

GLO.05.glo.3282/EMS.2585

18 February 20155

Neighbourhood Planning,
East Staffordshire Borough Council,
PO Box 8045,
Burton upon Trent,
DE14 9LG

Dear Sir/Madam

**Land North of Beamhill Road, Burton-upon-Trent- Response to Outwoods
Neighbourhood Plan Submission Draft**

Further to the above, please find attached a response to the Neighbourhood Plan on behalf of the JVR Turner Partnership who have interests in land north of Beamhill Road.

Yours faithfully

Guy Longley

DIRECTOR



Encs: Response to Outwoods Neighbourhood Plan



**LAND NORTH WEST OF TUTBURY ROAD AND BEAMHILL ROAD
BURTON ON TRENT**

LANDSCAPE AND VISUAL ANALYSIS

Reference: EMS.2585

Date: February 2015

5 The Priory • Old London Road • Canwell • Sutton Coldfield • B75 5SH
Telephone: 0121 308 9570 • **Fax:** 0121 323 2215

Birmingham • Bracknell • Bristol • Cambridge • Cirencester • Leeds • London • East Midlands • Manchester

CONTENTS

| | |
|---|-----------|
| 1. INTRODUCTION | 3 |
| 2. BASELINE INFORMATION | 5 |
| 3. LANDSCAPE AND VISUAL ANALYSIS | 19 |
| 4. SUMMARY AND CONCLUSIONS | 24 |

FIGURES

- Figure 1 Site Location and Planning Designations
- Figure 2 Topography
- Figure 3 Landscape Character
- Figure 4 Viewpoint Locations and Public Rights of Way
- Figure 5 Viewpoint Photographs
- Figure 6 Landscape and Visual Analysis

APPENDICES

- Appendix A: Planning for Landscape Change (Extract)

1. INTRODUCTION

- 1.1. Pegasus Landscape Design, part of the Pegasus Group, has been instructed by the JVR Turner Partnership to undertake a landscape and visual analysis report in relation to the proposed designation of a Local Green Space on land north-west of Tutbury Road and Beamhill Road, Burton-upon-Trent, as part of the Outwoods Neighbourhood Development Plan.
- 1.2. This Landscape and Visual Analysis report aims to describe and analyse the landscape and visual matters relevant to the proposed designation of the land as Local Green Space in the Outwoods Neighbourhood Development Plan. The report will include:
 - A desk based review of the baseline landscape character, resources and any landscape relevant planning context;
 - Overview of the Sites and their context;
 - Analysis of landscape and visual baseline including reference to landscape resources, landscape character and representative viewpoints;
 - Identification of constraints and opportunities in relation to landscape and visual matters; and
 - Consideration of the landscape and visual context of the proposed designation of Local Green Space in the Beam Hill area.
- 1.3. Principles and good practice for undertaking landscape and visual impact assessment are set out in the Landscape Institute (LI) and the Institute of Environmental Management (IEMA) Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013)¹.

Collating baseline information

- 1.4. Information has been collated using a process of desk study and field survey in order to capture a comprehensive description of the baseline landscape and visual conditions. The desk study includes reference to published landscape character studies and other relevant planning policy guidance.
- 1.5. Field survey work was completed during February 2015. A series of representative photographs were taken during the field work. These photographs were taken with a digital camera with a 50mm lens (equivalent focal length) at approximately 1.7 metres

¹ Landscape Institute and Institute of Environmental Management and Assessment, Guidelines for Landscape and Visual Impact Assessment 3rd Edition (April, 2013)

in height. These are presented as a series of viewpoints and have been used to inform the analysis (refer to *Figure 5, Viewpoint Photographs 1 to 6*).

2. BASELINE INFORMATION

Site overview

- 2.1. The land proposed for designation as a Local Green Space is located to the north of Beamhill Road and west of Tutbury Road. Existing residential properties lie to the south and east of the site, with agricultural land forming the site's northern and western boundaries.
- 2.2. The proposed LGS is defined to the north by hedgerow boundaries; to the east by the rear curtilages of properties along Tutbury Road; to the south by the rear curtilages of properties along Beamhill Road;

Site context

- 2.3. The context of the area is characterised by a mixture of the wider settlement edge of Burton and a number of areas of linear development in the Outwoods area; and the wider agricultural landscape that surrounds the settlement edge. Topography is generally undulating with some localised high points from which there are views across the landscape and further north towards the Peak District. Linear residential development characterises both Tutbury Road and Beamhill Road which generally consists of detached or semi-detached post war properties.
- 2.4. In the context of the relevant planning framework, the following section sets out a summary of those policies specific to the landscape and visual issues pertaining to the study area (refer to *Figure 1, Site Location and Planning Designations*).

European Landscape Convention

- 2.5. The European Landscape Convention (ELC) promotes the protection, management and planning of European landscapes. The convention was adopted on 20 October 2000 and came into force on 1 March 2004. The ELC aims to achieve improved approaches to the planning, management and protection of landscapes; it defines landscape as:
 - 2.6. *"...an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors"*
- 2.7. The importance of this definition is that it focuses on landscape as a resource in its own right and moves beyond the idea that landscapes are only a matter of aesthetics and visual amenity.

National Planning Policy Framework

- 2.8. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and provides a framework within which the appropriate local council can produce local and neighbourhood plans; the NPPF is a material consideration in planning decisions.
- 2.9. The NPPF sets out three dimensions to achieving sustainable development that include economic, social and environmental considerations. It places an onus on the planning system to perform a role in relation to the environment that 'contributes' to the protection and enhancement of our natural, built and historic environment...' and this underpins the strategic guidance set out in the NPPF in relation to landscape and visual matters.
- 2.10. High quality design and local character are repeating themes through the core planning principles and more specific guidance on delivering sustainable development. Specific issues addressed by the core principles of the NPPF include:
 - that decision making should secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
 - that decision making should take account of the different roles and character of different areas and recognise the intrinsic character and beauty of the countryside and supporting thriving rural communities within it (this also reflects the aims of the ELC); and
 - that development should contribute to conserving and enhancing the natural environment.
- 2.11. Under delivering sustainable development the guidance sets out a series of considerations relating to 'good design'². This includes reference to sense of place, responding to local character and materials and aiming for visually attractive solutions as a result of appropriate landscaping. It also notes issues relating to local distinctiveness and taking opportunities to enhance the character and quality of an area.
- 2.12. The NPPF notes the importance that designs 'evolve' in response to local issues and to the views of local communities³ and also sets out principles in relation to conservation and enhancement of the natural environment⁴.

² Para 58-66, Department for Communities and Local Government, NPPF (March 2012)

³ Para 66, Department for Communities and Local Government, NPPF (March 2012)

⁴ Section 11, Department for Communities and Local Government, NPPF (March 2012)

2.13. Paragraphs 76-78 provide guidance on the designation of areas of Local Green Space through neighbourhood plans. The NPPF advises that Local Green Space designation will not be appropriate for most green areas or open space, and that the designation should only be used where:

- The green space is in reasonably close proximity to the community it serves;
- The green area is demonstrably special to the local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife; and
- The green area is local in character and is not an extensive tract of land.

Planning Practice Guidance Documents

2.14. In March 2014 the Department for Communities and Local Government (DCLG) launched a web based resource of planning practice guidance documents (PPG); these effectively supersede a series of previous advice and guidance documents. The website notes that the PPG will be updated as required.

2.15. Matters pertaining to 'landscape' are covered under the guidance for the Natural Environment. Para 001 addresses how the character of landscapes can be assessed to inform plan-making and planning decisions. It states that:

2.16. "One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside. Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the wider countryside."

2.17. "Where appropriate, landscape character assessments should be prepared to complement Natural England's National Character Area profiles. Landscape Character Assessment is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change and may be undertaken at a scale appropriate to local and neighbourhood plan-making."

2.18. This LVA includes reference to landscape character assessment prepared at a national, regional and local level and also addresses the key characteristics of the site and its immediate context and therefore responds fully to the requirement of the PPG.

