Breaston

784-B075234

Landscape and Visual Impact Assessment

First Issue

Peveril Homes Limited

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Document prepared on behalf of Peveril Homes Limited

TETRA TECH

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Acronyms/Abbreviations

Acronyms/Abbreviations	Definition
LCA	Landscape Character Assessment
LPA	Local Planning Authority
LVIA	Landscape and Visual Impact Assessment
NCR	National Cycle Route
PRoW	Public Right of Way
ZTV	Zone of Theoretical Visibility

1.0 Introduction

1.1.1 Tetra Tech is instructed by Peveril Homes Limited to prepare this Landscape and Visual Impact Assessment (LVIA) which relates to proposed development off Draycott Road, Breaston, including the redevelopment of the site of the former Western Mere secondary school, for mixed use residential and open space.

1.2 Scope of the assessment

1.2.1 The proposal concerns the proposed redevelopment of the former Western Mere secondary school site on Gregory Avenue for mixed use residential (up to 100 dwellings), with associated access, infrastructure and open space with play areas proposed on land off Draycott Road, hereby referred to as the 'Proposed Development'.

1.2.2 This Landscape and Visual Impact Assessment (LVIA) provides an assessment of the effects of the proposed development, on the landscape of the site and its context. The design of the proposed development and the identification of mitigation measures incorporated within the design to minimise adverse effects, is informed by the findings of the assessment process as it progressed. In this LVIA, effects on features identified as important to the scenic quality, or effects on the landscape character of the site and its setting are assessed. Effects on peoples' views of the site and its setting, or visual amenity, are also assessed.

1.2.3 For the purposes of assessing the landscape and visual effects of this proposal, study areas have been defined:

- The "site" location as shown on **Figure LA.01**;
- The "landscape context" extends to a radius of 2km and is defined by **Figure LA.01**; and
- The visual study area extends to a radius of 2km as shown on **Figure LA.07**.

1.2.4 The objectives of the assessment are to:

- Describe and evaluate the landscape of the site and surrounding landscape context and visual amenity of the surrounding area, which might be affected by the proposed development;
- Examine the development proposals and analyse the potential effects on the landscape and visual amenity associated with the scheme's design or operation;
- Set out mitigation measures which could be implemented in order to avoid, reduce or offset adverse effects, especially those identified as significant, and, where possible, incorporate these in the scheme design;
- Describe any enhancements of the landscape or visual amenity incorporated in the development proposals, and
- Provide an assessment of the significance of the landscape and visual effects of the proposed development with integral mitigation measures in place.

1.2.5 The LVIA is presented with separate sections dealing with effects on landscape and effects on visual amenity. The LVIA is illustrated by plans and photographs, as follows:

Figure LA.01	Site Location Plan
Figure LA.02	Designations
Figure LA.03	Public Access
Figure LA.04	Topography
Figure LA.05	Site Context
Figure LA.06	Landscape Character
Figure LA.07	Zone of Theoretical Visibility (ZTV)
Figure LA.08	Viewpoint Photographs
Figure LA.09	Landscape Strategy Plan

1.2.6 Detailed information is presented in Appendices as follows:

Appendix 1	General Assessment Methodology
Appendix 2	Policy
Appendix 3	List of Figures

1.3 Assessment methodology

1.3.1 The methodology used for assessing the landscape and visual effects is based on the recommendations in Guidelines for Landscape and Visual Impact Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in 2013 (GLVIA3) and Technical Guidance Note LITGN-2024-01, Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3) published August 2024. A summary of the general methodology used is set out in **Appendix 1**.

1.3.2 The assessment process comprises a combination of desk studies and field surveys, with subsequent analyses, and involved:

- A review of landscape designations and planning policies for the landscape, and of other landscape studies relevant to the area, including national and local landscape character assessments;
- A survey of the site and landscape context study areas and inspection of views of the site from publicly accessible viewpoints, including a photographic survey. The survey was carried out on 05th November 2025 in overcast weather conditions;
- Selection of viewpoints cross referenced with local designations and likely ZTV coverage of the Proposed Development;

- Evaluation of the features and elements of the landscape and their contribution to the landscape character, context and setting, based on these studies;
- Analysis of the development proposals and consideration of potential landscape and visual effects;
- Assessment of the susceptibility and sensitivity of the landscape to the changes likely to arise from the development;
- Identification of the extent of theoretic visibility of the development and potentially sensitive viewers and view locations, supported by a viewpoint analysis;
- Consideration of proposals for mitigation measures to avoid, reduce or offset adverse effects; and
- Assessment of magnitude of change arising from the proposal, the degree and nature of effects on the landscape and on visual amenity and their significance, with the mitigation proposals in place.

Assessment and mitigation

1.3.3 The effects of the development, whether beneficial or adverse, may vary in nature and degree through its lifecycle and, where feasible, mitigation measures are proposed to be incorporated in the design of the development. Where design measures cannot address identified likely adverse effects, measures such as management of the construction and operational processes are proposed. The purpose of mitigation measures is, first, to prevent or avoid the potential adverse effects identified, and if that is not possible, to reduce the potential adverse effect. Where notable adverse effects are unavoidable, the purpose is to offset or compensate for the effect where possible.

1.3.4 Details of the assessment criteria for landscape effects and visual effects are set out in those respective sections.

1.4 Weather

1.4.1 The weather is a factor affecting the assessment of, especially, visual impacts. The Met Office[1] publish average statistics for weather patterns for the region, monthly and annual, for maximum and minimum temperatures, days of air frost, hours of sunshine, amount of rainfall - both generally and the number of days when rainfall is above 1mm. For Sutton Bonington, Midlands, at 9.2km to the southeast, the nearest Climate Station to where the site is located:

- Rainfall above 1mm per day, which limits visibility, occurs on an average of 118.3 days in the year, about 32.4% of the year;
- There are on average 42.2 days when air frost occurs, which can produce hazy conditions limiting visibility, about 11.5% of the year; and

[1] The data quoted are those for Sutton Bonington, obtained from The Met Office website: https://www.metoffice.gov.uk/research/climate/maps-and-data/location-specific-long-term-averages/gcrhed9b0 [accessed October 2025]

- There is an average of 1452.4 hours of sunshine per annum for the weather station, less than the Midlands district average of 1485.0 hours.

1.5 Guidance

1.5.1 In addition to GLVIA3, the Landscape Institute's Technical Guidance Note, Visual Representation of Development Proposals, September 2019[2] was referred to.

1.5.2 Relevant policy, landscape character assessments, and other contextual information sources were also referred to, including:

- Landscape and seascape character assessments, published by Natural England, 2012 and 2014;[3]
- Natural England character area descriptions, 2013;
- An Approach to Landscape Character Assessment, Natural England 2014;[4]

and

- Policies relevant to the landscape and visual amenity in national and regional policy including the Erewash Core Strategy (adopted 2014) and Erewash Borough Local Plan Saved Policies 2005 (Amended 2014).

Photography

1.5.3 Photographs have a special role in describing landscape character and illustrating key views. In order for photography to be representative and to create an image that is as similar as possible to that which is seen with the human eye, the Landscape Institute (LI) advises using a lens with a focal length equivalent to 50 mm for a 35 mm Single Lens Reflex (SLR) camera, and a horizontal field of view of a little under 40 degrees. The equipment used for the assessment photography includes:

- A Canon EOS 5D Mark iii digital SLR camera with a full frame sensor;
- Canon 50mm EF 1:1.8 II lens; and
- Manfrotto tripod and panoramic head.

1.5.4 Photographs were taken with a focal length of 50mm.

1.5.5 Landscape photography includes wide angle or panoramic views requiring a sequence of photographs to be taken across the view. Where this approach is taken, a series of overlapping photographs are digitally spliced together in PTGui Pro using a cylindrical projection to provide a panorama approximating to the normal field of view in a landscape context. Where necessary, the contrast and brightness of individual photographs is slightly manipulated in order to create a consistent panorama without visible joins.

[2] The Landscape Institute Technical Guidance Note 06/19, Visual Representation of Development Proposals, September 2019, on LI website: https://www.landscapeinstitute.org/visualisation/ [accessed October 2025]
[3] https://www.gov.uk/guidance/landscape-and-seascape-character-assessments [accessed October 2025]
[4] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/691184/landscape-character-assessment.pdf [accessed October 2025]

1.5.6 The viewpoint locations were established using a camera mounted GPS device Ordnance Survey grid reference and height above Ordnance Datum.

1.6 Limitations and assumptions

1.6.1 This LVIA has been based on the available information included in the Landscape Strategy Plan at **Figure LA.09**.

1.6.2 All site surveys were undertaken from publicly accessible locations only. The site surveys were carried out during late Autumn in overcast weather conditions, which is typical of the time of year in November. This may have resulted in some reduced visibility from some viewpoint locations. However, generally, visibility was considered suitable for the assessment. The weather conditions at the time are also representative of typical conditions in the region, as discussed in section 1.4 above.

2.0 Landscape Policies and Designations

2.1 National and local policy

National Planning Policy Framework

2.1.1 The National Planning Policy Framework (NPPF), February 2019[5], revised December 2024, sets out the Government's planning policies for England and how these should be applied. The NPPF "is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements".

2.1.2 **Section 2 – Achieving Sustainable Development:** At the heart of the Framework is the 'presumption in favour of sustainable development' which seeks to ensure that development is pursued in a positive way. The NPPF defines 'sustainable development' and highlights in paragraph 8 that it has three overarching objectives: economic, social and environmental. Of relevance to this report are:

- "An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure"; and
- "An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources and prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy" (Paragraph 8).

2.1.3 **Section 12 – Achieving Well-Designed and Beautiful Places:** Within Section 12, paragraph 135 is considered relevant to this report:

"Planning policies and decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)…".

2.1.4 Paragraph 136 goes on to say:

"Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that … opportunities are taken to incorporate trees elsewhere in developments…, that

[5] https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf [accessed October 2025]

appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible."

2.1.5 **Section 15 – Conserving and Enhancing the Natural Environment*:*** Also relevant are paragraphs 180 and 181, which state that:

"Planning policies and decisions should contribute to and enhance the natural and local environment [inter alia]:

a. protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); and

b. recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.[…]"

"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries."

2.1.6 The NPPF is supplemented by Planning Practice Guidance , an online resource launched in 2014 with section revisions in December 2024. Relevant categories include Natural Environment (updated June 2025) which sets out planning goals with regards to green infrastructure and its importance in relation to creating attractive environments, enhancing the well-being of communities and mitigating climate change. Green Infrastructure is of relevance to this report with regards to mitigating likely landscape and visual effects.

Local policy

2.1.7 The site lies within the boundaries of Erewash Borough Council (EBC). Local planning policy relevant to the proposed development of the site is provided by the Erewash Core Strategy (adopted 2014) and Erewash Borough Local Plan Saved Policies 2005 (Amended 2014). Relevant policies relating to the proposed development are outlined below. Details of these policies can be found in **Appendix 2** of this report.

Erewash Core Strategy (2014)

- **Policy 1: Climate Change:** seeks that development is expected to take account of "how it is located, laid out, sited and designed to withstand the long and short term impacts of climate change" and that "all new development should incorporate measures to reduce surface water run-off, and the implementation of Sustainable Urban Drainage Systems into all new development will be sought";
- **Policy 2: The Spatial Strategy:** states that development will be "restricted to within existing settlement boundaries to preserve the openness of the Green Belt";

- **Policy 3: Green Belt:** asks that the "principle of the Nottingham-Derby Green Belt will be retained" with regard given to "maintaining the strategic openness of the Green Belt…, ensuring the continued separation of neighbouring towns and rural settlements…, safeguarding valued countryside; and preserving the setting and special character of Erewash towns and rural settlements".
- **Policy 10: Design and Enhancing Local Identity:** states that "all new development should be designed to: make a positive contribution to the public realm and sense of place; create an attractive, safe, inclusive and healthy environment; [and] have regard to the local context and reinforce valued local characteristics…." and that "outside of settlements, new development should protect, conserve or where appropriate, enhance landscape character".
- **Policy 16: Green Infrastructure, Parks and Open Space:** requires that "existing and potential Green Infrastructure corridors and assets are protected and enhanced" that development "should enhance the Strategic Green Infrastructure network" and that "landscape character is protected, conserved or enhanced".
- **Policy 17: Biodiversity:** asks that the biodiversity of Erewash will be increased by "seeking to ensure new development provides new biodiversity features, and improves existing biodiversity features wherever appropriate".

Erewash Borough Local Plan Saved Policies 2005 (Amended 2014)

- **Policy H3 - Village Housing Development:** seeks that within the boundaries of villages, including Breaston, that "infilling and small-scale housing development may be permitted, subject to the Council being satisfied as to details of design, access and location".
- **Policy H12 - Quality and Design:** states that the Council will require housing proposals to be "in scale and character with their surroundings, have regard to distinctive landscape features and provide supplementary landscaping where appropriate, particularly where the development is visually prominent or situated on the established urban fringe…".
- **Policy EV14 - Protection of Trees and Hedgerows:** stipulates that "planning permission will not be given for development which would destroy hedgerows, … [or] trees protected by a tree preservation order … unless their removal would be in the interests of good arboricultural practice; or unless the proposed development outweighs the amenity and conservation value of the protected trees, woodlands or hedgerows". The policy also states that "where trees are to be retained, planning permission will not be granted for development, including buildings, roads, pavements and underground services which will adversely affect the health of the trees".
- **Policy EV16 - Landscape Character:** says that "development should recognise and accord with the landscape character within which it is located having regard to materials of construction, height of buildings, roof design, landscaping, means of access, density of development, sustainable patterns of development and traffic generation being appropriate for the location of the development".
- **Policy GB2 - Development Within Settlements:** states that infilling development will be permitted in settlements in the green belt where criteria are met, including that: "the proposal represents either consolidation within the existing built up framework without intruding into

the open countryside or the infilling of a small gap in an otherwise substantially built up frontage; the development is of a scale and design which respects the character of the settlement and the surrounding countryside; [and] the proposed development is appropriate to the green belt setting and does not have an adverse impact on the settlement".

- **Policy GB7 - Low Cost Housing in the Green Belt:** allows that low-cost housing may be permitted in the green belt, with provisions that include that "the proposal is small in size and relates well to the existing settlements in terms of design and scale; … is not harmful to the character or appearance of the green belt; [and] that the development does not result in unacceptable coalescence or the narrowing of an important open break".

EBC – Landscape Supplementary Planning Document (2006)

2.1.8 Under 'Design Principles', the SPD includes that the detailed layout should address issues that include that:

- "the layout and design should be appropriate to the character of area and establish a built environment of quality and variety by the manipulation of the built form and landscaping;"
- "consideration should be given to the use and form of space when planning the site;"
- "the layout should maintain and enhance the diversity and character of the established vegetation on the site and utilise it where appropriate for shelter and passive enjoyment;"
- "where appropriate, consideration should be given to improving access to the countryside with the provision of small car parks, interpretation boards and seating;" and
- "the surface water drainage system should minimise run-off and utilise natural and sustainable drainage systems where appropriate."

EBC – Design Guide Supplementary Planning Document (2006)

2.1.9 Under 'Character/Site' the Design Guide states that "the site appraisal should help to identify characteristics, constraints and opportunities to influence the development, to create a place with its own identity by reinforcing local distinctiveness, patterns of development and culture.

2.1.10 Existing site features should influence the proposals. Account should be taken of the surrounding landscape and existing built form, including its relationship with each boundary. Also consider the effect of the development on existing trees, hedges and boundary treatments. Elements of local distinctiveness such as particular local materials, building forms and features should where possible be utilised.

2.1.11 Natural features should be incorporated into the development where possible, particular ecological or geographical characteristics like contours, existing trees and the orientation to maximise solar potential etc. The existing built form should also be taken into consideration, like the retention of buildings and structures, vehicular and pedestrian access points, constraints like wayleaves for utilities and contamination etc.

2.1.12 The optimum approach involves the maximum use of the sites resources while placing minimum demands on the environment. This will ensure that the development utilises sustainable development practices".

2.1.13 Under 'Landscape Design' the Design Guide states that "landscape design should contribute to the creation of a sustainable sense of place. Opportunities to use the intrinsic landscape positively should be utilised.

2.1.14 In larger developments, a cohesive landscape strategy to provide for a variety of open space types should be produced so that it can make a positive contribution to the sense of place, in both overall and local terms".

2.1.15 "Landscape design should contribute to the creation of a sustainable sense of place. Opportunities to use the intrinsic landscape positively should be utilised."

EBC – Biodiversity Supplementary Planning Document (2006)

2.1.16 Paragraph 17.16 states that "in considering the requirements for sustainable development, it is imperative that features of existing biodiversity interest within a site are protected, enhanced and restored wherever possible. Principles of best practice in terms of sustainable design should be used and where possible areas for habitat creation should be optimised".

2.2 Designations

2.2.1 Designations provide an indication of landscape value. They are areas that have been recognised for qualities such as scenic beauty and the recreational potential of the landscape. Designations are shown on **Figure LA.02** or as illustrated on the local authority local plan policies map, where referenced.

