

LAND AT MASTIN MOOR

LANDSCAPE AND VISUAL APPRAISAL

Date October 2020

GILLESPIES

P20181-00-001-GIL-0700-01- Mastin Moor Landscape and Visual Appraisal

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CHAPTER 1: INTRODUCTION

Purpose of Report

- 1.1 The purpose of this report is to explain and support an outline planning application for residential development on land at Mastin Moor, Chesterfield. It outlines the context within which the application is made and provides a detailed assessment of the main landscape and visual impact considerations, together with a reasoned justification in support of the development.

Structure of Report

- 1.2 This report addresses the following:

- Context
- The Site and surrounding area
- Development proposal
- Planning policy considerations
- Key benefits
- Local planning relevant to landscape and visual issues
- Definition of the study area for the assessment
- Description of the landscape and visual baseline
- Assessment of landscape and visual effects
- Summary and conclusion.

- 1.3 The report concludes that there are no important landscape and visual impact reasons why residential development should not be supported on the site.

Other Reports

- 1.4 The proposal has been informed by a range of technical evidence. As such, the planning application comprises a suite of information which includes:

- Supporting Planning Statement
- Design and Access Statement
- Landscape and Visual Appraisal
- Transport Assessment
- Flood Risk Assessment
- Ecology Surveys
- Archaeological Assessment
- Geo-Environmental Assessment
- Noise and Vibration Assessment
- Air Quality Assessment
- Topographical Survey

Author

- 1.5 Chapters 1 and 2 have been prepared by Planning and Design Group (UK) Limited ('P &DG') and sets out the context for the application. The remaining sections of the report has been prepared by Gillespies LLP. Gillespies LLP are a landscape and urban design consultancy with extensive experience of landscape and visual impact assessment of residential development schemes. The primary assessors and authors have been Lindsay Robinson MLI and Tom Walker CMLI. Our contact details are as follows:
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CHAPTER 2: CONTEXT

- 2.1 The land subject of this application is owned and managed by Devonshire Property (MM) Limited (DPMML). DPMML is part of the Devonshire Group.
- 2.2 The Devonshire Group, known technically as the Chatsworth Settlement Trustees (CST), owns the land and estates of the Dukedom of Devonshire. Its main estates are in the vicinity of Chatsworth in Derbyshire and Bolton Abbey in North Yorkshire. It also runs visitor and other businesses on these estates, including hotels; retail and catering outlets; forestry; livestock and arable farming. It employs over 600 full time employees. It is committed to quality in all its activities and takes a responsible approach to development; as such, it measures performance in social and environmental as well as financial terms.
- 2.3 Together with the Chatsworth House Trust (registered charity no.1511149), CST's Derbyshire Estate provides over 450 full time equivalent jobs and contributes c.£50m of enabled Gross Value Added to the local economy each year (Source: New Economics Foundation 2014). Its income funds socio-economic facilities (e.g. village shop/post office) and environmental management activities (e.g. architectural conservation) without grant support. CST thereby provides benefits far beyond "just the estate".
- 2.4 CST has a range of interests in the Borough of Chesterfield including: agricultural land supporting modern farming; commercial properties supporting local employment; farmsteads supporting smaller scale rural enterprises; and the majority of the former Staveley Works site (including both the Clocktower Business Centre (leased to CBC and providing flexible term offices and workspaces) and the Devonshire Building (home to a gym and other enterprises)).
- 2.5 Whilst maintaining a long-term perspective, CST manages a diverse range of landholdings to achieve corporate and wider social and environmental objectives. It has thereby identified that the best long-term use for the land subject to this application would be for residential development. This will help deliver its own objective to deliver 1,000 new homes over the next ten years, and also meet the needs and aspirations of the local community and wider Borough, subject to securing a planning permission that is both attractive to the development market and commercially viable.

The Site

- 2.6 This section provides a summary of key features of the site. The site is more fully described within the Design and Access Statement submitted as part of the application.
- 2.7 The site is located at Mastin Moor, to the south of Worksop Road (A619) to both the east and west of Bolsover Road, with part of the site extending southwards to Woodthorpe Road. It encompasses some 46.2 ha of mainly agricultural land. The overall site forms a shallow valley sloping from the ridge lines along Worksop Road and Woodthorpe Road towards a watercourse that runs in a westerly direction through

the site. The highest part of the site is around 119m AOD in the north-east with the lowest part in the south-west at around 56m AOD.

2.8 The site is primarily comprised of undulating arable fields with limited features. The main features of note include:

- An unnamed watercourse which flows in a westerly direction through the site
- Bolsover Road which runs through the site on a north-south axis
- Pumphouse Farm (dwelling and curtilage) which is surrounded by the development proposal but does not form part of it
- Field boundaries which are a mixture of hedgerows, stone walls and woodland
- Isolated trees

2.9 The main part of the settlement of Mastin Moor is located to the north of the site, on the northern side of Worksop Road. The settlement of Woodthorpe is located generally to the west of the site. The site abuts a limited number of residential properties, as well as the Mastin Moor Community Garden.

Photo 1: View over site from South-Eastern corner (adjacent Woodthorpe Road) looking towards Woodthorpe



Photo 2: View over site from Bolsover Road (close to Community Garden) looking towards Woodthorpe



Photo 3: View over site from Bolsover Road looking North West towards Worksop Road)



Photo 4: View over site from near North Eastern boundary adjacent to Worksop Road looking towards Bolsover Road and Woodthorpe



Design Process

- 2.10 CST first considered residential development options for its land at Mastin Moor in 2011 when it was identified in the Strategic Housing Land Availability Assessment by Chesterfield Borough Council. This formed part of the evidence base for what was at the time the emerging Local Plan: Core Strategy. CST appointed planning and masterplan specialists to explore these options. Outputs from that process formed part of CST's response to consultation on the Local Plan: Core Strategy.
- 2.11 Following adoption of the Local Plan: Core Strategy in 2013 which confirmed Mastin Moor as a focus for regeneration and growth, CST appointed an expanded team of specialists. Resulting technical surveys and reports contributed to a detailed appreciation of the development opportunity and potential constraints. These informed a masterplan-led approach that fully explored design options. The process had regard to the wider setting of the site and existing development in the locality.
- 2.12 Draft proposals were subject to extensive consultation with Chesterfield Borough Council, Derbyshire County Council and Staveley Town Council. Meetings were held with groups representing local residents and interest groups including Friends of Mastin Moor, the Woodthorpe Village Community Group and Mastin Moor Gardens and Allotments (formerly Mastin Moor Allotments Association). The resulting proposals were presented at two community consultation events in July 2016, held at

the Eventide Rest Room (Mastin Moor) and the Albert Inn (Woodthorpe), and were available to view at the same time on a website.

- 2.13 An outline planning application for 650 dwellings and other development was subsequently submitted to Chesterfield Borough Council (ref. CHE/17/00469/OUT) in June 2017. Contrary to the unequivocal recommendation of the Officer's report, and despite no objections being received from any statutory consultees, the application was refused by the Council's Planning Committee in October 2019. At the time of writing, an appeal against that refusal remains extant.
- 2.14 Feedback received during the course of the determination of the above application has informed the current proposals. The design process that has led to the proposals for which planning permission is now sought is more fully described within the Design and Access Statement.

Development Proposal

- 2.15 The proposed development seeks outline planning permission for residential development of up to 650 dwellings, a residential care facility with extra care, a Local Centre (including local retail, health facilities, leisure facilities, other local facilities and services, offices), open space, community garden extension, community building, parking and associated infrastructure and earthworks with all matters reserved except access. Details of scale, layout and landscaping are reserved for future consideration.
- 2.16 For illustrative purposes, an indicative layout has been prepared to show how the site could be developed. Further explanation of the design principles that have been incorporated into the proposals, and how the design has been informed and influenced by the comprehensive suite of technical information and analysis, is set out in the Design and Access Statement.
- 2.17 Key aspects of the proposal include:
- Up to 650 dwellings located on land to the south of Worksop Road (east and west of Bolsover Road) extending to Woodthorpe Road
 - A residential care facility with extra care
 - A Local Centre (including local retail, health facilities, leisure facilities, other local facilities and services, offices) located adjacent to Worksop Road
 - A new signal-controlled junction on Worksop Road providing access to the new Local Centre and residential areas, incorporating pedestrian and cyclist crossing facilities
 - New priority-controlled junctions on Bolsover Road and Woodthorpe Road
 - An extension to the Community Garden (approximately doubling its existing size), including provision for a new community building and associated car park
 - Significant new areas of parkland, play areas and other open space
 - Retention of existing hedgerows and trees wherever possible
 - Additional landscape planting and ecological enhancements
 - New walking and cycling connections

- New drainage infrastructure including surface water storage ponds
- Financial contributions to allow the expansion of existing local services including Norbriggs Primary School.

2.18 The proposal therefore comprises a high quality development scheme designed to: address multiple deprivation issues at Mastin Moor; help regenerate the area in line with key related Local Plan policy; respect but integrate with the distinct communities of Woodthorpe and Mastin Moor; acknowledge and address the specific physical challenges and constraints of the site (e.g. topography, drainage).

Planning Policy

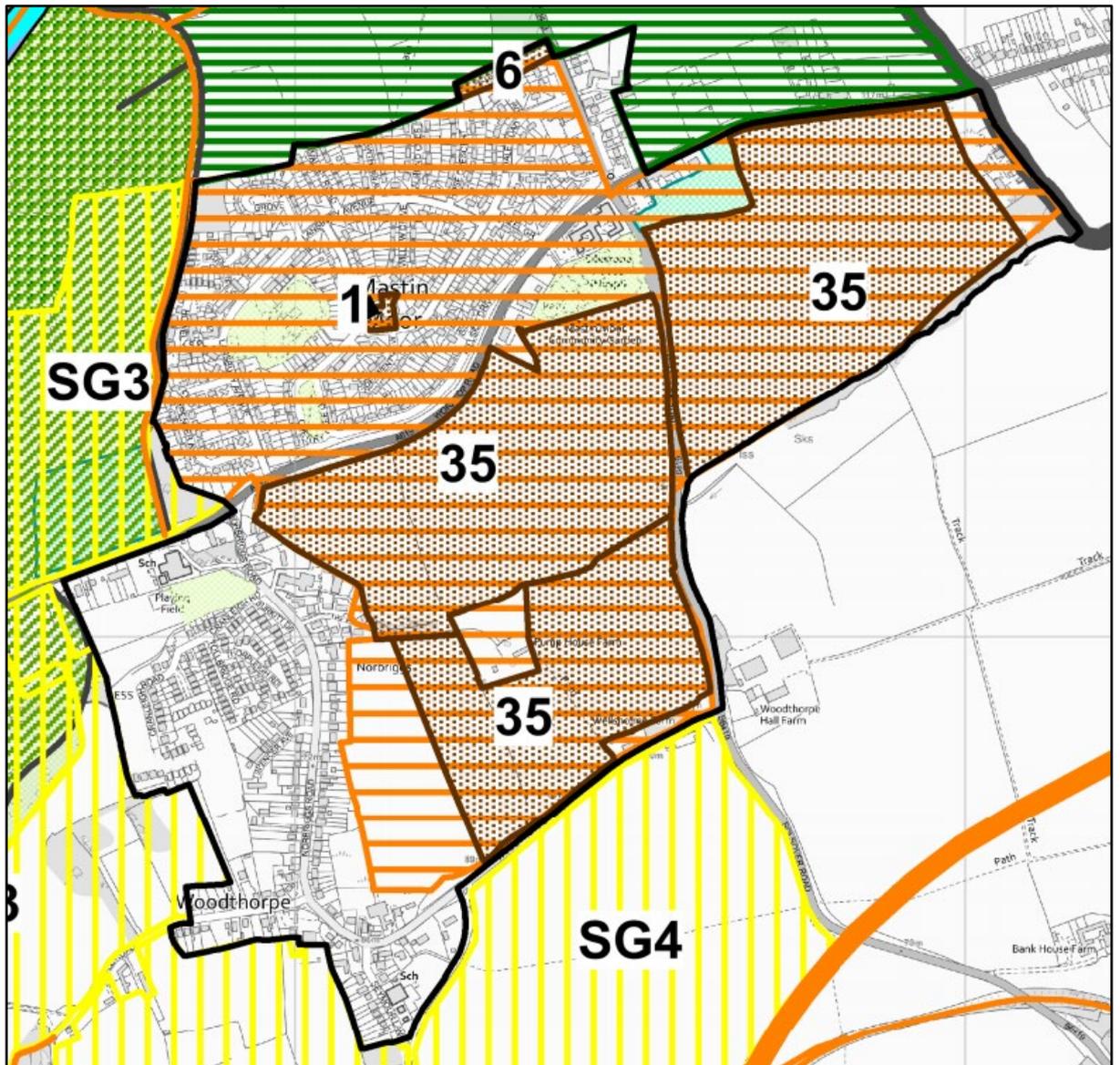
2.19 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications is undertaken in accordance with the development plan, unless material considerations indicate otherwise. The relevant document for this application is the Chesterfield Local Plan (2020) (the Local Plan).

2.20 The Local Plan allocates the site for development by way of Policy CLP3 Flexibility in Delivery of Housing. Table 4 within the Local Plan references the site as H35 (Land South of Worksop Road, and East and West of Bolsover Road, Mastin Moor), having a capacity of 650 dwellings, the extent of which is shown on the Local Plan Policies Map. Policy RP1 Regeneration Priority Areas sets out further specific requirements for any development within site H35.

2.21 Other relevant policies of the Local Plan include: CLP1 Spatial Strategy, CLP2 Principles for Location of Development, CLP4 Range of Housing, CLP6 Economic Growth, CLP8 Vitality and Viability of Centres, CLP9 Retail, CLP10 Social Infrastructure, CLP11 Infrastructure Delivery, CLP13 Managing the Water Cycle, CLP14 A Healthy Environment, CLP15 Green Infrastructure, CLP16 Biodiversity, Geodiversity and the Ecological Network, CLP17 Open Space, Play Provision, Sports Facilities and Allotments, CLP20 Design, CLP21 Historic Environment, CLP22 Influencing the Demand for Travel.

2.22 An extract from the Local Plan Policies Map showing the extent of the allocation and the wider Mastin Moor Regeneration Priority Area is shown below.

