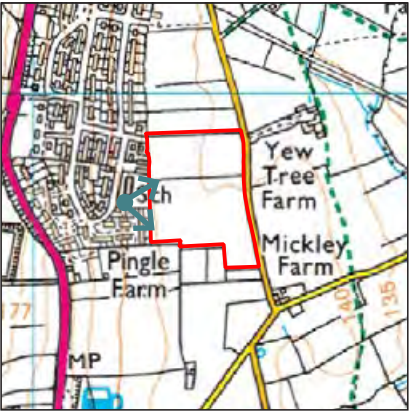


Photo Viewpoint 5

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/10/24
Time: 12 :59
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 41°
Direction of View: 090° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	26/11/24	drwn/chkd	DY /EAF
client	Seabridge Developments Limited		
project	MICKLEY LANE, NORTH EAST DERBYSHIRE DISTRICT		
title	PHOTOVIEWPOINT 5		
number	FIGURE 14	rev	-



Photo Viewpoint 6a: View south-west from PRow 'Shirland and Higham FP 21'.



Photo Viewpoint 6a: Continued...

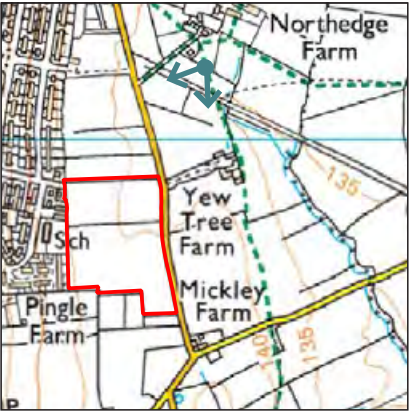


Photo Viewpoint 6a

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/10/24
Time: 12 :31
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 130°
Direction of View: 210° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	26/11/24	drwn/chkd	DY /EAF
client	Seabridge Developments Limited		
project	MICKLEY LANE, NORTH EAST DERBYSHIRE DISTRICT		
title	PHOTOVIEWPOINT 6a		
number	FIGURE 15	rev	-



Photo Viewpoint 6b: View south-west from PRoW 'Shirland and Higham FP 21'.

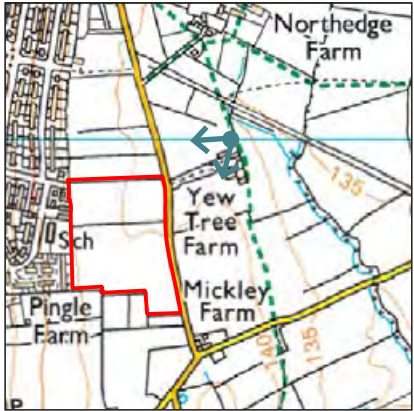


Photo Viewpoint 6b

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/10/24
Time: 13 :38
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 77°
Direction of View: 240° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date 26/11/24 drwn/chkd DY /EAF

client
Seabridge Developments Limited
project
**MICKLEY LANE,
NORTH EAST DERBYSHIRE DISTRICT**

title
PHOTOVIEWPOINT 6b

number **FIGURE 16** rev -

Approximate direction of site (Screened by landform)

Mickley



Photo Viewpoint 6c: : View west from PRow 'Shirland and Higham FP 21'.

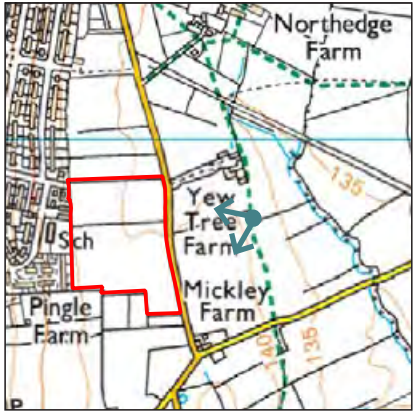


Photo Viewpoint 6c

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/10/24
Time: 13 :28
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 250°
Direction of View: 83° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
26/11/24	DY /EAF

client
Seabridge Developments Limited
project
MICKLEY LANE, NORTH EAST DERBYSHIRE DISTRICT

title
PHOTOVIEWPOINT 6c

number	rev
FIGURE 17	-



Photo Viewpoint 6d: View north-west from PRow 'Shirland and Higham FP 21'/ Higham Lane.