Local planning guidance

- 2.19. The proposed LGS fall within the administrative area of East Staffordshire Borough Council. The current Development Plan for East Staffordshire consists of:
- Adopted Local Plan (2006) and Proposals and Inset Maps (saved policies edition);
 - Staffordshire and Stoke on Trent Minerals Local Plan 1994-2006 (saved policies)(link is external) (produced by Staffordshire County Council);
 - Staffordshire and Stoke on Trent Joint Waste Local Plan 2010-2026(link is external) (produced by Staffordshire County Council); and
 - Neighbourhood Plans (as and when they are adopted).
- 2.20. A summary of those policies considered relevant to landscape and visual matters is included as Table 1, below.

Table 1 – East Staffordshire Local Plan (2006)

Summary of saved policies relevant to landscape and visual matters

| Policy reference | Policy summary |
|---|---|
| NE1 – Development outside Development Boundaries. | This policy states that outside development boundaries planning permission will not be granted for development unless it cannot be reasonably located within them and is either essential to the rural economy; development otherwise inappropriate in the countryside; or close to an existing settlement and providing facilities for the public and local community. The criteria used to judge such development in relation to landscape and visual matters includes: the detailed siting is compatible with the character of the surrounding area and landscaping takes into account both the immediate impact and distant views of the development. |
| L6 – Landscape and Greenspace | This policy states that development of 10 or more dwellings where basic access to greenspace is deficient will be required to contribute towards addressing that deficiency. |

Emerging East Staffordshire Local Plan: Pre-Submission Local Plan (October 2013)

- 2.21. East Staffordshire Borough Council submitted the Pre-Submission Local Plan (October 2013) to the Planning Inspectorate for independent examination on 11th April 2014. A summary of policies from the Pre-Submission Local Plan considered relevant to landscape and visual matters is set out in Table 2, below.

Table 2 – East Staffordshire Local Plan: Pre-Submission Local Plan

Summary of policies relevant to landscape and visual matters

| Policy reference | Policy summary |
|---|---|
| SP23: Green Infrastructure | This policy states that green infrastructure corridors will be safeguarded and development should contribute towards the creation, enhancement or management of local GI corridors. The policy sets out a number of standards for GI which must be met including those in relation to local character; biodiversity; sustainable urban drainage systems; and healthy communities. |
| SP26: National Forest | This policy states that the borough will support the implementation of the National Forest Strategy and that development should contribute by providing on-site or nearby planting. |
| SP30: Locally Significant Landscape | This policy states that in locally significant landscape areas development will not be allowed which would adversely affect the quality, character and appearance of those areas. |
| SP31: Green Belt and Strategic Green Gaps | This policy states that development within Strategic Green Gaps will only be permitted where it would not have a negative impact on the openness of the landscape. |

Emerging Outwoods Neighbourhood Development Plan

- 2.22. The draft Outwoods Neighbourhood Development Plan identifies a number of areas of land which it proposes will be subject to the proposed policy LR5 – Local Green Spaces and Views. This draft policy states that:
- 2.23. *"Development on following spaces at the urban edge, will be resisted to prevent urban sprawl and to retain the openness of the landscape, with the exception of agricultural, forestry, sports and recreation uses. These spaces contribute to the formation of the Green Space Strategy (Appendix 3) as well as to the character of the landscape and visual amenity at the settlement edge. These Local Green Spaces are listed below and shown on the proposals map:*
- *Fields behind Burton Hospital (accessed from Lower Outwoods Road);*
 - *Land to the north west of Tutbury Road and Beamhill Road;*
 - *Land between Field Lane and Denton Road (only that which is within the ONDP boundary); and*
 - *Land north of Field Lane."*

- 2.24. The draft policy then lists green spaces which are already approved as part of outline planning permissions and are also proposed to be protected from development.
- 2.25. The draft policy discusses key views and states that those public vantage points identified on the proposals map should be carefully considered as part of any development. It states that these views:
- 2.26. *"offer open, long distance views of the local neighbourhood, the wider landscape, Burton on Trent and northwards towards the Trent Valley. Significant development, buffer planting or other visual interruptions should be avoided within the immediate setting of the views to ensure they are maintained. These views are:*
1. *Field Lane (adjacent to the access to Bungalow Farm) looking north;*
 2. *Stile adjacent to the reservoirs (Outwoods Hill) looking towards Burton;*
 3. *Outwoods Lane looking east;*
 4. *Longhedge Lane / Lount Lane junction looking south-east; and*
 5. *Kitling Greaves Lane (at current settlement edge) looking west."*

Other Planning Guidance

- 2.27. The National Forest is an area-based initiative, established in 1995, to create a new multi-purpose forest area in England. The National Forest has produced a range of guidance in support of planning and design of the National Forest and for development within the boundaries of the National Forest.

Designations

- 2.28. The site itself is located within the National Forest. There are a number of other designations in the vicinity of the site which have some limited relevance to landscape and visual matters (refer to *Figure 1, Site Location and Planning Designations*). These include:
- Conservation Areas – Rolleston conservation areas is located to the north; Tutbury to the north-west; and a number of conservation areas in the centre of Burton upon Trent are located to the south-east including: King Edward Place; Station Street and Borough Road; and George Street and Horninglow Street and Guild Street;

- Scheduled Monuments – the nearest scheduled monuments are at Tutbury to the north. They include Tutbury Castle scheduled monument and the Medieval Town Boundary scheduled monument.

Summary of policy background

- 2.29. In summary, national and local policy seeks quality new development in appropriate locations that avoids significant adverse effects on the natural and historic environment. The setting, size and scale of development proposals should be in keeping with its location and the intrinsic character of the area.

Landscape Baseline

Physical landscape resources

- 2.30. The following section describes the individual components of the physical landscape that are present in the study area. These have been described in order establish an understanding of the landscape baseline, including the elements and features that contribute to the definitions and variations of landscape character.

Topography and landform

- 2.31. The topography of the LGS site rises gradually to the east, from c. + 85 above ordnance datum (AOD) at the western boundary of the site, to a maximum of c. +87 AOD in the eastern part of the site. The highest levels form a gentle ridgeline in a north-south alignment; from this ridgeline the landform falls sharply to the east, toward Tutbury Road (A511), to c. +70 AOD towards the eastern boundary of the site.

- 2.32. In the surrounding area the landform is defined by the transition between the River Trent valley and the undulating slopes and hills that form the valley sides. The valley plain of the River Trent is located to the east of the LGS site and is occupied by the lower levels Burton upon Trent, at c. +40m to +50m AOD. From this corridor the landform gradually rises to the north-west, reaching a local high point at c. +102 near the village of Anslow; the topography rising further to c. +120 AOD near Tatenhill.

Hydrology and water features

- 2.33. There are no water features present on the LGS site.
- 2.34. North of the site, Alder Brook runs in a south-east to north-west alignment and passes through the village of Rolleston on Dove. There are field ponds scattered through the

landscape. The River Trent passes through the centre of Burton and the Trent and Mersey canal is loosely parallel with the river. In the wider landscape to the north-east, the Dove River valley and Trent River valley converge, creating a flood plain that defines the eastern and northern edges of the undulating ridgeline.

Land use

- 2.35. The LGS site currently comprises a number of agricultural field enclosures, divided by frequently overgrown hedgerows which include hedgerow trees. To the north and south-west there are two clusters of farm buildings. These comprise one group of agricultural buildings off Beamhill Road; and a second cluster of buildings on the ridgeline to the north. The field enclosures in the eastern area of the LGS site are relatively small, rectangular fields defined by hedgerows. To the west they are more irregular and defined by either hedgerows or rough farm tracks.
- 2.36. The proposed LGS site is adjacent to the north-western settlement edge of Burton upon Trent. The eastern boundary of the site is defined by the rear curtilage of residential properties along Tutbury Road. The southern boundary of the site lies adjacent to the rear gardens of properties along Beamhill Road. To the wider north, west and south-west, land use comprises small to medium scale agricultural fields, of both pasture and arable use. Land use to the south and east is influenced by the town of Burton upon Trent and largely consists of residential, educational and commercial built form.