Figure 1: Local Plan Policies Map (extract)



2.23 The National Planning Policy Framework (NPPF) 'sets out the Government's planning policies for England and how these are expected to be applied'. Paragraph 10 of the NPPF sets out that 'at the heart of the [NPPF] is a presumption in favour of sustainable development'. Paragraph 11 states that 'For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'

Planning Assessment

- 2.24 The proposal performs well against relevant Local Plan policies. In particular, it will deliver development in accordance with Policies CLP1 Spatial Strategy, CLP2 Principles for Location of Development, Policies CLP3 Flexibility in Delivery of Housing and Policy RP1 Regeneration Priority Areas.
- 2.25 It is also considered that there are no material considerations that indicate anything other than the fact that the LPA should determine the application in line with the extant plan as outlined above.
- 2.26 In addition, key benefits of the proposal would include:
- Provision of new, high quality housing
 - New development in an area with acknowledged regeneration needs
 - Greater variety of housing type and tenure (including Affordable Housing) to meet the diverse needs of the local community (including housing to buy and rent)
 - Extension of the Community Garden (approximately doubling its existing size) including provision for a new community building and parking area
 - Improved local services and facilities (including provision for retail, health and other local and community services within a new Local Centre)
 - Significant new areas of parkland, play areas and other open greenspace available to existing and new residents
 - New housing in a location where future residents will have a realistic choice of walking, cycling or using public transport, in preference to using private motor vehicles
 - Additional capacity at local schools
 - Opportunities for skills and learning through training programmes during construction and operational phases of the development
 - New employment opportunities during construction and operational phases of the development
 - Additional landscape planting and ecological enhancements
 - New traffic signal-controlled junction on Worksop Road to include pedestrian and cyclist crossing facilities
 - On-site water storage to help reduce existing off-site flood risk.
- 2.27 The proposal will therefore provide opportunities and benefits for all sections of the local community, including existing and future residents. Benefits will accrue in the short and longer term. It will help to overcome issues that can lead to deprivation and will contribute to regeneration in line with Local Plan objectives.

CHAPTER 3: LOCAL PLANNING CONTEXT RELEVANT TO LANDSCAPE AND VISUAL ISSUES

- 3.1 The application site lies wholly within the Chesterfield District and Chesterfield Borough Council (CBC) are the Local Planning Authority (LPA).
- 3.2 The NPPF was last updated 19 June 2019 and requires that '*applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise*' (para 2).
- 3.3 The current development plan for the application site is the Chesterfield Borough Local Plan 2018 to 2035 which was adopted on the 15 July 2020.

3.4 The key relevant Strategic Objectives from the Local Plan are:

- S2: Provide sites for at least 4080 homes to be built between 2018 and 2035 to meet the housing requirement for Chesterfield borough.
- S4: Adopt the approach to flood risk set out by the Government in allocating land for development, so that risk of flooding at existing and new properties is reduced.
- S5: Deliver significant amounts of affordable housing to meet identified needs.
- S7: Promote a net gain in biodiversity and protect and improve the borough's key green infrastructure assets and landscape character
- S11: Maintain and enhance the Green Belt.

3.5 In terms of Spatial Strategy, the relevant key principles guiding development in the Local Plan, and which are relevant to this Landscape and Visual Appraisal are:

- *CLP1 Spatial Strategy.*

The overall approach to growth will be to concentrate new development within walking distance of a range of Key Services as set out in policy CLP2, and to focus on areas that need regenerating, including the 'place shaping' areas set out in policies SS1 to SS6 and Regeneration Priority Areas. The council will maximise regeneration benefits to existing communities offered by development opportunities in the following areas...Mastin Moor.

The existing Green Belt will be maintained and enhanced.

Strategic gaps give distinct identity to different areas, prevent neighbouring settlements from merging into one another, and maintain open space. Green Wedges provide access to the countryside from urban areas. The open character of Strategic Gaps will be protected from development between... Lowgates / Netherthorpe and Woodthorpe / Mastin Moor (SG3)

- *CLP3- Housing Allocations*

Planning permission will be granted for residential development on the sites allocated on the Policies Map and as set out in Table 4, provided they accord with other relevant policies of the Local Plan.

Table 4: H35 Land South of Worksop Road and East and West of Bolsover Road, Mastin Moor.

- *CLP13 Managing the Water Cycle*

The council will require flood risk to be managed for all development commensurate with the scale and impact of the proposed development so that developments are made safe for their lifetime without increasing flood risk elsewhere

- *CLP15 – Green Infrastructure*

Chesterfield borough's green infrastructure network will be recognised at all levels of the planning and development process with the aim of protecting enhancing, linking and managing the network, and creating new green infrastructure where necessary. Development proposals should demonstrate that they will not adversely affect, or result in the loss of, green infrastructure, unless suitable mitigation measures or compensatory provision are provided.

Development proposals should, where relevant:

- a) not conflict with the aim and purposes of the Green Belt (as set out in the NPPF); and*
- b) not harm the character and function of the Green Wedges and Strategic Gaps; and*
- c) enhance connectivity between, and public access to, green infrastructure; and*
- d) (i) protect and enhance access to the multi-user trails network as shown on the Policies Map; and*
(ii) increase the opportunities for cycling, walking and horse riding; and
- e) enhance the multi-functionality of the Borough's formal and informal parks and open spaces; and*
- f) protect or enhance Landscape Character; and*
- g) increase tree cover in suitable locations in the borough to enhance landscape character, amenity and air quality; and*
- h) where new green infrastructure is proposed, there must be clear funding and delivery mechanisms in place for its long-term management and maintenance, prior to the development commencing.*

Where necessary and appropriate development will be expected to make a contribution through planning obligations or CIL towards the establishment, enhancement and on-going management of green infrastructure by contributing to the development of a strategic green infrastructure network within Chesterfield Borough.

- *CLP16 Biodiversity, Geodiversity and the Ecological Network*

The council will expect development proposals to:

- *protect, enhance and contribute to the management of the borough's ecological network of habitats, protected and priority species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a local wildlife site or priority habitat; and*
- *avoid or minimise adverse impacts on biodiversity and geodiversity; and*
- *provide a net measurable gain in biodiversity.*

This should be secured using planning conditions and obligations by:

- i) the provision of new, restored and enhanced habitats and links between habitats that make a positive contribution to the coherence of ecological networks; and*
- ii) promoting the recovery of protected species and species identified as a priority in the Local Biodiversity Action Plan (or subsequent equivalent evidence); and*
- iii) the retention of existing features of ecological value.*

If significant harm to biodiversity resulting from a development cannot be avoided, or through conditions or planning contributions adequately mitigated, or, as a last resort, compensated for (including off-setting), then planning permission will be refused.

- *CLP17 Open Space, Play Provision, Sports Facilities and Allotments*

Where proposed development would result in a need for new open space and outdoor sports facilities and/or exacerbate existing deficiencies in provision, development must contribute to public open space, sports facilities and play provision in accordance with the council's adopted standards as set out in Appendix B of the Local Plan and in line with the following requirements:

- a) on-site in a suitable location taking account of accessibility wherever possible; or*
- b) where on site provision is not feasible or suitable, as a financial contribution to the creation of a new facility off-site or the upgrading and improvement of an existing facility, secured by planning obligation or CIL; or*
- c) where new public open space is to be provided on site, as multifunctional, fit for purpose space that supports local communities health and wellbeing and activity levels and the ecological network.*

- *CLP20 Design*

All development should identify and respond positively to the character of the site and surroundings and respect the local distinctiveness of its context. The Council will support outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, provided that they complement the character and appearance of their surroundings.

All development will be expected to:

- a) promote good design that positively contributes to the distinctive character of the borough, enriches the quality of existing places and enhances the quality of new places;*
- b) respect the character, form and setting of the site and surrounding area by virtue of its function, appearance and architectural style, landscaping, scale, massing, detailing, height and materials;*
- c) be at a density appropriate to the character of the area whilst not excluding higher densities in and close to designated local, district and town centres;*
- d) contribute to the vitality of its setting through the arrangement of active frontages, accesses, and functions, including servicing;*
- e) ensure that the interface between building plots and streets and also the boundaries of development sites and their surroundings are attractive and take account of the relationship between public and private spaces;*
- f) provide appropriate connections both on and off site, including footpath and cycle links to adjoining areas to integrate the development with its surroundings;*
- g) provide adequate and safe vehicle access and parking;*
- h) provide safe, convenient and attractive environment for pedestrians and cyclists;*
- i) preserve or enhance the landscape character and biodiversity assets of the borough;*
- j) be designed to be adaptable and accessible for all;*
- k) have an acceptable impact on the amenity of users and neighbours;*
- l) be designed to be safe and secure and to create environments which reduce the potential for crime;*
- m) minimise the impact of light pollution;*
- n) be able to withstand any long-term impacts of climate change.*

Percent for Art

On major developments, the council will encourage developers to incorporate public art on site into structures and public spaces where reasonable.

- *CLP21 Historic Environment*

In assessing the impact of a proposed development on the significance of a designated heritage asset, the council will give great weight to the conservation of designated heritage assets and their setting and seek to enhance them wherever possible.

In order to ensure that new development conserves or enhances the significance of designated and non-designated heritage assets and their settings, the council will:

Protect the significance of designated heritage assets and their settings including Conservation Areas, Listed Buildings, Scheduled Monuments and Registered Parks and Gardens;

- *RP1 – Regeneration Priority Areas*

Within the RPA boundary as shown on the Policies Map, for major developments the Council will expect a masterplanned approach to deliver sustainable high quality residential development, respecting the constraints of the area and sensitive to the adjoining open countryside and existing residential communities.

Masterplans are expected to investigate the potential to, and support projects that, improve the quality of the area and the existing housing stock through refurbishment and/or redevelopment.

Within the RPA boundaries as shown on the Policies Map, the council will grant planning permission for development which supports regeneration and where it would:

extend the type, tenure and quality of housing; and

b) deliver environmental and biodiversity benefits; and

c) support or enhance existing services and community facilities;

e) increase trees and tree groups to enhance landscape character;

Within the Mastin Moor Regeneration Priority Area, development is expected to:

i. deliver up to 670 new homes on sites H1, H6 and H35; and

ii. provide safe and convenient walking and cycling access to job opportunities at Markham Vale, the community garden and Norbriggs and Woodthorpe Primary Schools; and

iii. provide a new Local Centre with additional community facilities and the opportunity for provision of health facilities; and

iv. provide safe and convenient walking and cycling connections to the surrounding rights of way network, including connections to The Cuckoo Way and Chesterfield Canal; and

v. promote design that positively contributes to the surrounding area, and conserves or enhances the significance of heritage assets including the former pumping engine and tramway; and

vi. deliver a new and/or improved pedestrian and cycle crossing over the A619 ; and

vii. protect and enhance the setting of and access to the community garden; and

viii. minimise visual impact on the ridgelines along Worksop Road and Woodthorpe Road; and

ix. provide a defined edge of development and a clear break to prevent continued coalescence and extension of ribbon development along Worksop Road; and

x. maintain the distinct identities and settings of Mastin Moor and Woodthorpe through the use of landscaping and open space

3.6 The key Spatial Strategy policies are shown on **Figure 2: Local Planning Context** in **Appendix 2**.

CHAPTER 4: DESCRIPTION OF THE DEVELOPMENT (INCLUDING PRIMARY MITIGATION AS PART OF THE MASTERPLAN)

- 4.1 The indicative development scheme is shown in [Figure 3: Illustrative Masterplan in Appendix 2](#).
- 4.2 The application site covers an area of 46.2 ha. Development proposals include up to 650 residential units spread over 4 'clusters' with a health centre and retail core adjacent to the A619. Built form, gardens and associated infrastructure (highway / footway etc) covers 26.2 ha of the site with 20 ha of open space. Four highway access points are proposed to each of these development 'clusters'. Existing hedgerow boundaries will be modified at these access points, but hedges will be replanted behind the visibility splays.
- 4.3 An initial landscape appraisal was conducted in June 2015 in order that the findings could be fed into the development of the masterplan as part of an iterative process. The preliminary design and appraisal process accounted for the topographical variations in the site and the likely visual effects on nearby settlement and visual receptors, as well as more distant receptors. Elements such as the location, height and appearance of the proposed buildings, the blue infrastructure and the location of arable and parkland visual buffers were considered in the preliminary indicative scheme. Careful thought was given to the likely effects on landscape elements and the retention of characteristic features such as fields, individual trees, tree blocks, watercourses and boundary vegetation.
- 4.4 The masterplan was revisited in the summer of 2020 in order to support the resubmission of the planning application. Additional tree planting was incorporated across the valley to increase green infrastructure. Additional formal gardens to the west were also added in order to meet open space standards.
- 4.5 This process has enabled landscape and visual mitigation proposals to become embedded into the design approach at an early stage and the current revised masterplan (and this LVA) take this embedded mitigation into account.
- 4.6 The landscape strategy proposed as part of the scheme links the villages of Mastin Moor, Woodthorpe and the new development with landscape, which forms a new heart for the surrounding communities.
- 4.7 A network of Green and Blue infrastructure is proposed to provide a landscape setting and structure to link the proposed development to the existing development and the wider landscape. A linked series of balancing ponds and wetlands is proposed along the line of the stream, associated with a wider swathe of parkland. A network of open spaces runs through the residential clusters. The existing community garden is expanded and a new formal garden and a community orchard is proposed. The existing internal hedge boundaries are retained and incorporated into a structure of woodland planting. Additional tree planting is proposed across the valley in order to further increase green infrastructure and help assimilate the scheme into the landscape.

4.8 Embedded mitigation measures as part of the landscape strategy include:

- the proposal to retain existing agricultural land to the east of Norbriggs Road as a buffer to the existing properties and to ensure separation and preservation of distinct settlement identities;
- the extension of the existing community garden to the south which also acts as a landscape buffer;
- large new formal garden to the north west;
- the creation of a community orchard and productive woodland;
- the creation of a strong green and blue infrastructure network through the site;
- a spine of naturalistic parkland / ecological corridors;
- The retention of existing boundary vegetation and the use of landscape buffers along the edges of the proposed development in order to provide defined new settlement boundary, partially screened and assimilated through the use of landscape planting.
- Use of design and landscape to create distinct identity and preserve the separation and settings of the settlements of Mastin Moor and Woodthorpe.

4.9 These landscape mitigation proposals are shown in the extract below.



Extract 2 Landscape Strategy and Design Principles from the D&AS.

CHAPTER 5: ZONE OF THEORETICAL VISIBILITY AND THE STUDY AREA

The study area

- 5.1 A detailed study area (which forms the main area for consideration as part of the landscape and visual baseline) of approximately 2km is proposed (slightly skewed to the west to take into account the main residential area of Staveley), although the baseline will consider the setting of the site in a wider context to ensure a comprehensive assessment. It is considered that significant visual effects potentially experienced as a result of the development would not be experienced beyond this 2km buffer (due to the development being seen at a distance and in the context of existing residential built form).

