



Repton Parish Council

Repton and Milton Villages, Derbyshire

LANDSCAPE CHARACTER AND VISUAL AMENITY

December 2016

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Rev	Issue Status	Prepared / Date	Approved/Date
-	DRAFT	EAF/ 20.12.16	EAF/ 20.12.16

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1.0 INTRODUCTION

- 1.1 FPCR Environment and Design Ltd (FPCR) was appointed by Repton Parish Council to undertake a brief appraisal of landscape character and visual amenity of Repton and Milton villages in the South Derbyshire District. The purpose of this work is to assist in underpinning policy contained within the Parish of Repton Neighbourhood Development Plan (NDP) 2016-2028.
- 1.2 This document provides a broad overview of the local landscape character and visual amenity of the parish, together with opportunities and constraints in the context of new development including recommendations for Green Infrastructure.

2.0 LANDSCAPE CHARACTER

National Landscape Character

- 2.1 The National Character Areas (NCAs), mapped by Natural England, divide England into 159 distinct natural areas. Each 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. A profile document, prepared for each NCA, provides a broad contextual understanding of extensive landscape areas and establishes the general characteristics of the wider landscape.
- 2.2 Repton and Milton lie within NCA 70: Melbourne Parklands¹, at its northern edge. This NCA is:-
“...located between the ancient forests of Needwood and Charnwood. The Trent Valley forms its northern and western boundary, in a wide arc sweeping round from its confluence with the River Soar in the north-east, to Burton-upon-Trent in the south-west”.
- 2.3 Key characteristics for NCA 70 include:-
- *An undulating landform of Sherwood Sandstone in the west of the NCA...*
 - *Differential erosion by dynamic river systems has dissected the plateau and created narrow-sided, north-flowing river valleys. Two valleys have been dammed to form large reservoirs.*
 - *Large landscaped parks with grand country houses and mixed woodlands, and remnant orchards associated with market gardening.*
 - *New woodland planting associated with The National Forest.*
 - *There are many scattered, sometimes ancient, hedgerow trees in the core area. By contrast, low and well-trimmed hedges are found around some arable fields in peripheral areas.*
 - *Extensive areas of unimproved pasture and remnant acid grassland with heathy scrub persist, with woodland on some steep, undulating sandstone slopes.*
 - *The major Mercian ecclesiastical centres at Repton...are rich in Christian and Viking heritage, and prominently-sited churches invoke a historic feel to the NCA...*
 - *Large, nucleated villages – the most remote built of attractive, mellow yellow brick, with a few surviving timber-framed buildings.*

¹ Natural England (2015) **National Character Area Profile 70: Melbourne Parklands** Natural England

- *Small, clustered red-brick villages retain a rural character, but those close to the River Trent valley, including...Repton..., are larger.*
- 2.4 The NCA includes four 'Statements of Environmental Opportunity (SEO)'. Those of relevance are set out below:
- 2.5 **SEO 1:** *"Manage the new planting of The National Forest and restore the characteristics of the historic parklands and woodlands. Conserve and manage the hedgerows and hedgerow trees, preserving the field patterns of early enclosures and maintaining the legacy of historic land use, bringing benefits for soil quality, biodiversity and recreation.*
- 2.6 *For example by:-*
- *Protecting the setting of historic designed parkland, associated country houses, and estate farmsteads and villages, for the benefits to heritage and recreation.*
 - *Working with developers to establish hedgerows of native species as part of commercial and residential development."*
- 2.7 **SEO 4:** *"Protect and enhance the historic landscape character and historic ecclesiastical centres. Promote opportunities for high-quality, accessible green space, and for the interpretation of historical features, increasing opportunities for community engagement, access, recreation and education.*
- 2.8 *For example by:*
- *Using an understanding of local architectural traditions and materials, in combination with the historic pattern of settlement, to plan for and inspire new development.*
 - *Protecting important registered parks and gardens and historic centres, for example at...Repton, and their settings. Seeking to increase opportunities for people to enjoy and deepen their understanding of the natural and historic environment and to take action to improve it.*
 - *Masterplanning new urban expansions to ensure that accessible, multi-functional green spaces become an integral component, establishing a high-quality environment for the local community. Key views to and from settlements should be retained.*
 - *Integrating the co-ordinated provision of green infrastructure into any development, ensuring that local communities have opportunities to enjoy their local green space and to take action to improve it.*
 - *Ensuring that any development plans include areas for landscape character and biodiversity enhancement, for example wildlife corridors...*
 - *Improving access to the rights of way network and National Cycle Network through new rights of way that will offer increased opportunities for recreation..."*
- 2.9 Within supporting document 2: Landscape Change; key drivers of change include:-
- *"Castle Donington, Melbourne, Shepshed and Repton, have grown and are now important commuter settlements within easy reach of Derby, Leicester, Nottingham and the airport. They are likely to remain under development pressure.*

- *Development pressure around the larger commuter villages and towns offers opportunity to ensure new development is well designed and incorporates green infrastructure. This will bring opportunities to reduce abrupt urban-rural contrast...*
- *The character of the distinctive villages...should be carefully managed and protected."*

Regional and County Landscape Character

East Midlands Regional Landscape Character Assessment (2010)

- 2.10 The East Midlands Regional Landscape Character Assessment² provides a regional overview *"to help ensure that there is a more coherent, consistent and integrated approach to landscape planning, protection and management across the East Midlands"*.
- 2.11 The northern part of Repton lies within Landscape Character Type 'Group 3: River Valley Floodplains; 3a Floodplain Valleys', while the southern part of the village and Milton lie within 'Group 5: Village Farmlands; 5b Wooded Village Farmlands' as shown at Figure 1. The landscape character descriptions for these character types make no specific reference to either Repton or Milton.
- 2.12 Key characteristics of '3a Floodplain Valleys' include:-
- *"Limited woodland cover...;*
 - *Regular pattern of medium to large fields defined by hedgerows or post and wire fencing...;*
 - *Hedgerow and riverside trees important component of landscape. Alder, willow and poplar are typical riverside trees;*
 - *Limited settlement and development in rural areas; and*
 - *Sewage treatment works and power stations common close to larger settlements that fringe the floodplains."*
- 2.13 Under 'Built Development: Shaping the Future Landscape', the assessment states:-
"The aim should be to protect the open and unsettled character of the landscape and limit the visual impact of any new structures by locating development on previously developed land or close to existing settlement and avoiding new development on greenfield sites. The siting of new development should also avoid floodplain areas, in accordance with government planning policy. Best practice innovative architectural ideas and planning solutions that minimise impact on local landscape and townscape character and utilise eco-friendly high quality design should also be encouraged, along with tree planting around settlement fringes to help integrate new development into the landscape and contribute to the overall perception of a well treed landscape."
- 2.14 Under 'Forestry and Woodland: Forces for Change/ Shaping the future Landscape', it states:-
"...woodland cover is generally sparse, and unless carefully sited, new planting can introduce inappropriate and visually intrusive elements in this open landscape.
The aim should be to protect the open character of the landscape by ensuring the type and location of new woodland and tree planting is appropriate. Large scale tree planting should generally be

