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For

PLANNING Landscape and Visual Impact Assessment

Horsley Lodge Ltd Smalley Mill Road Horsley Derby DE21 5BL

Revision A:

Inclusion of commentary on Green Belt; Slight change to position of Viewpoint 2, Proposed route of Footpath 12; Addition of Viewpoint 3, from Footpath 16.

Report produced by H Newhall CMLI, September 2026

Human authored

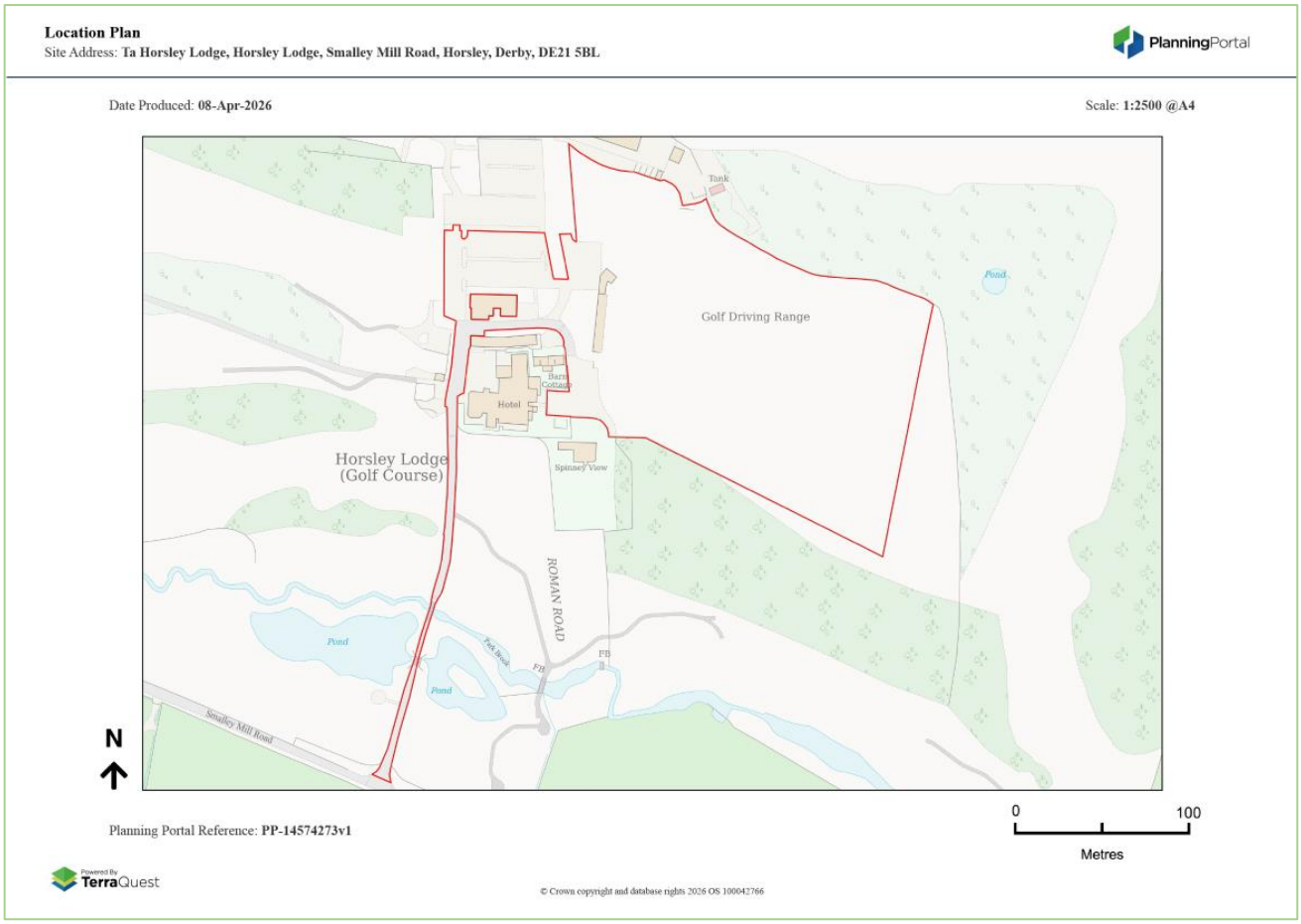

Figure 1 Site Location Plan: Horsley Lodge Ltd Smalley Mill Road Horsley Derby DE21 5BL

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All efforts have been made to ensure the Landscape and Visual Impact Assessment provides an unbiased assessment of the impacts of the proposed development upon the surrounding landscape. While the study aims to address the views from the clusters of dwellings and properties within the specified proximity of the site, the individual views of each and every property cannot be evaluated independently.

All photographs have been taken from publicly accessible locations following the Landscape Institute (LI) recommendations, with the aim of providing the most reasonable representation of average views from the properties within a defined geographical area. Views from upper stories of buildings can only be estimated, while reasonable suggestions about the impacts upon these properties are evaluated based upon the professional judgment of the individuals carrying out the study. The report is written by a chartered landscape architect with a view to providing the reader with an impartial assessment of the impacts.

Report Limitations:
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Contents

1. Preamble 9
2. Background to the Report 11
   1.1. Introduction 11
   1.2. Scope 11
   1.3. Assessment area 12
2. Context and Planning 13
   2.1. National and European Environmental Legislation 13
   2.2. Designations 13
      2.2.1. Statutory designations 13
      2.2.2. Non statutory designations 14
      2.2.3. Land Use 14
      2.2.4. Planning Guidance including Green Belt 15
      2.2.4.1. Green Belt 16
3. Approach and Methodology 18
   3.1. Assessment Guidelines 18
   3.2. Key Stages 18
   3.3. Assessment Methods 18
   3.4. Landscape Character 19
      3.4.1. Quality 22
      3.4.2. Value 22
      3.4.3. Magnitude of Change 23
      3.4.4. Impact Analysis and Significance 24
   3.5. Visual Impact 25
      3.5.1. Identification of Key Receptors 25
      3.5.2. Sensitivity of the Receptor 25
      3.5.3. Magnitude of Change 27
      3.5.4. Impact Analysis and Significance 27
   3.6. Engaging with stakeholders and the public 28
4. Baseline studies 29
   4.1. Landscape Character Area 29
      4.1.1. NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield and NCA 50: Derbyshire Peak Fringe and Lower Derwent 29
      4.1.2. Landscape Institute's TGN 02-21: Assessing landscape value outside national designations 32
   4.2. Visual Character 33
   4.3. Geology 36

4.4. Buildings and Settlements 37
4.5. Historical and Cultural Associations 38
4.6. Ecology 39
4.7. Public rights of way (PRoW) 41
5. Visual Receptors 42
5.1. Bare earth model Zone of Theoretical Visibility (ZTV) and its limitations 42
5.2. Public Highways 42
5.3. Residential Properties 42
5.4. Public Rights of Way 43
5.5. Commercial Premises 43
5.6. ZTV and Assessment Area Plan 43
5.7. Photography 44
6. Viewpoints including Visual and Landscape Effects 45
6.1. Viewpoint 1 46
6.2. Viewpoint 2 49
6.3. Viewpoint 3 54
7. Cumulative Effects 57
7.1. Combined Visibility 57
7.2. Sequential Effects 59
8. Summary 60
8.1. Landscape Effect 60
8.2. Visual Effect 60
8.2.1. Construction Phase 60
8.2.2. Long Term / Residual Effects 61
9. Mitigation and Enhancement 62
10. References 65
Appendix 1: Location Plan 66
Appendix 2: 2km Study Area and Historic Statutory Designations 67
Appendix 3: Plan showing ZTV 68
Appendix 4: Viewpoints plan 69
Appendix 5: Areas checked but no intervisibility 70
Appendix 6: Plan showing Derwent Valley Mills World Heritage Site and Buffer zone 71

Table of figures

Figure 1 Site Location Plan: Horsley Lodge Ltd Smalley Mill Road Horsley Derby DE21 5BL 3
Figure 2: Local Plan 2022-2040 Policies Maps: Inset E Coxbench, Denby, Horsley, Horsley Woodhouse, Kilburn, showing green belt as pale green..... 16
Figure 3: Extract from Local Plan 2022-2040 Policies Maps: Inset E Coxbench, Denby, Horsley, Horsley Woodhouse, Kilburn, showing Horsley Lodge Estate wholly within the Green Belt, with proposed development site shown as red star. 17
Figure 4: Excerpt of map from Part 1.4 of Derbyshire CC map of Nottingham, Derbyshire & Yorkshire Character Types showing the proposed development site as a red star within NCA 38 30
Figure 5: Panorama across driving range (on right) showing slope of green and surrounding mature trees .. 33
Figure 6: Panorama taken from the northern side of the existing driving range, showing view to north of existing driving range towards, brow of hill, rough grassland and mature trees. 34
Figure 7: Panorama looking west from the northern end of the existing driving range showing the car parks, main buildings, mature trees associated with the golf course and to the west and southwest, fields and woodland on the opposite side of the valley. 34
Figure 8: Panorama looking south from the southern end of the existing driving range showing the car park, gables of main building, the southern end of the driving range, surrounding mature vegetation and the opposite side of the valley with fields, mature hedgerows and trees 35
Figure 9: Excerpt of geological map showing layers of bedrock below the proposed development site shown as a red star..... 36
Figure 10: Excerpt from the Landis Land Information website showing the proposed development site identified with a blue marker 37
Figure 11: Map showing outline of MDR4744 - Horsley Park, Non-designated Heritage Asset with proposed development site shown as a red star..... 38
Figure 12: Screenshot of OS map showing line of "Ryknild Street" running north to south adjacent to the proposed development site, shown as a red star 39
Figure 13: Excerpt from Magic Map (Defra) showing Woodland Habitats within the 2km study area. Proposed development site shown with a red star..... 40
Figure 14: Public Rights of Way (PRoW) around the proposed development site – shown as red star 41
Figure 15: ZTV for proposed development site showing the 2km study area and the wider 5km study area, to include Derwent Valley Mills World Heritage Site and its buffer zone See Appendix 3 for a larger version... 44
Figure 17: (overleaf) From adjacent to entrance to venue from Smalley Mill Road 47
Figure 18: (overleaf) Representative view from position on proposed of Footpath 12 diversion, adjacent to the southern boundary of proposed Car Park 3 51
Figure 19: Proposed diversion of footpath 12..... 53
Figure 20: View from Footpath 16..... 56
Figure 21: Solwise Elevation Tool showing the profile of the land between Morley Hayes Figure 22: Solwise Elevation Tool showing the profile of land between Breadsall Priory Country 58
Figure 23: Map from Derbyshire Historic Records Record MDR4744 showing the extent of Horsley Park and the position of the proposed development site within it..... 62
Figure 24 Appendix 1 Site location plan within 2km study area (site shown as red star)..... 66
Figure 25 Appendix 2 Statutory Historic Designations and 2km study area 67
Figure 26 Appendix 3: ZTV of proposed Development..... 68
Figure 273 Appendix 4 Verified viewpoints (orange icons) For areas checked but no intervisibility (grey stars) see Appendix 5 69
Figure 284 Appendix 5 Areas checked but no intervisibility (grey stars) 70
Figure 2529: Appendix 6 Derwent Valley Mills World Heritage Site and Buffer zone 71

1. Preamble

To ensure the reader fully comprehends the assessment and judgments made within; the assessor must first make a brief series of statements. These explain the concepts and theories behind the methodology and how the judgements were derived by the assessor.

It is recognised from the outset that there is a difference between the ***significance*** of a landscape or visual effect and its ***importance*****.** It is notable that a **significant *visual* effect** would arise principally through the result of change or changes which are reflected in the composition of existing views. Prior to setting out the methodology of the LVIA it is necessary to provide the reader with the fundamental theories applied in the study that have guided the assessor in making the judgments that are outlined later in this report. This assessment is based on the approach advocated by the guidelines for Landscape and Visual Impact Assessment outlined by the Institute of Landscape Architects[1]. These guidelines are not site specific, and the assessment has been tailored to the specific requirements of the proposal. The LVIA aims to provide an outline of the method and assessment with reference to established guidance.

Primarily it is worth noting that the term **'landscape'** can be easily misunderstood and therefore we need to decipher what exactly is meant when we use the word. The Oxford English Dictionary explains that *Landscape* is; **"All the visible features of an area of land, often considered in terms of aesthetic appeal."** This definition lacks clarity and therefore people working in the industry such as statutory bodies (Including; English Heritage, National England, CPRE and others) have accepted that for the purposes of convention; **"'landscape'** means **an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors."**

We are now presented with two further principal components; ***character*** **and** ***perception*** which need further analysis in the quest for a plausible understanding of the term 'landscape'. Essentially land which has not experienced a 'human filter' is nothing more than land. So, to create a landscape we require 'human perception' and personal beliefs which define an individual idea of character. With an understanding of the term 'landscape,' we need to address the subjectivity involved in recognising landscape character. The paragraph below illustrates the subjective nature when conducting an evaluation of landscape character. The key factor relates to the human filter which perceives visual information and presents the individual with an understanding of the visual component of amenity.

'There has been a long-standing debate about the role of objectivity and subjectivity in dealing with landscape. The search for supposedly objective approaches has reflected a desire, in some quarters, to remove the element of personal judgment from the process. In landscape character assessment, it is accepted that there is a role for subjective inputs, but these must be made in a systematic and transparent way.' (SNH/CA LCA Guidance; 7.4, 2.11) 'Surveying the elements that make up the landscape, mapping and describing landscape types, which many might consider to be wholly objective matters, can still involve subjective judgments.

This can only be avoided if the whole tasks were to be reduced to one of measuring attributes from maps and analysing the data quantitatively (but this approach would not tease out all aspects of character and sense of place). To illustrate this point, a surveyor could record that there are 20 hectares of woodland in the landscape as an objective fact; to then record that this woodland is a dominant feature or fundamental characteristic of the landscape necessarily introduces an element of subjectivity into the characterisation.' (SNH/CA LCA Guidance; 7.4, 2.12) In other words, as soon as 'descriptors' are brought into the frame of reference, we engage with subjectivity.

When conducting any survey, including that of the LVIA, the element of subjectivity comes to the forefront. Survey methods can deal relatively easily with recording the various elements that make up the landscape

1 Landscape Institute and Institute of Environmental Assessment Management, 2002.

character and their relative significance. It is important, however, to give equal attention to the more experiential and, therefore, subjective aspects, of the landscape aesthetics, and perceptual dimensions of landscape character. The recognition that perception is central to understanding landscape character must, therefore, be paralleled by the recognition that it is also fundamental to the appreciation of the visual component of amenity.

The individual response to change could range from strongly negative through to strongly positive with residents and those engaged in outdoor recreation most sensitive to change. Human perceptions are, therefore, neither “right” or “wrong” and responses to the change experienced when a development takes place can range from strongly positive to strongly negative.

It is important to note that while the baseline methodology may help to identify landscape (and/or visual) effects and the locations most at risk, the question remains; ‘does it matter?’ At this point, the assessor is required to determine the importance of the landscape or receptor and, while respecting the level of subjectivity involved, decipher for whom this may be important.

Character is therefore, a distinct, recognisable and consistent pattern of elements in a landscape that make one landscape different from another as opposed to a better or worse experience. Based on an understanding of the objectivity involved in describing the character of the landscape the assessor has used best practice guidance to evaluate the changes which would take place both during and after the development and provide the reader with the best possible, unbiased review of impacts.

Hilary Newhall

BA Hons DipLA Adv Dip Cert Ed CMLI

Chartered Member of the Landscape Institute

2. Background to the Report

1.1. Introduction

This report describes the findings of a Landscape and Visual Impact Assessment prepared in support of a planning application by **Horsley Lodge Estate** and is submitted as part of a detailed planning application for the redevelopment of the existing single storey driving range and associated car park, to into a golfing academy, with a 3-storey driving range, along with new hospitality and retail amenities and extended parking facilities. The footprint of the proposed building is 1,453.7m^2 whilst the total proposed redevelopment including the building, car parks and landscaping has a 4,879.7 m^2 footprint within the Horsley Lodge Wedding Venue and Golf Club, Smalley Mill Road, Ilkeston DE21 5BL.

This document contains more detailed information on the policy context and landscape character of the surrounding area.

The purpose of this assessment is to identify and evaluate the potential change in the composition and structure of the existing landscape and the degree of visual change resulting from this development. Proposals for the site have been produced, and it is against these that the landscape and visual effects have been assessed.

The nature of the development falls within the project proposals of the Landscape Institute's Technical Guidance Note 06/19, where Type 1 visualisations (Annotated Viewpoint Photographs) are appropriate.

1.2. Scope

The LVIA defines the extent of the study area and describes the key features, components and characteristics that contribute to the quality and perception of the landscape.

The LVIA considers the potential effects of the development upon:

- Individual landscape features and elements;
- Landscape character and;
- Visual amenity and the people who view the landscape.

The main objectives of the LVIA are as follows:

- To describe and evaluate the current landscape character of the site and its surroundings and to identify any notable landscape features within the site;
- To determine the sensitivity of the landscape to the type of development proposed;
- To identify and describe any changes arising from the project relating to landscape and visual issues. This is defined as the magnitude of change;
- To identify and describe any mitigation measures that have been included;
- To identify and assess any cumulative landscape and visual effects and;

- To assess the significance of residual landscape and visual effects.

It considers the potential impacts arising from the proposed scheme on the existing landscape and visual amenity, both during the period of construction and once the development is completed. Proposed developments within the study area boundary are included in this study. The main receptors and viewpoints of the proposed changes are outlined.

Landscape character and visual impact assessments are two separate but interlinked procedures. Landscape impacts primarily derive from modifications to the physical landscape, which may give rise to changes in character and how this is perceived and experienced by users. Visual impacts relate to changes arising from the modification of the composition of views as a result of changes to the landscape, to people's responses to the changes, and the overall effects in respect of visual amenity.

The report discusses the landscape mitigation and landscape enhancement proposals that have been discussed with the client.

The LVIA outlines any residual impacts that may remain, post mitigation, and describes their significance in accordance with defined impact criteria.

Finally, all engagement that has currently been carried out with interested parties, statutory and non-statutory consultees and members of the public will be described.

1.3. Assessment area

An area up to 2km from the proposed site boundaries and part of the Derwent Valley Mills World Heritage Site which falls within a 5km radius have been assessed in accordance with the author's professional experience of similar projects. See Location Plan in Appendix 1.

2. Context and Planning

2.1. National and European Environmental Legislation

Statutes providing guidance on the protection of landscapes including those with recognised scenic quality and which are directly relevant to the LVIA include:

- National Planning Policy Framework (February 2025)
- The Town and Country Planning Act (TCPA), 1990;
- Localism Act, 2011
- The National Parks and Access to the Countryside Act, 1949;
- The Wildlife and Countryside Act (WCA), 1981;
- The Countryside and Rights of Way Act (CROWA), 2000;
- The Management of Hedgerows (England) Regulations, 2024;
- The Environment Act, 2021 (Commencement No 6) Regulations 2023;
- The Levelling-up and Regeneration Act 2023;
- The Natural Environment and Rural Communities Act (NERC), 2006;
- The Conservation of Habitats and Species Regulations, 2017.