Zone of Theoretical Visibility

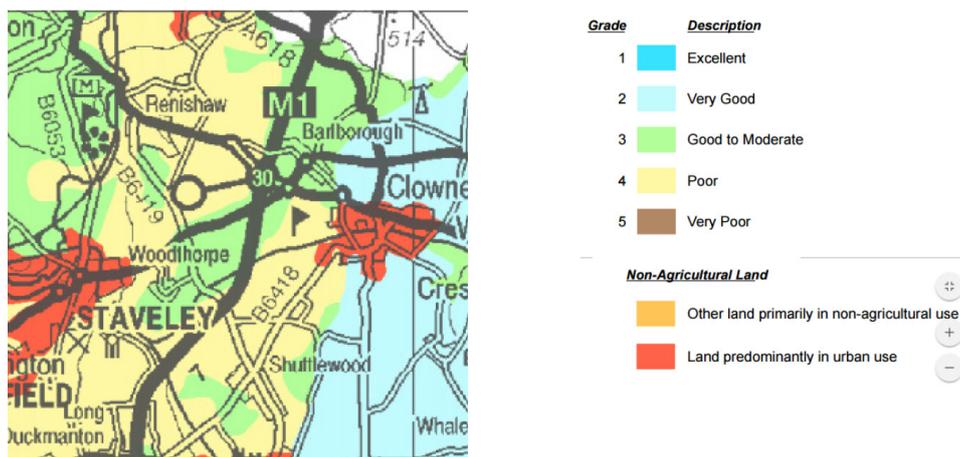
- 5.2 **Figure 4: Study Area and ZTV** in **Appendix 2** illustrates the Zone of Theoretical Visibility (ZTV) for the scheme which shows areas from within which it may be theoretically possible to see the development. The ZTVs extend to a 2 km radius beyond the site boundary, which covers the extent of the baseline study area and is considered sufficient to allow the identification of any locations where significant visual effects may be experienced. The ZTV was used as a working tool to assist the evaluation of potential landscape and visual effects.
- 5.3 The ZTVs were produced using a 3D digital terrain model (DTM) of the proposed development which was created using OS Terrain 5 topographical data and the ZTV analysis was run using this as a base. The ZTV was generated by computer modelling (using Globalmapper GIS software) which uses indicative building locations at a height of two (9m) or three (12m) storeys as appropriate.
- 5.4 The ZTV is based upon 'bare earth' mapping with no account taken of intervening vegetation and built form that would serve to screen, filter and limit views in reality. It is also based upon large-scale mapping and takes no account of localised topography which can also often affect visibility. The ZTV study therefore represents a 'worst case' scenario and was used as a starting point in which to identify and select appropriate viewpoints and the likely areas of visibility. This information has been verified in the field on publicly accessible land.

CHAPTER 6: LANDSCAPE BASELINE

- 6.1 The existing landscape within the study area has been recorded and evaluated. The data collected forms the basis from which the potential landscape effects of the development proposal have been identified, described and assessed. The purpose of this section is to provide an understanding of the landscape that may potentially be affected as a result of the scheme being consented and delivered.
- 6.2 This appraisal was undertaken through a combination of desk-study and field survey in early summer 2016 (and 2015) with photography taken to represent the viewpoints in April 2017. Further survey was undertaken in August and September 2020 prior to the resubmission of the planning application in order to verify the existing photography and that there were no substantial changes to the views and to the existing baseline landscape conditions. This process was agreed in consultation with the LPA by email dated 7th September 2020.

Wider Study Area Overview

- 6.3 Both the site itself and the wider study area consists of Grade 3 (good to moderate) agricultural land and this is shown within below. The site is situated to the immediate south of the small former coal mining settlement of Mastin Moor and is bordered to the north by the A619 and lies to the east and west sides of the B6419. The village of Woodthorpe lies to the immediate west of the application site. Further urban development within the study area is concentrated to the west on the north eastern edge of Staveley and to the east beyond the M1 at Barlborough and Clowne. The M1 runs to the south and east of the application site. Smaller settlements at Shuttlewood and Stanfree lie beyond the M1 to the south east.



Extract 3 taken from Agricultural Land Quality, Natural England, 2010

- 6.4 The Environment Agency Planning Flood Map indicates that the site is located outside the Flood Zone 3 (1 in 100 year flood) and Flood Zone 2 (1 in 1000 year flood).



Extract 4 taken from the Environment Agency Flood Map for planning (maps.environment-agency.gov.uk)

- 6.5 Constraints specifically applicable to landscape have been mapped and are shown on **Figure 6: Landscape Context & Constraints** in **Appendix 2**.

Designations and Constraints

National Landscape Designations

- 6.6 There are no national landscape designations within the study area. The nearest designated site is the Peak District National Park which lies over 13 km to the west. The Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB) lies over 75 km to the east.

Site of Special Scientific Interest/ Special Area of Conservation/ Special Protection Area/ Ramsar Sites

- 6.7 There are no Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites within the study area. The nearest SSSI is at Moss Valley, which lies some 5 km to the north west of the site boundary.

National Nature Reserves

- 6.8 There are no National Nature Reserves within the study area.

Local Nature Reserves and Local Wildlife Sites

- 6.9 No Local Nature Reserves (LNR) are present within the site, but a LNR is present within the wider study area at Norbriggs Flash to the north west. This LNR is a mosaic of species rich grassland, open water, reedbeds and scrub and lies more than 450m from the proposed built form on the application site.

Priority Habitats

- 6.10 There are no Priority habitats within the site, but there is one area of 'Priority Habitat Inventory – deciduous woodland' which is located immediately adjacent to the site boundary (to the east).

Ancient Woodlands/TPOs

- 6.11 There are no areas of ancient woodland within the application site. There are two areas of ancient woodland within the study area - Robinson's Lumb some 810 m to the north east of the site boundary, and Romeley Wood 650 m to the east.
- 6.12 There is one Tree Preservation Order (TPO) immediately adjacent to the site's southern boundary. Derbyshire County Council identify TPO Number 42/A6 near Woodthorpe Farm Hall, which lies at the junction between Woodthorpe Rd and Bolsover Rd (B6419). A second TPO is present just outside the site boundary (Number 42/A5) on Norbriggs Road near the junction with Worksop Road (A619) some 70m outside of the site boundary.

Scheduled Ancient Monuments

- 6.13 There are no identified Scheduled Ancient Monuments within the study area.

Listed Buildings

- 6.14 There are no listed buildings within the application site itself. The unconsecrated Church of St Peter lies on Woodthorpe Road adjacent to the southwestern boundary of the site, and Norbriggs House lies less than 100m from the northwest boundary of the site on the Worksop Road (A619).
- 6.15 There are a number of Listed Buildings located within the wider study area, most being found near Staveley Hall (Grade II listed) some 1.5 km to the west, with further clusters being found at Netherthorpe approximately 860 m to the west, Beightonfield's Priory and Farm some 920 m to the north, and the ruins of Romeley Hall some 1.6 km to the east.

Chesterfield Borough Council local list (locally designated built heritage assets)

- 6.16 There are two locally designated heritage assets within the vicinity of the application site which are specifically referenced within Policy RP1 (paragraph v). These are the former pumping engine (located just outside of the application site in the vicinity of Pumphouse Farm) and a tramway, located to the north west of it and within the application site.

Conservation Areas

- 6.17 The Staveley Conservation Area lies some 1.4 km to the west of the site boundary.

Registered Parks and Gardens and Registered Battlefields

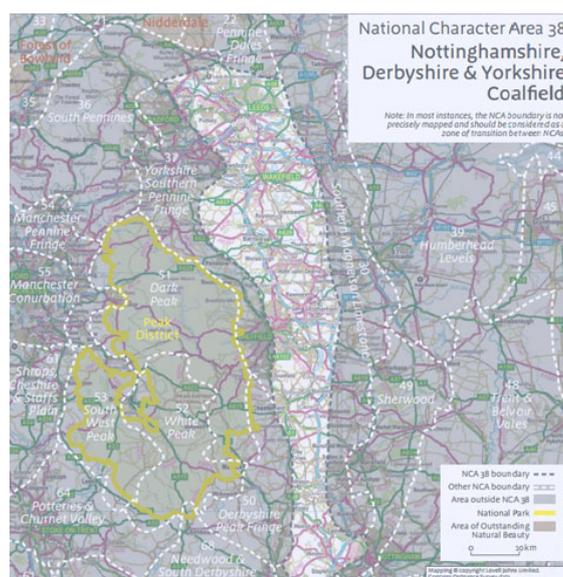
- 6.18 There are no identified Historic Parks and Gardens within the study area.

Landscape Character

- 6.19 Landscape character is defined as the distinct recognisable and consistent pattern of elements in the landscape that makes one landscape different from another. The character comes from a combination of elements including landform, land use, vegetation cover, field boundaries, settlement patterns and types of buildings, roads, railways and rights of way.

National Landscape Character Areas

- 6.20 The application site is situated in the Nottinghamshire, Derbyshire and Yorkshire Coalfield region National Landscape Character Area (NCA 38). This is a densely settled and industrial lowland area, with wide valleys overlooked by hills and escarpments, and is characterised by mining settlements, mixed farming and woodland.

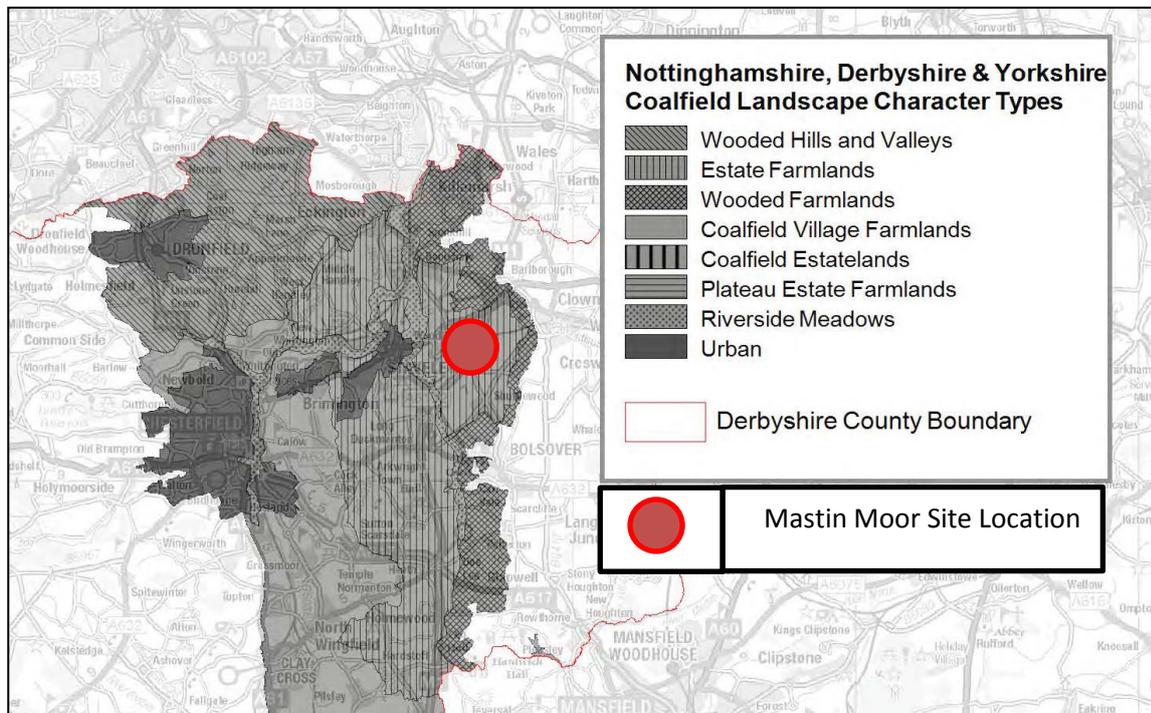


Extract 5 taken from NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield Natural England, 2015

publications.naturalengland.org.uk

- 6.21 On a regional level, the relevant landscape character areas are found within 'The Landscape Character of Derbyshire' (Derbyshire County Council, 2003). These character areas have been adopted by Chesterfield Borough Council within their Local Plan.
- 6.22 The application site and wider study area falls within the Nottinghamshire, Derbyshire and Yorkshire Coalfield character area. It is a broad belt of low-lying land, approximately 10 km wide and 45 km in length.
- 6.23 The Landscape Character of Derbyshire further sub-divides this area into Landscape Character Types (LCTs) and these are illustrated on Figure 5 Landscape Character

Areas. Land within the site boundary is described as Estate Farmlands LCT. Within the wider study area the Riverside Meadows LCT lies to the west, running roughly north to south through Norbriggs Flash and Poolsbrook. The Urban LCT of Staveley lies to the west of the site, Estate Farmlands LCT to the north, south and east, and Wooded Farmlands LCT to the north east.



Extract 6 taken from Derbyshire County Council web site, 'Part One: Landscape Character descriptions, 4. Nottinghamshire, Derbyshire and Yorkshire Coalfield, Landscape Character Types,'

(http://www.derbyshire.gov.uk/images/Part%201%2E4%20Nottinghamshire%2C%20Derbyshire%20and%20Yorkshire%20Coalfield_tcm44-245612.pdf)

Regional Landscape Character Areas

6.24 The following summary descriptions have been extracted from the landscape character assessment produced by Derbyshire County Council.¹

Estate Farmlands LCT

6.25 The application site is located in the Estate Farmlands LCT. This LCT displays a broad, gently undulating and industrial landscape. Areas of farmland have tended to support mixed mainly arable farming. A distinct lack of hedgerow trees, combined with the gently undulating landform has created an open landscape with typically long distance views. Being an intensively managed landscape it has little ecological value. Blocks of woodland occur locally, but often only contain coniferous species. Red brick former

¹ Derbyshire Country Council, *The Landscape Character of Derbyshire, Part One: Landscape Character descriptions, Nottinghamshire, Derbyshire and Yorkshire Coalfield, Landscape Character Types,*

mining terraces are a distinctive feature of many villages. Essentially rural in character, the Estate Farmlands have in the past been heavily affected by industrialisation including coal mining, development of major transport routes and expansion of villages. Since the decline of the coal industry the area is still under pressure from new development and this is likely to continue to affect the rural character of the landscape.

6.26 Key Characteristics of this LCT include:

- Broad, gently undulating landform;
- Mixed farming dominated by arable cropping;
- Localised woodland blocks and occasional trees;
- Hedgerows enclosing medium sized, semi-regular fields;
- Small villages, hamlets and scattered farmsteads constructed from local sandstone some expanded with red brick former mining terraces; and
- Open landscape with long distance views.

Wooded Farmlands LCT

6.27 The Wooded Farmlands LCT is situated to the north east of the site boundary. In general, they are located on the scarp slope, which rises towards the magnesian limestone plateau about 170 m above sea level. The combination of rising ground and undulating landform has created a small-scale landscape with restricted views to the east. Views are often panoramic to the west. The permanent pastures, mature hedgerow trees, dense streamside trees and small woodlands give the landscape a well-wooded enclosed character, though open cast coal extraction, housing and industrial development has affected many low-lying areas in the north, particularly around Renishaw which lies to the north of the study area. Elm and holly hedgerows with mature oaks are well represented and may indicate a previously more extensive ancient wooded landscape. The mature tree cover is an important nature conservation resource. The landscape is characterised by old field enclosures with small to medium fields and an irregular to semi-regular field pattern. Remnant medieval strip fields are particularly distinctive around the fringes of some villages located on the limestone plateau. Sparsely scattered sandstone farmsteads are the traditional settlement pattern. Although the mining industry has had a major impact upon this landscape character type, predominately in the form of spoil heaps and urban expansion, the area as a whole maintains a degree of visual unity with many field boundaries still intact.

6.28 Key Characteristics of this LCT include:

- Gently undulating landform on land rising up to the Magnesian Limestone ridge;
- Mixed farming dominated with pasture and occasional arable cropping;
- 'Healthy' vegetation associated with steeper slopes;
- Prominent tree cover with dense watercourse trees and scattered hedgerow trees;
- Species rich hedgerows and trees associated with older boundaries;
- Ancient enclosure and remnant medieval strip fields; and

- Sparsely scattered farmsteads and wayside cottages.