Vegetation patterns

- 2.37. The eastern part of the proposed LGS site is generally characterised by field enclosures bound by overgrown hedgerows, forming bands of vegetation that visually break up the site. A number of these hedgerows have matured into bands of coalesced trees; these are particularly visible on the elevated ridgeline, where they form a vegetated horizon visible from the east. The eastern boundary of the site is defined by the rear gardens of adjacent residential properties. There are a variety of boundary treatments including fencing, hedgerows and occasional garden trees. The southern boundary lies adjacent to rear gardens of properties along Beamhill Road; boundary treatments here are similarly variable, with occasional mature trees.
- 2.38. In the wider area vegetation cover varies subject to the change in character associated with the undulating slopes of the River Trent valley. Field boundary vegetation frequently comprises managed hedgerows or bands of mature hedgerow vegetation. Woodland

groupings are scattered in the wider landscape, though they are relatively small. The site lies within the National Forest.

Public access

- 2.39. There is no public access to the proposed LGS site.
- 2.40. In the immediate area of the site there are no public access routes to the wider rural landscape. Public footpaths from the western settlement edge of Burton are limited to the south-western edges of the town. Further to the south, west and north-west, the network of public rights of way is well-developed, connecting southern Burton, Rolleston on Dove and Tutbury with smaller rural settlements. The Jinny Nature Trail joins Stretton, in northern Burton, with Rolleston on Dove. There are two national cycle routes that are accessible to Burton.

Development and transport patterns

- 2.41. In the immediate context of the LGS site, residential patterns on this north-west settlement edge of Burton are ribbon-like, lining Tutbury Road and Beamhill Road, with agricultural fields located beyond the settlement frontage. A school has been recently constructed on Tutbury Road and there is further residential development under construction adjacent to the school. Consent has also been granted for major residential development to the south of Beamhill Road. The north-western area of Burton is predominantly residential, interrupted by occasional school campuses and local shops. Beamhill Road and Tutbury Road connect the north-west residential edge of Burton with the rural villages to the north and west.
- 2.42. The town of Burton upon Trent is located on the River Trent and sits at the border of Staffordshire and Derbyshire. The town has long connections with the brewing industry and is home to several breweries and pub corporation headquarters. Willington, to the north-east of Burton is the site of a power plant, and the cooling towers form a prominent visual skyline in the local landscape.
- 2.43. The primary route through the area is the A38, connecting Burton with Birmingham to the south and with Derby to the north. The A511, Tutbury Road, forms an east-west route that connects Swadlincote to the south-east and the A50 to the north-west, via the towns of Tutbury and Hatton. Burton is also served by rail to the north and south.

Landscape character analysis

2.44. Reference has been made to published guidance on landscape character for the area; details of these have been included in the following sections of this LVA (refer to **Figure 3, Landscape Character**).

National landscape character

2.45. At a national level the site is identified as being within National Character Area 68 (NCA): Needwood and South Derbyshire Claylands⁵. The key characteristics of this character area, relevant to the context of the study area, are summarised as follows:

- A rolling glacial till plateau that slopes south-eastwards from the southern edge of the Peak District to the valley of the River Trent;
- A predominantly pastoral landscape of rolling countryside that is still largely rural and relatively tranquil, featuring distinctive field boundary patterns and characteristic hedgerows with hedgerow trees.
- The majority of the farms are small to medium-sized dairy and livestock holdings.
- An overall wooded character derived from scattered ancient and semi natural woods, parkland and boundary trees. Some large woodland blocks are prominent in Needwood Forest; however, much consists of smaller, fragmented remnants.
- Predominantly hedgerow bounded, the field pattern varies from small to medium-sized fields to the north of the Dove; mostly large-scale and rectilinear on the broad river flood plains; strongly rectilinear in Needwood Forest; and smaller and more irregular to the west.
- Wood pasture and designed parklands, often with veteran trees, are found throughout the area. They are generally associated with landscape parks and country houses, such as Sandon, Sudbury and Kedleston. Tutbury Castle together with a variety of features such as moated sites and medieval settlements and the Trent and Mersey Canal, add to the historical richness of this landscape.
- A dispersed historical settlement pattern, particularly in the higher pastoral farmlands that fringe the Peak District to the north, with the older villages generally sited along the valleys or valley sides, and more recent crossroad settlements on the higher ground. Buildings are usually of red brick and clay tile roofs, and local sandstone. There are market towns at Ashbourne, Stone, Tutbury

⁵ NE390 National Character Area Profile: 68. Needwood & South Derbyshire Claylands, Natural England, January 2013.

- and Uttoxeter, and the more significant urban areas of Burton-upon-Trent and the City of Derby extend into the eastern boundary of the NCA; and
- The Trent and Dove valleys are major transport corridors. The Trent Valley includes the Trent and Mersey Canal, the West Coast Main Line railway and the A51 road, while the Dove Valley features the Derby to Stoke railway line and the A50 road. The A52 links Derby and Ashbourne.
- 2.46. Given the scale of the NCA it is likely that the key characteristics found in the vicinity of the site will be represented across the wider context of the NCA; therefore in this context, changes at a site specific level will be small scale and not likely to impact upon landscape character as defined at the NCA level.
- 2.47. However the NCA description and guidelines provide a useful overview and context for the landscape and visual baseline and highlights the nature of key existing pressures on the landscape at a regional scale. In order to complete a more detailed appraisal of potential landscape and visual issues, reference has been made to the published landscape character assessment prepared at a finer grain and local scale.

Local landscape character

Planning for Landscape Change

- 2.48. Landscape character at a local level has been assessed with reference to Planning for Landscape Change⁶, the landscape character assessment for Staffordshire. The site is located within the Settled Plateau Farmland Slopes landscape character type (LCT) (extract of both included at Appendix A) and the Landscape Enhancement policy zone. The published assessment describes this LCT as a landscape of slopes below rolling plateaux. In terms of land use and pattern there is some mixed farming in a semi-regular pattern of hedged fields, with scattered woods and areas of remnant heath. There is a dispersed settlement pattern of hamlets and farmsteads, with urban influences in places. The well-trimmed nature of the hedgerows, isolated trees and prominent rolling landform ensure that there are always views across the landscape to the distance or intermediate horizons. In relation to landscape quality the published assessment states that the most critical factor which currently limits landscape quality is the relatively poor survival of characteristic semi-natural vegetation (i.e. ancient woodland, heathland and ancient hedgerows). The Outwoods Neighbourhood Plan identifies the Settled Plateau Farmlands as being a 'landscape at risk' of sudden loss of quality. However, it is clear in Planning

⁶ Planning for Landscape Change: Supplementary Planning Guidance to the Staffordshire and Stoke on Trent Structure Plan, 1996-2011, Staffordshire County Council, 2000.

for Landscape Change that some areas of the Settled Plateau Farmlands, including the proposed LGS, are not identified as being "at risk" and that the proposed LGS is located in a landscape enhancement zone (see *Figure 3, Landscape Character*). Planning for Landscape Changes states that: "*areas of somewhat lower landscape quality have as their objective landscape enhancement. These areas have suffered some erosion of strength of character and loss of condition of landscape elements. There is a particular need to encourage relatively small-scale landscape conservation schemes such as hedgerow maintenance, habitat creation and tree and woodland planting, to stem the decline in landscape quality that will otherwise become more evident.*"

- 2.49. The elements and features that define the local characterisation of the Settled Plateau Farmland Slopes LCT are generally consistent with those evident on site and in the study area, as described in the landscape baseline. Planting and management guidelines for the Settled Plateau Farmland Slopes LCT include:
- Any size of woodland planting would be appropriate but they should be designed to fit into the existing field pattern on ridges and valleys and possibly designed to landform criteria on the steepest slopes;
 - New planting should link into existing woods or hedgerows; and
 - Broadleaved woodlands would be most appropriate, with any coniferous plantations being designed to reflect the surrounding broadleaved character by taking care over edge treatment and the appreciation of views from adjacent higher ground. The scale of planting should increase as it extends up slopes, and conifers should if possible be excluded from those upper areas.