2.2. Designations

2.2.1. Statutory designations

According to DEFRA's (Department for Environment, Food and Rural Affairs) MAGIC (Multi Agency Geographic Information for the Countryside) database, there are the following statutory designations within a 2km radius of the proposed site:

Ecology

There is one Local National Nature Reserves (LNR) within the 2km radius study area and no Local Wildlife sites. The nearest LNR is at Morley Brick Pits, which is also a designated Site of Special Scientific Interest (SSSI), located 2.11kms to the south of the proposed development site. There are no National Parks, no Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar Sites or Biosphere Reserves within the 2km radius study area. There are no National Landscapes (formerly Areas of Outstanding Natural Beauty (AONBs)) within the study area. Further details are given in 4.6 Ecology.

Culture and History

Within a 2km radius of the proposed development site there are 18 Listed Buildings including 16 Grade ll, one Grade ll* and one Grade l. The nearest listed building is the Grade ll listed Old Post Box opposite Horsley School, Horsley, 1.35 kms west northwest of the proposed development site.

The nearest Conservation Area is approximately 9.5 kms to the west of the proposed development site.

There is one scheduled monument within the 2km radius study area, Horsley Castle tower keep castle, 1.5 kms west southwest of the proposed development site.

The Derwent Valley Mills World Heritage Site and Buffer Zone is 3.2 kms to the west of the proposed development site and the nearest point of the World Heritage Site lies 3.5 kms to the west of the proposed development site, both to the east of Makeny.

Further details are given in 4.5 Historical and Cultural Associations.

(See Appendix 2).

The Peak District National Park is approximately 17km to the northwest of the proposed development site.

2.2.2. Non statutory designations

Ecology

There are no Community Forests, Land Management Initiatives, National Forests and no RSPB Reserves within the 2km study area.

Culture and History

There are no Registered Battlefields and no Registered Parks and Gardens within the 2km study area.

The Derbyshire Historic Environment Record holds a Site record MDR4744 - Horsley Park, Horsley of a Medieval to Elizabethan Deer Park. Further details of this record are found in chapter 4.5 Historical and Cultural Associations.

The Derbyshire Historic Environment Record also holds another non-designated heritage asset Site record MDR 10207 – Ryknield Street Roman Road (conjectural route of). This describes the length of the assumed route of this Roman road. Further details of this record are found in chapter 4.5 Historical and Cultural Associations. (See Appendix 2: 2km Study Area and Historic Statutory Designations).

2.2.3. Land Use

According to The Derbyshire Historic Environment Record, Horsley Park, the proposed development site was once part of a Medieval to Elizabethan Deer Park and later used as agricultural land. The lodge itself was built in 1863 and plans to create a golf course on the adjoining estate began in the late 1980's. The course has incorporated stones from the nearby Horsley Castle and makes use of two natural streams that run through it.

2.2.4. Planning Guidance including Green Belt

See also Planning Statement - 2686 - Planning Statement Golf Academy Horsley Lodge GC.

The proposal has been assessed against policy EN7 of the Amber Valley Local Plan, as follows:

"Development will be permitted where it would protect or enhance the character, quality and the local distinctiveness of the landscape, including the contribution the landscape makes to the character of individual settlements or hamlets and would protect or enhance existing landscape features that make a positive contribution to landscape character".

The proposed development respects the natural topography of the land through the design of a building which would sit within the sloping site rather than on it. As the "micro" landscape character of the immediate area is that of a golf course, this landscape character would be enhanced by the proposed development. The proposed building would be a distinct golf course structure which has been adopted to perform well in relation to a sloping site.

"retain features which contribute to the landscape character of the area including hedgerows, trees, woodland, field boundaries, waterbodies and watercourses"

The Ecological Impact Assessment report by RammSanderson states that almost all of the habitat would be retained besides the current driving range building. Small areas of modified grassland, and two small parcels of non-native shrubs will be replaced with similar elements, including the creation of modified grassland, introduced shrub and urban trees. This would mean that the landscape surrounding the proposed new building will be of much the same character as the existing "golf course micro landscape character".

"respect the character of developed areas and rural landscapes that are of historic importance".

And "where appropriate, incorporate mitigation measures which are suitable to the character type."

Derbyshire Historic Environment Record MDR4744 - Horsley Park, Horsley describes a Medieval to Elizabethan Deer Park. Horsley Lodge, Wedding Venue and Golf Club sits within part of the area defined by the site record. It is proposed to include an interpretation board, sited indoors within the main venue building to alert visitors to the intriguing history of the area.

In addition, the scheme would deliver a 12.25% net gain of biodiversity units.

2.2.4.1. Green Belt

Policy SS8 Green Belt states that:

"Within the Green Belt, as defined on the Policies Map, planning permission will only be granted for development in accordance with National Policy and other Policies in this plan.

Proposals that would enhance the beneficial use of the Green Belt, including by improving access, retaining or enhancing the landscape, visual amenity and biodiversity, or improving damaged or derelict land, will be supported, providing they do not conflict with any other relevant policies in the Local Plan".

(underlining by author of LVIA)

The whole of Horsley Lodge Estate lies within the Green Belt (see Figures 2 and 3, following). In view of the proposals to replace a rather industrial, but practical building with one which is considered to be more sympathetic to its surroundings, and which will improve the existing facilities within the estate, the author considers that this proposal would enhance the beneficial use of the Green Belt.

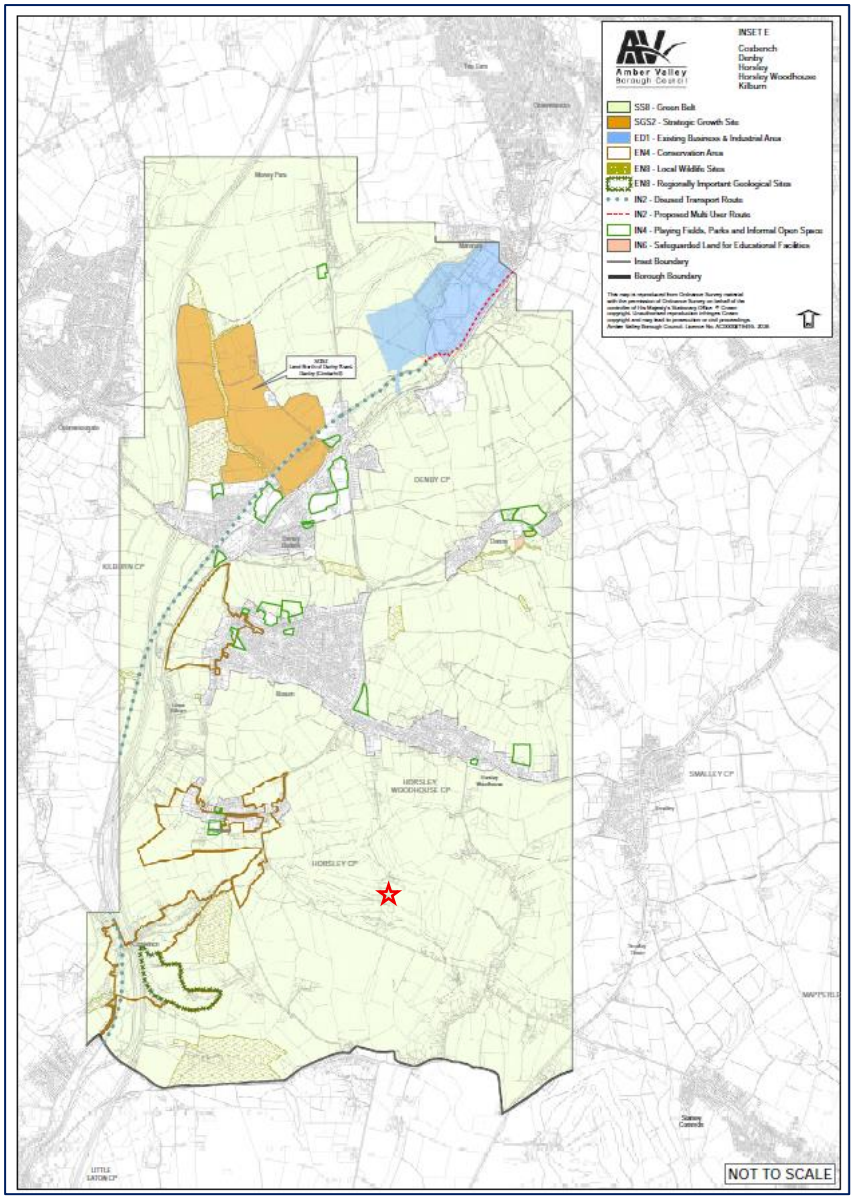

Figure 2: Local Plan 2022-2040 Policies Maps: Inset E Coxbench, Denby, Horsley, Horsley Woodhouse, Kilburn, showing green belt as pale green

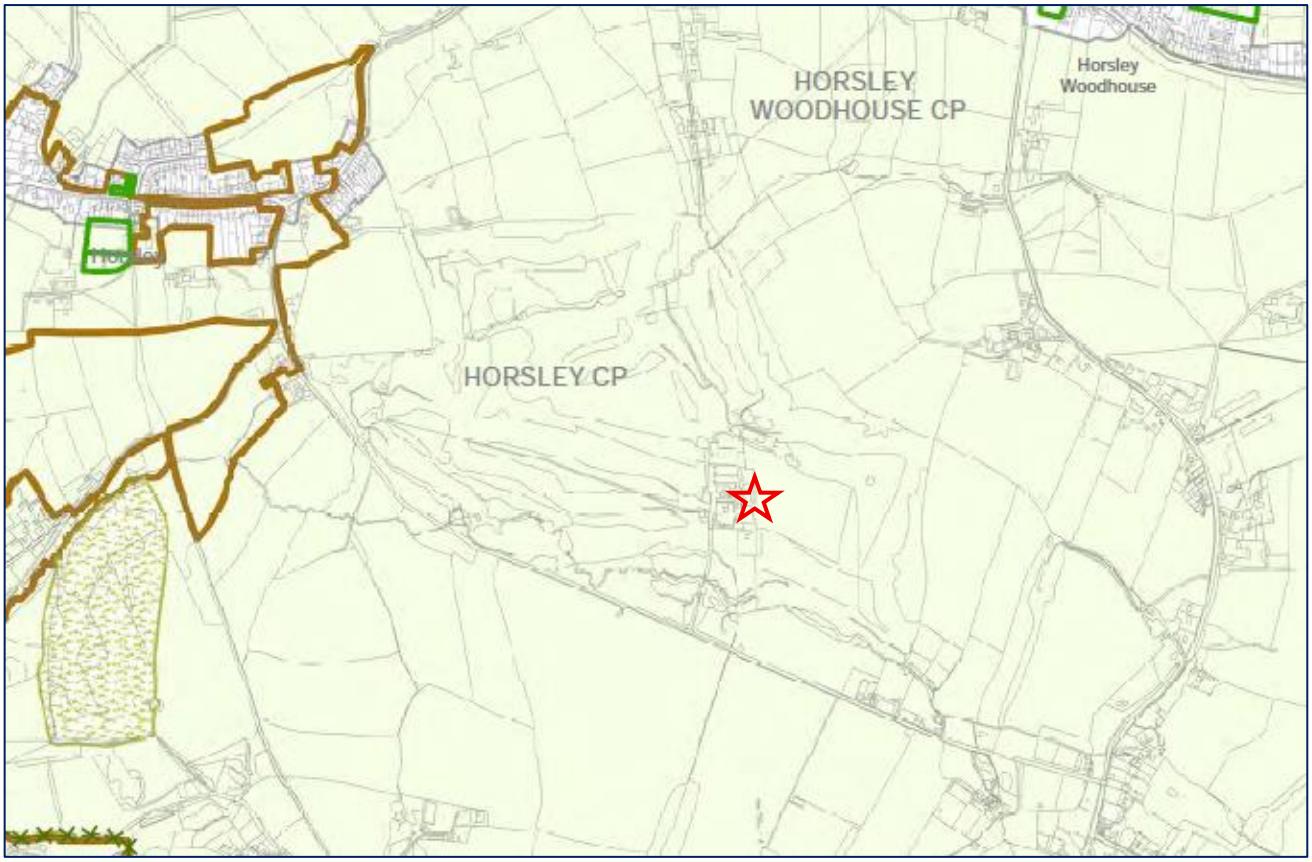

Figure 3: Extract from Local Plan 2022-2040 Policies Maps: Inset E Coxbench, Denby, Horsley, Horsley Woodhouse, Kilburn, showing Horsley Lodge Estate wholly within the Green Belt, with proposed development site shown as red star.

3. Approach and Methodology

3.1. Assessment Guidelines

• Guidelines on Landscape and Visual Impact Assessment (Third Edition), published by the Landscape Institute (LI) and the Institute of Environmental Management and Assessment (IEMA);

3.2. Key Stages

- Recording and analysis of the existing landscape character including definition of the visual envelope and the Zone of Theoretical Visibility (ZTV) or Viewshed.
- An appreciation of the nature, forms and features of the proposed scheme.
- Identification of components of the landscape likely to be affected by the scheme and identification of the viewpoints and visual receptors.
- Identification and description of the different effects on the landscape and visual amenity that are predicted to occur, evaluated in terms of their magnitude, geographical extent, duration and reversibility.
- An evaluation of the significance of the landscape and visual effects, identified sensitivity of the landscape receptors to the development and their importance reflected in the value attached to the landscape.
- Identification of the mitigation measures appropriate to the proposed scheme.
- Identification of the enhancement measures to the landscape.
- An assessment of the residual effects on the landscape character and visual amenity.

3.3. Assessment Methods

The LVIA has been based upon an evaluation of the sensitivity of the receiving landscape and visual receptors, and the magnitude of change associated with the proposed development.

3.4. Landscape Character

The description and classification of the existing landscape character has involved a review of all available landscape character assessment information from various sources including the National Character Area (NCA) 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield) within which the proposed development site is situated and NCA 50: Derbyshire Peak Fringe and Lower Derwent, situated to the west of the proposed development site. In addition, assessment information has been taken from the Landscape Character of Derbyshire, produced by Derbyshire County Council, 2014.

Local landscape character has been defined by taking account of geology and soils, hydrology, land cover and land use, the planning and policy context, statutory and non-statutory designations, archaeology, ecology, buildings and settlements, historic and cultural references, climate data, public rights of way, vegetation and wildlife and topography and altitude.

GLVIA3 states that with regard to scope, “An assessment of landscape effects deals with the effects of change and development on the landscape as a resource." The baseline landscape is described by reference to existing landscape character assessments and a description of the site and its immediate context.

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

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape,
- Addition of new elements that influence character and distinctiveness of the landscape,
- Combined effects of these changes.

These elements are discussed in the assessment.

The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. Judgements about the susceptibility to change are recorded on a scale of **High**, **Medium** and **Low**.

The value of the existing landscape is also considered. GLVIA3 indicates information that contributes to understanding landscape value. This information is set out in paragraph 5.20 of the GLVIA3 and includes:

- Information about areas recognised by statute such as National Parks, Areas of Outstanding Natural Beauty;
- Information about Heritage Coasts, where relevant;
- Local planning documents, for local landscape designations;
- Information on individual or groups of features such as conservation areas, listed buildings, unique historic or cultural sites;
- Art and literature identifying value attached to particular areas or views;
- Material on landscape of local or community interest.

Where there is no clear existing evidence on landscape value, an assessment is made based on the following factors, based on the guidance in GLVIA3:

- Landscape quality (condition);
- Scenic quality;
- Rarity;
- Representativeness;
- Conservation interest;
- Recreation value;
- Perceptual aspects;
- Associations.

The value of the landscape is recorded on a scale of **High**, **Medium**, **Low** and **Negligible**. The overall landscape sensitivity is determined by considering the susceptibility to change and the value of the landscape receptor.

The overall significance of effects is determined making judgement about two components:

- Nature of receptor likely to be affected (known by the shorthand “sensitivity”) and;
- Nature of the effect likely to occur (known by the shorthand “magnitude”).

GLVIA3 states that with regard to scope, “An assessment of landscape effects deals with the effects of change and development on the landscape as a resource." The baseline landscape is described by reference to existing landscape character assessments and a description of the site and its immediate context.

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

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape,
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- Combined effects of these changes.

These elements are discussed in the assessment.

The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. Judgements about the susceptibility to change are recorded on a scale of **High**, **Medium** and **Low**.

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- Local planning documents, for local landscape designations;
- Information on individual or groups of features such as conservation areas, listed buildings, unique historic or cultural sites;
- Art and literature identifying value attached to particular areas or views;
- Material on landscape of local or community interest.

Where there is no clear existing evidence on landscape value, an assessment is made based on the following factors, based on the guidance in GLVIA3 and TGN 02-21:

- Landscape quality (condition);
- Scenic quality;
- Rarity;
- Representativeness;
- Conservation interest;
- Recreation value;
- Perceptual aspects;
- Associations.

The value of the landscape is recorded on a scale of **High**, **Medium**, **Low** and **Negligible**. The overall landscape sensitivity is determined by considering the sensitivity to change and the value of the landscape receptor.

The overall scale of effects is determined making judgement about two components:

- Nature of receptor likely to be affected (known by the shorthand “sensitivity”) and;
- Nature of the effect likely to occur (known by the shorthand “magnitude”).

Consideration of all these criteria feeds into a comprehensive assessment of the significance.

3.4.1. Quality

Landscape quality means the physical state of the landscape. It includes the extent to which typical character is represented in individual areas, the intactness of the landscape from visual, functional and ecological perspectives and the condition of individual elements of the landscape. Local landscape character within the 2km assessment area has been considered based upon the following criteria:

1. **Highest Quality** - Areas comprising a clear composition of valued landscape components in robust form and health, free of disruptive visual detractors and with a strong sense of place.
2. **Very Attractive** - Areas primarily of valued landscape components combined in an aesthetically pleasing composition and lacking prominent disruptive visual detractors.
3. **Good Landscape** - Areas primarily of valued landscape components combined in an aesthetically pleasing composition with low levels of disruptive visual detractors.
4. **Ordinary Landscape Areas -** Containing some features of visual value but lacking coherent and aesthetically pleasing composition.
5. **Poor Landscape** - Areas lacking valued landscape components or comprising degraded features and lacking any aesthetically pleasing composition.

3.4.2. Value

Consideration has been given to the value of the local landscape within the 2km assessment area. Landscape value has been defined as “the relative value that is attached to different landscapes by society”. It can apply to areas of landscape as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. Landscapes or their component parts may be valued at the community, local, national or international levels. While landscape designations are a starting point in assessing landscape value, absence of designations may not necessarily infer a lack of quality or value.

Sensitivity to Change

Sensitivity relates to the relative ability of the landscape to respond to and, where appropriate, accommodate change of a particular type. It reflects landscape character, the nature of change and the way both are experienced and perceived.