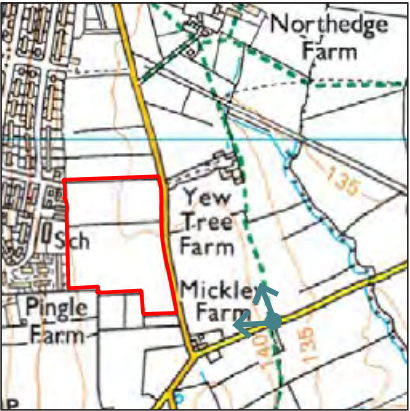


Photo Viewpoint 6d
Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/10/24
Time: 12 :54
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 79°
Direction of View: 320° (bearing from North)
Viewing distance: To be viewed at comfortable
arm's length

date	26/11/24	drwn/chkd	DY /EAF
client	Seabridge Developments Limited		
project	MICKLEY LANE, NORTH EAST DERBYSHIRE DISTRICT		
title	PHOTOVIEWPOINT 6d		
number	FIGURE 18	rev	-

Vegetation along former railway line



Photo Viewpoint 7a: View south-west from PRoW 'Shirland and Higham FP 22'/ access track to Northedge Farm.

PRoW FP22/Access track to Northedge Farm

Existing properties within Mickley



Photo Viewpoint 7a: Continued...

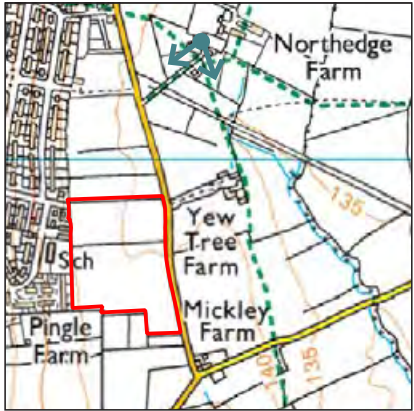


Photo Viewpoint 7a

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/10/24
Time: 14 :00
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 113°
Direction of View: 190° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date
26/11/24

drwn/chkd
DY /EAF

client
Seabridge Developments Limited

project
**MICKLEY LANE,
NORTH EAST DERBYSHIRE DISTRICT**

title
PHOTOVIEWPOINT 7a

number
FIGURE 19

rev
-



Photo Viewpoint 7b: View south-west from PRow 'Shirland and Higham FP 22'.

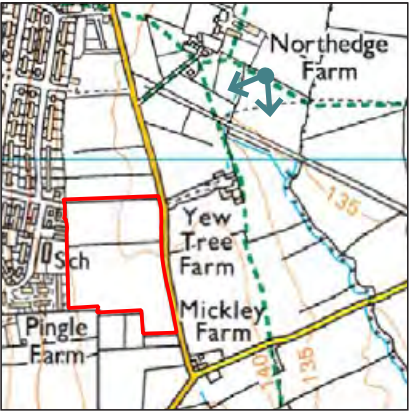


Photo Viewpoint 7b

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/10/24
Time: 14 :25
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 76°
Direction of View: 200° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	26/11/24	drwn/chkd	DY /EAF
client	Seabridge Developments Limited		
project	MICKLEY LANE, NORTH EAST DERBYSHIRE DISTRICT		
title	PHOTOVIEWPOINT 7b		
number	FIGURE 20	rev	-



Photo Viewpoint 8: View south-west from PRoW 'Shirland and Higham FP 1'.



Photo Viewpoint 8: Continued...