² LDA Design (2010) **The East Midlands Regional Landscape Character Assessment** East Midlands Landscape Partnership

avoided...However, limited native tree planting may be appropriate to soften the impact of built development on settlement margins..."

2.15 Key characteristics of '5b Wooded Village Farmlands' include:-

- *Varied topography, ranging from gently undulating farmlands to rolling hills, becks and steep sided valleys, locally known as 'Dumbles';*
- *Scattered farm woodlands, ancient woodlands on prominent hills and tree lined valleys contribute to a well wooded character;*
- *Well maintained pattern of hedged fields enclosing pasture and arable fields, with evidence of decline close to urban areas;*
- *Sparsely settled, with traditional pattern of farms and small rural villages linked by quiet country lanes; and*
- *Strong sense of landscape history.*

2.16 Under 'Built Development: Shaping the Future Landscape', the assessment states:-

"The aim should be to manage the growth of larger settlements, ensuring development is appropriate in terms of design and scale, and consider the visual impact of any new development. Specific mechanisms include best practice innovative architectural designs and planning solutions, and planting of trees, helping to integrate new development into the landscape. Care should also be taken to prevent coalescence, ensuring separation is maintained between the urban fringe and surrounding settlements".

2.17 Under 'Forestry and Woodland: Forces for Change/ Shaping the future Landscape', it states:-

"...any new woodland planting should be carefully sited as to avoid disrupting long distance views and the sense of openness where it exists.

The aim should therefore be to ensure new planting schemes take full advantage of opportunities to enhance nature conservation and recreation, whilst respecting the pattern and scale of the landscape."

The Landscape Character of Derbyshire (2003)

2.18 At a county level, the Landscape Character of Derbyshire³, prepared by Derbyshire County Council recognises the need to conserve and enhance local distinctiveness, it also acknowledges that, "*all areas have features that contribute or detract from the overall qualities of an area...*" This study, which is relied upon by South Derbyshire District Council, subdivides the NCAs into distinct landscape character types. The northern edge of Repton is located within '*Trent Valley Washlands*'; Landscape Character Type '*River Meadows*' however the majority of the settlement, together with Milton, is located within '*Melbourne Parklands*'; Landscape Character Types '*Estate Farmlands*' and '*Sandstone Slopes and Heaths*' as illustrated at Figure 1. Key characteristics include:-

2.19 '*Trent Valley Washlands: River Meadows*' Landscape Type is summarised as, "*broad, flat flood plains, containing meandering rivers and streams with scattered trees along riverbanks. A pastoral landscape of large, hedged fields with trees scattered along boundaries*".

2.20 Key characteristics include:-

³ Derbyshire County Council (2003) **The Landscape Character of Derbyshire**

- *“Flat flood plains containing meandering rivers and streams;*
 - *Intensive permanent pasture;*
 - *Localised patches of rushes in damp hollows;*
 - *Dense watercourse trees, mainly alder with some localised willow;*
 - *Scattered trees along hedgerows and ditches;*
 - *Regular shaped fields bounded by hawthorn hedges;*
 - *Lanes alongside or crossing the flood plain; and*
 - *Generally uninhabited with sparsely scattered, isolated farmsteads”.*
- 2.21 Planting and Management Guidelines for ‘River Meadows’ recommends the following:-
- **“Primary Woodland Character:** *unwooded;*
 - **Primary Tree Character:** *thinly scattered hedgerow trees and dense watercourse trees;*
 - **Woodland Vision:** *occasional wet woodlands;*
 - **Tree Vision:** *thinly scattered hedgerow trees and dense watercourse trees;*
 - **Typical Woodland Size Range:** *0.5 – 15ha (small);*
 - **Woodland Pattern:** *organic/ linear;*
 - *Ensure the use of indigenous tree and shrub species, including a proportion of large, long lived species; and*
 - *Ensure a balance is maintained between new woodland planting and areas of nature conservation value”.*
- 2.22 Part 2 of the assessment includes a table of objectives for the Management of Development and Landscape Change. Relevant primary aims for ‘Riverside Meadows’ include:-
- *“Conservation of rural character;*
 - *Conservation of historic features;*
 - *Conservation of pastoral character; and*
 - *Conservation of primary field boundaries”.*
- 2.23 ‘Melbourne Parklands: Estate Farmlands’ Landscape Type is summarised as, *“a broad, gently rolling lowland mixed farming landscape with occasional red brick villages, scattered estate farmsteads and country houses. Tree cover is well represented with small estate woodlands, dense watercourse trees, scattered hedgerow trees and localised parkland trees”.*
- 2.24 Key characteristics include:-
- *“Gently rolling lowland sandstone plateau dissected by minor river valleys;*
 - *Mixed farming with intensive arable cropping and improved permanent pasture;*
 - *Estate woodlands with broadleaf and coniferous species;*
 - *Scattered hedgerow trees;*
 - *Predominantly medium size semi-regular and regular fields enclosed by hedgerows;*
 - *Settlements constructed of red brick with red clay tiled roofs;*
 - *Scattered red brick estate farmsteads and the occasional country house; and*
 - *Open views from elevated areas, some long distance, over surrounding lower lying landscapes”.*
- 2.25 Planting and Management Guidelines for ‘Estate Farmlands’ recommends the following:-
- **“Primary Woodland Character:** *thinly scattered small plantations;*
 - **Primary Tree Character:** *thinly scattered hedgerow trees...and localised amenity tree groups;*
 - **Woodland Vision:** *thinly scattered small plantations;*