Criteria used to define sensitivity in the LVIA are as follows:

Landscape Sensitivity Criteria	
High	Landscape character, characteristics, and elements where, through consideration of the landscape resource and characteristics, there would generally be a lower landscape capacity or scope for landscape change and higher landscape value and quality. Often includes landscapes which are nationally or internationally designated.
Medium	Landscape character, characteristics, and elements where, through consideration of the landscape resource and characteristics, there would be a medium landscape capacity or some scope for landscape change. Often includes landscapes of medium landscape value and quality which may be locally designated.
Low	Landscape character, characteristics and elements where, through consideration of the landscape resource and characteristics, there would be higher landscape capacity or scope for landscape change to accommodate the proposed type of development as part of spatial strategy for example. Usually applies to landscapes with a lower landscape susceptibility or higher landscape capacity for the proposed development. May also apply to degraded landscapes that may have been subject to very intensive agriculture, blanket forestry, un-mitigated / partly naturalised mining operations or similar.
Negligible	Landscape character, characteristics and elements where there is a high-landscape capacity or a planned desire for landscape change of the type proposed as part of spatial strategy for example. Usually applies to landscapes with a lower landscape susceptibility or higher landscape capacity for the proposed development. May also apply to derelict landscapes, spoil heaps, and de-graded urban fringe areas that require restoration or re-development / re-planting.

3.4.3. Magnitude of Change

Magnitude of change has been predicted by considering the anticipated loss or disruption to character forming landscape components, which would arise through the introduction of the scheme. Four levels of magnitude of visual impact have been adopted:

Magnitude of Change	
High	Very obvious change in the balance of landscape characteristics over an Extensive area; ranging to particularly intensive change (i.e. a dominating effect) over a more limited area.
Medium	Perceptible changes in an extensive area which whilst notable do not alter the balance of the landscape characteristics; ranging to moderate changes in the localised area which whilst obvious do not fundamentally change local character;
Low	Virtually imperceptible change in any components of the wider landscape with modest and unremarkable changes in the localised area.
Negligible	No material change from the current situation.

3.4.4. Impact Analysis and Significance

The prime criteria used to evaluate impact on landscape character are centred on the extent to which existing landscape elements, features and characteristics would be lost or modified, taking into account landscape mitigation measures. The level of predicted impacts on local character has been assessed by considering the sensitivity to change and magnitude of change. Account has been taken of the effect landscape proposals and mitigation measures would have in offsetting or effectively minimising potentially adverse impacts.

The assessment of landscape impacts considers the potential scale of effect, encompassing both positive and negative impacts on the character of the landscape. This inclusive approach takes into account the sensitivity to change and the magnitude of change, recognising that landscape changes can have a range of impacts, including those that enhance or compromise the existing landscape character.

The findings are represented using a descriptive scale, that accounts for a spectrum of potential effects, acknowledging that proposed developments and mitigation measures can have diverse impacts on the visual and functional aspects of the landscape. This assessment aims to provide a comprehensive understanding of the implications of landscape change, ensuring that both beneficial and adverse effects are considered in evaluation of landscape impact.

1. **Substantial Adverse Effect** - The proposed development would be at considerable variance with the landform, scale and pattern of the landscape. It would be visually intrusive and would disrupt fine and valued views of the area. The proposed development would be substantially damaging to the landscape and would be in serious conflict with local and national policies to protect open land and nationally recognised countryside.

2. **Moderate Adverse Effect** - The proposed development would be out of scale with the landscape, or at odds with the local pattern and landform. It would have an adverse impact on a landscape of recognised quality or on vulnerable and important characteristic features or elements. They would be in conflict with local and national policies to protect open land and nationally recognised countryside.

3. **Slight Adverse Effect** - The proposed development would not quite fit the landform and scale of the landscape. Although not very visually intrusive, it would impact on certain views into and across the area. It would have a discernible but not marked impact on an area of recognised landscape quality. It would conflict with local authority policies for protecting the local character of the countryside.

4. **Neutral Effect** - The proposals would not materially affect the perception of the existing landscape.

5. **Slight Beneficial Effect** - The proposals would complement the key elements or features of the surrounding landscape and/or introduce elements that are characteristic of the area, maintaining landscape character. The proposals would visually complement the existing view and would result in a barely perceptible improvement to visual amenity.

6. **Moderate Beneficial Effect -** The proposals would fit in well with and enhance the key features or elements of the landscape and/or introduce elements that enhance landscape character. The development would integrate into the existing view and would result in a noticeable improvement.

7. **Major Beneficial Effect**- The proposals would fit in well entirely with and substantially enhance the key features or elements of the landscape and/ or introduce components that substantially enhance landscape character. The proposals would visually fit into the existing view and would result in a significant improvement to visual amenity.

3.5. Visual Impact

The visual impact assessment has involved the consideration of the sensitivity of visual receptors and the magnitude of change, based upon information gathered through a combination of desk-based analysis and field survey work.

3.5.1. Identification of Key Receptors

Key receptors may include the following:

- Settlements, residential areas and individual properties;
- Roads within the assessment area;
- Recreational and public areas including footpaths, bridleways and other public rights of way.

Receptors were initially identified and recorded by reviewing the settlement, land use, vegetation, topography, access and transportation patterns of the assessment area, and validated or discounted by the field survey.

Three field surveys were undertaken. The 27th June, 3rd July and 5th September 2026 by Hilary Newhall CMLI, Chartered Landscape Architect and David Blackhurst, Assistant Landscape Architect, to record and evaluate potential visual impacts for key receptors. The field survey also included checking areas where potential viewpoints were found to have no intervisibility with the proposed development site. These points have been recorded on a separate plan as grey stars (see Appendix 5)

3.5.2. Sensitivity of the Receptor

It is important to remember that visual receptors are people. For each viewpoint, the assessment considers both sensitivity to change in views and the value attached to views. Sensitivity will generally be reduced with distance from the site as the development becomes a small part of the larger environment.

Key receptors, including settlements, residential areas, roads, and recreational/public areas, have been identified within the assessment area. The assessment of these visual receptors encompasses an evaluation

of their value and sensitivity to change, recognising the potential for diverse impacts on the visual character of the landscape.

The assessment framework considers the value of visual receptors in relation to their cultural, recreational, and aesthetic significance, as well as their sensitivity to change based on factors such as land use, vegetation, topography, and transportation patterns. This comprehensive approach aims to provide a nuanced understanding of the potential visual impacts on key receptors.

Furthermore, the report utilises a defined scale to assess the potential effects. The scale of effects considers the magnitude of change and the sensitivity of visual receptors, ensuring that the assessment accounts for a spectrum of potential impacts, including slight to substantial adverse effects and substantial beneficial effects to slight beneficial effects.

The visual receptors most sensitive to change are generally likely to include:

- Residents at home, particularly in downstairs/ living rooms;
- People engaged in outdoor recreation, including the use of public rights of way, whose attention or interest is likely to be focused on the landscape or particular views;
- Visitors to heritage assets or other attractions, where views of surroundings are an important contributor to the experience;
- Communities where views contribute to the landscape setting enjoyed by residents in the area;

Travellers on road, rail or other transport routes tend to fall into an intermediate category of sensitivity to change. Where travel involves recognised scenic routes awareness of views is likely to be higher.

Visual receptors that are less likely to be sensitive to change include:

- People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;
- People at their place of work whose attention may be focused on their work or activity, not on their surroundings.

Judgements on the value attached to views experienced, take account of:

- Recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations;
- Indicators of the value attached to views by visitors, for example through appearances in guidebooks or visitor maps.

Judgements on visual value in this assessment are noted in terms of **High**, **Medium**, **Low** and **Negligible**.

In the assessment, visual sensitivity is ranked as follows.

1. **High Sensitivity** - Individual dwellings or dwelling groupings with a view in which the proposed scheme would become an important focal element from gardens or room windows, either from upper or lower storey. Roads, footpaths, bridleways and publicly accessible open spaces with a view in which the proposed scheme would be an important focal element in that view.
2. **Medium Sensitivity** - Individual dwellings or dwelling groupings with a view from either gardens or room windows, either from upper or lower storey, in which the proposed scheme would not be a focal element but would be a notable element in the view. Roads, footpaths, bridleways and publicly accessible open spaces with a view in which the proposed scheme would not be a focal element but would be a notable element in the view. Industrial or commercial buildings with a view in which the new scheme would be a focal element in the view.
3. **Low Sensitivity** - Dwellings with a view from gardens or room windows, either from upper or lower storey, in which the proposed scheme would not be a notable element in the view but would be discernible. Roads, footpaths, bridleways and publicly accessible open spaces with a view in which the proposed scheme would not be a notable element in the view but would be discernible. Industrial or commercial buildings with a view in which the proposed scheme would not be a focal element but would be a notable element in the view.
4. **Negligible** – Dwellings near to the proposed development, but with no garden or windows facing the proposed scheme. Roads, footpaths, bridleways and publicly accessible open spaces near to the schemes, but with little or no views to the proposed scheme, due to intervening landform, buildings or vegetation, thus views would be identified as an occasional glimpse, at most. Industrial or commercial buildings with little or no views to the proposed scheme.

3.5.3. Magnitude of Change

Magnitude of change considers the extent of the scheme that would be visible, the percentage of the existing view newly occupied by the scheme and the viewing distance from the receptor to the scheme. In the assessment, magnitude of visual change is ranked as follows.

1. **High Magnitude** - Where the development would cause a substantial change to the existing view for the receptors.
2. **Medium Magnitude** - Where the development would cause a noticeable change to the existing view for the receptors.
3. **Low Magnitude** - Where the development would cause a perceptible change to the existing view for the receptors .
4. **No Change** - Where the development would cause no discernible change to the existing view.

3.5.4. Impact Analysis and Significance

The prime criteria used to evaluate visual impact relate to the extent to which existing views for key receptors would change, taking into account landscape mitigation measures. Potential impacts have been considered both during and after construction and during winter and summer periods. Impact has been considered

immediately after completion of development (including implementation of the landscape plan), and after 5 years, 10 years and 15 years.

The significance of predicted impacts for each identified visual receptor has been assessed by considering the sensitivity to change and magnitude of change. Account has been taken of the effect landscape proposals and mitigation measures would have in offsetting or effectively minimising potentially adverse impacts.

The findings are represented using a descriptive scale of effects:

1. **Substantial Adverse Effect** - Where the scheme would cause a significant deterioration in the existing view for the receptors with the highest sensitivity.
2. **Moderate Adverse Effect** - Where the scheme would cause a noticeable deterioration in the existing view, or the receptors are not considered to be of the highest sensitivity.
3. **Slight Adverse Effect** - Where the scheme would cause a perceptible deterioration in the existing view, either due to the proposed scheme is a small part of the overall landscape or because the sensitivity of receptors in low.
4. **Neutral** - Where there would be no discernible deterioration or improvement in the existing view.
5. **Slight Beneficial Effect** - Where the scheme would cause a barely perceptible improvement in the existing view, either due to the proposed scheme as a small part of the overall landscape or because the sensitivity of receptors in low.
6. **Moderate Beneficial Effect** - Where the scheme would cause a noticeable improvement in the existing view, or the receptors are not considered to be of the highest sensitivity.
7. **Substantial Beneficial Effect** - Where the scheme would cause a significant improvement in the existing view for the receptors with the highest sensitivity.

The various levels of impact can be applied to individual properties, groups of houses, areas of open space and lengths of footpath. Each identified receptor has been evaluated against the visual assessment criteria and has been allocated an impact rating. The assessment concludes with a brief discussion of the overall implications of the proposal.

3.6. Engaging with stakeholders and the public

Consultations have taken place as part of the planning process with surrounding neighbours. There is a public notice up on the road to notify the public of the development giving them a chance to comment under the statutory consultation period.

4. Baseline studies

4.1. Landscape Character Area

Consideration of the Landscape Character (3.4) criteria feeds into a comprehensive assessment of the quality, value, magnitude of change and then considers the impact and significance of the proposed development.

The assessment of landscape character began with a review of all available landscape character assessment information from various sources, including the National Character Area (NCA) 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield within which the proposed development site is situated and NCA 50: Derbyshire Peak Fringe and Lower Derwent, situated to the west of the proposed development site

There is currently no Neighbourhood Plan in place covering the proposed development site or the surrounding area.

As the area does not fall within any national designations, guidance under the Landscape Institute's TGN 02-21: Assessing landscape value outside national designations, has been followed.

Local landscape character has been defined by taking account of geology and soils, hydrology, land cover and land use, the planning and policy context, statutory and non-statutory designations, archaeology, ecology, buildings and settlements, historic and cultural references, climate data, public rights of way, vegetation and wildlife and topography and altitude. The description and classification of the existing landscape character has involved a review of available landscape character assessment information from various sources including NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield in which the proposed development site is situated and NCA 50: Derbyshire Peak Fringe and Lower Derwent, adjacent to the west of the site.

4.1.1. NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield and NCA 50: Derbyshire Peak Fringe and Lower Derwent

There appears to be some contradiction between the indication of the boundary between the above two National Character types. The National Character Area Map shows the proposed development site within NCA 50: Derbyshire Peak Fringe and Lower Derwent, (see Fig. 1) whereas the more detailed maps of Derbyshire County Council online publications show the proposed development site within NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield.

For the purposes of this LVIA, the author has chosen to use the boundaries shown on the online maps from Derbyshire County Council as the mapping has been created at a more local scale (see Fig. 2).

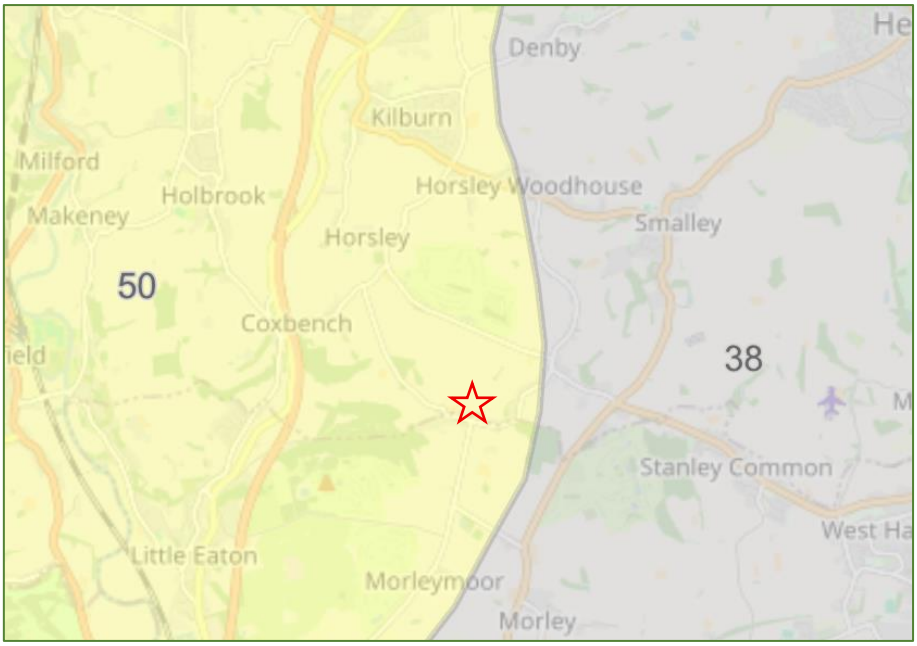


Figure 1: Extract from the National Character Area Map showing NCAs 38 and 50 showing the proposed development site as a red star within NCA 50

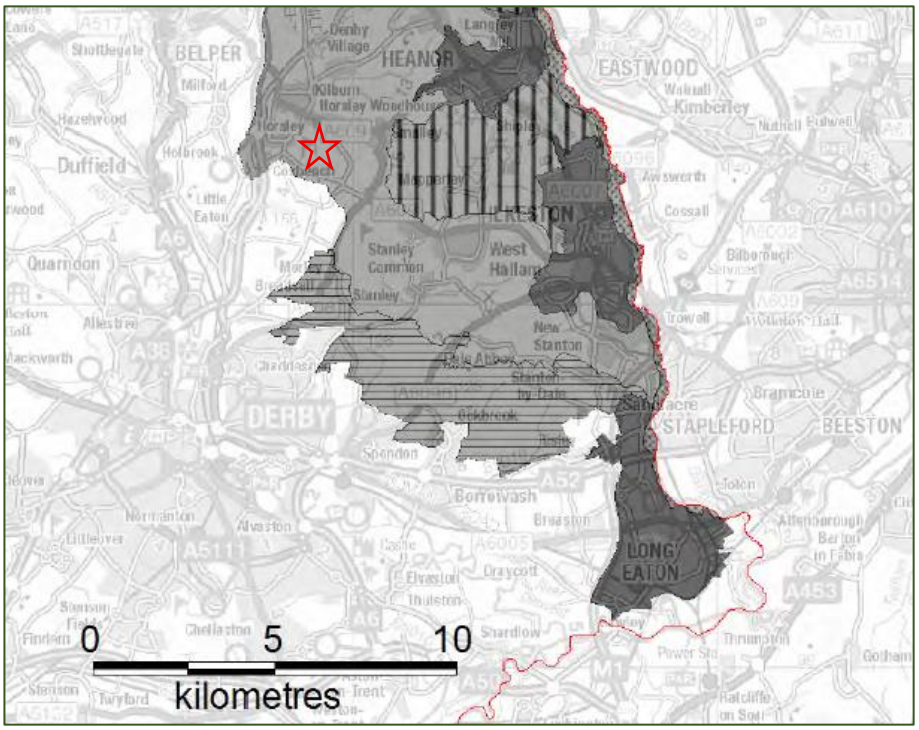


Figure 4: Excerpt of map from Part 1.4 of Derbyshire CC map of Nottingham, Derbyshire & Yorkshire Character Types showing the proposed development site as a red star within NCA 38

The local area of NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield, covering the proposed development site, Coalfield Village Farmlands (CVF) and the adjoining local area to the west, of NCA 50: Wooded Slopes and Valleys, share many similar landscape characteristics. These shared landscape characteristics include the following, in NCA 38: Coalfield Village Farmlands:

- "Gently undulating landform
- Dairy farming with pasture and localised arable cropping
- Relict ancient semi-natural woodland, copses and linear tree belts
- Dense watercourse trees and scattered hedgerow trees
- Towns and villages on ridge lines surrounded by remnant medieval strip fields
- Network of small irregular lanes between larger urban roads
- Small villages with sandstone buildings expanded by red brick terrace housing and ribbon development"

And in NCA 50: Wooded Slopes and Valleys:

- "Upland, undulating ground rising up to moorland
- Slopes are moderate to steep, and steepen along stream valleys
- Poorly draining soils over bands of mudstone and harder sandstone
- Permanent pasture for sheep and dairy cattle
- Widespread bracken and localised gorse on the thinner soils of steeper slopes
- Densely scattered small to medium ancient woodlands and secondary woodland on steeper slopes and along streams
- Densely scattered hedgerow trees
- Irregular field pattern bounded by mixed species hedgerows
- Dry-stone walls are widespread, defining a more regular field pattern
- Network of winding lanes, sunken on steeper slopes, with rocky banks
- Dispersed sandstone farmsteads with stone slate roofs"

The summary of the NCA 38: Wooded Hills and Valleys section of The Landscape Character of Derbyshire describes the landscape character as "A broad gently undulating landscape, the Coalfield Village Farmlands is characterised by pastoral farming with localised arable cropping.

Small villages retain a distinct character; their historic cores constructed of local sandstone. Red brick former mining terraces and small strip fields give a clear indication of how settlement and landscape has developed over time.