National landscape designations

2.2.2 There are no national landscape designations in the study area.

Local landscape designations

2.2.3 There are no local landscape designations in the study area.

Historic and cultural landscape designations

2.2.4 The setting of historic and cultural designations is a consideration during the preparation of landscape and visual impact assessment as these features inform the overall landscape character, quality and value of the area. The LVIA does not address the effects on heritage assets however it considers the contribution these features make to landscape value and scenic quality. Relevant historic and cultural designations are shown on **Figure LA.02**.

Conservation areas and listed buildings

2.2.5 There are conservation areas in the centres of Breaston and Draycott, c.370m to the east and c.780m to the west respectively. The Breaston Conservation Area Character Appraisal (2012) identifies a number of open spaces, key views and landmarks that are an integral part of its character. These identified features are closer to the conservation area boundary than the site, meaning that its development would not impinge on these

characteristics. Key views into and out of the area that include the church of St. Micheal's are noted as being key, although these do not include the site area, potential visibility of the church from the site will need to be considered. The key views and thresholds identified in the Draycott Conservation Area Character Appraisal (2013) are located in the southern and western parts of the area, well beyond the site's area of influence.

2.2.6 The nearest listed buildings to the site are located in the Breaston Conservation Area and include the Grade II listed 39 Main Street, an early C19 house, and 6 Church View, a C17 farmhouse, c.500m and 550m to the east of the site respectively. The Grade I listed Church of St Michael is c.590m to the east, which dates to the C11. In Draycott to the west, the nearest listed structures are a Grade II listed railway bridge, c.670m, and Victoria Mill, c.700m from the site.

Scheduled monuments

2.2.7 There are no scheduled monuments in the 2km study area, the nearest to the site, a Roman fort, is over 2.8km to the southeast.

Registered parks and gardens

2.2.8 The nearest registered park and garden to the site, Elvaston Castle, is c.2.8km to the southwest and therefore outside of the 2km study area.

Green Belt

2.2.9 Although a planning policy rather than a landscape designation, the criteria and qualities that are necessary for the establishment and preservation of green belt are comparable and connected to landscape matters, including perceptions of openness, urban sprawl and coalescence. The site is situated in the Derby and Nottingham Green Belt. All the study area outside of the built-up areas of Draycott, Breaston and the edges of Risley, to the northeast, and Long Eaton, to the east, are part of the Derby and Nottingham Green Belt. The green belt is shown on **Figure LA.02**.

Ecological designations

2.2.10 Ecological designations, although not specifically related to landscape amenity and not assessed within this report, are an indication of landscape value. There are no Special Areas of Conservation (SAC), Special Protection Areas (SPA), or Sites of Special Scientific Interest (SSSI) in the study area. Relevant ecological designations are shown on **Figure LA.02**.

Local nature reserves (LNR)

2.2.11 The nearest LNR to the site, a c.1.5km to the southwest, is St Chad's Water. The site, which is less than 9Ha, includes semi-natural grassland, swamp, standing open water and hedgerows.

Ancient woodland

2.2.12 There are no areas of ancient woodland in the study area.

Public access

2.2.13 Public access is shown on **Figure LA.03**. There is no public access to the site, although it is bordered by Draycott Road / A6005 to the south and connects to the residential road of Gregory Avenue in its northwest

Public rights of way (PRoW)

2.2.14 A public footpath, connecting Breaston to the east with NCR06 to the north of the site, crosses farmland close to the northeastern site boundary. There is a moderate density of public rights of way in the study area, the majority being public footpaths.

Open access land

2.2.15 There is no access land in the study area, although there is a millennium green in Draycott c.890m to the west of the site. The green is set on the northern edge of the settlement, with residential areas to its east, south and west and a railway line to its north.

Long distance footpaths (LDFP)

2.2.16 The Midshires Way crosses the study area from north to south, arching around the site to its west and passing through farmland c.400m to its northwest. Clough Walk crosses the study area from the west to the southeast, passing c.1km to the southeast of the site.

National cycle routes (NCR)

2.2.17 NCR06 crosses the study area from west to east, passing c.250m to the north of the site, where it follows the route of a former canal, which is also a public footpath.

Future baseline

2.2.18 A future baseline scenario has not been considered in this assessment.

2.3 Interim summary

2.3.1 The following elements of the landscape policies and designations are relevant to the assessment of landscape and visual effects of this proposal:

- Achieving sustainable development is a theme running through the NPPF, the Erewash Core Strategy (Policy 1) and EBCs SPDs, and is a consideration in the layout and design of the Proposed Development;
- Achieving well-designed and beautiful places is also a recurring theme of the NPPF, the Erewash Core Strategy (Policy P10), Saved Policy H12, and the EBC Design Guide SPD;

- Conserving and Enhancing the Natural Environment is also a continuous theme, appearing in the NPPF, Policies 16 and 17 of the Erewash Core Strategy, Saved Policy EV14 and the SPD on Biodiversity;
- The impact of development on the openness of the green belt is a consideration (Polices 2 and 3 of the Core Strategy and Saved Polices GB2 and GB7);
- The necessity for development to have a positive influence on local identity and character is a consideration of Polices 3 and 10 of the Core Strategy and Saved Polices EV16 and GB2;
- The impact of development on the site in views to and from the Church of St Michael in Breaston is a material consideration; and
- Users of public footpaths in the surrounding area whose users would have views that include the site, are to be considered.

3.0 The proposed development

3.1.1 Details of the proposed development are provided on the application landscape strategy plans figure **LA.09**, Planning Statement and the Design and Access Statement accompanying the application. This chapter describes the main aspects of the proposed development which may affect the landscape and/or visual amenity. It also identifies features of the proposals which will assist in mitigating adverse landscape and visual impacts.

3.1.2 The proposed redevelopment is on the former Western Mere secondary school site on Gregory Avenue for a mixed use residential (up to 100 dwellings), with associated access, infrastructure and open space with play areas proposed on land off Draycott Road.

Sources of potential effects on landscape and views

3.1.3 The main features of the development proposal which could potentially result in landscape and visual impacts are:

Construction phase

- Activities and movement of plant and equipment during the construction period;
- The construction of up to 100 dwellings, including houses and apartments with associated infrastructure;
- Temporary fencing/hoarding protecting the site perimeter;
- Potential lighting associated with the construction works; and
- Site compound/ office.

At Completion

- The construction of up to 100 dwellings, including houses and apartments with associated infrastructure;
- The introduction of planting within the site;

- Activities and movement of residents; and
- The change of use from the former Western Mere secondary school site to a mixed use residential with associated access, infrastructure and open space proposed on land off Draycott Road.

Year 15 of Occupation phase

- This phase will include the same points as listed above for 'Completion' but it is anticipated the proposed planting would have established.

Mitigation measures

3.1.4 The potential for adverse effects on landscape and visual amenity has been recognised and mitigation measures incorporated in the scheme as part of an iterative design process to avoid or reduce adverse effects or to offset or compensate for unavoidable adverse effects.

3.1.5 Mitigation measures incorporated into the scheme design include:

- The proposed development has purposefully been set back from the main access along Draycott Road. This is to keep the proposed development within the existing Western Mere secondary school built footprint;
- Street trees and shrub planting are integrated throughout the development;
- Native tree planting and hedgerows are proposed along the site boundaries to reinforce the Landscape Character Type; and
- Proposed native hedgerows with integrated native hedgerow trees will be planted along the northeast and northern boundaries, complemented by post and rail fencing along rear gardens. This approach will soften the site's edge where it meets neighbouring fields, fostering a more natural sense of enclosure and visual separation from the wider landscape.

4.0 Effects on the landscape

4.1 Introduction

4.1.1 This section deals with the effects on the landscape of the site and its surrounding context due to the proposed construction and occupation of the site.

4.2 Assessment criteria

4.2.1 The assessment process is described generally in section 1.3 above. The general methodology for assessing the effects in this report is set out in **Appendix 1**.

4.2.2 The degree of the likely landscape effects of the proposed development is determined by relating the sensitivity of the receptors to the changes arising from the development proposals, and the degree and nature of the changes in the landscape arising from the proposals.

4.3 Landscape baseline

4.3.1 The landscape baseline is a description and analysis of the existing landscape, against which the effects of the proposed development are assessed. The landscape is described, first, by reference to landscape character assessments for the area in which the site is located, at national and local levels, and then, from site-specific surveys and analysis carried out for the purposes of this assessment.

National landscape character assessment

4.3.2 The desk study has made reference to National Character Areas for England[6]. National Character Areas (NCAs) divide England into 159 distinct natural areas. Each NCA 'is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.'

4.3.3 The site is located within the **National Character Area 69: Trent Valley Washlands**[7], which covers the majority of the study area. The key characteristics which are relevant to the site and study area are identified and underlined for reference:

- Distinctly narrow, linear and low-lying landscape largely comprised of the flat flood plains and gravel terraces of the rivers and defined at its edges by higher ground.
- Geology dominated by superficial alluvium and gravel river terrace deposits underpins the contrast in arable and pastoral agricultural use, arable crops predominating on the free-draining soils of the river terraces, with grassland more commonly located along the alluvial river flood plains where soils are subject to frequent flooding or are naturally wet.

[6] National Character Area Profile - **Character Area 69: Trent Valley Washlands**, Natural England.
[7] https://nationalcharacterareas.co.uk/trent-valley-washlands [accessed October 2025]

- Flood plain pastoral areas where riverside pastures are subdivided by thick, full hedgerows with some trees contrast with arable areas with larger fields divided by low, small hedgerows with few trees.
- Limited tree cover, but local concentrations give the impression of a well-timbered landscape in many places. Riparian trees, especially willows, provide an important component.
- A landscape strongly defined by its rivers and their flood plains with the extensive canal network adding significantly to the watery character and providing major recreational assets for the area.
- Diverse range of wetland habitats supporting notable species such as spined loach and bullhead fish, otter, water vole, white-clawed crayfish, shoveler, bittern, lapwing, snipe and redshank.
- Rich history of human settlement and activity reflected in the archaeology and historic buildings with a particular focus on river crossing points and the gravel terraces, as well as being significant for early Christianity in the Midlands, and later for its canal and brewing heritage.
- Settlement pattern heavily influenced by flood risk, confining villages to the gravel river terraces and to rising ground at the edges of the flood plains. Traditional buildings are characteristically of red brick and clay plain tile with earlier timber frame and grander dwellings and churches typically built from sandstone. Red brick and Welsh slate of 19th and early 20th century urban expansion prominent in larger settlements along with modern housing and development.
- A landscape heavily used as transport and communication corridors along the rivers and canals, for major roads and railways, and for power lines.
- A landscape marked by extensive sand and gravel extraction, power stations and prominent urban-edge industrial and commercial development.

4.3.4 Within the 'Opportunities' section, the following statements of environmental opportunity are of relevance to the area:

- SEO 1: Carefully plan and manage new development within the NCA to ensure that landscape character and ecosystem services are strengthened, that heritage features, wildlife habitats, woodland and the hedgerow network are enhanced, and that opportunities for creation of multifunctional green infrastructure are realised so that this landscape is resilient to the forces of change that it is experiencing."
- "SEO 4: Protect and enhance the historic environment of the Trent Valley Washlands and their characteristic historic landscape. Increase awareness of the richness of this resource, protect it from neglect and physical damage, and ensure that future development complements and enhances the sense of history of the NCA.

4.3.5 A small area in the northernmost part of the study area is covered by **National Character Area 38 - Nottinghamshire, Derbyshire and Yorkshire Coalfield**. The key characteristics which are relevant to the site and study area are identified and underlined for reference:

- A low-lying landscape of rolling ridges with rounded sandstone escarpments and large rivers running through broad valleys, underlain by Pennine Coal Measures.
- Local variations in landscape character reflecting variations in underlying geology.
- A mixed pattern of built-up areas, industrial land, pockets of dereliction and farmed open country.
- Small, fragmented remnants of pre-industrial landscapes and more recent creation of semi-natural vegetation, including woodlands, river valley habitats and subsidence flashes, with field boundaries of clipped hedges or fences.
- Many areas affected by urban fringe pressures creating fragmented landscapes, some with a dilapidated character, separated by substantial stretches of intact agricultural land in both arable and pastoral use.
- Features of industrial heritage such as mills, goits, tips, old railway lines, canals and bridges are evident, along with former mining villages.
- Widespread influence of transport routes, including canals, roads and railways, with ribbon developments emphasising the urban influence in the landscape.
- An extensive network of multi-user trails on former railway lines and canal towpaths, such as the Trans Pennine Trail and the Ebor Way.

County and District level landscape assessments

4.3.6 **East Midlands Region Landscape Character Assessment**, published in 2010, covers the study area and places the site within **Landscape Character Type 5a: Village Farmlands**, please refer to **Figure LA.06**. The key characteristics are identified and underlined for reference:

- Gently undulating lowlands, dissected by stream valleys with localised steep slopes and alluvial floodplains;
- Moderately fertile loamy and clayey soils with impeded drainage over extensive till deposits on higher ground and gravel terraces bordering main rivers;
- Mixed agricultural regime, with localised variations but with a predominance of either dairy farming on permanent pastures, or arable cropping;
- Small and moderately sized broadleaved woodlands and copses, often on sloping land; extensive new areas of planting associated with The National Forest;
- Hedgerows and frequent oak and ash trees along hedgelines and streams contribute to well treed character of landscape;
- Moderately sized well maintained hedged fields across rolling landform create patchwork landscape of contrasting colours and textures;
- Extensive ridge and furrow and small historic villages linked by winding lanes contribute to historic and rural character of the landscape; and
- Localised influence of large estates.

4.3.7 The most recently published Landscape Character assessment of relevance to the site is **The Landscape Character of Derbyshire**, which was published in 2014. The site is located within **Landscape Character Area 7: Trent Valley Washlands** and in **Landscape Character Type: Lowland Village Farmlands**, the key characteristics are identified as:

- Gently rolling, almost flat, lowland with river terraces;
- Low slopes and summits give a sense of elevation over a broad flood plain;
- Mixed farming with arable cropping and improved pasture;
- Thinly scattered hedgerow trees including some willow pollards;
- Scattered, locally dense, watercourse trees;
- Medium to large regular fields with thorn hedgerows;
- Discrete red brick villages with farms and cottages; and
- Large red brick outlying farm.

4.3.8 The key landscape characteristics of the site itself, are described in further detail at Section 4.4 below.

4.4 Site-specific appraisal

4.4.1 The following paragraphs provide descriptions of the site and should be read alongside **Figure LA.05**.

The landscape of the site

4.4.2 The site occupies a previously developed parcel of land that serves as a space between the residential outskirts of Breaston to the west and the historic core of Breaston to the east, which lies within the designated conservation area located on the suburban periphery of Breaston. The landscape is predominantly flat and open, with scattered trees and hedgerows lining the site's periphery. The existing developed edge of Breaston occurs to the immediate east, south and west of the site.

Features of the site

4.4.3 The site is predominantly flat, open, and largely unmanaged, featuring a variety of boundary treatments. The landform gently slopes southward, with the highest point located in the northern part of the site at approximately 37 metres AOD. From there, the terrain gradually descends towards the southeast, reaching around 35 metres AOD. To the west, rear gardens of properties along Hind Avenue and Spring Close back onto the site, separated by close board fencing and a strip of scrub planting. The southern boundary adjoins Draycott Road, marked by a low wall, mixed hedgerow, and post-and-rail fencing. In the southeast, a clipped hedgerow separates the site from a residential garden, transitioning into tree and scrub planting further north. The eastern edge remains open to the wider field parcel. To the north, scattered trees form a boundary that connects to a field extending toward the canal link. The northernmost part of the site includes derelict ground from a demolished school building, with remnants of hard surfacing still visible.

The southern portion of the site comprises a largely flat, open, grassed area, formerly part of the school playing field, now left unmanaged.

Characteristics and aesthetics

4.4.4 The site displays limited characteristics typical of the surrounding landscape character area. It primarily comprises a medium-sized land parcel of relatively regular shape, bordered by scattered hedgerows and hedge trees. Additional scattered trees are present along the drainage ditch located to the north of the site.

4.4.5 The east, south, and west boundaries of the site are defined by established residential development, with gardens typically enclosed by closed board fencing and limited street planting evident to the west. In contrast, the northern edge opens out onto larger, generally flat, and regularly shaped agricultural fields.

Landscape of the surrounding area

4.4.6 The site itself is slightly fragmented and not intact from both the wider rural landscape and the surrounding settlements of Breaston and Draycott. To the north, the landscape is predominantly semi-rural in character, comprising large arable fields enclosed by hedgerows and ditches, with occasional hedgerow trees scattered throughout. To the east, south, and west, the site is bordered by the large village of Breaston, with its historic core located approximately 370 metres to the east. The village of Draycott lies around 425 metres to the west and is separated from Breaston by a railway line that runs between the two settlements.