- **Tree Vision:** *thinly scattered hedgerow trees...and localised amenity tree groups;*
 - **Typical Woodland Size Range:** *0.5 - 10ha (small);*
 - **Woodland Pattern:** *regular plantations;*
 - *Small scale woodland planting;*
 - *Promote linked extensions to ancient woodland by natural regeneration and planting;*
 - *Re-establish and enhance physical links between existing isolated woodland and hedgerows; and*
 - *Conserve and renew ornamental plantations and individual parkland trees”.*
- 2.26 Within Part 2 of the assessment under Management of Development and Landscape Change, relevant primary aims for ‘Estate Farmlands’ include:-
- *“Conservation of rural character;*
 - *Conservation of settlement pattern;*
 - *Conservation of vernacular character;*
 - *Conservation of historic features;*
 - *Management of field margins; and*
 - *Conservation of primary field boundaries”.*
- 2.27 ‘Melbourne Parklands: Sandstone Slopes and Heaths’ Landscape Type is summarised as, “a wooded, pastoral landscape on moderate to steep slopes with prominent rounded undulations and hillocks”.
- 2.28 Key characteristics include:-
- *“Prominent landform of moderate to steep sandstone slopes and valleys with rounded undulations;*
 - *A pastoral land-use with mixed farming on gentler gradients;*
 - *Prominent woodland with small linear woods, scattered hedgerow trees...*
 - *Medium to large size regular and sub-regular fields with mixed species hedgerows; and*
 - *Sparsely settled landscape with very occasional red brick and clay tile farmsteads and estate cottages”.*
- 2.29 Planting and Management Guidelines for ‘Sandstone Slopes and Heaths’ recommends the following:-
- **“Primary Woodland Character:** *densely scattered small woodlands;*
 - **Primary Tree Character:** *thinly scattered hedgerow...trees...;*
 - **Woodland Vision:** *densely scattered small woodlands;*
 - **Tree Vision:** *thinly scattered hedgerow...trees...;*
 - **Typical Woodland Size Range:** *0.5 - 10ha (small);*
 - **Woodland Pattern:** *organic/ linear;*
 - *Ensure the use of indigenous tree and shrub species, including a proportion of large and long lived species; and*
 - *Ensure a balance is maintained between new woodland planting and areas of nature conservation value”.*
- 2.30 Within Part 2 of the assessment under Management of Development and Landscape Change, relevant primary aims for ‘Sandstone Slopes and Heaths’ include:-
- *“Conservation of rural character;*

- *Conservation of settlement pattern;*
- *Conservation of historic features; and*
- *Conservation of primary field boundaries”.*

2.31 The character assessment also sets out recommendations for native hedgerow and woodland species mixes for each landscape type. It does not consider development pressures or make any comments on suitability of the landscape for development.

Local Landscape Character

2.32 In the absence of a published local (district level) landscape character assessment, the following provides a brief description of local character based upon desk study and site survey.

Settlement Character

2.33 Both Repton and Milton lie within a narrow valley surrounded by predominantly arable farmland with occasional grazing. Milton is a significantly smaller village than Repton and is tucked well into the valley c.1km to the east. Landmark features include St Wystan’s church, buildings associated with Repton School and, from higher up the valley sides, Willington Power Station cooling towers to the north. The villages are directly connected by two rural roads, Milton Road and Mount Pleasant Road, which are defined by hedgerows restricting visibility across adjacent fields. A series of public rights of way provide further direct links between the two settlements.

2.34 Repton has a traditional character of predominantly red brick vernacular buildings at its core, affording a strong sense of place, with more modern development towards the edges of the village. This is particularly evident at the eastern (where properties at Longlands are the most recently constructed) and western peripheries. Milton, being a ribbon settlement, comprises of traditional two and three storey red brick vernacular buildings interspersed with modern examples; these are evident at either end of the village and include Walnut Close.

2.35 Trees are a typical characteristic feature throughout these valley side settlements with planting occurring along much of the settlement perimeter softening the built edges. Elevated views towards Repton from the west comprise of properties softened by tree cover within the settlement together with that on adjacent higher ground. Similarly, Milton is very well contained by tree cover when viewed from the surrounding higher ground, with buildings barely visible from the north and west.

Historic Core

2.36 At the core of Repton is St Wystan’s church (Grade I Listed) which, with its unusually high steeple, is visible from much of the surrounding landscape. Repton School imposes a strong presence and character occupying numerous buildings throughout the village centre; the majority of the school buildings are traditional, incorporating foundations of the former Repton Priory, with some more contemporary additions, most notably the large, predominantly glazed, science block.

2.37 A monument is located at the roundabout where the four roads serving the village converge. This is framed by several distinctive red brick traditional buildings, several of which are listed. Numerous other listed buildings occur along Main Street and Willington Road and include many of the school buildings.

2.38 Milton comprises a traditional ribbon development along a single road (Main Street) which runs through the valley bottom. Buildings align the footpath along Main Street and tend to be of red brick

vernacular generally bounded by low red brick walls, clipped hedgerow or a combination of the two. A small number of properties are set back from the road and include garden planting with some trees.

- 2.39 Both Repton and Milton has a designated Conservation Area which encompass the historic core as demonstrated at Figure 1.

Rural Context

- 2.40 The local landscape can be broadly characterised as '*Broad Shallow Valley*', '*Valley/ Valley Slopes*', '*Ridgeline/ Open Plateau*'. These are briefly described below and identified at Figure 1.

Broad Shallow Valley

- 2.41 A wide tract of low lying predominantly flat land to the north of Repton and Milton, this area encompasses the River Trent corridor and Willington village and is characterised by a medium to large scale field pattern of open agricultural farmland. Fields are bounded by hedgerows with hedgerow trees, tree cover is otherwise limited to linear tree belts and riparian woodland.
- 2.42 An industrial influence is afforded by the power station and cooling towers, which are a dominant yet distinctive feature within the localised landscape. A number of pylons and power lines prominently criss-cross the landscape which is well served by public rights of way. Few isolated properties and farmsteads are evident within the area.