Visual analysis

- 2.50. This section provides a description of the nature and extent of the existing views from, towards and between the site and the surrounding area. Establishing the specific nature of these views provides an understanding of the context and setting of representative viewpoints and also the nature of views in terms of distance, angle of view, and seasonal constraints associated with specific visual receptors.
- 2.51. In visual terms the site and its context are relatively well contained, in particular considering the elevated and often sloping nature of the landform in this location. Most views are generally gained from near or mid distances. There are occasional longer distance views from elevated locations but these are largely filtered by intervening vegetation which also provides enclosure. The constraints on the visibility of the site from the surrounding area vary and include both natural and urbanising features. In the

immediate context of the site the hedgerow network is strong and from the more open areas of landscape to the north and north-west, views are softened and filtered by it.

- 2.52. The following section describes a selection of representative viewpoints.

Viewpoint 1: View from Tutbury Road, looking south

- 2.53. This viewpoint is located on a main through-road that links Tutbury in the north to the wider area of Burton-upon-Trent in the south, looking south, c. 330m from the site and is representative of users of vehicles travelling along the road on the approach to Outwoods. The site is located beyond the area of rising land visible in the middle distance; beyond the hedgerow. The ground plane of the site is not visible from this location.

Viewpoint 2: View from Rolleston Road, looking west

- 2.54. This viewpoint is located on a main through-road that links Rolleston on Dove and the wider area of Burton to the south, c. 495m from the site and is representative of users of vehicles travelling along the road and people in residential properties along Rolleston Road. The site is located on the sloping land visible to the west above the existing linear development west of Tutbury Road. A distinct line of vegetation delineated the edge of a field boundary in the centre of the site is visible on the horizon. The remainder of the site is located beyond this hedgerow.

Viewpoint 3: View from junction of Field Lane and Outwoods Lane, looking north-east

- 2.55. This viewpoint is located on the junction of Field Lane and Outwoods Lane along a minor road linking Outwoods in the east with Upper Outwoods in the north-east, c. 966m from the site and is representative of users of vehicles travelling along the road and occupiers of residential properties along Field Lane. The site is located to the north beyond the existing residential development along Beamhill Road visible in the middle distance. The ground plant of the site is not visible, but the vegetation within it is just visible above the line of the houses.

Viewpoint 4: View from public right of way near Outwoods Lane, looking north-east

- 2.56. This viewpoint is located on a public right of way near Outwoods Lane, c. 992m from this site and is representative of users of the public right of way network south of Beamhill Road. The site is located to the north-east beyond the line of houses visible in the middle distance. The landform in the foreground rises such that this residential development

along Beamhill Road is partially obscured from view. The ground plane of the site is not visible from this location, however the vegetation within it is visible above the rooflines of the houses along Beamhill Road.

Viewpoint 5: View from Longhedge Lane, looking east

- 2.57. This viewpoint is located on a minor road, c. 615m. from the LGS site and is representative of users of vehicles travelling along the road along Longhedge Lane. The site is located beyond the farm buildings in the middle distance and in front of the properties along Beamhill Road which are just visible to the east. The ground plane of the site is not readily visible, however vegetation associated with the field boundaries on site is visible.

Viewpoint 6: View from public right of way (bridleway) near Hilltop Farm, looking east

- 2.58. This viewpoint is located on public right of way, c. 1km from the LGS site and is representative of users of the public right of way network to the west. The site is located beyond the farm buildings in the middle distance and can be seen rising to the west; its vegetation visible along the horizon.

3. LANDSCAPE AND VISUAL ANALYSIS

- 3.1. This section draws the landscape and visual baseline information together and provides subsequent analysis.

Proposed Local Green Space

- 3.2. The Outwoods Neighbourhood Plan (ONP) identifies land to the north-west of Tutbury Road and Beamhill Road as a proposed Local Green Space (LGS). The ONP contends that areas of LGS have been identified in accordance with paragraphs 76 and 78 of the NPPF. Paragraph 77 sets out the following criteria and states the designation should only be used:

- *"where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land."*

- 3.3. The Outwoods Neighbourhood Plan provides the rationale for selecting each site for LGS designation. For land to the north-west of Tutbury Road and Beamhill Road it states that the land is bordered on south and east boundaries by residential development, in reference to the linear development along both Beamhill Road and Tutbury Road. It also states that in relation to local or community value there is an:

"Opportunity to preserve the character of the Beamhill area of the Parish through retaining a landscape edge in at least one location. All other locations have received significant development (all that are allocated and/or permitted)."

- 3.4. In relation to landscape value the development plan states:

"Attractive open views to and from the settlement edge can be retained".

- 3.5. The development plan does not identify any historical, recreational or existing ecological value although does recognise the possibility of opportunities for ecological enhancement.

Landscape value

- 3.6. Landscape value is the relative value attached to a potentially affected landscape. Landscape value will vary in relation to the different stakeholders and different parts of society that use or experience a landscape. Factors that have been considered in making judgements on landscape value include designations (both national and local), local planning documents, status of features (e.g. TPO's or Conservation Areas) and local community and interests (for example local green spaces, village greens or allotments). Landscape value will vary in response to the specific landscape that is being considered.
- 3.7. The following table sets out the criteria that have been considered for determining landscape value.

| Value | Criteria |
|--------------|---|
| High | <p>Designated areas at an International or National level (including, but not limited to, World Heritage Site, National Parks, AONB's) and also considered an important component of the country's character, experienced by high numbers of tourists</p> <p>Landscape condition is good and components are generally regularly maintained to a high standard</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence / absence of major infrastructure, the landscape has an elevated level of tranquillity</p> <p>Rare or distinctive elements and features are a key component that contribute to the character of the area</p> |
| Medium | <p>Designated areas at a Regional or County level (including, but not limited to, green belt, regional scale parks, designated as open space or a Conservation Area in local planning documents) and also considered a distinctive component or the region/county character experienced by a large proportion of its population</p> <p>Landscape condition is fair and components are generally relatively well maintained</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence / absence of major infrastructure, the landscape has moderate levels of tranquillity</p> <p>Rare or distinctive elements and features are a notable component that contribute to the character of the area</p> |

| | |
|-----|--|
| Low | <p>No formal designations but a landscape of local relevance (including, but not limited to, public or semi-public open spaces, village greens or allotments) and also green infrastructure and open spaces within residential areas likely to be visited and valued by the local community</p> <p>Landscape condition is poor and components are generally poorly maintained or damaged</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence / absence of major infrastructure, the landscape has limited levels of tranquillity</p> <p>Rare or distinctive elements and features are not a notable component that contribute to the character of the area</p> |
|-----|--|

- 3.8. The agricultural landscape of the Outwoods area is characterised by a small to medium scale, well hedged field network on broadly rolling landform with areas of residential development present in linear patterns. Views across this landscape are influenced by the existing settlement edge and the hedgerow network which both serve to limit views across the landscape from most locations, with the exception of elevated areas such the ridgeline to the south.
- 3.9. There is no public access on site and access across the wider landscape is limited to the footpath network located to the west of Longhedge Lane and south of the Upper Outwoods area of Beamhill Road and so recreational value on site and in its immediate context is limited. According to the ONP the existing public right of way network crosses "***through the parish and across the rural farmland fields, these are highly valued by the community***", however the network to the east and south is divorced from the site itself and therefore the site is not easily linked to other connections or routes.
- 3.10. The condition of the landscape is generally good and contains a number of intact elements and features such as hedgerows and mature trees but is influenced by the proximity of existing built development and the presence of horse-culture. This also has an impact on the relative tranquillity of the area. Tutbury Road and Beamhill Road are both busy through-routes and also provide access to a number of schools and other community facilities. The ONP states that "***these six specific areas and five views identified are considered to be the most sensitive landscape and ecology locations within the parish and should form the focus for protection and enhancement.***" However the landscape in this area is not designated at either a statutory or local level. There some mature trees but no particular evidence of rare or distinctive elements and features that particularly contribute to the character of the area.
- 3.11. On balance the local landscape character is considered to be of medium value in landscape terms.