Public access

4.4.7 There is no public access into the site.

4.5 Landscape baseline summary

4.5.1 The following elements of the landscape baseline are relevant to the assessment of effects of this proposal and are taken forward for assessment within this assessment:

- The key characteristics of the National Character Area 69: Trent Valley Washlands;
- The East Midlands Region Landscape Character Type: 5a Village Farmlands;
- The key characteristics of Landscape Type: Lowland Village Farmlands; and
- The character of the site comprising a medium-sized, relatively regular-shaped land parcel, largely previously developed, containing remnants of hardstanding from a demolished school. It is bordered by scattered hedgerows and hedge trees.

4.6 Landscape value

4.6.1 The characteristics, sensitivities and guidelines in the existing character assessments at national and local level and the site-specific analyses carried out for the purposes of this LVIA were taken into account as indicators of the aspects of the landscape important to the character and evaluated according to the criteria in **Appendix 1 Table A1-1** in order to determine the value of the landscape receptors.

4.6.2 The features/elements/characteristics identified as important or "key" to the landscape character of the site are:

- The key characteristics of the NCA 69: Trent Valley Washlands, include the 'landscape is characterised by a 'distinctly narrow, linear and low-lying form' containing field patterns enclosed by 'thick, full hedgerows with some trees', contrasting with 'arable areas with larger fields divided by low, small hedgerows with few trees'. Although there is 'limited tree cover, local concentrations give the impression of a well-timbered landscape' including 'riparian trees, especially willows' which create notable features. Traditional buildings are typically made of 'red brick and clay plain tile' with 'red brick and Welsh slate of 19th and early 20th century urban expansion prominent in larger settlements along with modern housing and development'. The landscape is 'heavily used as transport and communication corridors, including major roads and railways, and power lines'. It is also marked by 'extensive sand and gravel extraction, power stations, and prominent urban-edge industrial and commercial development'. Overall, the character of the NCA 69: Trent Valley Washlands is considered to be of **Medium** value.
- The key characteristics of the East Midlands Region Landscape Character Type: 5a Village Farmlands, are defined by 'gently undulating lowlands, dissected by stream valleys with localised steep slopes and alluvial floodplains'. It features 'mixed agricultural, with localised variations but with a predominance of either dairy farming on permanent pastures, or arable cropping', which defines land use. Vegetation includes 'small and moderately sized broadleaved woodlands and copses, often on sloping land'. The landscape is enriched by 'hedgerows and frequent oak and ash trees along hedge lines and streams', contributing to its character. 'Moderately sized well maintained hedged fields across rolling landform create a patchwork landscape of contrasting colours and textures'. Historic elements such as 'extensive ridge and furrow and small historic villages linked by winding lanes' which enhance the 'historic and rural character' alongside with the 'localised influence of large estates'. Overall, the Landscape Character Type: 5a Village Farmlands is considered to be of **High** value.
- The key characteristics of Derbyshire Landscape Type: Lowland Village Farmlands is described as being characterised by a 'gently rolling, almost flat, lowland with river terraces' that supports 'mixed farming with arable cropping and improved pasture', divided into 'medium to large regular shaped fields with thorn hedgerows.' Vegetation includes 'thinly scattered hedgerow trees including some willow pollards and scattered, locally dense, watercourse trees'. Settlements consist of 'discrete red brick villages with farms and cottages, alongside a large red brick outlying farm', contributing to the region's rural charm. Overall, the Landscape Type: Lowland Village Farmlands is considered to be of **Medium** value.

- The landscape character of the site exhibits only a few key characteristics typical of the Lowland Village Farmlands landscape type. It primarily consists of a medium-sized, relatively regular-shaped land parcel. In the northern portion of the site, remnants of hardstanding mark the location of the former school, now dismantled, while the southern area of the site remains as unmanaged grassland. The site is enclosed by scattered hedgerows and hedge trees. Overall, the site is considered to be of **Low** value as it is predominantly an open, previously developed land parcel between the residential fringes of Breaston to the east, south and west with a mixed quality of boundary treatments, bounded in the north by relatively flat arable fields with low hedges defining the fields with scattered hedgerow trees. The landscape in this area is generally not intact, with influence from the fringes of the surrounding residential estates.
- Site features: The site is predominantly flat and open, with a gentle southward slope from approximately 37 m AOD in the north to around 35 m AOD in the southeast. Boundaries vary across the site but all feature existing vegetation: the western edge backs onto rear gardens along Hind Avenue and Spring Close, separated by close-board fencing and scrub planting; the southern boundary along Draycott Road is defined by a low stone wall (which is considered to be a higher quality element of the site), mixed hedgerow, and post-and-rail fencing; in the southeast, a clipped hedgerow adjoins a residential garden and transitions into tree and scrub vegetation further north. The eastern boundary remains open to a wider field parcel, while the northern edge is marked by scattered trees connecting to a field leading toward the historic canal route. The northernmost section of the site contains derelict ground from a demolished school building with remnants of hard surfacing and scattered trees, whereas the southern portion of the site comprises a flat, unmanaged grassed area, formerly part of the school playing field, also with scattered trees. Existing trees are identified in the tree constraints plan GLY0172 AR01 and include numerous Category ‘B’ trees**.** As there are numerous higher quality trees present on the site and they are scattered across the land parcel, including boundaries, and there is a higher quality stone wall present off Draycott Road, such site features are considered to be of **High** value.

4.7 Effects on the landscape

4.7.1 This section examines the nature and significance of the landscape effects arising as a result of the proposed development with reference to:

- the effects on landscape fabric within the site; and
- the effects on landscape character, including consideration of the effects on designated landscapes.

4.7.2 Landscape character is derived from the combination and pattern of landscape elements. The effects of proposed development on landscape character would arise from its relationship to these combinations and patterns, and thus the character of the landscape. Effects on the landscape features, qualities and character may occur where there are either

direct or indirect physical changes to the landscape. Direct changes to landscape fabric would only occur within the application boundary.

4.7.3 The effect of the proposed development on landscape character will depend on key characteristics of the receiving landscape; the degree to which the proposed development is considered consistent with or at odds with them; and how the proposed development would be perceived within the setting, with perception being influenced by:

- the distance to the site;
- weather conditions; and
- the 'fit' of the proposed development within the landscape pattern and characteristics.

4.7.4 The assessment covers the following scenarios:

- Construction phase. This includes all demolition works and clearance, ancillary structures on site; remediation of the site, and various phases of the development;
- At completion. The fully completed and operational development on the site; and
- Operation phase – year 15. When the proposed vegetation and structure planting has begun to mature.

4.7.5 Decommissioning of the proposed development is not considered within the assessment as it is considered long term and permanent, lasting greater than 25 years.

Sensitivity

4.7.6 Landscape sensitivity is a product of consideration of the value associated with the landscape receptor and its susceptibility to the changes likely to arise from the development proposals. The assessment of sensitivity is based on bringing value and susceptibility considerations together in one combined step, in accordance with the criteria set out in **Appendix 1**.

4.7.7 The receptors, their value and susceptibility are set out in the following table, with the resultant judgement of their sensitivity to the proposed development:

Table 4-1 Susceptibility and Sensitivity of Landscape Receptors

Receptor	Value	Susceptibility	Sensitivity
Landscape Character			
National Character Area 69: Trent Valley Washlands	**Medium**	**Low susceptibility** – the changes are unlikely to alter the national character area or its setting.	Changes to a small pocket of the NCA in an area already with urban influence. Due to this the sensitivity is assessed to be - **Moderate**
East Midlands Region Landscape	**High**	**Low susceptibility** - Although the change from open land parcel to a residential area would introduce some indirect changes to the landscape character type, the	Proposals are unlikely to give rise to changes in the overall

Receptor	Value	Susceptibility	Sensitivity
Character Type 5a: Village Farmlands		affected area currently has few distinctive landscape features. It occupies a small portion of the character type and lies within a landscape parcel on the urban fringes of Breaston. For these reasons, the overall susceptibility is considered **low**.	setting of the character area**.** Due to this the sensitivity is assessed to be - **Moderate**
Derbyshire Landscape Type: Lowland Village Farmlands	**Medium**	**Medium susceptibility** - While the change from open land parcel to a residential area would directly alter the current character of the site, it currently shares few defining features of the landscape character type. The likely changes would primarily be perceived along the edges of the character type and within a small pocket of land between the urban fringes of Breaston. The proposal aims to protect and enhance the existing green infrastructure and landscape character by incorporating strategic planting and carefully locating buildings on areas of existing hardstanding and within the footprint of the former school. For these reasons, the overall susceptibility is considered **medium**.	Whilst there would be some direct change in character to a small proportion of the character type, the proposal is unlikely to change the overall condition or the setting of the character area. Due to this the sensitivity is assessed to be - **Moderate**
Fabric and Features of the site			
Landscape Character of the Site	**Low**	**High susceptibility** - The proposed development would introduce direct changes to the overall character of the site. However, the site currently reflects only a limited number of key characteristics associated with the wider character area, as it is already influenced by existing residential properties along its eastern, southern, and western boundaries. The former school hardstanding would be redeveloped for housing, incorporating green infrastructure, while the existing playing field would be developed into a formal green space with additional tree planting, vehicular access, and blue infrastructure. Given these factors, the site would be largely altered and therefore the susceptibility to change is assessed as **high**.	The character of the site would undergo direct change; however, the site already experiences urban influences due to its location between the urban fringes of Breaston. As a result of this the sensitivity is assessed to be – **Moderate**
Site features	**High**	**High susceptibility -** The proposed development would result in direct changes to the site and its existing features. The former school hardstanding is planned for redevelopment into housing, incorporating green infrastructure, while the current playing field would be developed into a formal green space with additional tree planting, vehicular access, and blue infrastructure. The majority of the perimeter vegetation is proposed to be retained; however, some trees are likely to be directly affected by the proposal.	The scheme proposals are likely to give rise to changes in existing vegetation and the boundary wall, including vegetation identified to be of higher quality – **High**

Receptor	Value	Susceptibility	Sensitivity
		The boundary wall on Draycott Road is also anticipated to be altered. Considering these factors, the susceptibility to change of existing site features is assessed as **high.**	

Magnitude of Change

4.7.8 The magnitude of change considers the key features of the development, as describe in **section 3.0** and the degree to which aesthetic or perceptual aspects of the landscape are altered by these changes or by the structures associated with the development. The magnitude of change is described in **Table 4.2** below:

Table 4-2 Assessment of Landscape Magnitude of Change

Receptor	Magnitude of Change during construction, operation and Year 15
National Character Area 69: Trent Valley Washlands	Construction phase The site will undergo a permanent change in character; however, this alteration will affect only a small proportion of the area and is considered a small change when assessed across the wider extent of the NCA. Due to this, the magnitude of impact is expected to give rise to a **small change** to the NCA. Magnitude of impact: **Small Change** At completion The site will have been permanently altered to a residential area, but at a small scale relative to the overall NCA, and with the urban context of Breaston surrounding the site to the east, south and west, the magnitude of impact is expected to have a **small change** to the NCA as a whole. Magnitude of impact: **Small Change** Occupation Phase - year 15 The site will be fully integrated into the urban context of Breaston, while the inclusion of public open space and the extended approach along Draycott Road will help soften the presence of development within the immediate context. At this scale, the overall change across the wider NCA is assessed to be **small**. Magnitude of impact: **Small Change**
East Midlands Region Landscape Character Type 5a:	Construction phase The site currently contains few distinctive landscape features, and the proposed development will occupy only a small proportion of the overall Landscape Character Type (LCT). The most notable feature of the site subject to change is its arable character with hedgerows and oak tree planting along hedge lines which border sections of the moderately sized and field. The most evident changes will occur during the construction phase. Activities such as earthworks, house

Receptor	Magnitude of Change during construction, operation and Year 15
Village Farmlands	building, and the movement of large construction vehicles, such as cranes and excavators, are atypical within the surrounding landscape character. At the district scale of this LCT, the overall effect on the wider landscape is assessed as **medium**. Magnitude of impact: **Medium Change** <u>At completion</u> At this stage, the construction activities would have ceased, permanently altering the site to residential development, replacing the former open, previously developed land parcel. The tree and hedgerow planting mitigation proposed along the site boundaries will only have recently been introduced, offering limited immediate mitigation to the character area. However, these measures will be in place and will begin to take effect over time. Although the site will sit within the existing residential context of Breaston to the east, south, and west, the change will remain evident as the development introduces an additional pocket of built form to the periphery of Breaston. Overall, the magnitude of impact is assessed as a **medium** level of change to the regional landscape character type. Magnitude of impact: **Medium Change** <u>Occupation Phase - year 15</u> At this stage, the site will be fully integrated into Breaston's urban fringes, incorporating areas of public open space and extensive planting along an extended access route from Draycott Road. Once established, these planting measures will help soften the development's presence within its immediate surroundings. At this scale, the overall effect on the wider Landscape Character Type (LCT) is considered **small**, as the proposal would appear as an integral part of the existing settlement. Magnitude of impact: **Small Change**
Derbyshire Landscape Type: Lowland Village Farmlands	This character area is expected to undergo a similar degree of change as the East Midlands Landscape Character Type 5a: Village Farmlands, due to comparable scales between the two areas. However, the Derbyshire Landscape Type: Lowland Village Farmlands may experience more localised variations in character. <u>Construction/ phase</u> The site currently exhibits few distinctive landscape features characteristic of the LCT. However, it does connect to the wider pattern of mixed farming and arable cropping, with thinly scattered hedgerow trees, which are typical of a medium-sized field within this character type. The most significant changes would occur during the construction phase, when activities such as earthworks, house building, and the movement of large construction vehicles, such as cranes and excavators, introduce elements that are uncharacteristic of the surrounding landscape. At the district scale of the LCT, the overall effect on the wider landscape is assessed as **medium**. Magnitude of impact: **Medium Change**

Receptor	Magnitude of Change during construction, operation and Year 15
	<u>At completion</u> At this phase, the construction activities would have ceased, permanently altering the site to residential development. The tree and hedgerow planting mitigation proposed along the site boundaries will only have recently been introduced, offering limited immediate mitigation to the character area. Although the site will sit within the existing residential context of Breaston to the east, south, and west, the change will remain evident as the development introduces an additional area of built form to the periphery of the settlement, on previously developed land. Overall, the magnitude of change is assessed as a **medium** level. Due to the intermediate size of change affecting part of the landscape character type. Magnitude of impact: **Medium Change** <u>Occupation Phase - year 15</u> At this phase, the site will be fully integrated into Breaston's urban fringes, incorporating areas of public open space and extensive planting along an extended access route from Draycott Road. Once established, the proposed planting measures will help soften the development's presence within its immediate surroundings. The site will be an addition presence of built form within the immediate established townscape context of the settlement, extending the resident fringes to an area of previously developed land within the character type, however the proposed and now established tree and hedgerow planting along the sites boundary will beneficially assist in containing the site beyond the immediate landscape character type and integrate it into the wider landscape setting. The overall effect on the wider Landscape Character Type (LCT) is assessed to be **small**, as the intermediate size of the proposal will affect a smaller part of the LCT, through built form and the introduction of planting mitigation in an otherwise open, but previously developed, part of the LCT. Magnitude of impact: **Small Change**
Landscape Character of the Site	<u>Construction phase</u> The site will experience a permanent change in its character. The construction process will begin with site preparation and groundworks, involving excavation machinery and the movement and storage of soils. A temporary site office and associated parking will be established for the duration of the construction period. As building works commence, cranes and other heavy construction vehicles will be required to transport and assemble structural components. The proposed access road will cross the field in the south of the site to connect the developable area to Draycott Road, creating a noticeable change along the south boundary, which is currently defined by existing vegetation. Although this phase is temporary, it will result in the most noticeable alteration to the landscape character. Due to the major size of change, affecting the immediate site, with little mitigation measures in place. the magnitude of change is assessed to be **great.** Magnitude of impact: **Great Change** <u>At completion</u>

Receptor	Magnitude of Change during construction, operation and Year 15
	At completion of the Proposed Development, the construction activities would have ceased, and the new residential area would be perceived as part of the existing periphery of Breaston. The site would have undergone a highly perceptible and permanent alteration, replacing the open, previously developed land of the site to modern built form, including a large amount of open space directly off Draycott Road. As the tree and hedgerow planting mitigation proposed along the site boundaries will only have recently been introduced, offering limited immediate mitigation to the immediate character area, the Proposed Development would be highly perceptible in the locality. However, the site would be located within the existing residential context of Breaston, with existing residential development located to the immediate east, south, and west. Overall, the magnitude of change is assessed as a **great** level. Due to the large scale and permanent change affecting the whole site. Magnitude of impact: **Great Change** <u>Occupation Phase - year 15</u> By this phase, the planting would be well established and continuing to mature across the site. The proposed trees and planting within the public open space along the access road would have established, creating a welcoming approach and reinforcing the distinctive character of the southern area of the site. Along the northern and eastern boundaries, the new hedgerows and trees would be established, softening the site's edges and providing a more natural transition to the surrounding arable fields. At the entrance, planting would also begin to soften the development's frontage along Draycott Road. The Proposed Development is assessed as giving rise to a medium level of beneficial change at this stage. Whilst there would remain a perceptible addition of built form to the local suburban landscape, the development is anticipated to appear fully assimilated within the existing and established periphery of Breaston, and the introduction of vegetated boundaries and increased tree planting is considered beneficial to the previously developed and unmanaged land that forms the current site. Magnitude of impact: **Medium Change**
Site features	During the construction phase, the site would undergo permanent changes, and existing site features are likely to be impacted directly at this phase. The trees in the proximity of the existing school hardstanding are anticipated to be removed to accommodate the development and a new access road would pass through the southern field, altering the boundary currently defined by vegetation and a low stone wall. Upon completion, it is anticipated that the majority of existing vegetation would be retained, and new planting would have been implemented to supplement green infrastructure across the site. The stone wall is also anticipated to have been incorporate to the site entrance design, retaining the existing feature of higher quality character. By year 15, it is anticipated that the established trees and hedgerows would have softened the site edges, create a natural transition to surrounding fields, and enhance the approach along the access road, integrating the development. It is considered that the magnitude of impact will give rise to a **Medium Change** to the existing site features at all phases of the proposed development.

