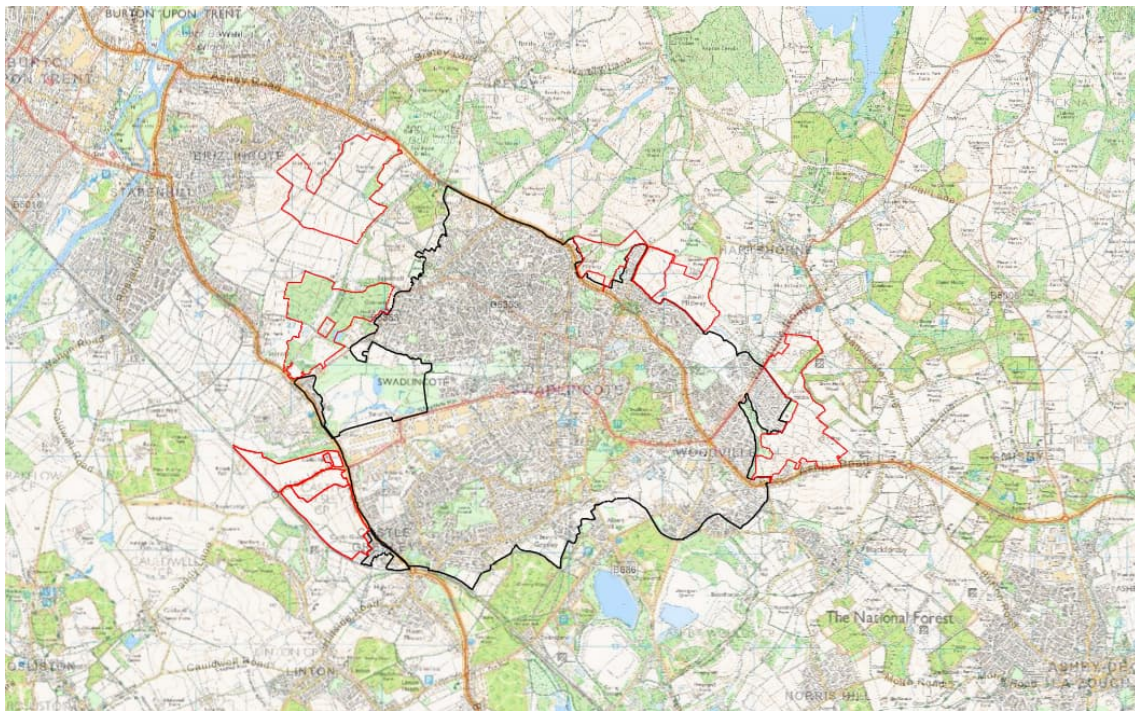


Report

Proposed Residential Site Allocations: Landscape and Visual Site Assessments

Sweco UK Limited
3rd Floor,
1 New York St,
Manchester M1 4HN
+44 161 927 4830

South Derbyshire



10/09/2026

Project Reference: 65219024

Document Reference: 65219024-SWE-XX-XX-T-L-0001-SouthDerbs

Revision: 02

Prepared For: South Derbyshire District Council

Status / Revisions

Rev.	Date	Reason for issue	Prepared		Reviewed		Approved	
01	13.08.26	Draft	PB ED LS AP	12.08.26	PB ED	13.08.26	PB	13.08.26
02	10.09.26	Final	ED	10.09.26	PB	10.09.26	PB	10.09.26

© Sweco 2026. This document is a Sweco confidential document; it may not be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic, photocopying, recording or otherwise disclosed in whole or in part to any third party without our express prior written consent. It should be used by you and the permitted discloses for the purpose for which it has been submitted and for no other.

Table of contents

1	Introduction.....	5
1.1	Background	5
1.2	The sites.....	5
1.3	Structure of the report.....	5
2	Scope and Methodology	6
2.1	Scope	6
2.2	Guidance.....	6
2.3	Study area.....	7
2.4	Approach.....	7
2.5	Assessment tables and criteria.....	8
2.6	Key assumptions.....	11
3	Overview of the Settlement of Swadlincote	12
3.1	Introduction	12
3.2	Settlement pattern.....	12
3.3	Topographical context.....	12
3.4	Landscape character context.....	14
4	Site Assessments.....	21
4.1	Site 1: Land south of Ashby Road East, Burton upon Trent.....	22
4.2	Site 2: Land north west of Park Road, Swadlincote	26
4.3	Site 3: Land at Cadley Lane, Castle Gresley	30
4.4	Site 4: Land West of Burton Road, Castle Gresley	34
4.5	Site 5: Sites 3 & 4 combined.....	38
4.6	Site 6: Land east of Woodville	42
4.7	Site 7: Sandcliffe Road, Swadlincote.....	46
4.8	Site 8: Sandcliffe Road, Swadlincote (west only)	50
4.9	Site 9: Land North of Burton Road.....	54
5	Conclusions.....	58

Table of Figures

Overview of the Settlement of Swadlincote (Section 2)

Figure 1 – Topographical Context

Figure 2 – Landscape Character Context

Site Assessments (Sections 4.1 to 4.9)

Figures S1.1 to S9.1 – Topographical Context

Figures S1.2 to S9.2 – Landscape Character Context

Figures S1.3 to S9.3 – Visual Context

1 Introduction

1.1 Background

In July 2026 South Derbyshire District Council commissioned Sweco UK Ltd to undertake assessments of the landscape and visual sensitivity of sites proposed for potential residential allocation in the Local Plan. The purpose of the study is to advise on which sites are most suitable for residential allocation solely and specifically from a landscape and visual perspective. Sweco's landscape team is a Registered Practice under the Landscape Institute and this assessment has been carried out by Chartered Members (CMLI).

1.2 The sites

Nine sites have been considered (some a combination of others). The sites are all located around the edges of the Swadlincote urban area in South Derbyshire.

The nine sites are referred to as follows:

- Site 1: Land south of Ashby Road East, Burton upon Trent
- Site 2: Land north west of Park Road, Swadlincote
- Site 3: Land at Cadley Lane, Castle Gresley
- Site 4: Land West of Burton Road, Castle Gresley
- Site 5: Sites 3 & 4 combined
- Site 6: Land east of Woodville
- Site 7: Sandcliffe Road, Swadlincote
- Site 8: Sandcliffe Road, Swadlincote (west only)
- Site 9: Land North of Burton Road

These names, and the codes referred to in the assessment tables, are consistent with those used in South Derbyshire's preceding Strategic Housing and Economic Land Availability Assessment (SHELAA).

1.3 Structure of the report

This report is structured as follows:

- Section 2: Scope and methodology
- Section 3: An introductory overview of the settlement of Swadlincote
- Section 4: Site assessments
- Section 5: Conclusions

2 Scope and Methodology

2.1 Scope

The site assessments focus on landscape and visual matters. Ecological and heritage aspects of the landscape are considered in so far as such associations contribute to landscape character and landscape value.

The term landscape is used to refer to both rural landscape and urban townscape. Nevertheless, the principal focus of the assessments is the sensitivity to residential development of areas of open, rural landscape outside of current settlement limits.

As a land-use rather than landscape policy, green belt considerations are excluded from the assessments. The assessments here are strictly focused on landscape character and visual amenity and exclude consideration of any green belt purposes that some areas of open landscape may also fulfil.

2.2 Guidance

The methodology used to undertake the site assessments has drawn on the following published guidance:

- Natural England (2019) *An approach to landscape sensitivity assessment – to inform spatial planning and land management*
- Landscape Institute (2021) *TGN 02-21: Assessing landscape value outside national designations*
- The Landscape Institute and the Institute of Environmental Management and Assessment (2013) *Guidelines for Landscape and Visual Impact Assessment, Third Edition* (GLVIA3);
- GOV.UK (2014) *Landscape and seascape character assessments – How to carry out and use landscape and seascape character assessments*; and
- Natural England (2014) *An Approach to Landscape Character Assessment*.

Definitions for the key terms used in the site assessments (including landscape and visual value, susceptibility and sensitivity) are provided within this established guidance (see glossary provided in Natural England, 2019). This study principally comprises an assessment of the landscape and visual sensitivity of each of the sites. Landscape sensitivity is defined by Natural England in the 2019 guidance as:

‘Within the context of spatial planning and land management, landscape sensitivity is a term applied to landscape character and the associated visual resource, combining judgements of their susceptibility to the specific development type / development scenario or other change being considered together with the value(s) related to that landscape and visual resource. Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value.’

The assessments therefore focus on the principle of residential development at each of the nine sites (from a landscape and visual perspective) and do not address the

question of ‘*capacity*’ (i.e. the amount of residential development that any site might accommodate).

2.3 Study area

Following initial analysis and the production of preliminary Zones of Theoretical Visibility (ZTVs) for residential development on each site, a nominal study area of 2km radius around each site was adopted. This reflects the nature of the local topography and is considered adequate to identify key issues and draw robust conclusions regarding the suitability of different sites for residential allocation. Whilst visibility of residential development could occur over greater distances, the level of landscape or visual effect over such distances is highly unlikely to be deterministic in understanding the sensitivity and suitability of any site.

2.4 Approach

The overall approach of this study focuses on the landscape and visual sensitivity of each site to residential development, principally based on the approach set out in guidance published by Natural England in 2019. The assessments combine desktop and field survey.

Desktop assessment

Preliminary identification, description and evaluation of the existing landscape and visual context of the sites involved a desk-based review and interrogation of the following information sources:

- Ordnance Survey mapping and aerial photography relating to matters such as existing landform, vegetation, settlement patterns, promoted viewpoints and drainage regimes
- Plans containing information relating to landscape designations and landscape related policies at the local and national level
- National landscape character area (NCAs) as defined by Natural England
- Local landscape character assessment as defined by Derbyshire County Council
- A review of any recent representations promoting residential allocation of any of the sites (this helped identify key local issues but has not influenced the outcome of the assessments)
- A review of recently submitted landscape and visual impact assessments associated with submitted planning applications for residential development at any of the sites (similarly, this helped identify key issues that would apply to all sites but has not influenced the outcome of the assessments)

GIS and ZTV analysis

The assessments are supported graphically by an analysis of each site in terms of its:

- Topographical context
- Landscape character context (based on the local landscape character assessment published by Derbyshire County Council)
- The likely visual envelope of residential development on the site

The purpose of the latter was to provide a general impression of the likely extent of visibility were residential development to be introduced on any site. This was achieved

by running Zones of Theoretical Visibility (ZTVs) based on a scatter of nominal points across the full extent of each site set to a nominal height of 5 m above existing grade. A height of 5 m (which is slightly lower than the height of a typical two-storey pitched roof home) was used to help focus in on the principal areas of potential visibility where there would likely be the potential for clear views (rather than glimpsed views) of the type of development likely to be introduced. ZTVs were run using two data sets:

- Terrain data – this is based only on topography (the underlying landform) and provides an impression of worst case potential visibility were landcover to be removed; and
- Surface data – this also allows for the additional screening effect of existing landcover (principally surrounding existing trees, woodlands and built development) to give a more focused impression of where the main views of development would more likely occur.

The areas identified through ZTV analysis are referred to in this study as the indicative ‘visual envelope’ for each site. This visual envelope has been used to identify the areas of landscape (different landscape character areas) that could potentially be affected by residential development as well as to identify any key visual receptor locations potentially exposed to visual change. In the absence of known proposals these visual envelopes have been used to draw only broad conclusions regarding, and a comparative distinction between, the likely extent of visibility associated with different sites.

Field assessment

The sites and surrounding study area were visited during August 2026 during a period of clear weather. The field assessments were undertaken from public highways and other publicly accessible locations including public rights of way (PRoW). The field assessment involved:

- A corroboration of the findings of the desktop review
- Collection of additional information on landcover, landscape elements, character, views and localised screening
- Photography from sample locations within and around each site (these photographs were secured and are presented to gain a general understanding of the nature and context of each site but do not constitute representative viewpoints that have been individually assessed in detail)

2.5 Assessment tables and criteria

The assessment of the sensitivity of each site is set out in an assessment table using a schedule of consistent indicators and criteria. These consider both landscape and visual sensitivity and do so separately for the site (including its landscape and visual contribution in its current condition) and for the likely visual envelope were residential development to take place (the sensitivity of the surrounding area to the effects of development on the site). These indicators are ‘scored’ using the terminology and criteria set out below.

The assessment tables also include preliminary identification of the likely key impacts were residential development to proceed and consideration of opportunities to mitigate effects or deliver landscape enhancements (i.e. the landscape and visual effects of

development on some sites might be easier to mitigate than others). Ease of mitigation and landscape design opportunity are provided to contextualise the assessment but are not 'scored' in the same way as other indicators.

Where appropriate, consideration of mitigation and enhancement opportunities includes preliminary recommendations around how a site might be developed – for example, identification of any key variations in sensitivity across any given site and/or identification of any key areas that might most appropriately be retained for a landscape treatment and kept free of built development.

Overarching sensitivity criteria

Consistent terms have been used to describe the performance of each site against each of the indicators and criteria identified in the assessment tables. These have been taken directly¹ from Natural England (2019) *An approach to landscape sensitivity assessment – to inform spatial planning and land management*. The terms used and their definition are as follows:

'High – Landscape and / or visual characteristics of the site are very susceptible to change and / or its values are high or high / medium and it is unable to accommodate residential development without significant character change or adverse effects. Thresholds for significant change are very low.

High / Medium – Landscape and / or visual characteristics of the site are susceptible to change and / or its values are medium through to high. It may be able to accommodate residential development but only in limited situations without significant character change or adverse effects if defined in the relevant land parcel summary. Thresholds for significant change are low.

Medium – Landscape and / or visual characteristics of the site are susceptible to change and / or its values are medium / low through to high / medium and / or it may have some potential to accommodate residential development in some defined situations without significant character change or adverse effects. Thresholds for significant change are intermediate.

Medium / Low – Landscape and / or visual characteristics of the site are resilient and of low susceptibility to change and / or its values are medium / low or low and it can accommodate residential development in many situations without significant character change or adverse effects. Thresholds for significant change are high.

Low – Landscape and / or visual characteristics of the assessment unit are robust or degraded and are not susceptible to change and / or its values are low and it can accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very high.'

Value and susceptibility

¹ The wording has been amended for the purposes of this study to replace 'assessment unit' with 'site' and to replace 'relevant type of' to 'residential' development.

Consideration of both value and susceptibility has also fed into combined judgements on the overarching sensitivity of different sites to residential development.

Landscape value

The value of an area of landscape (whether across a defined site, a broader visual envelope or landscape character area) may be referred to as either high, medium, or low. Box 5.1 of GLVIA3 (2013), and more recent guidance from the Landscape Institute provided in *TGN 02-21: Assessing landscape value outside national designations* (2021), set out a wide range of considerations that might inform an assessment of landscape value. Factors include landscape condition, distinctiveness, cultural and natural heritage, perceptual (scenic and tranquillity), recreational importance, notable associations (people, events, the arts), and other landscape functions (e.g. ecosystem services or green infrastructure networks). Any assessment is undertaken using professional judgement across this range of factors.

High value landscapes are typically those that: are subject to national-level landscape designations and/ or local-level designations where other criteria are also met; are intact, highly distinctive, and possibly rare; include distinctive and/ or unusual landscape components; display historical and/ or ecological richness; are perceived to be unusually scenic and/ or tranquil; and are widely regarded as important for recreation, a special association or function.

Medium value landscapes are typically those that: are not necessarily subject to national-level and/ or local-level landscape designation, although where such designation exists, other criteria suggest less than High value; are comprised of ordinary or everyday landscape components; display some limited historical and/ or ecological richness; are perceived to display a moderate degree of scenic value and/ or tranquillity; and locally regarded as important for recreation, associations or functions.

Low value landscapes are typically those that: are not subject to national-level and/ or local level landscape designation; are in a state of deterioration with depletion and erosion of character with prominent detractors and discordant landscape features; lack of historical and/ or ecological richness; lack perceptions of scenic value or tranquillity; have little or no importance in terms of recreation, associations and functions.

Landscape susceptibility

Key characteristics of the landscape that might be indicators of susceptibility to residential development can include matters such as scale; enclosure; openness, landform; landcover; landscape pattern; and manmade influences. The susceptibility of the landscape may be referred to as high, medium or low using professional judgement. High susceptibility landscapes have highly distinctive characteristics vulnerable to the type of changes proposed (in this case residential development), where the type of development proposed is absent from the existing landscape and would make no contribution to the existing landscape character. Medium susceptibility landscapes have characteristics with some vulnerability to the type of changes proposed, where the type of development proposed is largely absent from the existing

landscape and would make only a limited contribution to the existing landscape character. Low susceptibility landscapes lack distinctive characteristics, can accommodate the type of changes proposed, and the type of development proposed is present and contributing to the existing landscape character.

Visual sensitivity (of potential receptors)

The sensitivity of visual receptors is assessed by combining consideration of their visual susceptibility with the value, or importance, that they are likely to attribute to their available views. The sensitivity of visual receptors may be referred to as high, medium or low using professional judgement. Typically, high sensitivity visual receptors are people with a particular interest in their available view or with prolonged viewing opportunities such as residential locations; tourist destinations providing a specific important and highly valued view; recreational hilltops; ornamental parks/ designed landscapes; and national trails. Typically, medium sensitivity visual receptors are people with a general interest in their available view or with occasional viewing opportunities and can include residential locations and footpaths where the quality of the existing visual amenity is poor; incidental public open spaces with some visual amenity; and roads that provide access to areas of higher scenic value. Typically, low visual sensitivity receptors are people with a passing interest in their surroundings such as places of employment; major highways; commercial buildings; and commuters.

2.6 Key assumptions

The site assessments incorporate a small number of broad, general assumptions:

- Based on recent precedent across the settlement of Swadlincote, it has been assumed that the predominant residential development typology would very likely take the form of 'traditional' two storey pitched roof homes.
- Reasonable assumptions have generally been made that, although residential development would likely result in some tree and hedgerow removal, good design practice controlled through the planning process would most likely ensure that the principal areas of valuable woodland cover within each site would likely be retained as part of any development (i.e. there has not been a general assumption that sites would be comprehensively clear felled with built development necessarily introduced over their full extent).

3 Overview of the Settlement of Swadlincote

3.1 Introduction

This section of the report provides a general introductory overview of the landscape and visual setting of the settlement of Swadlincote with a focus on its:

- Settlement pattern;
- Topographical context; and
- Landscape character context.

3.2 Settlement pattern

The urban area of Swadlincote lies within a former coalfield area and has experienced considerable development and expansion over recent decades. It forms one of a chain of towns from Burton on Trent to the west through to Ashby de la Zouch and Coalville to the east. The wider area is characterised by a complex and reasonably dense pattern of larger and smaller settlements, with sometimes relatively narrow countryside gaps between them, and with some formerly distinct centres having somewhat merged. Reference to Swadlincote in this study refers to the Swadlincote urban area and is intended to include communities at Woodville and Castle Gresley that may be perceived as distinct and separate places.

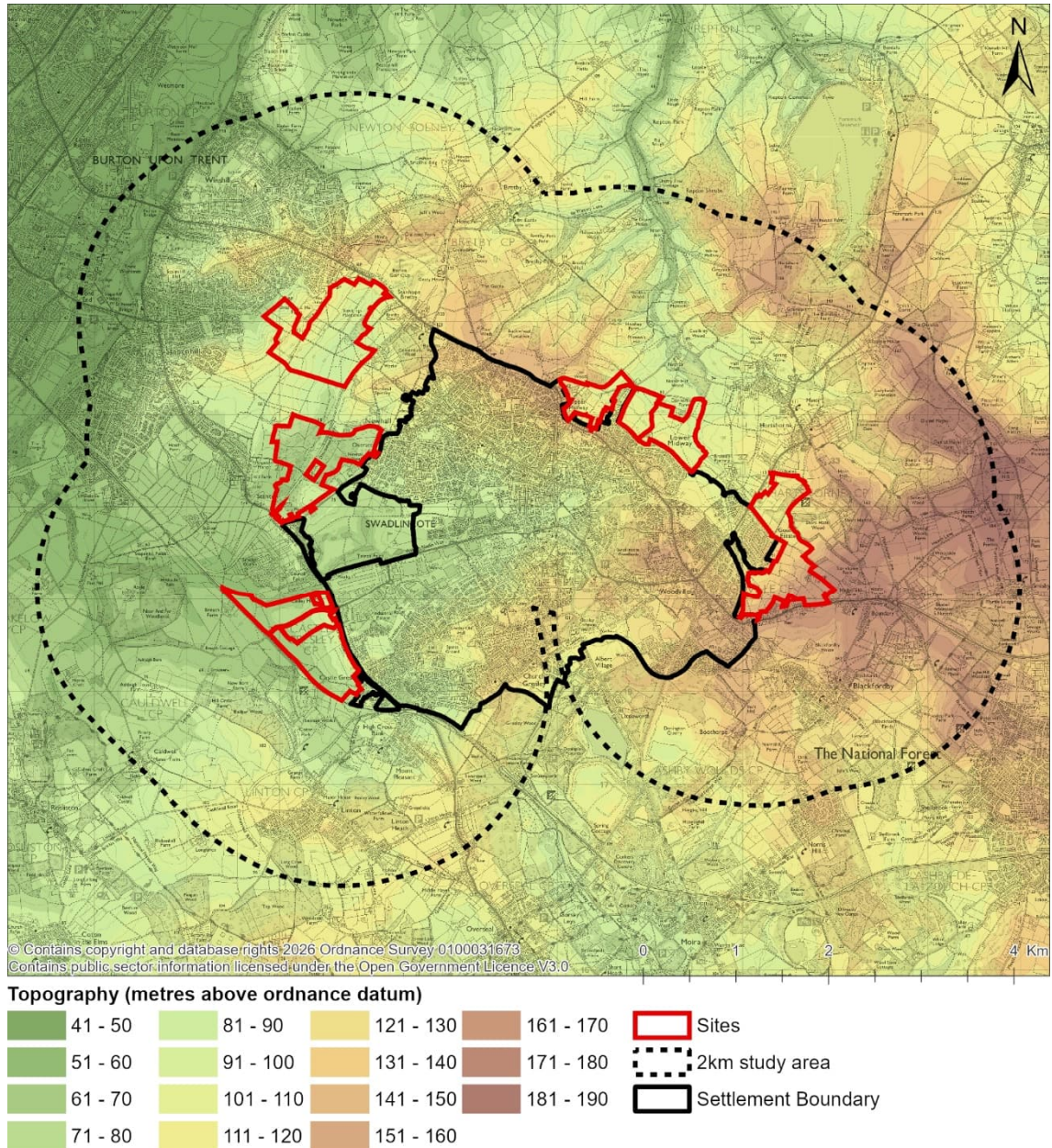
3.3 Topographical context

Swadlincote lies within the gently undulating landscape of South Derbyshire, occupying an elevated ridge and the adjoining valley slopes, principally to the west (see Figure 1). The southern part of Swadlincote is marginally more elevated, comprising a pronounced ridgeline and the plateau area at Woodville. To the northwest and west, the town extends across a shallow, southeast-facing valley-side landscape of gentle undulation, with a localised ridgeline at Castle Gresley. Urban development in these areas descends from the higher hillside slopes into lower-lying valley bottoms. To the northeast and east, Swadlincote occupies a northwest- and northeast-facing hillside, with development generally located at a higher elevation than to the west.

The surrounding topography to the west is generally low-lying and gently rolling, with a localised high point at Linton in the southwest of the study area. By contrast, the surrounding topography to the east is more elevated and undulating, forming a bowl-like landform that encloses the northeastern side of Swadlincote, with a low point at Nether Hall. To the south, the topography comprises an elevated plateau and south-facing hillside. A ridgeline on the northern side of Swadlincote forms a topographical break, beyond which land levels fall towards the urban area of Burton upon Trent. The ridgeline around Upper Midway on the northern edge of Swadlincote forms a local watershed with a distinct and separate valley landform running north through the registered landscape at Bretby Park towards the River Trent at Repton.

The existing settlement limits of the urban area of Swadlincote (defined in the adopted local plan and shown on Figure 1) show that the settlement has a complex relationship with its topographical context, with existing urban areas ranging in elevation from below 70 mAOD to the west up to over 140 mAOD to the north and east.

Figure 1 – Topographical context



3.4 Landscape character context

National landscape character context

The urban area of Swadlincote and its surrounding landscape context lie within three national landscape character areas comprising:

- NCA 70: Melbourne Parklands
- NCA 71: Leicestershire and South Derbyshire Coalfield
- NCA 72: Mease/Sence Lowlands

The sites predominantly sit within NCA 71: Leicestershire and South Derbyshire Coalfield with occasional extension into the other character areas. The visual envelopes of the sites extend into the wider landscape character areas of NCA 70 and NCA 72.

The published Natural England character area description for NCA 70: Melbourne Parklands lists the following key characteristics of the landscape which are of relevance to the study area:

- *“New woodland planting associated with The National Forest.*
- *There are many scattered, sometimes ancient, hedgerow trees in the core area.*
- *Extensive areas of unimproved pasture and remnant acid grassland with heathy scrub persist, with woodland on some steep, undulating sandstone slopes.*
- *Large, landscaped parks with grand country houses and mixed woodlands, and remnant orchards associated with market gardening.*
- *Small, clustered red-brick villages retain a rural character...”*

The published Natural England character area description for NCA 71: Leicestershire and South Derbyshire Coalfield lists the following key characteristics of the landscape which of relevance to the study area:

- *“The area has a developing woodland character that is heavily influenced by the work of The National Forest initiative, which augments locally dense riparian woodland and prominent amenity trees around settlements with developing woodland on former colliery sites.*
- *Small to medium-sized fields occur with a wide variation in field pattern, including some narrow, curved fields that preserve the strips of the open field system. Where arable production predominates, fields have been enlarged. Hedgerows are low with a few scattered hedgerow trees and in places show the effects of former open cast workings. Agriculture comprises a mixture of arable and mixed sheep and beef units and, to a lesser extent, dairy. Combinable crops are grown on the freer-draining soils.*
- *Traditional vernacular is predominately locally manufactured red brick with tile or slate roofs. Some older buildings are of stone.*

- *There is remnant acid grassland over sandstone with neutral grassland in the valleys, and acid heathland on open mosaic habitats on previously developed land, particularly colliery spoil.*
- *Traditional vernacular is predominately locally manufactured red brick with tile or slate roofs. Some older buildings are of stone.*
- *The settlement pattern is dominated by mining settlements. Isolated hamlets along the roadsides and small villages centred on a church contrast with extensive areas of 20th-century housing and prominent industrial and commercial distribution warehouses...*
- *The area is easily accessible by major roads and rail and is close to East Midlands Airport. Long-distance recreational routes include the Ivanhoe Way, the Leicestershire Round, and a wide network of local trails and footpaths associated with the recreational assets of The National Forest."*

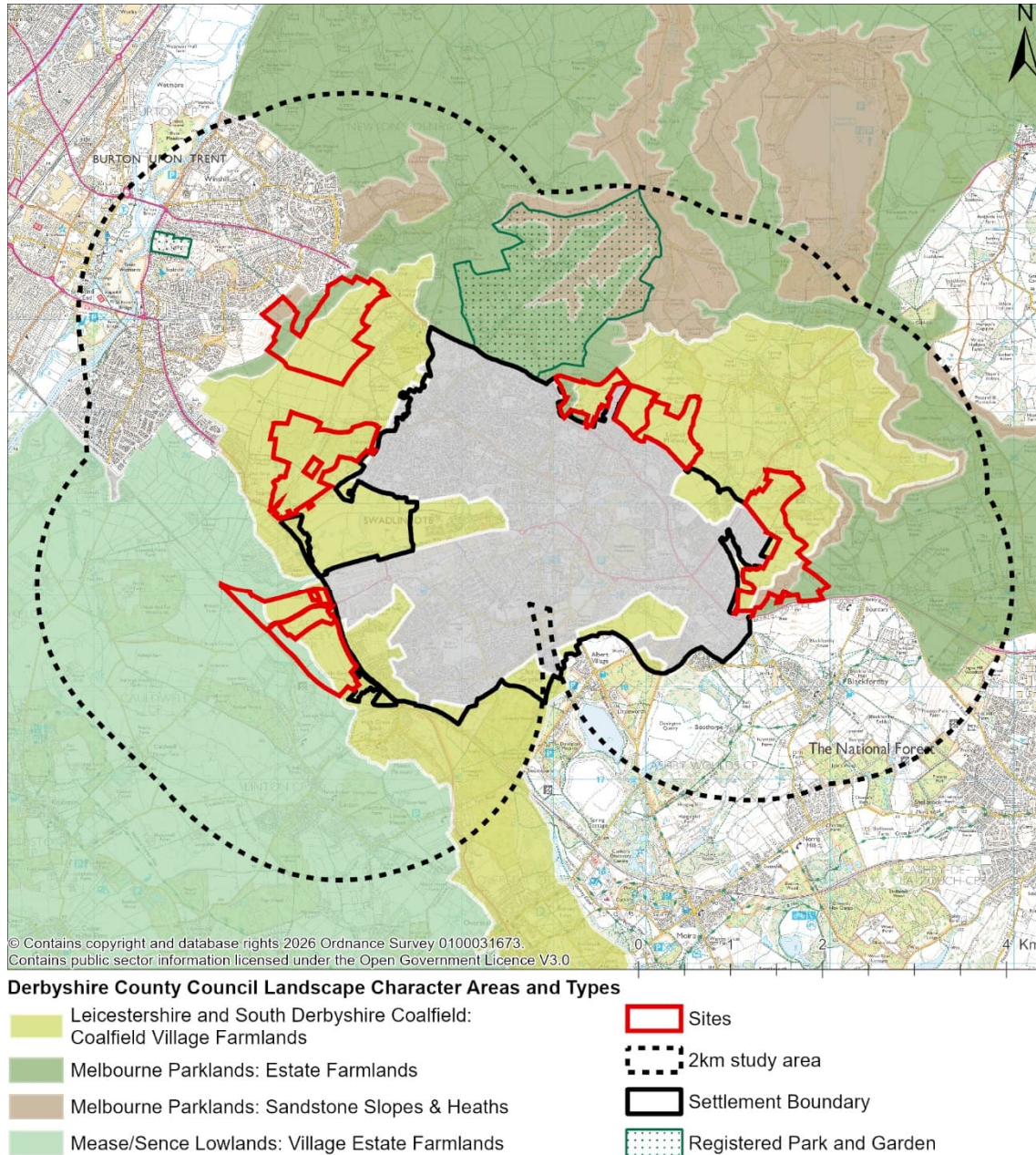
The published Natural England character area description for NCA 72: Mease/Sence Lowlands lists the following key characteristics of the landscape which of relevance to the study area:

- *This is a gently rolling landscape with rounded clay ridges and shallow valleys, with a more undulating landform in the north-west.*
- *The woodland character has been significantly increased by The National Forest in the north of the NCA.*
- *The majority of the farmland has a strongly rectilinear pattern of low hedgerows and scattered hedgerow trees.*
- *On steeper ground and heavier clays, hedgerows are more substantial and hedgerow trees more frequent.*
- *Extensive, open areas of arable cultivation predominate. On steeper ground and heavier clays the land is less intensively farmed, and arable and pasture are mixed. Beef and dairy farming are also common.*
- *Red brick buildings and spired churches are often prominent landscape features. Isolated large 19th century red brick farmsteads are also notable.*
- *Straight motorways and main roads cut through the area north–south and east–west.*
- *Larger modern urban development is present on the fringes of the NCA*

Local landscape character context

The landscape is subdivided into local landscape character area and types within the Derbyshire County Council 'Landscape Character of Derbyshire' Fourth Edition March 2014 (see Figure 2). The following landscape character areas are listed below with a list of their key characteristics of relevance to the study area and summary text taken from the published 'Landscape Character of Derbyshire' document.