Visual relationships

- 3.12. Views of the site are limited to those gained from a high point at Hill Top Farm to the west (see *Figure 5, Viewpoint 6*); and other closer views through gaps in the existing line of built form along both Tutbury Road and Beamhill Road. There are more elevated locations to the south where views across the landscape towards the site are gained from; however due to the vegetation lining the site and in the surrounding area, views of the ground plane are limited and large areas of the site are not readily visible from the surrounding landscape, also limiting what value can be attributed to it.
- 3.13. In visual terms the site and its context are relatively well contained, in particular considering the elevated and often sloping nature of the landform in this location. Most views are generally gained from near or mid distances. There are occasional longer distance views from elevated locations but these are largely filtered by intervening vegetation which also provides some sense of enclosure. The constraints on the visibility of the site from the surrounding area vary and include both natural and urbanising features. In the immediate context of the site the hedgerow network is strong and from the more open areas of landscape to the north and north-west, views are softened and filtered by it. The site is visible in parts from Longhedge Lane, properties along Tutbury Road; Beamhill Road and Rolleston Road to the east. However the site is not immediately discernible in the landscape from the wider area due to a combination of intervening vegetation and built form.
- 3.14. Four key views are proposed to be protected in the Outwoods Neighbourhood Plan (LR5- Protected Views). These are the view from Field Lane looking north; the view from a stile adjacent to reservoirs at Outwoods Hill; the view from Outwoods Lane looking east; the view from Longhedge Lane / Lount Lane junction looking south-east; and the view from Kitling Greaves Lane looking west. Of these views, two are positioned looking towards the site. These are the view from Longhedge Lane / Lount Lane junction and the view from a stile adjacent to reservoirs at Outwoods Hill (see *Figure 6 Landscape and Visual Analysis*). The extent to which the proposed LGS site is perceivable in these views is limited; this is demonstrated by viewpoints 4 and 5 of this analysis report.
- 3.15. On this basis, the retention of this area of land for Local Green Space designation would serve, in visual terms, a number of residents on Beamhill Road and Tutbury Road only due to the limited inter-visibility between the site and the local area. It would not preserve a particularly prominent or attractive piece of landscape that serves the wider neighbourhood.

Summary of analysis

3.16. The conclusions of this detailed landscape analysis are that the area of landscape within which the proposed LGS sits is of medium value in landscape terms; it is not covered by any statutory or local designation; it is relatively well enclosed in visual terms with a limited number of open views into it; and has no current public access and limited opportunities for connections with the wider PROW network in the future. By virtue of these characteristics, the proposed LGS site does not contribute to the quality of the local landscape, it does not function to prevent coalescence of development, nor does it bear any particular influence on the openness of the landscape in this area. Measured against the requirements of paragraph 77 of the NPPF; it is not considered that this area is demonstrably special to the local community in landscape terms, nor is it deemed to hold a particular local significance in landscape terms.

4. SUMMARY AND CONCLUSIONS

- 4.1. This analysis of landscape and visual issues has been prepared to determine the suitability of the site as designated Local Green Space and the related robustness of the current proposed Local Green Space designation as part of the Outwoods Neighbourhood Development Plan in landscape and visual terms.
- 4.2. The analysis report has addressed the following landscape resources and visual receptors:
 - Landscape character and value, including physical landscape features and elements;
 - Views and visual amenity experienced by residents, recreational users (including visitors and tourists) and road users.
- 4.3. This appraisal has found that the proposed designation of land to the north of Beamhill Road and west of Tutbury Road as Local Green Space is not justified by the available evidence. It is considered that the designation fails to conform to the requirements of the NPPF as the Neighbourhood Plan does not demonstrate that the area is demonstrably special to the local community or holds a particular local significance in landscape and visual terms.

Appendix A

Planning for Landscape Change

These are, in general, landscapes of the slopes below rolling plateaux, on which boulder clay overlies Triassic mudstones. The soils, which are generally non-calcareous stagnogleys, support dairying with some mixed farming in a semi-regular pattern of hedged fields, with scattered woods, often of ancient origin, and areas of remnant heath. There is a dispersed settlement pattern of hamlets and farmsteads, with urban influences in places.

Visual character

The single example of the type found in this Regional Character Area is a landscape of intensive arable and pastoral farming where fields have been enlarged to increase the scale considerably in places. The well trimmed nature of the hedgerows, isolated trees and prominent rolling landform ensure that there are always views across the landscape to the distance or intermediate horizons. The many small woods (none of them of ancient origin) and the stream valleys are important in locally reducing scale and directing views. Typical red brick farmhouses and scattered cottages are quickly losing their character by improvement or erection of large associated buildings. The area is easily accessible due to the network of narrow winding lanes serving the farms and hamlets. Newer properties are surprisingly numerous and reduce the quality of the landscape by their visibility and inappropriate design.

Characteristic landscape features

Intensive arable and pasture farming; large scale field pattern with well trimmed hedgerows; a rolling, often pronounced landform; well treed stream corridors; dispersed red brick farms; narrow winding lanes and small woodlands.

Incongruous landscape features

Modern large farm buildings and new properties; gappy hedgerows and field trees where hedgerows have been removed.

Factors critical to landscape character and quality

The most critical factor which currently limits landscape quality is the relatively poor survival of characteristic semi-natural vegetation (i.e. ancient woodland, heathland and ancient hedgerows). The single area falling within this landscape character type has been identified as a 'landscape at risk' of sudden loss of quality (see Section 7.18 *et seq.* of the Supporting Documentation) and measures to meet the BAP targets listed below will be critically important in preventing such a loss.

This landscape character type is very sensitive to the impacts of development and land use change.

Potential value of new woodland planting

Moderate to low, to restore a structure to the landscape now being lost due to farm intensification and subsequent loss of hedgerows.

Potential value of other habitat provision and management

The following Staffordshire Biodiversity Action Plan Targets are relevant at landscape scale:

| Habitat type | Objective or target | Priority |
|---|---|----------|
| Ancient/semi-natural broadleaved woodland | maintain and enhance | lower |
| | restore degraded sites | lower |
| | re-create/regenerate | lower |
| Ancient/diverse hedgerows | maintain and manage | high |
| | maintain trees | high |
| Hedgerows | plant species-rich hedges | lower |
| Arable field margins | maintain, improve and restore | lower |
| Canals, lakes and ponds | maintain and enhance water bodies and catchments | lower |
| | increase the number of such features | lower |
| Rivers and streams | maintain and improve the quality and quantity of water | medium |
| | maintain the quality of all natural existing channel features | medium |

Further details of these habitat targets can be found in the Staffordshire Biodiversity Action Plan.

Specific guidelines

Tree and woodland planting

Any size of woodland planting would be appropriate but they should be designed to fit into the existing field pattern on ridges and valleys and possibly designed to landform criteria on the steepest slopes. New planting should link into existing woods or hedgerows.

Broadleaved woodlands would be most appropriate, with any coniferous plantations being designed to reflect the surrounding broadleaved character by taking care over edge treatment and the appreciation of views from adjacent higher ground. The scale of planting should increase as it extends up slopes, and conifers should if possible be excluded from those upper areas.

FIGURES



Outwoods Neighbourhood Plan Consultation Response form:

Outwoods Neighbourhood Plan Steering Group has prepared a Neighbourhood Plan and would like your comments. In order for your representation to be taken into account at the Neighbourhood Plan examination and to keep you informed of the future progress of the Neighbourhood Plan your contact details are needed. The consultation runs from Wednesday 7th January to Wednesday 18th February 12noon.

All comments will be publicly available and identifiable by name and organisation (where applicable). Please note that any other personal information provided will be processed by East Staffordshire Borough Council in line with the Data Protection Act 1998.

Please fill in your details in the boxes below:

Name: Guy Longley

Organisation represented (if applicable): Pegasus Group

Address (including postcode): 4 The Courtyard, Church Street, Lockington, Derbyshire, DE74 2SL

Telephone number: 01509 670806

Email address: guy.longley@pegasuspg.co.uk

Please state which part of the neighbourhood development Plan (for example which section, objective or policy) your representation refers to.

Policy LR5 – Local Green Spaces and Views

Please use the space below to make comments on this part of the Plan.

These representations are made on behalf of the J V R Turner Partnership who own land to the North of Beamhill Road, Burton on Trent, falling within the Outwoods Neighbourhood Plan area.