Assessment of effects on the landscape

4.7.9 Based on professional judgement, the magnitude of the changes arising due to the proposals is combined with consideration of the sensitivity of landscape receptors affected by the proposals to assess the degree and nature of the effect due to the proposed development. All major effects are considered significant, with professional judgement made on significance relating to moderate effects. Moderate effects are, in some cases considered significant, and in others considered not significant. This is due to the nature of the effect and is explained accordingly in the assessment. This judgement is explained in further detail in Appendix 1.

4.7.10 The assessment conclusions are set out in **Table 4-3**.

Table 4-3 Summary of Effects on the Landscape

Landscape Receptor/ Element	Sensitivity of receptor	Magnitude of change	Degree and nature of effects and significance at construction phase	Degree and nature of effects and significance at completion	Degree and nature of effects and significance year 15 after construction
National Character Area 69: Trent Valley Washlands	**Moderate**	Construction phase - Magnitude of impact: **Small Change** At completion - Magnitude of impact: **Small Change** Occupation Phase at year 15 - Magnitude of impact: **Small Change**	**Minor adverse** - Not significant The site will start to undergo a permanent change in landscape character. albeit the Effects will be limited to a small area of the NCA and are judged not significant at the NCA scale.	**Minor adverse** - Not significant The site will be permanently altered. However, the landscape character change would be limited to a very small area of the NCA which is judged to be not significant at the NCA scale.	**Minor beneficial** - Not significant The site will be permanently altered. However, the landscape character change would be limited to a very small area of the NCA which is judged to be not significant at the NCA scale.
East Midlands Region Landscape Character Type 5a: Village Farmlands	**Moderate**	Construction phase - Magnitude of impact: **Medium Change** At completion - Magnitude of impact: **Medium Change** Occupation Phase at year 15 - Magnitude of impact: **Small Change**	**Moderate adverse** - Not significant The site has few distinctive landscape characteristics; the development occupies only a small proportion of	**Moderate adverse** - Not significant On completion, the development would occupy the existing urban edge within in small proportion of the LCT, and as such landscape	**Minor beneficial** - Not significant At year 15, the development , with its establishing vegetation, would continue to occupy the existing urban edge

Landscape Receptor/ Element	Sensitivity of receptor	Magnitude of change	Degree and nature of effects and significance at construction phase	Degree and nature of effects and significance at completion	Degree and nature of effects and significance year 15 after construction
			the LCT and is judged not significant.	effects are judged not significant.	within in small proportion of the LCT, and as such landscape effects are judged not significant.
Derbyshire Landscape Type: Lowland Village Farmlands	**Moderate**	Construction phase - Magnitude of impact: **Medium Change** At completion - Magnitude of impact: **Medium Change** Occupation Phase at year 15 - Magnitude of impact: **Small Change**	**Moderate adverse** - Not significant The development of the site would not result in the loss of underlying landscape characteristics of the LCT and is therefore assessed as not significant.	**Moderate adverse -** Not significant The development of the site would not result in the loss of underlying landscape characteristics of the LCT and is therefore assessed as not significant.	**Minor beneficial** - Not significant At this phase, the site and the planting mitigation will be established softening the development's presence within the LCT. Overall, the addition of the development to the LCT would not result in key changes in landscape character. The development presents opportunity to redevelop the existing brown field school site introducing additional blue green infrastructure therefore

Landscape Receptor/ Element	Sensitivity of receptor	Magnitude of change	Degree and nature of effects and significance at construction phase	Degree and nature of effects and significance at completion	Degree and nature of effects and significance year 15 after construction
					it has been accessed as not significant.
Landscape Character of the Site	**Moderate**	Construction phase - Magnitude of impact: **Great Change** At completion - Magnitude of impact: **Great Change** Occupation Phase at year 15 - Magnitude of impact: **Medium Change**	**Major adverse** – Significant The site will experience a permanent change in its character, due to this the effect has been judged as significant.	**Major adverse** – Significant The site will experience a permanent change in its character, due this the effect has been judged as significant.	**Moderate beneficial** - Significant The proposed development would deliver a long-term beneficial change to the character of the landscape once the proposed planting mitigation has established. The overall landscape effect is judged to be significant for changes in the site character from a redundant school site to a modern housing development.
Site features	**High**	At all phases It is anticipated the Magnitude of impact will have a **Medium Change** to the existing	**Moderate adverse** - Significant	**Moderate beneficial** - Significant	**Moderate beneficial** - Significant

Landscape Receptor/ Element	Sensitivity of receptor	Magnitude of change	Degree and nature of effects and significance at construction phase	Degree and nature of effects and significance at completion	Degree and nature of effects and significance year 15 after construction
		site features at all phases of the proposed development.	The construction phase will result in the loss of existing higher quality trees and other vegetation.	The completed development would introduce a large amount of new tree and shrub planting that will benefit the locality.	The proposed mitigation planting is expected to deliver beneficial effects once established by year 15

Additional mitigation, compensation and enhancement measures

Construction Phase

4.7.11 No additional construction phase mitigation has been identified.

Operational Phase

4.7.12 No additional operational mitigation has been identified.

Residual Effects

4.7.13 Residual landscape effects are assessed to be the same as those set out in Table 4-3.

Conclusions

4.7.14 The assessment concludes that the greatest landscape effects during both the construction and completion phases will occur at site level. These effects are assessed as **Major adverse** (significant) on all site features and the sites landscape character at the point of construction and completion. Over time, the proposed planting mitigation measures, particularly the establishment of new hedgerows and trees are expected to have matured by Year 15. At this stage, the planting is anticipated to have helped to soften the site's edges and create a more natural transition to the surrounding arable fields and semi-rural landscape. Additional planting at the site entrance will also reduce the effect of the development along Draycott Road. Consequently, by Year 15, the degree and nature of landscape effects are anticipated to be **Moderate** and **beneficial** however the changes are significant at site level and non-significant in the wider study area.

4.7.15 Existing site features of higher quality have been incorporated into the scheme design where feasible. The southern boundary along Draycott Road is currently defined by a low stone wall, which will require a break to accommodate the proposed access. However, the Landscape Strategy (Plan Fig. LA.09) identifies this wall as an attractive feature and proposes its retention and enhancement beyond the entrance. In addition, existing perimeter planting is proposed to be strengthened through supplementary tree and hedgerow planting to reinforce site edges. Whilst during the construction phase there is likely to be short term **Moderate adverse** (significant) effects at site level, with such long term effects judged to be **Moderate beneficial** (significant) for site features from completion onwards.

4.7.16 Effects upon wider landscape character are assessed to be **minor beneficial** (not significant) in the long term. This has been judged not significant as the site present few distinctive landscape characteristics, and will occupy only a small proportion of the wider NCA and LCT.

5.0 Effects on Visual Amenity

5.1.1 This section deals with the effects on visual amenity, arising from changes in the views available to people in the surrounding area.

5.2 Assessment criteria

5.2.1 The assessment process is described generally in section 1.3. The general methodology for assessing the effects in this report is set out in **Appendix 1**.

5.2.2 The degree of the likely visual effects of the Proposed Development is determined by relating the sensitivity of the receptors to the changes arising from the development proposals, and the degree and nature of the changes in the views available to people and in their visual amenity arising from the proposals.

5.3 Visual baseline

Zone of theoretical visibility (ZTV)

5.3.1 The ZTVs illustrated on **Figures LA.07** illustrate the theoretical visibility of the proposed development within the study area.

5.3.2 The ZTV on **Figure LA.07** considers screening features and includes woodland (modelled at 10m in height) and existing buildings (modelled at 8m in height). Both ZTVs show theoretical visibility of the proposed development and actual visibility may be affected by other intervening vegetation, buildings and topographic features.

5.3.3 For the visual impact assessment, a ZTV study area of a 2 kilometre radius from the site was investigated and mapped (**Figure LA.07**). Potentially sensitive visual receptors include residents, people visiting areas covered by landscape designations, users of public footpaths, bridleways and cycle routes, and visitor attractions.

5.3.4 During the field study the ZTV was used as a starting point and features such as vegetation, buildings or localised topographic variation, which influence actual visibility, were identified during field studies. Representative viewpoints were then selected to inform the visual impact assessment. The locations of viewpoints studied relate to the “receptors”, that is, residents and users of the landscape, and locations from which they may have views towards or of the site.

Viewpoint study

5.3.5 The visual assessment drawing, **Figure LA.07**, shows the location of the proposed development and the ZTV at a scale of 1:17,500. **Figure LA.07** also shows the locations of the viewpoint photographs, which are reproduced on 6 pages within **Figure LA.08.**

5.3.6 A total of 6 views were taken to illustrate the site and its appearance in publicly available views (**Figure LA.08**).

5.3.7 A Zone of Theoretical Visibility (ZTV) desktop analysis indicates that views of the development proposals are theoretically available from mainly the northwest and northeast within the study area, either where relative elevation allows views over intervening features or where there are no intervening features to obscure views. Views from the south are restricted by the built form of Breaston and Draycott.

5.3.8 The site and the immediate locality are relatively flat in topography; however, the landform begins to rise gently toward the north of the study area, extending to the public access along the historic canal route and the A52 beyond. The immediately surrounding arable fields are similarly flat and open, interspersed by scattered hedgerows and occasional hedgerow trees. This combination of open field structure and gradually rising terrain corresponds with the increased theoretical visibility indicated by the Zone of Theoretical Visibility (ZTV).

5.3.9 The ZTV informed the selection of viewpoint locations. However, during the site visit, it was observed that intervening vegetation, built form or landform may have limited the theoretical visibility identified in the ZTV desktop study.

5.3.10 The key areas of visibility are:

- Views from the public right of way (E4/14/1) which follows the historic canal route passing the north of the site at a distance of approximately 300 metres from east to west;
- Views from Draycott Road which passes the proposed site access along its southern boundary;
- Immediate views from Gregory Avenue and the residential properties from this location which connect to the proposed site to the west; and.
- Views from the public right of way network which directly pass the site from Earlswood connecting to the historic canal route.

Table 5-1 Viewpoint details

VP Ref	Location	Distance from site	Receptors represented/Reasons for selection
01	View from canal footpath (E4/14/1) northwest	1.0 km	• Users of on the PRoW. • Passerby using Hopwell Road
02	View from Draycott Road to immediate south	0.017 km	• Passerby using Draycott Road • Residents along Draycott Road
03	View from Breaston Park Football Club and the PRoW (E2/20/2) to the northeast	1.5 km	• Users of on the PRoW. • Residents along Risley Lane.
04	View from PRoW (E2/29/1) along the historic canal path to north	0.4 km	• Users of on the PRoW.
05	View from Gregory Avenue west of the site	0.025 km	• Passerby using Gregory Avenue • Residents along Gregory Avenue

VP Ref	Location	Distance from site	Receptors represented/Reasons for selection
06	View from PROW (E2/18/1) to the east of the site	0.170 km	• Users of on the PRoW.

Table 5-2 Existing view descriptions

VP Ref	Landscape context at viewpoint location	Existing view towards site
01 View from the canal footpath (E4/14/1) northwest	This viewpoint is taken from the entrance to the Public Right of Way (PRoW) on Hopwell Road. The PRoW also forms part of National Cycle Route 6 (NCR06). Both the cycle route and footpath follow the alignment of a historic canal, which has since been infilled. Managed hedgerows line the southern edge of the footpath, while an avenue of hedgerow trees runs along its northern side. The route is well maintained and frequently used, with a hard surface that provides year-round accessibility.	Views toward the site are predominantly long-distance, softened by intervening vegetation and framed by a narrow gap in the hedgerow along the field boundary. The site appears as a small gap within the established northern periphery of Breaston, which has been created since the former school was demolished. Victoria Mills in Draycott forms a prominent focal point for receptors. From this location, the full length of the mill building is visible, appearing noticeably larger than the surrounding built form and breaking the skyline.
02 View from Draycott Road to immediate south	The southern side of Draycott Road is lined with residential properties, all of which face north towards the road. These houses are set back behind front gardens, with many separated from the carriageway by clipped hedgerows or low domestic fencing. A footpath and narrow grass verge run along both sides of the road, providing pedestrian access. The site's northern boundary, adjacent to the road, is defined by a tall, scrubby hedgerow growing atop a low retaining stone wall. Directly east of the site is a residential property set back and screened from the road by a stone wall and tall clipped hedgerow.	For receptors using Draycott Road, views toward the site are predominantly oblique and partially screened by boundary vegetation. Where glimpses are available, the site appears largely unmanaged, and its full extent is not readily perceived. However, residents on Draycott Road are likely to experience more direct views of the site from first-floor windows.
03 View from Breaston Park Football Club	The Public Right of Way crosses an open field used by Breaston Park Football Club. The field is well maintained, level, and bordered on all sides by an established	The landscape gently slopes south toward the site, away from the viewpoint, and due to the intervening vegetation, there are no views of

VP Ref	Landscape context at viewpoint location	Existing view towards site
and the PRoW (E2/20/2) to the northeast	hedgerow with mature hedgerow trees. Two small buildings associated with the football club are located to the northwest of the footpath. Several residential properties overlook the field in the east but are effectively screened by the existing hedgerow.	the site itself from the public right of way or the football pitch. Residential properties along Risley Lane may have partial views across the fields and intervening vegetation toward the site from the first-floor windows.
04 View from public right of way (E2/29/1) along the historic canal path to north	The viewpoint lies along the footpath and National Cycle Route, which follows the historic, though now infilled canal corridor at the junction where the Midshires Way meets a public right of way. To the south, the footpath is edged by a low post-and-wire fence, beyond which a large, level field extends towards the site. The Midshires Way crosses this field on a north–south alignment. On the northern side of the footpath, a post-and-wire fence is followed by a ditch with scattered willow planting along its length. The route is well maintained and frequently used, with a hard surface that ensures year-round accessibility.	The site lies within the middle distance of the viewpoint and is clearly separated from the Public Right of Way by the existing arable land. Most of the site is discreetly positioned behind the established residential periphery of Breaston. The gently southward-falling landform and the mature vegetation along the northern boundary of the PRoW directs views south towards the site. However, in the far distance, the Ratcliffe-on-Soar Power Station becomes a dominant feature, with its cooling towers punctuating the skyline and drawing the viewer's attention to an industrial focal point beyond the site. The tip of the tower of St Micheal's Church is just perceptible in the view, however it is partially screened by existing trees, with the cooling towers of Ratcliffe-on-Soar Power Station focusing the receptors attention. St Micheal's Church is located outside of the immediate context of the proposed development.
05 View from Gregory Avenue west of the site	The viewpoint is located at the eastern end of Gregory Avenue, where the road terminates at the edge of the site; the location is the former school entrance. Beyond this point, the road continues into the site as a narrow access route, enclosed by low-level vehicle gates. Gregory Avenue is flanked on both sides by residential properties, all of which front onto the street. The houses are set back behind front gardens, defined by a mix of hedgerow and low-level fencing. Footpaths run along both	The existing access provides intermittent glimpses into the site, framed by mature trees and areas of scrub vegetation. Views are largely constrained by the linear vista created by the road corridor. Views of the site itself are only fully achieved when located up against the site access gate. Residential properties along Gregory Avenue and the adjoining Hind Avenue are likely to experience views of the site from first-floor rear and side windows. However, these views

VP Ref	Landscape context at viewpoint location	Existing view towards site
	sides of the road, separated from the carriageway by a narrow grass verge.	are anticipated to be partially screened by the established vegetation along the western site boundary.
06 View from PROW (E2/18/1) to the east of the site	The viewpoint has been taken along a footpath which leads from Earlswood Close. The footpath crosses the north of a field which is currently being used for grazing animals. The field is generally level and open and extends towards the eastern site boundary. Small, makeshift buildings associated with the grazing animals are located to the south as the footpath connects to the field. The field is bordered by a low post and wire fence in the north along the footpath. To the north of the footpath is a well-maintained hedgerow which separates the footpath with the adjacent field.	Views from this footpath towards the site are generally open and uninterrupted, extending across the level grazing field in the middle distance. These views form part of a wider panorama of the surrounding agricultural landscape. In the middle distance, the rear elevations of properties on Gregory Avenue and Hind Avenue are visible, though they are partially screened by existing vegetation along the western site boundary.