Figure 2 – Landscape character context



Melbourne Parklands: Estate Farmlands

The key characteristics of this landscape character area are listed as follows:

- *“Gently rolling plateau dissected by minor river valleys*
- *Seasonally waterlogged fine loamy soils*
- *Mixed farming with intensive arable cropping an improved permanent pasture*
- *Estate woodlands with broadleaf and coniferous species*
- *Scattered hedgerow trees*
- *Dense water course trees*
- *Predominantly medium sized semi regular and regular fields enclosed by hedgerows*
- *Settlements constructed on red brick with clay tiled roofs*
- *Scattered red brick estate farmsteads and occasional country houses*
- *Open views from elevated areas over surrounding lower lying landscapes”*

The description summary notes that, *“the character of the landscape is strongly influenced by its cultural associations with large estates”*. Woodland is described as, *‘a dominant feature affecting the character of the landscape, influencing the views through it and from it to adjacent landscapes. Estate influences are clearly evident within many of the woodlands being mixes species plantations... Woodland are generally small in size and have regular outlines. The wooded character of this landscape is further emphasised by dense lines of watercourse trees and scattered hedgerow trees.’* The landscape is described as, *“medium in scale and defined by field pattern and tree cover. Fields display a variety of patterns reflecting the diverse nature of enclosure.”*

This landscape character area is considered to be of **Medium to High value** due to the presence of distinctive estate parkland features including mature trees and woodland plantations within the study area evidenced in numerous locations including Bretby Hall Registered Park and Garden and Brizlincote Manor.

This landscape character area is considered to be of **Medium susceptibility** to residential development. The rolling plateau, minor river valleys, and open views from elevated areas mean that new housing would be readily visible and could interrupt the existing rural skyline and long-distance views. Although the landscape has some capacity to absorb change because of its medium scale and tree cover, its character is strongly defined by the field pattern, hedgerows, watercourse trees, and estate woodlands, which together create a distinctive and coherent rural landscape. Within the study area residential development at the edge of Swadlincote has an urbanising influence upon views towards the town. The more undulating landform and heavily wooded character in the parts of the north of the study area reduces intervisibility with urban development to largely glimpsed and intermittent views from within the landscape. Otherwise, the landscape appears to be largely free from detracting urbanising influences. The undulating landscape of the surrounding Melbourne Parklands: Sandstone Slopes and Heaths combined with tree cover forms intimate small-scale spaces within the landscape increasing susceptibility at the local site level but reducing susceptibility within the overall landscape area due to screening.

Overall, the Melbourne Parklands: Estate Farmlands landscape is considered to be of **Medium to High sensitivity** to residential development.

Melbourne Parklands: Sandstone Slopes and Heaths

The key characteristics of this landscape are listed as follows:

- *“Prominent landform of moderate to steep sandstone slopes and valleys with rounded undulations*
- *Well drained sandy soils*
- *Heathy associations on steeper slopes and along some hedgerows*
- *Prominent woodland with small linear woods, scattered hedgerow trees, scrub and occasional parkland trees*
- *Medium to large size regular and sub-regular fields with mixed species hedgerows*
- *Sparsely settled landscape with very occasional red brick and clay tile farmsteads and estate cottages”*

The description summary notes that the landscape comprises, “*prominent rounded undulations and hillocks*” which can be seen in the north of the study area. There is also reference to the “*well wooded*” impression of the landscape with, “*views through the landscape often restricted by vegetation and landform, although there are views out across the landscape.*” The summary refers to the limited settlement within the area due to the landform with sparsely scattered farmsteads and estate cottages.

This landscape character area is considered to be of **Medium to High value** due to the distinctive landform and wooded vegetation along with its function of providing a setting for the Melbourne Parkland: Estate Woodlands, the combination of the two landscape character types forming a distinctive landscape.

This landscape is considered to be of **Medium to High Susceptibility** to residential development due to the sparse levels of settlement prominent landforms and steep slopes where residential development would be highly visible where it breaks through vegetation or sits on skylines or slopes. Within the study area residential development at the edge of Swadlincote has an urbanising influence upon views towards the town seen from the open elevated areas of this landscape character area. Otherwise, the landscape appears to be largely free from detracting urbanising influences.

Overall, the Melbourne Parklands: Sandstone Slopes and Heaths landscape is considered to be of **Medium to High sensitivity** to residential development.

Leicestershire and South Derbyshire Coalfield: Coalfield Village Farmlands

The key characteristics of this landscape character area are listed as follows:

- *“Heavy poorly draining soils over mudstone with patches of free draining soils on sandstone ridges*
- *Rolling plateau of sandstone and mudstone beds with coal seams*
- *Pastoral farming with localised arable farming on better drained soils*
- *Patches of semi-natural woodland*

- *Scattered hedgerow trees and locally dense trees along watercourses*
- *Scrubs and secondary woodland on derelict ground along rail and road embankments*
- *Areas of former parkland and common land now enclosed and farmed*
- *Network of small irregular lanes between larger urban roads*
- *Red brick buildings with Staffordshire blue clay tile roofs*
- *Expansion of villages with red brick terraces, ribbon development and housing estates*
- *Legacy of coal extraction*

The description summary notes that, *“many of the natural and cultural patterns are now eroded” as a consequence of coal mining*, stating that, *“this has left its own mark on the landscape in the form of spoil heaps, dereliction and the expansion of small rural villages...Derelict areas have been reworked as part of the opencast mining schemes, creating tracts of immature landscape.”*

This landscape character area is considered to be of **Medium value** as an agricultural landscape containing landscape features of value including woodland, watercourses, hedgerows and trees.

This landscape character area is considered to be of **Low to Medium susceptibility** to residential development as the landscape is already substantially modified by coal extraction, village expansion, transport corridors, and areas of derelict or reworked land. The landscape is characterised by residential development along its fringes including housing estates. Within the study area the character of many of the views are influenced by urban residential development. The landscape character within the study area is influenced by urbanising, detracting elements such as large scale, steel lattice pylons and large scale commercial / industrial sheds present at the urban fringes of Swadlincote.

Overall, the Leicestershire and South Derbyshire Village Farmlands is considered to be of **Low to Medium sensitivity** to residential development.

Mease/Sence Lowlands

The key characteristics of this landscape are listed as follows:

- *“Broad scale gently rolling lowland landscape*
- *Seasonally waterlogged fine loamy soils over Permo-Triassic Mudstone*
- *Mixed farming with intensive cropping and improved permanent pasture*
- *Broadleaf plantations and game coverts*
- *Tree lined, pastoral stream corridors*
- *Medium to large regular and sub regular fields with mainly hawthorn hedgerows*
- *Winding country lanes with wide grass verges*
- *Small nucleated hilltop villages often with prominent church spire”*

The description summary notes that, *“this is a lowland agricultural landscape characterised by intensive arable farming”* stating that *“fields tend to be large in size*

and regular in shape with hawthorn hedges. With the intensification in agriculture the cultural patterns are now being eroded.” It is also noted that, “woodland is becoming more visually prominent due to the Nation Forest Initiative. The underlying estate character is still reflected in the traditionally small-scale plantations or game coverts often containing many non-native and ornamental species. The estate character is reinforced by occasional parkland trees associated with county houses scattered through the landscape and large estate farm complexes. Hedgerow trees are sparse throughout, usually associated with areas of pasture and are generally in decline due to the intensification of agriculture. Trees are visually more apparent in the lower lying valleys associated with narrow stream corridors”.

This landscape character area is considered to be of **Medium value** as an agricultural landscape characterise by intensive arable farming but containing landscape features of value including woodland, watercourses, hedgerows and trees.

This landscape is considered to be of **Medium susceptibility** to residential development. The landscape within the study area combines area of open lowland arable fields combined with large areas of woodland including high hedgerows and mature hedgerow trees, particularly in the southeast, exhibiting a rural character. Residential development is limited within the study area to the north but has a greater influence on landscape character to the south at Linton and Cotton Park where recent residential development of a suburban nature is present. The landscape within the study area is influenced by urbanising, detracting elements such as large scale, steel lattice pylons and intervisibility with large-scale residential development intervisible at the elevated urban fringes of Swadlincote.

Overall, the Mease/Sence Lowlands landscape is considered to be of **Medium sensitivity** to residential development.

4 Site Assessments

The following sections provide an assessment of the landscape and visual sensitivity of each site to residential development.

The assessment of each site comprises the following:

- Topographical context figure
- Landscape character context figure
- Figure showing the likely visual envelope of residential development on the site
- Supporting photographs (typically six)
- The tabulated assessment

4.1 Site 1: Land south of Ashby Road East, Burton upon Trent

The assessment of site 1 comprises the following:

- Figure S1.1 - Topographical context
- Figure S1.2 - Landscape character context
- Figure S1.3 – Visual context (showing the likely visual envelope of residential development on the site and photograph locations)
- Supporting photographic views (six locations)
- The assessment table

Figure S1.1: Site 1 Topographical context

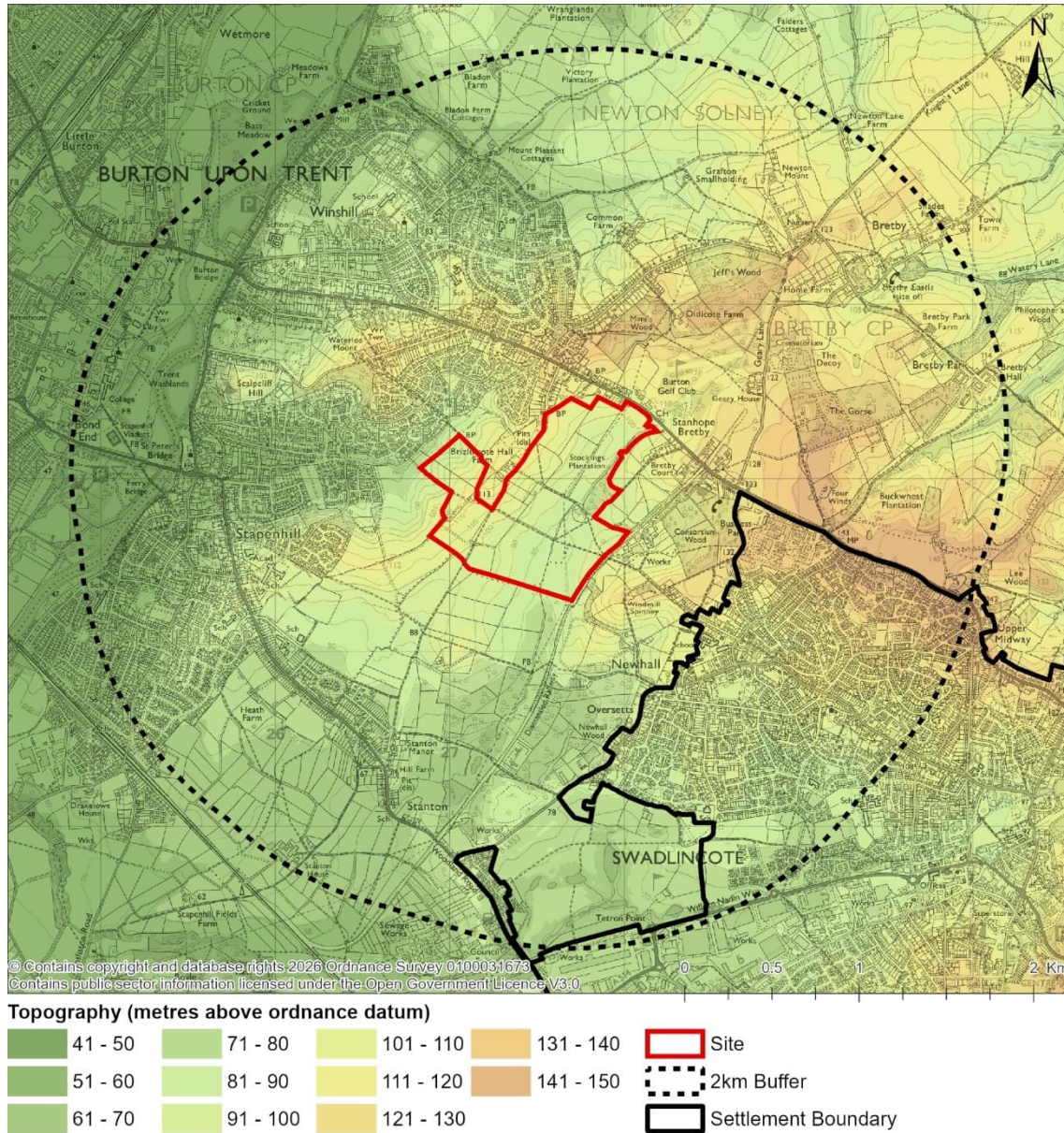


Figure S1.2: Site 1 Landscape character context

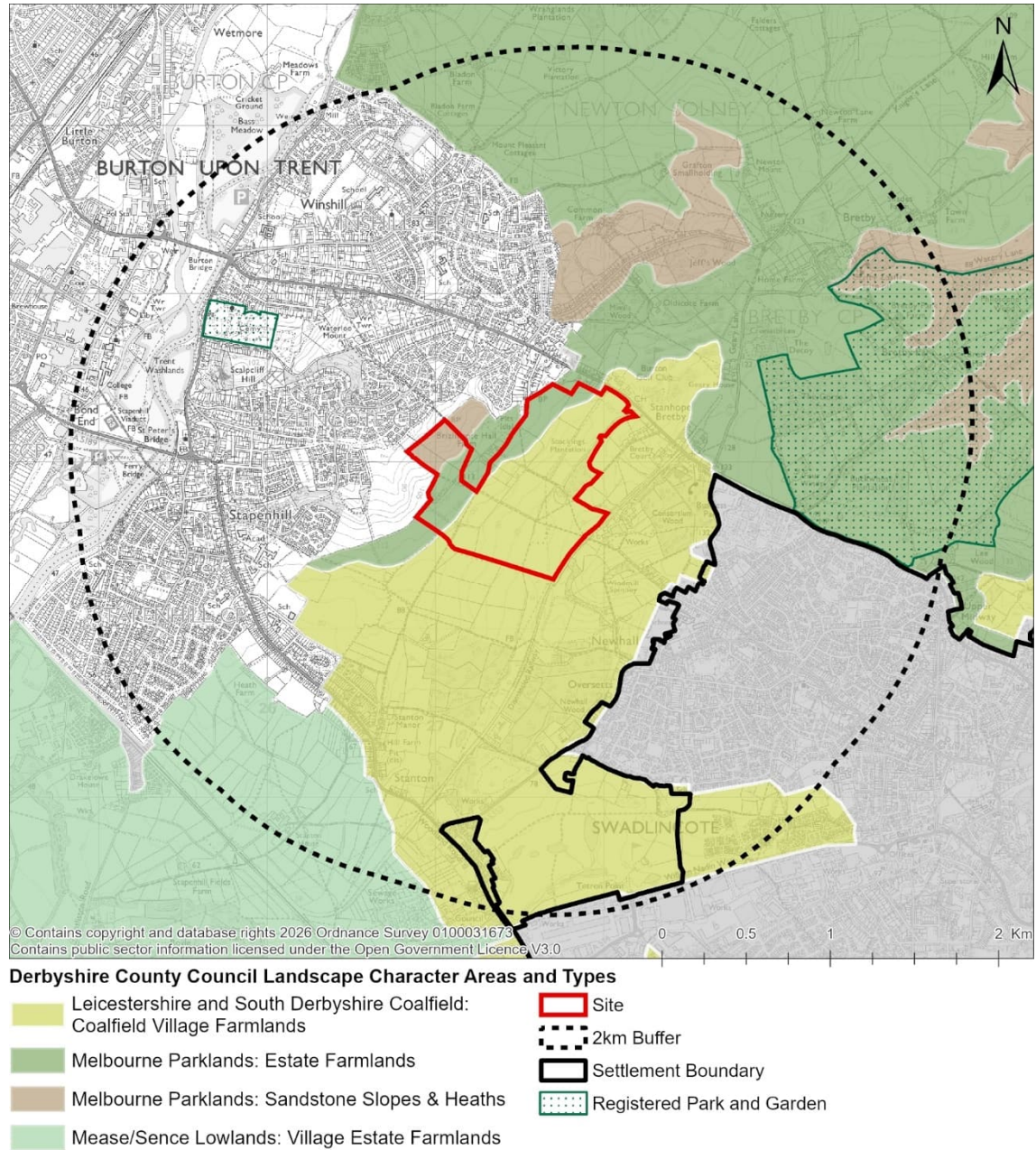
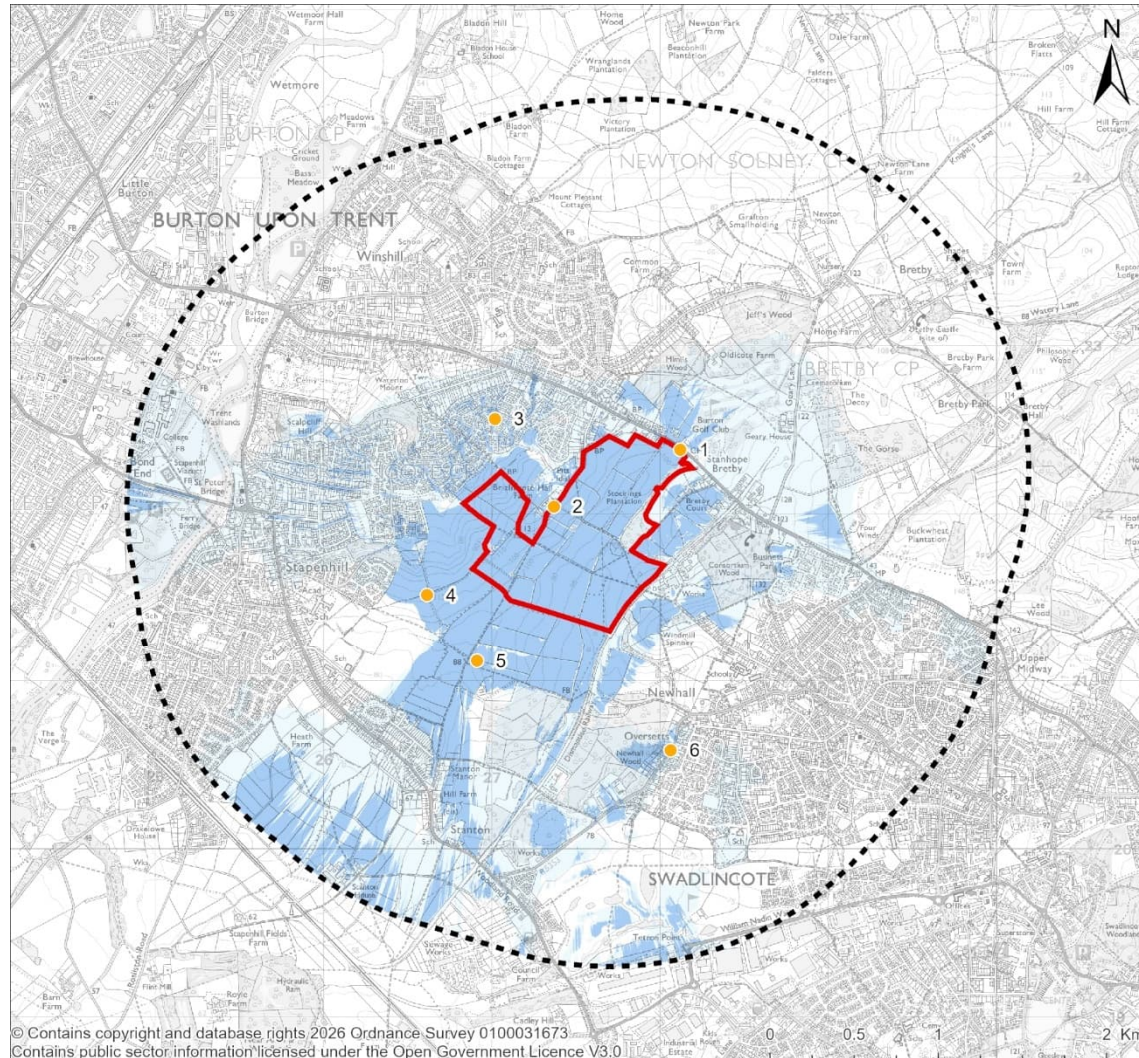


Figure S1.3: Site 1 Visual context



Potential Visibility

-  Digital Surface Model: Includes screening effects of vegetation and buildings
-  Digital Terrain Model: Includes screening effects of topography only
-  Photo Location
-  Site
-  2km Buffer

Visibility analyses run with 'visibility points' set to approximately 5m above existing terrain level. The viewer height was taken as 1.6m in accordance with GLVIA best practice guidelines. Surfaces generated from Environment Agency LiDAR 1m resolution Digital Terrain Model (DTM) data and Digital Surface Model (DSM) data. The DTM includes the screening effects of topography only. The DSM includes the screening effects of topography and surface features (e.g. vegetation and buildings).

Approximate visible extents of the site



Site 1 View 1: View from A511, looking south-west towards the site.

Approximate visible extents of the site



Site 1 View 2: View from Brizlincote Lane, west of the site, looking east towards the site.



Site 1 View 3: View from the green space on Beaufort Road, looking south-east towards the site.



Site 1 View 4: View from the track, south-west of the site, looking north-east towards the site.



Site 1 View 5: View from the Public Right of Way, south-west of the site, looking north towards the site ridgeline.



Site 1 View 6: View from B5353 Park Road by New Hall Wood, south-east, looking north-west towards the site.

Site 1 – Land south of Ashby Road East, Burton upon Trent (SHLAA 093)

Size	83.04 ha		
Topographical context	Valley landform and ridgeline between Swadlincote and Burton on Trent. Undulating landform with significant topographical range. See figure S1.1.		
Landscape character context (site and likely visual envelope)	Lies predominantly within the Leicestershire & South Derbyshire Coalfield Village Farmlands (Low to Medium sensitivity). Narrow elevated strip in the west lies within the Melbourne Parklands: Estate Farmlands (Medium to High sensitivity) with Melbourne Parklands: Sandstone Slopes (Medium to High sensitivity) on sloping ground with a western aspect to the west. See Figure S1.2. Visual envelope predominantly within Leicestershire & South Derbyshire Coalfield Village Farmlands with longer distance visibility from within the Mease/Sence Lowlands (Medium sensitivity) to the southwest. Visual envelope also extends to a small area of the Melbourne Parklands: Estate Farmlands and Melbourne Parklands: Sandstone Slopes to the north and west.		
Likely visual envelope of residential development	Wide visual envelope extending south, west and east. Main areas of potential visibility and longer distance views from open countryside to the southwest. See figure S1.3. Key visual receptors comprise residential receptors located at close range in Burton upon Trent, Brizlincote Lane and Ashby Road East, users of the extensive network of public rights of way in and surrounding the site, users of Burton Golf Club and users of Ashby Road East.		
Criteria	Considerations	Value / Susceptibility / Sensitivity	Notes / justification
Landscape character			
Landscape value of the site	- Landscape quality and condition of the site - Landscape features and landcover of value within the site likely to be lost to development (e.g. high-quality trees, hedgerows, scrub, grassland and diverse habitats) - Positive contribution of the site to the landscape (whether to the setting of Swadlincote or wider character area)	Medium	- The site contains landscape features of value, including hedgerows, woodland and areas of pasture, which provide structure, enclosure and ecological value. - While the majority of the site is in arable use and has a relatively simple landcover pattern, it includes localised elements of greater diversity which contribute some landscape and habitat value. - Bretby Disused Railway Local Wildlife Site along the eastern boundary adds ecological value and strengthens local habitat connectivity. - Stockings Plantation woodland on the north-eastern boundary forms a strong landscape edge, providing screening and contributing to the wooded character of the locality. - The site contributes to the wider landscape pattern through its network of hedgerows and field structure, which help maintain rural character and visual continuity. - It lies within a coherent landscape character area and is influenced by the distinctive landform ridge and setting of Brizlincote Hall to the northwest, which adds local character, sense of place and visual interest. - The site makes a positive contribution to the setting of Swadlincote by maintaining an open gap between Swadlincote and Bretby within Burton upon Trent and preserving longer-distance views into the wider rural landscape to the south.
Landscape value within the visual envelope	- Landscape character value across the visual envelope - Scenic value	Medium	- The majority of the visual envelope lies within the Low to Medium sensitivity Leicestershire & South Derbyshire Coalfield Village Farmlands, and reflects a landscape typified by an undulating character with increasingly extensive woodland planting and scarcity of hedgerow trees, with dense settlement dominating the edges of the rural landscape including expansion of housing estates.

Site 1 – Land south of Ashby Road East, Burton upon Trent (SHLAA 093)

			The site and visual envelope are located at a key point in the townscape on Ashby Road East north of the site, where urban development and tree cover breaks, providing a view corridor into the wider landscape with intervisibility to the low-lying land Mease/Sense Lowlands to the south, which contributes to the scenic quality and character of the visual envelope.
Landscape character susceptibility (to residential development) (site and visual envelope)	- Elevation and aspect - Topography, landform and gradients - Scale and field pattern - Landcover (trees and hedgerows) - Landcover (arable / pasture / grassland) - Existing urban influences / detractors - Landscape and scenic quality - Remoteness /tranquillity - Historic time depth - Consistency with natural limits of the settlement / current urban footprint	Medium	- The site has a transitional urban fringe character along its northern and western boundaries, becoming more rural to the east varying susceptibility across the site. - The gently undulating north-west facing slope and prominent ridgeline spur increase susceptibility, as they create a visually distinct and open landscape with extensive intervisibility across the site and wider visual envelope including the surrounding Green Belt. - Limited internal tree cover and few opportunities for screening increase susceptibility, as there is little potential to soften or integrate new development. - The large-scale field pattern and open character of the site increase susceptibility, particularly in relation to the potential perception of built form within the wider landscape. - The presence of adjoining urban development to the west and detracting features such as pylons slightly reduce susceptibility in parts of the site. - Intact hedgerows and areas of woodland increase susceptibility, due to their contribution to landscape quality and structure. - Tranquillity in the southern part of the site increases susceptibility, where intervisibility with urbanising elements is more limited with an increased sense of remoteness due to extensive views to the rural landscape to the south. - Scenic views to the wider rural landscape increase susceptibility, particularly where the site forms part of a broader attractive rural setting. - The setting of adjacent Grade II listed Bretby Hall increases susceptibility, as the building and its associated mature trees create a localised sense of place along the ridgeline to the north of the site, which could be diminished by development.
Likely landscape impacts of residential development	General / initial assessment	Medium	Likely impacts upon landscape character are considered to be medium, as the site contributes to the open agricultural character of the surrounding landscape and forms an important rural gap between adjoining urban areas. Elevated areas within the site are prominent increasing the influence of development upon landscape character.
Views and visual amenity			
Visual amenity value of the site	- Attractiveness of the site in its current condition - Access to visual amenity within and from the site (e.g. presence of PProW)	Medium to High	- The site is considered to make a positive contribution to visual amenity due to its open, agricultural character, which provides an attractive visual break between surrounding urban areas. - The site forms an important view corridor into the wider rural landscape to the southwest, with elevated and expansive views available from the ridgeline spur across Swadlincote to the east and Burton upon Trent to the west and southwest.

Site 1 – Land south of Ashby Road East, Burton upon Trent (SHLAA 093)

	- Contribution to visual amenity by its appearance or access to views		- Public access contributes to visual amenity, with a network of footpaths crossing the site in several directions which connect with the wider footpath network. - Overall, the site's openness, elevated position and public accessibility enhance its visual amenity value.
Likely visibility of residential development	- Extent of visual envelope - Sensitive visual receptors within likely visual envelope (residential and footpaths) - Likelihood of residential development sitting on prominent skylines	Medium to High	- The site is open and has a relatively wide visual envelope, so residential development would be visible from a broad area around the site, especially from open areas to the southwest.. - Limited screening from landscape features within the site means development would be highly prominent from adjacent footpaths, Ashby Road East and nearby residential properties to the north and west. - Sensitive receptors within the likely visual envelope include properties west of the ridgeline spur in Burton upon Trent, Bretby Hall, properties on south Brizlincote Lane and dwellings on Ashby Road East, where development would be seen at close range from rear elevations. - Development on the west side of the ridgeline spur would markedly alter the outlook from nearby properties in Burton upon Trent and may appear overbearing. - To the east, trees and landform provide some screening, limiting views from wider residential areas in Swadlincote, although occasional glimpsed views of elevated development would remain possible. - Overall, the site has a strong potential for residential development to appear on or near prominent skylines in local and longer-distance views.
Likely visual impacts of residential development	- General / initial assessment	Medium to High	- The introduction of residential development would alter the character of views for visual receptors at close range, particularly those overlooking open countryside where residential development appears in the distance or not at all. However, residential development is already a characteristic feature in many views within the wider visual envelope.
Mitigation and opportunity			
Ease of mitigation	- Existing landscape framework / visual enclosure and presence of defensible boundaries - Landscape and visual connection to or isolation from existing settlement		- Difficult to mitigate due to the site's undulating topography, elevated ridgeline and limited visual enclosure in views from the north and west. - Loss of open rural views would be difficult to mitigate. - Some tree loss could be mitigated through new planting and retention of key woodland blocks and mature trees. - Defensible boundaries are weak and are more aligned with the settlement boundary of Burton Upon Trent than Swadlincote - The proposal extends beyond the current urban footprint of Swadlincote, making it less easy to assimilate into the existing settlement pattern. - The adopted East Staffordshire Borough Council Local Plan (2012 -2031) identifies land along the western site boundary as allocated for National Forest planting. Tree planting along this boundary would assist in softening the appearance of residential development in the west of the site.
Landscape design opportunity	- Is there opportunity to add landscape value - Does development of the site offer potential to contribute		- Some potential to contribute positively to landscape objectives - Limited opportunity to enhance links between woodland and hedgerows due to likely required hedgerow removal for development. - Potential to introduce woodland planting in line with National Forest Strategy and Guidance.

Site 1 – Land south of Ashby Road East, Burton upon Trent (SHLAA 093)

positively to landscape
objectives

**Overall landscape
sensitivity of the site to
residential development**

Medium to High

**Ranking - landscape and
visual suitability for
residential allocation**

9th (of nine sites considered)

Summary statement

The site comprises open agricultural land between the urban areas of Swadlincote and Burton upon Trent, forming an important rural gap and view corridor from Ashby Road East towards the landscape to the south. Its elevated ridgeline spur topography would make residential development visually prominent in views and reduce its suitability for development. The site is crossed by a network of PRowWs connected to the wider footpath network, indicating recreational value, and it is overlooked by residential receptors, principally to the west.