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd. Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

L:\11800\11853\LANDS\LVA\11853- Photo Viewpoints.indd
t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk

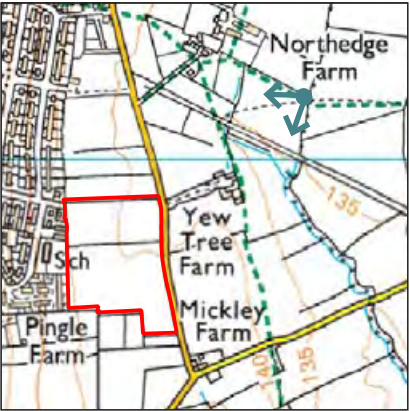


Photo Viewpoint 8

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/10/24
Time: 14 :32
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 109°
Direction of View: 230° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date 26/11/24 drwn/chkd DY /EAF

client
Seabridge Developments Limited
project
**MICKLEY LANE,
NORTH EAST DERBYSHIRE DISTRICT**

title
PHOTOVIEWPOINT 8

number **FIGURE 21** rev -

FPCR | environment & design



Photo Viewpoint 9: View west from Higham Lane.

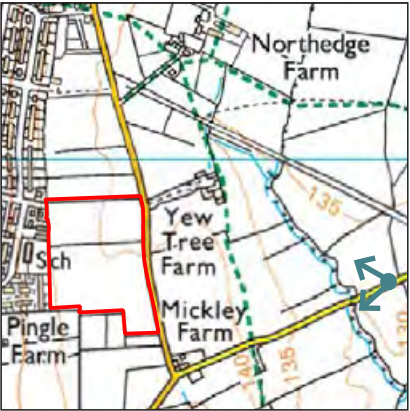


Photo Viewpoint 9

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/10/24
Time: 13 :07
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 82°
Direction of View: 275° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	26/11/24	drwn/chkd	DY /EAF
client	Seabridge Developments Limited		
project	MICKLEY LANE, NORTH EAST DERBYSHIRE DISTRICT		
title	PHOTOVIEWPOINT 9		
number	FIGURE 22	rev	-



Photo Viewpoint 10: View south-west from Morton Road.



Photo Viewpoint 10

Visualisation Type: Type 1

Projection: 'cylindrical'

Enlargement factor: 100% (when printed at A1)

Date: 02/10/24

Time: 10:50

Camera make & model, sensor format & lens:

Canon EOS 6D FFS, Canon 50mm Lens

Horizontal Field of View: 75°

Direction of View: 190° (bearing from North)

Viewing distance: To be viewed at comfortable arm's length

date	26/11/24	drwn/chkd	DY /EAF
client	Seabridge Developments Limited		
project	MICKLEY LANE, NORTH EAST DERBYSHIRE DISTRICT		
title	PHOTOVIEWPOINT 10		
number	FIGURE 23	rev	-



Photo Viewpoint 11: View north from Well Lane.

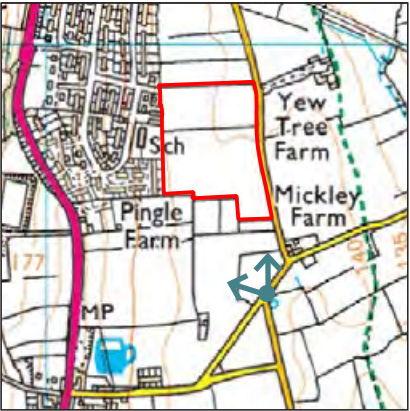


Photo Viewpoint 11

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/10/24
Time: 14 :25
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 310° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	26/11/24	drwn/chkd	DY /EAF
client	Seabridge Developments Limited		
project	MICKLEY LANE, NORTH EAST DERBYSHIRE DISTRICT		
title	PHOTOVIEWPOINT 11		
number	FIGURE 24	rev	-