Policy LR5 seeks to resist development on a number of spaces at the urban edge, including land to the north-west of Tutbury Road and Beamhill Road. This land is shown on the Proposals Map. Appendix 4 to the Neighborhood Plan sets out the rationale for this designation.

It is considered that the proposed designation of land north of Beamhill Road as a Local Green Space does not meet the required basic conditions on which the draft Plan will be tested by the independent examiner. In particular, there is insufficient evidence to justify the proposed designation of land at Beamhill Road as Local Green Space.

Paragraphs 76-78 of the National Planning Policy Framework outline the circumstances where local communities through neighbourhood plans can identify for special protection green areas of particular importance to them. The Framework makes it clear that Local Green Space designation will not be appropriate for most green areas or open space and that the designation should only be used where:

- the green space is in reasonably close proximity to the community it serves;
- the green area is demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife; and
- the green area concerned is local in character and is not an extensive tract of land.

The National Planning Practice Guidance (NPPG) provides some further guidance on the approach to the designation of Local Green Space. The NPPG gives examples of potential green areas for designation, including land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that

provide a tranquil oasis (Paragraph: 013Reference ID: 37-013-20140306). The NPPG is also clear that Local Green Space designation should only be used where the green area concerned is not an extensive area of land and that blanket designation of open countryside adjacent to settlements will not be appropriate (Paragraph: 014 Reference ID: 37-014-20140306).

Section 3 of the Neighbourhood Plan outlines the vision and objectives for the area. Objective 5: Public Open Space, aims to retain existing green space and woodland, and Policy LR5 is one of the policies identified as meeting this objective.

On the basis of the guidance set out in the Framework and the PPG, proposals for the designation of land as Local Green Space through a Neighbourhood Plan require robust justification. This was recognised by the independent inspector examining the Slaugham Parish Neighbourhood Plan in Mid Sussex. In considering proposals for designation of land as Local Green Space, the Inspector concluded as follows:

"9.49 This policy embraces a new opportunity in the Framework which enables local communities to protect green areas of particular importance to them and to designate them Local Green Spaces. The designation offers a significant level of protection as it rules out new development other than in very special circumstances and managing development within Local Green Spaces is consistent with policy for Green Belts.....

9.51 Therefore this policy requires a robust justification.....

9.54 Whilst the supporting text to the policy lists all of the examples given in the Framework, the test in the Framework is 'demonstrably special'. There is little evidence in the supporting text to demonstrate why this land is special and holds a particular local significance. This was further confirmed by the response to my question on this at the hearing when I was told the reason for the designation was to prevent development on the site. The overall thrust of the opportunity of neighbourhood planning is to plan positively to support local development rather to delay or prevent it.

9.55 As a result insufficient justification has been given for the designation of this site as a Local Green Space and therefore this policy does not accord with the Framework..."

Slaugham Parish Neighbourhood Plan, Independent Examiners Report, 17th January 2014

For the Outwoods Neighbourhood Plan, Policy LR5 identifies four existing areas as Local Green Space, including the land north west of Tutbury Road and Beamhill Road. The policy suggests that these areas contribute to the formation of the Green Space Strategy as well as to the character of the landscape and visual amenity at the settlement edge.

Appendix 4 to the Neighbourhood Plan seeks to set out the rationale for designation. This does not provide a sufficiently robust justification for the designation of the land as a Local Green Space, and the Plan is therefore not in accordance with the Framework in this respect.

The guidance set out in the Framework and supported in the NPPG is clear that Local Green Space designation will not be appropriate for most green areas. In support of our objections to the Neighbourhood Plan, our Landscape Design team have undertaken a detailed assessment of the land proposed for designation against the criteria set out in the Framework. A copy of this report is attached.

This assessment concludes that the designation of the land north-west of Tutbury Road and Beamhill Road does not merit designation when properly assessed against the criteria outline at paragraph 77 of the Framework. There are no particular features of the land proposed for designation that would distinguish it from the vast majority of other land on the edge of the existing built up area within the parish. There is no evidence presented to demonstrate that the land has any particular merit for special designation, as is required by the Framework.

The land consists of agricultural land to the north of existing properties along Beamhill Road. It forms part of a wider tract of countryside between Beamhill Road and Longhedge Lane. There are no public footpaths or any form of public access to either the site proposed for designation or the wider landholding. The land has no special landscape character or beauty and there is no evidence of any historic significance. It has no recreational value. Given that there is no public access to the land, the extent to which it is a demonstrably special area because of its tranquillity is of little relevance. In any event the land adjoins the urban area and is therefore affected by the usual urban influences including traffic routing along Beamhill Road and Tutbury Road. The site is

not covered by any ecological designations. Again, as the land is actively farmed, any ecological interest is likely to be limited to field boundary hedgerows.

It is therefore considered that the Outwoods Neighbourhood Plan has failed to provide a sufficiently robust justification for the designation of the land north of Beamhill Road as Local Green Space. The proposal is not in accordance with the Framework and, as a result, the plan does not meet the basic conditions.

The plan should be amended to delete land to the north-west of Tutbury Road and Beamhill Road as Local Green Space and the Proposals Map, and Appendix 4 should be amended accordingly.

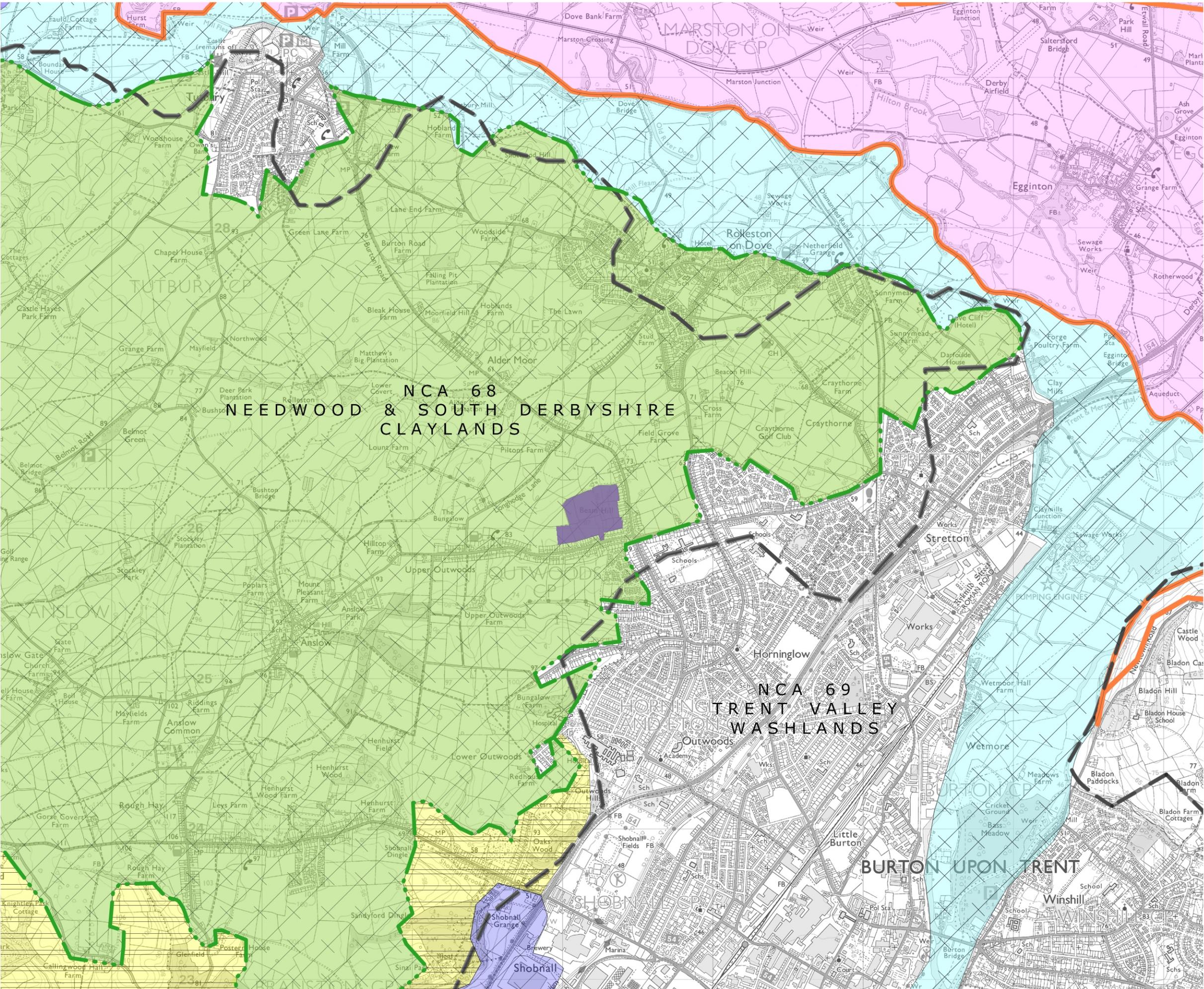
Please use a separate form for each representation.

