

Land at Elnor Lane Farm, Whaley Bridge: LVA Note to file

1.1 JBA Comments on views from National Park

JBA Consulting provided a Landscape and Visual (LV) supplementary information report to accompany an outline planning application for 82 dwellings on land to the southern edge of Whaley Bridge in Derbyshire. The report includes a review of relevant policy/evidence base documents and a summary of likely landscape and visual effects, accompanied by viewpoints from key locations and a Zone of Theoretical Visibility (ZTV) drawing.

The potential for adverse impacts on the Park were raised during the Local Plan housing allocation process. The supplementary LV report considered that views from the Park were limited, being largely restricted to high ground of Taxal Moor, around 1.5km to the southwest. It concluded that, where visible, it may locally be noticeable but represent “little or no intrusion outside the existing settlement edge and would be a minor element in expansive views”.

Representations were subsequently received from the Park Authority during the application stage:

The Authority is concerned that the proposal is a visible intrusion into the landscape and therefore harmful to the flow of landscape character beyond the National Park boundary. It would detract from the setting of the National Park. While the site is not very visible from the roads (Elnor Lane and the [A]5004) due to aspect, high hedges & trees, the developers own Zone of Theoretical Visibility drawing shows that it is visible from large expanses of the adjacent national park, especially of Taxal Moor.

Further to these comments, a sketch visualisation was prepared by others to demonstrate potential views from Taxal Moor. It is important to note that the JBA ZTV does not display the screening effects that may arise from the dense, high hedgerow to the south of the site. As such, visibility will be locally overstated.

Based on the visualisation provided, the development is likely to be perceived from the Park as a very minor extension to the existing housing on Manor Road, set against housing on Whaley Road, Cotton Close and Eccles Lane beyond. It is likely that only the three properties on the highest ground will be visible; others would be largely screened by a combination of topography and the existing dense hedgerow (with holly) that runs along the southern boundary of the site.

Views will be available from the three footpaths that traverse the ridge on Taxal Moor, alongside access land, where these are not obscured by plantation or isolated trees. In all these views, the site would represent a very minor element, low down in expansive panoramas that are largely focused on the distant skylines that extend from Cown Edge Rocks to Burbage Edge via Kinder Scout. Views from Taxal Moor Road itself are generally screened by the adjacent stone wall.

Views from the Park at greater distance are even more limited; the development is likely to be barely perceptible. These are restricted to areas with limited public access on Whaley Moor, as well as the minor road rising to Bowstonegate.

Overall, we do consider that the site is visible from 'large expanses' of the Park. From the limited areas from where views may be gained, the level of visibility is such that any harm on the landscape setting of the Park is considered to be very limited and potentially negligible.

1.2 Proposed planting

1.2.1 Woodland and woodland edge

Appropriate species with spacings, supply and percentage of total mix are outlined below.

These are indicative only and will be subject to further consideration at the detailed design stage, following input from key stakeholders.

General canopy woodland planting/specimen trees

<i>Acer campestre</i>	Field Maple	5%
<i>Alnus glutinosa</i> *	Alder	10%
<i>Betula pendula</i>	Silver birch	20%
<i>Betula pubescens</i>	Downy birch	10%
<i>Quercus petraea</i>	Sessile oak	15%
<i>Quercus petraea</i>	Sessile robur	15%
<i>Salix capraea</i>	Goat willow	10%
<i>Sorbus aucuparia</i>	Rowan	15%

Understorey trees and hedgerows:

<i>Cornus sanguinea</i>	Dogwood	10%
<i>Crataegus monogyna</i>	Hawthorn	15%
<i>Corylus avellana</i>	Hazel	15%
<i>Ilex aquifolium</i>	Holly	10%
<i>Lonicera periclymenum</i>	Honeysuckle	5%
<i>Prunus padus</i>	Bird cherry	5%
<i>Prunus spinosa</i>	Blackthorn	10%
<i>Rosa canina</i>	Dog Rose	5%
<i>Salix cinerea</i>	Grey willow	10%
<i>Sambucus nigra</i>	Elder	10%
<i>Viburnum opulus</i>	Gelder Rose	5%

Woodland/woodland edge:

- 40-60cm high transplants set out at average 1m centres, but varied from 0.5m to 1.5m to create an ecological matrix. To be planted in groups of 1, 3, 5 or 7.
- 175-200cm feathered trees or 6-8cm Light Standards (up to 3m height) at average 3m centres (0.11/m²) but varied from 1.5m to 4.5m to create an ecological matrix. To be planted in groups of 3, 5 or 7.

Hedgerows:

- 40-60cm 1+1 transplants in double staggered row at 300mm centres and 450mm between rows.

These categories are not fixed and species will be interplanted to encourage gradations and variations of height, structure, form and habitat throughout the site. Other species may be added where appropriate.

Alder (*Alnus glutinosa*) (as listed above) may be planted, subject to good practice during procurement and planting. Similarly, there may be scope to plant Ash (*Fraxinus excelsior*), subject to the same, alongside agreement with stakeholders and interested parties.

Transplants will be fitted with Tubex standard shrub shelters with softwood stakes and nylon ties. Whips to be protected with Tubex standard tree shelter. Standard or large trees to be planted in a pit (size subject to detailed specification) and supported with either knee or double stakes (depending on size) and protected with a spiral tree guard.

1.2.2 Grassland and other areas

Grassland, hedgerow/woodland margin, wetland and stream bank habitats will be seeded with appropriate native wildflower-rich mixtures supplemented with plug or container grown plants.

Grassland planting will look to establish species-rich hay meadows, using appropriate techniques such as use of green hay, seeding and plug plants. and seeds sources which will be local where possible. The Derbyshire Wildlife Trust and others may be able to provide advice on seed source and management.

Sources for seed and plug plants include:

- [Emorsgate Seeds](#)
- [John Chambers Seeds](#)
- [Mires Beck Nursery](#)

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