5.4 Visual receptors

5.4.1 The assessment of visual effects is described by considering how the different groups of "visual receptors" may be affected. The following is a review of the viewers (the visual receptors) and the views available to them at the selected representative locations:

Table 5-3 Visual receptors represented by each viewpoint and views available to them

View-point Ref	People in settlements and residential properties	Users of public rights of way and public access areas	Road users	Views from other landscapes of interest
01 View from canal footpath (PRoW E4/14/1) northwest	N/A	Users of the public right of way experience an oblique view towards the Site. This view is initially filtered by vegetation immediately adjacent to the PRoW; however, beyond this screening, the outlook opens, providing more direct views of the site.	Passersby on the minor road – Hopwell Road, experience oblique view towards the site which is filtered by existing hedgerows and scattered hedgerow trees.	N/A

View-point Ref	People in settlements and residential properties	Users of public rights of way and public access areas	Road users	Views from other landscapes of interest
02 View from Draycott Road to immediate south	Residential properties - filtered views from the front of the residential property along Draycott Road. Views are filtered by the existing vegetation. Draycott Road is well trafficked and detracts from the overall scenic quality of the viewpoint.	Users of the footways along Draycott Road – Views of the site are glimpsed and oblique and are heavily screened by existing vegetation. Draycott Road is a well-used route with frequent vehicle movements.	Passerby by on Draycott Road – Views towards the site are oblique and glimpsed through the existing site boundary vegetation. Draycott road is a well-used route with frequent vehicle movements.	N/A
03 View from Breaston Park Football Club and the PRoW (E2/20/2) to the northeast	Residential properties – A linear group or homes along Risley Lane which are facing southwest towards the site. Potential views from the first-floor windows facing Risley Lane. Views from the ground floor windows are likely to be obscured from the hedgerow separating the football pitch from Risley Lane.	Users of the public right of way – the site is screened in the view by vegetation and is not discernible at this distance.	N/A	N/A
04 View from PRoW (E2/29/1) along the historic canal path to north	N/A	Users of the public right of way - Views towards the site are oblique, however there is little in terms of intervening screening as the field separating the site from the footpath is largely flat and open.	N/A	N/A
05 View from Gregory Avenue west of the site	Residential properties – views are largely curtailed by existing vegetation and intervening properties along Gregory Avenue. Some properties are	Users of the footways along Gregory Avenue - views are largely curtailed by existing vegetation and intervening properties	Passerby using Gregory Avenue - views are largely curtailed by existing vegetation and intervening properties along	N/A

View-point Ref	People in settlements and residential properties	Users of public rights of way and public access areas	Road users	Views from other landscapes of interest
	likely to have direct views into the site, particularly from first floor windows.	along Gregory Avenue and Hind Avenue.	Gregory Avenue and Hind Avenue.	
06 View from PROW (E2/18/1) to the east of the site	N/A	Users of the public right of way - Views from this footpath towards the site are generally open and uninterrupted, extending across the grazing field in the near distance. In the middle distance, the rear elevations of properties on Gregory Avenue and Hind Avenue are visible, though they are partially screened by existing vegetation along the western site boundary.	N/A	N/A

5.5 Visual baseline summary

5.5.1 A summary of the visual baseline information to be taken into account as part of the detailed assessment of the effects on visual amenity is as follows:

- Views from the public right of ways (E4/14/1) and (E2/29/1) which follow the extent of the historic canal footpath;
- Views from Draycott Road and the residential properties located along it;
- Views from Gregory Avenue and Hind Avenue, which adjoint he site to the immediate west;
- Views from The Midshires Way and the network of footpaths which pass the site; and
- Views from Breaston Park Football Club and the PRoW which intersects its grounds.

5.6 Effects on visual amenity

5.6.1 The visual assessment covers the scenarios described in section 4.7.4.

Sensitivity

5.6.2 The sensitivity of viewers is affected by factors such as the distance to the viewer, the relative number of viewers affected and the importance of the site in the overall view. The context of the viewpoint may also contribute to its ability to accommodate change; for example a view from residential properties or from a valued landscape might be regarded as less able to accommodate change, than a view from an industrial context. **Table A1-8** provides examples of High, Moderate and Lesser sensitivity, demonstrating how the contributing factors are interpreted.

5.6.3 The sensitivity of the visual receptors is assessed as follows in **Table 5-4**:

Table 5-4 Sensitivity of Visual Receptors

Receptor	Value	Susceptibility	Sensitivity
Residential			
Residential properties - Draycott Road. Viewpoint 02.	Views are from the front of the residential properties along Draycott Road are filtered by the existing vegetation. Draycott is well trafficked and detracts from the overall scenic quality of the viewpoint. Due to this the value has been assessed as **Medium**	**High** – susceptibility to changes in visual amenity due to residents living in the properties.	**Moderate**
Residential properties –Risley Lane. Viewpoint 03.	Potential views from the first-floor windows facing Risley Lane. Views from the ground floor window obscured from the hedgerow separating the football pitch from Risley Lane. Due to this the value has been assessed as **Medium**	**High** – susceptibility to changes in visual amenity due to residents living in the properties.	**Moderate**

Receptor	Value	Susceptibility	Sensitivity
Residential properties –along Gregory Avenue. Viewpoint 05.	Views are largely curtailed by existing vegetation and intervening properties along Gregory Avenue. Some properties will have direct views into the site from the backs of the house. Due to this the value has been assessed as **High**	**High** – susceptibility to changes in visual amenity due to residents living in the properties.	**High**
Users of public rights of way and public access areas			
Users of the public right of way (E4/14/1). Viewpoint 01.	Views towards the site for users of the PRoW are oblique, with views initially filtered by vegetation; however, beyond this screening, the outlook opens, providing more direct views of the site. The value has been assessed as **High** due to the recreational value of the viewpoint.	**High** susceptibility to changes in visual amenity	**High**
Users of the footways along Draycott Road. Viewpoint 02.	Views are glimpsed and oblique of the site which are screen by existing vegetation. Draycott Road is a well-used route with vehicles a detracting feature, however there are number of residential properties directly facing the site. Due to this the value and susceptibility has been assessed as **Medium.**	**Medium** susceptibility to changes in visual amenity	**Moderate**
Users of the public right of way (E2/20/2). Viewpoint 03.	The site screened in the view by vegetation and is not discernible at this distance. Due to this the value has been assessed as **Low.**	**High** susceptibility to changes in visual amenity	**Moderate**
Users of the public right of way (E2/29/1). Viewpoint 04.	Views towards the site are oblique, however there is little in terms of intervening screening as the field separating the site from the footpath is level and open. Due to this and the recreational value of the viewpoint the value has been assessed as **High**.	**High** susceptibility to changes in visual amenity	**High**
Users of the footways along Gregory Avenue. Viewpoint 05	Views are largely curtailed by existing vegetation and intervening properties along Gregory Avenue and Hind Avenue. However changes to this view will directly impact residents, due to this the value and susceptibility has been assessed as **Medium.**	**Medium** susceptibility to changes in visual amenity	**Moderate**

Receptor	Value	Susceptibility	Sensitivity
Users of the public right of way – (E2/18/1. Viewpoint 06	Views from this footpath towards the site are generally open and uninterrupted, extending across the level grazing field in the middle distance. In the middle distance, the rear elevations of properties on Gregory Avenue and Hind Avenue are visible, though they are partially screened by existing vegetation along the western site boundary. Due to this the value has been assessed as **High.**	**High** susceptibility to changes in visual amenity	**High**
Road users			
Passersby on the minor road – Hopwell Road. Viewpoint 01	Receptors on Hopwell Road, experience oblique view towards the site which is filtered by existing hedgerows and scattered hedgerow trees. The value is considered **Medium**.	**Low** susceptibility to changes in visual amenity	**Moderate**
Passerby by on Draycott Road. Viewpoint 02	Views towards the site are oblique and glimpsed through the existing vegetation. Draycott road is a well-used route with vehicle movement a detracting feature of the viewpoint. The value is considered **Medium** due to the proximity of the site from the viewpoint location.	**Low** susceptibility to changes in visual amenity	**Moderate**
Passerby using Gregory Avenue. Viewpoint 05	Views are largely curtailed by existing vegetation and intervening properties along Gregory Avenue and Hind Avenue. However, changes to this view will directly impact residents, due to this the value and susceptibility has been assessed as **Medium.**	**Low** susceptibility to changes in visual amenity	**Moderate**

Magnitude of Change

5.6.4 The representative views are described below with an analysis of the degree and nature of changes in them resulting from the development, to inform the effects assessment. The degree and nature of effects for all visual receptors have been assessed in this instance as adverse due to the permanent visual change of the formerly developed site.

Table 5-5 View with development & magnitude of change

View-point Ref	View during construction	View after at completion	View at year 15 - occupation phase	Magnitude of change
01 View from canal footpath (PRoW E4/14/1) northwest.	The view is partially screened by existing vegetation along the southern extent of the public right of way. Construction-related elements, including Heras fencing, a site office/compound, and occasional movement of construction vehicles, may be glimpsed beyond this existing vegetation. However, these views would be oblique, with the visual receptor's attention primarily drawn to the public right of way and the wider landscape.	The northern edge of the development is likely to be viewed as an extension of Breaston's existing built form. While the introduction of new built materials may create some visual contrast within the landscape. Views of the proposal will generally be distant, intermittent, and seen at oblique angles.	The proposed hedgerow, incorporating hedgerow trees along the northern and eastern boundaries, are likely to have matured to form a visual screen. This will soften the site's edges and help integrate the development into the surrounding landscape. Views of the proposal are likely to be largely filtered and screened by both existing and new vegetation, with visual receptors primarily focused on the Public Right of Way.	Construction phase – **Medium** At completion – **Medium** Occupation Phase at year 15 - **Small**
02 View from Draycott Road to immediate south.	The construction will require the creation of a new entrance to the site. This will involve the removal of a section of the existing vegetation along Draycott Road and the accompanying low stone wall, which is anticipated to be re-instated at the end of the construction phase. This intervention will result in a noticeable and permanent alteration to the current viewpoint. Construction vehicles will access the site through	Once complete, the new access and associated planting will be in place, helping the entrance begin to settle into its surroundings. Although the access introduces a new permanent feature with occasional views into the site, the overall visibility of the proposed development is likely to remain limited. Set back from Draycott Road on the former	The entrance will be a visible feature on Draycott Road; however, by the time of maturity, the proposed planting is likely to have softened and filtered the view, allowing an occasional and glimpsed perspective of the development.	Construction phase – **Great** At completion – **Medium** Occupation Phase at year 15 - **Medium**

View-point Ref	View during construction	View after at completion	View at year 15 - occupation phase	Magnitude of change
	this new entrance, with partial views of the wider site and construction related elements becoming visible from this location. Consequently, the change to the viewpoint will result in a great change to the visual receptors.	Western Mere secondary school, the development is anticipated to generally only be seen when standing directly at the scheme entrance, or from the residential properties opposite the entrance. For other passersby, any views will be oblique and fleeting.		
03 View from Breaston Park Football Club and the PRoW (E2/20/2) to the northeast.	There are no perceived views from this location due to the presence of layers of vegetation within the intervening landscape. However, residents on Risley Lane may have glimpsed but long-distance views of the development.	Residents on Risley Lane may experience occasional long-distance views of the development. Once complete, however, it is likely to blend into the existing character of Breaston and occur as a continuation of the existing periphery of the settlement.	Views are anticipated to be negligible at this stage. The proposals are likely to appear as a continuation of the existing periphery of Breaston.	Construction phase – **Negligible** At completion – **Negligible** Occupation Phase at year 15 - **Negligible**
04 View from PRoW (E2/29/1) along the historic canal path to north.	From the public right of way, there are likely to be direct views towards the proposed site. During the construction phase, temporary elements such as Heras fencing, a site office and compound, as well as the movement of construction vehicles, are likely to be clearly visible and in the middle distance view. The works would occupy a part of the much wider view available.	Once completed, the proposed development is likely to occupy the middle distance of the view as a permanent feature, forming an additional and noticeable elevation of housing on the skyline. Many of the existing trees currently in this area will be positioned behind the new development and therefore will provide little to no screening of the views and the proposed northern	The proposed hedgerow, incorporating hedgerow trees along the northern and eastern boundaries, is anticipated to have matured to form a visual screen. This vegetation is likely to soften the site's edges and filter the views into the development. The proposed belt of trees around the north and easterly site perimeter is also anticipated to connect to the existing trees to help create a visible green buffer from this viewpoint.	Construction phase – **Medium** At completion – **Medium** Occupation Phase at year 15 - **Small**

View-point Ref	View during construction	View after at completion	View at year 15 - occupation phase	Magnitude of change
		boundary planting would have yet to establish to provide softening to views.		
05 View from Gregory Avenue west of the site.	Temporary features such as Heras fencing, the site office, and the construction compound, along with the movement of construction vehicles, are likely to be partially visible at the end of Gregory Avenue. Views are anticipated to be largely limited by the linear perspective created by the road corridor. Existing trees along the site boundary are anticipated to remain, helping to screen and soften views into the site, while some larger trees in the middle distance are proposed to be removed to facilitate the works. Residents living in properties along Gregory Avenue and Hind Avenue would have direct but partially filtered views from the existing vegetation at the rear first floor windows.	Once constructed, views into the site are likely to be largely curtailed by the proposed development. While a vista into the site is anticipated to remain, it will be focused through the proposed pedestrian access, which threads between the new residential dwellings. The rear gardens and facades of the properties are likely to be visible, with rooftops and ridgelines partially seen, but largely filtered by the existing vegetation along the site boundary.	It is anticipated that the proposed planting would have matured helping to soften the development in the immediate view. In addition, the existing scrub planting along the site boundary would also continue to develop, maintaining filtered views of the rear elevations of the proposed houses. The development would however permanently alter the view beyond the properties, with rooftops and ridgelines partially visible through the existing vegetation. Residents living in dwellings along Gregory Avenue and Hind Avenue are likely to continue to have direct but partially filtered views, from the existing vegetation, experienced from the rear first floor windows.	Construction phase – **Great** At completion – **Great** Occupation Phase at year 15 - **Great**
06 View from PROW (E2/18/1) to the east of the site.	During construction, temporary elements such as Heras fencing, a site office, and the construction compound, along with soil storage areas and the movement of construction vehicles, are likely to be visible in	The view to the immediate west is anticipated to be permanently altered to a degree on completion of the development, with the outlook partially curtailed by the	The proposed hedgerow, incorporating hedgerow trees along the northern and eastern boundaries, is likely to have matured to filter or heavily filter views of the development in the near view. The mitigation planting is	Construction phase – **Great** At completion – **Great** Occupation Phase at year 15 - **Great**

View-point Ref	View during construction	View after at completion	View at year 15 - occupation phase	Magnitude of change
	the middle distance. Most of the construction activity would occur in the northern part of the site, where houses along Gregory Avenue and Hind Avenue already form the skyline. The existing line of trees that form the skyline in the south west of the view indicates the southern boundary of the proposed development and marks the beginning of the proposed public open space, which is located behind the treeline. Therefore, this undeveloped part of the view would remain as such.	presence of built form. However, the development would occur in part of a view that already features the dwellings located on . Gregory Avenue and Hind Avenue, therefore, would not introduce the presence of development to part of the view that is currently completely open. The proposed scheme would occupy part of a much wider view available from the location.	envisaged to help soften the appearance of the built form and the development edge in the immediate view to the west. In addition, the proposed hedgerow and trees is anticipated to visually link with the existing tree cover in the south western part of the viewpoint, creating a visually continuous green edge.	

Assessment of visual effects

5.6.5 The visual effects assessment has been informed by the ZTV study shown on Figure LA.07. It identified a number of locations from which the proposed development might be theoretically visible. A selection of representative views to illustrate the views available at a range of distances and for different receptors are identified and described in Table 5-2 and the sensitivity of the viewers (visual receptors) represented defined in Table 5-4 above.

5.6.6 Consideration of the magnitude of the changes due to the proposals is combined with consideration of the sensitivity of landscape receptors affected by the proposals to assess the degree and nature of the effect due to the development.

5.6.7 All major effects assessed are considered significant. Moderate effects are, in some cases considered significant, and in others considered not significant. This is due to the nature of the effect and is explained accordingly in the assessment. This judgement is explained in further detail in Appendix 1.

5.6.8 The following table sets out the assessment of effects on the visual amenity of the identified viewers likely to be affected by the proposals.