Small relict woodland occurs on the steeper slopes, with mature trees found scattered along hedgerows and beside watercourses. Ecological interest is largely associated with the strip fields around villages. Here, mature oak trees, species-rich hedgerows and unimproved grassland provide an important refuge for wildlife.

The diverse history of enclosure and industrialisation has created a patchwork of land-uses. Widespread industrial and housing development has subsumed many of these villages and new development continues to impact upon their distinctive character".

The summary of the NCA 50, Wooded Slopes and Valleys section of The Landscape Character of Derbyshire, which is adjacent to the proposed development site to the west, includes the following statement regarding the local landscape: "All the soils are agriculturally poor so this is a landscape traditionally associated with woodland. Indeed, much of the early settlement and clearance would have been by woodland assarting (clearing trees and bushes by up-rooting). This is reflected in the widespread dispersal of individual farmsteads and the large number of small irregular fields with mixed species hedgerows".

The golf course and associated buildings, adjacent to the proposed development site share some characteristics with the NCA 38: CVF but is in contrast to other characteristics as a distinct "golf course character". The general landform is gently undulating as per the NCA 38: CVF and includes a main sandstone building, built in 1863, other sandstone buildings and brick buildings for commercial use. In this respect, the landform and buildings are in keeping with the CVF characteristics. In contrast, the existing driving range has a semi-industrial appearance being made mostly from concrete block and dark olive-green curtain walling with a sloping corrugated roof. Semi-natural woodland appears within the 2km study area, however the trees and shrubs in the immediate vicinity of the proposed development site are considered to have been planted as part of the golf course, although there may be traces of earlier stands of woodland. A mixture of evergreen and deciduous planting has been carried out throughout the golf course, and this creates strong visual elements across the slopes, looking, for example, from Smalley Mill Road, in contrast to the less well-defined but characteristic field patterns in the area. The two streams running through the golf course, Park Brook and Gypsy Brook, have been modelled to form landscape features within the golf course although they also support wildlife and mimic the dense watercourse trees mentioned in the NCA38: CVF characteristics. The well-maintained hedgerows and scattered trees of the golf course perimeter are much "tidier" and complete in appearance than other hedgerows around the area.

4.1.2. Landscape Institute's TGN 02-21: Assessing landscape value outside national designations

The key section of the above guidance for this assessment is contained within "Table 1: Range of factors that can be considered when identifying landscape value". One of the factors is listed as recreation. This is one of the key elements of the Horsley Lodge Golf Club and Wedding Venue which has a very specific man-made landscape character.

The appearance of a golf course in the landscape may provoke very subjective views. It is the author's responsibility to approach the golf course as a distinct "micro" landscape character type within a wider setting.

Approaching the site, it is immediately obvious that the site includes a golf course, maintained to a very high standard, making use of the natural landscape on which it has been built and the two streams which run through the site which provide the opportunity to create and maintain significant water features. The greens themselves are surrounded by mature trees and shrubs which delineate them and highlight the contours of the site. The entrance to the site is kept deliberately, visually clear, in order to emphasise the main drive up to the buildings which form a cluster in the centre of the site around the original house built in 1863. The perimeter of the site contains a mature mix of trees, shrubs and well-maintained hedgerows, providing an air of seclusion from the outside world whilst on the golf course. However, this screening around the perimeter also limits views into the site.

The proposed development makes use of the slope of the original driving range to create a level building on one, two and three floors, from the north of the site to the south respectively. The existing driving range has the external and internal appearance of a semi-industrial building built at an angle to match the slope, whereas the proposed building will have a level roof across the slope and be clad mainly in timber with grey curtain walling and glazed areas around the entrance area to the eastern side.

According to TGN 02-21, an example of the value of a recreational landscape factor would be "Landscape offering recreational opportunities where experience of landscape is important". A quote from the website, "Sustainable.Golf" states that "when people play golf, it is the golfing landscape and nature all around that sticks in the memory long after the final putt has dropped".

Under the heading of "Examples of Indicators of Landscape Value" the TGN 02-21 includes the following examples: "Presence of open access land, common land and public rights of way (particularly National Trails, long distance trails, Coastal Paths and Core Paths) where appreciation of landscape is a feature. Areas with good accessibility that provide opportunities for outdoor recreation and spiritual experience/ inspiration.

Presence of town and village greens. Other physical evidence of recreational use where experience of landscape is important. Landscape that forms part of a view that is important to the enjoyment of a recreational activity". The proposed development site, including the golf course is crossed by public footpaths 10 and 12 and bounded to the north by public footpath 11, which allow access and views across the golf course and beyond, particularly as Footpath 12 goes from the central cluster of buildings to the south eastern corner of the golf course. In addition to providing routes for recreation, they also connect surrounding villages to each other.

4.2. Visual Character

The proposed development site is within the Horsley Lodge Golf Course and Wedding Venue and the proposed building, to the east side of the venue buildings cluster, would replace the existing driving range with a new driving range and additional facilities. The surrounding vegetation consists of well-managed grass (greens) scrub and mature trees and shrubs.

To the east of the existing facility is a fairway extending from the edge of the building. The land rises significantly from this area and is enclosed by mature trees along its boundaries.



Figure 5: Panorama across driving range (on right) showing slope of green and surrounding mature trees

To the north from the existing driving range, the well-managed grass extends upwards towards mature trees, rough grassland and the brow of a hill which encloses the site.



Figure 6: Panorama taken from the northern side of the existing driving range, showing view to north of existing driving range towards, brow of hill, rough grassland and mature trees.

To the west, the land dips through the car parks, towards the main buildings of the venue. Beyond the main buildings, are mature trees to the northwest and woodland and fields bordered with mature hedges and trees, on the opposite side of the valley.



Figure 7: Panorama looking west from the northern end of the existing driving range showing the car parks, main buildings, mature trees associated with the golf course and to the west and southwest, fields and woodland on the opposite side of the valley.

To the south of the existing driving range, the land slopes from the east down towards the main buildings. The edge of the existing driving range area and car park is enclosed with mature trees, shrubs and hedging. There is a car park next to the southern end of the existing driving range, to the west. Beyond the mature vegetation, the hillside on the opposite side of the valley can be seen, with fields bounded by mature trees and hedgerows.



Figure 8: Panorama looking south from the southern end of the existing driving range showing the car park, gables of main building, the southern end of the driving range, surrounding mature vegetation and the opposite side of the valley with fields, mature hedgerows and trees

Beyond the boundaries of the golf course, within the 2km study area, is gently sloping land either side of the valley of Park Brook. This land is broken up by irregular fields surrounded by complete or remnant hedgerows.

There are of tracts of woodland such as Horsley Carr, Cloves Wood and Smalley Common and smaller patches around Smalley Hall, off Sandy Lane to the south of the proposed development site and off Cloves Hill, to the southeast of the proposed development site.

Apart from isolated farmsteads, much of the local housing is ribbon development, for example, along Cloves Hill, Brackley Gate and along Main Street/ Church Lane in Horsley Woodhouse. Housing in Horsley, Smalley Holbrook and Kilburn is more clustered.

The housing is a mixture of traditional local sandstone and red brick, with newer housing and industrial units being built using a more diverse range of materials. Of note amongst these buildings is the Co-operative Store at Horsley Woodhouse (Planning Application Number: AVA-2016-0210) which is built primarily of wood cladding with brick pillars.

Of note within the 2km study area is the fact that there are three golf courses. The course in the immediate vicinity of the proposed development project which is the subject of this report, Horsley Lodge Wedding Venue and Golf Club, Morley Hayes Golf Club and Beardsall Priory Country Club. All three courses appear to have been developed around the late 1980s/ early 1990s and having the three courses together is considered to be an additional attraction of the area to those looking for golfing holidays.

4.3. Geology

The BGS Geology Viewer identifies the bedrock geology of the proposed development site as part of the Pennine Lower Coal Measures Formation and the Wingfield Flags-Sandstone. The main constituents of the bedrock below the proposed development site are identified as “Mudstone, siltstone and sandstone. These sedimentary rocks are fluvial, palustrine and shallow-marine in origin. They are detrital, forming deposits reflecting the channels, floodplains and deltas of a river in a coastal setting (with periodic inundation from the sea)”.

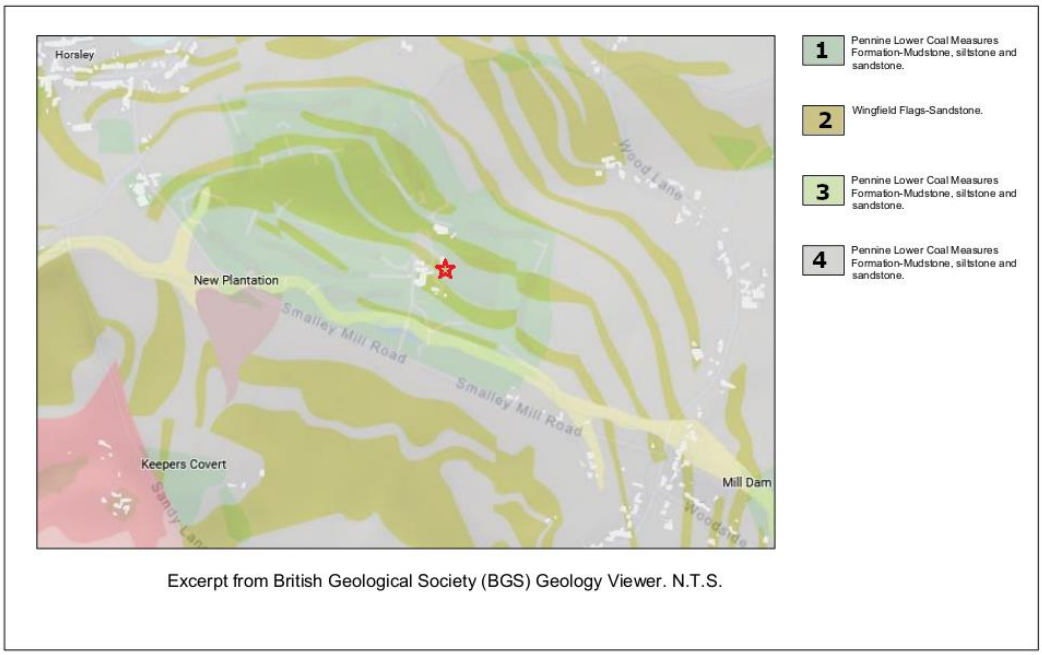


Figure 9: Excerpt of geological map showing layers of bedrock below the proposed development site shown as a red star

LandIS Soils maps define the proposed development site soils as “Slowly permeable seasonally wet acid loamy and clayey soils”. However, with the expert management and maintenance of much of the site as a golf course, this overarching definition is likely to have been much improved since the original inception of the golf course.

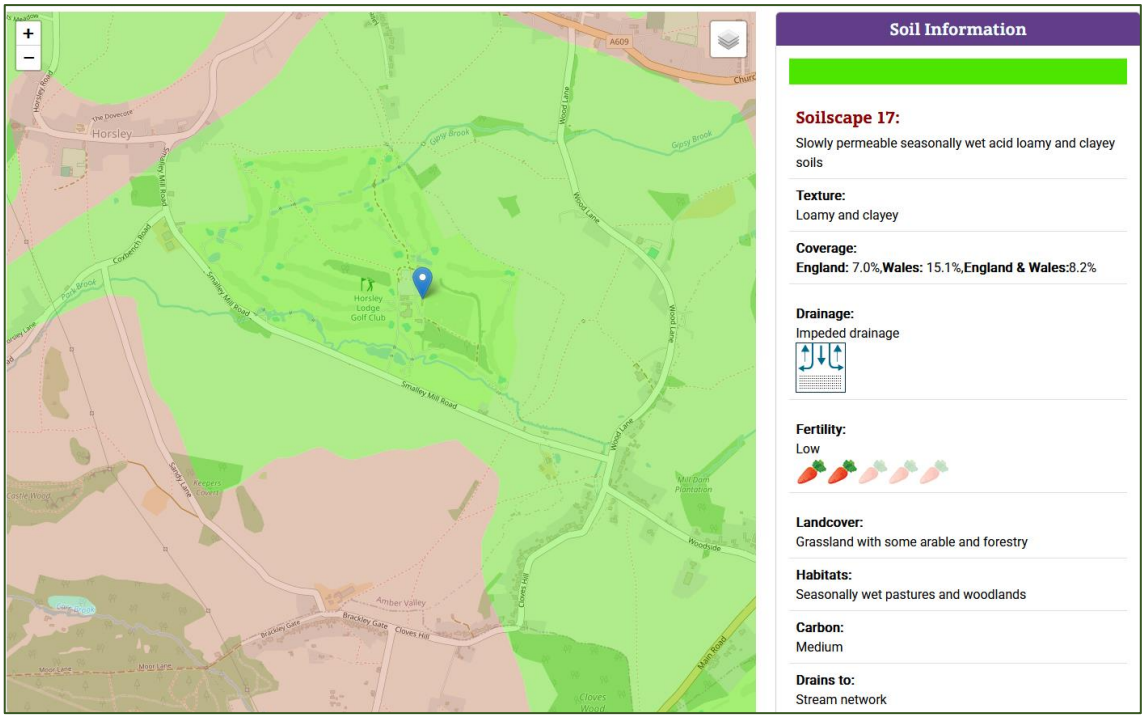


Figure 10: Excerpt from the Landis Land Information website showing the proposed development site identified with a blue marker

4.4. Buildings and Settlements

The NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield: Coalfield Village Farmlands describes the local settlement pattern as "… a settled landscape characterised by towns, many villages and a moderate dispersal of farmsteads. The historic cores of the villages are constructed in local Coal Measure Sandstone. Later extensions of terraces in brickwork, to house colliers and their families give a clear indication of how the landscape developed over time. More recent housing built on the urban fringes of these villages is beginning to dilute their individual identity".

NCA 50: Derbyshire Peak Fringe and Lower Derwent: Wooded Slopes and Valleys describes the built environment as "The majority of historic buildings are constructed of local sandstone, traditionally roofed with stone slates. Farmsteads are dispersed throughout the landscape, though there are occasionally clusters of farmsteads and cottages"

Much of the local housing within the 2km study area is ribbon development which has been extended over time along main roads of Main St and Church Lane, Horsley Woodhouse, and Wood Lane and Cloves Hill, Woodside There are scattered farmsteads in the area and also villages where the housing is arranged in clusters around a historic core such as Horsley, Kilburn and Smalley.

4.5. Historical and Cultural Associations

Within a 2km radius of the proposed development site there are 18 Listed Buildings including 16 Grade ll, one Grade ll* and one Grade l. The nearest listed building is the Grade ll listed Old Post Box opposite Horsley School, Horsley, 1.35 kms west northwest of the proposed development site. There are clusters of listed buildings around Horsley, Smalley and along Main Road (A608) adjacent to Morley Hayes Golf Club.

There is a Conservation Area approximately 860m to the west of the proposed development site, starting from the corner of Smalley Mill Road and Coxbench Road, adjacent to the far west corner of Horsley Lodge golf course.

Horsley Castle tower keep castle is the only scheduled monument within the 2km radius study area, at 1.5 kms west southwest of the proposed development site.

The Derwent Valley Mills World Heritage Site and Buffer Zone fall within a 5km radius of the proposed development site and has been included within this report for completeness. The nearest point of the Buffer Zone is 3.2 kms to the west of the proposed development site and the nearest point of the World Heritage Site itself lies 3.5 kms to the west of the proposed development site, both to the east of Makeny.

(See Appendix 6).

Within the 2km study area there are no Registered Battlefields or Registered Parks and Gardens.

The Derbyshire Historic Environment Record holds a Site record MDR4744 - Horsley Park, Horsley of a Medieval to Elizabethan Deer Park. The record of this is a non-designated heritage asset describes the use of the park during a (royal) progress, or ceremonial tour, made by King James l, with a note that “The park has long been converted into tillage”, in other words, agricultural use. Numerous local names relate to Horsley Park, including Horsley Park Farmhouse, Brackley Gate and The Warren. The site record includes a map showing the extent of Horsley Park. This includes the whole of Horsley Lodge, Wedding Venue and Golf Club. (See also Chapter 9: Mitigation and Enhancement).

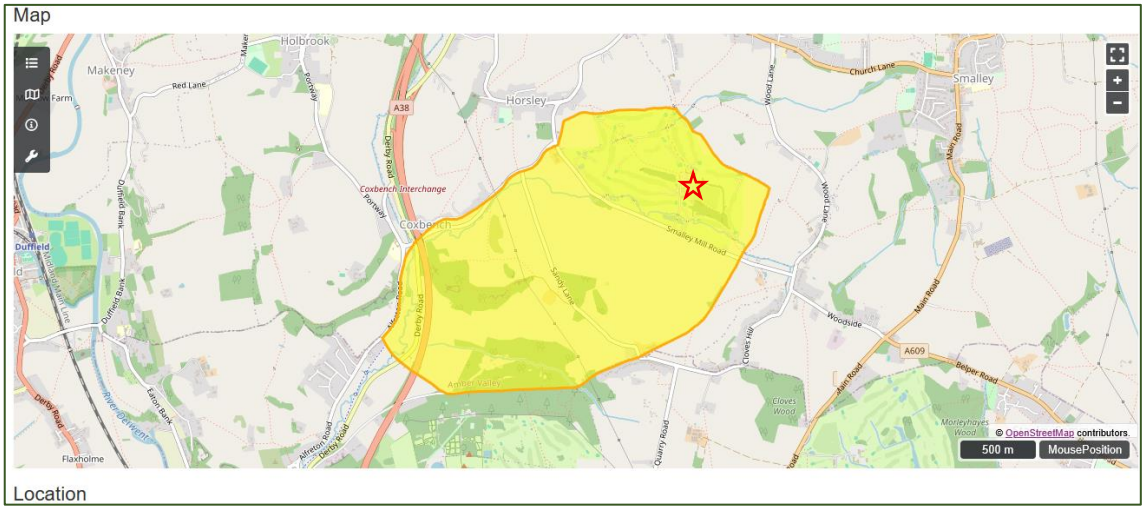


Figure 11: Map showing outline of MDR4744 - Horsley Park, Non-designated Heritage Asset with proposed development site shown as a red star

The Derbyshire Historic Environment Record also holds Site record MDR 10207 – Ryknield Street Roman Road (conjectural route of). This is another non-designated heritage asset which describes the length of the assumed route of this Roman road. The 1:25,000 Scale Ordnance Survey Map records the (course of) Ryknild Street ROMAN ROAD running from north to south, through the study area, passing adjacent to the proposed development site, north to south.