4.2 Site 2: Land north west of Park Road, Swadlincote

The assessment of site 2 comprises the following:

- Figure S2.1 - Topographical context
- Figure S2.2 - Landscape character context
- Figure S2.3 – Visual context (showing the likely visual envelope of residential development on the site and photograph locations)
- Supporting photographic views (six locations)
- The assessment table

Figure S2.1: Site 2 Topographical context

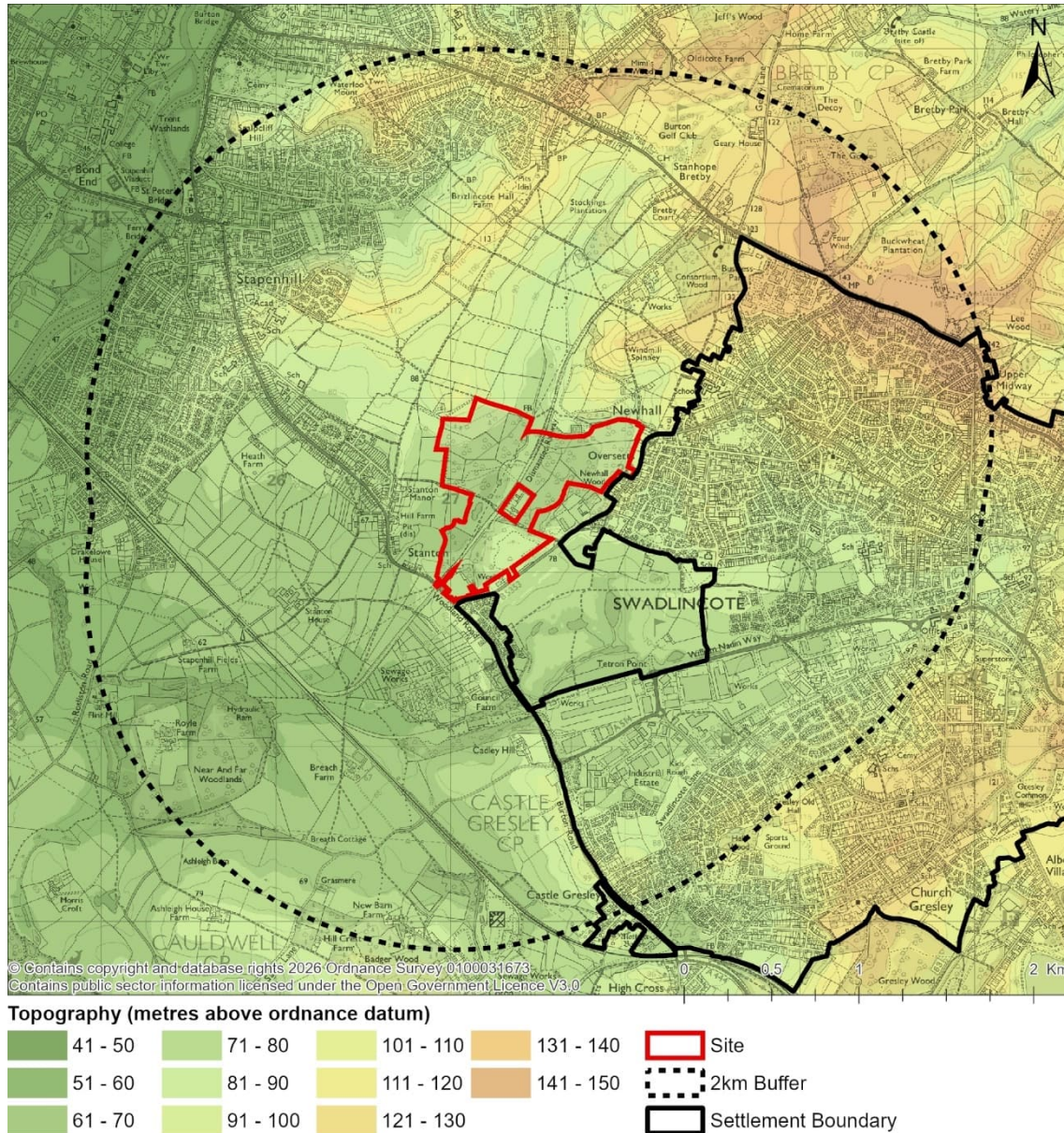
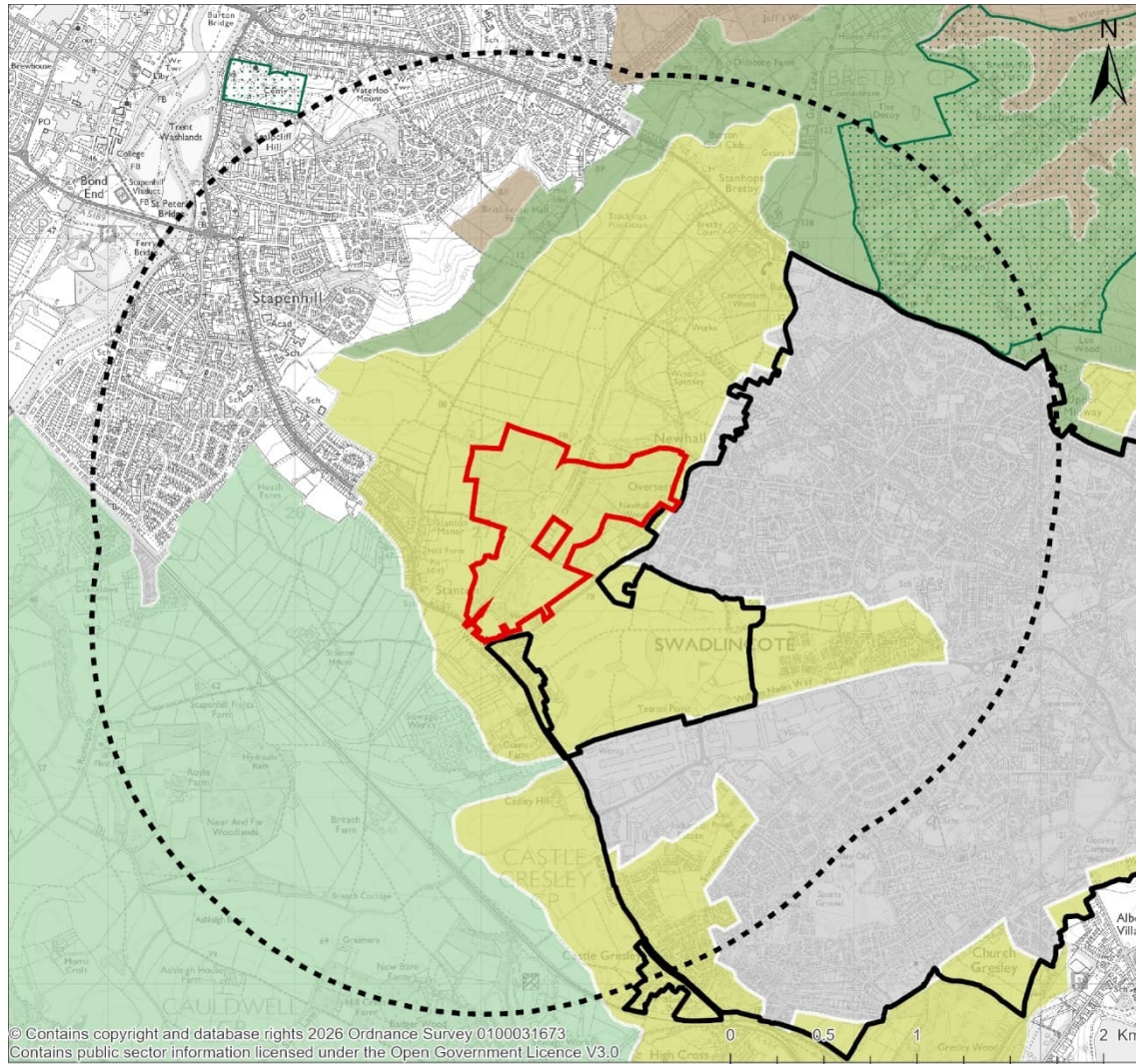


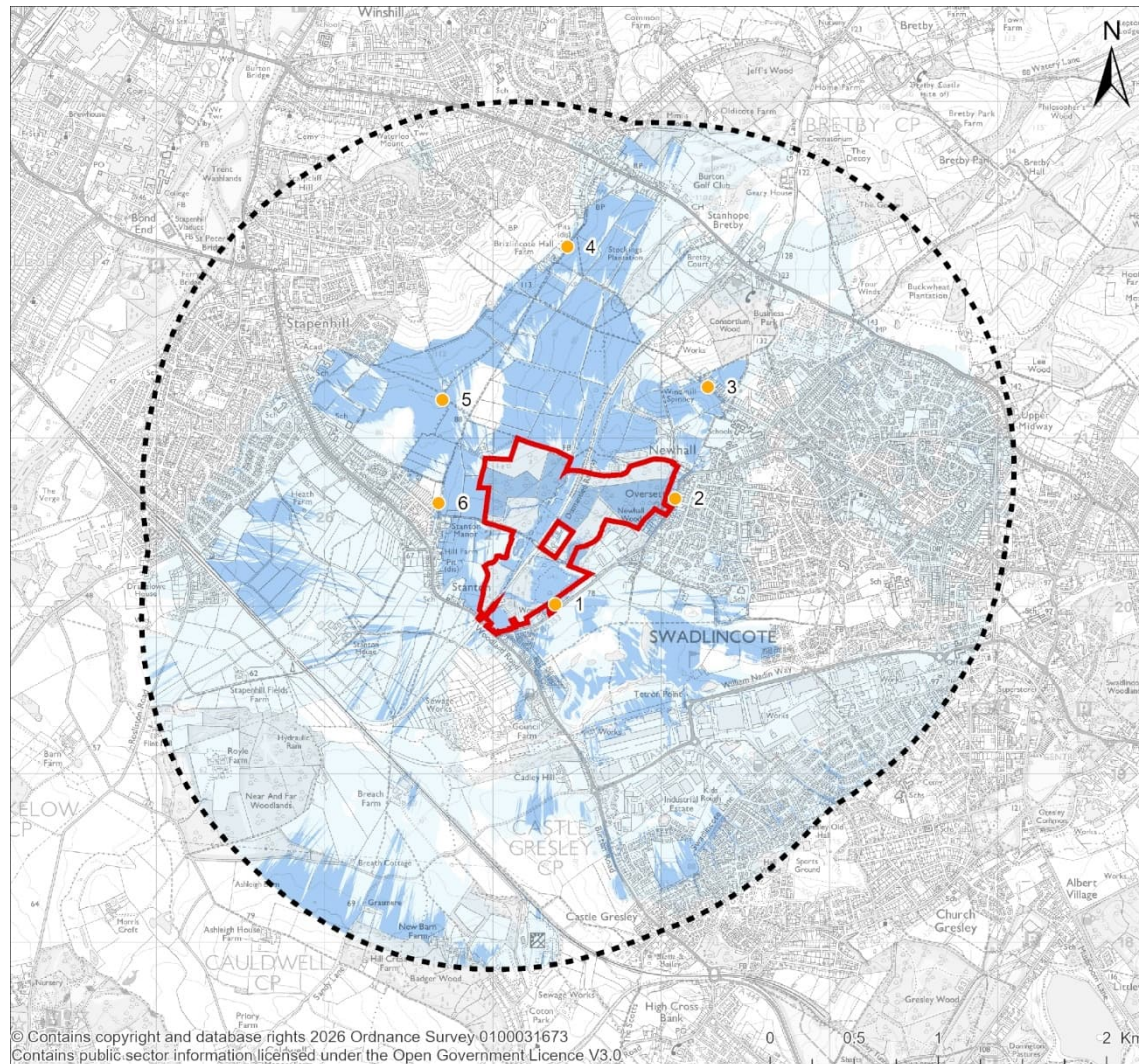
Figure S2.2: Site 2 Landscape character context



Derbyshire County Council Landscape Character Areas and Types

- | | |
|--|--|
|  Leicestershire and South Derbyshire Coalfield: Coalfield Village Farmlands |  Site |
|  Melbourne Parklands: Estate Farmlands |  2km Buffer |
|  Melbourne Parklands: Sandstone Slopes & Heaths |  Settlement Boundary |
|  Mease/Sence Lowlands: Village Estate Farmlands |  Registered Park and Garden |

Figure S2.3: Site 2 Visual context



Potential Visibility

-  Digital Surface Model: Includes screening effects of vegetation and buildings
-  Digital Terrain Model: Includes screening effects of topography only
-  Photo Location
-  Site
-  2km Buffer

Visibility analyses run with 'visibility points' set to approximately 5m above existing terrain level. The viewer height was taken as 1.6m in accordance with GLVIA best practice guidelines. Surfaces generated from Environment Agency LiDAR 1m resolution Digital Terrain Model (DTM) data and Digital Surface Model (DSM) data. The DTM includes the screening effects of topography only. The DSM includes the screening effects of topography and surface features (e.g. vegetation and buildings).

Approximate visible extents of the site



Site 2 View 1: View from the track adjacent to the B5353, north of Rockingham Way, south-east of site extent, looking north-west towards the site.

Approximate visible extents of the site



Site 2 View 2: View from B5353 Park Road, adjacent to New Hall Wood, south-east of site, looking west towards the site.

Approximate visible extents of the site



Site 2 View 3: View from Sunnyside, north-east of the site, looking south-west towards the site.

Approximate visible extents of the site



Site 2 View 4: View from Brizlincote Lane, north of the site, looking south-east towards the site.



Site 2 View 5: View from the Public Right of Way, north-west of the site, looking south-east towards the site.



Site 2 View 6: View from the Public Right of Way, north of Stanton Manor, looking west towards the site.

Site 2 – Land northwest of Park Road, Swadlincote (SHLAA 023)

Size	64.75 ha		
Topographical context	Low lying site to the west of Swadlincote. Limited topographical range. See figure S2.1.		
Landscape character context (site and likely visual envelope)	Site lies entirely within Leicestershire & South Derbyshire Coalfield Village Farmlands (Low to Medium sensitivity) - See figure S2.2. Visual envelope predominantly within Leicestershire & South Derbyshire Coalfield Village Farmlands with small extents within Mease/Sence Lowlands (Medium sensitivity) to the southwest and the Melbourne Parklands (Medium to High sensitivity) to the northwest.		
Likely visual envelope of residential development	Constrained visual envelope extending predominantly to the north and west with some more distant visibility from the south. See figure S2.3. Key visual receptors include residential properties located at Sunny Bank to the north, residential properties to the east on Park Road, residential properties on Woodland Road, users of the public right of way network to the northwest, users of Cadley Park Country Park.		
Criteria	Considerations	Value / Susceptibility / Sensitivity	Notes / justification
Landscape character			
Landscape value of the site	- Landscape quality and condition of the site - Landscape features and landcover of value within the site likely to be lost to development (e.g. high-quality trees, hedgerows, scrub, grassland and diverse habitats) - Positive contribution of the site to the landscape (whether to the setting of Swadlincote or wider character area)	Medium	- The site contains a range of landscape features of value, including broadleaf woodland, grassland glades, hedgerows, ponds, and a small watercourse/ditch, which together provide structure, enclosure and ecological value. - Woodland is the principal landcover across the site, with areas of mature trees and grassland glades adding some localised variation and landscape interest, although parts of the woodland are relatively young in character. - Grassland pasture within fields in the south and centre of the site retains elements of the former field pattern and contributes to the site's semi-rural character. - Open mosaic habitat in the south of the site, associated with previously developed land, adds habitat diversity and ecological distinctiveness, despite its visually degraded appearance in places. - Bretby Disused Railway Local Wildlife Site crosses the site from north to south, strengthening local ecological connectivity and adding to the site's landscape and habitat value. - The site contributes positively to the wider landscape pattern through its extensive woodland cover, which reflects the characteristic "once open, now extensive woodland planting" pattern of the Leicestershire & South Derbyshire Coalfield Village Farmlands character area and the National Forest planting objectives for the area. - The site makes a positive contribution to the setting of Swadlincote by reinforcing the wooded character of the western edge and providing screening and softening to the urban fringe.
Landscape value within the visual envelope	- Landscape character value across the visual envelope - Scenic value	Medium to Low	- The majority of the visual envelope lies within the Low to Medium sensitivity Leicestershire & South Derbyshire Coalfield Village Farmlands and reflects a landscape typified by a rolling previously open character with increasingly extensive woodland planting and scarcity of hedgerow trees, areas of seminatural woodland, horsiculture with dense settlement dominating the edges of the rural landscape and including expansion of housing estates.

Site 2 – Land northwest of Park Road, Swadlincote (SHLAA 023)

			- A number of detractors are located in the immediately adjacent visual envelope including a derelict site and industrial/commercial sheds which negatively impact scenic value.
Landscape character susceptibility (to residential development) (site and visual envelope)	- Elevation and aspect - Topography, landform and gradients - Scale and field pattern - Landcover (trees and hedgerows) - Landcover (arable / pasture / grassland) - Existing urban influences / detractors - Landscape and scenic quality - Remoteness /tranquillity - Historic time depth - Consistency with natural limits of the settlement / current urban footprint	Medium to Low	- Low-lying shallow valley topography (approximately 75–85m AOD) reduces susceptibility, as the landform is relatively subdued and less visually prominent in the wider landscape albeit is intervisible from the elevated areas of the wider Green Belt to the northwest. - The extensive woodland cover reduces susceptibility, providing a strong framework of vegetation capable of screening and softening residential development. - Existing residential development to the north and east reduces susceptibility, as the site already experiences an urbanising influence. - Detractors within and adjacent to the site including steel lattice pylons and the degraded appearance of previously developed land and former entrances reduce susceptibility, as they lessen the sensitivity of the landscape to change. - High-value habitats greatly increase susceptibility, due to their contribution to landscape and ecological value. - The low scenic value of the site reduces susceptibility, as the landscape is less visually sensitive to residential development.
Likely landscape impacts of residential development	- General / initial assessment	Medium to Low	- The effects upon landscape character are considered to be Medium to Low due to the loss of site vegetation and valuable habitats. Tree cover within and surrounding the site would reduce effects on landscape character within the wider area due to screening and softening effects on built form. Although screening and softening by site vegetation would be apparent, intervisibility from higher ground to the north would result in a loss of perceived landscape within the open area between Burton upon Trent and Swadlincote.
Views and visual amenity			
Visual amenity value of the site	- Attractiveness of the site in its current condition - Access to visual amenity within and from the site (e.g. presence of PRoW) - Contribution to visual amenity by its appearance or access to views	Low	- The site has a degraded, disused appearance in places, particularly within the areas of open mosaic to the south and due to the presence of detractors noted above. - The woodland within the site contributes positively to visual amenity within the wider visual envelope providing a wooded edge to the urban area of Swadlincote in views from the Green Belt to the north, despite being largely young in character and therefore of reduced amenity value at close range. - Public access is limited; however, PRoWs present cross the site, although inaccessible at the time of survey. - Overall, the site provides some visual amenity value through its varied habitats and woodland cover, particularly in views from the wider visual envelope, despite its degraded condition in parts.

Site 2 – Land northwest of Park Road, Swadlincote (SHLAA 023)

Likely visibility of residential development	- Extent of visual envelope - Sensitive visual receptors within likely visual envelope (residential and footpaths) - Likelihood of residential development sitting on prominent skylines	Medium to Low	- The site is relatively enclosed, although it has a wide visual envelope extending to the northwest into the Green Belt within which numerous PRoWs are located. - An existing framework of trees and woodland on the site has the potential to provide screening and softening, particularly as the young woodland matures. - Sensitive visual receptors within the likely visual envelope include a limited number of properties on Park Road where tree cover is absent, and residential properties to the north of the site on Sunnybank, where development would be seen at close to medium range. - Public rights of way in elevated positions to the north of the visual envelope would also experience views of the site, where residential development would appear more extensive and more visible in the wider landscape. - While the site is contained in part by existing vegetation, development would still have a discernible presence in local views and could be visible from elevated receptors within the wider visual envelope.
Likely visual impacts of residential development	- General / initial assessment	Medium to Low	- The introduction of residential development would alter the character of views for visual receptors at close range, particularly those overlooking the site towards open countryside where residential development appears in the distance or not at all. However, residential development is already a characteristic feature in many views within the wider visual envelope.
Mitigation and opportunity			
Ease of mitigation	- Existing landscape framework / visual enclosure and presence of defensible boundaries - Landscape and visual connection to or isolation from existing settlement		- The site is enclosed, with defensible boundaries potentially formed by woodland located on the site boundary or the disused railway line. - Loss of woodland vegetation and open mosaic habitat would be difficult to mitigate on site. Existing woodland contributes to the wooded edge of Swadlincote, creating a transitional buffer between the urban edge of the town and rural landscape within the Green Belt. - The proposal would not be fully consistent with the natural limits of the existing settlement. - Focusing development within more open areas to the east of the disused railway line would assist in mitigating adverse effects of residential development on landscape character and visual amenity.
Landscape design opportunity	- Is there opportunity to add landscape value - Does development of the site offer potential to contribute positively to landscape objectives		- Potential loss of young woodland would appear to be at odds with the landscape character area objective to plant woodland in line with National Forest strategies and guidance.
Overall landscape sensitivity of the site to residential development	Medium to Low		

Site 2 – Land northwest of Park Road, Swadlincote (SHLAA 023)

Ranking - landscape and visual suitability for residential allocation **6th (of nine sites considered)**

Summary statement The site is located in a low-lying area within the wider landscape. The landcover is predominantly young woodland with mature trees which contributes to landscape character and softening and screening of the urban edge of Swadlincote. New development would likely result in the extensive loss of young woodland and open mosaic habitat and would be at odds with the enhancement objectives for the Leicestershire & South Derbyshire Coalfield Village Farmlands of tree planting in line with National Forest guidance and strategies. The site has the potential to accommodate residential development however this should be limited to the eastern open areas to avoid removal of vegetation, avoid impact on the Local Wildlife Site and to link to existing residential development on Park Road due to the strong framework of woodland within the site and along its boundaries should this be retained.

4.3 Site 3: Land at Cadley Lane, Castle Gresley

The assessment of site 3 comprises the following:

- Figure S3.1 - Topographical context
- Figure S3.2 - Landscape character context
- Figure S3.3 – Visual context (showing the likely visual envelope of residential development on the site and photograph locations)
- Supporting photographic views (six locations)
- The assessment table

Figure S3.1: Site 3 Topographical context

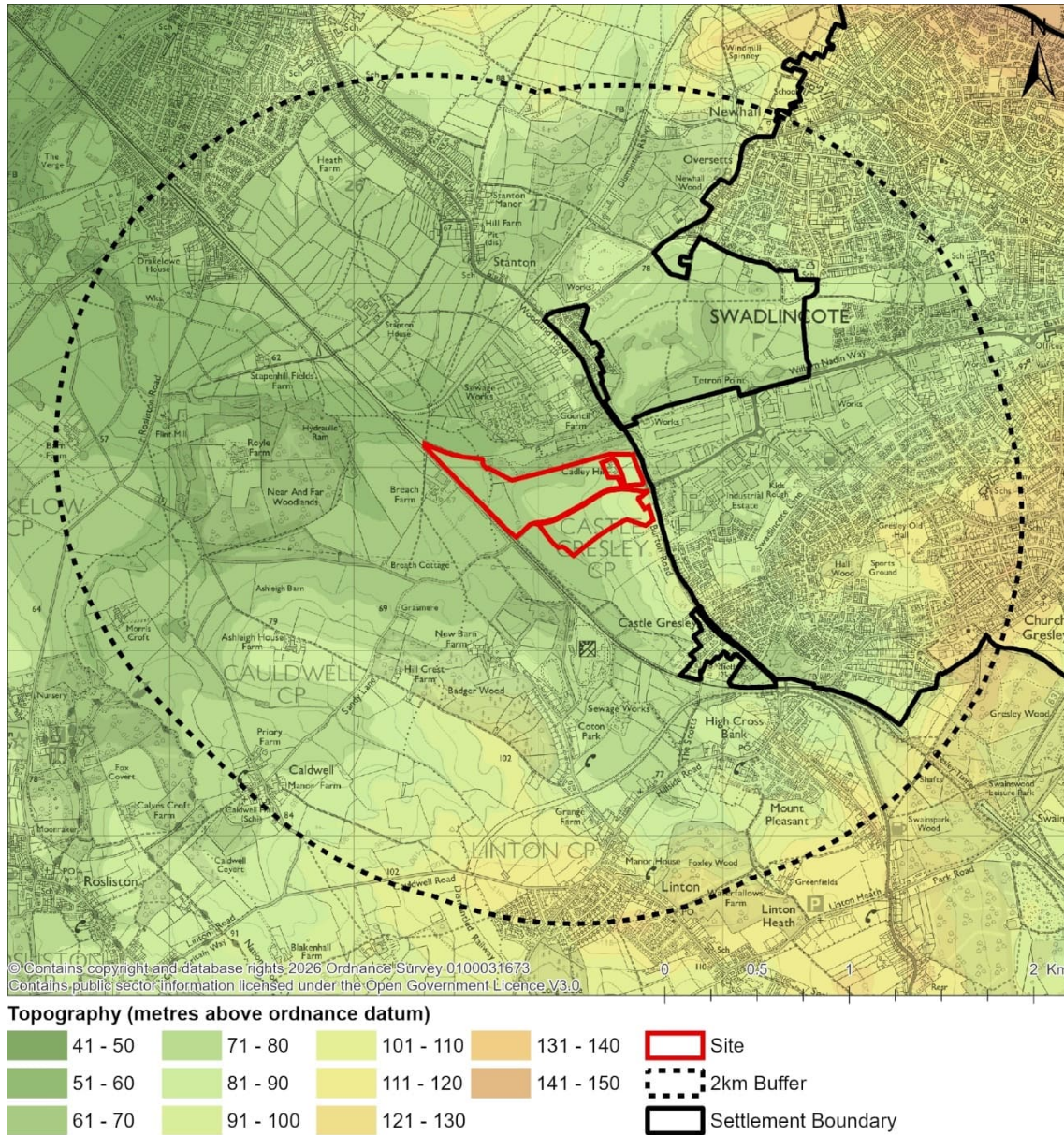


Figure S3.2: Site 3 Landscape character context

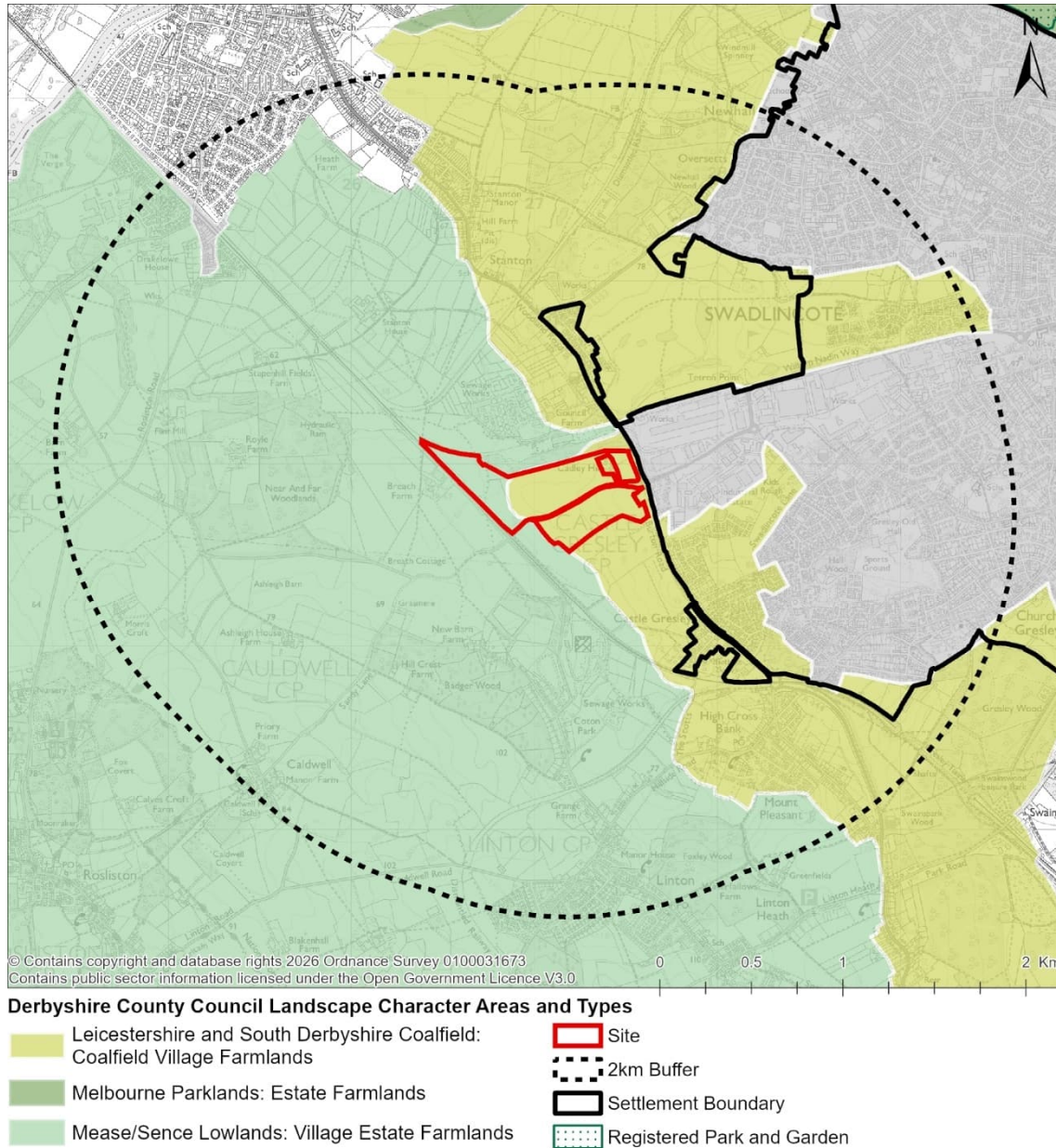
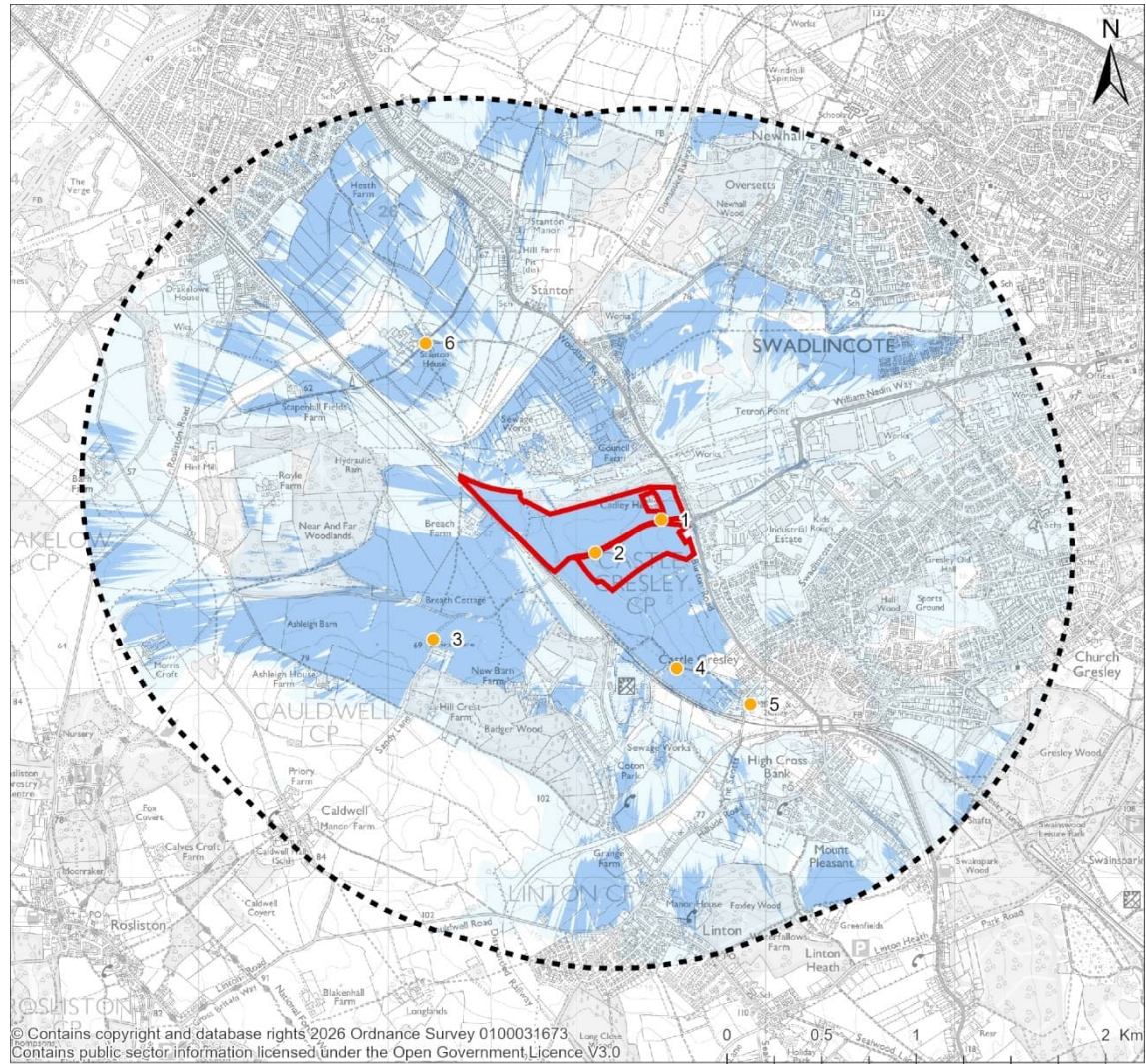


Figure S3.3: Site 3 Visual context



Potential Visibility

- Digital Surface Model: Includes screening effects of vegetation and buildings
- Digital Terrain Model: Includes screening effects of topography only
- Photo Location
- Site
- 2km Buffer

Visibility analyses run with 'visibility points' set to approximately 5m above existing terrain level. The viewer height was taken as 1.6m in accordance with GLVIA best practice guidelines. Surfaces generated from Environment Agency LiDAR 1m resolution Digital Terrain Model (DTM) data and Digital Surface Model (DSM) data. The DTM includes the screening effects of topography only. The DSM includes the screening effects of topography and surface features (e.g. vegetation and buildings).