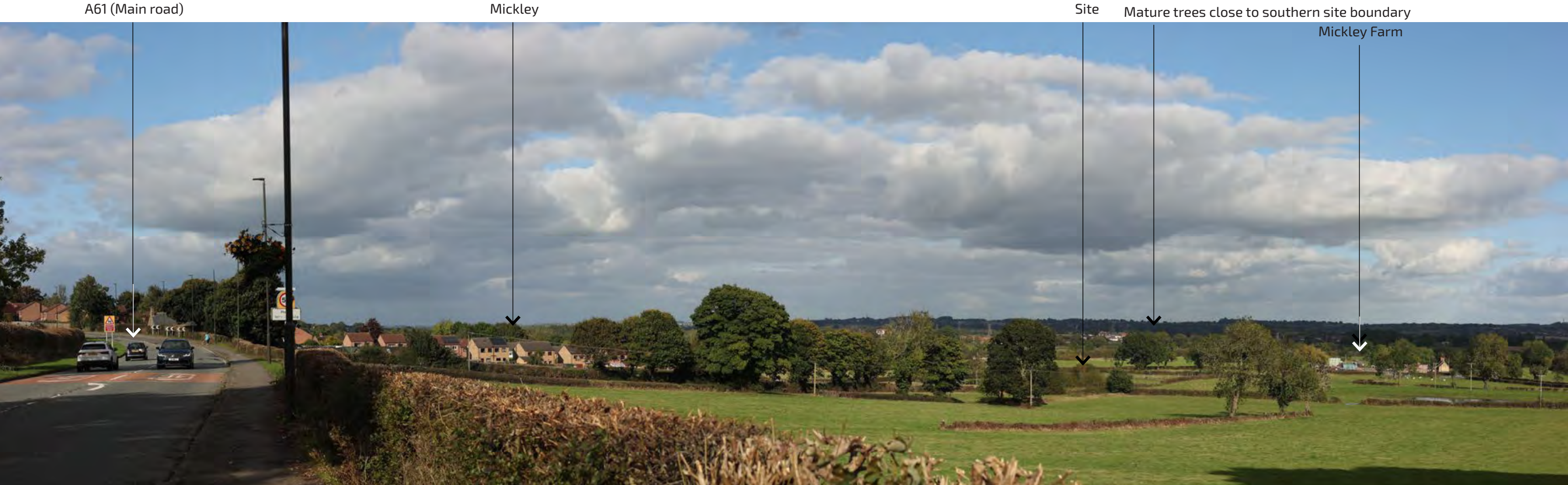


Photo Viewpoint 12a: View north-east from A61 (Main Road).

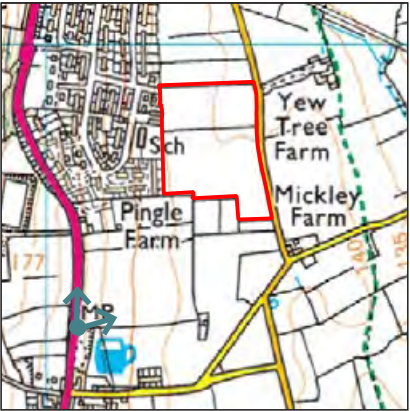


Photo Viewpoint 12a

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/10/24
Time: 14 :32
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 040° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	26/11/24	drwn/chkd	DY /EAF
client	Seabridge Developments Limited		
project	MICKLEY LANE, NORTH EAST DERBYSHIRE DISTRICT		
title	PHOTOVIEWPOINT 12a		
number	FIGURE 25	rev	-



Photo Viewpoint 12b: View north-east from A61 (Main Road).



Photo Viewpoint 12b: Continued...

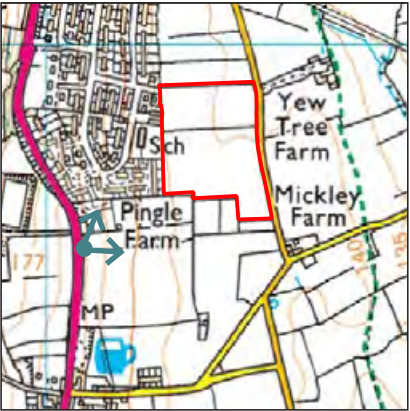


Photo Viewpoint 12b

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/10/24
Time: 14 : 39
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 118°
Direction of View: 060° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date 26/11/24 drwn/chkd DY /EAF

client Seabridge Developments Limited
project MICKLEY LANE,
NORTH EAST DERBYSHIRE DISTRICT

title PHOTOVIEWPOINT 12b

number FIGURE 26 rev -

Appendix A

Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

- 1.1 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.
- 1.2 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.
- 1.3 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape

Landscape Sensitivity

- 1.4 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.
- 1.5 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

- 1.6 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in the Landscape Institute Technical Guidance Note 02/21 "Assessing landscape value outside national designations", (which provides more up to date guidance than Box 5.1 of GLVIA3)).
 - Natural Heritage
 - Cultural Heritage
 - Landscape Condition
 - Associations
 - Distinctiveness
 - Recreational
 - Perceptual (scenic)
 - Perceptual (Wildness and tranquillity)
 - Functional

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities associations and functional aspects.
Medium	Landscape receptors of medium importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities and quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities, associations and functional aspects.
Low	Landscape receptors of low importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities and quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities, associations and functional aspects.