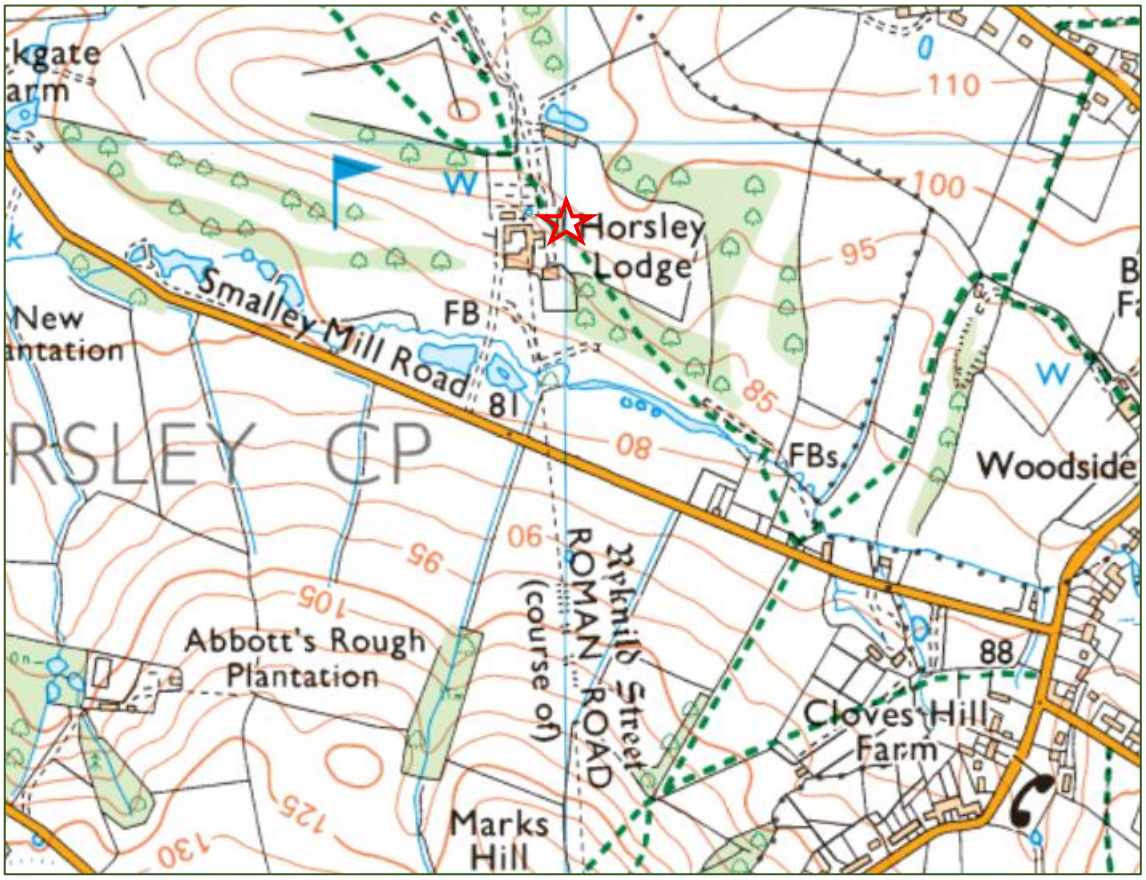


Figure 12: Screenshot of OS map showing line of "Ryknild Street" running north to south adjacent to the proposed development site, shown as a red star

4.6. Ecology

The Preliminary Ecological Appraisal and BNG Assessment, produced by RammSanderson suggests that the proposed development site, within the wider man-made environment is somewhat poor. The proposed development site includes "Large areas of modified grassland… These have been condition assessed as Poor"

It also states that "scattered scrub (including bramble Rubus fruticosus agg.) may be present, but scrub accounts for less than 20% of total grassland area".

The nearest LNR is at Morley Brick Pits, which is also a designated Site of Special Scientific Interest (SSSI), located 2.11kms to the south of the proposed development site.

Within the 2km study area are stands of Ancient and Semi-Natural Woodland, Ancient Replanted Woodland, Priority Habitat Inventory – Deciduous Woodland (including some areas of the Horsley Lodge golf course) and Woodpasture and Parkland BAP Priority Habitat.

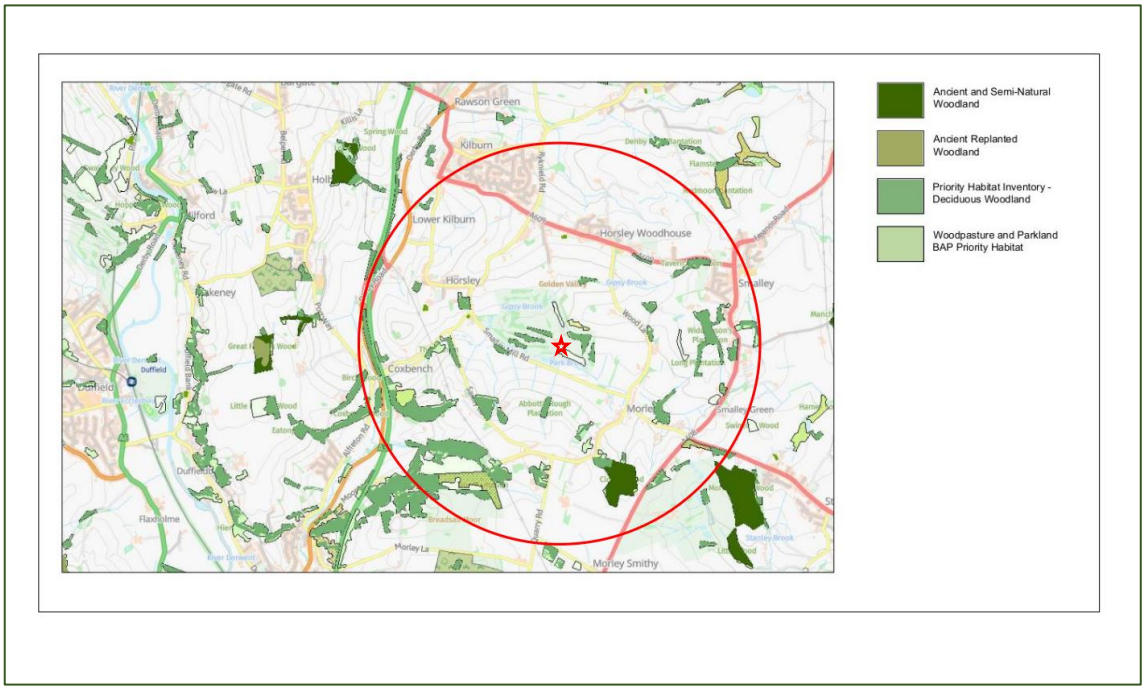


Figure 13: Excerpt from Magic Map (Defra) showing Woodland Habitats within the 2km study area. Proposed development site shown with a red star

4.7. Public rights of way (PRoW)

The golf course is crossed by public footpaths 10 and 12 and bounded to the north by public footpath 11. In addition to providing routes for recreation, they also connect surrounding villages to each other.

Beyond the proposed development site, footpaths 5 and 6 are situated to the east and footpaths 14 and 15 to the southeast.

Footpath 11 follows the line of Golden Valley, from Horsley Woodhouse, across the top of the golf course to the west and across to houses on the corner of Lady Lea Road in Horsley.

The amount of use these footpaths get is very variable. Some are well used, whereas others are overgrown and difficult to navigate.

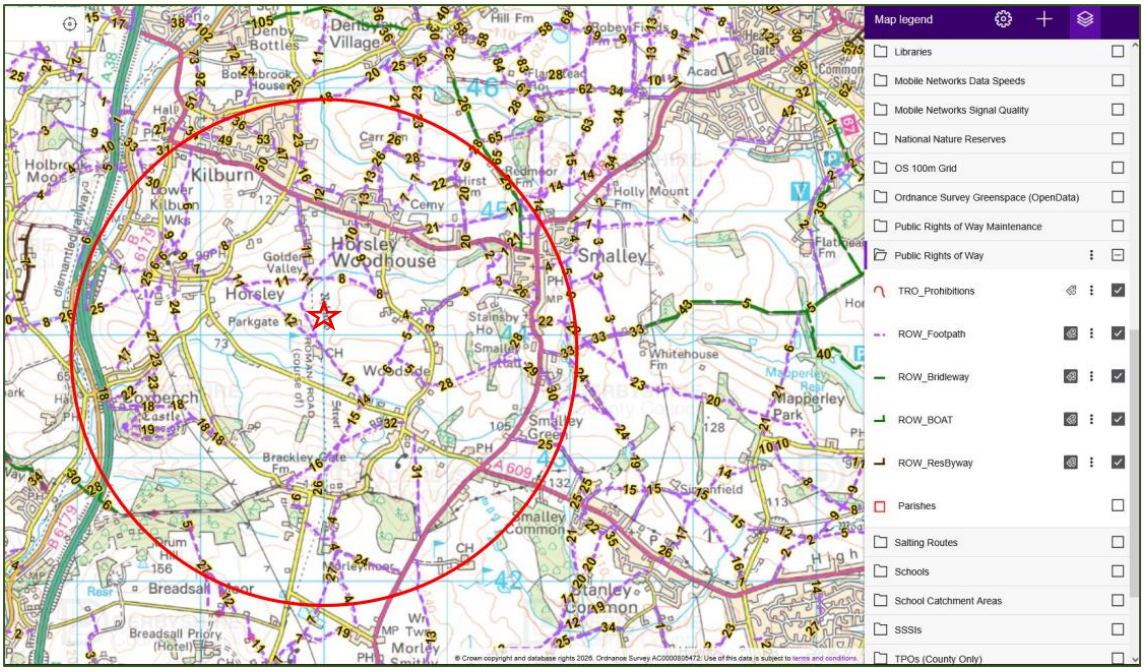


Figure 14: Public Rights of Way (PRoW) around the proposed development site – shown as red star

5. Visual Receptors

5.1. Bare earth model Zone of Theoretical Visibility (ZTV) and its limitations

The ZTV shows significant theoretical intervisibility across the whole of the 2km study area. However, the ZTV is based on a "bare earth model" and does not account for intervening vegetation and buildings. Field verification found that there is, in fact, very little intervisibility outside the immediate area of the proposed development site.

5.2. Public Highways

The closest receptors on public highways would be on Smalley Mill Road, adjacent to the southern boundary of the proposed development site. This road runs from west northwest to east southeast.

From the west northwest, the boundary between Smalley Mill Road and the proposed development site is mostly open, with views across the lower part of the golf course over well-managed hedges.

Traffic along this road is mostly private cars and commercial vehicles travelling along a minor road.

The receptors in cars and commercial vehicles would mostly be of Low Sensitivity due to the brief duration of any views of the proposed development site within the context of a longer journey.

Some receptors in private cars would be tourists and would also be considered to be of Low Sensitivity due to the brief duration of any views of the proposed development site.

A small section of the A38 runs along the western edge of the 2km study area. From Google Street View (for safety purposes) any views would be fleeting glimpses through gaps between well-established trees and shrubs. It is therefore not anticipated that there will be any receptors/ receptor sensitivity along this section of the A38.

5.3. Residential Properties

Views of the proposed development site from publicly accessible positions (in accordance with the GLVIA) adjacent to housing in the study area has not been able to be established. Where visibility could be established, these receptors would be deemed to be of High Sensitivity although planting within gardens and hedging would reduce visibility as would any intervening buildings.

5.4. Public Rights of Way

As noted previously, there are numerous Public Rights of Way in the study area, some of which have potential visibility to the proposed development site.

Due to intervening mature vegetation and the central building cluster, there are no views to the proposed development site from footpath 11.

Likewise, as footpath 12 crosses the golf course from the west, mature vegetation and the central cluster of building hide the view towards the proposed development site.

The exact route of public footpath 12 as it passes to the east of the central cluster of buildings is unclear and therefore a representative viewpoint has been used from the east of the central cluster of buildings.

People walking along either of these footpaths will have glimpses of the golf course as they cross it but would only see the proposed development site when they are on Footpath 12 on the eastern side of the central cluster of buildings. The GLVIA and TGN 02-21 consider these receptors to be of High Sensitivity due to the purpose of using the footpaths is deemed to be primarily for recreation and enjoyment of views.

5.5. Commercial Premises

There are very few commercial premises in the area. However, as people working in the area are present for the purpose of working, the receptors here are considered to be of Low to Negligible Sensitivity.

5.6. ZTV and Assessment Area Plan

As outlined in section 5.1, a ZTV was produced for this proposed development (based on a height of 10 metres). A larger version of this can be found in Appendix 3: 2 & 5km Study Area and ZTV. The ZTV shows a great deal of theoretical intervisibility between the proposed development site and the whole of the surrounding area. However, like most ZTVs, this is based on a "bare earth" model and does not take into account any buildings, trees and hedgerows present. All potential viewpoints and verification visits were chosen by the author, using their experience of producing LVIAs.

During three field verification visits, the author, a chartered landscape architect, studied the area to determine the actual visibility from key areas based on the ZTV. Other areas were also checked during the visits. The intervisibility to and from the site is frequently limited by the surrounding vegetation and buildings. Viewpoints have been chosen to represent the above receptors and range from 0m – 998 metres in distance from the proposed development site. These are shown in Appendix 4: Viewpoints Map. For clarity, points which were assessed and found to have no intervisibility are also noted on a separate plan (See Appendix 5).

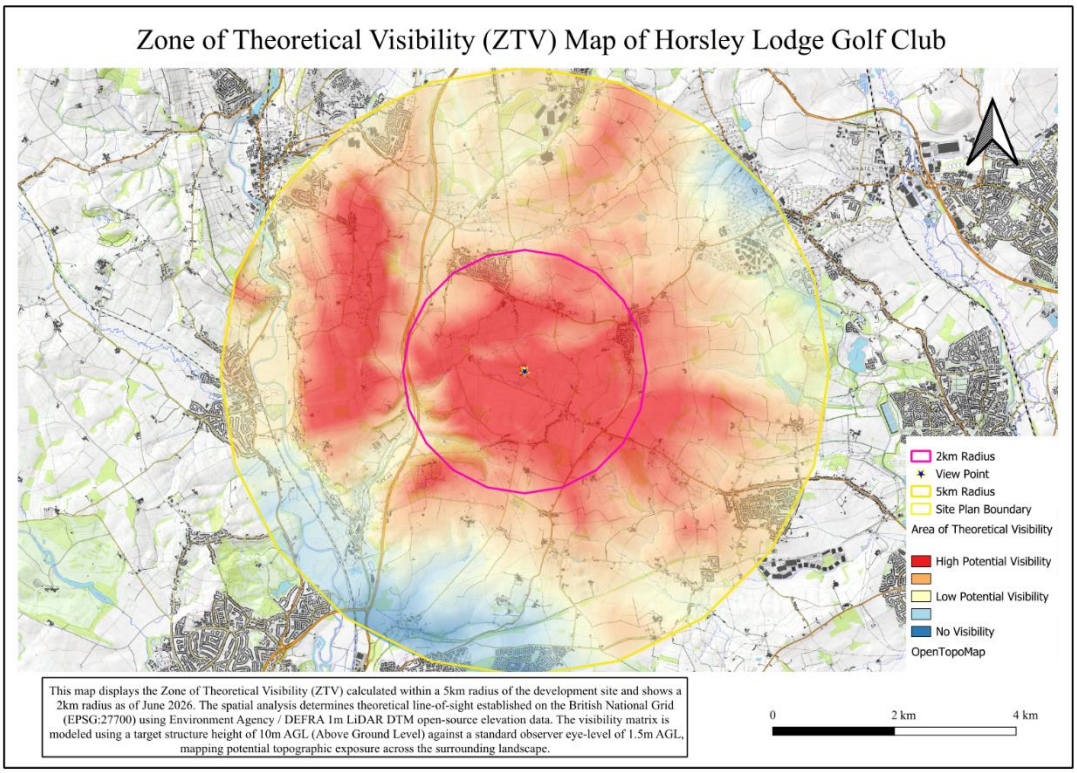


Figure 15: ZTV for proposed development site showing the 2km study area and the wider 5km study area, to include Derwent Valley Mills World Heritage Site and its buffer zone See Appendix 3 for a larger version

5.7. Photography

The photographs were taken on 27th June, 3rd July and 5th September 2026, in sunny and dry conditions.

Photographs were taken with a Canon Powershot SX610 HS and a Panasonic Lumia DC TZ99 digital cameras on manual settings in line with the Landscape Institute's Technical Guidance Note 09/19. The height of the camera was approximately 1.5m.

6. Viewpoints including Visual and Landscape Effects

In the height of summer, there was little visibility from many potential viewpoints, due to intervening buildings and vegetation. Where there is no visibility, these are marked with a grey star on Appendix 5. Where possible, local landmarks are noted on photographs to aid reading the landscape.