Valley/ Valley Slopes

- 2.43 A predominantly settled landscape character of two narrow valleys which open up into the Trent Valley to the north. The valleys encompass the settlements of Repton and Milton; Repton extends onto the valley slopes, particularly at its eastern edge, while Milton, a much smaller linear village, remains quite contained within the valley. Beyond the village edges is a backdrop of ridgelines and open rolling landscape.
- 2.44 The valley sides become slightly steeper further south of the settlements where undulating landform is more pronounced; of which there is a particularly distinctive example immediately south-east of Repton, adjacent to Mina Street.
- 2.45 Public rights of way connect the heart of the villages with the extensive network out into the wider countryside.

Ridgeline/ Open Plateau

- 2.46 An open, intrinsically rural, landscape generally characterised by medium to large arable fields divided by low trimmed hedgerows with occasional hedgerow trees, although in places field boundaries have been removed completely as a result of intensive farming practices.
- 2.47 Landform is rolling and undulating with areas of woodland on higher ground providing localised areas of containment. Local copses, spinneys and tree groups around rural properties on higher ground provide a sense of intimacy in localised areas. Distinctive wooded highpoints are evident between Repton and Milton; Askew Hill, where several older rendered properties are located within woodland, and Mount Pleasant, again where Ridgeway Farm and the adjacent cluster of properties lie amongst mature tree planting. Properties, including Springfield House, and farmsteads, tend to be isolated within the landscape.

- 2.48 The open landscape is criss-crossed by an extensive public right of way network of footpaths and bridleways which provide strong connectivity between the two settlement areas.

Separation of Repton and Milton

- 2.49 Within the local landscape area there is an overriding need to ensure that potential coalescence of the two villages is avoided. There is a short distance of c.1km between Repton and Milton however the rising land between the two villages, which is reinforced by the settlements (particularly Milton) being nestled along the valley bottom, provides a perception of separation from one another. A sufficiently wide gap should therefore be retained to allow a sense of leaving one place before arriving at the other.

Topography

- 2.50 Repton is located at the mouth of a narrow, minor valley, which opens out into the expansive Trent Valley to the north. The core of the village passes through the base of the valley at c.40 - 55m above ordnance datum (AOD). The broad Trent Valley floodplain flows east to west immediately north of Repton at between 40 and 45m AOD. The settlement has expanded along the western and eastern valley sides with the most recent residential development located at Longlands on the eastern edge of Repton which lies at c.60-70m AOD.
- 2.51 To the east of Repton lies Milton, also at the mouth of a small valley at the point where it opens out into the Trent Valley at around 56m AOD. The settlement is well nestled into the valley.
- 2.52 Localised high points occur between the two settlements; Askew Hill at c.78m AOD to the north and Mount Pleasant (south of Ridgeway Farm) at c.86m to the south. This ridge of land extends, and continues to rise, further south.

Landscape Designations

- 2.53 Figure 1 illustrates the location of Repton and Milton Conservation Areas as identified within the SDDC Local Plan: Part 1⁴. Several Listed Buildings occur within the villages, these are also identified at Figure 1.
- 2.54 Neither settlement nor their immediate surroundings are covered by any national or local landscape quality designations such as Area of Outstanding Natural Beauty (AONB) or Area of High Landscape Value and the landscape does not form part of the South Derbyshire Green Belt.

3.0 VISUAL AMENITY

- 3.1 Members of the NDP Working Group identified what they considered to be important and/ or sensitive views within the parish. Photographs have therefore been taken to illustrate views from specific vantage points along public rights of way and local rural roads, including views of approaches and gateways into the villages.
- 3.2 The photographs depict varying degrees of visibility and include both short and long range views, demonstrating the nature of the existing visual amenity of the area. Viewpoint locations are illustrated at Figure 1 while the photographs are included at Figures 2 – 12. The views are briefly described below.

⁴ South Derbyshire District Council (2016) **South Derbyshire Local Plan: Part 1 (Adopted 13 06 2016)**

Identified Important/ Sensitive Views

Viewpoint 1: View west from Repton cemetery

- 3.3 A view towards St Wystan's Church which rises above the mature trees and hedges in the foreground. Beyond the cemetery hedgerow boundary are allotment gardens together with a handful of existing properties at Monsom Lane which are obscured and softened by intermittent garden planting.

Viewpoint 2: View south-west from PRow SD37/29/1

- 3.4 A slightly elevated view towards the edge of Repton from adjacent agricultural land. Properties at Burdett Way, visible in the foreground, are located along the valley side and prevent views of the majority of the village lower down in the valley. Nestled amongst mature trees, St Wystan's church features prominently to the north-west and there are views towards open countryside which forms part of the skyline south-east of Repton.

Viewpoint 3: View south from Askew Hill; PRow SD37/29/1

- 3.5 Taken from a local vantage point, this elevated view illustrates the proximity of the settlements to each other as well as the agricultural farmland separating them. To the south-east Milton is barely visible being well-contained within the valley landscape, to the west is Repton where more recent housing at the eastern edge of the village is clearly visible at the top of the valley. The majority of Repton village however is not visible owing to combination of landform and intervening mature vegetation. Springfield House is situated within farmland on the plateau between the two settlement areas.

Viewpoint 4: View west from PRow SD37/27/2

- 3.6 A relatively elevated and predominantly agricultural view towards Repton village, of which only the eastern residential edge at the top of the valley side is clearly visible alongside Springfield House and somewhat detracts from an otherwise rural skyline. The landmark of St Wystan's church steeple can also be seen as well as individual properties within woodland on Askew Hill.

Viewpoint 5: View east from PRow SD37/27/2

- 3.7 A relatively elevated view across agricultural farmland, Milton village can be seen within the valley where built development is softened by field boundary hedgerows and trees, garden planting and the wooded backdrop along its eastern edge. This is reinforced by the woodland at Foremark which dominates the skyline further east.