Landscape Susceptibility to Change

- 1.7 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

- 1.8 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change, Reversibility the geographical extent and duration of change are described where relevant in the appraisal.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Geographical Extent

Geographical extent	Definition
Extensive	Notable change to an extensive proportion of the geographic area.
Moderate	Notable change to part of the geographic area.
Minimal	Change over a limited part of the geographic area.
Negligible	Change over a very limited part of the geographical area.

Duration

Duration	Definition
Short term	The change will occur for up to 5 years.
Medium Term	The change will occur for between 5 and 10 years.
Long term	The change will occur for over 10 years

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

Visual

Sensitivity of Visual Receptors

- 1.9 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

- 1.10 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

Value of Views

- 1.11 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

- 1.12 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

- 1.13 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 1.14 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:
- **Major**
 - **Moderate**
 - **Minor**
 - **Negligible**
- 1.15 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
National Landscape Character									
Natural England, National Character Area Profile (NCA) (2024): <i>Derbyshire Peak Fringe and Lower Derwent (NCA 50)</i>	Inevitably there will be variation in susceptibility to change across the NCA which, given the relative small scale of the site and its context in the landscape, is considered to be Medium.	Inevitably there will be variation in landscape value across the NCA which is considered to be Medium.	Inevitably there will be variation in sensitivity across the NCA which, given the relative small scale of the site and its context in the landscape, is considered to be Medium.	Construction: Negligible Completion: Negligible Year 15: Negligible	No	- The Derbyshire Peak Fringe and Lower Derwent landscape is a distinctive national character area within which the site is a relatively small parcel of land adjacent to the village of Mickley. - The site exhibits few key characteristics of the NCA, these are more apparent within the immediate and wider context. The site is strongly influenced by the residential edge of Mickley as well as farmland immediately south and east and allotments which lie adjacent to the northern boundary. - Potential for assisting in delivery of SEO 3 for the NCA.	Negligible	Negligible	Negligible
Natural England, National Character Area Profile (NCA) (2024): <i>Nottinghamshire, Derbyshire and Yorkshire Coalfield (NCA 38)</i>	Inevitably there will be variation in susceptibility to change across the NCA which, given the relative small scale of the site and its context in the landscape, is considered to be Medium.	Inevitably there will be variation in landscape value across the NCA which is considered to be Medium.	Inevitably there will be variation in sensitivity across the NCA which, given the relative small scale of the site and its context in the landscape, is considered to be Medium.	Construction: Negligible Completion: Negligible Year 15: Negligible	No	- The Nottinghamshire, Derbyshire and Yorkshire Coalfield landscape is a distinctive national character area immediately east of the site which is a relatively small parcel of land adjacent to the village of Mickley. - The site’s immediate and wider context exhibits key characteristics of the NCA. The site is strongly influenced by the residential edge of Mickley as well as farmland immediately south and east and allotments which lie adjacent to the northern boundary. - Potential for assisting in delivery of SEOs 1 and 2 for the NCA.	Negligible	Negligible	Negligible