Approximate visible extents of the site



Site 3 View 1: View from Cadley Lane, east of the site, looking north-west towards site.

Approximate visible extents of the site



Site 3 View 2: View from Cadley Lane, within the site, looking south-east towards the site.



Site 3 View 3: View from Sandy Lane, south-west of the site, looking north-east towards the site.



Site 3 View 4: View from the Public Right of Way, south of the site, looking northwest towards the site



Site 3 View 5: View from Castle Gresley, south-east of the site, looking north-west towards the site.



Site 3 View 6: View from the Public Right of Way in front of Stanton House, north-west of the site, looking south-east towards the site.

Site 3: Land at Cadley Lane, Castle Gresley (SHELAA 195)			
Size	33.39 ha.		
Topographical context	Relatively low-lying sloping ground with a western aspect on the southwestern edge of Swadlincote. See figure S3.1.		
Landscape character context (site and likely visual envelope)	Site lies predominantly within Leicestershire & South Derbyshire Coalfield Village Farmlands (Low to Medium sensitivity). Approximately one third of the site located in the northwest extends into the Mease/Sence Lowlands (Medium sensitivity). See figure S3.2. Visual envelope predominantly within areas of the Mease/Sence Lowlands to the west and southwest with some close range and distant intervisibility to the north and south within the Leicestershire & South Derbyshire Coalfield Village Farmlands.		
Likely visual envelope of residential development	Visual envelope principally extends at close range to the south and at medium to long range to the north south and west of the site over open countryside See figure S3.3. Key visual receptors include residential properties at Cadley Hill Farm, Burton Road and Castle Gresley. Footpath receptors within the wider Mease/Sence Lowlands to the southeast of the site (noting that at the time of survey several close-range footpaths were inaccessible). Road users of Cadley Lane.		
Criteria	Considerations	Value/ Susceptibility /Sensitivity	Notes / justification
Landscape character			
Landscape value of the site	- Landscape quality and condition of the site - Landscape features and landcover of value within the site likely to be lost to development (e.g. high-quality trees, hedgerows, scrub, grassland and diverse habitats) - Positive contribution of the site to the landscape (whether to the setting of Swadlincote or wider character area)	Low	- The site contains limited landscape features of value and exhibits low apparent vegetation diversity. - The site is predominantly comprised of large-scale, open arable fields on sloping ground, with grazing pasture in the northwest and northeast providing some limited variation in landcover. - Boundary hedgerows are generally gappy and fragmented. A complete internal hedgerow in the northeast, together with an adjacent mature tree, provides one of the few stronger structural features within the site. - Small number of scrubby trees and a pond in the northwest add limited local habitat, but do not materially enhance the overall landscape structure. - Cadley Hill Railway Area Local Wildlife Site is located adjacent to the northern boundary and comprises predominantly broadleaf woodland - The site makes a limited contribution to the wider landscape character area, as it is predominantly visually enclosed by tree cover along the disused railway to the west and woodland to the north and the commonplace agricultural landcover is typical of the surrounding rural fringe and lacks distinctive landscape features. The uppermost ridge line landform contributes to the rural edge of Swadlincote, intervisible from the wider rural area to the west and southwest.
Landscape value within the visual envelope	- Landscape character value across the visual envelope - Scenic value	Medium to Low	- The majority of the close-range visual envelope lies within the Low to Medium sensitivity Leicestershire & South Derbyshire Coalfield Village Farmlands, and reflects a landscape typified by an undulating landform with gentle ridges mixed farming with dense settlement dominating the edges of the rural landscape including expansion of housing estates. - The medium to long range visual envelope lies within the Medium sensitivity Mease/Sence Lowlands Village Farmlands which is of greater scenic value and reflects a landscape typified by a rolling lowland landform, intensive arable farming, high hedgerows and increased tree cover on steeper slopes, with

Site 3: Land at Cadley Lane, Castle Gresley (SHELAA 195)

			intermittent woodland and winding country lanes and negatively influenced by the presence of high voltage steel lattice pylons.
			- A number of detractors are located in the immediately adjacent visual envelope including large scale steel lattice pylons and industrial/commercial sheds and a substation which negatively impact scenic value.
Landscape character susceptibility (to residential development) (site and visual envelope)	- Elevation and aspect - Topography, landform and gradients - Scale and field pattern - Landcover (trees and hedgerows) - Landcover (arable / pasture / grassland) - Existing urban influences / detractors - Landscape and scenic quality - Remoteness /tranquillity - Historic time depth - Consistency with natural limits of the settlement / current urban footprint	Low	- Elevated undulating ridgeline in the north-east increases susceptibility, due to visibility within the wider landscape. - Few trees within the site increases susceptibility, due to the limited internal screening. - Limited internal vegetation reduces susceptibility, as development would result in limited loss of valuable vegetation and habitats. - The strong tree framework around the site edges reduces susceptibility by reducing intervisibility of much of the site from the surrounding area.. - Post-and-wire fencing, the disused railway line reduce susceptibility, as they reflect an existing degraded and landscape. Solar development, large scale industrial /commercial sheds and pylons present in the nearby wider landscape reflect a degraded and infrastructured landscape. - Traffic on Cadley Lane reduces susceptibility, as the site already experiences disturbance and reduced tranquillity. - Nearby residential, industrial, and waste-related development reduces susceptibility, reinforcing the site's urbanising context. - The approved waste recycling centre to the north-west will further reduce susceptibility, due to additional built form and intervisibility with industrial features. - Tree cover, high hedgerows, woodland bands and tree cover within the wider visual envelope decreases susceptibility due to the intermittent and glimpsed nature of intervisibility with the site.
Likely landscape impacts of residential development	- General / initial assessment	Low	- The likely impacts upon landscape character are considered to be low due to the existing urbanising influences immediately surrounding the site and the visually enclosed nature of the majority of the site albeit with the exception of the elevated undulating ridgeline in the northeast.
Views and visual amenity			
Visual amenity value of the site	- Attractiveness of the site in its current condition - Access to visual amenity within and from the site (e.g. presence of PRoW) - Contribution to visual amenity by its appearance or access to views	Medium to Low	- The site is of limited intrinsic visual amenity value, comprising commonplace agricultural landscape features with no notable distinctive characteristics and detractors present within the immediate visual envelope as noted above. - There are no PRoWs within the site, and public access is therefore limited. - The site contributes to the rural setting of Cadley Lane, with expansive views to the southwest available from the lane towards the wider rural landscape. - In distant views from the southwest, the upper ridgeline undulations provide a rural edge to Swadlincote, which adds some visual interest to the wider landscape context.

Site 3: Land at Cadley Lane, Castle Gresley (SHELAA 195)

Likely visibility of residential development	- Extent of visual envelope - Sensitive visual receptors within likely visual envelope (residential and footpaths) - Likelihood of residential development sitting on prominent skylines	Medium to Low	- The site is relatively enclosed but has a wide visual envelope due to the visibility of the upper undulating ridgeline. - There are few high-sensitivity receptors within close range, although views are available from residential properties at Cadley Farm to the north and from Castle Gresley approximately 550 m to the southeast. - Views from residential properties along the A444 would generally be screened particularly from lower storeys by a combination of tree cover and landform. - High-sensitivity receptors, including footpaths and residential properties, are present within the longer-range visual envelope to the west; however, intervening tree cover and roadside hedgerows would restrict views to intermittent, partial glimpses of the upper parts of the site, often seen in the context of the wider urban area of Swadlincote. - There is some potential for development to sit on the ridgeline, although existing residential development is already visible along the elevated A444 corridor immediately east of the site and forms part of the wider long-distance view to the west. - Overall, while the site has some potential for skyline visibility, existing built development in the surrounding area would reduce the extent to which new housing would appear out of context.
Likely visual impacts of residential development	- General / initial assessment	Medium to Low	- The introduction of residential development would likely marginally alter the character of views for visual receptors at close range, particularly those overlooking the site towards open countryside where residential development appears in the distance. However, residential development is already a characteristic feature in many views within the wider visual envelope.
Mitigation and opportunity			
Ease of Mitigation	- Existing landscape framework / visual enclosure and presence of defensible boundaries - Landscape and visual connection to or isolation from existing settlement		- The north and west boundaries are defensible due to the band of tree cover within the Cadley Hill Railway Area Local Wildlife Site in the north and the tree covered disused railway embankment in the south. The southern site boundary aligns with hedgerow but is weaker and less defensible by comparison. - A landscaped buffer in the northwest corner and along the elevated northeastern slopes could help mitigate views from the adjacent PRoW and wider views from the southwest albeit this would slightly reduce the amount of residential properties the site could deliver. - Development would be intervisible with Castle Gresley in close-range views and with the wider Swadlincote settlement in long-range views. - The site's extent to the disused railway embankment is broadly consistent with development to the south at Castle Gresley and the adjacent approved Waste Recycling Centre.
Landscape design opportunity	- Is there opportunity to add landscape value - Does development of the site offer potential to contribute		- Potential to reinstate hedgerows along Cadley Hill roadside boundaries by infilling gaps. - Potential to introduce tree planting in the northwest of the site in line with the National Forest Guidance to increase screening and enhance ecological links between woodland bands on the northern and western site boundaries. - Potential to introduce a landscape buffer in the along the elevated northeastern boundary to reduce the visibility of residential development close to the ridgeline.

Site 3: Land at Cadley Lane, Castle Gresley (SHELAA 195)	
	positively to landscape objectives
Overall landscape sensitivity of the site to residential development	Medium to Low
Ranking - landscape and visual suitability for residential allocation	3rd (of nine sites considered)
Summary statement	The site is an agricultural hillside on the rural edge of Swadlincote, with limited visual sensitivity particularly on lower slopes due to strong enclosure from the railway embankment and boundary tree cover, and multiple detractors experienced at close range due to the enclosed nature of the site. The landscape in close proximity to the site contains numerous detracting elements such as pylons, a substation, a sewage works, solar development and industrial/ commercial sheds. Views from the wider area are generally partial, glimpsed and or filtered by surrounding tree cover and hedgerows and are limited to the upper ridgeline which is seen in combination with the urban edge of Swadlincote. Visual receptors are comparatively limited and footpaths in close proximity to the site were inaccessible as through routes at the time of survey. The disused railway to the south forms a defensible boundary with the limit of development being consistent with that of Castle Gresley to the south which stops at the railway line. There is good potential for hedgerow and tree planting enhancement.

4.4 Site 4: Land West of Burton Road, Castle Gresley

The assessment of site 4 comprises the following:

- Figure S4.1 - Topographical context
- Figure S4.2 - Landscape character context
- Figure S4.3 – Visual context (showing the likely visual envelope of residential development on the site and photograph locations)
- Supporting photographic views (six locations)
- The assessment table

Figure S4.1: Site 4 Topographical context

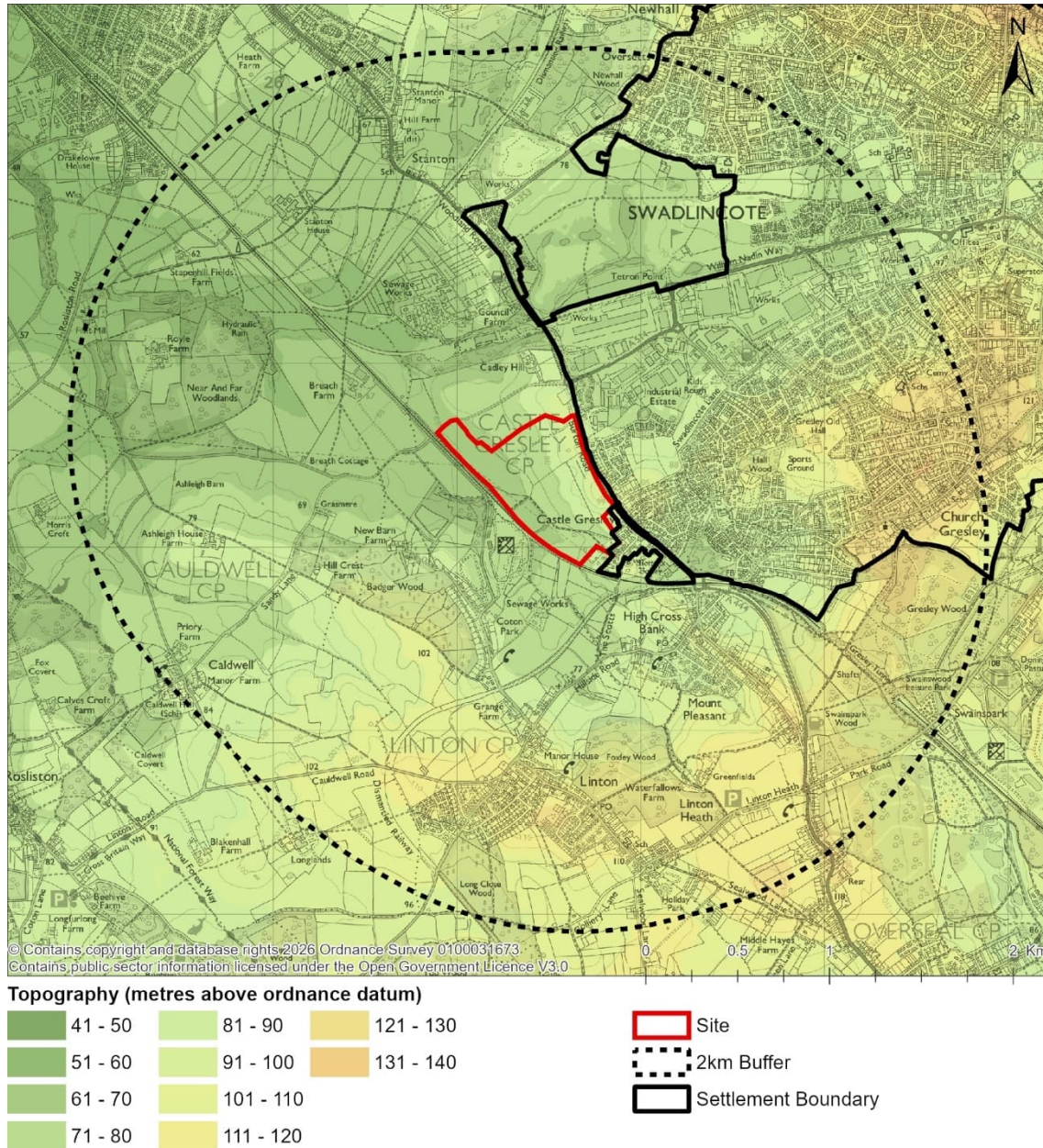


Figure S4.2: Site 4 Landscape character context

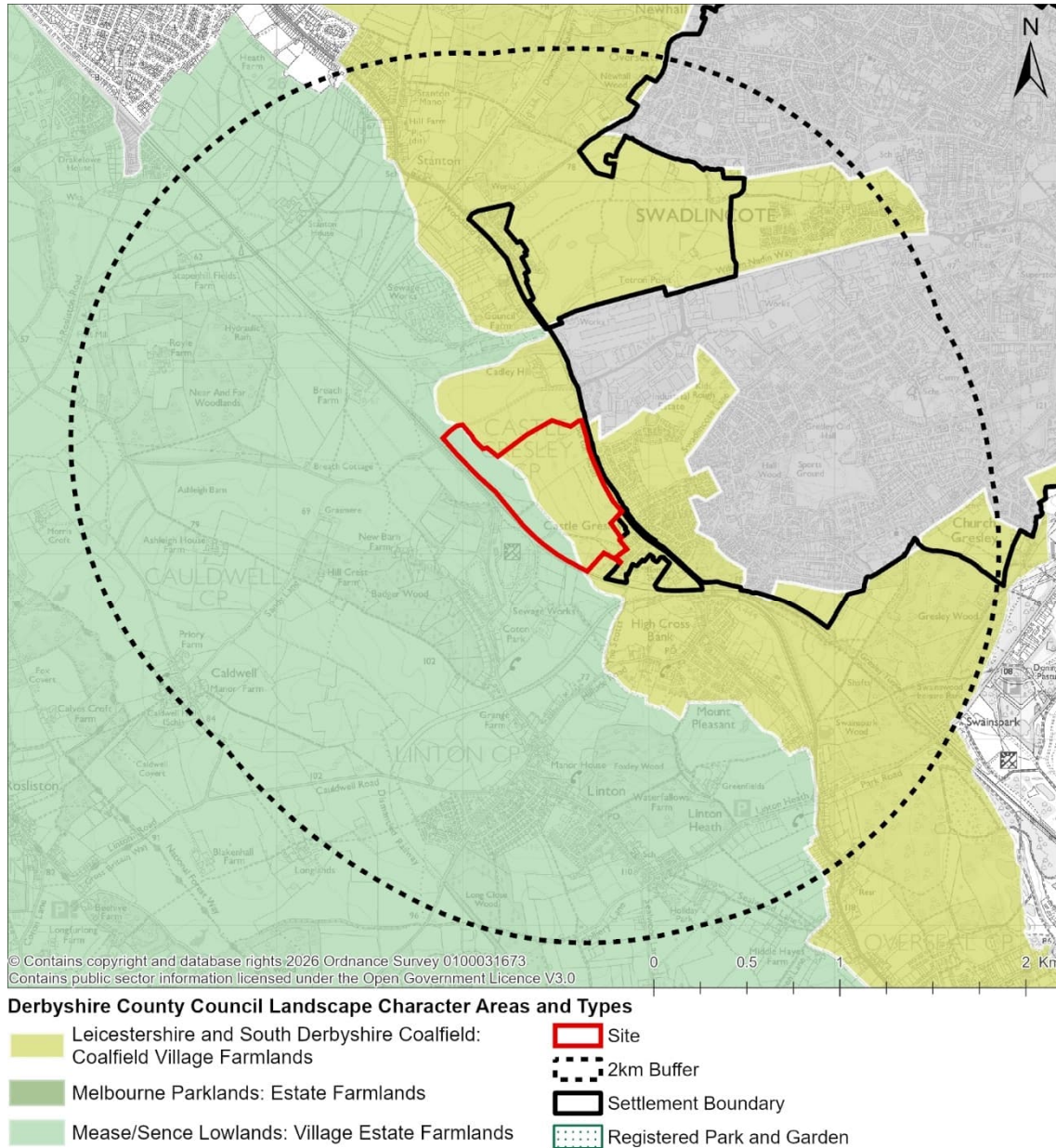
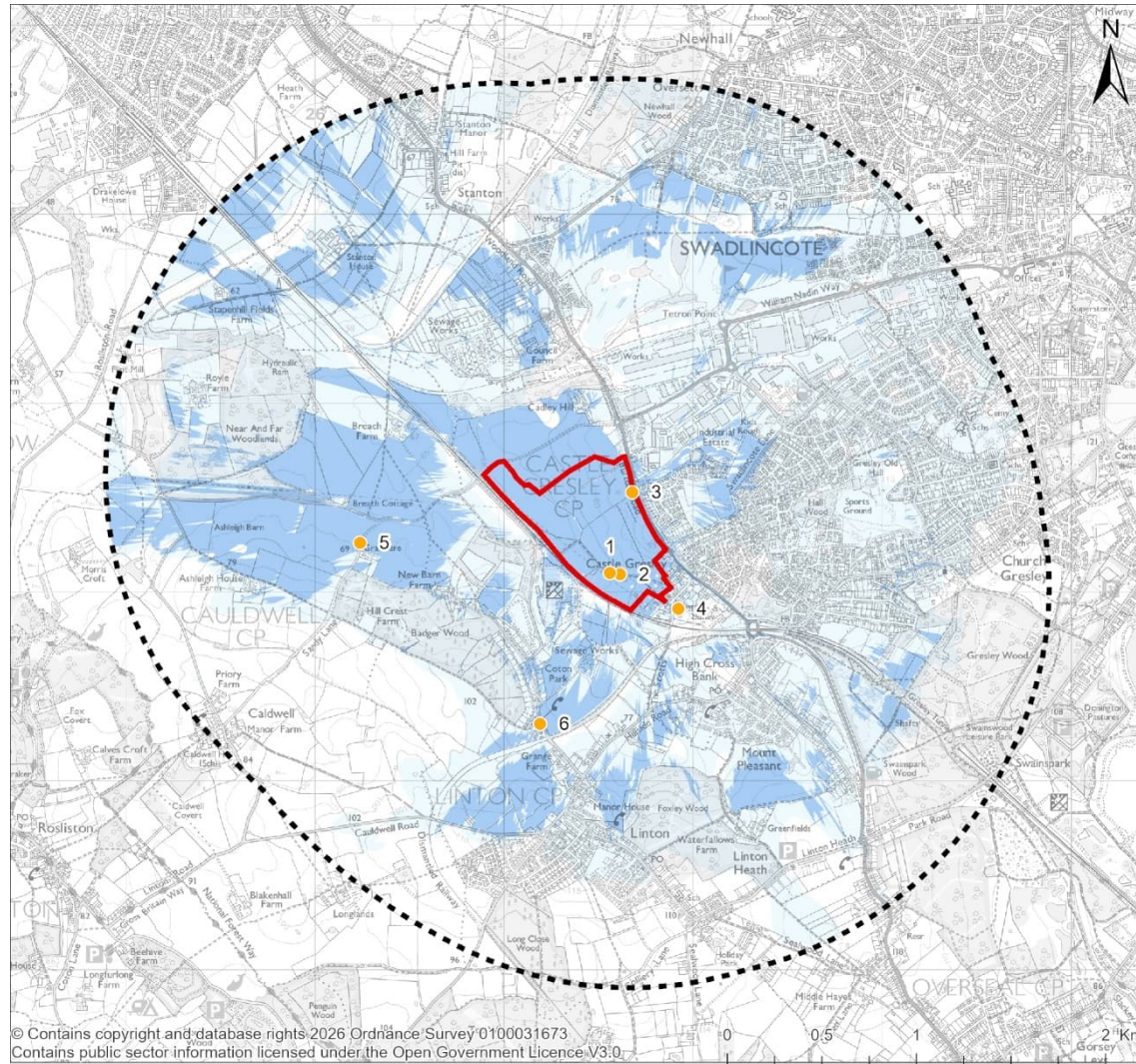


Figure S4.3: Site 4 Visual context



Potential Visibility

- Digital Surface Model: Includes screening effects of vegetation and buildings
- Digital Terrain Model: Includes screening effects of topography only
- Photo Location
- Site
- 2km Buffer

Visibility analyses run with 'visibility points' set to approximately 5m above existing terrain level. The viewer height was taken as 1.6m in accordance with GLVIA best practice guidelines. Surfaces generated from Environment Agency LiDAR 1m resolution Digital Terrain Model (DTM) data and Digital Surface Model (DSM) data. The DTM includes the screening effects of topography only. The DSM includes the screening effects of topography and surface features (e.g. vegetation and buildings).

Approximate visible extents of the site



Site 4 View 1: View from the Public Right of Way within the site, looking south-east.

Approximate visible extents of the site



Site 4 View 2: View from the Public Right of Way within the site, looking north-west.

Approximate visible extents of the site



Site 4 View 3: View from land adjacent to Burton Road, looking south-east of the site.

Approximate visible extents of the site



Site 4 View 4: View from Castle Gresley, south-east of the site, looking north-west towards the site.



Site 4 View 5: View from Sandy Lane, south-west of the site, looking north-east towards the site.



Site 4 View 6: View from Cotton Park, south of the site, looking north-west towards the site.

Site 4: Land West of Burton Road, Castle Gresley (SHELAA 006)			
Size	39.58 ha		
Topographical context	Relatively low-lying sloping site with western aspect on western edge of Swadlincote. See figure S4.1.		
Landscape character context (site and likely visual envelope)	Lies entirely within the Leicestershire & South Derbyshire Coalfield Village Farmlands (Low to Medium sensitivity) - see figure S4.2. Visual envelope extends into areas of the Mease/Sence Lowlands (Medium sensitivity) to the southwest with some close range and distant intervisibility to the north within the Leicestershire & South Derbyshire Coalfield Village Farmlands.		
Likely visual envelope of residential development	Visual envelope principally extends at close range to the north and south and at medium to long range to the north, south and west of the site over open countryside See figure S4.3. Key visual receptors include residential properties at Cadley Hill Farm, Burton Road and Castle Gresley. Footpath receptors within the wider Mease/Sence Lowlands to the southeast of the site (noting that at the time of survey several close-range footpaths were inaccessible). Road users of Cadley Lane and Burton Road.		
Criteria	Considerations	Value/ Susceptibility /Sensitivity	Notes / justification
Landscape character			
Landscape value of the site	- Landscape quality and condition of the site - Landscape features and landcover of value within the site likely to be lost to development (e.g. high quality trees, hedgerows, scrub, grassland and diverse habitats) - Positive contribution of the site to the landscape (whether to the setting of Swadlincote or wider character area)	Low	- The site is predominantly comprised of large-scale, open arable fields on sloping ground, with grazing pasture in the lower-lying west and south providing some limited variation in landcover but overall low apparent vegetation diversity. - The site contains limited landscape features of value, with internal hedgerows generally sparse and degraded due to the large field pattern, including gaps and areas of replacement post-and-wire fencing. - A strong boundary hedgerow along the A444 provides one of the more positive structural elements within the site, while a band of trees along the disused railway embankment on the southern boundary and several mature trees in the south add localised landscape and ecological value. - The site makes a limited contribution to the wider landscape character area, as it is predominantly visually enclosed by tree cover along the disused railway to the west and the commonplace agricultural landcover is typical of the surrounding rural fringe and lacks distinctive landscape features. The uppermost ridge line landform contributes to the rural edge of Swadlincote, intervisible from the wider rural area to the west and southwest.
Landscape value within the visual envelope	- Landscape character value across the visual envelope - Scenic value	Medium to Low	- The majority of the close range visual envelope lies within the Low to Medium sensitivity Leicestershire & South Derbyshire Coalfield Village Farmlands, and reflects a landscape typified by an undulating landform with gentle ridges mixed farming with dense settlement dominating the edges of the rural landscape including expansion of housing estates. - The medium to long range visual envelope lies within the Medium sensitivity Mease Sence Lowlands Village Farmlands which is of greater scenic value and reflects a landscape typified by a rolling lowland landform, intensive arable farming, high hedgerows and increased tree cover on steeper slopes, with intermittent woodland and winding country lanes and negatively influenced by the presence of high voltage steel lattice pylons.