Please state whether you would like to be notified of the Council's decision on the neighbourhood Plan Proposal:

Yes

No

This form can be emailed to neighbourhoodplanning@eaststaffsbc.gov.uk or posted to **East Staffordshire Borough Council, PO Box 8045, Burton upon Trent, DE14 9JG**.

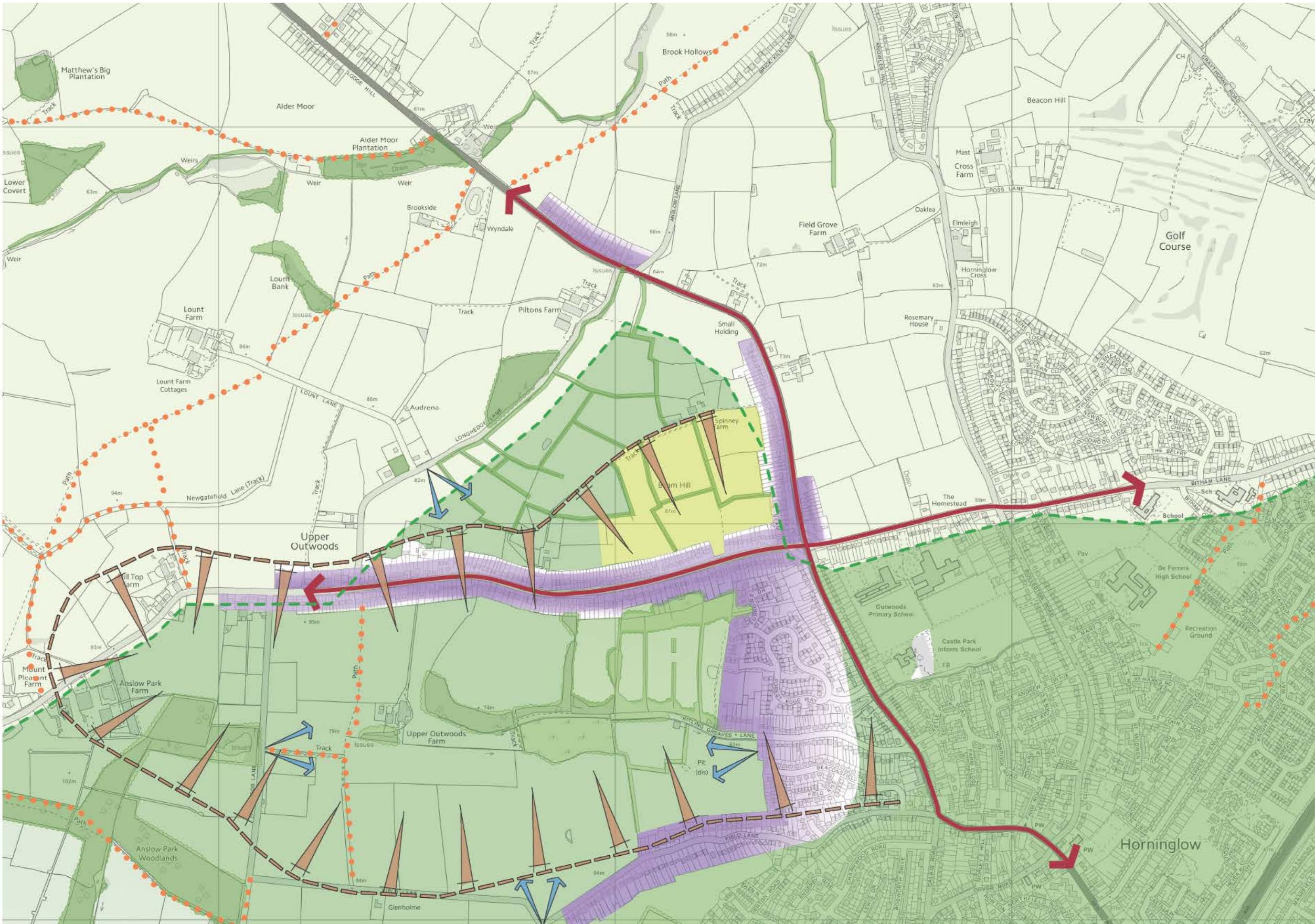


Land North of Beamhill Road,
Burton upon Trent
Fig. 3 Landscape Character

JVR Turner

www.pegasuspg.co.uk
Team KS/KW/JB
09 February 2015
1:25000 @A3

EMS.2585_03



LEGEND

- National Forest boundary (East Staffordshire Local Plan 2007)
- Sloping landform
- Existing vegetation
- Existing linear belts of vegetation
- Existing settlement edge
- Public rights of way
- Key transport routes

Outwoods Neighbourhood Development Plan (Submission Draft 2015)

- Proposed Local Green Space (LR5)
- Proposed protected views (LR5)