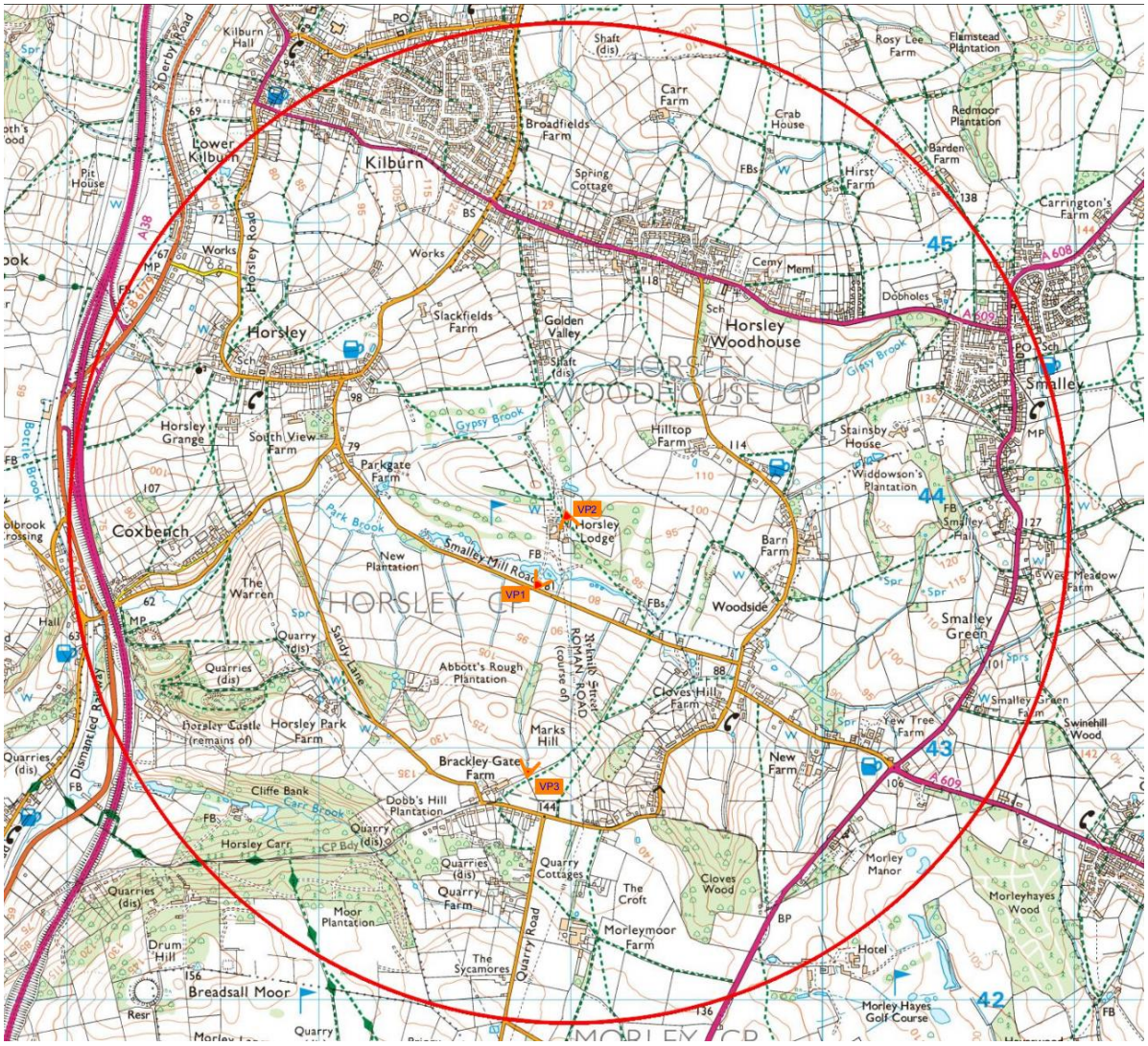


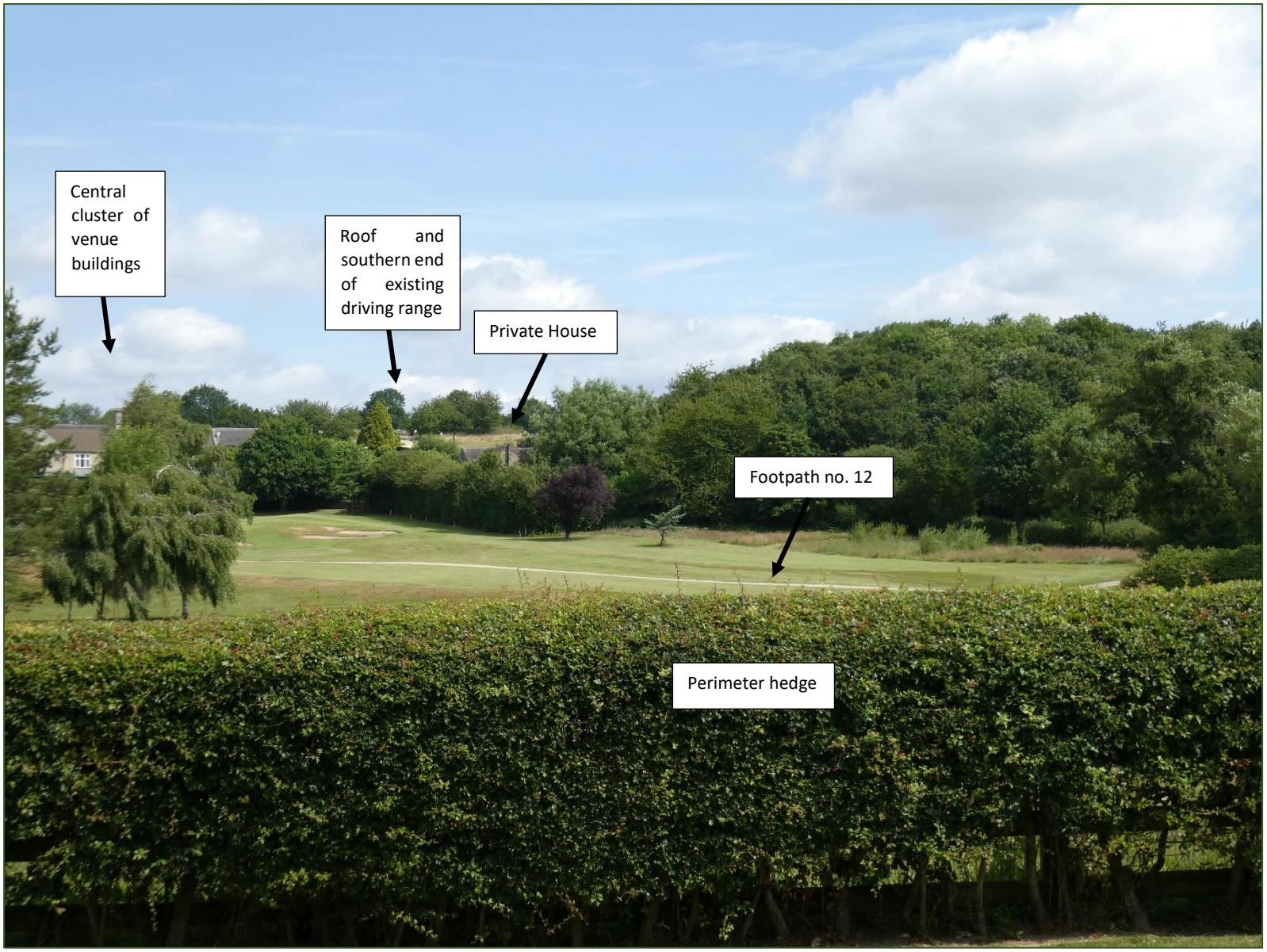
Figure 16 Viewpoints Map (see Appendix 4 for larger version and Appendix 5 for positions checked but no intervisibility)

6.1. Viewpoint 1

VP1 - Grid Ref: SK388436	
Location:	Smalley Mill Road, Adjacent to Horsley Lodge Golf Course and Wedding Venue
Distance to boundary of proposed development site	Approximately 276m
Receptor:	Representative viewpoint for receptors using public highways.
Sensitivity:	**Low** for receptors in private cars and commercial vehicles.
Visual effects/magnitude change:	For the receptors in both private and commercial vehicles, the visual effect is considered to be **Neutral Effect** due the speed at which vehicles will pass along Smalley Mill Road in either direction and the angle at which the proposed development site would be viewed. The existing vegetation to the immediate south of the proposed development site will reduce the "glimpses" to the proposed development site still further. The magnitude of change is considered to be **Low** due to the distance from the proposed development site, the speed of travel, the angle of view, existing vegetation and distance from the proposed development site.
Landscape effects	The main landscape receptor to be affected by the proposed development is the area around the existing driving range. The central part of this landscape type will be lost and will be replaced by various elements of the proposed development. Due to the nature of the existing driving range and the proposals for a new driving range which will sit within the landscape, it is considered that the proposed development will make a **Slight** to **Moderate Beneficial Effect** on the local landscape, within the wider landscape setting.
Immediate significance:	For drivers and passengers in private and commercial vehicles, the immediate significance will be **Neutral Visual Effect**, due to the angle of view, speed and existing vegetation. **Slight to Moderate Beneficial Effect** on immediate landscape due to the nature of the proposed facilities to replace the existing driving range.
Medium term significance (5 years):	For drivers and passengers in private and commercial vehicles, **Neutral Visual Effect** due to the angle of view, speed and existing vegetation.

	Slight Beneficial Landscape Effect on the landscape surrounding the driving range as existing and proposed vegetation matures.
Long term significance (10+ years)	For drivers and passengers in private and commercial vehicles, **Neutral Visual Effect** due to the angle of view, speed and existing vegetation. **Slight Beneficial** to **Neutral Landscape** Effects on the landscape surrounding the driving range as existing and proposed vegetation matures.
Assessment:	The overall quality of the landscape (using the criteria outlined in section 3.4.1) can be classified as **Good** to **Ordinary**. The receptor sensitivity is **Low** for receptors in private and commercial vehicles. The proposed development site replaces the existing driving range and has been designed to capitalise on the natural features of the landscape. Therefore the landscape effect is considered to be **Slight Beneficial to Neutral Effect** in the long term. For drivers of private and commercial vehicles, the receptor sensitivity is considered to be **Low**. The visual effect is considered to be **Neutral** and the magnitude of change is considered to be **Low**. The significance of effects ranges from **Slight Beneficial to Neutral Effect** for drivers on Smalley Mill Road.

Figure 17: (overleaf) From adjacent to entrance to venue from Smalley Mill Road


Central cluster of venue buildings
Roof and southern end of existing driving range
Private House
Footpath no. 12
Perimeter hedge

6.2. Viewpoint 2

VP2 - Grid Ref: SK389439	
Location:	Position on proposed, diverted, Footpath 12, adjacent to the southern boundary of proposed Car Park 3 (see below).
N.B.	Horsley Lodge Estate are currently proposing the diversion of footpath 12, as per Fig 19, below. The exact location of the existing Footpath 12 in this area is unclear. The author has chosen to follow the route of the proposed footpath, rather than a less distinguishable route.
Distance to boundary of proposed development site	0 m
Receptor:	Representative viewpoint for hikers and dogwalkers using Footpath 12
Sensitivity:	**High** sensitivity for hikers walking along the footpath through the golf course; **Medium sensitivity** for dog walkers whose reason for using the footpath, is in part, to walk the dog/s and the enjoyment of the scenery is considered to be secondary.
Visual effects/magnitude change: **Landscape effects**	For both hikers and dog walkers the visual effect is considered to be **Moderate Beneficial Effect** ("where the scheme would cause a noticeable improvement in the existing view") as the changes to the proposed development site will replace the existing driving range with a new driving range of a much higher visual quality. The magnitude of change is considered to be **High** due to the size and nature of the proposed development. The proposed development site and associated buildings and landscape are essentially a man-made landscape which has been significantly altered from its original state. Landscape effects are considered as changes to this existing man-made landscape. There would be a change to the immediate landscape within the wider site with the replacement of the existing driving range over a larger footprint. The footprint of the one-storey section of the proposed development project would extend to the north of the

	existing driving range. The footprint of the two-storey section of the proposed building would extend over the grassed area to the west of the existing driving range and the footprint of the three-storey section of the proposed building would extend to the south, replacing part of the existing car park 1-one which would have a reduction of ten spaces, making 6 in all and the removal of a portion of large mature shrubs which are currently growing immediately to the south of existing driving range. Car park two would be extended, adding another twenty car parking spaces, bringing the total number of spaces in this car park to 39. This would be a significant change to the landscape around the existing driving range, with changes in the size and layout of the car park and the increased footprint and level roofline over one, two and three storeys of the proposed new driving range. Therefore it is considered that there will be a **Slight Adverse** to **Slight Beneficial Landscape Effect** on the local man-made landscape, due to the loss of existing landscape areas below the larger footprint of the proposed development balanced with the more harmonious way in which the proposed development sits within the landscape, rather than on it. At Local Character Assessment scale, the landscape effect would be **Neutral Effect**, due to the size of the proposed development in the wider landscape.
Immediate significance:	For hikers and dog walkers, the visual effect is considered to be a **Moderate Beneficial Effect** due to the nature of the proposed development which proposes a new, carefully planned building to replace a building with a semi-industrial appearance. **Moderate** to **Slight Adverse Landscape Effect** on immediate landscape due to the size of the proposed development within the larger man-made landscape. **Slight Adverse** landscape effect on the local Character Assessment scale.
Medium term significance (5 years):	For hikers and dog walkers, the visual effect is considered to be a **Moderate Beneficial Effect** as the landscape planting around the new proposed building becomes more established and begins to look more cohesive within the wider environment. **Slight Adverse Landscape Effect** on the landscape as the proposed and existing planting begin to merge.
Long term significance (10+ years)	For hikers and dog walkers, the visual effect is considered to be a **Moderate Beneficial Effect** long-term, despite the footpath passing through a golf course and wedding venue which was not necessarily designed with hikers and dog walkers in mind

	Slight Adverse Landscape Effect as the as the proposed and existing planting continue to merge and become part of the wider man-made landscape.
Assessment:	Proposals are for the redevelopment of the existing single storey driving range and associated car park, to into a golfing academy, with a 3-storey driving range, along with new hospitality and retail amenities and extended parking facilities. The proposed development is designed to sit within the landscape, making use of the slope of the site by creating a new building over one, two and three storeys. The receptor sensitivity is **High** for receptors who are hikers and **Medium** for dog walkers. The overall quality of the landscape (using the criteria outlined in section 3.4.1) can be classified as **Good** to **Ordinary**. For hikers and dog walkers, the visual effect is considered to be a **Moderate Beneficial Effect** long-term. The landscape effect is considered to be **Slight Adverse Effect** in the long term.

Figure 18: (overleaf) Representative view from position on proposed of Footpath 12 diversion, adjacent to the southern boundary of proposed Car Park 3

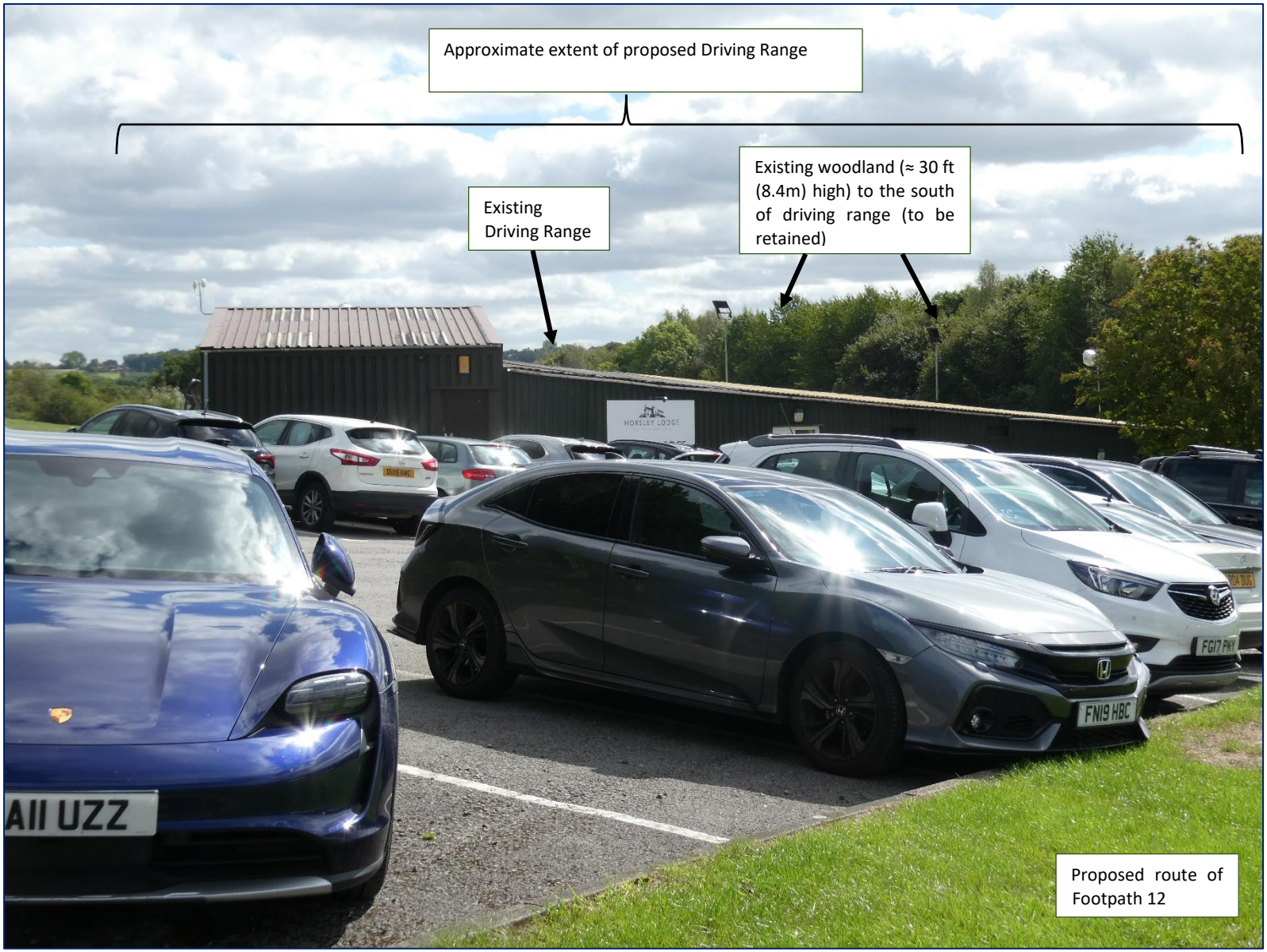

Approximate extent of proposed Driving Range
Existing Driving Range
Existing woodland (≈ 30 ft (8.4m) high) to the south of driving range (to be retained)
Proposed route of Footpath 12
A11 UZZ
FN19 HBC
FG17 PKY



Figure 19: Proposed diversion of footpath 12

6.3. Viewpoint 3

VP3 - Grid Ref: SK388428	
Location:	Gate along Footpath 16 from Brackley Gate.
Distance to boundary of proposed development site	998 m
Receptor:	Representative viewpoint for hikers and dogwalkers using Footpath 16
Sensitivity:	**High** sensitivity for hikers walking along the footpath for enjoyment of the scenery; **Medium sensitivity** for dog walkers whose reason for using the footpath, is in part, to walk the dog/s and the enjoyment of the scenery is considered to be secondary.
Visual effects/magnitude change: **Landscape effects**	For both hikers and dog walkers the visual effect is considered to be **Neutral Effect** ("where there would be no discernible deterioration or improvement in the existing view") as the proposed development site takes up a very small area of the total view. The magnitude of change is considered to be **No Change** due to the size and nature of the proposed development. The proposed development site and associated buildings and landscape are essentially a man-made landscape which has been significantly altered from its original state. Landscape effects are considered as changes to this existing man-made landscape. Although the proposed development includes the demolition of the existing driving range and the building of a somewhat larger structure in its place, there would be no discernible change to the scale of the building within the wider landscape. Therefore it is considered that there will be a **Neutral Landscape Effect** on the local man-made landscape, due to the size of the proposed development in the wider landscape. At Local Character Assessment scale, the landscape effect would be **Neutral Effect**, due to the size of the proposed development in the wider landscape.

Immediate significance:	For hikers and dog walkers, the visual effect is considered to be a **Neutral Effect** due to the size of the proposed development in the wider landscape. **Neutral Landscape Effect** on immediate landscape due to the size of the proposed development in the wider landscape. **Neutral Landscape Effect** on the local Character Assessment scale.
Medium term significance (5 years):	For hikers and dog walkers, the visual effect is considered to be a **Neutral Effect** due to the size of the proposed development in the wider landscape. **Neutral Landscape Effect** on immediate landscape due to the size of the proposed development in the wider landscape. **Neutral Landscape Effect** on the local Character Assessment scale.
Long term significance (10+ years)	For hikers and dog walkers, the visual effect is considered to be a **Neutral Effect** due to the size of the proposed development in the wider landscape. **Neutral Landscape Effect** on immediate landscape due to the size of the proposed development in the wider landscape. **Neutral Landscape Effect** on the local Character Assessment scale.
Assessment:	Proposals are for the redevelopment of the existing single storey driving range and associated car park, to into a golfing academy, with a 3-storey driving range, along with new hospitality and retail amenities and extended parking facilities. The proposed development is designed to sit within the landscape, making use of the slope of the site by creating a new building over one, two and three storeys. The receptor sensitivity is **High** for receptors who are hikers and **Medium** for dog walkers. The overall quality of the landscape (using the criteria outlined in section 3.4.1) can be classified as **Good** to **Ordinary**. For hikers and dog walkers, the visual effect is considered to be a **Neutral Effect** long-term. The landscape effect is considered to be **Neutral Effect** in the long term.

Figure 20: View from Footpath 16



7. Cumulative Effects

7.1. Combined Visibility

The cumulative effect known as Combined Visibility occurs where two projects of the same type can be seen from the same viewpoint. In the local area there are two more golf courses in the vicinity. These are Morley Hayes Golf, 1.7 kms to the southeast and Delta Hotels Breadsall Priory Country Club, 1.8 kms to the south southeast.