Riverside Meadows LCT

6.29 The *Riverside Meadows* LCT is characterised by narrow meandering rivers flowing through flood plains of variable width. Heavy, seasonally waterlogged soils support permanent cattle-grazed pastures bounded by thorn hedgerows. Delineated by dense willow and alder the rivers are support important wetland habitats. With the advent of industry the flat, low lying river valleys became corridors for new canals, roads and railways and large large-scale residential and industrial development subsumed many of the traditional settlements. The landscape today is punctuated by redundant and derelict remnants of a once predominant industry.

6.30 Key Characteristics of this LCT include:

- Narrow rivers meander along floodplains of variable width;
- Remnant riverside vegetation, wetland and unimproved grassland;
- Dairy farming dominated by pasture;
- Dense tree cover along river channels;
- Scattered trees elsewhere; and
- Transport corridors with canals, rail lines and roads.

Landscape receptors

6.31 In LVIA/ LVA there must be identification of potential landscape receptors – these are the components of the landscape that are likely to be affected by the scheme. These can include the constituent elements of the landscape, but also its specific aesthetics or perceptual qualities and the character of the landscape in different areas. The identified landscape receptors for the scheme are shown on **Figure 6: Landscape Receptors**.

6.32 This landscape baseline will establish and describe the value of landscape receptors. This will inform judgements about the significance of effects (in Chapter 8).

6.33 Landscape value is determined by a number of features and characteristics including:

- Landscape quality / condition – the physical state of the landscape or the extent to which typical character is represented in individual areas; also a measure of intactness of landscape and condition of individual elements.
- Scenic quality – landscapes that appeal to the senses, such as a sense of beauty
- Rarity – presence of rare elements / features or presence of a rare LCT
- Representativeness – does the landscape contain character, features or elements which are considered important examples
- Conservation Interests – can add value as well as having value in its own right
- Recreation value – experience of the landscape
- Perceptual aspects – wildness / tranquillity

- Associations – artist, writers, history that contribute to perceptions of the natural beauty of the area

6.34 A four point sliding descriptive scale (from very high, high, medium to low) is used in this report to describe landscape value. The extremes (very high and low) are described in the Table below; the factors which make up 'low' and 'medium' are too diverse to list in a table and are described in relation to the individual receptor .

Table 1: Landscape Value

Very High	Areas comprising a strong composition of valued landscape elements in good condition, with a distinctive, intact and representative character and high perceptual qualities such as scenic quality, wildness or tranquillity. It is free from detracting elements, has a strong and distinctive sense of place with conservation and recreational interest. The landscape may be recognised by national landscape designations, such as National Park or AONB, but the absence of a national designation does not exclude the landscape from being of very high quality.
Low	Areas lacking valued landscape elements, with limited composition and character. Where elements are present, their condition is degraded and character is not intact. There is evidence of detracting features and valued perceptual qualities (scenic beauty, wildness or tranquillity etc) are limited. The area is not recognised by either national or local designations. Landscapes of low quality tend to include those under intensive agriculture or are heavily influenced by the urban fringe where the landscape elements and patterns have been eroded, often creating a new landscape character. Remnant pockets of the 'original' landscape may be left and this should be recorded in the assessment.

National Landscape Designations

6.35 Due to this distance, it is not considered that the application scheme would have any effect on any nationally designated landscapes. Nationally designated landscapes are therefore not classified as landscape receptors and are not included further within the baseline assessment.

Site of Special Scientific Interest/ Special Area of Conservation/ Special Protection Area/ Ramsar Sites

6.36 It is considered that the application scheme would have no effect on National Biodiversity designated sites within the wider study area so these are therefore not classified as landscape receptors.

National Nature Reserves

6.37 It is considered that the application scheme would have no effect on NNRs within the wider study area so these are therefore not classified as landscape receptors.

Local Nature Reserves and Local Wildlife Sites

- 6.38 Due to its separation from the application site and the amount of existing built form already present in the landscape, it is not considered that landscape effects as a result of the proposed scheme would affect the setting of Norbriggs Flash LNR

Priority Habitats

- 6.39 The Ecological Survey (Extended Phase 1 survey Report, Penny Anderson Associates Ltd, 2014) found no habitats of high national conservation value on site. The Priority Habitat area of deciduous woodland (identified from magic.gov.uk data) located immediately adjacent to the site boundary (to the east) is identified by this assessment as Landscape Receptor 1 (**L1**).
- 6.40 The value of this receptor (in landscape terms) is **low-medium** as this small area of woodland does not make a significant contribution to the overall character of the local landscape.

Ancient Woodlands/TPOs

- 6.41 It is not considered that the proposed development would have any effect on Ancient Woodland designations.
- 6.42 The TPO Number 42/A6 which is present immediately adjacent to the site boundary is identified as Landscape Receptor 2 (**L2**).
- 6.43 The landscape value of this landscape receptor is **low-medium** as it does not make a significant contribution to the overall character of the local landscape.
- 6.44 It is considered that the proposed development would have no effect on the TPO outside the site boundary (Number 42/A5).

Listed Buildings

- 6.45 Due to the distance of the application site from the setting of the listed buildings it is considered that their setting will not be affected by the proposed development.

Conservation Areas

- 6.46 Due to the distance of the application site from the Staveley Conservation Area it is considered that the setting of this area will not be affected by the proposed development.

Regional Landscape Character Areas

- 6.47 The study area is located within the 'Nottinghamshire, Derbyshire and Yorkshire coalfield' National Character Area. Individual Landscape Character Types within the study area are taken from the 'Landscape Character of Derbyshire' (DCC, 2014). These Landscape Character Types are shown on **Figure 5** in Appendix 2.

Estate Farmlands LCT

- 6.46 The application site is located within the Estate Farmlands LCT, and as a result may experience direct effects upon character. This LCT is identified as Landscape Receptor 3 (**L3**). The key characteristics of this LCT are a broad, gently undulating landform; mixed but mainly arable farming; localised woodland blocks and occasional trees; hedgerows enclosing medium sized, semi-regular fields; and an open landscape with long distance views.

Value of the estate farmlands LCT

- 6.48 The Estate Farmlands LCT does not contain any national or local landscape designations. TPOs, ancient woodland and cultural heritage features are present, but limited, and the LCT contains no promoted viewpoints. Overall value for this LCT is therefore defined as **low**. As direct effect as a result of the scheme could be experienced (the application site is within this LCT), potential effects of the scheme on this LCA will be discussed in the 'Assessment of Potential Landscape Effects' section (chapter 8).

Wooded Farmlands LCT

- 6.49 This LCT is located to the north east of the application site. Whilst no direct effect as a result of the scheme would be experienced, potential indirect effects of the scheme on this LCA may be possible. This regional landscape character area is identified as Landscape Receptor 4 (**L4**).

Value of the wooded farmlands LCT

- 6.50 The LCT does not contain any national or local landscape designations. TPOs, ancient woodland and cultural heritage features are present, but limited and the LCT contains no promoted viewpoints. Overall value for this LCT is therefore defined as **low**.

Riverside Meadows LCT

- 6.51 Whilst no direct effect as a result of the scheme would be experienced, potential indirect effects of the scheme on this LCA may be possible. This regional landscape character area is identified as Landscape Receptor 5 (**L5**).

Value of the riverside meadows LCT

- 6.52 The LCT does not contain any national or local landscape designations. TPOs, ancient woodland and cultural heritage features are present, but limited and the LCT contains no promoted viewpoints. Overall value for this LCT is therefore defined as **low**.

The Landscape Character of the application site

- 6.53 The individual elements and overall character of the landscape of the application site is identified as Landscape Receptor 6 (**L6**).

- 6.54 This area is defined by Mastin Moor and the busy single carriageway A619 Worksop Road to the north. This boundary is elevated and marked by mature hedgerows in most places, with the exception of a small cluster of residential properties at the junction of the A619 and Bolsover Road.
- 6.55 The western boundary of the application site is bordered by the residential settlement at Woodthorpe village along Norbiggs Road. Properties line both sides of this road, adding to the settled feel of this area, and are mostly two-storey with a small number of detached and semi-detached bungalows, constructed using a variety of materials.
- 6.56 A small cul-de-sac (The Paddocks) with a small cluster of residential buildings leads east from Norbiggs Road and follows the base of the valley as it heads east into the site. A public footpath follows the path of this lane as it heads east in the direction of Pumphouse Farm. The lane passes rolling and expansive arable fields marked by mature hedgerows, hedgerow trees and small blocks of trees, and there is a distinctly rural feel to this area. The landform begins to rise to the east on the approach to Pumphouse Farm where the lane terminates.
- 6.57 These roads and settlement bring an urbanising influence into the western section of the application site landscape.
- 6.58 The single carriageway B6419 Bolsover Road runs north to south through the centre of the site. As the road runs south from the elevated ridge location at Mastin Moor to the north, it travels quickly down into the open valley bottom, before immediately heading up to the ridgeline near Woodthorpe Hall Farm and continuing south towards Shuttlewood. The boundary of this road mainly comprises grass verges and wide mature hedgerows, some of which are banked. Mature trees are present at both ends of the road, with blocks of large mature deciduous trees near Woodthorpe Hall Farm and Wellsholme Farm to the south.
- 6.59 The south eastern boundary of the site follows the valley floor as it rises from the B6419 towards the ridge to the east of the site. The route of a small watercourse (not always visible) cuts through the base of the valley. The banks of the watercourse are dotted with mature trees, and are well-treed with occasional blocks of trees.
- 6.60 The western section of the site's southern boundary borders the single carriageway Woodthorpe Road between Woodthorpe Hall Farm in the northeast and Woodthorpe village in the southwest. This road and site boundary are located on an elevated localised ridge, and the roadside boundary largely comprises of a mixture of dressed stone walls, wood post fence and hedgerow, with grassed verge and tarmac footpath. In addition, large individual mature deciduous trees line some sections of the boundary and form prominent skyline features. Though elevated and with an open feel in places, much of this road has a sense of enclosure created by the mature boundaries.
- 6.61 A second public footpath crosses in a northeast direction from The Paddocks across rolling arable fields, to the elevated northern site boundary and the A619 near Mastin Moor and Hillside Drive.

6.62 The site itself has complex landform, with large open rolling arable fields rising steadily from west to east along a long narrow valley between Norbriggs Road and Castle View. The land rises more steeply from the base of this valley to its northern and southern perimeters, resulting in elevated and localised ridge sections along Woodthorpe Road and the A619 Worksop Road.

6.63 Landcover within the site is large rolling arable fields with occasional individual mature trees to the centre of some fields, and fields are largely bound by mature hedgerows.

Value of the application site landscape

6.64 Generally the landscape within the site is in a fair condition, and is generally typical of the character of the estate farmlands LCA, with no rare or untypical landscape types. Perceptual aspects such as beauty and tranquillity are limited. The sense of 'naturalness' of the landscape is also limited (with large arable field sizes, wood pole and steel tower power lines, prominent evidence of settlement and highway infrastructure). Two footpaths cross the landscape area, giving the local landscape some recreational value. Conservation interest is generally limited and confined to field boundaries and along the stream.

6.65 Value of the local landscape is therefore assessed to be **low**.

CHAPTER 7: VISUAL BASELINE

Introduction

- 7.1 The site is located on land south of Mastin Moor and east of Woodthorpe Village at varying height from 60m AOD to the west, and 120m AOD to the northeast. Rising land to the north and the east limits views to the north and the east, and a localised ridge to the south of the site further prevents views to the south from the lower lying centre of the site. Residential settlement to the west at Woodthorpe contains immediate views in and out of the site along the western boundary, though there are long, open views to the west from the more elevated sections of the site. The complex undulating topography of the site serves to contain views from the centre of the site, and allow views from the more elevated north and south sections of the site, to more distant areas to the west and the south.

Purpose of the visual baseline

- 7.2 The purpose of the visual baseline is to establish the area in which the development may be visible, the different groups of people who may experience views of the development, the viewpoints where they will be affected and the nature of views at those points.
- 7.3 People who potentially may have views of the proposed development include: people living in the area, people passing through on road, rail or other forms of transport, people visiting promoted landscapes or attractions, and people engaged in recreation of different types
- 7.4 The visual context within the study area is shown on **Figure 7: Visual Context & Receptors** in **Appendix 2** and described below.

Visual context

Residential areas within the study area

- 7.5 The key residential areas within the study area include Mastin Moor (immediately to the north of the site), the linear settlement at Woodthorpe (which forms the sites western boundary), a cluster of properties at the junction of Bolsover Road and Woodthorpe Road, the eastern edge of Staveley (Lowgates and Netherthorpe) and scattered properties to the south and east.

Recreational features within the study area

Long Distance Paths and Cycle Routes

- 7.6 There are a number of long distance paths and cycle routes within the study area and which can be found within **Appendix 2, Figure 6**. Viewpoints 04, 09, 12, and 14 are included as representative viewpoints within Appendix 3. The Trans Pennine Trail (TPT) is a long distance route for walkers, cyclists and horse riders passing through the Pennines and some of the most historic towns and cities in the North of England.

The Trans Pennine Trail (Sheffield and Chesterfield link between Staveley and Renishaw) crosses the north west part of the study area, some 1.3 km to the west of the site boundary at its closest point.

- 7.7 National Cycle Route 67 connects Long Whatton near Loughborough to National Cycle Route 71 near Northallerton in Yorkshire. The section between Chesterfield and Leeds follows the Trans Pennine Trail as it crosses the study area as explained above. The Core Strategy of the Chesterfield Borough Local Plan² identifies a potential Chesterfield Orbital Cycle Route that connects Mastin Moor, Poolsbrook and Netherthorpe into this cycle route near Staveley.
- 7.8 The Cuckoo Way is a long distance path along the 220 year-old Chesterfield Canal, known locally as the Cuckoo Dyke. The path passes through, or close to, Chesterfield, Staveley, Worksop and Retford and is 74 km long. The path can be found some 780 m north west of the site boundary. The route runs east towards Staveley before turning north towards Renishaw.
- 7.9 There are a number of strategic cycle routes proposed within the CBC Local Plan. Those contained within the study area are included within [Appendix 2, Figure 6](#). The closest to the application site is the Chesterfield Orbital which starts in Mastin Moor to the north of the application site, skirting its northern boundary for a short distance on the A619 Worksop Road before heading southwards along Norbriggs road.

Open Access Land

- 7.10 There are no areas of Open Access Land recorded within the study area.

Country Parks

- 7.11 Poolsbrook Country Park is located some 1.1 km to the south west of the site boundary. The Country Park previously formed the site of the former Ireland Colliery. Derbyshire County Council and Chesterfield Borough Council developed the site which includes areas of woodland, grassland, ponds, a visitor centre, meeting room, café, picnic sites, children's adventure play area, picnic sites, a Caravan Club site, trails for cycling, walking, horse riding, and lakes for angling. Viewpoint 10 is included within Appendix 3 as a representative viewpoint.

Mastin Moor Community Garden

- 7.12 Mastin Moor Community Garden is located on the northern perimeter of the site boundary, close to the junction with the A619 Worksop Road and the B6419 Bolsover Road. A derelict allotment site was renovated in order to provide a new community garden for local people to grow fruit and vegetables. Viewpoint 02 is included within Appendix 3 as a representative viewpoint.