Table 5-6 Assessment of visual effects

Viewers/ Visual Receptors & Sensitivity	Ref VPs	Sensitivity	Magnitude of change	Degree & nature of effects and significance – construction phase	Degree & nature of effects and significance – at completion	Degree & nature of effects and significance - at year 15 occupation phase
People in settlements and residential properties						
Residential properties - Draycott Road.	02	**Moderate**	Construction phase – **Great** At completion – **Medium** Occupation Phase at year 15 - **Medium**	**Major adverse – Significant** The proposed site access will produce a clear and permanent change to the existing viewpoint and is therefore considered significant.	**Moderate adverse – Significant** The proposed site access will produce a clear and permanent change to the existing viewpoint and is therefore considered significant.	**Moderate adverse – Significant** Over time the proposed planting is likely to soften and filter views, allowing occasional glimpses of the development; however, at such close proximity the impact remains significant.
Residential properties – Risley Lane.	03	**Moderate**	Construction phase – **Negligible** At completion – **Negligible**	**Negligible – Not significant**	**Negligible – Not significant**	**Negligible – Not significant**

Viewers/ Visual Receptors & Sensitivity	Ref VPs	Sensitivity	Magnitude of change	Degree & nature of effects and significance – construction phase	Degree & nature of effects and significance – at completion	Degree & nature of effects and significance - at year 15 occupation phase
			Occupation Phase at year 15 - **Negligible**			
Residential properties – along Gregory Avenue	05	**High**	Construction phase – **Great** At completion – **Great** Occupation Phase at year 15 - **Great**	**Major adverse – Significant** Residents of properties on Gregory Avenue would have direct, short distance, partially filtered views into the site; consequently, the visual impact is assessed as significant.	**Major adverse – Significant** Visibility of the completed development, including rear gardens and façades, as seen from existing properties will likely give rise to a permanent change that is judged to be significant.	**Major adverse – Significant** Although the proposed planting is expected to mature and help soften the appearance of the development from overlooking receptors, the scheme would nonetheless permanently alter existing residents' views. For this reason the impact has been judged to be significant.
Users of public rights of way and public access areas						
Users of the public right of way (E4/14/1).	01	**High**	Construction phase – **Medium**	**Moderate adverse – Not significant**	**Moderate adverse – Not significant**	**Moderate adverse – Not significant**

Viewers/ Visual Receptors & Sensitivity	Ref VPs	Sensitivity	Magnitude of change	Degree & nature of effects and significance – construction phase	Degree & nature of effects and significance – at completion	Degree & nature of effects and significance - at year 15 occupation phase
			At completion – **Medium** Occupation Phase at year 15 - **Small**	The view is partially screened by existing vegetation along the southern extent of the public right of way; therefore the impact is considered not significant.	The view is partially screened by existing vegetation along the southern extent of the public right of way; therefore the impact is considered not significant.	As existing and proposed vegetation is likely to largely screen views of the proposal, the visual impact is considered not significant.
Users of the footways along Draycott Road.	02	**Moderate**	Construction phase – **Great** At completion – **Medium** Occupation Phase at year 15 - **Medium**	**Major** adverse **– Significant** The proposed site access will give rise to a permanent change to the views experienced from the viewpoint with clear views into the site. This is considered significant.	**Moderate adverse – Significant** The proposed site access will give rise to a permanent change to views experienced from the viewpoint with clear views into the site. This is considered significant.	Moderate **adverse** – Significant Over time the proposed planting is likely to soften and filter views, allowing occasional glimpses of the development; however, at such close proximity the impact remains significant.
Users of the public right of way (E2/20/2).	03	**Moderate**	Construction phase – **Negligible**	**Negligible – Not significant**	**Negligible – Not significant**	**Negligible – Not significant**

Viewers/ Visual Receptors & Sensitivity	Ref VPs	Sensitivity	Magnitude of change	Degree & nature of effects and significance – construction phase	Degree & nature of effects and significance – at completion	Degree & nature of effects and significance - at year 15 occupation phase
			At completion – **Negligible** Occupation Phase at year 15 - **Negligible**			
Users of the public right of way (PRoW E2/29/1).	04	**High**	Construction phase – **Medium** At completion – **Medium** Occupation Phase at year 15 - **Small**	**Moderate adverse – Not significant** The site forms a minor element within the broader view and would be read in the context of the established urban edge. For this reason, it has been judged as not significant.	**Moderate adverse – Not significant** The development would form an additional element in the middle distance view, but would be seen in the context of the existing urban built form and a small part of the wider view. Therefore, it has been judged as not significant.	**Moderate adverse – Not significant** The proposed planting mitigation is anticipated to have matured to form a visual screen, softening the site's edges and filtering the views into the development. It is therefore judged as not significant.
Users of the footways along Gregory Avenue	05	**Moderate**	Construction phase – **Great**	**Moderate adverse – Not significant**	**Moderate adverse – Not significant**	**Moderate adverse – Not significant**

Viewers/ Visual Receptors & Sensitivity	Ref VPs	Sensitivity	Magnitude of change	Degree & nature of effects and significance – construction phase	Degree & nature of effects and significance – at completion	Degree & nature of effects and significance - at year 15 occupation phase
			At completion – **Great** Occupation Phase at year 15 - **Great**	Pedestrian views will be largely confined by the road corridor; retained boundary trees will screen and soften views, so the effect is assessed as not significant.	Pedestrian views will be confined by the road corridor and screened by retained boundary trees; the proposed development will further curtail views within the existing built context, so the impact is not judged to be significant.	Pedestrian views will be constrained by the road corridor, retained boundary trees and additional planting; the proposed development will glimpsed and viewed within the existing built context. The overall impact is not considered significant.
Users of the public right of way – (E2/18/1)	06	**High**	Construction phase – **Great** At completion – **Great** Occupation Phase at year 15 - **Great**	**Major adverse – Significant** From the PRoW, the site is directly visible; the proposed development is likely to noticeably alter the view, despite forming only a portion of the wider landscape.	**Major adverse – Significant** From the PRoW, the site is directly visible; the proposed development is likely to noticeably and permanently alter the view, despite forming only a portion of the	**Major adverse – Significant** Even though the planting is likely to mature and partly screen the development, the change to the view would be noticeable and permanent, and is

Viewers/ Visual Receptors & Sensitivity	Ref VPs	Sensitivity	Magnitude of change	Degree & nature of effects and significance – construction phase	Degree & nature of effects and significance – at completion	Degree & nature of effects and significance - at year 15 occupation phase
				Therefore it is judged to be significant.	wider landscape. Therefore it is judged to be significant.	therefore considered significant.
			Road users			
Passersby on the minor road – Hopwell Road.	01	**Moderate**	Construction phase – **Medium** At completion – **Medium** Occupation Phase at year 15 - **Small**	**Moderate adverse – Not significant** The view is partially screened by existing vegetation between the PRoW and the development with only glimpsed and distant views; therefore the impact is considered not significant.	**Moderate adverse – Not significant** The view is partially screened by existing vegetation between the PRoW and the development with only glimpsed and distant views; therefore the impact is considered not significant.	**Minor adverse – Not significant** Existing and new planting would largely screen the view, so only occasional or distant glimpses of the development would be possible. As the scheme would sit within the existing settlement of Breaston, the significance is judged to be not significant.
Passerby by on Draycott Road.	02	**Moderate**	Construction phase – **Great**	**Moderate adverse – Not significant**	**Moderate adverse – Not significant**	**Moderate adverse – Not significant**

Viewers/ Visual Receptors & Sensitivity	Ref VPs	Sensitivity	Magnitude of change	Degree & nature of effects and significance – construction phase	Degree & nature of effects and significance – at completion	Degree & nature of effects and significance - at year 15 occupation phase
			At completion – **Medium** Occupation Phase at year 15 - **Medium** -	The new access is likely to permanently change the view and allow clear sightlines into the site. However, people passing by will only catch brief glimpses, so the visual impact is judged not significant.	The new access is likely to permanently change the view and allow clear sightlines into the site. However, people passing by are likely to catch brief glimpsed views, so the visual impact is judged not significant.	Over time the proposed planting is likely to soften and filter views, with occasional glimpsed views of the development likely for passer-by's. Therefore, the significance is judged to be not significant.
Passerby using Gregory Avenue.	05	**Moderate**	Construction phase – **Great** At completion – **Great** Occupation Phase at year 15 - **Great**	**Moderate adverse – Not significant** Views for road users are likely to be largely confined by the road corridor and only visible when traveling east; retained boundary trees are anticipated to screen and soften views, so the effect is assessed as not significant.	**Moderate adverse – Not significant** Views for road users are likely to be largely confined by the road corridor and only visible when traveling east; retained boundary trees will screen and soften views, so the effect is assessed as not significant.	**Moderate adverse – Not significant** Road users views are likely to be constrained by the road corridor, retained boundary trees and additional planting, and only viewed when travelling east. The proposed development is likely

Viewers/ Visual Receptors & Sensitivity	Ref VPs	Sensitivity	Magnitude of change	Degree & nature of effects and significance – construction phase	Degree & nature of effects and significance – at completion	Degree & nature of effects and significance - at year 15 occupation phase
						to appear in glimpsed views and viewed within the existing built context, so the overall impact is not significant.

Additional mitigation, compensation and enhancement measures

Construction Phase

5.6.9 No additional construction phase mitigation has been identified.

Operational Phase

5.6.10 No additional operational mitigation has been identified.

Residual Effects

5.6.11 Residual visual effects are assessed to be the same as those set out in Table 5-6.

Conclusions

5.6.12 The greatest visual effects are assessed to occur at the site level and in the immediate extent of the site (25m-170m from the proposed development) at construction and completion phases for visual receptors. These viewpoint locations represent the highest visual effects assessed as **Major adverse** (significant) for the residential properties within the locality of Gregory Avenue and the users of the public right of way (E2/18/1) which approaches the site from the east, runs along its site boundary in the north and connects to the Midshires Way.

5.6.13 Although the proposed mitigation, comprising of hedgerow planting and hedgerow trees along the northern and eastern boundaries, are anticipated to mature over time, assisting infiltering views of the development by Year 15, there is likely to be a **Major adverse** (significant) effect due to the level of overall change in views at such short distance from the site.

5.6.14 The visual impact gradually diminishes as likely visibility extends further from the proposed development, with a noticeable reduction beyond approximately 400 metres. This is evident from the public right of way that follows the historic canal route (Viewpoint 4) to the north of the site. Likely visual effects from this location have been assessed as **Moderate adverse** (not significant), while likely visual effects from all subsequent viewpoints beyond 400 metres are assessed as **Moderate adverse** (not significant), reducing to **Minor adverse** (not significant) at greater distances. From Viewpoint 4, views of the Ratcliffe-on-Soar Power Station become a feature beyond Breaston breaking the skyline.

5.6.15 Views from the immediate vicinity of the site boundary along Draycott Road, affecting both residents and footway users, have been assessed as **Major adverse** (significant) during the construction phase. This is primarily due to the proposed vehicle entrance interrupting an existing vegetated boundary and low stone wall, with associated movement of construction vehicles to and from the site. However, the impact is expected to reduce to **Moderate adverse** (significant) upon project completion, as construction traffic will have

ceased, and by Year 15 as the proposed vegetation is anticipated to have matured, helping to filter views into the site.

5.6.16 Views extending beyond 1.5 km have been assessed to be **Negligible** (not significant) where the proposed development will appear as a continuous part of Breaston's existing built form.

6.0 Summary and conclusions

6.1.1 This Landscape and Visual Impact assessment (LVIA) has considered the likely effects of the proposed development on the landscape character and visual amenity within a 2 km study area.

6.1.2 The proposed redevelopment is for the former Western Mere secondary school site on Gregory Avenue for mixed use residential (up to 100 dwellings), with associated access, infrastructure and open space with play areas proposed on land off Draycott Road.

6.1.3 The methodology used for assessing the potential effects on landscape character and visual amenity were based on the recommendations in GLIVA3[8]. The application of the guidance document established an appropriate scope for this assessment to be undertaken.

6.2 Summary of findings

Landscape assessment – Residual effects

6.2.1 The assessment concludes that the greatest landscape effects occur at the site level during construction and completion, assessed as **Major adverse** (significant). By Year 15, proposed planting, especially new hedgerows and trees will mature, softening site edges and creating a natural transition to surrounding fields. Additional planting mitigation at the entrance is anticipated to reduce the effect along Draycott Road and improve the overall nature of the site. Consequently, effects are expected to be long term **Moderate beneficial** (significant) in the immediate context of the site.

6.2.2 The landscape effects of the immediate site are anticipated to reduce from **Major adverse** (significant) at completion to **Moderate beneficia**l (significant) by year 15, this is primarily due to the change in character of the previously developed land to residential development with relatively extensive proposed vegetation and public open space. The site itself does not display many distinctive characteristics typical of the surrounding landscape character types. The current perception of the site is largely influenced by the former school development and neighbouring properties, which reduce its inherent landscape qualities. The proposed development is anticipated to improve the landscape quality of the site and its immediate environs.

[8] Guidelines for Landscape and Visual Impact Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in 2013

Visual assessment – Residual effects

6.2.3 The greatest visual effects occur within 25–170 m of the site during construction and completion, assessed as **Major adverse** (significant) for nearby residences on Gregory Avenue and users of the public right of way (E2/18/1). Proposed mitigation through hedgerow planting is likely to reduce visibility over time, although a **Major adverse** (significant) effect is assessed at Year 15 due to the presence of new built form in the immediate view.

6.2.4 Beyond 400 m, impacts are anticipated to decrease to **Moderate adverse** (not significant), reducing to **Minor adverse** (not significant) at greater distances, with views over 1.5 km assessed as **Negligible** (not significant), as the proposed development is likely to appear part of the overall built periphery of Breaston.

6.2.5 In relation to views from Draycott Road, receptors are likely to experience **Major adverse** (significant) effects during construction due to site entrance works and associated construction vehicle movement, reducing to **Moderate adverse** (significant) post-completion of the development and by Year 15 as vegetation matures to soften the approach to the scheme.

6.3 Policy considerations

6.3.1 Although there is a requirement to remove numerous trees within the site to facilitate the development, which goes against policy requirements, the overall character of the site is likely to be improved in terms of landscape design over the longer term.

6.3.2 With reference to national policy, NPPF paragraph 180, under heading 15. Conserving and enhancing the natural environment, states:

> 174. "Planning policies and decisions should contribute to and enhance the natural and local environment by:
>
> - protecting and enhancing valued landscapes, … (in a manner commensurate with their statutory status or identified quality in the development plan)";

6.3.3 For the purposes of the LVIA in relation to NPPF paragraph 174, whether the landscape value "in the sense that it had physical attributes which took it out of the ordinary"[9] was considered as part of this assessment and it was concluded that as the site comprises a former school site with associated areas of hardstanding, the site does not present any qualities that take it out of the ordinary in terms of landscape or townscape character, tranquillity or uniqueness; rather it was a previously developed piece of land and former school site on the urban edge of Breaston, with the former school playing field remaining as an open piece of green and blue infrastructure.

[9] Based upon Forest of Dean v SoS & Gladmans ([2016] EWHC 2429 (Admin)), para 31

6.4 Conclusions

6.4.1 In conclusion, the Landscape and Visual Impact Assessment identifies the greatest landscape effects occur at site level during construction and at completion, assessed as **Major adverse** (significant). Over time, proposed mitigation measures, particularly hedgerow and tree planting are anticipated to soften site boundaries and improve integration with the surrounding landscape. By Year 15, these effects are expected to be **Moderate beneficial** (significant) in the immediate context but (not significant) beyond the site boundary in terms of both landscape character of the site and site features**.**

6.4.2 Visual impacts are assessed as greatest within 25–170 m of the site, especially for nearby residences and users of public rights of way, with a **Major adverse** (significant) effect. Beyond 400 m, effects reduce to **Moderate adverse** (not significant), becoming **Minor adverse** or **Negligible** (not significant) at distances over 1.5 km. In relation to views from Draycott Road, receptors are likely to experience **Major adverse** effects (significant) during construction due to site entrance works and associated construction vehicle movement, reducing to **Moderate adverse** (significant) post-completion of the development and by Year 15 as vegetation matures to soften the approach to the scheme.

7.0 References

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Appendices

Appendix 1 - Methodology

General methodology

Although not an 'EIA' project the methodology used in this assessment has been based upon the recommendations in Guidelines for Landscape and Visual Impact Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in 2013 (GLVIA3).

Landscape effects assessment

Establishing the landscape baseline

Baseline studies for assessing the landscape effects included a mix of desk study and field work to identify and record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it.

The elements that make up the landscape in the study area were recorded, including:

- physical influences - geology, soils, landform, drainage and water bodies;
- land cover, including different types of vegetation and patterns and types of tree cover;
- the influence of human activity, such as, land use and management, the character of settlements and buildings, the pattern and type of fields and enclosure; and
- the aesthetic and perceptual aspects of the landscape, e.g.: its scale, complexity, openness, tranquillity, wildness.

The overall character of the landscape in the study area was considered, including the particular combinations of elements and aesthetic and perceptual aspects that make each distinctive, usually by identification as key characteristics of the landscape. Evidence about change in the landscape was considered, including the condition of the different landscape types and/or areas, and their constituent parts and evidence of current pressures causing change in the landscape.

Landscape value

The European Landscape Convention promotes taking account of all landscapes, including ordinary or undesignated landscapes. The relative value attached to the landscape was considered at the baseline stage to inform the judgments about the effects likely to occur, whether to areas of landscape as a whole or to individual elements, features and aesthetic or perceptual dimensions, at the community, local, national or international levels.