There is the following approved planning application from 1990 in relation to Morley Hayes Golf:

"0190/0007 Construction Of Golf Driving Range And Car Parking Facilities

No Files found online"

There is also the following approved planning application from 1989, in relation to Breadsall Priory:

"0189/0046 Construction Of Clubhouse, Driving Range Greenkeepers Storage Bldngs &extend Car Park Plus Flood Lights For Tennis Courts

No Files found online"

Due to undulating land, seen in the Solwise Surface Elevation Tool images below, there is no Combined Visibility between the driving ranges at either Morley Hayes Golf Club or Breadsall Priory Country Club and the proposed development site.

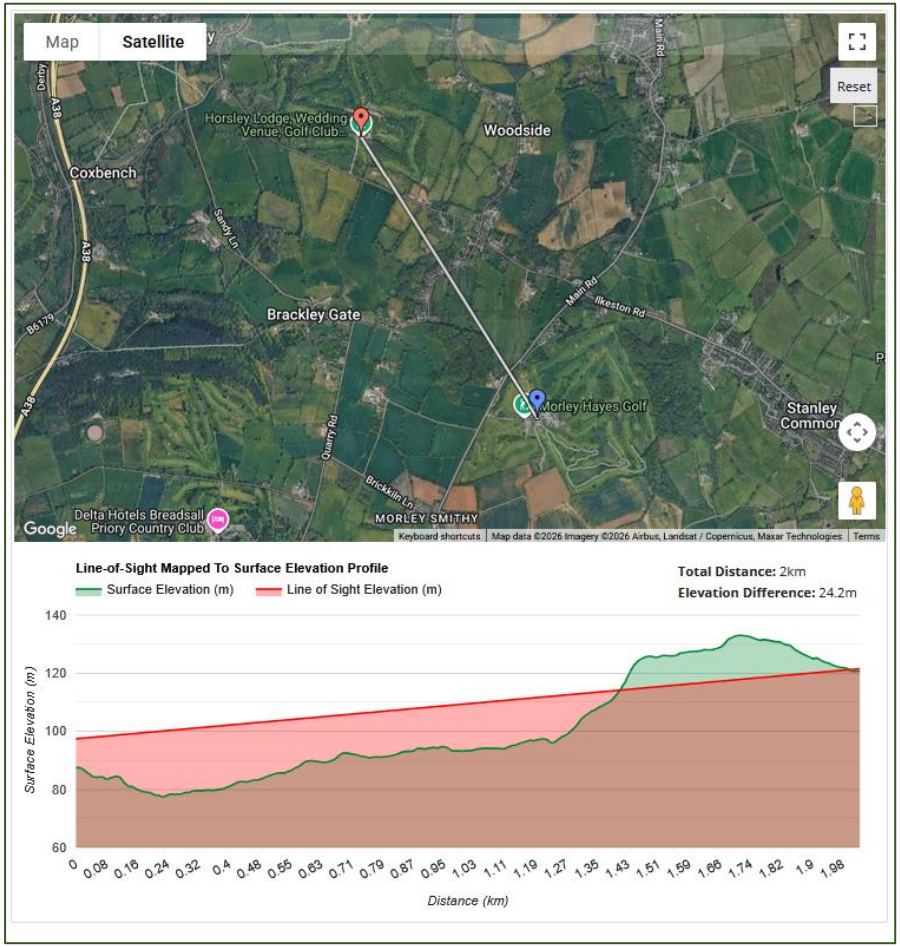


Figure 21: Solwise Elevation Tool showing the profile of the land between Morley Hayes Golf Club and the proposed development site.

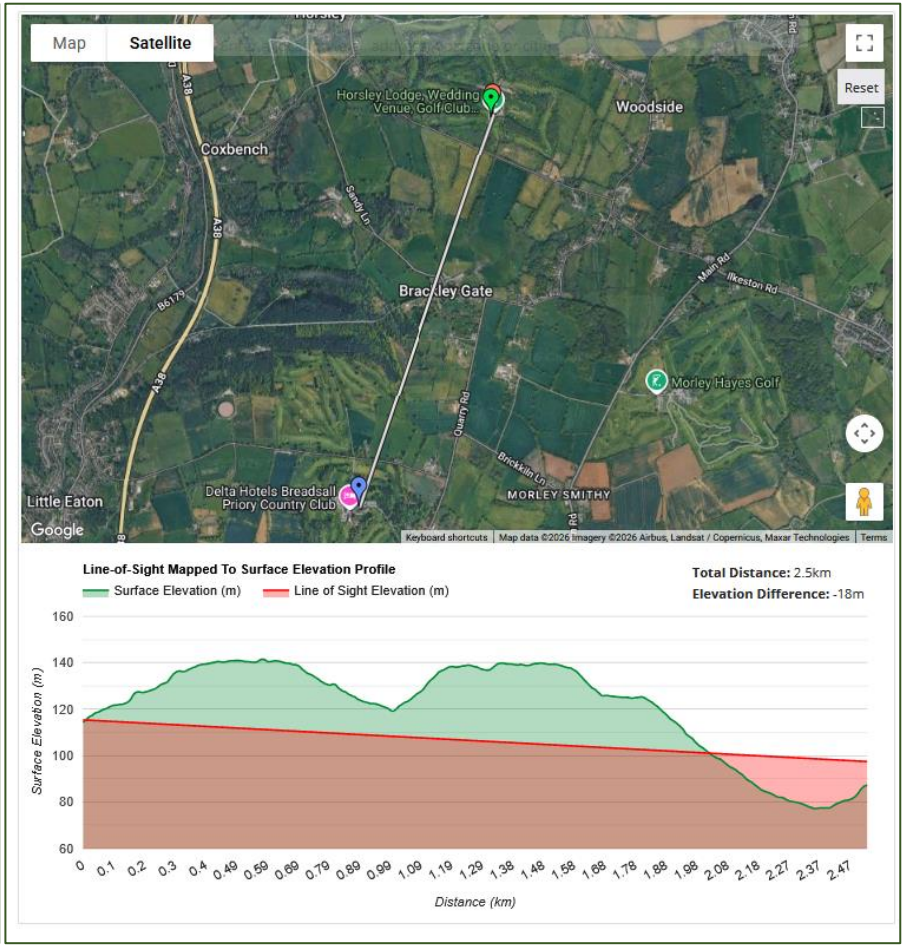


Figure 22: Solwise Elevation Tool showing the profile of land between Breadsall Priory Country Club and the proposed development site

7.2. Sequential Effects

The cumulative effect known as Sequential Effects occurs where the observer has to move to another viewpoint to see different developments.

It would be possible to walk from Breadsall Priory Country Club to the proposed development site at Horsley Lodge via public footpaths (PRoW) 11, 12, 27,5,16, 15, 14 and 12, over a walked distance of approximately 3.7kms.

It would also be possible to walk from Morley Hayes Golf Club to the proposed development site at Horsley Lodge via public footpaths (PRoW) 31, 14 and 12, plus a short section along Woodside, Cloves Hill and Smalley Mill Road over a distance of 2.1 kms.

It is considered that this effect is unlikely to occur unless the observer was deliberately intending to see both developments, rather than coming across them unexpectedly.

8. Summary

8.1. Landscape Effect

At close quarters, the appearance of the existing development site is one of a rather industrial-style driving range which follows the slope along which it is situated. It is practical, but the style suggests practicality over consideration of appearance. The immediate surroundings of the driving range include well-maintained greens, landscaped areas and car parks.

At the Local Character Area scale, NCA 38: Coalfields Village Farmlands there is no mention of golf courses, or driving ranges, of which there are three in the near vicinity. The proposed development site adds to the existing central cluster of buildings and car parks in the centre of the golf club, replacing the existing Driving Range.

The overall quality of the landscape (using the criteria outlined in section 3.4.1) can be classified as **Good** to **Ordinary**, it being a very specific man-made landscape.

There would be a significant change to the landscape around the existing driving range, with changes in the size and layout of the car parks and the increased footprint and level roofline over one, two and three storeys of the proposed new golfing academy, with a 3-storey driving range, along with new hospitality and retail amenities and extended parking facilities. However, the proposed building is designed to site within the existing landscape rather than the existing driving range which sits "on" the landscape.

Therefore, it is considered that there will be a **Slight Adverse** to **Slight Beneficial Landscape Effect** on the local man-made landscape. At Local Character Assessment scale, the landscape effect would be **Neutral Effect**, due to the size of the proposed development in the wider landscape.

The magnitude of change is considered to be **High** within the immediate area around the proposed development, whereas further away, the magnitude of change is considered to be **Low** due to the relative size of the proposed development site within the wider landscape.

8.2. Visual Effect

8.2.1. Construction Phase

During construction, changes to the immediate landscape will be highly visible as the building and car parks etc. are constructed.

A **Moderate Adverse Effect** is likely to be experienced during the construction phase for receptors who are close to the proposed development site. Given the distance from the proposed development site, the most likely effect apart from changes to the appearance of the area will include noise from machinery. This potential **Moderate Adverse Effect** can be reduced to **Slight Adverse Effect** by limiting working hours, accepting deliveries between specific hours and avoiding weekend working.

8.2.2. Long Term / Residual Effects

On completion, the visual effect will include the proposed building, over three storeys, built into the existing man-made landscape and landscape form, with landscape planting around the perimeter of the building and elsewhere on the site. The long-term/ residual visual effect is considered to be **Moderate Beneficial Effect** due to the well-designed nature of the proposed development and the way in which it would sit within the existing sloping site. The long-term visual effect will be based on the position of the receptor.

The long term landscape effects on the local man-made landscape are considered to be Slight **Adverse** to **Slight Beneficial** depending on the scale at which the proposed development site is considered. At Local Character Assessment scale, the landscape effect would be **Neutral Effect**.

9. Mitigation and Enhancement

Interpretation of the historic landscape in which the proposed development and the wider venue sit, offers a new opportunity to share this information with the wider public, be they users of the venue facilities, hikers or dog walkers passing through the site.

As stated previously in Section 4.5 Historical and Cultural Association, the proposed development site and surrounding area sit within Horsley Park, Horsley, which was a Medieval to Elizabethan Deer Park. This non-designated heritage asset is not well known although the records describe the use of the park during a (royal) progress, or ceremonial tour, made by King James I, with a note that "The park has long been converted into tillage", in other words, agricultural use. The site record includes a map showing the extent of Horsley Park. This includes the whole of Horsley Lodge, Wedding Venue and Golf Club. A non-specialist view of the landscape in the area was unable to visually verify any record of this non-designated heritage asset.

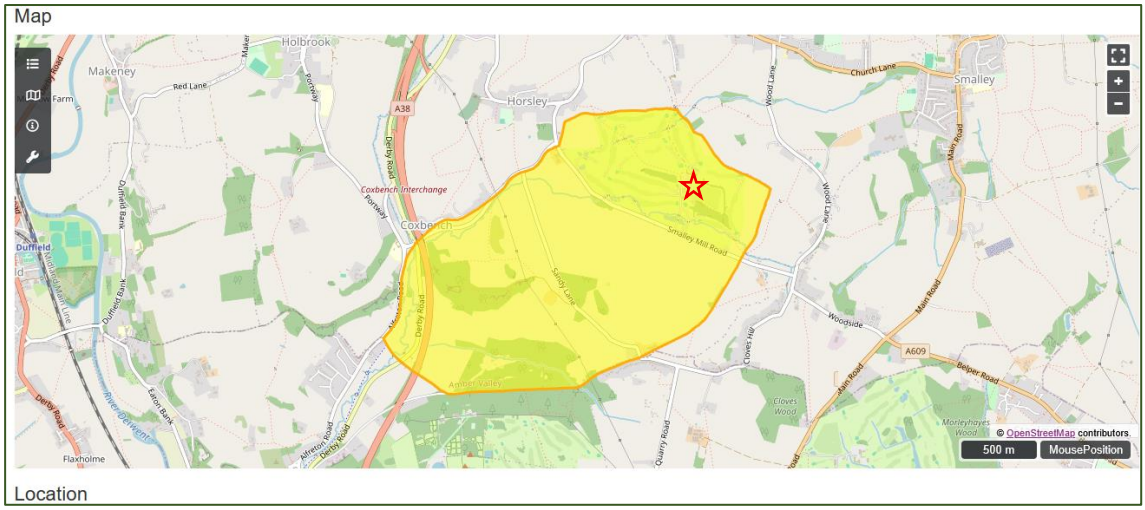


Figure 23: Map from Derbyshire Historic Records Record MDR4744 showing the extent of Horsley Park and the position of the proposed development site within it

However, the idea of the proposed development site and the wider Horsley Lodge Wedding Venue and Golf Club siting within this heritage asset with such a fascinating history is not one which the Horsley Lodge Estate wish to ignore. As part of this proposal, an interpretation board will be sited within the main venue building.

Suggested wording for this interpretation board could be:

> *"Did you know, you may be standing where James I was hunting many years ago? The wider area, shown on the map, known as Horsley Park was a Medieval to Elizabethan (1150 AD to 1600 AD) Deer Park. Besides hunting for Deer there was a warren, for rabbits and fishponds. It has been suggested that Horsley Lodge may have been named as such after an earlier "parker's lodge, which was the epicentre of a medieval park"."*

(From information supplied by Amber Valley Borough Council's Heritage Consultant as part of the application process).

The aims of the mitigation and enhancement proposals, based on the Ecology Impact Assessment Report produced by RammSanderson will be incorporated into the detailed design proposals for the proposed development site. The aims of the proposals include providing measures to reduce the potential adverse effects of the proposed development on the landscape and on visual amenity, and to deliver Biological Net Gain by maximizing the opportunity to increase the ecological value of the area. In addition, the landscape enhancement proposals will continue to be in keeping with the nature of the local and wider landscape character.

The majority of the habitat is being retained with the exception of some of the modified grassland, and two small parcels of introduced shrub surrounding the proposed development site. The landscape proposals will include the creation of modified grassland, introduced shrub, urban trees, and developed land; sealed surfaces. It will also be proposed to enhance the currently poor condition modified grassland to moderate condition and enhance other neutral grassland to provide better quality habitat and foraging opportunities.

The BNG report by RammSanderson states that the "Scheme would deliver a 12.25% net gain of biodiversity units, and therefore would be in accordance with national legislation (Environment Act 2021) as well as national (National Planning Policy Framework) and local planning policies (The Amber Valley Local Plan 2006)".

The form and scale of the proposed planting scheme will be similar to that of the existing vegetation. The planting will be visible from various locations and will appear as semi-natural features. Changes to the landscape elements of the site are designed to make a positive contribution to the local landscape character on the site while simultaneously enhancing the biodiversity in accordance with planning requirements and proposals contained within the RammSanderson Ecological Impact Assessment.

In addition to careful siting of the built elements of the proposed development within the undulating landscape setting, the mitigation methods will reduce the effect of the proposed development and provide specific measures to help prevent problems through the design process. The Site Plan as Proposed (in the Design and Access Statement) shows the way in which the project has made the most of the site features which reduce the visual effect of the proposed development and improve the quality of the site design.

Suitable native shrub species for the Local Character Area of Coalfield Village Farmlands include Hazel and Hawthorn as key species, with Alder Buckthorn, Blackthorn, Dog Rose and Guelder Rose being secondary species. The new vegetation will also form links to the wider biodiversity networks beyond the site.

Key Species:



This Photo by Unknown Author is licensed under CC BY-SA

Hawthorn (Crataegus monogyna)



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Hazel (Corylus avellana)

Secondary Species:



Alder buckthorn in Brede High Wood by Patrick Roper, CC BY-SA 2.0 <https://creativecommons.org/licenses/by-sa/2.0>, via Wikimedia Commons

Alder Buckthorn (Frangula alnus)



The copyright on this image is owned by Christine Matthews and is licensed for reuse under the Creative Commons Attribution-ShareAlike 2.0 license.

Blackthorn (Prunus spinosa)



Kate Jewell / Common Dog Rose / CC BY-SA 2.0

Dog Rose (Rosa canina)



Wouter Hagens, Public domain, via Wikimedia Commons

Guelder Rose (Viburnum opulus)

10. References

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Ordnance Survey https://explore.osmaps.com

UK Grid Reference Finder https://gridreferencefinder.com/

Appendix 1: Location Plan

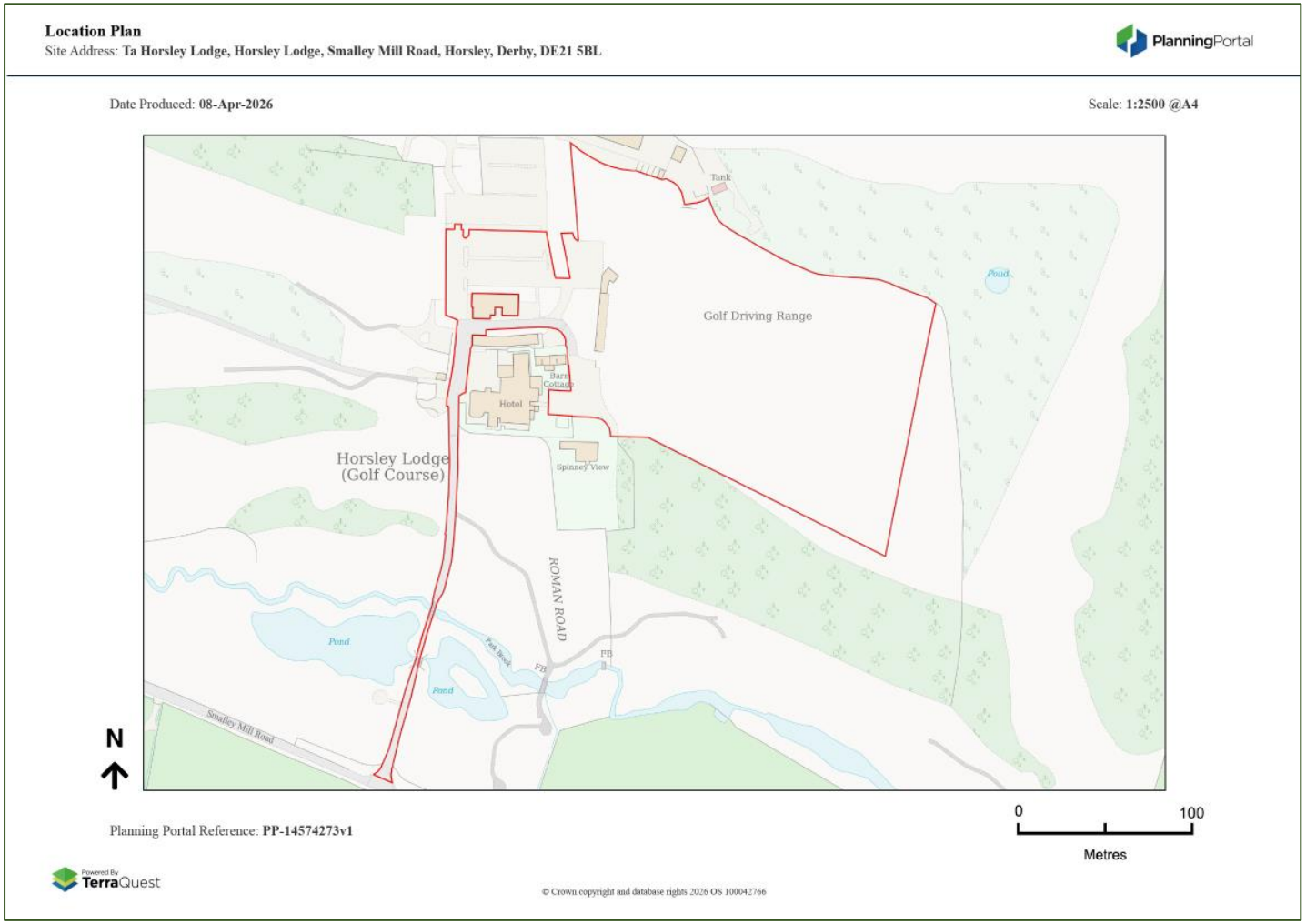

Figure 24 Appendix 1 Site location plan within 2km study area (site shown as red star)