Viewpoint 6: View west from Milton Road

- 3.8 An open view from Milton Road, which links Repton and Milton. Typically rural in nature, this approach is delineated by grass verge with low trimmed hedgerow interspersed with hedgerow trees and is flanked by agricultural farmland which separates the villages. The view is generally rural although the new housing at Longlands, marking the eastern edge of Repton, is prominent on the skyline. Springfield House is also visible in the context of the residential fringe and housing within woodland on Askew Hill can also be glimpsed.

Viewpoint 7: View south-east from Milton Road

- 3.9 Approaching Milton, this view is generally rural with a grass verge and low clipped hedgerow defining the road beyond which lies the existing hamlet nestled within the valley. The built development edge is softened by mature trees and hedges which helps settle it into the local valley landscape. Agricultural farmland encompasses the settlement, rising to the east and west where the woodland at Foremark defines the skyline.

Viewpoint 8: View south-east from Milton Road/ Main Street junction (western (north) gateway into Milton)

- 3.10 Looking into Milton village from the north, the view opens up immediately ahead, across the top of farm buildings, towards open countryside and woodland planting at the skyline further east of the village. This distant vista is framed by traditional red brick housing aligning Main Street in the foreground.

Viewpoint 9: View east from PRow SD37/20/1

- 3.11 An elevated rural vista looking across Milton which is discretely tucked into the valley and well screened by a mature woodland buffer along its eastern perimeter. The view extends beyond Milton towards the eastern fringe of Repton where the newly constructed residential development at Longlands is partly visible on the otherwise rural skyline.

Viewpoint 10: View east from Mount Pleasant Road/ Main Street junction (western (south) gateway into Milton)

- 3.12 This view demonstrates an attractive rural approach into Milton towards the area of green space which marks the junction between Mount Pleasant Road and Main Street. In contrast to Viewpoint 8, the narrow view is framed by mature roadside and garden vegetation with the main focus being the green space and tree planting within it.

Viewpoint 11: View west from Mount Pleasant Road

- 3.13 Leaving Milton via the road to Mount Pleasant, the road is single track and features wide verges and trees and captures the rural character of the area. Close to the edge of Milton, looking away from the village towards Repton, this view is of the rural road delineated by grass banked verges and a combination of post and wire fence and hedgerow and individual trees within the verge where two oak trees form a gateway. Given the rising landform, Repton is not visible beyond the farmland.

Viewpoint 12: View east from Mount Pleasant Road

- 3.14 An elevated view looking down along the winding road into the valley and Milton. The road is defined by grass banked verges with low clipped hedgerows and occasional hedgerow trees. Part of the settlement is visible with housing filtered and softened by field boundary vegetation and garden planting as well as being set against a backdrop of woodland planting beyond which the woodlands at Foremark form the majority of the skyline. The view demonstrates the rural setting of Milton.

Viewpoint 13: View east from Mount Pleasant Road

- 3.15 Similar to Viewpoint 12, although taken from an elevated location, this far-reaching view shows the strong rural context of Milton which is well contained within the valley and, given the landform and intervening field boundaries, is largely screened from view. Woodlands at Foremark define the skyline beyond the settlement while visibility extends to the outskirts of Derby in the north-east.

Viewpoint 14: View north-west from Mount Pleasant Road

- 3.16 A view towards the eastern fringe of Repton focusses predominantly on the recent housing development at Longlands which is partly still under construction (at the time of writing); there is currently no evident landscape planting to soften the appearance of the built edge or provide a transition between it and the adjacent countryside. Located along the top of the valley side, the housing restricts visibility of the remainder of the village which is largely encompassed within the valley in any event. St Wystan's Church however is prominent at the centre of the village where it juts through the skyline and Willington Power Station cooling towers remain dominant on the skyline to the north.

Viewpoint 15: View north-east from PRow SD37/8/2

- 3.17 Looking towards Milton from the valley side, existing residential properties nestled within the valley can be seen. These are interspersed with mature vegetation which filters and softens their appearance affording a well- integrated character overall. Willington Power Station cooling towers are a dominant skyline feature to the north and the view extends to the River Trent corridor and the outskirts of Derby to the north-east.

Viewpoint 16: View north from PRow SD37/6/1

- 3.18 This relatively distant view towards Repton demonstrates the village in the context of the valley landscape within which it lies together with its proximity to open countryside. St Wystan's church and Repton School are clearly visible at the settlement core and the cooling towers associated with Willington Power Station form part of the skyline to the north. Visibility extends to the Toyota complex which is further north still. Open rolling farmland rises to the east preventing views of Milton.

Viewpoint 17: View north-west from Main Street (southern gateway into Repton)

- 3.19 A relatively channelled approach into Repton along Main Street, delineated by a narrow verge and well established hedgerows, this view illustrates the gentle transition into the village from this direction. Residential properties occur close to either side of the road however gaps between the properties allow visibility of the countryside and valley sides, particularly to the east.

Viewpoint 18: View north-east from PRow SD37/6/4/ Main Street, Repton

- 3.20 Part of Repton Brook corridor, this view illustrates a series of particularly distinctive rolling fields and osier beds in the foreground which, together, create an important feature for Repton as well as providing a link to its heritage; historically osiers were used by the basket making industry for which the village was well known. No built development is evident within the view.

Viewpoint 19: View north-east from PRow SD37/32/3

- 3.21 A panoramic view across agricultural land towards the edge of Repton in the distance where the majority of the village is hidden from view, being nestled within the valley and visually contained by mature tree planting. Built development at the eastern and western perimeters (including Longlands and Burton Road) is visible along the higher valley sides close to the skyline. St Wystan's church and Willington Power Station cooling towers are dominant vertical elements within this expansive view, punctuating the skyline.

Viewpoint 20: View east from Burton Road (western gateway into Repton)

- 3.22 This view depicts a direct, straight approach into Repton. Burton Road has a wide verge with a row of properties aligning its northern side, set well back from the road, while open farmland lies adjacent to its southern edge. Recent structure planting effectively screens views of most of the existing residential properties at Chestnut Way, located on the valley side at the north-western edge of the village, just off Burton Road. Open countryside remains visible on the skyline beyond this vegetation. The village edge has a soft, well vegetated appearance from this location.