Landscape designation is a starting point in understanding landscape value but value may also be attached to undesignated landscapes. Special Qualities, reasons for designation, relevant policies in management plans or designation-specific policies in development plans, were consulted in assessing the relative value of the landscape within designated areas.

Areas of landscape whose character is judged to be intact and in good condition, and where scenic quality, wildness or tranquillity, and natural or cultural heritage features make a particular contribution to the landscape, or where there are important associations, are likely to be highly valued. For "ordinary, everyday landscapes", the judgement was based upon the degree to which they are representative of typical character, the intactness of the landscape and the condition of its elements, scenic quality, sense of place, aesthetic and perceptual qualities.

When determining the landscape value the following elements were considered, in addition to consideration of values associated with designations:

- The importance of the landscape, or the perceived value of the landscape to users or consultees, as indicated by, for example, international, national or local designations;
- The importance of elements or components of the landscape in the landscape character of the area or in their contribution to the landscape setting of other areas;
- Intrinsic aesthetic characteristics, scenic quality or sense of place, including providing landscape setting to other places;
- Cultural associations in the arts or in guides to the area, or popular use of the area for recreation, where experience of the landscape is important;
- The presence and scale of detractors in the landscape and the degree to which they are susceptible to improvement or upgrading; and
- Conservation interests: The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.

The following table indicates the criteria used to determine the Landscape value:

Table A1- 1 Indicative criteria to determine landscape value

Value	Criteria
High Value	Landscapes subject to international, national or local designations, and non-designated landscapes where the following considerations apply: Areas of landscape whose character is judged to be intact and in good condition; Scenic quality, wildness or tranquillity, and/or natural or cultural heritage features make a particular contribution to the landscape; There are important cultural and artistic associations; They are representative of typical character of the area or have a character or elements that are valued for their rarity; Particular components may be identified as important contributors to the landscape character; The landscape is valued for recreational activities where experience of the landscape is important.

Value	Criteria
Low Value	Areas of landscape whose character is in poor condition; Scenic quality, wildness or tranquillity, and/or natural or cultural heritage features are not key characteristics of the landscape; Cultural and artistic associations are absent; They are not representative of typical character of the area, but are also not valued for rarity; Particular components may be identified as important contributors to the landscape character; There is little scope for recreational activities where experience of the landscape is important.

Where the value falls between high and low, an intermediate level of value is assigned, e.g. “medium”.

The landscape baseline report aims to:

- describe, map and illustrate the character of the landscape of both the wider study area and the site and its immediate surroundings;
- identify and describe the individual elements and aesthetic and perceptual aspects of the landscape, particularly those that are key characteristics contributing to its distinctive character;
- indicate the condition of the landscape, including the condition of landscape elements or features;
- project forward drivers and trends in change and how they may affect the landscape over time, in the absence of the proposal; and
- evaluate the landscape and, where appropriate, its components, aesthetic and perceptual aspects, particularly the key characteristics.

Assessing the landscape effects

The baseline information about the landscape was combined with understanding of the details of the proposal to identify and describe the landscape effects. The landscape receptors were identified, that is, the components or aspects of the landscape likely to be affected, such as, overall character or key characteristics, individual elements or features, or specific aesthetic or perceptual aspects.

Interactions between the landscape receptors and the components or characteristics of the development at its different stages were considered: construction and operation, and the different types of effect: direct and indirect, secondary, cumulative, short, medium and long- term, permanent and temporary, adverse and beneficial.

Landscape effects considered included:

- 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;
- addition of new elements or features that will influence the character and distinctiveness of the landscape; and
- combined effects of these changes on overall character.

The landscape effects were categorised as adverse, beneficial, or negligible in their consequences for the landscape, judged from the degree to which the proposal fits with existing character and the contribution the development makes to the landscape in its own right, even if in contrast to existing character.

The assessment of the landscape effects was based on assessment of the sensitivity of the landscape receptors and the magnitude of the change in the landscape arising from the proposal.

Sensitivity of the landscape receptors

The sensitivity of landscape receptors combines judgments of their susceptibility to the type of change arising from the development proposal and the value attached to the landscape.

Susceptibility to change means the ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.

The value attached to the landscape receptors was established in the baseline study.

When determining the landscape susceptibility the following elements were considered:

- The ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the landscape character and/or the achievement of landscape planning policies and strategies;
- The degree to which the changes arising from the development would alter the overall character, quality/condition of a particular landscape type or area;
- The degree to which the changes arising from the development would alter individual elements or features or aesthetic and perceptual aspects important to the landscape character; and
- Existing landscape studies may identify the sensitivity of the landscape type or area or its characteristics to the general type of development that is proposed.

The following table indicates the criteria used to determine the Landscape susceptibility:

Table A1- 2 Criteria for landscape susceptibility

Susceptibility	Criteria
High Susceptibility	The changes arising from the type of development would alter the overall character, quality/condition of a particular landscape type or area. The changes arising from the type of development would alter or remove individual elements or features or aesthetic and perceptual aspects important to, or add new elements incongruous to, the landscape character. The type of development would compromise the achievement of landscape planning policies and strategies for the landscape. The changes arising from the type of development would alter or remove elements or features or aesthetic and perceptual aspects important to the landscape character, or add new elements that would reinforce the key characteristics of the landscape character.

Susceptibility	Criteria
Low Susceptibility	The changes arising from the type of development would not alter the overall character, quality/condition of a particular landscape type or area. The type of development would not compromise the achievement of landscape planning policies and strategies for the landscape. The changes arising from the type of development would not alter or remove individual elements or features or aesthetic and perceptual aspects important to, or add new elements incongruous to, the landscape character.

Where the susceptibility identified falls between high and low, an intermediate level of susceptibility is assigned, e.g. “medium”. The basis for the scale of susceptibility assigned to the landscape receptor is linked back to evidence from the baseline study.

Table A1-3 illustrates indicative criteria for assessing landscape sensitivity combining susceptibility and value. These are the criteria against which receptors are considered in order to arrive at a judgement as to their sensitivity, but it is not necessary for all the criteria set out for a category to apply.

Table A1- 3 Indicative criteria for assessing landscape sensitivity

Category	Indicative criteria
High sensitivity	A highly valued landscape e.g. of national or international importance, whose character or key characteristics are very susceptible to change; Aspects of the landscape character are highly valued as “key characteristics” and, often identified as susceptible to change in national or local character assessments; The landscape character is highly valued as intact and in good condition and particularly vulnerable to disturbance; A highly valued landscape with no or limited potential for substitution or replacement.
Moderate sensitivity	A landscape of local importance or value, whose character or key characteristics are susceptible to change; Other characteristics of the landscape character also valued in national or local character assessments and susceptible to change; The landscape character is valued for moderate condition and not particularly vulnerable to disturbance; A moderately valued landscape with some potential for substitution or replacement.
Lesser sensitivity	No or little evidence of value or importance attached to the landscape area, its features or characteristics; Few features, characteristics or qualities susceptible to disturbance or particularly susceptible to improvement or upgrading Good potential for substitution or replacement

Magnitude of landscape change

Effects on landscape receptors are assessed in terms of size or scale, the geographical extent of the area influenced, and its duration and reversibility.

Table A1- 4 Considerations for assessing magnitude of landscape change

Consideration	Indicative criteria
Size or scale of change	Categorised on a scale of Large, Medium, Small, Negligible or None, based upon: The extent of existing landscape elements that will be lost (or added), the proportion of the total extent that this represents and the contribution of that element to the character of the landscape; The degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components of the landscape or additions of new ones; Whether the effect changes the key characteristics of the landscape, which are critical to its distinctive character.
Geographical area over which the landscape would be changed	Categorised on a scale of: Small: at site level, within the development site itself or at the level of the immediate setting of the site; Medium: at the scale of the landscape type or character area within which the proposal lies; Large: where the development influences several landscape types or character areas.
The duration of the changes	The durations of changes due to the development are categorised as: Short term: zero to five years; Medium term: five to ten years; Long term: ten to twenty-five years; Permanent: more than twenty-five.
Reversibility	The prospect and the practicality of the effect being reversed within twenty-five years.

Indicative criteria used to determine the magnitude of change is as follows:

Table A1- 5 Indicative criteria for assessing magnitude of landscape change

Magnitude of Change	Landscape Change
Great change	Major size or scale of change, affecting the landscape type or character of the area within which the proposal lies or extending over the wider area; likely to be longer term or permanently, with low prospect of reversibility
Medium change	Intermediate size or scale of change, affecting part of the landscape type or character of the area within which the proposal lies, or larger scale of change at the level of the site or immediate context; likely to continue into the medium term, with good prospect of reversibility
Small change	A minor proportion of the extent of the character type or area is affected or smaller scale of change over a larger extent; the changes occur at the level of the site or immediate context, and likely to be short term and reversible.
Negligible/no change	No apparent change to landscape characteristics

While GLVIA3 includes the duration of the change in the consideration of the magnitude of change, in some cases a major size or scale of change of shorter duration may be considered a “great change”.

Significance of landscape effects

Final conclusions about the degree of effect, whether adverse or beneficial, relate the separate judgements about sensitivity of the receptors and magnitude of the changes combined, based upon the following indicative considerations and criteria:

Table A1-6 Indicative criteria for assessing landscape effects

Landscape effect	Indicative criteria
Major	Highly sensitive landscape completely degraded or greatly changed, with little or no scope for mitigation; Great improvement, sufficient to upgrade overall landscape character. Irreversible adverse or beneficial effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes.
Moderate	Medium change to moderately sensitive landscape or its character; lesser change to higher sensitivity landscape or greater change to less sensitive landscape.
Minor	Small or limited adverse change to the existing landscape or its character; greater change to less sensitive landscape; Considerable scope for mitigation; Small improvement to the existing landscape. Reversible adverse or beneficial effects of short duration, over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to, but are not key characteristics of the character of landscapes of community value.
Negligible	No perceptible change to the existing landscape or its character; The change is difficult to discern.

Intermediate conditions may be described, such as Moderate-Major, where the criteria for Moderate may be exceeded but not qualify as Major. Where magnitude of change is “None”, the effect would correspondingly be “None”.

Effects may be adverse or beneficial. In some instances, the effect may be offset by other considerations, for example, through the mitigation or landscape proposals, and the resulting effect may be neither beneficial nor adverse.

The criteria for significance of landscape effects are based upon the following considerations:

- Major loss or irreversible negative effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes are likely to be of the greatest significance.
- Reversible negative effects of short duration, over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to, but are not key characteristics of the character of landscapes of community value, are likely to be of least significance and may be judged not significant.
- Where assessments of significance place landscape effects between these extremes, judgments are made about whether they are significant.
- Where landscape effects are judged to be significant and adverse, proposals for preventing/avoiding, reducing or offsetting or compensating for them are set out (referred to as mitigation).

The significant landscape effects remaining after mitigation are summarised as the final step in the process.

Degree of landscape effects

Final conclusions about the degree of effect, whether adverse or beneficial, relate the separate judgements about sensitivity of the receptors and magnitude of the changes combined, based upon the following indicative considerations and criteria:

Table A1- 7 Indicative criteria for assessing landscape effects

Landscape effect	Indicative criteria
Major	Highly sensitive landscape completely degraded or greatly changed, with little or no scope for mitigation; Great improvement, sufficient to upgrade overall landscape character. Irreversible adverse or beneficial effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes.
Moderate	Medium change to moderately sensitive landscape or its character; lesser change to higher sensitivity landscape or greater change to less sensitive landscape.
Minor	Small or limited adverse change to the existing landscape or its character; greater change to less sensitive landscape; Considerable scope for mitigation; Small improvement to the existing landscape.

Landscape effect	Indicative criteria
	Reversible adverse or beneficial effects of short duration, over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to, but are not key characteristics of the character of landscapes of community value.
Negligible	No perceptible change to the existing landscape or its character; The change is difficult to discern.

Intermediate conditions may be described, such as Moderate-Major, where the criteria for Moderate may be exceeded but not qualify as Major. Where magnitude of change is “None”, the effect would correspondingly be “None”.

Effects may be adverse or beneficial. In some instances, the effect may be offset by other considerations, for example, through the mitigation or landscape proposals, and the resulting effect may be neither beneficial nor adverse.

Visual effects assessment

Establishing the visual baseline

Baseline studies for visual effects establish:

- the area in which the development may be visible;
- the different groups of people who may experience views of the development;
- the location where they will be affected;
- the nature of the views at those points; and
- the different groups of people who may be affected by the changes in views or visual amenity.

The potential areas where the site and development proposal are likely to be visible were mapped. Landscape components affecting visibility, like buildings, walls, fences, trees, hedgerows, woodland and banks, were identified through field surveys and mapped where relevant.

The people within the area who may be affected by the changes in views and visual amenity – the visual receptors – were identified, for example:

- people living in the area;
- people passing through on roads and the local lanes;
- people visiting promoted landscapes or attractions; and
- people engaged in recreation of different types, including users of public rights of way, bridleways and access land.

Where relevant, views that form part of the experience and enjoyment of the landscape were noted, for example, from promoted paths, tourist or scenic routes and associated viewpoints.

The proposed viewpoints selected are informed by the visual appraisal, field surveys, and by desk based research on various issues, for example, access and recreation, valued landscapes, tourist attractions and destinations, popular vantage points, and relative distribution of population. Viewpoints were selected to represent the experience of different types of visual receptors.

The details of viewpoint locations were mapped and catalogued, sufficient to allow someone else to return to the location and record the same view. Photography was carried out in accordance with the Landscape Institute, Advice Note 06/19 Visual Representation of Development Proposals (2019).

The baseline report aims to describe, map and illustrate:

- the type of people (visual receptors) likely to be affected, making clear the activities they are likely to be involved in when enjoying the view;
- details of the viewpoints and of the visual receptors likely to be affected at each;
- the nature, composition and characteristics of the existing view, noting any particular horizontal or vertical emphasis, and any key foci; existing views have been illustrated in annotated photographs identifying important components of the view.
- elements, such as landform, buildings or vegetation, which may interrupt, filter or otherwise influence the views;
- whether or how the view may be affected by seasonal or weather variation.

Assessing the visual effects

Predicting and describing visual effects

The baseline information about the visual receptors was combined with understanding of the details of the proposal to identify and describe the visual effects, considering:

- changes in views and visual amenity arising from elements of the development;
- the distance of the viewpoint from the development and whether the viewer would focus on the development due to its scale and proximity or whether the development would be only a small or minor element in a panoramic view;
- whether the view is stationary or transient or one of a sequence of views;
- the nature of the changes: changes in the skyline, creation of a new visual focus in the view, introduction of new elements, changes in visual simplicity or complexity, alteration of visual scale or the degree of visual enclosure; and
- seasonal differences in effects, arising from the varying degree of screening and/or filtering of views by vegetation in summer and winter.

Categorising the visual effects as adverse or beneficial (or neutral) in their consequences for views and visual amenity was based on judgments about whether the changes affect the quality of the visual experience, and the nature of the existing views and the nature of the changes to the views.

The visual effects were assessed, based on assessment of the nature of the visual receptors and their sensitivity, and the nature of the effect on views and visual amenity, that is, the magnitude of visual change.

Sensitivity of the visual receptors

The people or groups of people likely to be affected at a specific viewpoint – the visual receptors – are assessed in terms of their susceptibility to change in views and visual amenity and the value attached to particular view locations and views.

The susceptibility of visual receptors to changes in views and visual amenity is a function of the occupation or activity of people experiencing the view at particular locations and the extent to which their attention or interest is focused on the views or the visual amenity they experience at particular locations. The context of the location also contributes to susceptibility, for example, people viewing from residential properties or from a valued landscape are likely to be more susceptible to change than people viewing from an industrial context. Table A1-7 illustrates indicative criteria used to determine visual receptor susceptibility:

Table A1- 8 Indicative criteria to determine visual receptor susceptibility

Susceptibility	Criteria
High Susceptibility	Residents at home. People engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views. Visitors to designated landscapes, heritage assets, or other attractions, where views of the surroundings are an important contributor to the experience. Communities where views contribute to the landscape setting enjoyed by residents in the area.
Low Susceptibility	People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape. People at their place of work whose attention may be focused on their work or activity not on their surroundings and where the setting is not important to the quality of working life. Travellers on road, rail or other transport routes, except along recognised scenic routes, where awareness of views is likely to be high.

Where the susceptibility identified falls between high and low, an intermediate level of susceptibility is assigned, e.g. “medium”. The basis for the scale of susceptibility assigned to the visual receptor is linked back to evidence from the baseline study.

Judgments were made about the value attached to the views identified, taking account of recognition, for example, in relation to heritage assets, or through planning designations, appearance in guidebooks or on tourist maps, promotion of particular locations or provision of facilities provided for their enjoyment, such as parking places, sign boards and interpretive material, or references to them in literature or art.

The sensitivity of visual receptors to change is categorised as high, moderate or lesser, in accordance with the criteria set out below.