The local highway network

- 7.13 A network of roads are located in the study area and a number of roads surround the application site. These are a mix of A roads (where generally vehicle speeds are higher, so views are more transient) and local roads (where speeds are generally lower). Viewpoints 01, 03, 04, 08 and 09 are included as representative viewpoints within Appendix 3.

Visual Receptors

- 7.14 The 'bare earth' Zone of Theoretical Visibility (ZTV) represents the area/s from which the indicative scheme or part of the scheme can be viewed in theory either directly or indirectly. In practice this theoretical visibility will be influenced by local screening elements such as woodlands, linear tree cover and built form. The 'bare earth' ZTV therefore represents the 'worst case' scenario for visibility and is used to determine potential visual receptors for the development.
- 7.15 The potential ZTV for development of this site is shown in **Figure 4: Study Area and ZTV** in **Appendix 2** and the methodology for its production has been described in Section 5.
- 7.16 The following visual baseline analysis identifies which groups of people within the ZTV may potentially be affected by the changes in views and visual amenity – these are called 'visual receptors'. Visual receptors, viewpoints and the ZTV are shown on **Figure 8: Visual Receptors, ZTV and Viewpoint Locations** in **Appendix 2**. The location of the viewpoints was agreed with the LPA in June 2016 as part of the initial scoping process, and again, prior to the resubmission of the planning application, in September 2020.
- 7.17 For each receptor category this baseline section will give information on:
- the type and relative numbers of people likely to be affected
 - the location, nature and characteristics of the representative viewpoints (which have been selected to represent the experience of different types of visual receptor, where larger numbers of viewpoints cannot all be included individually and where significant effects are unlikely to differ)
 - the nature, composition and visual characteristics of the existing views experienced at these viewpoints, including direction of view.
- 7.18 A judgement will be made of the value attached to views. The value attached to views has regard to a number of factors, including:
- Recognition through planning designations, SPDs, management plans for protected landscapes, or associated with heritage assets;
 - Recorded in published documents such as guidebooks, or on OS maps as a viewing area;

- The popularity of the viewpoint (numbers of viewers)

7.19 Other factors include the value of the landscape which is the focus of the view, the presence of detracting features (such as development or infrastructure) and the composition and nature of the view (such as the extent [angle and distance] of the view or the presence of intervening vegetation). These factors will be discussed in the viewpoint assessments.

Table 2: View value

View Value	Criteria
High	Views from landscapes / viewpoints of national importance, or highly popular visitor attractions where the view forms an important part of the experience, or with important cultural associations.
Medium	Views from landscapes / viewpoints of regional / district importance or moderately popular visitor attractions where the view forms part of the experience, or with local cultural associations.
Low	Views from landscapes / viewpoints with no designations, not particularly popular as a viewpoint and with no cultural associations.

Residential receptors

7.19 These are people living within the study area who are within the ZTV for the scheme and include:

R1 Residents at Castle View and on the A619 to the north east of the site

7.20 Castle View comprises a small cluster of predominantly red Victorian brick properties with a small car parking area, set within the base of a localised valley and surrounded by small blocks of mature deciduous trees. This small road rises up towards the elevated and more exposed A619 to the north. On the A619 there is a cluster of mixed detached / semi-detached properties on the north and south sides of the road. There are approximately 50 properties in total. In addition, there is a small cluster of approximately 15 mainly terraced properties located slightly to the west.

7.21 A representative view of this receptor group is shown at **Viewpoint 1 in Appendix 3**.

7.22 The view is generally south or south west over the undulating landform to the east of Staveley. Landcover is predominantly arable with large field sizes and 'gappy' boundaries. Built form is a prominent element in the view in the middle distance.

7.23 View value is therefore considered to be **low**.

R2 A619 / Bolsover Road junction and the eastern end of Hillside Drive

7.24 This area comprises a cluster of properties at the junction with the A619 and Bolsover Road (which includes terraced housing and townhouses to the east, the two-storey hospital and the three-storey Royal Oak Court residential flats around the junction and mainly detached properties along the southern side of the A619 to the west) and the two-storey semi-detached properties on the eastern end of Hillside Drive.

- 7.25 Representative views of this receptor group are shown at [Viewpoints 2 and 3 in Appendix 3](#).
- 7.26 The view is dominated by the A619 in the foreground with its overgrown hedgerow boundary. There are glimpsed views of arable fields with existing residential development in the middle distance.
- 7.27 View value is therefore considered to be **low**.

R3 Properties on the west end of Hillside Drive and parts of Carpenter Avenue, Cherry Tree Grove and Lansbury Avenue

- 7.28 A cluster of approximately 22 semi-detached properties on the southern edge of Mastin Moor situated to the north of the A619.
- 7.29 Representative views of this receptor group are shown at [Viewpoint 4 in Appendix 3](#).
- 7.30 These properties are separated from the application site by a landscaped verge along the A619 and a banked hedgerow. As a result, views are generally urban in nature and limited in extent (other than glimpsed views of the wider landscape from certain limited locations such as at the junction of Lansbury Avenue and Carpenter Avenue).
- 7.31 View value is therefore considered to be **low**.

R4 Properties along Norbriggs Road, including the Paddocks

- 7.32 Properties line the road on both sides which adds to the settled feel of this area, and are mostly two-storey with a small number of bungalows, both detached and semi-detached. Buildings are constructed using a variety of materials (including bricks, stone and render) with various building styles and scales, suggesting individual pockets of development have slowly coalesced over time. Properties line both sides of Norbriggs Road as the land rises to the local escarpment to the south. The properties on the east side of Norbriggs Road meet the western edge of the application site boundary.
- 7.33 To the north of Norbriggs Road a small cul-de-sac (The Paddocks) leads east from Norbriggs Road and follows the base of the valley as it heads east towards Pumphouse Farm. These are a small cluster of detached residential buildings set within mature gardens, both bungalows and two-storey properties, all brick-built and of a similar style and era.
- 7.34 Representative views of this receptor group are shown at [Viewpoint 9 in Appendix 3](#).
- 7.35 Properties on the west side of Norbriggs Road generally experience restricted views of a suburban character with glimpsed views (between / around the existing residential properties on the east side of the road) of the wider landscape on the higher landform

to the east. Properties on the eastern side of Norbriggs Road experience more extensive views over a rising, relatively open agricultural landscape.

- 7.36 View value is considered to be **low** for properties on the west side of Norbriggs Road and **low-medium** for properties on the east side of Norbriggs Road (due to the more extensive nature of views)

R5 Pumphouse Farm

- 7.37 Pumphouse Farm is located along the PRoW which runs from the end of the Paddocks across the application site.
- 7.38 Pumphouse Farm is an isolated property which is surrounded on all sides by the open agricultural landscape. Its views are mainly aligned north – south over the rising landform to the localised ridge at Woodthorpe and the A619 to the north.
- 7.39 Despite the low value of the landscape, view value is considered to be **low-medium** due to the extensive open nature of the view.

R6 Properties in Woodthorpe

- 7.40 A cluster of residential properties along the southern section of Norbriggs Road and the existing small settlement of Woodthorpe. This is an older settlement, but with much infill housing of different building styles and periods.
- 7.41 Properties on the west side of Norbriggs Road / south side of Woodthorpe Road generally experience restricted views of a suburban character with limited glimpsed views (between / around the residential properties on the east/north side of the road) of the wider landscape on the falling landform to the east / north.
- 7.42 Value of view is therefore considered to be **low**.

R7 Cluster of development at the eastern end of Woodthorpe Road

- 7.43 There is a cluster of scattered mostly detached properties at the eastern end of Woodthorpe Road, including Norbriggs Cottages, Wellsholme Farm and Woodthorpe Hall Farm.
- 7.44 Properties on the south side of Woodthorpe Road generally experience restricted views of a rural character with limited glimpsed views (due to the vegetation on the north side of Woodthorpe Road) of the wider landscape on the falling landform to the north. The property on the north side of the road will experience extensive views over the falling / rising landform of the site to the north.
- 7.45 Value of view is therefore considered to be **low**.

R8 North of Shuttlewood

- 7.46 As Woodthorpe Road (B6419) heads south towards Shuttlewood there is a cluster of properties including Lodge Farm and Woodside Farm and a terraced street of properties at Bentinck Road.
- 7.47 Representative views of this receptor group are shown at **Viewpoint 11** in **Appendix 3**.
- 7.48 The view from these properties is open and panoramic over the open, rolling agricultural fields of the Estate Farmlands LCT.
- 7.49 The value of the estate farmlands landscape is considered to be low so despite the extensive nature of the view, view value is also considered to be **low**.

R9 Lowgates and Netherthorpe

- 7.50 As the A619 heads west towards Staveley it passes through open space and the River Doe Lea before it reaches residential areas to the north of the road (at Lowgates) and the south (at Netherthorpe). The eastern edge of the settlement is marked by Netherthorpe School and the Staveley Miners Cricket club.
- 7.51 Representative views of this receptor group are shown at **Viewpoint 8** in **Appendix 3**.
- 7.52 Views from the properties in this area are generally of a suburban nature, with glimpsed and narrow views over the riverside Meadows LCT to the wider landscape to the east from some locations. The electricity transmission line on a localised ridge forms a prominent element in the middle distance of longer views to the east.
- 7.53 View value is therefore considered to be **low**

Recreational and amenity receptors

- 7.54 These are people in the study area using footpaths or visiting recreational facilities which are within the ZTV for the scheme and include:

A1 Users of the Trans Pennine Trail / National Cycle Route 67

- 7.55 The TPT is a national long-distance path and part of the National Cycle Network. This route runs north – south through the western part of the study area, running through the Riverside Meadows LCT to the north of Staveley.
- 7.56 Representative views by users from this receptor are shown at **Viewpoint 12** and **14** in **Appendix 3**.
- 7.57 The TPT route north of Staveley is often in cutting and/or is generally well screened by vegetation along both sides of the route, which means that wider views are generally glimpsed and localised. However, given the national designation of this route and the

potential number of users view, where a view is possible, value is considered to be **low-medium**.

A2 Users of the Cuckoo Way Long Distance Path

- 7.58 The Cuckoo Way regional trail follows a similar route to the TPT, but approaches Staveley from a slightly more north easterly direction.
- 7.59 Representative views by users from this receptor are shown at **Viewpoint 14** in **Appendix 3** and is generally representative of the wider views experienced from receptors using the footpath network in this area
- 7.60 The viewer experience is similar to that experienced from the TPT until the route travels through a more open landscape to the north of Huggester Farm.
- 7.61 View value is therefore considered to be **low-medium**.

A3 Users of and visitors to Poolsbrook Country Park

- 7.62 Poolsbrook Country Park is a former colliery site that has been transformed into an extensive and well-visited country park. There is a visitor centre with large car park.
- 7.63 Representative views by users from this receptor are shown at **Viewpoint 10** in **Appendix 3** which is taken from a public footpath adjacent to the visitor centre and is representative of the wider views experienced from receptors using this Country Park.
- 7.64 Views are generally extensive over woodland, grassland and water. The Ireland Industrial estate forms a prominent detracting feature in some views and the electricity transmission infrastructure is also prominent, running north – south in views to the east.
- 7.65 Despite the urban fringe nature of the view and the low value of the Riverside Meadows LCT, due to its extensive nature, view value is considered to be **low-medium** due to its extensive nature.

A4 Visitors and users of the Mastin Moor Community Garden

- 7.66 The Mastin Moor Community garden is a former derelict allotment site which was renovated in order to provide a new community garden for local people to grow fruit and vegetables.
- 7.67 Representative views by users from this receptor are shown at **Viewpoint 2** in **Appendix 3**.
- 7.68 The view is generally south over the undulating landform to the east of Staveley, with topography falling to the brook and rising to the ridge at the southern boundary of the site. Landcover is predominantly arable with large field sizes and ‘gappy’ boundaries. Built form is a prominent element in parts of the view in the middle distance.

7.69 View value is therefore considered to be **low**.

A5 Users of the Local Footpath network to the north and south of the application site

7.70 There is a network of local footpaths in the wider study area – the PRow to the north of the site (Woodhouse Lane) and south (running east from Woodthorpe) have views of the application site.

7.71 Representative views by users from these receptors are shown at **Viewpoint 5** (footpath running east from Woodthorpe) and **Viewpoint 13** (Woodhouse Lane) in **Appendix 3**.

7.72 From Woodhouse Lane to the north of the application site, the view is over a rising arable landscape of large fields with low hedge boundaries. Scattered residential properties and transient views of vehicles are visible on the ridgeline to the north of the application site.

7.73 From the footpath to the south of the application site, the land rises to a ridgeline that forms the southern boundary of the site. The foreground of the view is formed by an open arable field with the hedge and hedgerow trees along Woodthorpe Road forming the skyline elements.

7.74 View value for both footpaths is considered to be **low**.

A6 Users of the Local Footpath across the site

7.75 Views from this footpath are of the undulating arable landscape with its low field boundaries and isolated hedgerow trees. Views are contained by vegetation bordering the path in places and open and extensive in others.

7.76 Despite the assessment that the value of the estate farmlands LCT is low, view value is considered to be **low-medium** due to the extensive nature of views and absence of built form in places.

T1 Users of the local road network

7.77 In particular from the A619 and the local roads (the B6419 and Woodthorpe Road) that run adjacent to the site.

7.78 Due to the nature of the local landscape, either the urban / suburban nature of the surrounding landscape and field boundaries which restrict views, view value is considered to be **low**.

Viewpoint Assessment

- 7.79 For this assessment, fourteen viewpoints have been identified to represent the range of visual receptors, for example, residential properties and the recreational resource and routes within the study area. Viewpoints are representative and are included to illustrate typical views from the various type of receptors and the likely typical magnitude of change in order to support the overall visual assessment. Viewpoints for residential properties are representative, i.e., not from a particular property, unless stated. Viewpoints are located on publically accessible land. The location of the viewpoints is shown on **Figure 8: Viewpoint Locations** in **Appendix 2**.
- 7.80 **Appendix 3: Viewpoint Assessment** presents the photographs showing the fourteen viewpoints and describes them in more detail, to include the location, distance, details of the receptor groups and the type of the receptors. The viewpoints contained within the appendix are summarised in Table 3 below:

Table 3: Viewpoint Locations

Viewpoint Ref	Viewpoint Title and Detail	Visual Receptor	View value
1	Castle View / A619	Residents	Low
2	Mastin Moor Community Garden	Users of the garden, residents, visitors and users of the hospital.	Low
3	A619 / Rowan Road /Hillside Drive (E)	Residents, users of highway network	Low
4	A619 / Norbriggs Rd	Residents and pedestrian / vehicle users of the highway and cyclists on strategic cycle route.	Low
5	PRoW south of Woodthorpe Road	Users of the PRoW network south of the site	Low
6	Junction of Woodthorpe Road / B6419	Residents and pedestrian / vehicular users of the highway network	Low
7	B6419 Bolsover Road	Pedestrian / vehicular users of the highway network	Low
8	Lowgates/ A619 at the east edge of Staveley	Residents and pedestrian / vehicle users of the highway.	Low
9	View from bench and bus stop on Norbriggs Road	Residents and pedestrian / vehicle users of the highway and cyclists on strategic cycle route.	Low-medium
10	Poolsbrook Country Park	Recreational users of the trail, including walkers, cyclists, runners, etc. Tourists and visitors to the caravan site.	Low-medium
11	PRoW to North of Shuttlewood	Residents and pedestrian / vehicle users of the highway.	Low
12	Seating area on the Trans Pennine Trail and National Cycle Route 67.	Recreational users of the trail, National Cycle Route and	Low-medium

		footpath, including walkers, cyclists, runners, etc.	
13	View from PRoW (Woodhouse Lane)	Footpath users	Low
14	View from junction of Cuckoo Way and TPT	Footpath users	Low-medium

CHAPTER 8: ASSESSMENT OF POTENTIAL LANDSCAPE EFFECTS

- 8.1 This section considers the sensitivity of the landscape receptors and potential impacts of the proposed scheme on the landscape receptors which were identified in the landscape baseline; namely the published landscape character areas (LCAs), the character of the local landscape in the vicinity of the site and the key landscape features and elements within these areas.
- 8.2 It also considers if the scheme complies with relevant landscape and spatial policies as set out in the Local Plan.
- 8.3 The first step in the assessment process is to identify interactions between the previously identified landscape receptors (Chapter 6) and the different components of the development at all its different stages (in this case, construction and operation phases; the de-commissioning phase is not considered relevant as potential effects of the scheme are considered to be permanent).