Viewpoint 21: View south-east from Willington Road (northern gateway into Repton)

- 3.23 Looking towards Repton from Willington Bridge beyond which Repton can be seen; St Wystan's church provides a focal point south of the bridge while part of Repton School, including a building known as The Hall and the 5th century Prior Overton's Tower, is clearly visible amongst mature vegetation to the west. Built development further east of the church also forms part of the view although the flat nature of the landform restricts views further into the village. In the foreground is low lying agricultural floodplain which flanks the River Trent.

4.0 OPPORTUNITIES AND CONSTRAINTS

- 4.1 It is clear from the analysis of the local landscape character and visual amenity that several important factors require due consideration as part of any future development proposals within the Repton and Milton area.
- 4.2 Figure 13 illustrates the opportunities and constraints and broadly identifies where the settlement fringe is of higher and lower sensitivity, in landscape and visual terms, to future built development. This is down to a number of factors including:-
- Topography and the need to retain a legible gap between the two villages;
 - Landscape character and context;
 - Potential visual impact; and
 - Proximity to conservation area.
- 4.3 It does not however preclude small parcels of residential development, either infill or adjacent to the edges of the settlements, that are sensitively located and planned, appropriate to the size of either Repton or Milton and reflective of their character in terms of layout, building heights and materials which should reflect the local vernacular. Also, development at the village boundaries should incorporate landscaping as appropriate to help with its integration into the local landscape character.

Green Infrastructure Opportunities and Recommendations

4.4 Opportunities and recommendations to guide new Green Infrastructure proposed as part of future developments are set out below:-

- New development should be set within a framework of Green Infrastructure to include landscape buffer planting as well as public open space appropriate to the scale of development.
- Existing site features such as hedgerows, trees and vegetation adjacent to property boundaries should be retained as part of new Green Infrastructure proposals. Existing features should be enhanced and supplemented together with the provision of new suitable landscape buffers as may be deemed necessary to minimise any adverse impacts upon the local landscape character, the setting of the villages as well as the overall visual amenity of the area.
- Consideration should be given to the use of appropriate landscape buffers along the perimeter of any new development to ensure minimal impacts upon the wider landscape.
- Wherever feasible, new Green Infrastructure should connect to existing surrounding features including the hedgerow network, areas of green space and public open space.
- New Sustainable urban Drainage System (SuDS) features should be designed to maximise biodiversity.
- Where existing public rights of way (PRoW) cross a future development site, these should be incorporated within green corridors as part of the development. Consideration should also be given to the provision of pedestrian and cycle access, with connections into Repton and Milton as well as the existing public rights of way.

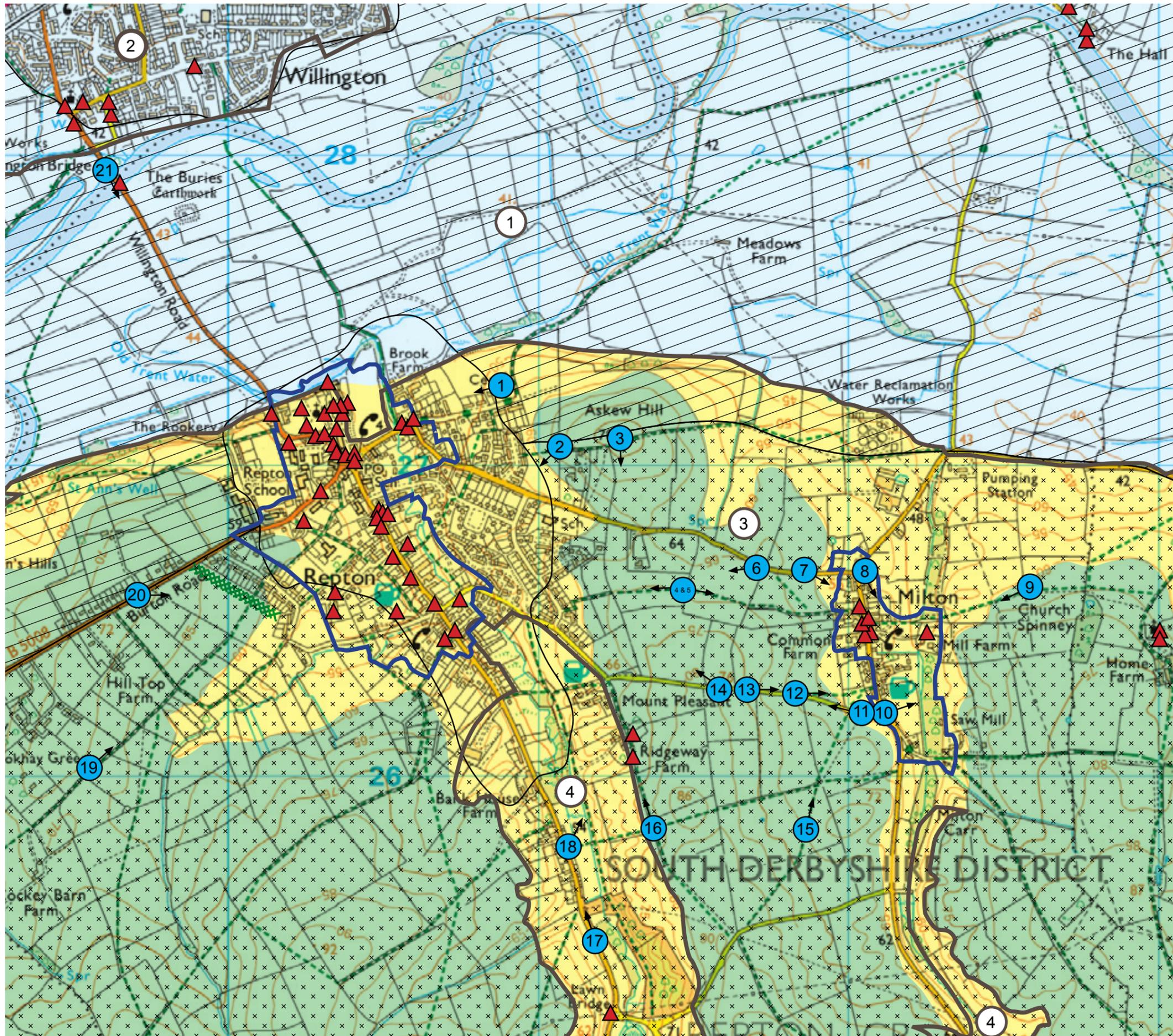
4.5 Where possible, future development should also seek to:-