Site 4: Land West of Burton Road, Castle Gresley (SHELAA 006)

			- A number of detractors are located in the immediately adjacent visual envelop including pylons and industrial/commercial sheds and a substation which negatively impact scenic value.
Landscape character susceptibility (to residential development) (site and visual envelope)	- Elevation and aspect - Topography, landform and gradients - Scale and field pattern - Landcover (trees and hedgerows) - Landcover (arable / pasture / grassland) - Existing urban influences / detractors - Landscape and scenic quality - Remoteness /tranquillity - Historic time depth - Consistency with natural limits of the settlement / current urban footprint	Low	- Elevated undulating ridgeline in the north-east increases susceptibility, due to intervisibility within the wider landscape albeit intervisible in combination with existing adjacent residential development along the A444, Castle Gresley and the wider urban area of Swadlincote to the northwest. - Few trees and hedgerow within the site increases susceptibility, due to the limited internal screening. - Limited internal vegetation reduces susceptibility, as development would result in limited loss of valuable vegetation and habitats. - The setting of Gresley Castle Motte and Bailey Scheduled Ancient Monument (SAM) increases susceptibility, due to the heritage sensitivity of the surrounding area and outward views from the monument. - Boundary hedgerows, trees, scrub, and mature trees reduce susceptibility, providing some containment and screening. - Post-and-wire fencing, the disused railway line, gabion wall, pylons, and the adjacent substation reduce susceptibility. Solar development, large scale industrial /commercial sheds and pylons present in the nearby wider landscape reflect a degraded and infrastructured landscape. The enclosed nature of the site increases the influence of the large scale elements upon the site. - The adjacent substation and nearby residential development at Castle Greasley reduce susceptibility, as the site is already influenced by built form. - Nearby commercial, industrial, and housing development reduces susceptibility, particularly where intervisible from the site. - The approved waste recycling centre to the north-west will further reduce susceptibility, due to additional built form and intervisibility with industrial features.
Likely landscape impacts of residential development	- General / initial assessment	Low	- The impacts upon landscape character are considered to be low due to the existing urbanising influences immediately surrounding the site and the visually enclosed nature of the majority of the site albeit with the exception of the elevated undulating ridgeline in the northeast.
Views and visual amenity			
Visual amenity value of the site	- Attractiveness of the site in its current condition - Access to visual amenity within and from the site (e.g. presence of PRoW) - Contribution to visual amenity by its appearance or access to views	Low	- The site is of limited intrinsic visual amenity value, comprising commonplace agricultural landscape features with no notable distinctive characteristics and detractors present within the site as noted above. - Public access is restricted, as access onto the PRoW from Coton Park is closed and the site is not readily accessible as a through route. In addition, there is no access to the elevated northern part of the site, limiting opportunities for views into the wider landscape. - In distant views from the west, a small area of upper ridgeline undulations forms part of the rural edge to Swadlincote, contributing some visual interest in views from the wider setting.

Site 4: Land West of Burton Road, Castle Gresley (SHELAA 006)

Likely visibility of residential development	- Extent of visual envelope - Sensitive visual receptors within likely visual envelope (residential and footpaths) - Likelihood of residential development sitting on prominent skylines	Medium to Low	- The site is relatively enclosed but has a wide visual envelope due to the visibility of the upper undulating ridgeline. - There are few high-sensitivity receptors within close range, although views are available from residential properties at Cadley Farm to the north and from Castle Gresley approximately 550 m to the southeast. - Views from residential properties along the A444 would generally be screened particularly from lower storeys by a combination of tree cover and landform. - High-sensitivity receptors, including footpaths and residential properties, are present within the longer-range visual envelope to the west; however, intervening tree cover and roadside hedgerows would restrict views to intermittent, partial glimpses of the upper parts of the site, often seen in the context of the wider urban area of Swadlincote. - There is some potential for development to sit on the ridgeline, although existing residential development is already visible along the elevated A444 corridor immediately east of the site and forms part of the wider long-distance view to the west. - Overall, while the site has some potential for skyline visibility, existing built development in the surrounding area would reduce the extent to which new housing would appear out of context. - Views towards the site from the adjacent SAM are interrupted by residential development within Castle Gresley.
Likely visual impacts of residential development	- General / initial assessment	Medium to Low	- The introduction of residential development would marginally alter the character of views for visual receptors at close range, particularly those overlooking the site towards open countryside where residential development appears in the distance. However, residential development is already a characteristic feature in many views within the wider visual envelope.
Mitigation and opportunity			
Ease of mitigation	- Existing landscape framework / visual enclosure and presence of defensible boundaries - Landscape and visual connection to or isolation from existing settlement	- The northern and southern boundaries are defensible, with the A444 roadside hedgerow along the north boundary and disused railway embankment along the south boundary providing screening of lower site levels. The west boundary aligns with a hedgerow and is weaker. - The wider landscape framework of woodland blocks, tree belts and hedgerows provides some additional screening. - A landscaped buffer to the north could help reduce the prominence of development on the ridgeline. - The site's extent to the disused railway embankment in the south is broadly consistent with residential development at Castle Gresley to the south and approved Waste Recycling Centre to the north.	
Landscape design opportunity	- Is there opportunity to add landscape value - Does development of the site offer potential to contribute positively to landscape objectives	- Potential to retain hedgerows in the west of the site beneath pylons where development of housing would not be feasible - Potential to introduce diversity of habitats in the west of the site beneath pylons where development of housing would not be feasible. - Potential to introduce a landscape buffer along the elevated northeastern boundary to reduce visibility of residential development.	

Site 4: Land West of Burton Road, Castle Gresley (SHELAA 006)

- Potential to retain mature trees in the east of the site within any future development in a landscape buffer which could filter views between the existing properties at Castle Gresley and new development on the site.
-

Overall landscape sensitivity of the site to residential development

Low

Ranking - landscape and visual suitability for residential allocation

1st (of nine sites considered)

Summary statement

The site is an agricultural hillside on the rural edge of Swadlincote, with limited visual sensitivity particularly on lower slopes due to strong enclosure from the railway embankment and boundary tree cover. The site has a degraded appearance due to poor quality hedgerows, pylons and an adjacent substation. The landscape is in close proximity to the site also contains numerous detracting elements such a large-scale, steel lattice pylon, a sewage works and industrial/ commercial sheds. Views from the wider area are generally partial, glimpsed and or filtered by surrounding tree cover and hedgerows and are limited to the upper ridgeline which is seen in combination with the urban edge of Swadlincote. Visual receptors are comparatively limited and footpaths in close proximity to the site were inaccessible as through routes at the time of survey. The disused railway to the south forms a defensible boundary with the limit of development being consistent with that of Castle Gresley to the south which stops at the railway line. There is potential for mitigation by moving residential development away from the undulating ridgeline.

4.5 Site 5: Sites 3 & 4 combined

The assessment of site 5 comprises the following:

- Figure S5.1 - Topographical context
- Figure S5.2 - Landscape character context
- Figure S5.3 – Visual context (showing the likely visual envelope of residential development on the site and photograph locations)
- Supporting photographic views (six locations)
- The assessment table

Figure S5.1: Site 5 Topographical context

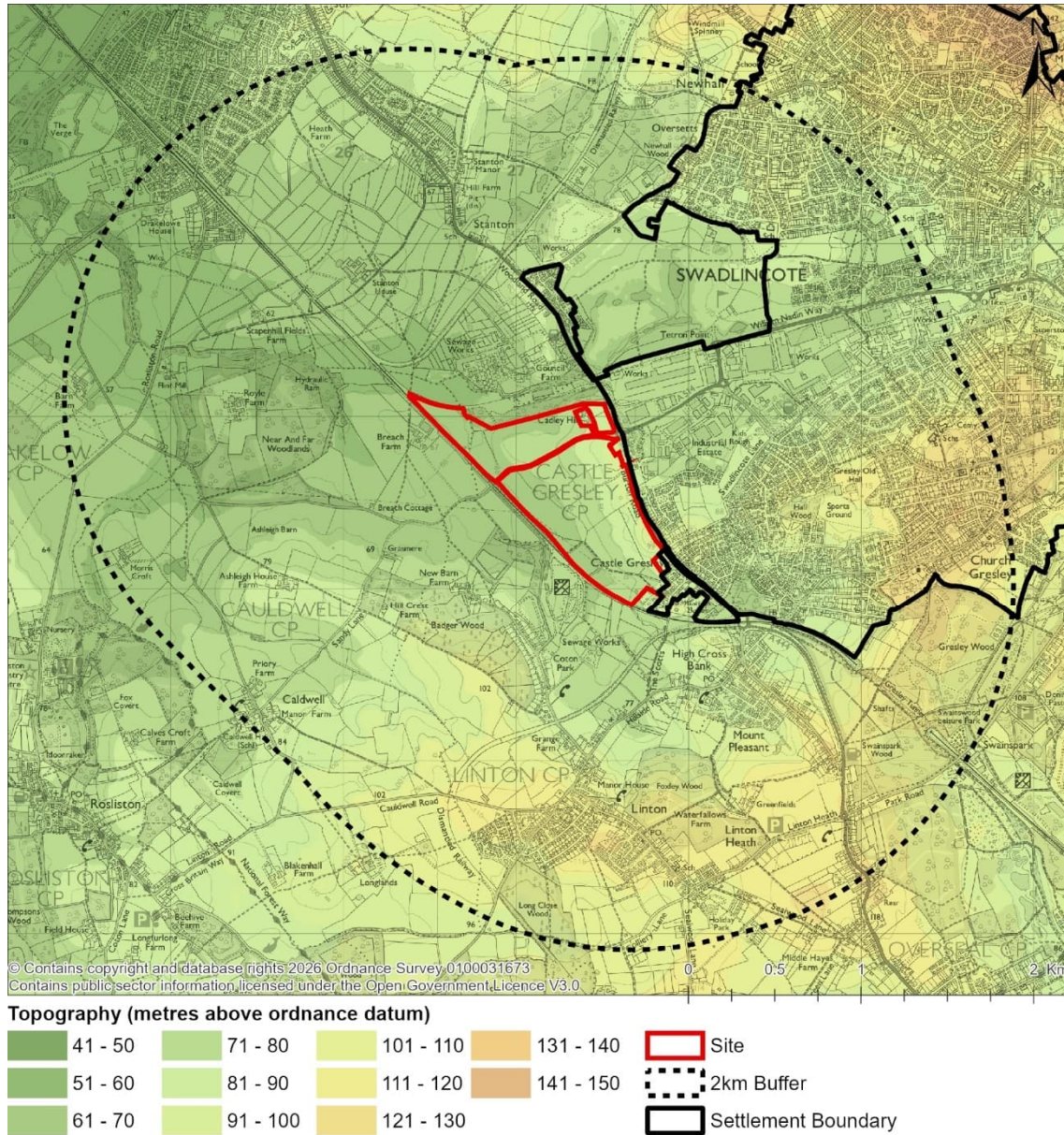


Figure S5.2: Site 5 Landscape character context

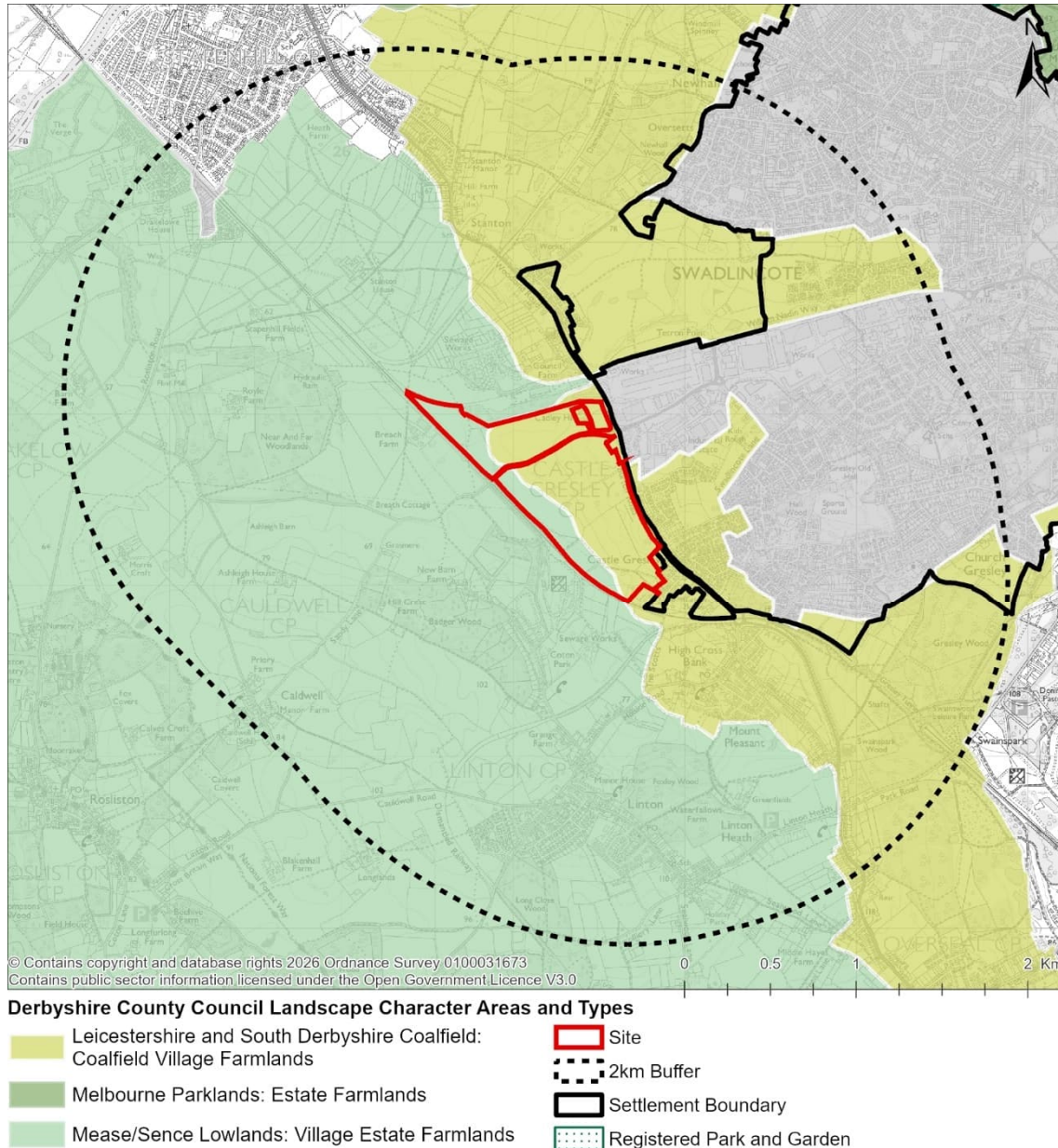
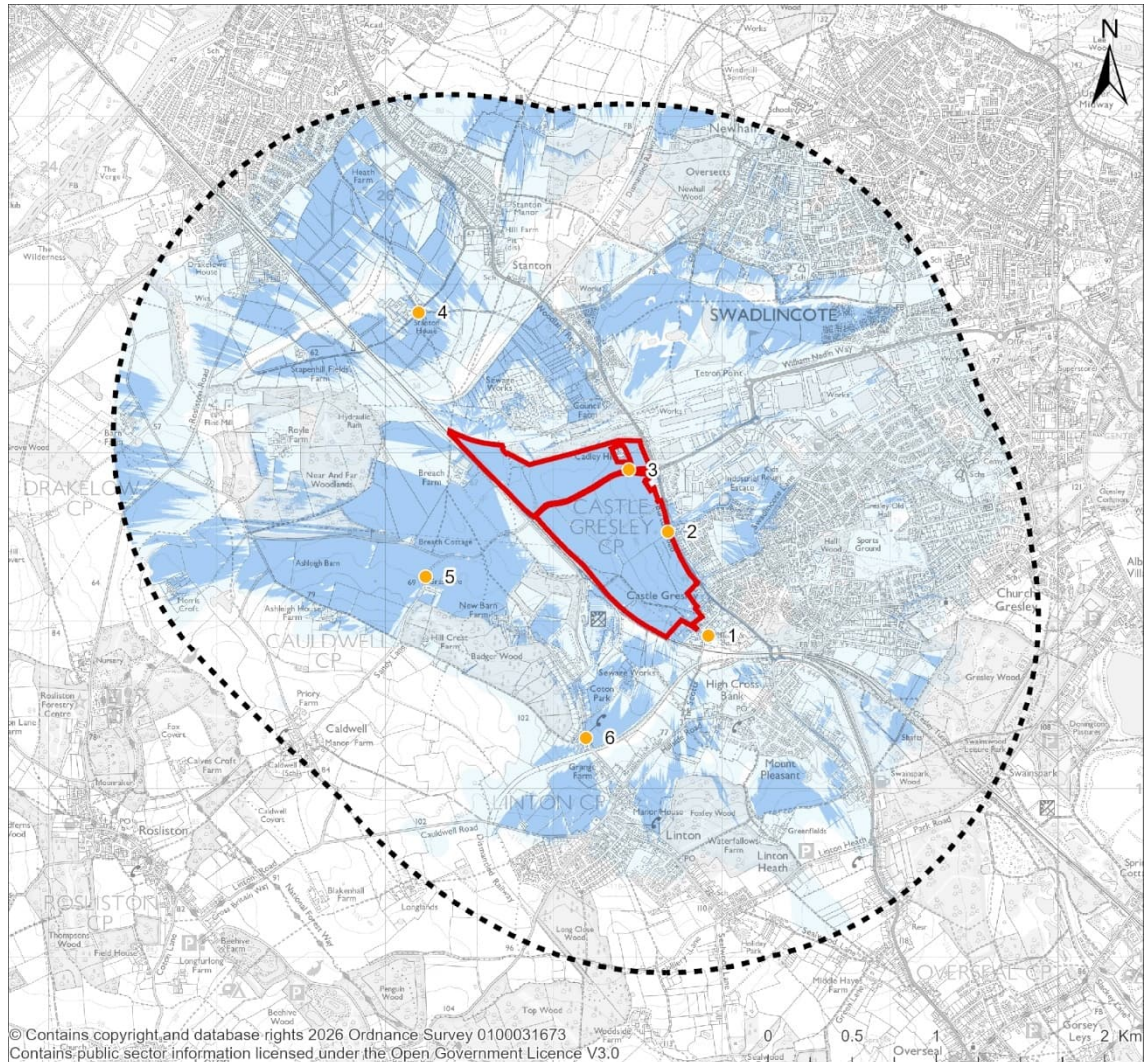


Figure S5.3: Site 5 Visual context



Potential Visibility

-  Digital Surface Model: Includes screening effects of vegetation and buildings
-  Digital Terrain Model: Includes screening effects of topography only
-  Photo Location
-  Site
-  2km Buffer

Visibility analyses run with 'visibility points' set to approximately 5m above existing terrain level. The viewer height was taken as 1.6m in accordance with GLVIA best practice guidelines. Surfaces generated from Environment Agency LiDAR 1m resolution Digital Terrain Model (DTM) data and Digital Surface Model (DSM) data. The DTM includes the screening effects of topography only. The DSM includes the screening effects of topography and surface features (e.g. vegetation and buildings).



Site 5 View 1: View from Castle Gresley, south-east of the site, looking north-west towards the site.



Site 5 View 2: View from land adjacent to Burton Road, looking south-east of the site.

Approximate visible extents of the site



Site 5 View 3: View from Cadley Lane within east of the site, looking north-west towards site.

Approximate visible extents of the site



Site 5 View 4: View from the Public Right of Way in front of Stanton House, north-west of the site, looking south-east towards the site.



Site 5 View 5: View from Sandy Lane, south-west of the site, looking north-east towards the site.



Site 5 View 6: View from Cotton Park, south of the site, looking north-west towards the site.

Site 5 –Sites 3 & 4 combined (SHELAA 195 SHELAA 006)			
Size	72.97 ha		
Topographical context	Relatively low lying sloping ground with a western aspect on the western edge of Swadlincote. See figure S5.1.		
Landscape character context (site and likely visual envelope)	Predominantly within Leicestershire & South Derbyshire Coalfield Village Farmlands (Medium to Low sensitivity). A small area in the northwest of site extends into Mease/Sence Lowlands (Medium sensitivity). See figure S5.2. Visual envelope predominantly within areas of the Mease/Sence Lowlands to the west and southwest with some close range and distant intervisibility to the north and south within the Leicestershire & South Derbyshire Coalfield Village Farmlands.		
Likely visual envelope of residential development	Visual envelope principally extends at close range to the south and at medium to long range to the north, south and west of the site over open countryside See figure S5.3. Key visual receptors include residential properties at Cadley Hill Farm, Burton Road and Castle Gresley. Footpath receptors within the wider Mease/Sence Lowlands to the southeast of the site (noting that at the time of survey several close-range footpaths were inaccessible). Road users of Cadley Lane and Burton Road.		
Criteria	Considerations	Value/ Susceptibility/ Sensitivity	Notes / justification
Landscape character			
Landscape value of the site	- Landscape quality and condition of the site - Landscape features and landcover of value within the site likely to be lost to development (e.g. high quality trees, hedgerows, scrub, grassland and diverse habitats) - Positive contribution of the site to the landscape (whether to the setting of Swadlincote or wider character area)	Low	- The site contains limited landscape features of value and generally low vegetation diversity, although some localised features add structure and habitat interest. - It is predominantly comprised of large-scale, open arable fields on sloping ground, with areas of grazing pasture in the northwest, northeast, west and south providing limited variation in landcover. - Internal hedgerows are sparse and, where present, are generally degraded or fragmented, with gaps and replacement post-and-wire fencing reducing their contribution to landscape structure. A more intact hedgerow along the A444 forms a stronger boundary feature. - Localised features of note include small areas of scrubby trees, a pond in the northwest, a band of trees along the disused railway embankment on the southern boundary, and several mature trees in the south, which provide limited ecological and visual interest. - Overall, the site makes a limited contribution to the wider landscape character area, as it comprises commonplace agricultural landcover and is visually enclosed, with few distinctive landscape features to reinforce local character. The uppermost ridge line landform contributes to the rural edge of Swadlincote, intervisible from the wider rural area to the west and southwest.
Landscape value within the visual envelope	- Landscape character value across the visual envelope - Scenic value	Medium to Low	- The majority of the close-range visual envelope lies within the Low to Medium sensitivity Leicestershire & South Derbyshire Coalfield Village Farmlands, and reflects a landscape typified by an undulating landform with gentle ridges mixed farming with dense settlement dominating the edges of the rural landscape including expansion of housing estates. - The medium to long range visual envelope lies within the Medium sensitivity Mease Sence Lowlands Village Farmlands which is of greater scenic value and reflects a landscape typified by a rolling lowland landform, intensive arable farming, high hedgerows and increased tree cover on steeper slopes, with intermittent

Site 5 –Sites 3 & 4 combined (SHELAA 195 SHELAA 006)

			woodland and winding country lanes and negatively influenced by the presence of high voltage steel lattice pylons.
			- A number of detractors are located in the immediately adjacent visual envelop including pylons and industrial/commercial sheds and a substation which negatively impact scenic value.
Landscape character susceptibility (to residential development) (site and visual envelope)	- Elevation and aspect - Topography, landform and gradients - Scale and field pattern - Landcover (trees and hedgerows) - Landcover (arable / pasture / grassland) - Existing urban influences / detractors - Landscape and scenic quality - Remoteness /tranquillity - Historic time depth - Consistency with natural limits of the settlement / current urban footprint	Low	- Elevated, undulating ridgeline landform in the north-east increases susceptibility, due to intervisibility within the wider landscape and views towards surrounding residential and urban areas. - Limited internal vegetation increases susceptibility, as few trees and hedgerows provide little screening. - The setting of Gresley Castle Motte and Bailey SAM increases susceptibility, due to the heritage sensitivity of the area and outward views from the monument. - Limited internal vegetation reduces susceptibility, as development would result in limited loss of valuable vegetation and habitats. - Boundary hedgerows, trees, scrub, and mature trees reduce susceptibility, providing some containment and filtering of views. - Post-and-wire fencing, the disused railway line, gabion wall, pylons, and the adjacent substation reduce susceptibility. Solar development, large scale industrial /commercial sheds and pylons present in the nearby wider landscape reflect a degraded and infrastructured landscape. The enclosed nature of the site increases the influence of the large-scale elements upon the site. - Traffic on Cadley Lane reduces susceptibility, as the site already experiences disturbance and reduced tranquillity. - Nearby residential, industrial, commercial, and waste-related development reduces susceptibility, reinforcing the site's urbanising context. - The approved waste recycling centre to the north-west will further reduce susceptibility, due to additional built form and intervisibility with industrial features.
Likely landscape impacts of residential development	- General / initial assessment	Low	- The effects upon landscape character are considered to be low due to the existing urbanising influences immediately surrounding the site and the visually enclosed nature of the majority of the site albeit with the exception of the elevated undulating ridgeline in the northeast.
Views and visual amenity			
Visual amenity value of the site	- Attractiveness of the site in its current condition - Access to visual amenity within and from the site (e.g. presence of PRoW) - Contribution to visual amenity by its appearance or access to views	Medium to Low	- The site is of limited intrinsic visual amenity value, comprising commonplace agricultural landscape features with no notable distinctive characteristics and detractors present within the site as noted above. - Public access is restricted, as access onto the PRoW from Coton Park is closed and the site is not readily accessible as a through route. In addition, there is no access to the elevated northern part of the site, limiting opportunities for views into the wider landscape. - In distant views from the west, a small area of upper ridgeline undulations forms part of the rural edge to Swadlincote, contributing some visual interest in views from the wider setting. - The site contributes to the rural setting of Cadley Lane, with expansive views to the southwest available from the lane towards the wider rural landscape.

Site 5 –Sites 3 & 4 combined (SHELAA 195 SHELAA 006)

Likely visibility of residential development	- Extent of visual envelope - Sensitive visual receptors within likely visual envelope (residential and footpaths) - Likelihood of residential development sitting on prominent skylines	Medium to Low	- The site is relatively enclosed but has a wide visual envelope due to the visibility of the upper undulating ridgeline. - There are few high-sensitivity receptors within close range, although views are available from residential properties at Cadley Farm to the north and from Castle Gresley approximately 550 m to the southeast. - Views from residential properties along the A444 would generally be screened particularly from lower storeys by a combination of tree cover and landform. - High-sensitivity receptors, including footpaths and residential properties, are present within the longer-range visual envelope to the west; however, intervening tree cover and roadside hedgerows would restrict views to intermittent, partial glimpses of the upper parts of the site, often seen in the context of the wider urban area of Swadlincote. - There is some potential for development to sit on the ridgeline, although existing residential development is already visible along the elevated A444 corridor immediately east of the site and forms part of the wider long-distance view to the west. - Overall, while the site has some potential for skyline visibility, existing built development in the surrounding area would reduce the extent to which new housing would appear out of context. - Views towards the site from the adjacent SAM are interrupted by residential development within Castle Gresley.
Likely visual impacts of residential development	- General / initial assessment	Medium to Low	- The introduction of residential development would marginally alter the character of views for visual receptors at close range, particularly those overlooking the site open towards countryside where residential development appears in the distance. However, residential development is already a characteristic feature in many views within the wider visual envelope.
Mitigation and opportunity			
Ease of mitigation	- Existing landscape framework / visual enclosure and presence of defensible boundaries - Landscape and visual connection to or isolation from existing settlement		- The wider landscape framework of woodland blocks, tree belts and hedgerows provides some additional screening. - A landscaped buffer to the north could help reduce the prominence of development on the ridgeline. - The site's extent to the disused railway embankment in the south is broadly consistent with residential development at Castle Gresley to the south and the adjacent approved Waste Recycling Centre.
Landscape design opportunity	- Is there opportunity to add landscape value - Does development of the site offer potential to contribute positively to landscape objectives		- Potential to retain hedgerows in the west of the site beneath pylons where development of housing would not be feasible - Potential to introduce diversity of habitats in the west of the site beneath pylons where development of housing would not be feasible. - Potential to introduce a landscape buffer in the along the elevated northeastern boundary. - Potential to retain mature trees within any future development in a landscape buffer which could filter views between the existing properties at Castle Gresley and new development on the site. - Potential to introduce tree planting in the northwest of the site in line with the National Forest Guidance to increase screening and enhance ecological links between woodland bands on the northern and western site boundaries.

Site 5 –Sites 3 & 4 combined (SHELAA 195 SHELAA 006)

Overall landscape sensitivity of the site to residential development

Low

Ranking - landscape and visual suitability for residential allocation

2nd (of nine sites considered)

Summary statement

The site is an agricultural hillside on the rural edge of Swadlincote, with limited visual sensitivity particularly on lower slopes due to strong enclosure from the railway embankment and boundary tree cover. The site has a degraded appearance due to poor quality hedgerows, pylons and an adjacent substation. The landscape in close proximity to the site also contains numerous detracting elements such as large-scale, steel lattice pylons, a sewage works, solar development and industrial/ commercial sheds. Views from the wider area are generally partial, glimpsed and or filtered by surrounding tree cover and hedgerows and are limited to the upper ridgeline which is seen in combination with the urban edge of Swadlincote. Visual receptors are comparatively limited and footpaths in close proximity to the site were inaccessible as through routes at the time of survey. The disused railway to the south forms a defensible boundary with the limit of development being consistent with that of Castle Gresley to the south which stops at the railway line. There is potential for mitigation by moving residential development away from the undulating ridgeline.