Landscape Character Assessment (LCA): County/District									
The Landscape Character of Derbyshire (fourth edition) (2014): <i>Coalfield Village Farmlands Landscape Character Type</i>	Inevitably there will be variation in susceptibility to change across the LCT which, given the relative small scale of the site and its context in the landscape, is considered to be Medium.	Inevitably there will be variation in landscape value across the LCT which is considered to be Medium.	Inevitably there will be variation in sensitivity across the LCT which, given the relative small scale of the site and its context in the landscape, is considered to be Medium.	Construction: Low/ Negligible Completion: Negligible Year 15: Negligible	No	- The site lies within the Coalfield Village Farmlands LCT which is a landscape characterised by its industrial heritage, with villages, dairy farms and small woodlands. - The site itself exhibits few key characteristics of the LCT although these are observed within the surrounding context. The site is influenced by the residential edge of Mickley as well as farmland immediately south and east and allotments which lie adjacent to the northern boundary. - The proposed development will deliver generous GI including new tree and hedgerow planting which will reinforce and strengthen the overall landscape character of the site in line with the planting and management guidelines for the LCT. - Owing to the gently undulating landform and the settlement edge, together with intervening vegetation, intervisibility with the majority of the LCT is prevented and is unlikely to extend beyond c.300-470m (FPCR LVA-VET Viewpoints 7B, 12A, 9) from the site perimeter. - It is therefore considered that the proposed development will not have an adverse effect upon the overall LCT, having potential to strengthen it within the immediate context of the site and bring forward some beneficial effects in the longer term.	Minor Adverse/ Negligible	Minor Adverse/ Negligible	Negligible
Landscape Character: Site and Immediate Context									
Site and Immediate Context	Medium	Low	Medium/ Low	Construction: Medium Completion: Medium Year 15: Low	No	- The site is not covered by a landscape quality designation nor any other designation. The area within which the proposed development will be experienced is not extensive, is well contained and the VE is limited. The proposed housing will be located within the residential context of the village, adjacent to existing housing along Fir Tree Avenue, Milton Avenue and Sycamore Close as well as Mickley Infant School. It will extend no further south than properties at Sycamore Close. - A total of 1.73ha, or 38% of the site area is proposed as GI comprising the landscape buffer of POS which will create an enhanced 'soft' interface with the existing village edge. - There will be landscape improvement and enhancement through new landscape planting, areas of grassland and SuDS features which will be planted to maximise their ecological value. - Recreational routes will be incorporated within the POS with links to the existing village and wider footpath network. - The character across the site will change however the new housing will not be out of character with its immediate village edge and residential context. The site character will be strengthened through the proposed GI which will help to ensure the successful assimilation of the new housing within the local landscape, further softening the interface of the village edge. It is therefore considered that the proposed development will have a minimal adverse effect upon the site and its immediate context, having potential to strengthen it and bring forward some beneficial effects in the longer term.	Moderate Adverse	Moderate Adverse	Minor Adverse

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref (Receptor/ Representative Viewpoint)	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
										High Medium Low	High Medium Low	High Medium Low
A	RESIDENTS											
A1 VP3	Properties at Cedar Street, Tennyson Street to the north-west	High	Medium	High/ Medium	c.220m from north-western boundary	Partial	Permanent	Construction: Medium/ Low Completion: Low Year 15: Low	- Views will generally be oblique, minimal and limited beyond the LGS2 – play area, BMX track and allotments – and its mature perimeter vegetation. - New landscape planting proposed along the northern edge of the site will create a further layer of screening/ filtering, softening the appearance of the new buildings where views are available.	Moderate/ Minor Adverse	Minor Adverse	Minor Adverse
A2 VP4 VP5	Properties at Fir Tree Avenue, Milton Avenue, Sycamore Close to the west Properties further west extending towards the A61	High	Medium	High/ Medium	Adjacent to western boundary	Full	Permanent	Construction: High/ Medium Completion: Medium Year 15: Medium	- Full, close range ground and first floor level views of the development will be available. - Views will be filtered and softened by new landscape planting proposed along the western edge of the site together with existing garden vegetation within the property curtilages where this occurs. - Effects upon resident's views further west (i.e. Priestly Avenue, Hawthorn Avenue etc.) will reduce since baseline views are likely to encompass existing properties at Milton Avenue, Tennyson Street etc.	Major/ Moderate Adverse Minor Adverse	Moderate Adverse Minor Adverse/ Negligible	Moderate Adverse Negligible
A3 VP6A VP7A VP7B	Northedge Farm to the north-east	High	Medium	High/ Medium	c.380m from north-eastern site boundary	Glimpse/ None	Permanent	Construction: Low/ Negligible Completion: Low/ Negligible Year 15: Negligible	- Minimal views are anticipated from the farmhouses, being no more than glimpses and limited in extent. - Potential views of the new housing will very much be seen in the context of the existing settlement. - Once established, new landscape planting proposed along the site's eastern edge will further filter and soften the appearance of the built development.	Minor Adverse/ Negligible	Minor Adverse/ Negligible	Negligible
A4 VP1C VP6B	Yew Tree Farm to the east	High	Medium	High/ Medium	c.150m from north-eastern site boundary	Full	Permanent	Construction: Medium/ Low	Full close range views of the proposed development will be available from the end of the access drive (junction with Mickley Lane) however visibility is anticipated to be reduced	Moderate/ Minor Adverse	Moderate/ Minor Adverse	Moderate/ Minor Adverse