Sensitivity of the landscape receptors

- 8.4 Landscape receptors have been assessed in terms of their sensitivity (combining judgements of their susceptibility to the form of residential development proposed with the value attached to the landscape).
- 8.5 The landscape receptors are identified in landscape baseline section, and are:
- L1 Landscape element: priority habitats (o/s site boundary)
 - L2 Landscape elements: site elements (TPO trees, trees and hedgerows)
 - L3 Estate Farmlands Landscape Character Type
 - L4 Wooded Farmlands Landscape Character Type
 - L5 Riverside Meadows Landscape Character Type
 - L6 The landscape of the application site and its immediate context, including its character and the contribution that landscape elements and perceptual qualities make to overall site landscape character.
- 8.6 The ability of a given landscape to accommodate the specific nature of the proposed development and/or change in land use without undue harm or adverse consequences is referred to as 'susceptibility to change'.
- 8.7 Susceptibility is the ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation.
- 8.8 Criteria which can influence landscape susceptibility include:
- Nature of landform (flat / rolling);
 - sense of openness / enclosure;
 - landcover (wooded or open);
 - relationship to existing settlement / developments in the surrounding landscape; and

- if the landscape possess any special perceptual qualities (such as wildness, tranquillity or scenic beauty).

Table 4: Landscape susceptibility

Susceptibility	Criteria
High	Little ability to accommodate the proposed development without undue harm
Medium	Some ability to accommodate the proposed development without undue harm
Low	Substantial ability to accommodate the proposed development without undue harm

8.9 Using professional judgement to combine the assessments on landscape susceptibility and landscape value results in the assessment of landscape sensitivity.

Landscape receptor sensitivity

L1 Priority Habitats (o/s site boundary)

8.10 Landscape receptor (L1) L1 Priority Habitats (outside site boundary) is considered to have a **low** susceptibility as it is outwith the site boundary.

8.11 In the landscape baseline this receptor was assessed to have a low value, so combining this low landscape value with a low susceptibility results in an overall sensitivity of **low** for this area of Priority Habitat.

L2 TPO trees (immediately adjacent to site)

8.12 Landscape receptor L2 TPO trees (outside site boundary) is considered to have **medium** susceptibility as even though they are just outside the site boundary, their proximity to it means that unless suitable mitigation measures are put in place, they could be vulnerable to development at the construction phase.

8.13 In the landscape baseline they were assessed to have a low value, so combining this low landscape value with a medium susceptibility results in an overall sensitivity of **medium** for this area of TPO trees.

L3 – L5 Published Landscape Character Types

8.14 Due to the presence of significant areas of residential, industrial and infrastructure development, the undulating landform and the lack of any special perceptual qualities in the areas, then susceptibility is considered to be **low**.

8.15 The landscape baseline defined these character areas as low value; combining low value with low susceptibility results in an overall **low** sensitivity for all three published LCT areas.

L6 Local Landscape Character

- 8.16 The site is set in a wide valley with prominent escarpments to the north and south, views outside the site are relatively exposed and the site has a strong relationship with surrounding areas of residential development and highway / electricity infrastructure. It lacks any special perceptual qualities such as tranquillity, wildness or scenic beauty. Susceptibility is therefore assessed to be **low**.
- 8.17 Combining this low susceptibility with low value results in an overall sensitivity of **low** for the local landscape context.

Potential effects of the scheme

- 8.18 **Figure 3: Site Masterplan** in **Appendix 2** shows the location of key elements of the application scheme. Potential effects of the scheme include:

Change in and/or partial or complete loss of elements, features or aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape

- 8.19 This will include changes to the open agricultural character of the site which will change where residential built form is proposed. There will be limited changes to the existing field boundaries which will be lost in limited places (and retained in most).
- 8.20 The masterplan indicates that no trees on site will be lost and the wooded riparian zone will be retained.

The addition of new elements or features that will influence the character and distinctiveness of the landscape

- 8.21 The key new elements will be built form: the two and three storey residential units and health and retail units located off the A619. Access roads will also be a prominent new feature.
- 8.22 A significant Green and Blue infrastructure network is proposed for the site which forms a central 'spine' through the development site. An open landscape buffer of retained existing field and proposed multi-functional greenspace is proposed between the existing residential areas along Norbriggs Road.

Magnitude of landscape effects

- 8.23 The second step in the assessment of landscape effects was to identify interactions between the landscape receptors and the different components of the development at all its different stages (Construction and operation in this case). Each effect on the landscape receptors needs to be assessed in terms of its size or scale, the geographical extent of the area influenced, and its duration and reversibility.

8.24 Effects are likely to include;

- Change in / or partial or complete loss of elements, features or aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
- Addition of new elements or features that will influence the character and distinctiveness of the landscape;

Table 5: Landscape effects - magnitude of change

Category	Criteria
High adverse /	The proposals will result in a total change in the key characteristics of landscape character, will introduce elements totally uncharacteristic to the attributes of the receiving landscape; and/or will result in a substantial or total loss, alteration or addition of key elements / features / characteristics
Medium adverse /	The proposals will result in a partial change in the key characteristics of landscape character, will introduce elements that are partially uncharacteristic to the attributes of the receiving landscape; and/or will result in a partial loss, alteration or addition of key elements / features / characteristics
Low adverse /	The proposals will result in a small change in the key characteristics of landscape character, will introduce elements not uncharacteristic to the attributes of the receiving landscape; and/or will result in a minor loss, alteration or addition of key elements / features / characteristics
Negligible adverse /	The proposals will result in a just discernible change in the key characteristics of landscape character; and/or will result in a just discernible loss, alteration or addition of key elements / features / characteristics
No change	The proposals will not cause any change to landscape character / elements / features.
Negligible beneficial /	The proposals will result in a just discernible change in the key characteristics of landscape character
Low beneficial /	The proposals will achieve a degree of fit with the landscape character / elements / features / characteristics and go some way towards improving the condition or character of the landscape
Medium beneficial /	The proposals will achieve a good fit with the landscape character / elements / features / characteristics or would noticeably improve the condition or character of the landscape
High beneficial /	The proposals would totally accord with the landscape character / elements / features / characteristics, or would restore, recreate or permanently benefit the condition or character of the landscape

8.25 The key change will be the loss of the open internal nature of the site (currently the site comprises large arable fields set on sloping landform with weak hedgerow boundaries) which would change to a combination of new residential areas set within a network of enhanced green space. The scale of this change is considered to be large as the character of much of the size will change.

8.26 The masterplan indicates that the individual elements that contribute to the character of the current landscape (trees, most of the existing hedge boundaries and the wooded riparian area) will be retained, so the scale of change to individual elements will be low.

- 8.27 The aesthetic and perceptual aspects of the landscape are altered by the addition of new elements and change of character, but this is not considered to be entirely adverse – the areas of built form relate well to the existing settlements and will sit in a new landscape structure which will replace the large open arable fields. Whilst the overall character of the site will change (from the existing degraded character with large open fields) to one of a network of built form and enhanced landscape, in view of the high quality of the proposals, it is considered that the change, whilst notable, is not adverse and has the potential to contribute positively to the local area and character.

Geographical extent

- 8.28 Landscape effects are predicted to be experienced at either site level or the immediate setting of the site, so effects at the scale of the character areas or larger (influencing several character areas) are not predicated.
- 8.29 Duration / Reversibility – It is considered that effects of the development are permanent and irreversible.
- 8.30 Landscape effects are considered at completion of the construction phase (Year 0) and at 15 years after scheme completion (when it is considered the proposed landscape framework will have matured). The decommissioning phase is not considered as effects of the development are considered to be permanent.

Magnitude of change on landscape elements – L1 Priority Habitats (outside site boundary)

- 8.31 This is deciduous woodland which is located immediately adjacent to the site boundary (on its south eastern corner). As these elements are outside the site boundary and appropriate working practices will be adopted as primary mitigation (such as the placement of tree protection fencing) **no effect** on this landscape element are anticipated at either the construction or operational phases.

Magnitude of change on Site-wide Landscape Elements - L2

- 8.32 The main elements of the landscape which will be subject to direct effects consist of the trees and hedgerows within the site boundary.
- 8.33 Existing isolated trees within the site will be retained. Embedded mitigation proposals will include the installation of Tree Protection Fencing (to BS5837) during construction operations. Assuming appropriate mitigation measures are put in place, **no effect** on trees during construction and operation phases are anticipated.
- 8.34 Existing hedgerow boundaries and hedgerow trees around the site will be retained. Mitigation proposals will include the installation of Tree Protection Fencing (to BS 5837) along hedgelines during construction operations. Boundary hedges will however be locally affected by the creation of new access points and appropriate visibility splays into the development. It is proposed to replant hedgelines behind the visibility splays to retain hedgerow continuity. It is only anticipated that this will not be possible at the northern access point to the western application site along Bolsolver Road. This will

have a local effect on landscape character but it is anticipated that the length of hedgerow can be planted elsewhere and the effect therefore mitigated sufficiently to keep effects low. Magnitude of effect is therefore considered to be **low adverse** during the construction phase and **negligible** during the operational phase.

Magnitude of change on the Estate Farmlands LCT – L3

- 8.35 There will be direct effects on the character of the LCT as described in 8.34 above but given the size of the LCT area and the amount of existing residential development then magnitude of change is considered to be limited and therefore **negligible** at both construction and operational phases.

Magnitude of change on the Wooded Farmlands LCT – L4

- 8.36 There will be no direct effects on the character of the LCT, but there would be indirect effects as described in 8.34 above. Given the size of the LCT area, the distance of the application site from the LCT and the amount of existing residential development then magnitude of effects is considered to be very limited and therefore **negligible-no change** at both construction and operational phases.

Magnitude of change on the Riverside Meadows LCT – L5

- 8.37 There will be no direct effects on the character of the LCT, but there would be indirect effects as described in 8.34 above. Given the size of the LCT area, the distance of the application site from the LCT and the amount of existing residential development then magnitude of effects is considered to be very limited and therefore **negligible-no change** at both construction and operational phases.

Magnitude of change on Local / Site Landscape Character – L6

- 8.38 The key characteristics of local site character are large, open arable fields with low, maintained hedgerows and a lightly-treed sinuous watercourse which runs east-west through the centre of the site.
- 8.39 As described in 8.33 and 8.34 above it is proposed to retain trees and field boundaries where possible and incorporate them into the landscape framework.
- 8.40 The open nature of the existing landscape will change due to the construction of new built form and highway infrastructure. The built form itself is of a scale which matches the existing residential areas so in itself does not form an incongruous new element into the local landscape. The change from open landscape to residential area by its very nature will be significant, but it is proposed to locate the built form within an extensive network of open spaces to create a landscape setting for the development. The open space will buffer the existing residential development along Norbriggs Road to ensure separation and run east – west along the watercourse. The open space framework enables development to be concentrated in four clusters. The built form itself is of a scale which matches the existing residential areas so in itself does not form an incongruous new element into the local landscape. Magnitude of effect is

therefore considered to be **medium-high adverse** during the construction phase and **medium adverse** during the operational phases.

Table 6: Summary of Landscape Effects

Landscape Receptor	Value	Receptor Susceptibility	Receptor Sensitivity	Magnitude of change		
				Construction	Operation Year 1	Operation Year 15
L1 Trees and Woodlands (o/s site)	Low-medium	Low	Low	No effect	No change	No change
L2 Site-wide elements (inside site – trees, woodlands, hedgerows)	Low-medium	Medium	Low-Medium	Low adverse	Low	Negligible adverse
L3 Estate Farmlands LCT	Low	Low	Low	Negligible adverse	Negligible adverse	Negligible adverse
L4 Wooded Farmlands LCT	Low	Low	Low	Negligible adverse / no change	Negligible – No change	No change
L5 Riverside Meadows LCT	Low	Low	Low	Negligible adverse / no change	Negligible – No change	No change
L6 The Local Landscape	Low	Low	Low	Medium-high adverse	Medium-high adverse	Medium adverse

CHAPTER 9: ASSESSMENT OF POTENTIAL VISUAL EFFECTS

- 9.1 An assessment of visual effects deals systematically with the effects of change and development on the views available to people and their visual amenity. This section will assess how the surroundings of individuals or groups of people may be specifically affected by changes in the content and character of views as a result of the change or loss of existing elements of the landscape and / or the introduction of new elements.
- 9.2 The first step in the visual assessment process was to identify interactions between the previously identified visual receptors and the different components of the development at all its different stages (in this case, construction and operation phases; de-commissioning not considered relevant as effects considered to be permanent).

Sensitivity of visual receptors

- 9.3 The susceptibility of different types of people to changes in views is mainly a function of:
- The occupation of the viewer at a given location; and
 - The extent to which a person's attention or interest may be focussed on a view and the visual amenity experienced at a given view.

Table 7: Visual receptor susceptibility to change

Susceptibility to change	Receptor Type
High	People with a vested interest in a view or with a prolonged viewing opportunity: <ul style="list-style-type: none"> • Residents; • People engaged in outdoor recreation, including users of public rights of way, whose attention is likely to be focussed on the landscape, and on particular views
Medium	People with a moderate interest in the view and their surroundings: <ul style="list-style-type: none"> • Travellers by road or rail along scenic routes, where the appreciation of the view contributes to the enjoyment and quality of the journey; • People engaged in outdoor recreation, where their appreciation of their surroundings and particular views is incidental to their enjoyment
Low	People with little or fleeting interest in the view and their focus is on other activities: <ul style="list-style-type: none"> • People engaged in outdoor sport; • People at their place of work; • Travellers, where their view is fleeting and incidental to the journey

- 9.4 Sensitivity is a function of the view of the view combined with its susceptibility to change, and is based on professional judgement.