4.6 Site 6: Land east of Woodville

The assessment of site 6 comprises the following:

- Figure S6.1 - Topographical context
- Figure S6.2 - Landscape character context
- Figure S6.3 – Visual context (showing the likely visual envelope of residential development on the site and photograph locations)
- Supporting photographic views (six locations)
- The assessment table

Figure S6.1: Site 6 Topographical context

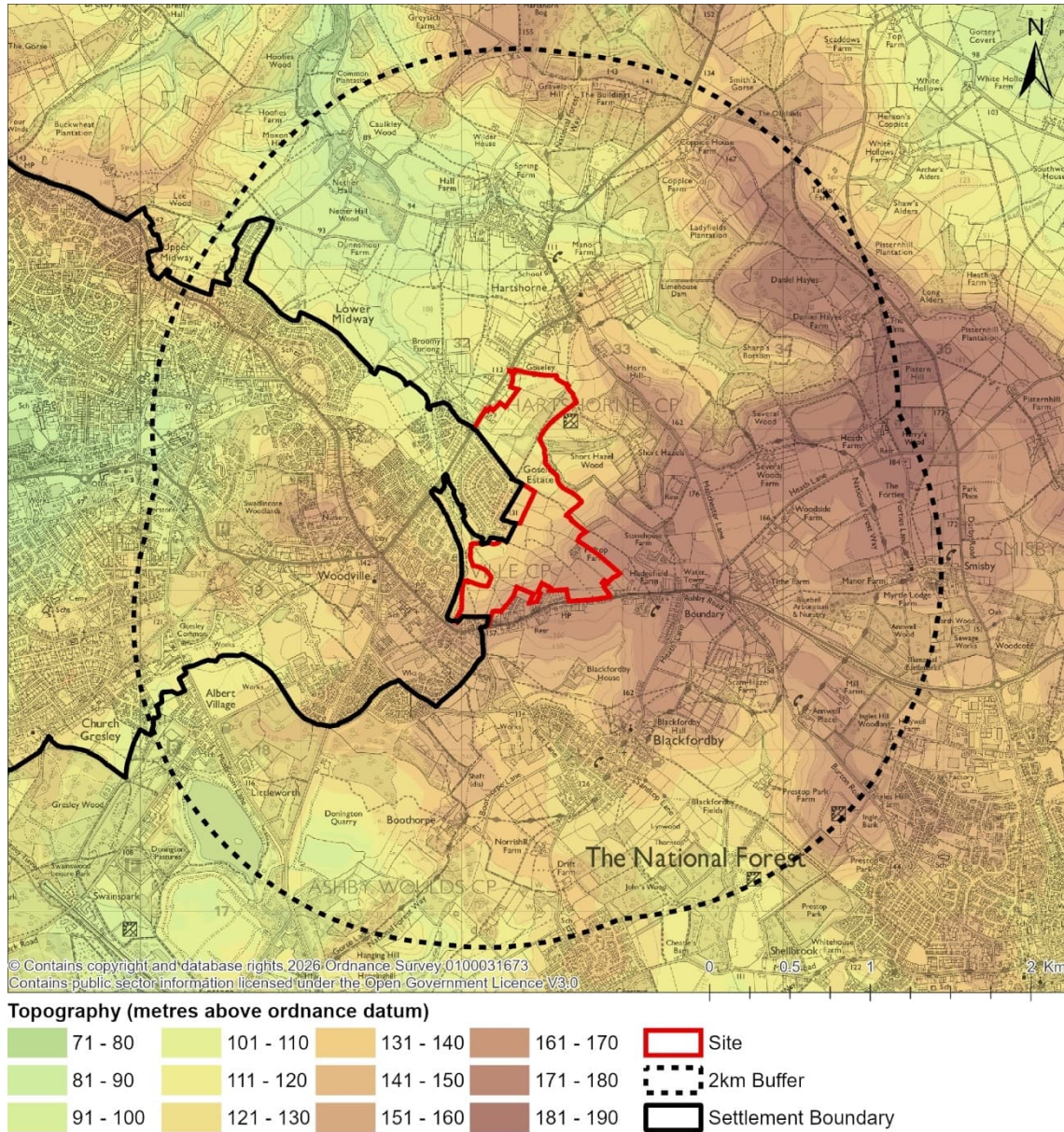
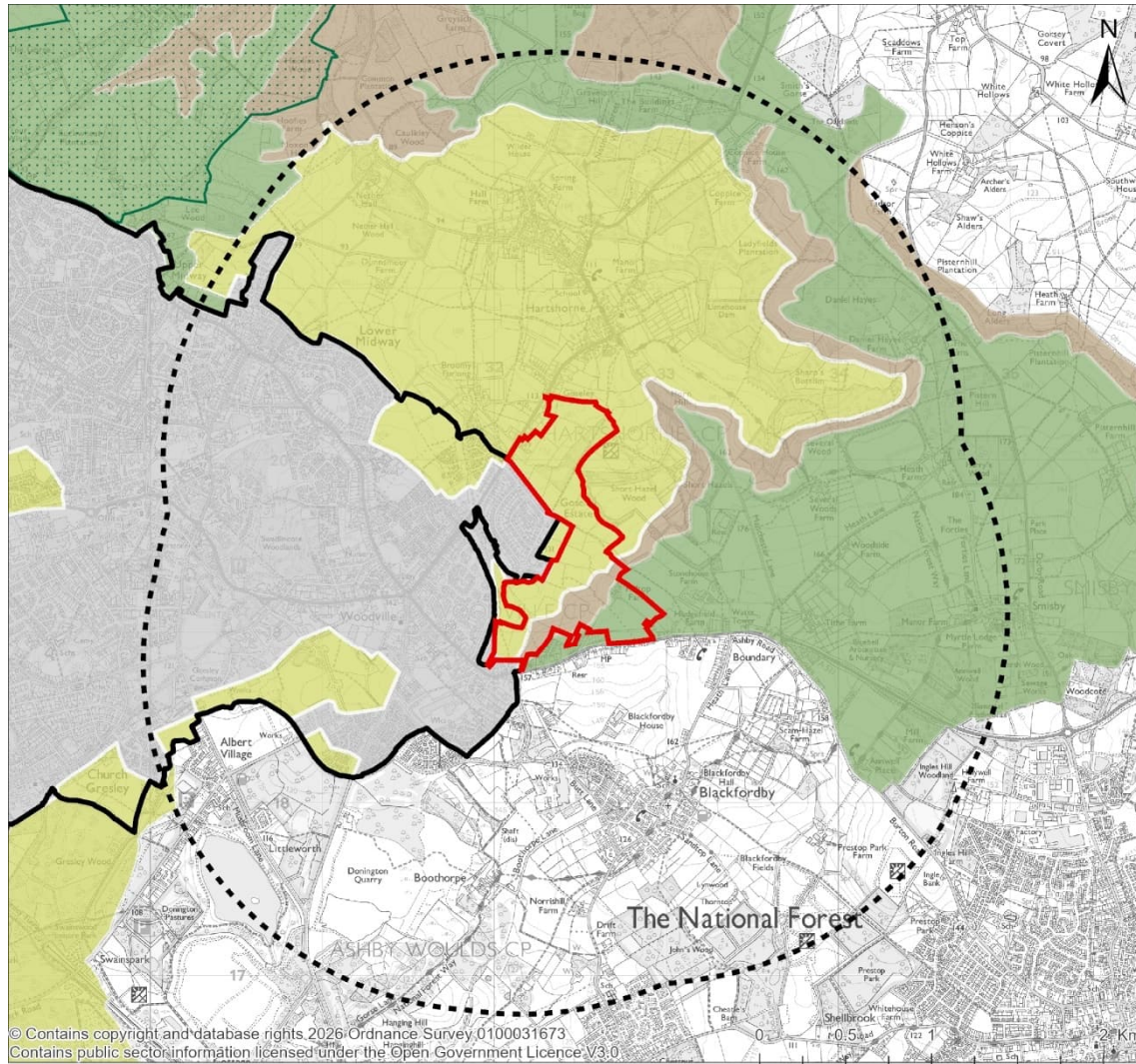


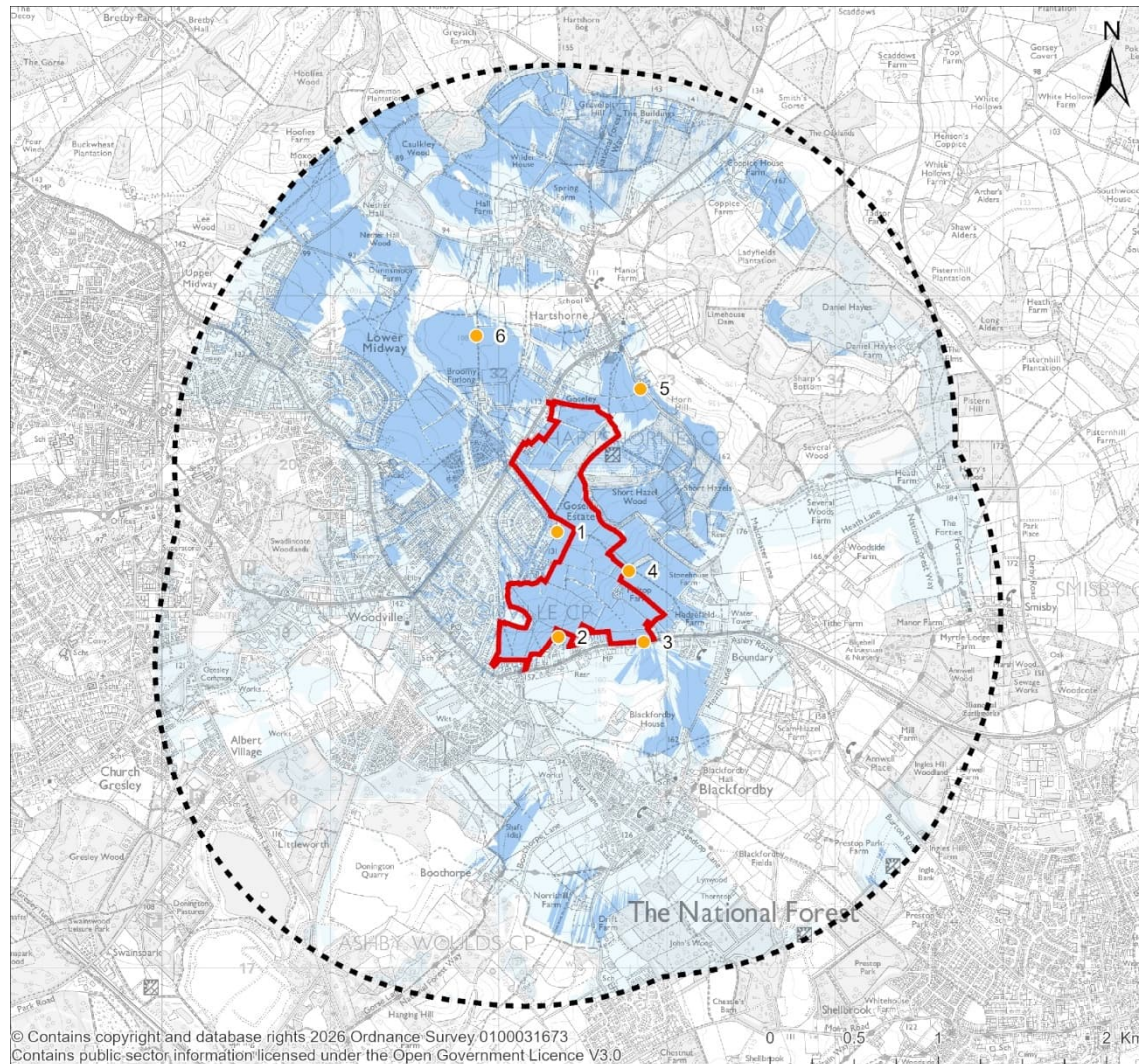
Figure S6.2: Site 6 Landscape character context



Derbyshire County Council Landscape Character Areas and Types

- | | |
|--|--|
|  Leicestershire and South Derbyshire Coalfield: Coalfield Village Farmlands |  Site |
|  Melbourne Parklands: Estate Farmlands |  2km Buffer |
|  Melbourne Parklands: Sandstone Slopes & Heaths |  Settlement Boundary |
| |  Registered Park and Garden |

Figure S6.3: Site 6 Visual context



Potential Visibility

- Digital Surface Model: Includes screening effects of vegetation and buildings
- Digital Terrain Model: Includes screening effects of topography only
- Photo Location
- Site
- 2km Buffer

Visibility analyses run with 'visibility points' set to approximately 5m above existing terrain level. The viewer height was taken as 1.6m in accordance with GLVIA best practice guidelines. Surfaces generated from Environment Agency LiDAR 1m resolution Digital Terrain Model (DTM) data and Digital Surface Model (DSM) data. The DTM includes the screening effects of topography only. The DSM includes the screening effects of topography and surface features (e.g. vegetation and buildings).

Approximate visible extents of the site



Site 6 View 1: View from Mount Road, west of the site, looking southeast towards the site.

Approximate visible extents of the site



Site 6 View 2: View from Millfield Street, south of the site, looking north towards the site.



Site 6 View 3: View from Ashby Road, south-east of the site, looking northwest towards the site boundary.



Site 6 View 4: View from the Public Right of Way adjacent to Hilltop Farm, east of the site, looking west towards the site.

Approximate visible extents of the site



Site 6 View 5: View from Manchester Lane, north-east of the site, looking south-west towards the site.

Approximate visible extents of the site



Site 6 View 6: View from the Public Footpath, north-west of the site, looking south-east towards the site.

Site 6 – Land east of Woodville (SHLAA 039, 101 and 277)

Size	101.52 ha		
Topographical context	Complex topography with areas of steeply sloping ground and wide topographical range. Elevated ground to the east. See figure S6.1.		
Landscape character context (site and likely visual envelope)	Lies within Leicestershire & South Derbyshire Coalfield Village Farmlands (Medium to Low sensitivity) and Melbourne Parklands: Estate Farmlands (Medium to High sensitivity) and Melbourne Parklands: Sandstone Slopes (Medium to High sensitivity). See figure S6.2. Visual envelope predominantly within the Leicestershire & South Derbyshire Coalfield Village Farmlands. Some distant intervisibility with the Melbourne Parklands: Estate Farmlands and Melbourne Parklands: Sandstone Slopes to the north and northwest. Closer range less extensive intervisibility with the Melbourne Parklands: Estate Farmlands and Melbourne Parklands: Sandstone Slopes to the east.		
Likely visual envelope of residential development	Wide visual envelope extends across the rural landscape and urban areas to the north and northwest. See figure S6.3. Key visual receptors include close range residential properties located along the southern, western and northwestern boundaries and Hilltop Farm within the site along with footpath users of the local network of footpaths extending across the wider rural landscape to the north and northwest, and road users of Ashby Road.		
Criteria	Considerations	Value / Susceptibility / Sensitivity	Notes / justification
Landscape character			
Landscape value of the site	- Landscape quality and condition of the site - Landscape features and landcover of value within the site likely to be lost to development (e.g. high quality trees, hedgerows, scrub, grassland and diverse habitats) - Positive contribution of the site to the landscape (whether to the setting of Swadlincote or wider character area)	Medium	- The site contains landscape features of value with some vegetation diversity which add structure and habitat interest. - The site is predominantly medium to large scale, with open arable fields on sloping ground combined with grazing pasture on lower slopes and elevated plateau, creating a varied but generally open landscape structure. - The landscape appears in good condition and contains a range of landscape features of value, including largely intact hedgerows, mature hedgerow trees, scrub and woodland blocks. - High-quality mature trees along the Ashby Road frontage add local landscape and amenity value. - The site includes part of the TPO woodland within the Woodville Disused Railway Local Wildlife Site along the south-western boundary, and TPO woodland is also present at Gosley Wood in the north of the site, with Fox Covert immediately adjacent. - Mixed arable and grazing pasture enclosed by hedgerows reflects the wider Coalfield Village Farmlands character area, while intervisibility with the more scenic Melbourne Parklands creates a positive scenic influence. - Overall, the site makes a positive contribution to the landscape through its mature vegetation, woodland blocks and transitional character, which help mediate between the urban edge and the wider rural landscape.
Landscape value within the visual envelope	- Landscape character value across the visual envelope - Scenic value	Medium to Low	- The majority of the visual envelope lies within the Medium to Low sensitivity Leicestershire & South Derbyshire Coalfield Village Farmlands, and reflects a landscape typified by an undulating character with increasingly extensive woodland planting, areas of seminatural woodland, mixed farming, a network of

Site 6 – Land east of Woodville (SHLAA 039, 101 and 277)

			small irregular lanes, horsiculture, with dense settlement dominating the edges of the rural landscape including expansion of housing estates. - The scenic quality of this landscape is positively influenced by intervisibility with the adjoining, more scenic Melbourne Parklands. Also part of the visual envelope to the north the character reflects a landscape typified by a mixed farming, scattered hedgerow trees estate woodlands and undulating higher ground with a ridge line defining the enclosing bowl-shaped topography with open views from elevated areas of the surrounding lower lying areas.
Landscape character susceptibility (to residential development) (site and visual envelope)	- Elevation and aspect - Topography, landform and gradients - Scale and field pattern - Landcover (trees and hedgerows) - Landcover (arable / pasture / grassland) - Existing urban influences / detractors - Landscape and scenic quality - Remoteness /tranquillity - Historic time depth - Consistency with natural limits of the settlement / current urban footprint	Medium to Low	- North-west facing slope and gently undulating hillside topography increase susceptibility, particularly where the upper slopes and ridgeline are intervisible in the wider landscape. - Large-scale fields on the elevated upper slopes increase susceptibility, due to the open character of the landform. - The more rural north-east part of the site increases susceptibility, as it has a stronger sense of remoteness and tranquillity. - High-value trees, intact hedgerows, and scenic views over the wider rural landscape increase susceptibility, due to their contribution to landscape quality. - The transitional urban fringe character reduces susceptibility, particularly where the site is influenced by adjacent development, allotments, and horsiculture. - The low-lying topography in the north of the site locally reduces susceptibility particularly in combination with the adjacent residential development and increased woodland, hedgerow and tree cover. - Existing detractors such as wooden pole pylons, allotments, and the solar farm reduce susceptibility, reflecting an already modified landscape. - The strong landscape framework of trees within and around the site reduces susceptibility, providing opportunities for screening and softening development at lower elevations.
Likely landscape impacts of residential development	- General / initial assessment	Medium to Low	- Impacts upon landscape character are considered likely to be Medium to Low. Proposed development in the lower lying The site has a greater ability to accommodate residential development in the lower-lying southwest. However, development in the north of the site would increase the urban character of Hartshorne and further erode the sense of separation between Swadlincote and the village noted as being comparatively more rural within the published landscape character description. Development on the upper slopes of the site, within the Melbourne Parklands: Estate Farmlands and Sandstone Slopes character areas, would have a greater effect due to the elevated, more rural character of the area and the potential for built form to extend across the slopes and ridgeline.
Views and visual amenity			
Visual amenity value of the site	- Attractiveness of the site in its current condition	Medium	- The site provides some visual amenity value through its gently undulating topography, with hedgerows and woodland contributing to a pleasant but relatively commonplace landscape character. - The upper slopes of the site form a local high point, affording extensive views across the northern side of Swadlincote to the west and to the wider rural landscape to the north and northeast.

Site 6 – Land east of Woodville (SHLAA 039, 101 and 277)

	- Access to visual amenity within and from the site (e.g. presence of PRow) - Contribution to visual amenity by its appearance or access to views		- Public access enhances visual amenity, with PRowS crossing the site and linking it to the wider footpath network within the rural landscape. - Overall, the site's visual amenity value derives principally from its elevated topography, landscape cover and public accessibility, which together provide opportunities for views across the surrounding area.
Likely visibility of residential development	- Extent of visual envelope - Sensitive visual receptors within likely visual envelope (residential and footpaths) - Likelihood of residential development sitting on prominent skylines	Medium	- The site is open and has a relatively wide visual envelope, although strong tree cover within and adjacent to the site would provide some screening and filtering of development in views from close proximity to the site. - The site is more visually open in views from the wider landscape to the north and northwest, where the open hillside is apparent and forms part of the skyline. - High-sensitivity residential receptors are located along the southern, western and northern boundaries of the site. With the exception of properties immediately opposite the site on Ashby Road, most close-range dwellings back onto the site, with views partly filtered by intervening garden vegetation and woodland, although views from upper-floor rear windows may occur. - High-sensitivity footpath users within the visual envelope would experience both close and more distant views of the development. - There is potential for residential development to sit at a relatively high level in the landscape, increasing its visual prominence and the likelihood of skyline effects in longer-distance views.
Likely visual impacts of residential development	- General / initial assessment	Medium to Low	- The introduction of residential development would alter the character of views for visual receptors at close range overlooking the site towards open countryside where residential development appears in the distance. However, residential development is already a characteristic feature in many views within the wider visual envelope. - The introduction of residential development into the view would not alter the character of views from visual receptors located within the wider visual envelope to the north and northeast however the spread of urban development across the previously open hillside would be apparent in views.
Mitigation and opportunity			
Ease of mitigation	- Existing landscape framework / visual enclosure and presence of defensible boundaries - Landscape and visual connection to or isolation from existing settlement		- All boundaries are generally defensible, with tree cover, hedgerows and topography providing enclosure, although the northern hedgerow at Hartshorne is comparatively weaker. - Restricting development to the lower-lying western and southwestern parts of the site could help reduce visual prominence. However, this would considerably reduce the number of residential properties the site can deliver. - Some tree loss could be mitigated through new planting and careful design, retaining key woodland blocks and mature trees where possible. - Development would visually connect with built form to the northwest and west. - Loss of hedgerows and their links to the wider hedgerow network and woodland blocks would be difficult to mitigate.

Site 6 – Land east of Woodville (SHLAA 039, 101 and 277)

Landscape design opportunity	- Is there opportunity to add landscape value - Does development of the site offer potential to contribute positively to landscape objectives	- Limited opportunity to enhance links between woodland and hedgerows due to likely required removal for development. - Some potential to visually and ecologically enhance a small watercourse within the site and along its northwest boundary - Potential to introduce woodland planting in line with National Forest Strategy and Guidance.
------------------------------	--	---

Overall landscape sensitivity of the site to residential development

Medium

Ranking - landscape and visual suitability for residential allocation

7th (of nine sites considered)

Summary statement

The site is an open, elevated hillside and ridgeline on the edge of Swadlincote, with development likely to appear prominent and extend into the more sensitive Melbourne Parklands landscape. It is highly visible to nearby residential receptors and from local footpaths, and development would increase urban influence in Hartshorne and reduce the rural separation between Swadlincote and the village.

4.7 Site 7: Sandcliffe Road, Swadlincote

The assessment of site 7 comprises the following:

- Figure S7.1 - Topographical context
- Figure S7.2 - Landscape character context
- Figure S7.3 – Visual context (showing the likely visual envelope of residential development on the site and photograph locations)
- Supporting photographic views (six locations)
- The assessment table

Figure S7.1: Site 7 Topographical context

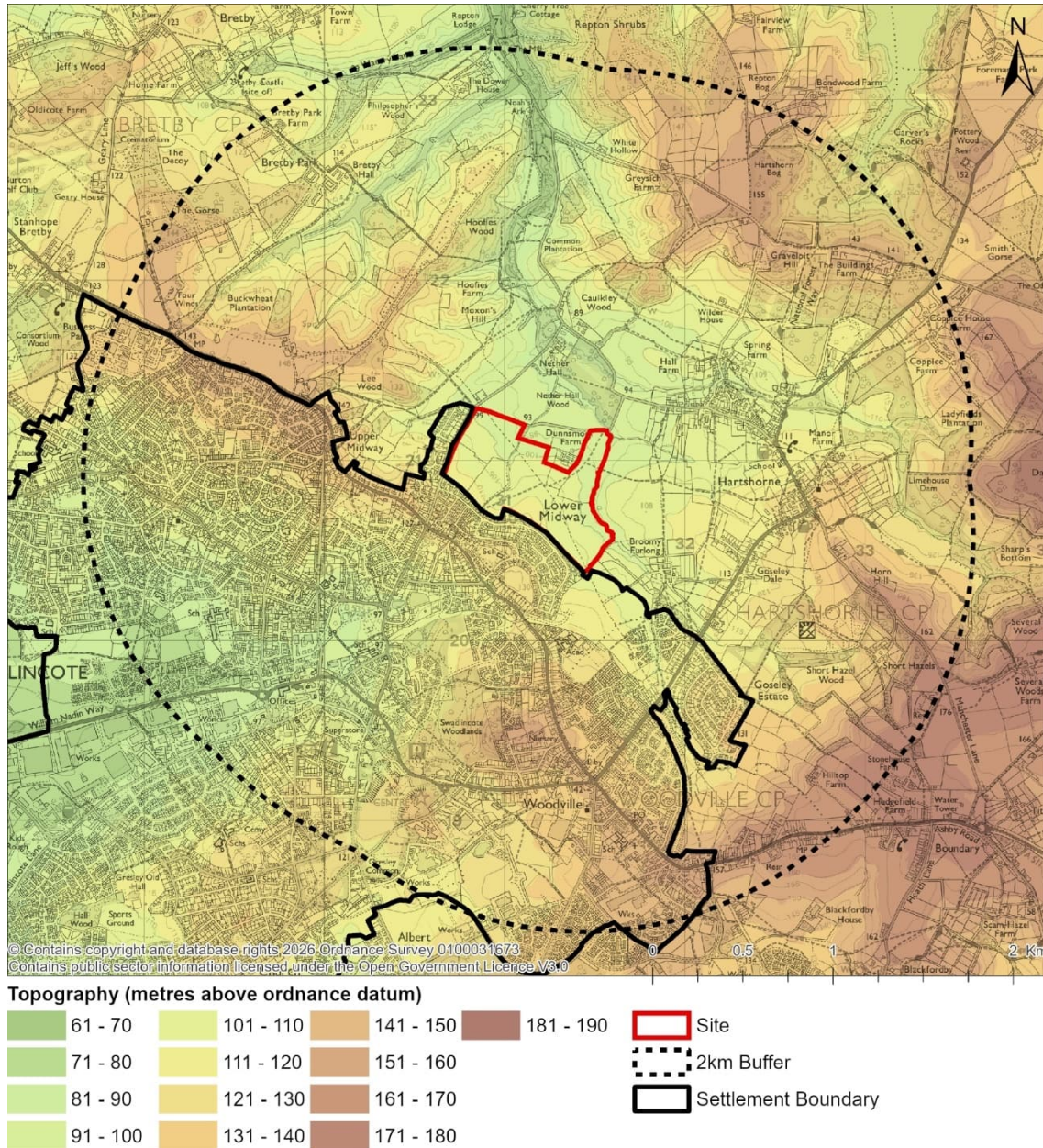
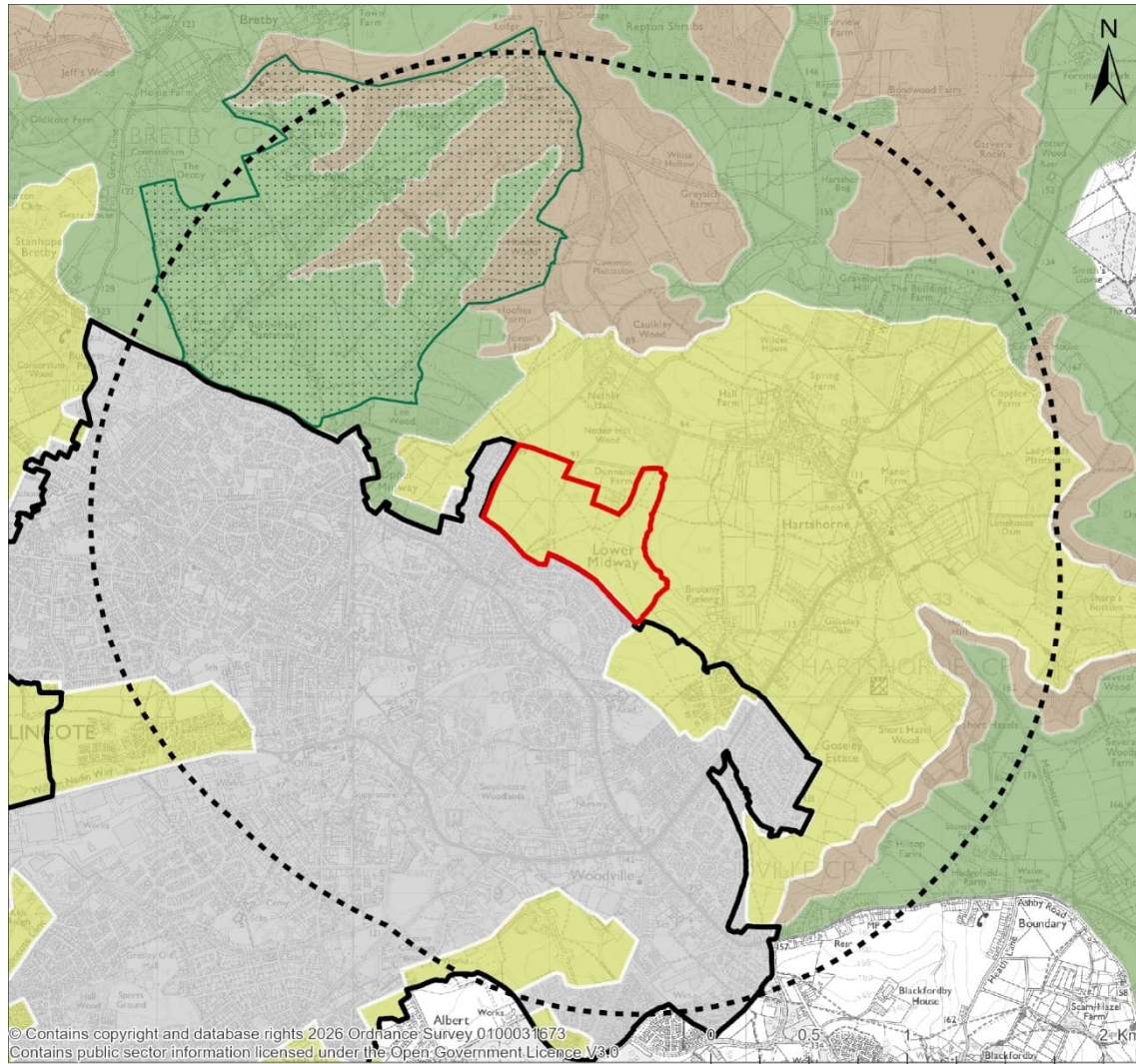


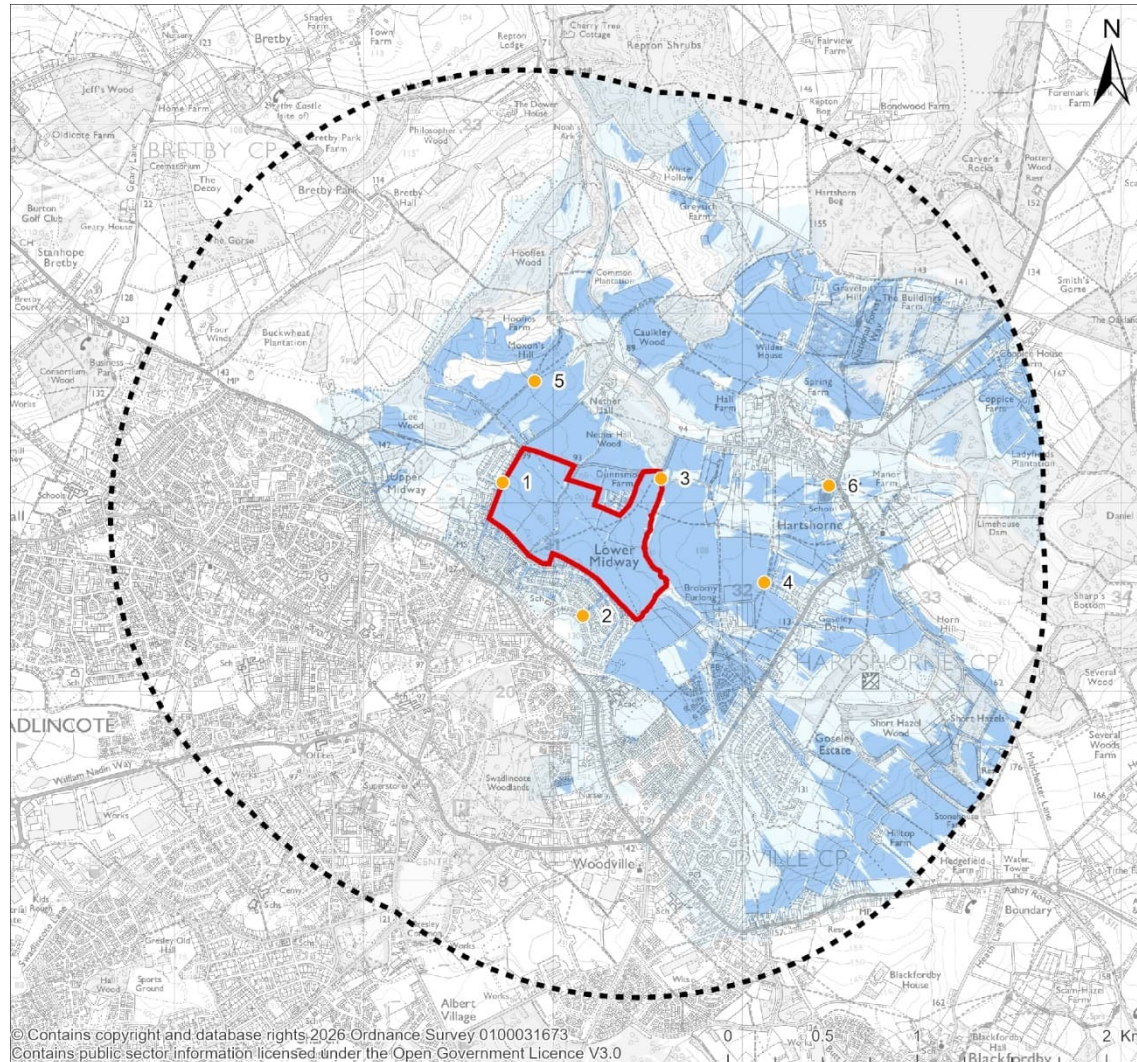
Figure S7.2: Site 7 Landscape character context



Derbyshire County Council Landscape Character Areas and Types

- | | |
|--|--|
|  Leicestershire and South Derbyshire Coalfield: Coalfield Village Farmlands |  Site |
|  Melbourne Parklands: Estate Farmlands |  2km Buffer |
|  Melbourne Parklands: Sandstone Slopes & Heaths |  Settlement Boundary |
| |  Registered Park and Garden |

Figure S7.3: Site 7 Visual context



Potential Visibility

- Digital Surface Model: Includes screening effects of vegetation and buildings
- Digital Terrain Model: Includes screening effects of topography only
- Photo Location
- Site
- 2km Buffer

Visibility analyses run with 'visibility points' set to approximately 5m above existing terrain level. The viewer height was taken as 1.6m in accordance with GLVIA best practice guidelines. Surfaces generated from Environment Agency LiDAR 1m resolution Digital Terrain Model (DTM) data and Digital Surface Model (DSM) data. The DTM includes the screening effects of topography only. The DSM includes the screening effects of topography and surface features (e.g. vegetation and buildings).