								Completion: Medium/ Low Year 15: Medium/ Low	from the farmhouse owing to it being set well back from the lane and associated mature vegetation. - Potential views of the new housing will very much be seen in the context of the existing settlement. The allotments form a strong detractor within the view from the drive. - New landscape planting proposed along the site's eastern edge will further filter and soften the appearance of the built development. The POS including SuDS proposed within the north-eastern corner will provide a wide landscape buffer between the receptor and new housing.			
A5 VP1A	Mickley Farm to the south-east	High	Medium	High/ Medium	c.80m from south-eastern site boundary	Full	Permanent	Construction: Medium/ Low Completion: Low Year 15: Low	- Views will generally be oblique, from ground and first floor level beyond mature trees along Mickley Lane and within the internal field boundary close to the site's southern boundary. - Potential views of the new housing will very much be seen in the context of the existing settlement. - New landscape planting proposed within the south-eastern area of the site and along the eastern boundary will create a further layer of screening/ filtering, softening the appearance of the new buildings where views are available. The POS proposed within the south-eastern corner will provide a wide landscape buffer between the receptor and new housing.	Moderate/ Minor Adverse	Minor Adverse	Minor Adverse
A6 VP10	Sitwell Villas, Morton	Medium	Medium	Medium	c.750m from eastern site boundary	None	Permanent	Construction: None Completion: None Year 15: None	No views of the proposed development are anticipated from the properties.	None	None	None
B	PRoW USERS											
B1 VP8	PRoW Ref. Morton FP 1	High	Medium	High/ Medium	c.370m from eastern site boundary	None	Permanent	Construction: None Completion: None Year 15: None	No views of the proposed development are anticipated from the PRoW.	None	None	None
B2 VP6A VP6B VP6C VP6D	PRoW Ref. Shirland and Higham FP 21	High	Medium	High	Ranges from adjacent to c.170-300m from eastern site boundary	Glimpse	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	- Visibility is mostly prevented by the mature vegetation along the former railway line, and landform. - Where views are available they will be minimal and limited to glimpses through occasional gaps in vegetation and seen in the context of the existing settlement on the valley slope. - New landscape planting proposed along the northern edge and north-eastern corner of the site will further filter/ screen visibility once established.	Negligible	Negligible	Negligible
B3 VP7A VP7B	PRoW Ref. Shirland and Higham FP 22	High	Medium	High	Ranges from adjacent to c.300-330m from north-eastern site boundary	Glimpse	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	- Visibility is mostly prevented by the mature vegetation along the former railway line, and landform. - Where views are available they will be minimal and limited to glimpses through occasional gaps	Negligible	Negligible	Negligible