Residential receptors

- 9.5 Residential receptors (R1 – R10) were all assessed to have a low view value (in the visual baseline assessment in chapter 7). Combining this low value of view with a **high** susceptibility results in an overall sensitivity of **medium** for these visual receptors.

Recreational receptors

- 9.6 The views from the TPT and Cuckoo Way (A1 & A2) were assessed to have a low-medium value. Combining this low-medium value of view with a high susceptibility results in an overall sensitivity of **medium** for users of these regional routes.
- 9.7 The view from Poolsbrook Country Park (A3) was assessed to be low-medium value and combining this with high susceptibility gives an overall sensitivity of **medium**. The view from the Mastin Moor Community Garden (A4) was assessed to have a low value and combining this low view value with a medium susceptibility (as the attention of users is not focussed on the view) results in an overall sensitivity of **low**.
- 9.8 The view from local footpaths to the north and south (A5) of the application sites were assessed to have a low value, so combining this with high susceptibility results in an overall **sensitivity** of **medium** for users of these local routes. The view from the footpath that crosses the application site (A6) is assessed to have a low-medium value, so combining this with high susceptibility results in an overall sensitivity of **medium** for users of the local route that crosses the site.

Receptors on the public highway

- 9.9 Users of the local highway network (T1) were assessed to have a low view value (in the visual baseline). Combining this low value of view with a **low** susceptibility results in an overall sensitivity of **low** for these visual receptors.

Magnitude of Potential Visual Effects

- 9.10 Potential visual effects experienced as a result of the scheme may include:
- The nature of the view of the development (full, partial, glimpsed)
 - Proportion of the development or features that would be visible (full, most, small part, none)
 - The distance of the viewpoint from the development and whether the viewer would focus on the development due to its scale / proximity or whether the development would be only a small, minor element in a panoramic view.
 - The distance of the view is stationary or transient or one of a sequence of views, as from a footpath or moving vehicle
 - The nature of the changes, judged individually, which may include: changes in skyline profile, creation of new visual focus in the view, introduction of new

man-made objects, changes in visual simplicity / complexity, alteration of visual scale and change to the degree of visual enclosure.

- 9.11 These factors will be considered on the individual viewpoint assessment sheets at completion of the construction phase (Year 0) and during the operational phase (Year 15) when the landscape structure will have established and started to mature.

Visual effects of scheme

- 9.12 This will include changes to the open agricultural character of the site which will change where residential built form is proposed and limited changes to the existing field boundaries which will be lost in the places (and retained in others).
- 9.13 The key new elements will be built form: the two and three storey residential units and health, retail units and other community facilities and services located off the A619. Access roads will also be a prominent new feature.
- 9.14 A significant Green and Blue infrastructure network is proposed for the site which forms a central 'spine' through the development site. Includes significant areas of community open green space including community gardens and orchard. An open landscape buffer of retained existing field and proposed multi-functional greenspace is proposed between the existing residential areas along Norbriggs Road.
- 9.15 The retention of existing boundary vegetation and the use of landscape buffers along the edges of the proposed development, in particular along Worksop Road, along Bolsover Road, to the south of the existing community gardens.
- 9.16 Use of landscape treatment and design to create distinct identity and preserve the separation and setting of the settlements of Mastin Moor and Woodthorpe.

Magnitude of visual effects

- 9.17 Size or scale
- 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 the 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 forms, 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.

Geographic extent

9.18 The geographical extent of a visual effect will vary with different viewpoints and 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

Magnitude of visual effects for each visual receptor

R1 Residents at Castle View and on the A619 to the north east of the site

9.19 It is considered that the low value of view combined with a high susceptibility to change results in an overall sensitivity for this visual receptor of **medium**. Residential built form at the north east section of the site would be visible to residents located along Worksop Road and at Castle View, albeit with filtered by existing vegetation as illustrated by Viewpoint 01. In view of the existing vegetation, distance from the development and, in some case, topography that slopes away from the development, it is anticipated that the built proposals would be significantly screened from these receptors. Other elements of the scheme would not be visible or would be imperceptible. Magnitude of visual effect is therefore defined as **medium / adverse** at the construction phase and at Year 0, reducing to **low / adverse** at year 15.

R2 A619 / Bolsover Road junction and the eastern end of Hillside Drive

9.20 It is considered that the low value of view combined with a high susceptibility to change results in an overall sensitivity for this visual receptor of **medium**. Views from properties on the north side of Hillside Road would not be notably different as the built form on the south side of Worksop Road is the dominant feature in views and intervening hedgerows provide significant screening. Those properties on the south side of Worksop Road, and west of Bolsover Road, would have new residential development prominent in their rear views at medium to close range, separated by the proposed landscape buffer provided by the extension to the community gardens. Properties to the east of Bolsover Road would likely experience the highest effect as the development is proposed close to their rear boundaries. 'Worst case' magnitude for this group of properties is therefore **medium-high / adverse** at the construction phase and Year 0. Once boundary and garden vegetation has matured, this will help to soften the mass of the development, reducing magnitude to **medium / adverse**.

R3 Properties on the west end of Hillside Drive, Carpenter Avenue, Cherry Tree Grove and Lansbury Avenue

9.21 It is considered that the low value of view combined with a high susceptibility to change results in an overall sensitivity for this visual receptor of **medium**. This group of properties currently experience views over Worksop Road towards the open agricultural landscape on rising ground. The line of trees on the north side of Worksop Road is the prominent foreground element in their view as shown in VP 04. Land in

the foreground and middle distance of their views is proposed to be part of the landscape framework, so only distant views of properties on higher ground to the south east of the application site would be visible from some properties and would be out of view from others. These are likely to be filtered or screened by the landscape proposals over time to the extent that from certain views the change would be minor beneficial. 'Worst case' magnitude of visual effect however for this group of properties is therefore **low / adverse** at the construction phase and at Year 0, and **negligible** at Year 15.

R4 Properties along Norbriggs Road, including the Paddocks

- 9.22 A representative view is illustrated by VP 10. It is considered that the low value of view combined with a high susceptibility to change results in an overall sensitivity for this visual receptor of **medium**. Views from properties on the west side of the road would not be much different as the built form on the east side of the road is the dominant feature in views, plus the landscape framework proposes naturalistic parkland on the west of the application site, Properties on the east side would have new residential development as a new element of their view at mid-range in rear views. 'Worst case' magnitude for this group of properties is therefore **medium / adverse**, reducing to **medium-low / adverse** as landscape proposals mature.

R5 Pumphouse Farm

- 9.23 It is considered that the low-medium value of view combined with a high susceptibility to change results in an overall sensitivity for this visual receptor of **medium**. This property currently sits in open countryside and has open views north and south, albeit filtered by trees and hedgerows. New residential development would be a prominent feature in views to the south at close range in a wide field of view, the effect of which would be mitigated by buffer planting proposed around its southern boundaries. Oblique mid-range views of residential properties would be experienced in views north within an open setting provided by the landscape proposals. 'Worst case' magnitude for this property is therefore **medium-high / adverse** at the construction phase and at Year 0, reducing to **medium / adverse** at Year 15 as the landscape proposals mature.

R6 Properties in Woodthorpe

- 9.24 It is considered that the low value of view combined with a high susceptibility to change results in an overall sensitivity for this visual receptor of **medium**. Views from properties on the south side of the road would not be much different as the built form on the north side of the road is the dominant feature in views, plus the landscape framework proposes land on the west of the application site to be kept open with buffer planting proposed to the application boundary. Properties on the north side would have new residential development within their view at mid-range in rear views, over time filtered by maturing landscape proposals. However, the built form of Mastin Moor is already a feature of existing views and this element is therefore being brought forward within the view rather than being introduced as a new characteristic. 'Worst case' magnitude for this group of properties is therefore **medium / adverse** at the construction phase and at Year 0, reducing to **medium-low** at Year 15 as landscape proposals mature and help assimilate the development within the view.

R7 Cluster of development at the eastern end of Woodthorpe Road

- 9.25 It is considered that the low value of view combined with a high susceptibility to change results in an overall sensitivity for this visual receptor of **medium**. Properties on the northern side of Woodthorpe currently sit in open countryside with views north and south, views north being represented by VP 06. Garden boundaries and surrounding trees provide screening, particularly to the east and north east. Properties to the south of Woodthorpe Road have views to the north and north east screened by existing trees. Woodthorpe Hall Farm is orientated east/west and views are partially screened by trees and outbuildings but it will have views over the application site. For all of these properties, all views across the application site are to the settlements of Mastin Moor / Woodthorpe beyond. New residential development would be a prominent feature in views to the north at close range in a wide field of view, albeit filtered and assimilated by existing trees, further buffer planting and the landscape framework as proposals mature. However, built development is already a characteristic of these views. 'Worst case' magnitude for these properties is therefore **medium-high** / adverse at the construction phase and at Year 0, reducing to **medium** at Year 15 as proposals mature.

R8 North of Shuttlewood

- 9.26 It is considered that the low value of view combined with a high susceptibility to change results in an overall sensitivity for this visual receptor of **medium**. Currently these properties have an extensive view over open, rolling countryside but also containing blocks of settlement, scattered properties and, for most, views of the M1. The proposed development would form a small new element at distance in these views, so magnitude of effect is **negligible-low** / **adverse** at the construction phase and at Year 0, reducing as the landscape structure matures, but remaining **negligible-low** at year 15.

R9 Lowgates and Netherthorpe

- 9.27 It is considered that the low value of view combined with a high susceptibility to change results in an overall sensitivity for this visual receptor of **medium**. Residential development, highway infrastructure and electricity transmission infrastructure are prominent view elements for these properties. The proposed new development would form a distant new element in a narrow field of view which already features built development and which is currently part screened by topography and/ or trees. The landscape proposals for the west of the development would increase this screening further in time. 'Worse case' magnitude of visual effect is considered to be **negligible-low** / **adverse** at the construction phase and at Year 0, reducing but remaining **negligible-low** at year 15.

A1 Users of the Trans Pennine Trail / National Cycle Route 67

- 9.28 It is considered that the low-medium value of view combined with a high susceptibility to change results in an overall sensitivity for this visual receptor of **medium**. Views are generally transient and restricted to the limits of the trail in view of the hedgerow, trees and embankments which form much of its boundaries. Where vegetation and

topography does permit views, it is one of open countryside filtered by hedgerows. Existing residential development is visible in views, often as a horizon feature. The proposed development would be visible in the context of this existing development in distant, wide views. It would read as an extension of development (Mastin Moor and Woothorpe) rather than as a new isolated feature and the landscape proposals would ensure that a sense of separation between the two continues. The overall character therefore of settlement set within arable fields and trees would remain. 'Worse case' magnitude of visual effect where the development becomes visible is therefore assessed to be **low-medium / adverse** at the construction phase and at Year 0, reducing to **low / adverse** at Year 15 as landscape proposals mature.

A2 Users of the Cuckoo Way Long Distance Path

- 9.29 It is considered that the low-medium value of view combined with a high susceptibility to change results in an overall sensitivity for this visual receptor of **medium**. The current view is one of open countryside which is constrained by vegetation growing along the river bank / trail which limits views in many places. Existing residential development is visible in views, often as a horizon feature. The proposed development would be visible in the context of this existing development and as an extension of settlement in distant views rather than as a new isolated feature. The overall character of settlement set within arable fields and trees would remain. 'Worse case' magnitude of visual effect is therefore assessed to be **low / adverse** at the construction phase and Year 0, remaining **low / adverse** at year 15 as the landscape proposals mature.

A3 Users of and visitors to Poolsbrook Country Park

- 9.30 It is considered that the low-medium value of view combined with a high susceptibility to change results in an overall sensitivity for this visual receptor of **medium**. The existing view is extensive and is over open water, grassland and woodland with built form visible in places, but not dominant. A steel tower pylon line runs across the view. The proposed development may be visible in elevated areas but would be in a narrow field of view at distance so magnitude of visual effect is assessed to be **negligible / adverse** at the construction phase with **no effect** at Year 0 and year 15.

A4 Visitors and users of the Mastin Moor Community Garden

- 9.31 The attention of users of the community gardens would be more focused on and retained within the gardens, reducing their susceptibility and overall sensitivity to the development. It is considered that the low value of view combined with a medium susceptibility to change results in an overall sensitivity for this visual receptor of **low**. Currently views are open and extensive, over open countryside which rises to the south. The proposed scheme would expand the community garden to create a visual buffer between it and new built form which would be prominent in views at its new boundary to the south and east at close range. The scale of the community gardens would however encourage views to be contained within its boundaries with views of the proposed development providing a setting or backdrop rather than being the main focus. Furthermore, to the north of the gardens, the sloping topography to the south would limit views of the development to the south to its upper elevations. Proposed

landscape treatments would further help to filter and assimilate the setting. This is within a context which already has urban elements within wider views. These urban elements would therefore be brought forward in views rather than being entirely new. 'Worst case' magnitude for users of this area is therefore **medium-high / adverse** at the construction phase and Year 0, reducing to **medium / adverse** as landscape proposals mature at Year 15.

A5 Users of the Local PRow network in the study area

- 9.32 It is considered that the low value of view combined with high susceptibility to change results in an overall sensitivity for these visual receptors of **medium**. Views from these receptors are transient and tend to be of a wide and open landscape where the focus is on the surrounding landscape and the proposed development would only occupy a narrow field of view. The sequential experience of the of the landscape is more important for these receptors, the pattern of which is largely a patchwork of built development, arable fields, belts and small blocks of woodland dissected by roads, infrastructure and lines of hedgerow. The development is in keeping with this pattern and it is not therefore anticipated that the visual experience of receptors would materially change. 'Worst case' magnitude for users of these local routes is therefore **low-medium / adverse** at the construction phase and at Year 0, reducing to **low-negligible / adverse** at Year 15 as landscape proposals mature.

A6 Users of the Local PRow across the application site

- 9.33 It is considered that the low-medium value of view combined with a high susceptibility to change results in an overall sensitivity for this visual receptor of **medium**. Views from these receptors are transient and tend to be of a wide and open landscape where the focus is on the surrounding landscape in which the proposed development would occupy a wide field of view at close as a 'worst case'. In some cases, such as the experience of receptors using PRow located within the landscape framework of the development, the sequential experience of the landscape could experience minor beneficial change. 'Worst case' magnitude for users of this area is therefore **medium / adverse** at the construction phase and at Year 0, reducing to **low-medium / adverse** at Year 15 as landscape proposals mature.

T1 Users of the local road network

- 9.34 It is considered that the low value of view combined with a low susceptibility to change results in an overall sensitivity for this visual receptor of **low**. Magnitude of visual effect would vary, but generally would only be experienced in the vicinity of the site on busy and/ or fast routes where the focus is on the road. In localised areas potentially extensive areas of new built form would be visible in filtered, transient views. 'Worst case' magnitude of visual effect is likely to be **medium / adverse** at the construction phase and Year 0, reducing to **medium-low / adverse** at Year 15 as the landscape structure matures.