Approximate visible extents of the site



Site 7 View 1: View from Sandcliffe Road, west of the site, looking east towards the site

Approximate visible extents of the site



Site 7 View 2: View from Salisbury Drive, south of the site, looking north towards the eastern part of the site.

Approximate visible extents of the site



Site 7 View 3: View from the Public right of Way, north-eastern part of the site, looking southwest across the site

Approximate visible extents of the site



Site 7 View 4: View from the Public Right of Way at the end of Tower Road, east of the site, looking west towards the site



Site 7 View 5: View from the Public Right of Way, north of the site, looking south-east towards the site.



Site 7 View 6: View from Hartshorne Cricket Club, north-east of the site, looking south-west towards the site.

Site 7 – Sandcliffe Road, Swadlincote (SHELAA 045)			
Size	42.28 ha		
Topographical context	Sloping ground on the northern edge of Swadlincote with a principally northern aspect. See figure S7.1.		
Landscape character context (site and likely visual envelope)	Site lies entirely within Leicestershire & South Derbyshire Coalfield Village Farmlands (Low to Medium sensitivity). See figure S7.2. Visual envelope principally remains within the Leicestershire & South Derbyshire Coalfield Village Farmlands with a limited extent within the Melbourne Parklands (Medium to High sensitivity) to the north.		
Likely visual envelope of residential development	Wide visual envelope principally extends over open rural areas from the northwest to the southeast. Visual envelope extends across the urban area to the west and south at close range. See figure S7.3. Key visual receptors include extensive residential properties located adjacent to the site's west and south boundaries, overlooking the site, and Dunnsmore Farm. Users of the extensive network of public rights of way surrounding the site to the north, east and southeast. Road users of Dunnsmore Lane, Repton Road and Sandcliffe Road.		
Criteria	Considerations	Value/ Susceptibility /Sensitivity	Notes / justification
Landscape character			
Landscape value of the site	- Landscape quality and condition of the site - Landscape features and landcover of value within the site likely to be lost to development (e.g. high quality trees, hedgerows, scrub, grassland and diverse habitats) - Positive contribution of the site to the landscape (whether to the setting of Swadlincote or wider character area)	Low	- The site contains limited landscape features of value, with internal hedgerows restricted by the large field pattern and generally degraded in condition, including gaps and areas of replacement post-and-wire fencing - The site is predominantly large scale and open, comprising grazing pasture with smaller paddocks close to the farm buildings. - Boundary hedgerows along Dunnsmoor Lane and Sandcliffe Road are of higher quality and provide some positive enclosure and structure. - A band of trees along the stream/ditch on the eastern boundary and a number of mature trees in the northwest add some localised landscape and ecological value. - The site forms part of the rural edge of Swadlincote and provides a buffer between the urban area and the higher, undulating land to the north within the Melbourne Parklands character area. - Overall, the site makes a limited but locally positive contribution to landscape character through its boundary vegetation and role in mediating between the settlement edge and the wider rural landscape.
Landscape value within the visual envelope	- Landscape character value across the visual envelope - Scenic value	Medium	- The majority of the visual envelope lies within the Low to Medium sensitivity Leicestershire & South Derbyshire Coalfield Village Farmlands, and reflects a landscape typified by an undulating character with increasingly extensive woodland planting, areas of seminatural woodland, mixed farming, a network of small irregular lanes, horsiculture, with dense settlement dominating the edges of the rural landscape including expansion of housing estates. - The scenic quality of this landscape is positively influenced by intervisibility with the adjoining, more scenic Moderate to High sensitivity Melbourne Parklands. In addition, part of the visual envelope to the north reflects a landscape typified by mixed farming, scattered hedgerow trees estate woodlands and

Site 7 – Sandcliffe Road, Swadlincote (SHELAA 045)

undulating higher ground with a ridge line defining the enclosing bowl-shaped topography with open views from elevated areas of the surrounding lower lying areas.

Landscape character susceptibility (to residential development) (site and visual envelope)	- Elevation and aspect - Topography, landform and gradients - Scale and field pattern - Landcover (trees and hedgerows) - Landcover (arable / pasture / grassland) - Existing urban influences / detractors - Landscape and scenic quality - Remoteness /tranquillity - Historic time depth - Consistency with natural limits of the settlement / current urban footprint	Low	- Position of site a low level in part reduces susceptibility however intervisibility with upper elevations of the surrounding gently undulating bowl-shaped topography increase susceptibility. The enclosed bowl like topography within the wider surrounding area to the north would increase the influence of urban development upon landscape character. - Combination of large-scale open field pattern with few internal trees and hedgerows increase susceptibility, reducing internal screening. - Strong boundary hedgerows and tree cover along Dunsmore Lane, Sandcliffe Road, and the west boundary reduce susceptibility, providing some enclosure. - Post-and-wire fencing and degraded field boundaries reduce susceptibility, reflecting a modified landscape condition. - The line of double wooden pole pylons reduces susceptibility, as it introduces existing infrastructure and visual detractors. - Adjacent and nearby suburban housing development reduces susceptibility, creating a strong urbanising influence and limiting remoteness. - Energy infrastructure and traffic along local roads reduce tranquillity and reduce susceptibility, as the site already experiences disturbance and movement.
Likely landscape impacts of residential development	- General / initial assessment	Medium to Low	- Effects upon landscape character are considered to be Medium to Low, due to the ability of the landscape to accommodate residential development in this lower-lying area heavily influenced by adjacent urban development. However, development in the east of the site would increase the urban character of Hartshorne and further erode the sense of separation between Swadlincote and the rural village. The site is intervisible with the Medium to High sensitivity Melbourne Parklands landscape character area. The enclosed bowl like topography within the wider area to the north would increase the influence of urban development upon landscape character.
Views and visual amenity			
Visual amenity value of the site	- Attractiveness of the site in its current condition - Access to visual amenity within and from the site (e.g. presence of PRoW) - Contribution to visual amenity by its appearance or access to views	Medium to Low	- Mature trees and areas of open green space provide some limited amenity value in views. - A PRoW crosses the site, from which expansive views of the wider rural landscape are available. - The site makes a limited contribution to the rural setting of Swadlincote albeit visual amenity is heavily degraded by the proximity of adjacent residential development and urban boundary treatment along the site's southern boundary. - The site reinforces the village character of Hartshorne, creating visual separation between the urban area of Swadlincote in views from Sandcliffe Road, Repton Road and Dunsmore Lane. - Overall, the site provides some visual amenity value through its rural setting, openness and public accessibility, despite the commonplace condition of some landscape features.

Site 7 – Sandcliffe Road, Swadlincote (SHELAA 045)

Likely visibility of residential development	- Extent of visual envelope - Sensitive visual receptors within likely visual envelope (residential and footpaths) - Likelihood of residential development sitting on prominent skylines	Medium to High	- The site is open and has a relatively wide visual envelope. - A high number of sensitive receptors, including residential properties and footpath users, are located in close proximity and overlook the site. Properties immediately adjacent to the site would experience expansive views of largescale residential development, while upper-storey windows of properties on higher ground may also allow medium- to long-range glimpsed views. Views from the footpath network surrounding the site would be expansive but not uncharacteristic of the existing view - Views of the site would be glimpsed from the rear of a number of properties on the western edge of Hartshorne increasing the urban character of the view. Footpath users on surrounding higher ground would experience extensive views across the site at close to medium range due to its open nature and the location of public rights of way on elevated land. Distant views from the wider footpath network would be glimpsed and partial due to high levels of woodland, and hedgerows with trees. - Although the site is highly visible locally, residential development would sit at a low level in the landscape, which would reduce the likelihood of prominent skyline effects and somewhat moderate its visual prominence.
Likely visual impacts of residential development	- General / initial assessment	Medium to Low	- The introduction of residential development would alter the character of views for visual receptors at close range overlooking the site towards open countryside, where residential development would appear in the distance or not at all. However, residential development is already a characteristic feature in many views within the wider visual envelope and has a strong influence on the character of views.
Mitigation and opportunity			
Ease of mitigation	- Existing landscape framework / visual enclosure and presence of defensible boundaries - Landscape and visual connection to or isolation from existing settlement		- All boundaries are defensible. Roadside hedgerows and the band of trees along the east boundary provide a landscape framework and low level screening. - The effects of the development would be difficult to mitigate due to the visibility of the site from higher ground. - The introduction of a landscape buffer along the sites eastern boundary would assist in improving the transition between the urban and rural environment and provide some filtering and softening of the development. - The site extents to the north are consistent with the extents of the adjacent residential development on Sandcliffe Road. The extent of the southeastern boundary is broadly consistent with recent housing development immediately adjacent to the east. The site's northeast boundary extends further into the rural landscape than there is currently precedent for. - The introduction of a greenspace within the northeast of the site would assist in reducing the perceived extents of the development and would reduce the perception of urban encroachment on Hartshorne.
Landscape design opportunity	- Is there opportunity to add landscape value - Does development of the site offer potential to contribute positively to landscape objectives		- Potential to retain site boundary hedgerows and mature trees within any future development - Potential to enhance the band of trees along the stream/ditch on the eastern boundary for screening and ecological benefit.

Site 7 – Sandcliffe Road, Swadlincote (SHELAA 045)	
Overall landscape sensitivity of the site to residential development	Medium to Low
Ranking - landscape and visual suitability for residential allocation	5th (of nine sites considered)
Summary statement	The site comprises an open agricultural landscape on the edge of Swadlincote, within a landscape character area of low to medium sensitivity, but with a positive influence from the scenic quality of the adjacent Melbourne Parklands, which is of medium to high sensitivity. The presence of neighbouring residential development indicates that the landscape could accommodate residential development without causing undue harm to landscape character. However, development of the full site would further erode the physical and visual separation between Hartshorne and Swadlincote, although noting that wider ribbon development along Repton Road and Woodville Road has already weakened village character and increased the connection to the urban area. The site is surrounded by a high number of high sensitivity residential and public right of way users.

4.8 Site 8: Sandcliffe Road, Swadlincote (west only)

The assessment of site 8 comprises the following:

- Figure S8.1 - Topographical context
- Figure S8.2 - Landscape character context
- Figure S8.3 – Visual context (showing the likely visual envelope of residential development on the site and photograph locations)
- Supporting photographic views (six locations)
- The assessment table

Figure S8.1: Site 8 Topographical context

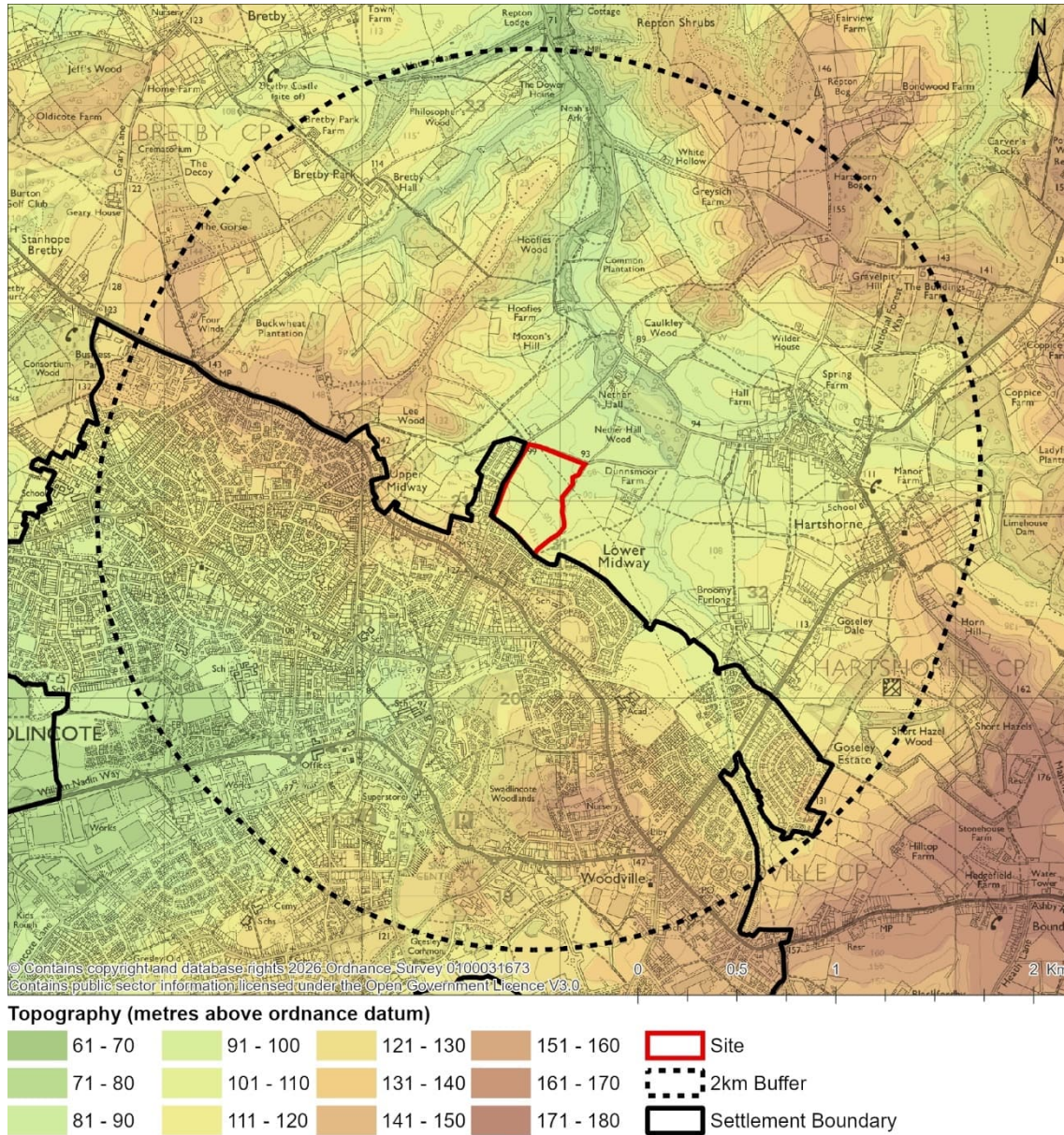
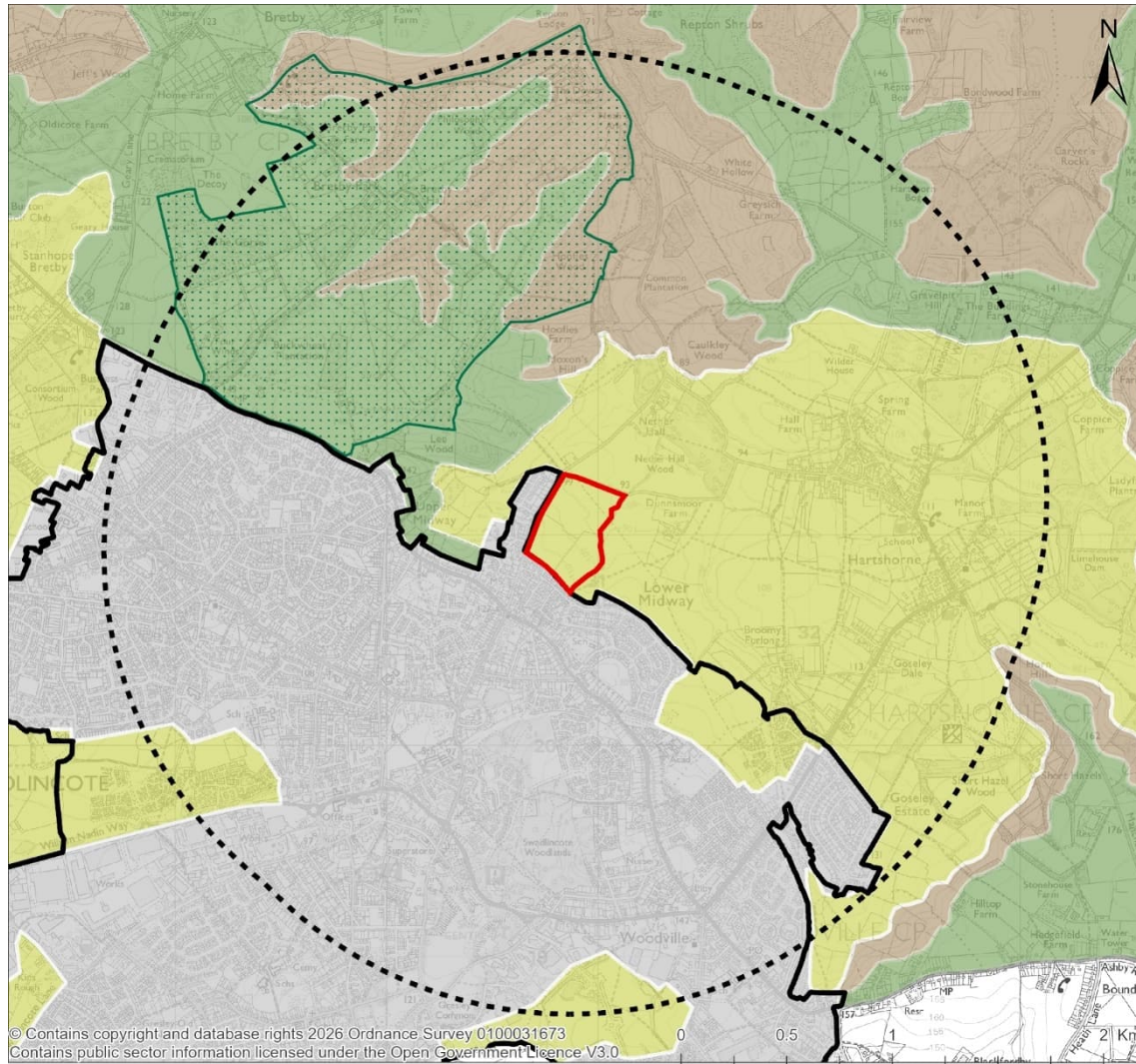


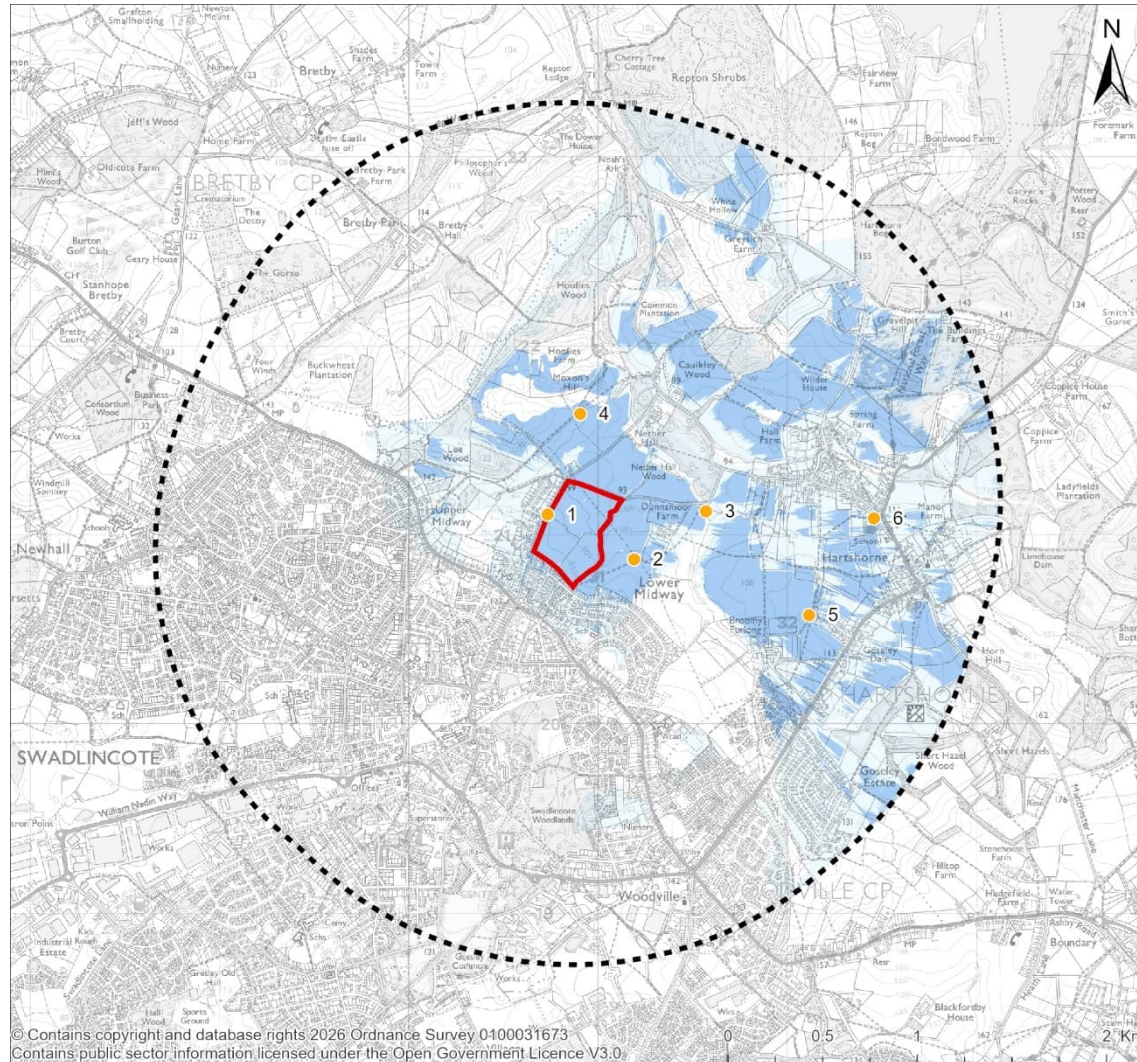
Figure S8.2: Site 8 Landscape character context



Derbyshire County Council Landscape Character Areas and Types

- | | |
|--|--|
|  Leicestershire and South Derbyshire Coalfield: Coalfield Village Farmlands |  Site |
|  Melbourne Parklands: Estate Farmlands |  2km Buffer |
|  Melbourne Parklands: Sandstone Slopes & Heaths |  Settlement Boundary |
| |  Registered Park and Garden |

Figure S8.3: Site 8 Visual context



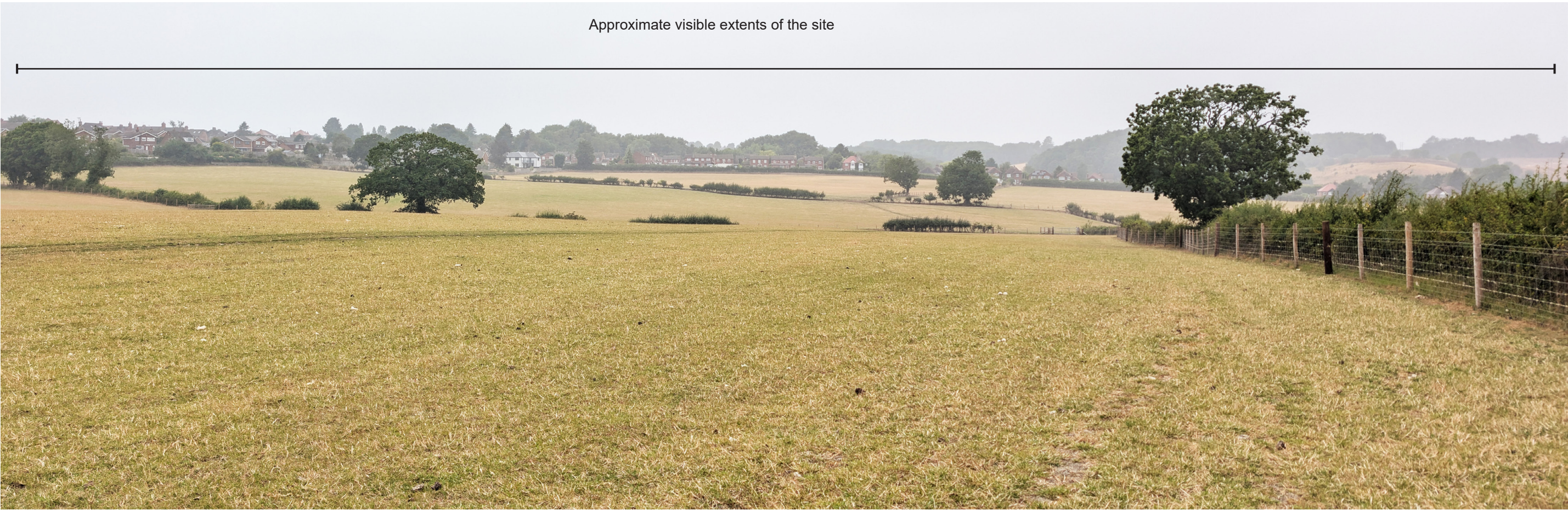
Potential Visibility

-  Digital Surface Model: Includes screening effects of vegetation and buildings
-  Digital Terrain Model: Includes screening effects of topography only
-  Photo Location
-  Site
-  2km Buffer

Visibility analyses run with 'visibility points' set to approximately 5m above existing terrain level. The viewer height was taken as 1.6m in accordance with GLVIA best practice guidelines. Surfaces generated from Environment Agency LiDAR 1m resolution Digital Terrain Model (DTM) data and Digital Surface Model (DSM) data. The DTM includes the screening effects of topography only. The DSM includes the screening effects of topography and surface features (e.g. vegetation and buildings).



Site 8 View 1: View from Sandcliffe Road, west of the site looking east towards the site.



Site 8 View 2: View from the Public Right of Way, east of the site, looking west towards the site.

Approximate visible extents of the site



Site 8 View 3: View from Public Right of Way north-east of the site looking south west.

Approximate visible extents of the site



Site 8 View 4: View from the Public Right of Way, north of the site looking south towards the site.



Site 8 View 5: View from the Public Right of Way at the end of Tower Road, south-east of the site, looking west towards the site



Site8 View 6: View from Hartshorne Cricket Club, north-east of the site, looking southwest towards the site.

Site 8 – Sandcliffe Road, Swadlincote (west only)			
Size	14.32 ha		
Topographical context	Sloping ground with a northern aspect on northern edge of Swadlincote. Elevated to the south. See figure S8.1.		
Landscape character context (site and likely visual envelope)	Site lies entirely within Leicestershire & South Derbyshire Coalfield Village Farmlands (Low to Medium sensitivity). See figure S8.2. Visual envelope principally remains within the Leicestershire & South Derbyshire Coalfield Village Farmlands with a limited extent within the Melbourne Parklands (Medium to High sensitivity) to the north.		
Likely visual envelope of residential development	Wide visual envelope principally extends over open rural areas from the northwest to the southeast. Visual envelope extends across the urban area to the west and south at close range. See figure S8. 3. Key visual receptors include extensive residential properties located adjacent to the site's west and south boundary, overlooking the site, and Dunsmore Farm. Users of the extensive network of public rights of way surrounding the site to the north, east and southeast. Road users of Dunsmore Lane and Sandcliffe Road.		
Criteria	Considerations	Value/Susceptibility/ Sensitivity	Notes / justification
Landscape character			
Landscape value of the site	- Landscape quality and condition of the site - Landscape features and landcover of value within the site likely to be lost to development (e.g. high quality trees, hedgerows, scrub, grassland and diverse habitats) - Positive contribution of the site to the landscape (whether to the setting of Swadlincote or wider character area)	Low	- The site is predominantly large scale and open, comprising grazing pasture with smaller paddocks close to the farm buildings. - The site contains limited valuable vegetation, with internal hedgerows generally sparse and degraded due to the large field pattern, including gaps and replacement post-and-wire fencing. - Boundary hedgerows along Dunsmore Lane and Sandcliffe Road are of higher quality and provide some positive structure and enclosure. - A number of mature trees in the northwest of the site add some localised landscape and ecological value. - The site forms the rural edge of Swadlincote and acts as a buffer between the urban area and the undulating higher ground to the north within the Melbourne Parklands character area. - Overall, the site makes a limited but locally positive contribution to landscape character through its boundary vegetation and role in mediating between the settlement edge and the wider rural landscape.
Landscape value within the visual envelope	- Landscape character value across the visual envelope - Scenic value	Medium	- The majority of the visual envelope lies within the low to medium sensitivity Leicestershire & South Derbyshire Coalfield Village Farmlands, and reflects a landscape typified by an undulating character with increasingly extensive woodland planting, areas of seminatural woodland, mixed farming, a network of small irregular lanes, horsiculture, with dense settlement dominating the edges of the rural landscape including expansion of housing estates. - The scenic quality of this landscape is positively influenced by intervisibility with the adjoining, more scenic Medium to High sensitivity Melbourne Parklands. Also, part of the visual envelope to the north the character reflects a landscape typified by a mixed farming, scattered hedgerow trees estate woodlands and undulating higher ground with a ridge line defining the enclosing bowl-shaped topography with open views from elevated areas of the surrounding lower lying areas.