Table A1- 9 Indicative criteria for visual sensitivity

Category	Indicative criteria
High sensitivity	Viewers in residential or community properties. Views experienced by many viewers. Daily, prolonged or sustained views available over a long period, or where the view of the landscape is an important attractant. A view from a landscape, recreation facility or route valued nationally or internationally for its visual amenity.
Moderate sensitivity	Viewers in residential or community properties with partial or largely screened views of the site. Frequent open views available. Viewers are pursuing activities such as sports or outdoor work, where the landscape is not the principal reason for being there or the focus of attention is only partly on the view. A view from other valued landscapes, or a regionally important recreation facility or route.
Lesser sensitivity	A view of low importance or value, or where the viewer's attention is not focused their surroundings. A view from a landscape of moderate or less importance, or a locally important recreation facility. Occasional open views or glimpsed views available; passing views available to travellers in vehicles. A view available to few viewers.

Magnitude of visual change

The visual effects identified are evaluated in terms of size or scale, the geographical extent of the area influenced, duration and reversibility.

Table A1- 10 Considerations for assessing magnitude of visual change

Consideration	Indicative criteria
Size or scale of change	Categorised on a scale of major, moderate, minor or none, based upon: The degree of the loss or addition of features in the view; The extent of changes in the composition of the view, including the proportion of the view occupied by the proposed development; The degree of contrast or integration of the changes with the existing or remaining landscape elements and characteristics; The nature of the view of the proposed development, whether full, partial or glimpsed, or the relative amount of time over which it will be experienced.
Geographical area over which the changes would be experienced	The geographic extent reflects: The extent of the area over which the changes would be visible; The angle of view in relation to the main activity of the receptor; The distance of the viewpoint from the proposed development.
The duration of the changes	Categorised as: Short term: zero to five years; Medium term: five to ten years;

Consideration	Indicative criteria
	Long term: ten to twenty-five years Permanent: more than twenty-five.
Reversibility	The prospect and the practicality of the effect being reversed within twenty-five years, or within a generation

Indicative criteria used to determine the magnitude of change is as follows:

Table A1- 11 Indicative criteria for assessing magnitude of visual change

Magnitude of Change	Visual Change
Great change	Major size or scale of change, affecting a large proportion of the angle of the view, or affecting views from a wide area; continuing into the longer term or permanently, with low prospect of reversibility.
Medium change	Intermediate size or scale of change, affecting part of the angle of the view, or affecting some views from the wider area, or larger scale of change in views from within the immediate context of the site; continuing into the medium term, with good prospect of reversibility.
Small change	A minor proportion of the angle of view is affected or the contribution of the changed elements or characteristics to the composition of the view is not important; the changes are viewed from longer distances, are short term and reversible.
Negligible/no change	Barely perceptible change or the change is difficult to discern; No change in the view or the changes due to the development are out of view.

Judging the overall significance of visual effects

Final conclusions about the degree of visual effects, whether adverse or beneficial, relate the separate judgements about sensitivity of the receptors and magnitude of the changes, as illustrated in the indicative criteria shown in **Table A1-11**:

Table A1- 12 Indicative criteria for assessing visual effects

Visual effect	Indicative criteria
Major	Great change or visual intrusion experienced by highly sensitive viewers or from highly sensitive public viewpoints; The proposal would cause a great deterioration in the existing view available to highly sensitive viewers; Great improvement in the view, sufficient to upgrade overall visual amenity. Large scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view, especially where affecting people who are particularly sensitive to changes in views and visual amenity or people at recognised and important viewpoints or from recognised scenic routes.
Moderate	Medium change or visual intrusion experienced by moderately sensitive viewers; Smaller change to higher sensitivity viewers or greater change to less sensitive viewers.

Visual effect	Indicative criteria
Minor	Small or localised visual intrusion in the existing view, especially for less sensitive viewers. Small or localised reduction in visual intrusion, or improvement in the view. Reversible short term changes, in views available to people for whom the view of the landscape is not the principle focus of interest.
Negligible	Negligible change in the view or the change is difficult to discern even for a highly sensitive viewer.

In addition to these criteria, in some instances the effect may be discernible or greater, but offset by other considerations, for example, through the mitigation or landscape proposals for the development, and the resulting effect is neither beneficial nor adverse.

The following factors inform the judgment about the significance of visual effects:

- Major effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant.
- Major effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant.
- Large scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view.
- As for landscape effects, where visual effects are judged to be significant and adverse, proposals for preventing/avoiding, reducing or offsetting or compensating for them are set out (referred to as mitigation).

The significant visual effects remaining after mitigation are summarised as the final step in the process.

Appendix 2 - Policy

Erewash Core Strategy, adopted 2014

Policy 1: Climate Change

1. All development proposals will be expected to mitigate and adapt to climate change, and to comply with national targets on reducing carbon emissions and energy use.

Sustainable Design and Adaptation

2. Relevant development, including refurbishment where it requires planning permission, will be expected to take account of the following:

a) how it makes effective use of sustainably sourced resources and materials, minimises waste, and water use. For residential development, planned water use should be no more than 105 litres per person per day;

b) how it is located, laid out, sited and designed to withstand the long and short term impacts of climate change, particularly the effect of rising temperatures, sustained periods of high temperatures and periods of intense rain and storms;

c) that the building form and its construction allows for adaptation to future changes in climate; and

d) that the building form and its construction permits further reduction in the building's carbon footprint, where feasible and viable.

Reducing Carbon Dioxide Emissions

3. Relevant development should demonstrate how carbon dioxide emissions have been minimised in accordance with the following energy hierarchy:

a) using less energy through energy efficient building design and construction, including thermal insulation, passive ventilation and cooling;

b) utilising energy efficient supplies – including connecting to available heat and power networks; and

c) maximising use of renewable and low carbon energy generation systems.

Decentralised Energy Generation

4. The extension of existing or development of new decentralised renewable and low-carbon energy schemes appropriate for the plan area will be promoted and encouraged, including biomass power generation, combined heat and power, and micro generation systems. In line with the energy

hierarchy, adjacent new developments will be expected to utilise such energy wherever it is feasible and viable to do so.

Flood Risk and Sustainable Drainage

5. Development proposals that avoid areas of current and future flood risk and which do not increase the risk of flooding elsewhere and where possible reduce flood risk, adopting the precautionary principle, will be supported.

6. Where no reasonable site within Flood Zone 1 is available, allocations in Flood Zone 2 and Flood Zone 3 will be considered on a sequential basis.

7. Where it is necessary to apply the Exception Test within the urban areas, it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk.

8. Where appropriate, further guidance on the application of the sequential and exception test will be set out in Local Development Documents.

9. All new development should incorporate measures to reduce surface water run-off, and the implementation of Sustainable Urban Drainage Systems into all new development will be sought unless it can be demonstrated that such measures are not viable or technically feasible.

Policy 2: The Spatial Strategy

1. Sustainable development in the plan area will be achieved through a strategy of urban concentration with regeneration. Most development will therefore be located in or adjoining the urban areas of Ilkeston (including Kirk Hallam) and Long Eaton (including Sandiacre and Sawley).

2. The settlement strategy to accommodate this growth is illustrated on the Key Diagram and consists of:

    a) Ilkeston urban area: strategic growth to maximise opportunities for regeneration and economic development of the town;

    b) Long Eaton urban area: development to meet the needs of the existing community over the plan period; and

    c) rural areas: development restricted to within existing settlement boundaries to preserve the openness of the Green Belt.

3. A minimum of 6,250 new homes (2011 to 2028) will be provided for and distributed as follows:

    a) approximately 4,500 homes in or adjoining Ilkeston urban area including approximately 2,000 homes at Stanton Regeneration Site;

    b) approximately 1,450 homes in or adjoining Long Eaton urban area; and

    c) approximately 300 homes within rural settlement boundaries.

4. The Council will prepare a comprehensive action plan to identify and promote those housing sites capable of delivery in the short term and therefore able to ensure that the housing land supply requirements of the National Planning Policy Framework are met. If these requirements are not being met at the latest by the land supply calculated on the basis of the 2015 Strategic Housing Land Availability Assessment then the plan will be reviewed.

5. Significant new employment development will take place at the Stanton Regeneration Site. Further detail is set out at Policy 20.

6. Retail, health, social, leisure and cultural development will be focused in or on the edge of the Town Centres of Ilkeston and Long Eaton. Further detail is set out at Policy 6.

7. Sustainable alternatives to using the private car will be encouraged to address the impacts of growth and meet the objectives of Local Transport Plans. Further detail is set out in Policy 14. This will include:

    a) reopening Ilkeston railway station;

    b) enhancing bus connectivity to and from Ilkeston; and

    c) promoting sustainable travel plans/smarter choices.

8. Strategic Green Infrastructure will be provided or enhanced, in conjunction with the locations for major residential development identified above, in the Strategic River Corridors of the Trent and Erewash, canal corridors, recreation trails and Urban Fringe areas. Further detail is set out at Policy 16.

Policy 3: Green Belt

1. The principle of the Nottingham-Derby Green Belt will be retained. Within Erewash, when considering proposals for development within the Green Belt, regard will be given to:

    a) the statutory purposes of the Green Belt;

    b) maintaining the strategic openness of the Green Belt between the towns of Ilkeston and Long Eaton and the Derby urban area;

    c) ensuring the continued separation of neighbouring towns and rural settlements within Erewash Borough;

    d) safeguarding valued countryside; and

    e) preserving the setting and special character of Erewash towns and rural settlements.

Policy 10: Design and Enhancing Local Identity

1. All new development should be designed to:

    a) make a positive contribution to the public realm and sense of place;

b) create an attractive, safe, inclusive and healthy environment;

c) have regard to the local context and reinforce valued local characteristics; and

d) reflect the need to reduce the dominance of motor vehicles.

2. Development will be assessed in terms of its treatment of the following elements:

a) structure, texture and grain, including street patterns, plot sizes, orientation and positioning of buildings and the layout of spaces;

b) permeability and legibility to provide for clear and easy movement through and within new development areas;

c) density and mix;

d) massing, scale and proportion;

e) materials;

f) impact on the amenity of nearby residents or occupiers;

g) incorporation of features to reduce opportunities for crime and the fear of crime, disorder and anti-social behaviour, and promotion of safer living environments; and

h) the potential impact on important views and vistas, including of townscape, landscape, and other individual landmarks, and the potential to create new views.

3. Outside of settlements, new development should protect, conserve or where appropriate, enhance landscape character. Proposals will be assessed with reference to the Derbyshire Landscape Character Assessment.

Policy 16: Green Infrastructure, Parks and Open Space

1. A strategic approach to the delivery, protection and enhancement of Green Infrastructure will be taken through the establishment of a network of Green Infrastructure corridors and assets, particularly focusing on links between Nottingham and Derby and Ilkeston and Long Eaton (as shown on the Key Diagram), together with corridors and assets of a more local level.

2. The approach requires that:

a) existing and potential Green Infrastructure corridors and assets are protected and enhanced. Priority for the location of new or enhanced strategic Green Infrastructure will be given to locations for major residential development identified in Policy 2, the Strategic River Corridors of the Trent and Erewash, canal corridors, the Erewash Valley Trail, Hopwell to Dale Greenway, Great Northern Greenway, Nutbrook Trail and Urban Fringe Areas;

b) where new development has an adverse impact on Green Infrastructure corridors or assets, alternative scheme designs that have no or little impact should be considered before mitigation is considered. The need for and benefit of the development will be weighed against the harm caused;

c) developments proposed through the Core Strategy should enhance the Strategic Green Infrastructure network;

d) links to and between the Green Infrastructure network will be promoted to increase access, especially in areas of identified deficit, for recreational and non-motorised commuting purposes, and to allow for the migration of species; and

e) Landscape Character is protected, conserved or enhanced where appropriate in line with the recommendations of the Derbyshire Landscape Character Assessment.

3. 3. New or enhanced Green Infrastructure corridors and assets should be as inclusive as possible and multifunctional, looking to make provision for more than one of the following:

a) access to employment and leisure facilities and to Green Infrastructure corridors or assets and the countryside;

b) physical activity and well-being opportunities for local residents such as formal sports provision;

c) educational resource for local residents;

d) biodiversity opportunities;

e) tackling and adapting to climate change;

f) enhancement of landscape character;

g) protection or enhancement of heritage assets and their settings; and

h) opportunities for sustainable leisure and tourism.

4. Parks and Open Space should be protected from development and deficiencies should be addressed in Local Development Documents. Exceptions may be made if the park or open space is shown to be underused or undervalued, the development is a small part of the Green Infrastructure network and will not be detrimental to its function, or the development is a use associated with parks and open spaces. Alternative scheme designs that have no or little impact should be considered before mitigation is provided (either onsite or off site or through contributions as appropriate). Where parks or open spaces are under used or undervalued, the reasons for this should be explored and where possible addressed prior to alternative uses being permitted.

Policy 17: Biodiversity

1. The biodiversity of Erewash will be increased over the Core Strategy plan period by:

a) protecting, restoring, expanding and enhancing existing areas of biodiversity interest, including areas and networks of habitats and species listed in the UK and Lowland Derbyshire Local Biodiversity Action Plans;

b) ensuring that fragmentation of the Green Infrastructure network is avoided wherever appropriate and improvements to the network benefit biodiversity through the incorporation of existing habitats and the creation of new habitats;

c) seeking to ensure new development provides new biodiversity features, and improves existing biodiversity features wherever appropriate;

d) supporting the need for the appropriate management and maintenance of existing and created habitats through the use of planning conditions, planning obligations and management agreements; and

e) ensuring that where harm to biodiversity is unavoidable, and it has been demonstrated that no alternative sites or scheme designs are suitable, development should as a minimum mitigate or compensate at a level equivalent to the biodiversity value of the habitat lost.

2. Designated national and local sites of biological or geological importance for nature conservation will be protected in line with the established hierarchy of designations and the designation of further protected sites will be pursued.

3. Development on or affecting other, non-designated sites or wildlife corridors with biodiversity value will only be permitted where it can be demonstrated that there is an overriding need for the development and that adequate mitigation measures are put in place.

Erewash Borough Local Plan Saved Policies 2005 (Amended 2014)

Policy H3 - Village Housing Development

Within the boundaries of the Villages of Breaston, Draycott, Borrowash, Ockbrook, Breadsall, Little Eaton, Stanley, Stanley Common, West Hallam, Part of Risley and Stanton-by-Dale, as defined on the proposals map, infilling and small-scale housing development may be permitted, subject to the Council being satisfied as to details of design, access and location.

Policy H12 - Quality and Design

In considering applications for housing development, the borough Council will require that the proposals:

1) Are in scale and character with their surroundings;

2) Have regard to distinctive landscape features and provide supplementary landscaping where appropriate, particularly where the development is visually prominent or situated on the established urban fringe;

3) Provide adequate amenity space for each dwelling;

4) An acceptable standard of privacy within private garden areas is achieved by visually appropriate boundary treatment;

5) Are located so as to avoid being unduly affected by noise or smells from nearby uses that would be expected to generate such effects.

Policy EV14 - Protection of Trees and Hedgerows

Planning permission will not be given for development which would destroy hedgerows, areas of woodland, ancient woodland, trees protected by a tree preservation order, or trees in a conservation area unless their removal would:

1) Be in the interests of good arboricultural practice; or unless

2) The proposed development outweighs the amenity and conservation value of the protected trees, woodlands or hedgerows.

If the removal of a hedgerow or one or more trees is permitted as part of a development, a condition may require that a replacement hedgerow or an equivalent number or more new trees be planted either on or near the site.

Where trees are to be retained, planning permission will not be granted for development, including buildings, roads, pavements and underground services which will adversely affect the health of the trees.

Policy EV16 - Landscape Character

Development should recognise and accord with the landscape character within which it is located having regard to materials of construction, height of buildings, roof design, landscaping, means of access, density of development, sustainable patterns of development and traffic generation being appropriate for the location of the development.

Policy GB2 - Development Within Settlements

Within the settlements washed over by the green belt, limited infilling development will be permitted where all the following criteria are satisfied:

1) It is located within the built up framework of a settlement;

2) The proposal represents either consolidation within the existing built up framework without intruding into the open countryside or the infilling of a small gap in an otherwise substantially built up frontage;

3) The development is of a scale and design which respects the character of the settlement and the surrounding countryside;

4) The proposed development is appropriate to the green belt setting and does not have an adverse impact on the settlement.

Policy GB7 - Low Cost Housing in the Green Belt

Low cost housing within the green belt may be permitted on land that would not otherwise be released for development, provided that;

1) It meets a genuine demonstrable local housing need that could not otherwise be met;

2) The dwelling remains in the low cost sector in perpetuity;

3) The proposal is small in size and relates well to the existing settlements in terms of design and scale;

4) The proposal is not harmful to the character or appearance of the green belt;

5) That the development does not result in unacceptable coalescence or the narrowing of an important open break.

Applicants must provide evidence of how the dwellings will remain affordable in perpetuity and planning permission will only be granted subject to legal agreements to ensure that they remain affordable in perpetuity.

Appendix 4 - List of figures