Table 8: Summary of Visual Effects

Visual Receptor	View Value	Receptor Susceptibility	Receptor Sensitivity	Magnitude of Visual Change		
				Construction	Operation Year 1	Operation Year 15
R1 Residents at Castle View and on the A619 to the north east of the site	Low	High	Medium	Medium adverse /	Medium adverse /	Low / adverse
R2 A619 / Bolsover Road junction and the eastern end of Hillside Drive	Low	High	Medium	Medium-High adverse /	Medium-High / adverse	Medium adverse /
R3 Properties on the west end of Hillside Drive, Carpenter Avenue, Cherry Tree Grove and Lansbury Avenue	Low	High	Medium	Low adverse /	Low / adverse	Negligible
R4 Properties along Norbriggs Road, including the Paddocks	Low-medium	High	Medium	Medium adverse /	Medium adverse /	Medium-low / adverse
R5 Pumphouse Farm	Low-medium	High	Medium	Medium-High adverse /	Medium-High / adverse	Medium adverse /
R6 Properties in Woodthorpe	Low	High	Medium	Medium adverse /	Medium adverse /	Medium-low / adverse
R7 Cluster of development at the eastern end of Woodthorpe Road	Low	High	Medium	Medium-High adverse /	Medium-High / adverse	Medium / adverse
R8 North of Shuttlewood	Low	High	Medium	Low adverse - negligible	Low / adverse - negligible	Low / adverse - negligible
R9 Lowgates and Netherthorpe	Low	High	Medium	Low adverse - negligible	Low / adverse - negligible	Low / adverse - negligible
A1 Users of the Trans Pennine Trail / National Cycle Route 67	Low-medium	High	Medium	Medium-low / adverse	Medium-low / adverse	Low / adverse
A2 Users of the Cuckoo Way Long Distance Path	Low-medium	High	Medium	Low adverse /	Low / adverse	Low / adverse

A3 Users of and visitors to Poolsbrook Country Park	Low-medium	High	Medium	Negligible	No effect	No effect
A4 Visitors and users of the Mastin Moor Community Garden	Low	Medium	Low	Medium-High / adverse	Medium-High / adverse	Medium / adverse
A5 Users of the local PRow network in the study area	Low	High	Medium	Medium-low / adverse	Medium-low / adverse	Low / adverse - negligible
A6 Users of the local PRow across the application site	Low	High	Medium	Medium / adverse	Medium / adverse	Medium – low / adverse
T1 Users of the local road network	Low	Low	Low	Medium / adverse	Medium / adverse	Medium – low / adverse

CHAPTER 10: SUMMARY AND CONCLUSIONS

Landscape effects

- 10.1 Landscape receptors within the study area are limited in both number and sensitivity. Potential landscape effects as a result of the scheme are predicted to be limited in magnitude.

Construction Phase and Year 0

- 10.2 During the construction phase and at Year 0, **medium-high adverse** effects are predicted on the local landscape, but other landscape effects are predicted to be either **low adverse or negligible**.

Year 15

- 10.3 At Year 15, landscape effects are predicted to be either **negligible or none**, with only the local landscape experiencing a **medium adverse** effect. At Year 15, the landscape structure proposed as primary mitigation as part of the scheme will establish and mature and provide positive new elements of landscape character.

Summary of landscape effects

- 10.4 Landscape effects which could be considered to be **important** are confined to the local landscape only, and only at the Construction phase and at Year 0.
- 10.5 The comprehensive landscape strategy proposed as part of the schemes design (which is outlined in Section 4 of this LVA and in the D&AS) would serve to assimilate the development into its surrounding landscape and visual context successfully, reducing the magnitude and importance of effects on the local landscape at Year 15.

Visual effects

Construction Phase and Year 0

- 10.6 Potential visual effects at the construction phase and Year 0 are limited and localised. A **medium-high adverse** magnitude of effect is predicted for residents at the junction of the A619 and Bolsover Road, Pumphouse Farm, the cluster of development at the eastern end of Woodthorpe Road and users of the Mastin Moor community garden. Elsewhere, in view of the screening effects of intervening elements and topography, effects are considered to have a **medium** or **low adverse** magnitude.

Year 15

- 10.7 At Year 15, as landscape proposals mature and the development becomes integrated into the existing landscape/ townscape, potential visual effects are predicted to fall - the residents at the junction of the A619 and Bolsover Road, Pumphouse Farm and the cluster of development at the eastern end of Woodthorpe Road would experience **medium adverse** effects. Visual effects elsewhere are limited as the landscape

structure proposed as primary mitigation as part of the scheme will establish and mature and help to assimilate the development into the landscape.

Summary of visual effects

- 10.8 Whilst it is recognised that the development of the current arable farmland will represent a notable change in some local views, given the high quality design intent set out within the masterplan, landscape plan and the Design and Access Statement, is not considered that these changes would necessarily be adverse in the long term.
- 10.9 Effects on visual amenity as a result of the scheme which could be considered to be **important** are, at worst, confined to a limited number of higher susceptibility residential receptors in close proximity to the proposed development. These would be those around the junction of the A619/Bolsover Road and the eastern end of Hillside Drive, Pumphouse Farm and the cluster of properties at the eastern end of Woodthorpe Road) and users of the Mastin Moor Community Garden.
- 10.10 Due to the strong landscape structure which is proposed as part of the scheme, as the landscape proposals mature, it is considered that the development will become well integrated with the landscape and could contribute positively towards the surrounding townscape. It is therefore considered that no visual receptor is likely to experience important effects in the long term.

APPENDIX 1 METHODOLOGY

- 1.1 The methodology used in the preparation of this report is based on the 'Guidelines for Landscape and Visual Assessment 3rd Edition' (GLVIA3) ³ published in April 2013 by the Landscape Institute and IEMA.
- 1.2 Landscape and Visual Impact Assessment (LVIA) is a tool to be used to identify and assess the significance of and the effects of change resulting from development. An LVIA may be carried out formally as part of an Environmental Impact Assessment (EIA), or informally as a contribution to the appraisal of development proposals. In view of the fact that the subject of this appraisal is at an outline stage with no specific detail available (e.g. no detailed elevations, planting type or locations), this LVIA is being prepared to assist the iterative design process. GLVIA3 has therefore been used for guidance only. The details of the methodology have been adapted to produce a baseline inventory and description of landscape character appropriate to the purposes of the study, the context of the site and the scale and nature of the proposals.
- 1.3 The landscape and visual appraisal process involved desk-study, fieldwork observation, photography and subjective professional judgement.

Landscape and Visual Effects

- 1.4 The potential landscape and visual effects of the indicative scheme will be assessed separately:
 - i. Landscape effects includes direct effects upon the fabric of the landscape (such as the addition, removal or alteration of structures, woodlands, trees or hedgerows), which may alter the character and perceived quality of the area, or more general effects on landscape character and designated areas of landscape arising from the introduction of new man-made features; and
 - ii. The assessment of visual effects addresses potential changes in peoples' views or visual amenity⁴ caused by the appearance and prominence of the development in those views. In accordance with GLVIA3, the assessment focuses on those groups of people who are likely to be most sensitive to the effects of the Proposed Development. This includes: residents and local communities where views contribute to the landscape setting enjoyed by residents in the area, road users and residents or visitors using recreational routes, features and attractions.

³ Landscape Institute/ Institute of Environmental Management and Assessment (IEMA), *Guidelines for Landscape and Visual Impact Assessment 3rd Edition*, 2013

⁴ Meaning the overall pleasantness of the views people enjoy of their surroundings

Identification and Assessment of Effects

- 1.5 LVIA requires judgements to be made about the relative importance of the landscape and visual effects identified. The overall process is the same for landscape and visual assessment. The approach is based on the framework set out in GLVIA3 and consists of five broad stages. In accordance with good practice, the assessment focusses on those locations which would be likely to experience significant landscape and visual effects:

STAGE 1 – Identification and evaluation of the baseline landscape and visual context

- 1.6 Identify an appropriate study area sufficient to cover all the likely significant landscape and visual effects. Describe the existing (baseline) landscape and visual characteristics of the study area using a combination of desk study and field work and identify the landscape and visual receptors likely to be affected by the development.

STAGE 2 – Identification of potential source of effects

- 1.7 Identify and describe the aspects of the development likely to result in significant landscape and visual effects based on an understanding of the appearance of its different components and the processes involved in their construction, operation and decommissioning.

STAGE 3: Assess against criteria

- 1.8 The 'nature of the receptor' is considered in terms of its sensitivity, made up of judgements about:
- The susceptibility of the receptor to the specific effects of the Proposed Development;
 - The value of the receptor affected;
- 1.9 The 'nature of the effect' is considered in terms of its **magnitude**, made up of judgements about:
- The size or scale of the effect;
 - The geographical extent of the effect; and
 - The duration of the effect and its reversibility.

STAGE 4: Combine the judgements

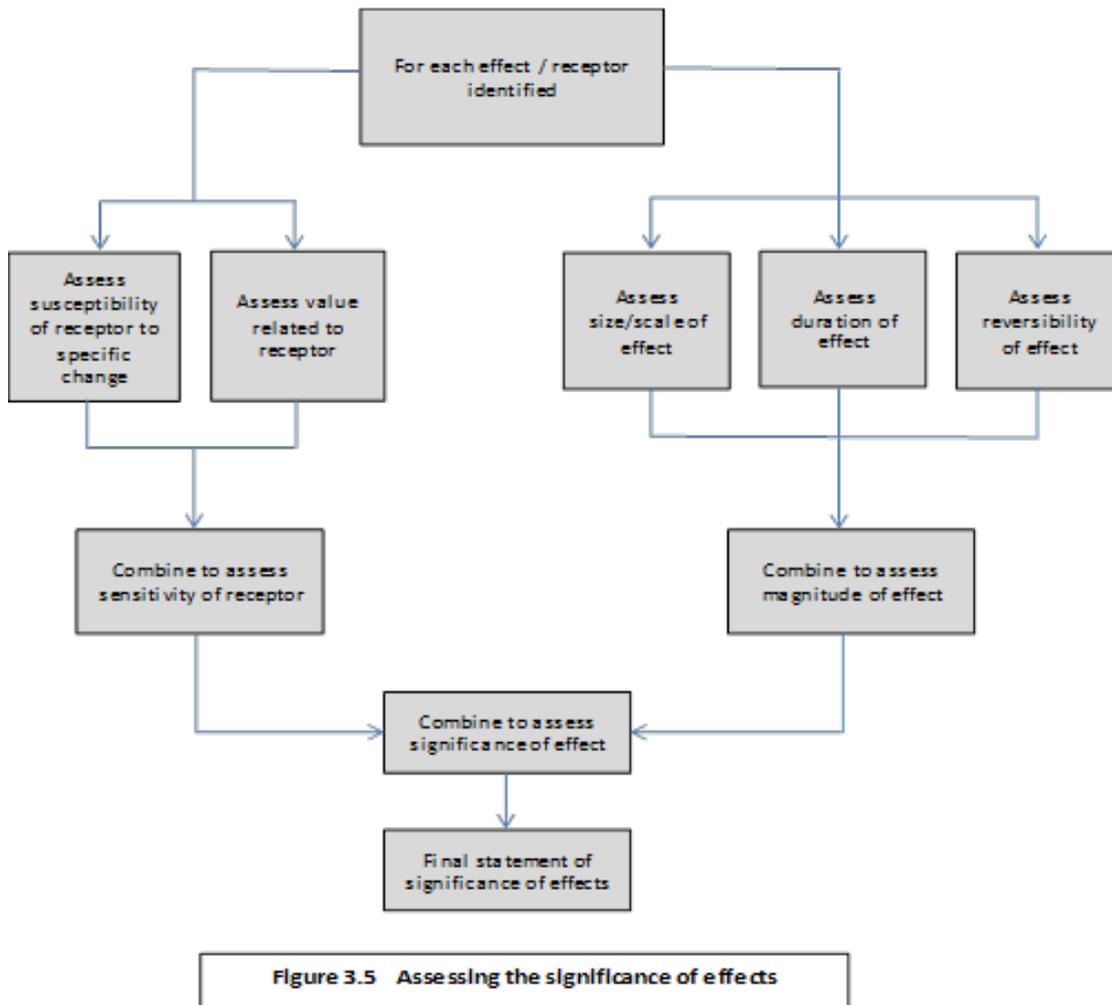
- 1.10 Combine the judgements made about sensitivity and magnitude to arrive at an overall assessment of the importance or significance of the landscape and visual effects. As suggested in GLVIA3 this is done by sequentially combining the judgements about

susceptibility to change and value into an assessment of sensitivity for each receptor and combining scale, geographic extent and duration into an assessment of the magnitude of effect.

STAGE 5: Mitigation measures and identification of residual effects

- 1.11 This includes embedded mitigation built into the design of the scheme as well as specific mitigation measures designed to avoid/ prevent, reduce or offset (compensate for) any significant adverse effects. Mitigation measures are considered to fall into three categories:
- Embedded measures developed through the iterative design process which have become integrated or embedded into the project design;
 - Standard construction and operational management practices for avoiding and recuing environmental effects; and
 - Specific measures designed to address any residual adverse effects remaining after embedded measures and standard construction practices have been incorporated into the scheme.
- 1.11 Finally any residual effects are identified and assessed after any specific mitigation measures have been taken into consideration.

1.12 The iterative process adopted for the LVIA is shown in the following flow chart, which is adapted from Figure 3.5 in GLVIA3. (Source GLVIA3 Figure 3.5)



1.13 Each judgement was determined by a combination of quantitative and qualitative assessment using professional judgement accompanied by a clearly explained rationale. For the purpose of this assessment, potential effects were categorised as follows:

- **Negligible** – no detectable change to the environment;
- **Minor** – a detectable change to the environment;
- **Moderate** – a material but non-fundamental change to the environment; and
- **Major** – a fundamental change to the environment.

1.14 Predicted effects can be adverse or beneficial. The design and appearance of the development and how it sits within the surrounding landscape, together with the nature of that landscape will influence the nature of the effects. Given the permanent nature of the development these effects are considered long-term (> 15 years) and irreversible.

Presentation of Images and Graphic Techniques

- 1.15 Photographs were taken on site with a fixed focal length lens (effectively 50 mm) on a digital SLR camera; to give an angle of view similar to that of the human eye. Photographs were taken in clear weather conditions that were as close to ideal as possible throughout the duration of the study. For each of the photographs a consistent aperture was used and the shutter speed adjusted to accommodate the light conditions at the time the photograph was taken. Initial photographs were taken in April 2017 as part of the original planning application. The location and extent of the site is shown on the photography by using a red colour overlay and these photographs are presented in Appendix 3 Viewpoint Assessment. Prior to the resubmission of the planning application in October 2020, it was agreed with the LPA by email on 7th September 2020, that new photographs would be taken in order to verify that there were no substantial changes or, if so, to record and assess the impact of those changes. It was agreed that these additional 'verification photographs' (taken 10th September 2020) would be presented alongside the existing photography within Appendix 3 Viewpoint Assessment. It was agreed with the LPA that this was the most proportionate and pragmatic approach.
- 1.16 It should be noted that the magnitude of both landscape and visual effects is affected by seasonal change in terms of the baseline visibility, which in turn is affected by the weather and the screening effects of deciduous vegetation. Professional judgement and experience has therefore also been used.