Site 8 – Sandcliffe Road, Swadlincote (west only)

Landscape character susceptibility (to residential development) (site and visual envelope)	- Elevation and aspect - Topography, landform and gradients - Scale and field pattern - Landcover (trees and hedgerows) - Landcover (arable / pasture / grassland) - Existing urban influences / detractors - Landscape and scenic quality - Remoteness /tranquillity - Historic time depth - Consistency with natural limits of the settlement / current urban footprint	Low	- The position of the site at a low level in part reduces susceptibility. However, intervisibility with upper elevations of the surrounding gently undulating bowl-shaped topography increase susceptibility. - Combination of large-scale open field pattern with few internal trees and hedgerows increase susceptibility, reducing internal screening. - Strong boundary hedgerows and tree cover along Dunsmore Lane, Sandcliffe Road, and the west boundary reduce susceptibility, providing some enclosure. - Post-and-wire fencing and degraded field boundaries reduce susceptibility, reflecting a modified landscape condition. - The line of double wooden pole pylons reduces susceptibility, as it introduces existing infrastructure and visual detractors. - Adjacent and nearby suburban housing development reduces susceptibility, creating a strong urbanising influence and limiting remoteness. - Energy infrastructure and traffic along local roads reduce tranquillity and reduce susceptibility, as the site already experiences disturbance and movement.
Likely landscape impacts of residential development	- General / initial assessment	Low	- Effects upon landscape character are considered to be low, due to the capacity of the landscape to accommodate residential development in this lower-lying area heavily influenced by adjacent urban development. However, development in the east of the site would increase the urban character of Hartshorne and further erode the sense of separation between Swadlincote and the rural village.
Views and visual amenity			
Visual amenity value of the site	- Attractiveness of the site in its current condition - Access to visual amenity within and from the site (e.g. presence of PRoW) - Contribution to visual amenity by its appearance or access to views	Low	- Mature trees and areas of open green space provide some limited amenity value in views. - No PRoWs cross the site; however, a PRoW runs immediately adjacent to the east, from which expansive views of the wider rural landscape are available. - The site contributes to the visual amenity of views of the rural setting of Swadlincote albeit visual amenity is heavily degraded by the proximity of adjacent residential development and urban boundary treatment along the site's southern boundary. - Overall, the site provides some visual amenity value through its open character and contribution to the rural edge, although its intrinsic visual amenity value is limited by the commonplace nature and poor condition of its features.
Likely visibility of residential development	- Extent of visual envelope - Sensitive visual receptors within likely visual envelope (residential and footpaths)	Medium to High	- The site is open and has a relatively wide visual envelope. - A high number of sensitive receptors, including residential properties and footpath users, are located in close proximity and overlook the site. Properties immediately adjacent to the site would experience expansive views of largescale residential development, while upper-storey windows of properties on higher ground may

Site 8 – Sandcliffe Road, Swadlincote (west only)			
	- Likelihood of residential development sitting on prominent skylines		also allow medium- to long-range glimpsed views. Views from the footpath network surrounding the site would be expansive but not uncharacteristic of the existing view - Views of the site would be glimpsed from the rear of a number of properties on the western edge of Hartshorne increasing the urban character of the view. Footpath users on surrounding higher ground would experience extensive views across the site at close to medium range due to its open nature and the location of public rights of way on elevated land. Distant views from the wider footpath network would be glimpsed and partial due to high levels of woodland, and hedgerows with trees. - Although the site is highly visible locally, residential development would sit at a low level in the landscape, which would reduce the likelihood of prominent skyline effects and somewhat moderate its visual prominence.
Likely visual impacts of residential development	- General / initial assessment	Medium to High	- The introduction of residential development would alter the character of views for visual receptors at close range overlooking the site towards open countryside, where residential development would appear in the distance or not at all. However, residential development is already a characteristic feature in many views within the wider visual envelope and has a strong influence on the character of views.
Mitigation and opportunity			
Ease of mitigation	- Existing landscape framework / visual enclosure and presence of defensible boundaries - Landscape and visual connection to or isolation from existing settlement	- Boundaries to the south, west and north are defensible. The eastern boundary is comparatively weak albeit aligns with a vegetated field boundary watercourse/ditch. - The effects of the development would be difficult to mitigate due to the visibility of the site from higher ground. - The introduction of a landscape buffer along the sites eastern boundary would assist in improving the transition between the urban and rural environment and provide some filtering and softening of the development. - The site extents to the north are consistent with the extents of the adjacent residential development on Sandcliffe Road.	
Landscape design opportunity	- Is there opportunity to add landscape value - Does development of the site offer potential to contribute positively to landscape objectives	- Potential to retain site boundary hedgerows and mature trees within any future development - Potential to enhance the band of trees along the stream/ditch on the eastern boundary for screening and ecological benefit.	
Overall landscape sensitivity of the site to residential development	Medium to Low		
Ranking - landscape & visual suitability for	4th (of nine sites considered)		

Site 8 – Sandcliffe Road, Swadlincote (west only)

**residential
allocation**

Summary statement The site comprises an open agricultural landscape on the edge of Swadlincote, within a landscape character area of low to medium sensitivity, but with a positive influence from the scenic quality of the adjacent Melbourne Parklands, which is of medium to high sensitivity. The presence of neighbouring residential development indicates that the landscape could accommodate residential development without causing undue harm to landscape character. However, the western boundary of the site is weak and lies in a less defensible position within the landscape. The site is surrounded by a high number of high sensitivity residential and network of public right of way users.

4.9 Site 9: Land North of Burton Road

The assessment of site 9 comprises the following:

- Figure S9.1 - Topographical context
- Figure S9.2 - Landscape character context
- Figure S9.3 – Visual context (showing the likely visual envelope of residential development on the site and photograph locations)
- Supporting photographic views (six locations)
- The assessment table

Figure S9.1: Site 9 Topographical context

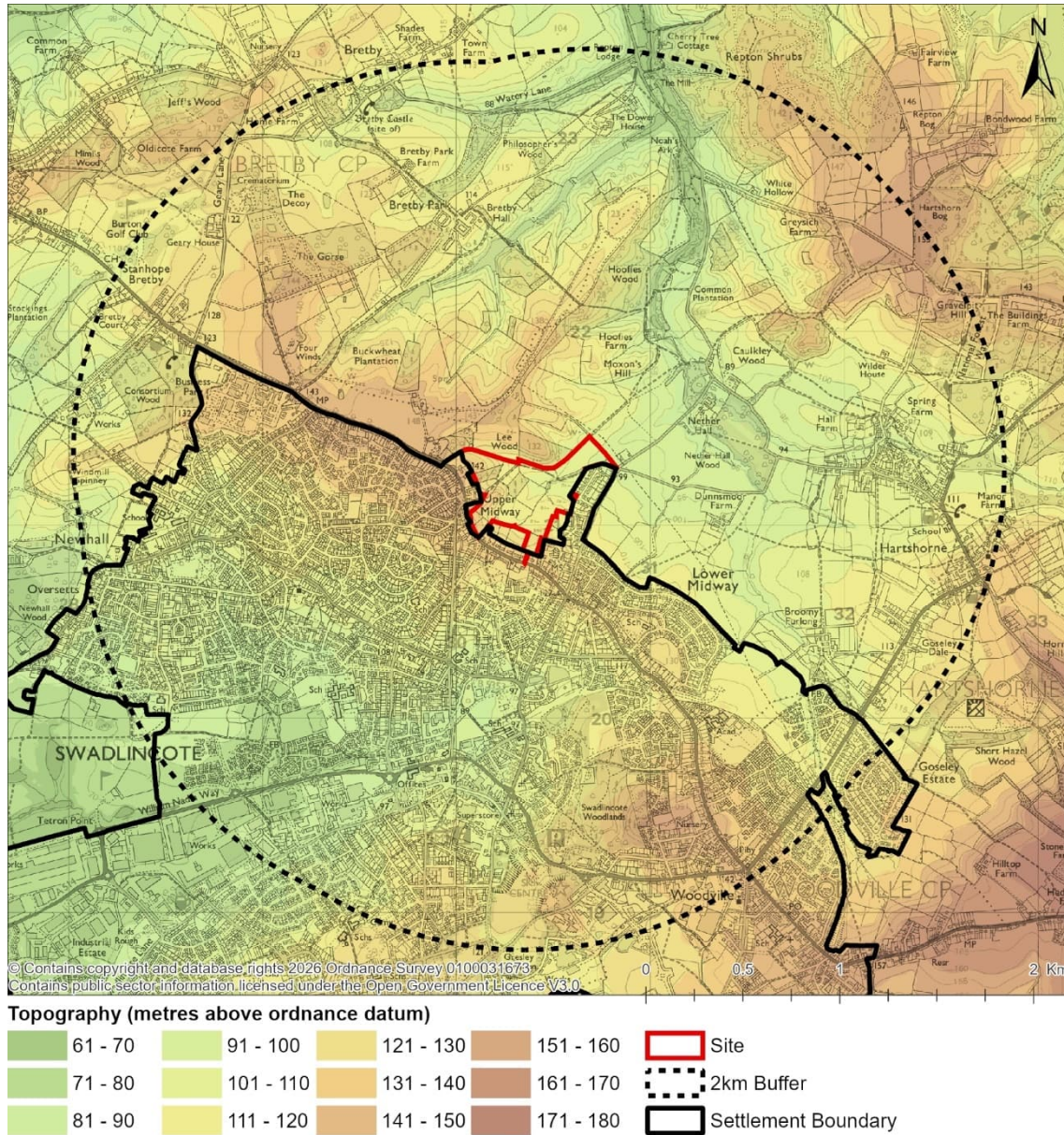


Figure S9.2: Site 9 Landscape character context

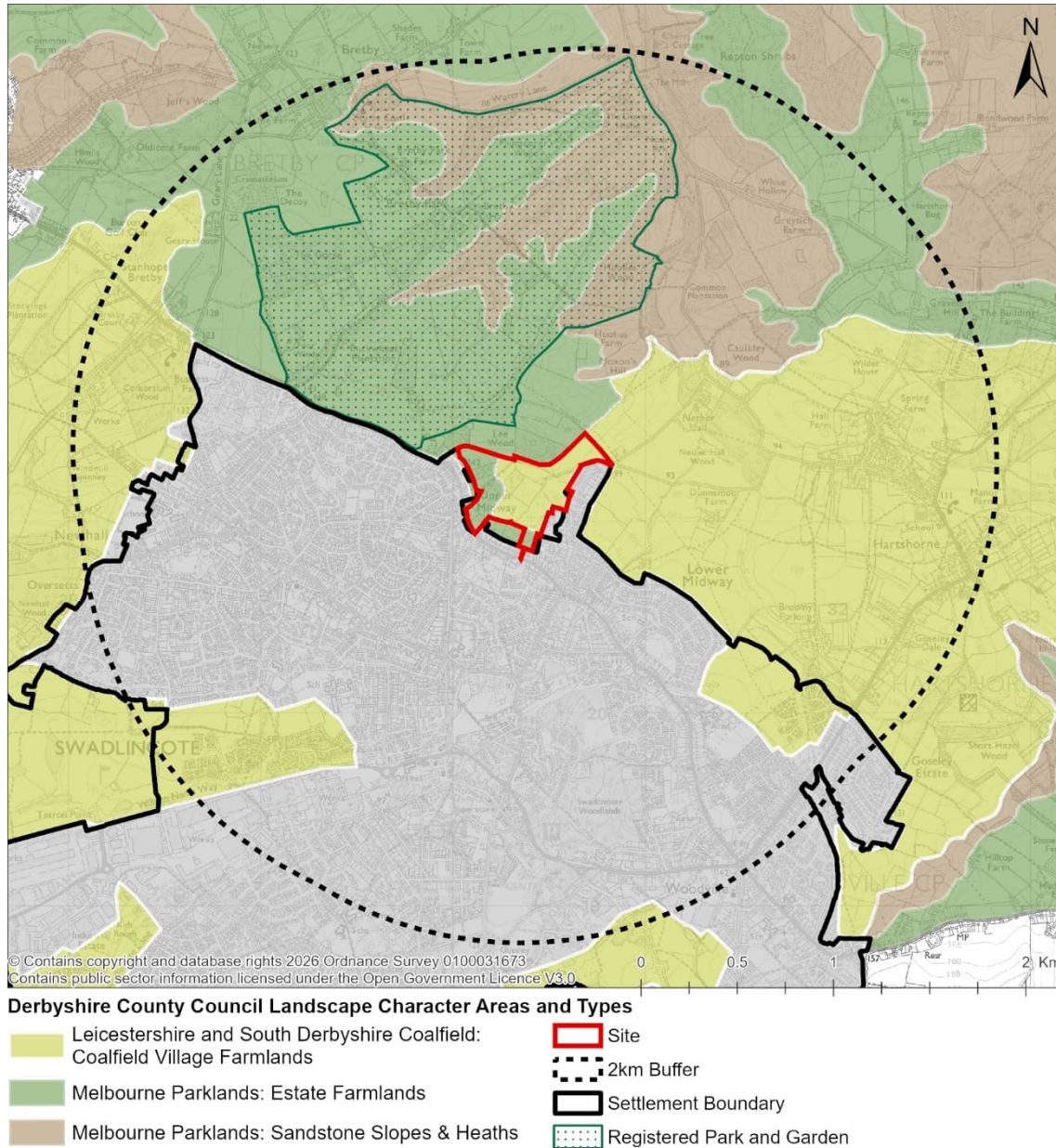
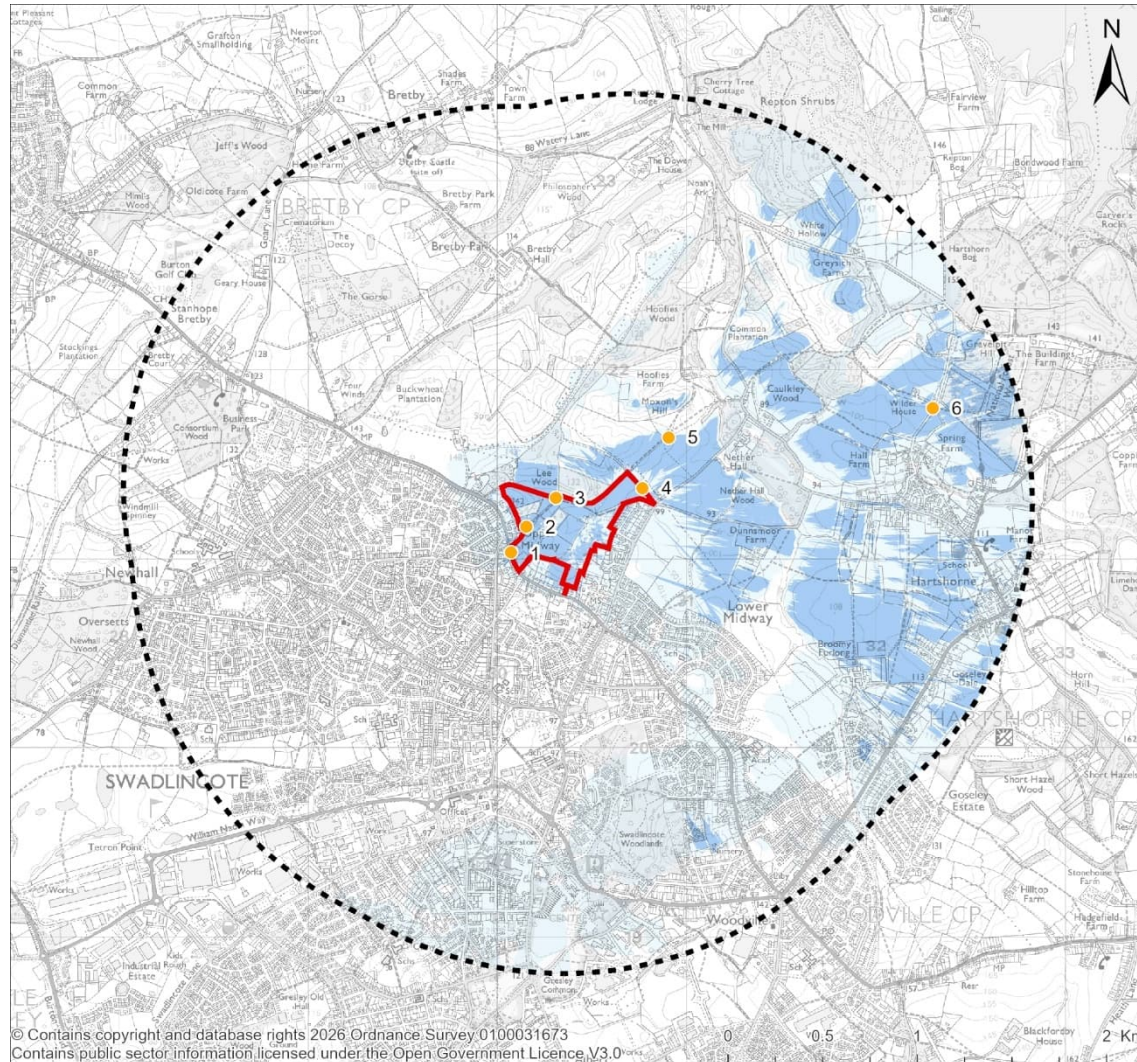


Figure S9.3: Site 9 Visual context



Potential Visibility

-  Digital Surface Model: Includes screening effects of vegetation and buildings
-  Digital Terrain Model: Includes screening effects of topography only
-  Photo Location
-  Site
-  2km Buffer

Visibility analyses run with 'visibility points' set to approximately 5m above existing terrain level. The viewer height was taken as 1.6m in accordance with GLVIA best practice guidelines. Surfaces generated from Environment Agency LiDAR 1m resolution Digital Terrain Model (DTM) data and Digital Surface Model (DSM) data. The DTM includes the screening effects of topography only. The DSM includes the screening effects of topography and surface features (e.g. vegetation and buildings).

Approximate visible extents of the site



Site 9 View 1: View from Burton Road, south-west of the site, looking north-east towards the site

Approximate visible extents of the site



Site 9 View 2: View from the Public Footpath within the site, looking north-east across the site.

Approximate visible extents of the site



Site 9 View 3: View from the Public Footpath within the site, close to the northern boundary, looking south-west across the site.

Approximate visible extents of the site



Site 9 View 4: View from the Public right of way, north-eastern part of the site, looking south-west across the site.



Site 9 View 5: View from the Public Right of Way, north-east of the site, looking south-west towards the site



Site 9 View 6: View from Brook Street, north-east of the site, looking south-west towards the site.

Site 9 – Land North of Burton Road (SHLAA 099, 012 and 016)

Size	20.65 ha		
Topographical context	Undulating topography on the northern edge of Swadlincote. See figure S9.1.		
Landscape character context (site and likely visual envelope)	Lies entirely within Leicestershire & South Derbyshire Coalfield Village Farmlands (Medium to Low sensitivity) and Melbourne Parklands: Estate Farmlands (Medium to High sensitivity). See figure S9.2. Visual envelope principally remains within the Leicestershire & South Derbyshire Coalfield Village Farmlands with a limited extent within the Melbourne Parklands to the north and more distantly to the northeast.		
Likely visual envelope of residential development	Wide visual envelope extending predominantly northeast. See figure S9.3. Key visual receptors include properties located immediately adjacent and overlooking the site on Burton Road and Leawood Road. Public right of way users within the surrounding rural landscape.		
Criteria	Considerations	Value / Susceptibility / Sensitivity	Notes / justification
Landscape character			
Landscape value of the site	- Landscape quality and condition of the site - Landscape features and landcover of value within the site likely to be lost to development (e.g. high-quality trees, hedgerows, scrub, grassland and diverse habitats) - Positive contribution of the site to the landscape (whether to the setting of Swadlincote or wider character area)	Medium	- The site appears in good condition and supports a varied mosaic of habitats, including grazing land, species-rich grassland, hedgerows, scrub, woodland blocks and a pond. - Landscape features of value within the site include woodland and tree cover, including TPO woodland in the east and geometric blocks of woodland that reflect the pattern of vegetation in the wider landscape. - The site has a transitional character, influenced by the adjoining landscape character areas and nearby housing development. - Landscape features of value also include mature trees along the Burton Road boundary and a distinctive hillside spur landform in the south of the site. - Grazing pasture with hedgerow boundaries reflects the surrounding Coalfield Village Farmlands, while the maintained pond and mown slope adjacent to Burton Road add some local variety. - The northern boundary along Burton Road is an important location for intervisibility between the town and the surrounding countryside in longer-distance views to the north. - Woodland and trees within the site soften residential development and provide a transition between open countryside and the urban edge. - The combination of topography and tree cover gives the site a strong sense of enclosure and tranquillity. - Although the site lies largely within the Low to Medium sensitivity Coalfield Village Farmlands, its scenic quality is influenced by intervisibility with the more undulating Medium to High sensitivity Melbourne Parklands to the north.
Landscape value within the visual envelope	- Landscape character value across the visual envelope - Scenic value	Medium	- The majority of the visual envelope lies within the Low to Medium sensitivity Leicestershire & South Derbyshire Coalfield Village Farmlands, and reflects a landscape typified by an undulating character with increasingly extensive woodland planting, areas of seminatural woodland, mixed farming, a network of small irregular lanes, horticulure, with dense settlement dominating the edges of the rural landscape including expansion of housing estates.

Site 9 – Land North of Burton Road (SHLAA 099, 012 and 016)

			The scenic quality of this landscape is positively influenced by intervisibility with the adjoining, more scenic Melbourne Parklands. Also part of the visual envelope to the north the character reflects a landscape typified by a mixed farming, scattered hedgerow trees estate woodlands and undulating higher ground with a ridge line defining the enclosing bowl-shaped topography with open views from elevated areas of the surrounding lower lying areas.
Landscape character susceptibility (to residential development) (site and visual envelope)	- Elevation and aspect - Topography, landform and gradients - Scale and field pattern - Landcover (trees and hedgerows) - Landcover (arable / pasture / grassland) - Existing urban influences / detractors - Landscape and scenic quality - Remoteness / tranquillity - Historic time depth - Consistency with natural limits of the settlement / current urban footprint	Medium to Low	- Undulating, steep topography increase susceptibility, especially where elevated areas along Burton Road are visible from the wider landscape. - The distinctive hillside spur, strong sense of place, and scenic views over the wider rural landscape increase susceptibility, due to their contribution to landscape character and amenity. - High-value trees and varied land-cover habitats increase susceptibility, reflecting the quality and diversity of the site. - Potential intervisibility with Bretby Hall Registered Park and Garden increases susceptibility, albeit intervisibility would be very limited glimpses seen in combination with existing adjacent residential development. - High enclosure within and around the site reduces susceptibility, creating an intimate and tranquil character. - The strong landscape framework of trees around the site reduces susceptibility, providing effective screening. - Partial glimpses of adjacent residential properties reduce susceptibility, as the site is already slightly urbanised and less remote. - Limited detractors such as post-and-wire fencing and the pond area reduce susceptibility, indicating some existing modification.
Likely landscape impacts of residential development	General / initial assessment	Medium to Low	Effects on landscape character are considered to be low-medium, due to the site's high level of enclosure and the presence of surrounding trees, hedgerows and woodland, which would screen, filter and soften intervisibility with development and the urbanising influence of existing residential properties. However, this is offset by the potential loss of high-value vegetation within the site and the loss of intervisibility with the wider rural landscape.
Views and visual amenity			
Visual amenity value of the site	- Attractiveness of the site in its current condition - Access to visual amenity within and from the site (e.g. presence of PRoW) - Contribution to visual amenity by its appearance or access to views	Medium to High	- The site contains distinctive landscape features, including topography, vegetation and varied habitats, which contribute positively to its visual attractiveness. - The site forms an important view corridor across the undulating rural landscape to the wider countryside from the urban edge of Burton Road, thereby enhancing the visual amenity of the area. - Public access adds to the site's amenity value, with PRoWs connecting to the wider footpath network to the north of the site. Long-range views of the rural landscape to the northeast are available from footpaths within the site. - Overall, the site provides notable visual amenity value through its distinctive landscape qualities, open views and public accessibility.

Site 9 – Land North of Burton Road (SHLAA 099, 012 and 016)

Likely visibility of residential development	- Extent of visual envelope - Sensitive visual receptors within likely visual envelope (residential and footpaths) - Likelihood of residential development sitting on prominent skylines	Low	- The site is relatively enclosed and has a comparatively narrow visual envelope. A strong framework of trees within and adjacent to the site would provide some screening and filtering of development in local views and within the site itself. - Sensitive residential receptors are comparatively limited. With the exception of properties immediately opposite the site on Burton Road, close-range dwellings generally back onto the site, with views partly filtered by intervening garden vegetation and woodland, although views from rear upper-storey windows of adjacent properties may occur. - Views from the wider network of public rights of way would be partial and glimpsed, with screening provided by tree cover, topography and hedgerows. - Residential development would sit at a low level in the landscape, which would reduce its visual prominence and limit the potential for skyline effects.
Likely visual impacts of residential development	- General / initial assessment	Medium to Low	- The introduction of residential development into the view would not alter the character of views from visual receptors located within the wider rural landscape to the north and northeast. - The introduction of residential development would alter the character of views for a small number of visual receptors located at close range overlooking the site towards open countryside, where residential development would appear in the distance or not at all. - Development of the site would degrade localised views into the wider rural landscape from Burton Road altering the character of the view.
Mitigation and opportunity			
Ease of mitigation	- Existing landscape framework / visual enclosure and presence of defensible boundaries - Landscape and visual connection to or isolation from existing settlement		- The site is generally well enclosed, with defensible boundaries formed by tree cover, hedgerows and topography, albeit the northern boundary is weaker. - Locating development to the north of the site, away from the distinctive hillside spur, would help reduce effects on topography and visual prominence. - Impacts on tranquillity and sense of place would be difficult to mitigate. - Any tree loss could be offset through new planting, although this should be avoided on the hillside spur. - The development would be consistent with the natural limits of existing housing on Sandcliffe Road. - Proximity to adjacent development creates a clear connection with the existing settlement.
Landscape design opportunity	- Is there opportunity to add landscape value - Does development of the site offer potential to contribute positively to landscape objectives		- Limited opportunity to add landscape value due to the spatially constrained size of the site and topography.
Overall landscape sensitivity of the site	Medium		

Site 9 – Land North of Burton Road (SHLAA 099, 012 and 016)

**to residential
development**

**Ranking - landscape
and visual suitability
for residential
allocation**

Summary statement The site is enclosed and close to existing residential areas, with defensible boundaries and development extents consistent with the surrounding urban edge. Although nearby residential receptors and footpaths would experience partial views, the site retains high-value, distinctive landscape features, strong local character, recreational value, and scenic rural views from Burton Road.

5 Conclusions

Using the five point scale recommended in guidance and adopted by this study, the sensitivity of the sites to residential development has been categorised as follows:

- None of the nine sites has been identified as high sensitivity
- **Site 1: Land south of Ashby Road East, Burton upon Trent** has been identified as medium to high sensitivity
- **Site 6: Land east of Woodville** and **Site 9: Land North of Burton Road** have been identified as medium sensitivity
- **Site 2: Land north west of Park Road, Swadlincote, Site 3: Land at Cadley Lane, Castle Gresley, Site 7: Sandcliffe Road, Swadlincote and Site 8: Sandcliffe Road, Swadlincote (west only)** have been identified as medium to low sensitivity
- **Site 4: Land West of Burton Road, Castle Gresley and Site 5: Sites 3 & 4 combined** have been identified as low sensitivity

With further reference to the detail contained in the assessment table for each, the sites have been ranked in the following order with regard to their lower landscape and visual sensitivity and suitability for residential allocation:

1. Site 4: Land West of Burton Road, Castle Gresley
2. Site 5: Sites 3 & 4 combined
3. Site 3: Land at Cadley Lane, Castle Gresley
4. Site 8: Sandcliffe Road, Swadlincote (west only)
5. Site 7: Sandcliffe Road, Swadlincote
6. Site 2: Land north west of Park Road, Swadlincote
7. Site 6: Land east of Woodville
8. Site 9: Land North of Burton Road
9. Site 1: Land south of Ashby Road East, Burton upon Trent

From a landscape and visual perspective, Site 4 is considered to be the most suitable of the nine sites for residential allocation. This is principally due to the urbanising influence upon the existing landscape character of the adjacent residential properties including at Castle Gresley, which sets a precedent for the introduction of residential properties on this southeast facing slope, combined with the detracting influences of large-scale steel lattice pylons and a substation with nearby solar farm and sewage works together creating a degraded landscape character in the immediate vicinity of the Site. Site 4 is heavily enclosed due to tree cover located along the adjacent disused railway line and within the wider landscape to the south. The low-level character of the wider Mease/Sense lowlands increases the ability of the landscape to accommodate change particularly as urban development is characteristic of views towards Swadlincote.

The development of Site 5 would form a natural extension to Site 4 and would link development between Castle Gresley and the waste recycling centre along the boundary of the disused railway line. The development of Site 3 alone is slightly less preferable than the combined Site 5 due to the reduced connection with residential development at Castle Gresley. It is acknowledged that a Scheduled Ancient

Monument (SAM) is located to the south of the Site. However, intervisibility between the SAM and the Site is filtered by the immediately adjacent residential development within Castle Gresley.

Sites 7 and 8 are considered to be the next most suitable for residential development. Despite the urbanising influence of existing residential areas upon these sites from the adjacent urban fringe housing estates, the landscape sensitivity is considered to be slightly greater than for Sites 3, 4 and 5 due to intervisibility with the adjacent higher sensitivity Melbourne Parklands and comparatively less detractors present. The topography of the wider area creates a bowl-shaped landscape with greater enclosure to the north, resulting in urban development having a greater influence on landscape character than in the less topographically enclosed Mease/Sence Lowlands landscape to the south. In comparison to Sites 3, 4 and 5, Sites 7 and 8 are surrounded by a comparatively larger number of high sensitivity receptors located at close range including residential properties and a network of footpaths. The development of Site 7 would increase urban influences upon the village of Hartshorne further eroding the sense of separation between the village and its semi-rural setting and the wider urban area of Swadlincote. The development of Site 8 would be slightly more preferable than Site 7 due to the slightly greater distance between the Hartshorne.

Site 2 exhibits features that would have the ability to accommodate residential development including the framework of trees and woodland present that would soften development, and detractors in the immediate vicinity of the site including large scale steel lattice pylons and derelict areas. However, the woodland makes a valuable contribution to a landscape typified by previously open character with increasingly extensive woodland planting and softens the urban edge of Swadlincote in views from the footpath network. Development would likely result in the loss of young woodland and open mosaic habitat which combined with the presence of a Local Wildlife Site within the centre of the Site, makes this Site comparatively less favourable for development and would be at odds with the National Forest planting objectives for the wider character area.

Site 6 also exhibits features that could accommodate residential development. However, it is considered less suitable for development due to a combination of: the open elevated slopes; the presence of the comparatively higher sensitivity Melbourne Parklands character area both within the Site and within the surrounding area; and the comparatively high number of adjacent high sensitivity receptors.

Site 9 exhibits features that could accommodate residential development. However, is considered to be comparatively less suitable due to the value of landscape features within the Site; the comparatively higher sensitivity of the Melbourne Parklands character areas, both within the Site and the immediately surrounding area; and its value as a view corridor across the undulating rural landscape to the north.

Site 1 is considered least suitable for residential development due to: its open and elevated character; the extensive network of PRow that cross the Site and surrounding area; and its function as a key view corridor into the wider rural landscape to the southwest, with elevated and expansive views available from the ridgeline spur across Swadlincote to the west and Burton upon Trent to the east and southeast.