									in vegetation and seen in the context of the existing settlement on the valley slope. New landscape planting proposed along the northern edge and north-eastern corner of the site will further filter/ screen visibility once established.			
C	ROAD USERS											
C1 VP1A VP1B VP1C VP1D	Mickley Lane	Medium	Medium	Medium	Ranges from adjacent to c.200m from northern site boundary and c.50m from southern site boundary	Full/ Partial	Permanent	Construction: Medium/ Low Completion: Medium/ Low Year 15: Medium/ Low/ Negligible	- The extent of visibility varies along the lane with close range views available when directly passing. - The new housing will very much be seen in the context, and against the backdrop, of the existing settlement on the valley slope. The allotments form a strong visual detractor at the northern edge of the site. - Existing mature trees along the lane and internal field boundaries to the north and south of the site will afford a degree of filtering and screening. - New landscape planting proposed along the eastern edge of the site and the south-eastern and north-eastern areas of POS will create a further layer of screening/ filtering, softening the appearance of the new built development. The POS will also provide a wide landscape buffer between receptors and new housing.	Moderate/ Minor Adverse	Moderate/ Minor Adverse	Moderate/ Minor Adverse/ Negligible
C2 VP9	Higham Lane	Medium	Medium	Medium	c.470m from south-eastern site boundary	None	Permanent	Construction: Low/ Negligible Completion: Low/ Negligible Year 15: Negligible	- Views will be limited to upper sections and rooftops of the new housing only and will be seen against the backdrop of existing properties extending up the valley slope. - New landscape planting will soften and filter the appearance of the new buildings.	Minor Adverse/ Negligible	Minor Adverse/ Negligible	Negligible
C3 VP11	Well Lane	Medium	Medium	Medium	c.150m from southern site boundary	Partial	Permanent	Construction: Low Completion: Low/ Negligible Year 15: Low/ Negligible	- Views of the new housing will be in the context of the existing settlement immediately adjacent and will be filtered to some degree by existing mature trees close to the southern edge of the site. - New landscape planting proposed along the site's southern boundary as well as within the POS proposed at the south-eastern corner will further filter and soften the appearance of the built development.	Minor Adverse	Minor Adverse/ Negligible	Minor Adverse/ Negligible
C4 VP10	Morton Road	Medium	Medium	Medium	c.900m from eastern site boundary	None	Permanent	Construction: None Completion: None Year 15: None	No views of the proposed development are anticipated from the road.	None	None	None
C5 VP12A VP12B	A61 (Main Road)	Low	Medium	Low/ Medium	c.200-300m from south-western site boundary	Partial	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	Views will be largely limited to the proposed POS within the south-eastern corner of the scheme. There is potential for minimal visibility of the southern edge of the new housing however this will be seen in the context of the existing settlement edge and will be filtered and softened by the new planting once established in any event.	Negligible	Negligible	Negligible

									Potential views will be over a short distance and fleeting.			
D	OTHER											
D1 VP5	Mickley Infant School	Low	Medium	Medium/ Low	Adjacent to western site boundary	Full/ Partial	Permanent	Construction: Medium Completion: Medium/ Low Year 15: Medium/ Low	- Full, close range views of the proposed housing will be available – whether the expansion comes forward or not. However, in the event that it does not, views are likely to be filtered by landscape planting proposed along the western edge of the site and, in the event that it does, detailed landscape proposals for the development are likely to include appropriate planting around the perimeter of the school site which will filter and soften the appearance of the new housing. - The existing immediate context of the school is residential along three sides and within a securely fenced boundary. While distant views to the east will largely be lost, these are anticipated to be fairly minimal from a single building overlooking the site, with the majority of focus being within the school site itself. The expansion area will allow a garden to be created and has potential to bring beneficial effects overall.	Moderate Adverse	Moderate/ Minor Adverse	Moderate/ Minor Adverse
D2 VP2	LGS2 Mickley BMX Track and Allotments	Low	Medium	Medium/ Low	Adjacent to northern site boundary	Partial	Permanent	Construction: Medium/ Low Completion: Medium/ Low Year 15: Low/ Negligible	- Views will be closer in range for allotment holders yet will still depend on their location and the degree of plot vegetation. Views from the BMX track, playing field and play area will be separated by the allotments and the mature field boundary along their northern perimeter. In both cases, the proposed development will be seen in the context of the existing settlement. - New landscape planting proposed along the northern edge and north-eastern corner of the site will further filter/ screen visibility once established.	Moderate/ Minor Adverse	Moderate/ Minor Adverse	Minor Adverse/ Negligible

FPCR Environment and Design Ltd

Registered Office: Lockington Hall, Lockington, Derby DE74 2RH
Company No. 07128076. [T] 01509 672772 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

This report is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of FPCR Environment and Design Ltd. Ordnance Survey material is used with permission of The Controller of HMSO, Crown copyright 100019980.