- Maintain the physical separation between Repton and Milton which reinforces the individual setting and character for each village;
- Safeguard and enhance views identified as being important or sensitive, particularly those towards St Wystan's church, the conservation area including Repton School, entrances/gateways into the villages, views from vantage points such as Askew Hill, and open views of the skyline;
- Respect the settlement pattern and character, particularly along the edge of the villages;
- Enhance the built edge and transition between the village perimeter's and surrounding countryside;
- Protect and enhance the setting and character of St Wystan's church and Repton Conservation Area;
- Conserve the historic field pattern through improving hedgerow boundaries, restore and reinforce primary hedge lines including those along roadsides;
- Safeguard distinctive rolling landform and osier beds;
- Enhance tree cover through small scale planting while retaining a visually open character;
- Provide connections to the 'secondary proposed' Greenway Route 14 which, as proposed in the 'South Derbyshire Greenway Strategy' (Maps 1 and 5), extends from Willington to

Swadlincote/ Melbourne passing through the centre of Repton and skirting along the southern edge of Milton.

Relevant Strategies and Guidelines

- 4.6 In addition to local planning policy and published landscape character assessments (referred to within Section 2.0), the following published documents (current at the time of writing) should also be taken into account for any future development schemes as appropriate. This list, however, is not exhaustive and there may be others of relevance which should also be consulted.
- Rights of Way Improvement Plan for Derbyshire: A new Statement of Action for 2013-2017 (Derbyshire County Council)
 - South Derbyshire Greenway Strategy (Derbyshire County Council, 2006)
 - Better Design for South Derbyshire (SDDC, 2010)
 - Design Brief – Askew Grove and The Crescent, Repton (SDDC, 2010)
 - Supplementary Planning Guidance:-
 - Provision of Outdoor Playing Space in New Developments (SDDC, 1999)
 - Trees and Development (SDDC, 2004)
 - Cycling Strategy (SDDC, 2001)



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East Midlands Regional Landscape Character Assessment (2010)

-  Group 3: River Valley Floodplains; 3a Floodplain Valleys
-  Group 5: Village Farmlands; 5b Wooded Village Farmlands

The Landscape Character of Derbyshire (2003)

-  Trent Valley Washlands: River Meadows
-  Trent Valley Washlands: Lowland Village Farmlands
-  Melbourne Parklands: Estate Farmlands
-  Melbourne Parklands: Sandstone Slopes and Heaths

Local Character

-  Broad Shallow Valley
-  Valley/Valley Slopes
-  Ridgeline/Open Plateau
-  Conservation Area
-  Listed Building
-  Photo Viewpoint Locations
-  Recent Structure Planting

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Figure 1

Housing at Monsom Lane

St. Wystan's Church



PHOTO VIEWPOINT 1: View west from Repton Cemetery

Housing at Burdett Way

St. Wystan's Church



PHOTO VIEWPOINT 2: View south-west from Public Right of Way SD37/29/1

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Milton

Springfield House

Repton



PHOTO VIEWPOINT 3: View south from Askew Hill; Public Right of Way SD37/29/1

Springfield House

St Wystan's Church

Recent housing development at Longlands, Repton



PHOTO VIEWPOINT 4: View west from Public Right of Way SD37/27/2

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Milton



PHOTO VIEWPOINT 5: View east from Public Right of Way SD37/27/2

Recent housing development at Longlands, Repton

Springfield House



PHOTO VIEWPOINT 6: View west from Milton Road

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PHOTO VIEWPOINTS 5 & 6

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Milton



PHOTO VIEWPOINT 7: View south-east from Milton Road

Main Street, Milton



PHOTO VIEWPOINT 8: View south-east from Milton Road/ Main Street junction (western (north) gateway into Milton)

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PHOTO VIEWPOINTS 7 & 8

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Figure 5



PHOTO VIEWPOINT 9: View east from Public Right of Way SD37/20/1



PHOTO VIEWPOINT 10: View east from Mount Pleasant Road/ Main Street junction (western (south) gateway into Milton)

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PHOTO VIEWPOINT 11: View west from Mount Pleasant Road

Milton



PHOTO VIEWPOINT 12: View east from Mount Pleasant Road

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PHOTO VIEWPOINT 13: View east from Mount Pleasant Road



PHOTO VIEWPOINT 14: View north-west from Mount Pleasant Road

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PHOTO VIEWPOINTS 13 & 14

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Figure 8

Willington Power Station

Milton



PHOTO VIEWPOINT 15: View north-east from Public Right of Way SD37/8/2

St Wystan's Church

Toyota

Willington Power Station



PHOTO VIEWPOINT 16: View north from Public Right of Way SD37/6/1

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Repton



PHOTO VIEWPOINT 17: View north-west from Main Street (Southern gateway into Repton)



PHOTO VIEWPOINT 18: View north from Public Right of Way SD37/6/4 /Main Street, Repton

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PHOTO VIEWPOINTS 17 & 18

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Housing at Burton Road, Repton

St Wystan's Church

Willington Power Station

Housing at Longlands, Repton



PHOTO VIEWPOINT 19: View north east from Public Right of Way SD37/32/3

Recent structure planting



PHOTO VIEWPOINT 20: View east from Burton Road, Repton

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fpcr PHOTO VIEWPOINTS 19 & 20