Appendix 2: 2km Study Area and Historic Statutory Designations

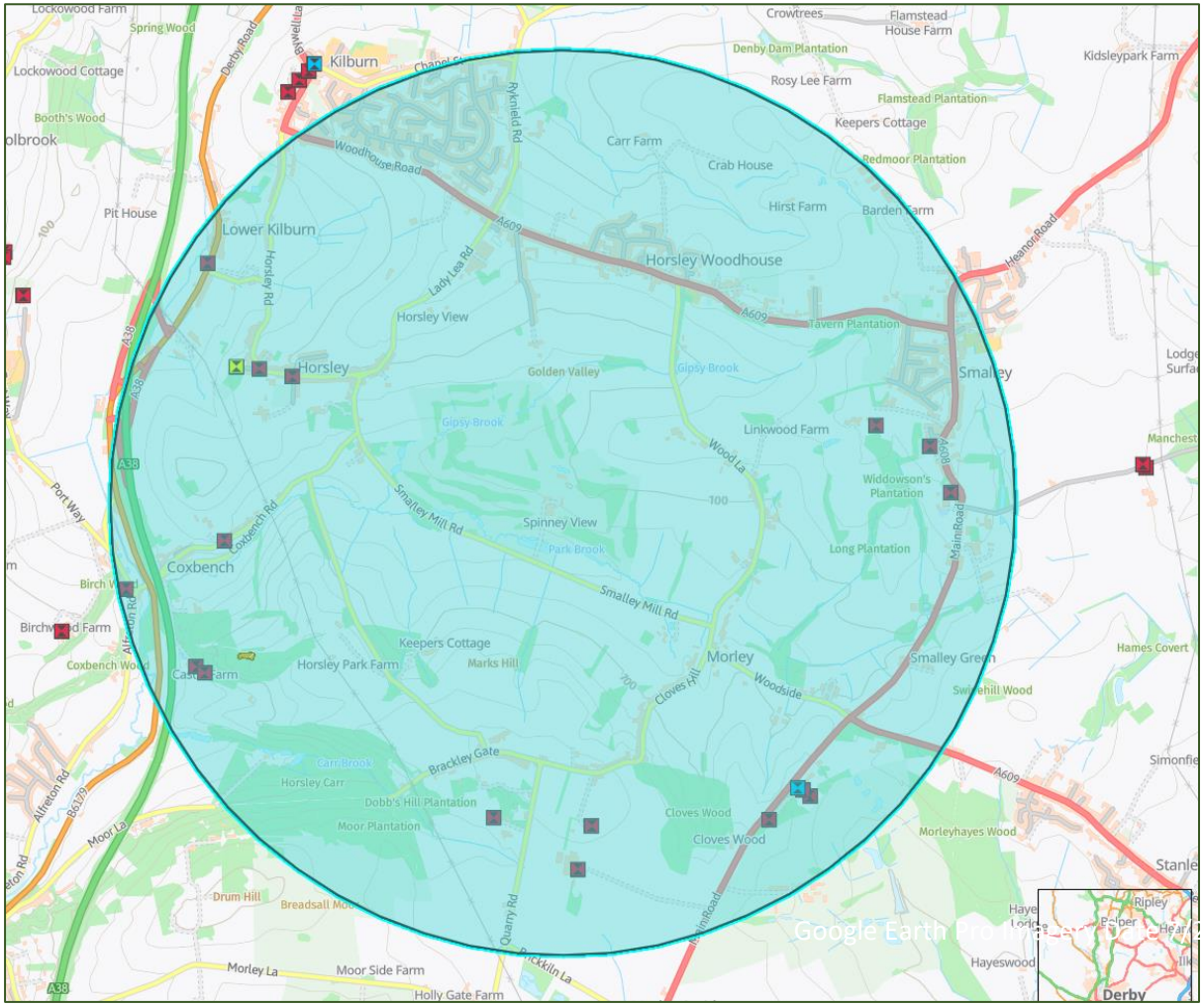

Figure 25 Appendix 2 Statutory Historic Designations and 2km study area

Appendix 3: Plan showing ZTV

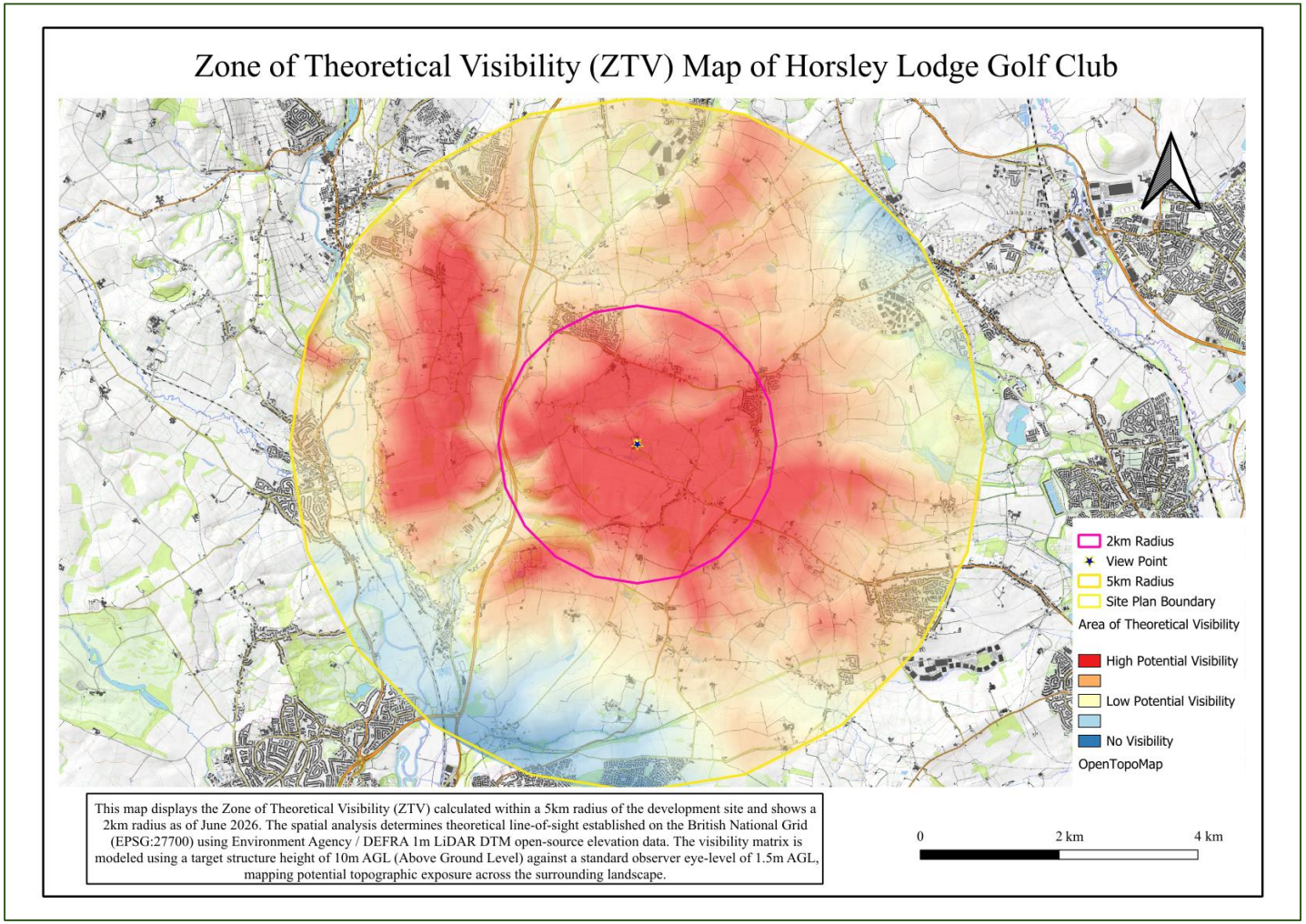

Figure 26 Appendix 3: ZTV of proposed Development

Appendix 4: Viewpoints plan

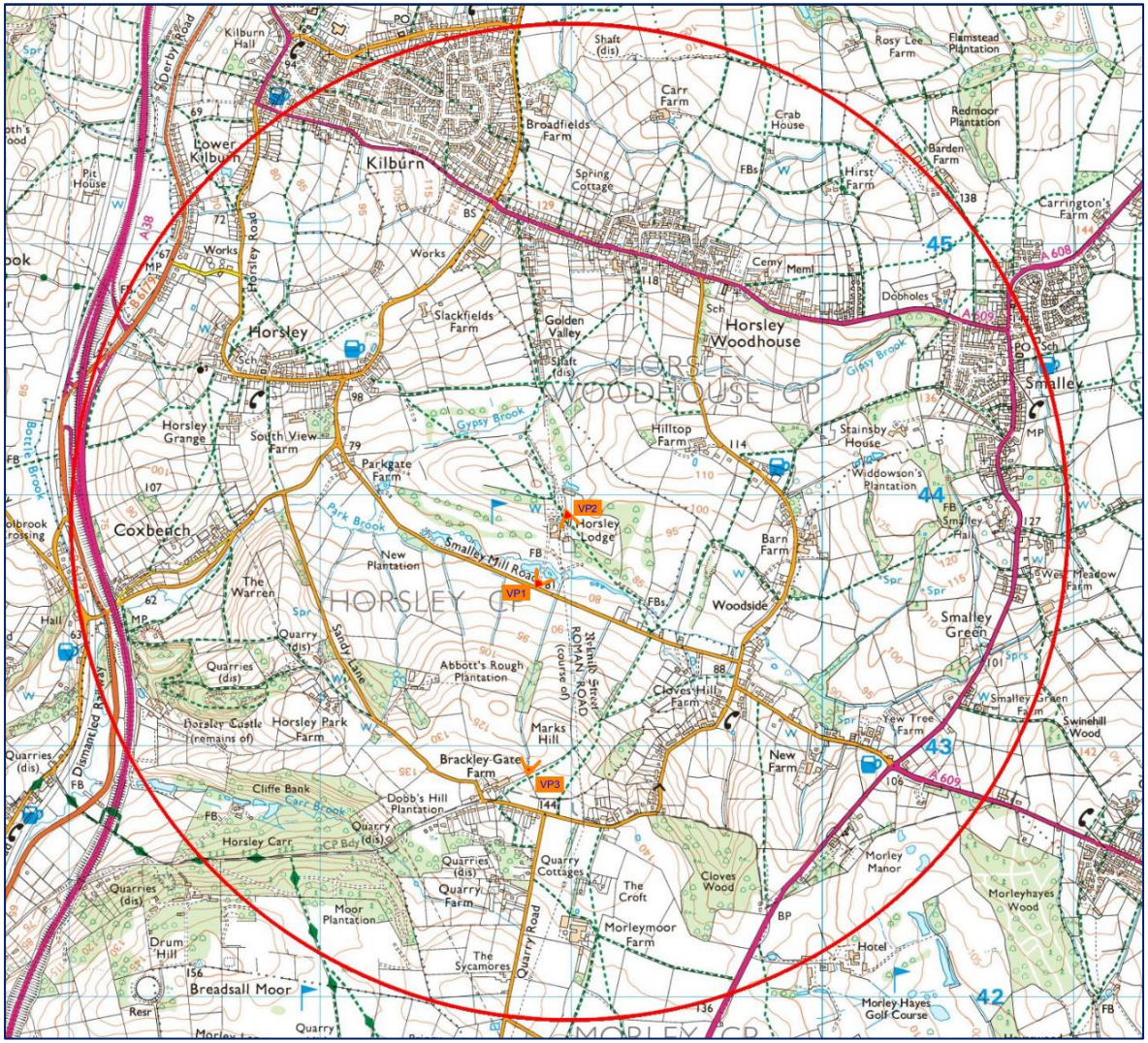

Figure 273 Appendix 4 Verified viewpoints (orange icons) For areas checked but no intervisibility (grey stars) see Appendix 5

Appendix 5: Areas checked but no intervisibility

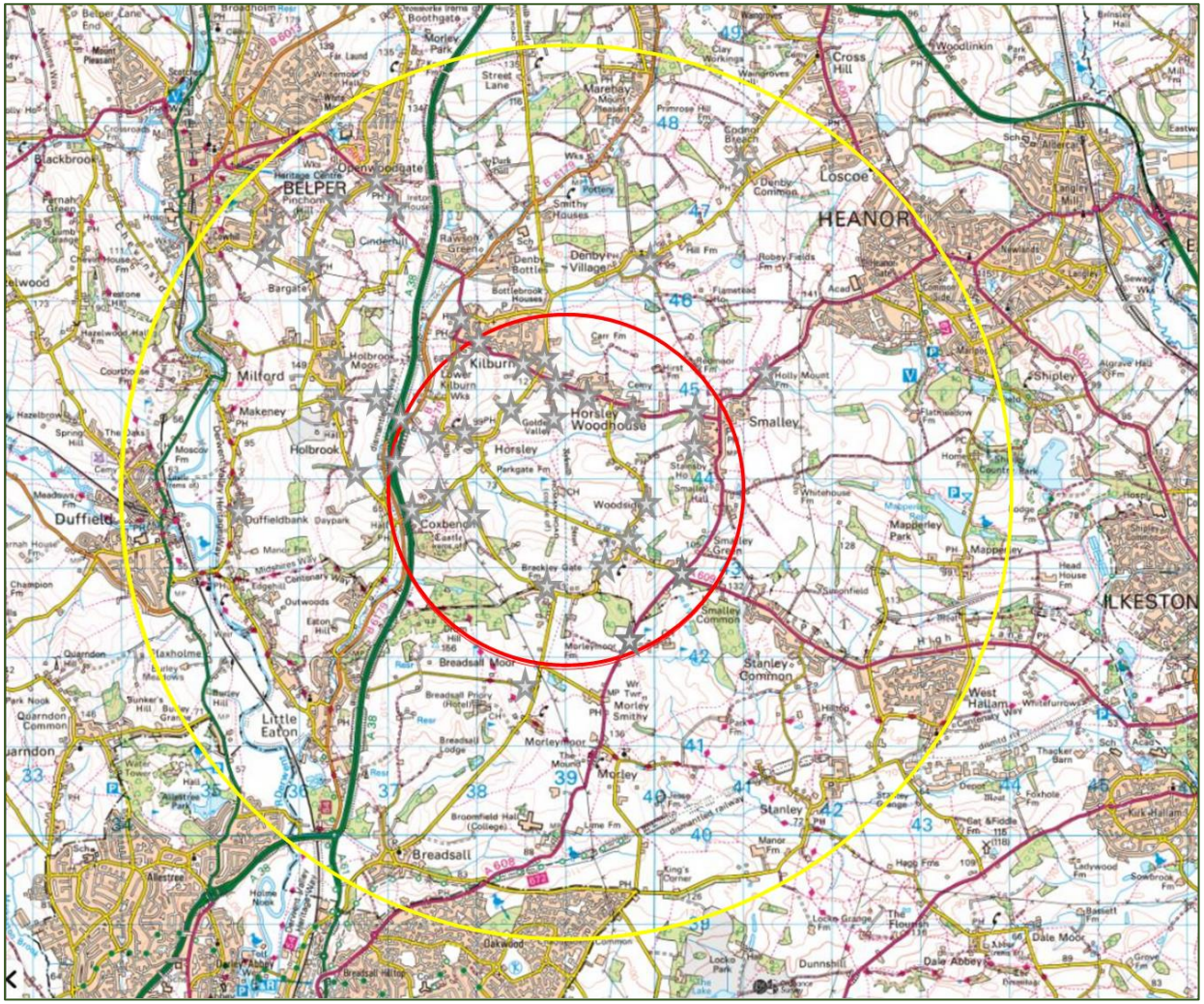

Figure 284 Appendix 5 Areas checked but no intervisibility (grey stars)

Appendix 6: Plan showing Derwent Valley Mills World Heritage Site and Buffer zone

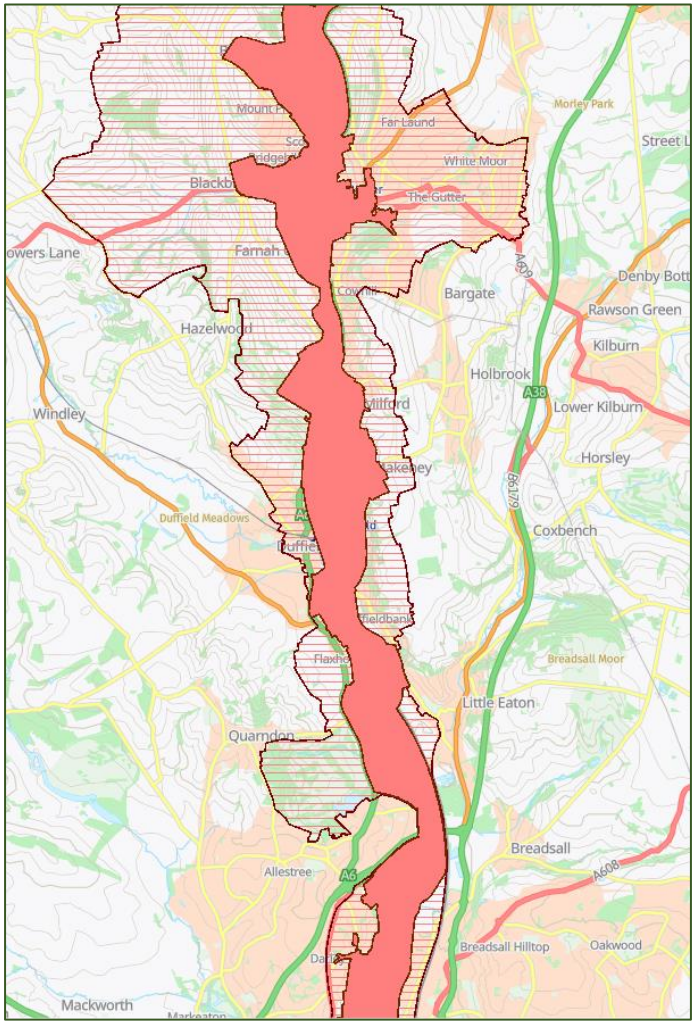

Figure 2529: Appendix 6 Derwent Valley Mills World Heritage Site and Buffer zone