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Figure 11

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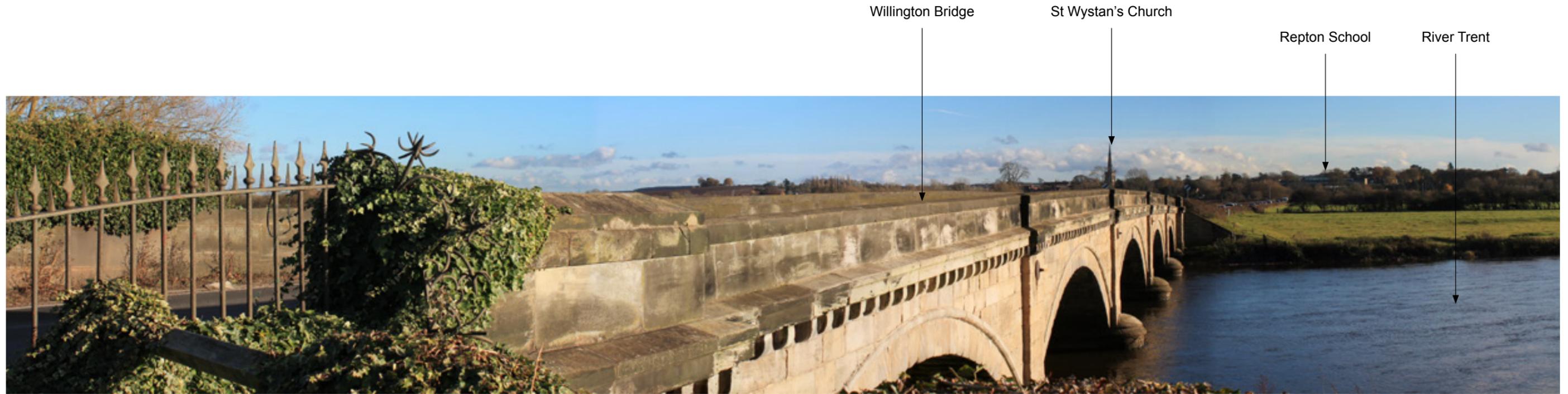


PHOTO VIEWPOINT 21: View south-east from Willington Road (Northern gateway into Repton)

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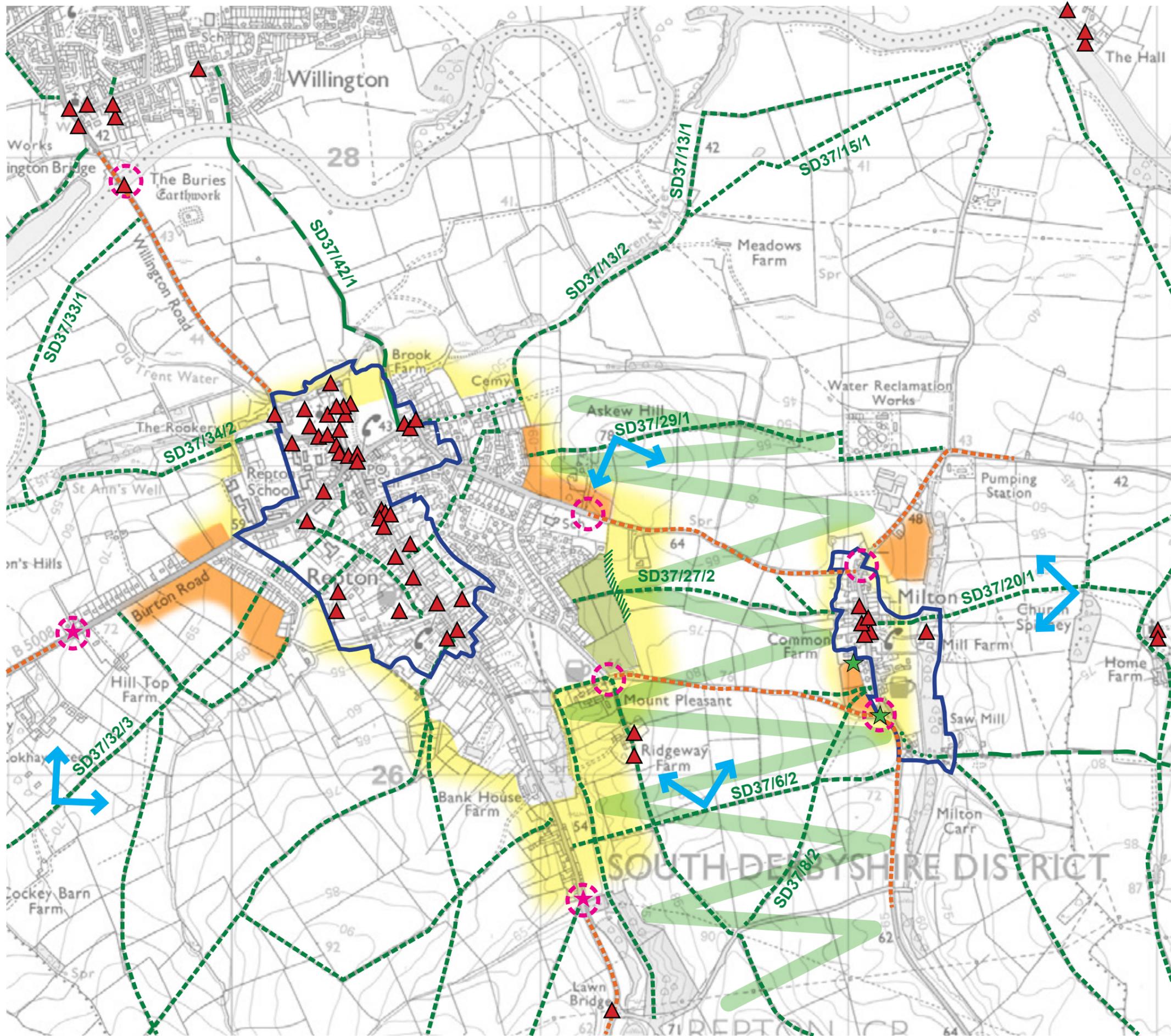
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Figure 12



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-  Open/Elevated landscape between the villages
-  Recent Housing Development
-  Potential for Village Edge Enhancement/ Improved Transition to adjacent Countryside
-  Settlement Edge of Higher Sensitivity, in Landscape and Visual Terms, to Future Built Development
-  Settlement Edge of Lower Sensitivity, in Landscape and Visual Terms, to Future Built Development
-  Entrances/Gateways
-  Potential Village Entrance Enhancement
-  Public Vantage Points/Open Views
-  Important Green Space
-  Rural Approaches
-  Public Footpath
-  Public Bridleway
-  Public Byway
-  Conservation Area
-  Listed Building

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Figure 13