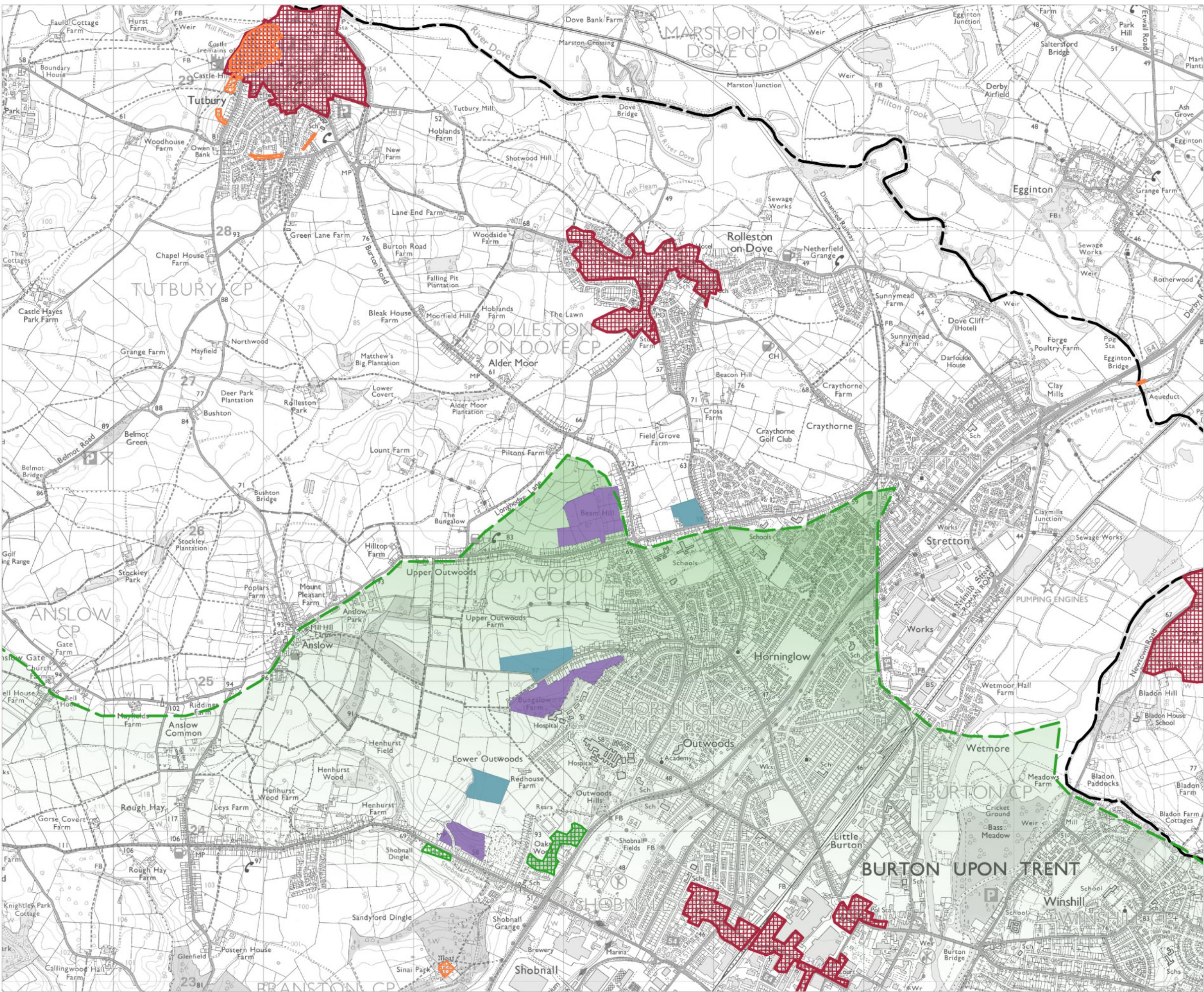


Land North of Beamhill Road,
Burton upon Trent
Fig. 6 Landscape and Visual Analysis

JVR Turner

www.pegasuspg.co.uk
Team KS/KW/JB
17 February 2015
1:10000 @A3

EMS.2585_06



LEGEND

Local planning authority boundary

Outwoods Neighbourhood Development Plan (submission draft)

LR5 - Local Green Spaces

LR5 - Local Green Spaces (as part of existing development proposal)

South Derbyshire District Council Local Plan (2007)*

East Staffordshire Local Plan (2006)**

National Forest (EV10)* (BE2, BE3, BE16, NE14, NE15)**

Scheduled Monument (EV14)*

Conservation Area (EV12)* (BE6, BE7)**

Ancient Woodland



0km

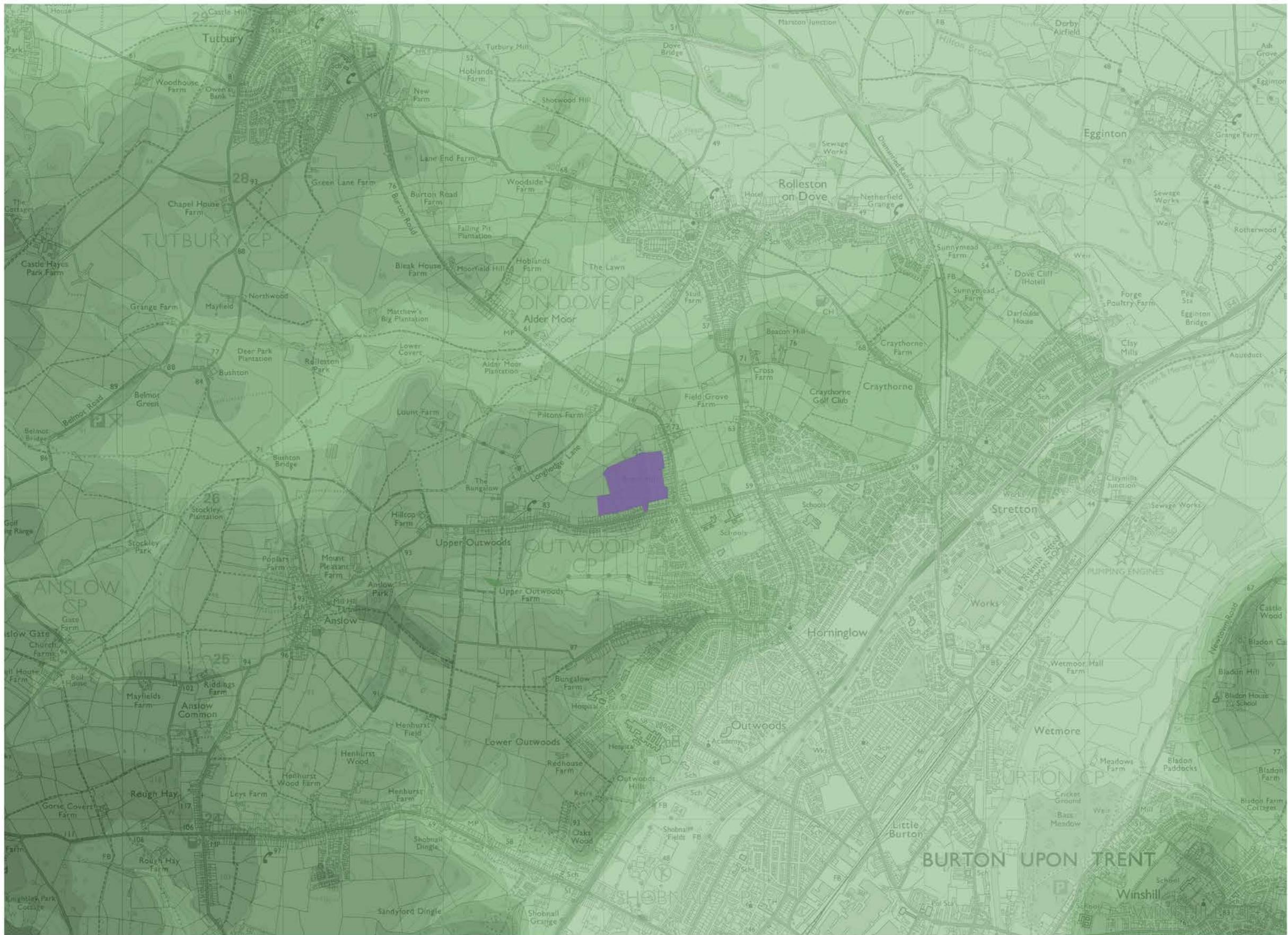
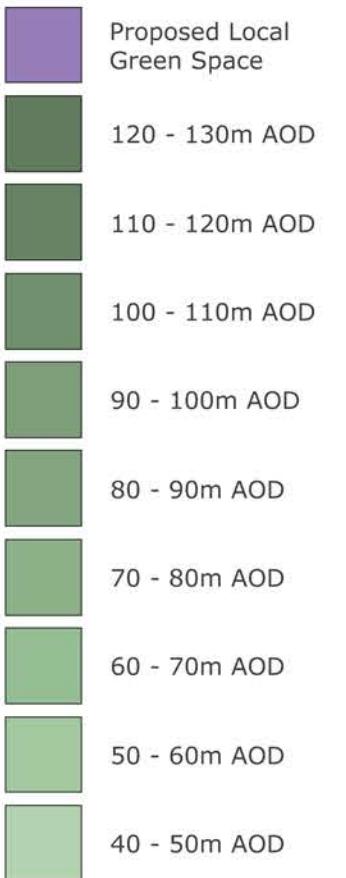
1km

Land North of Beamhill Road,
Burton upon Trent
Fig. 1 Site Location and Planning Designations

JVR Turner

www.pegasuspg.co.uk
Team KS/KW/JB
17 February 2015
1:25000 @A3

LEGEND

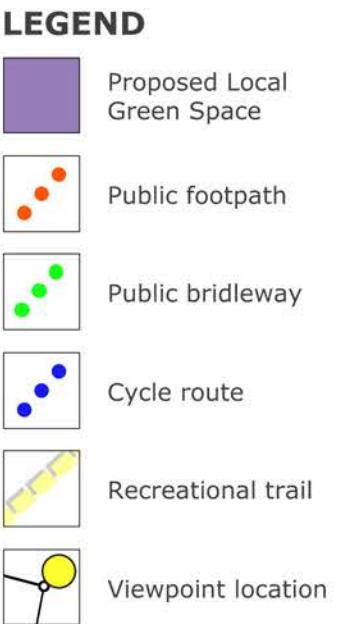
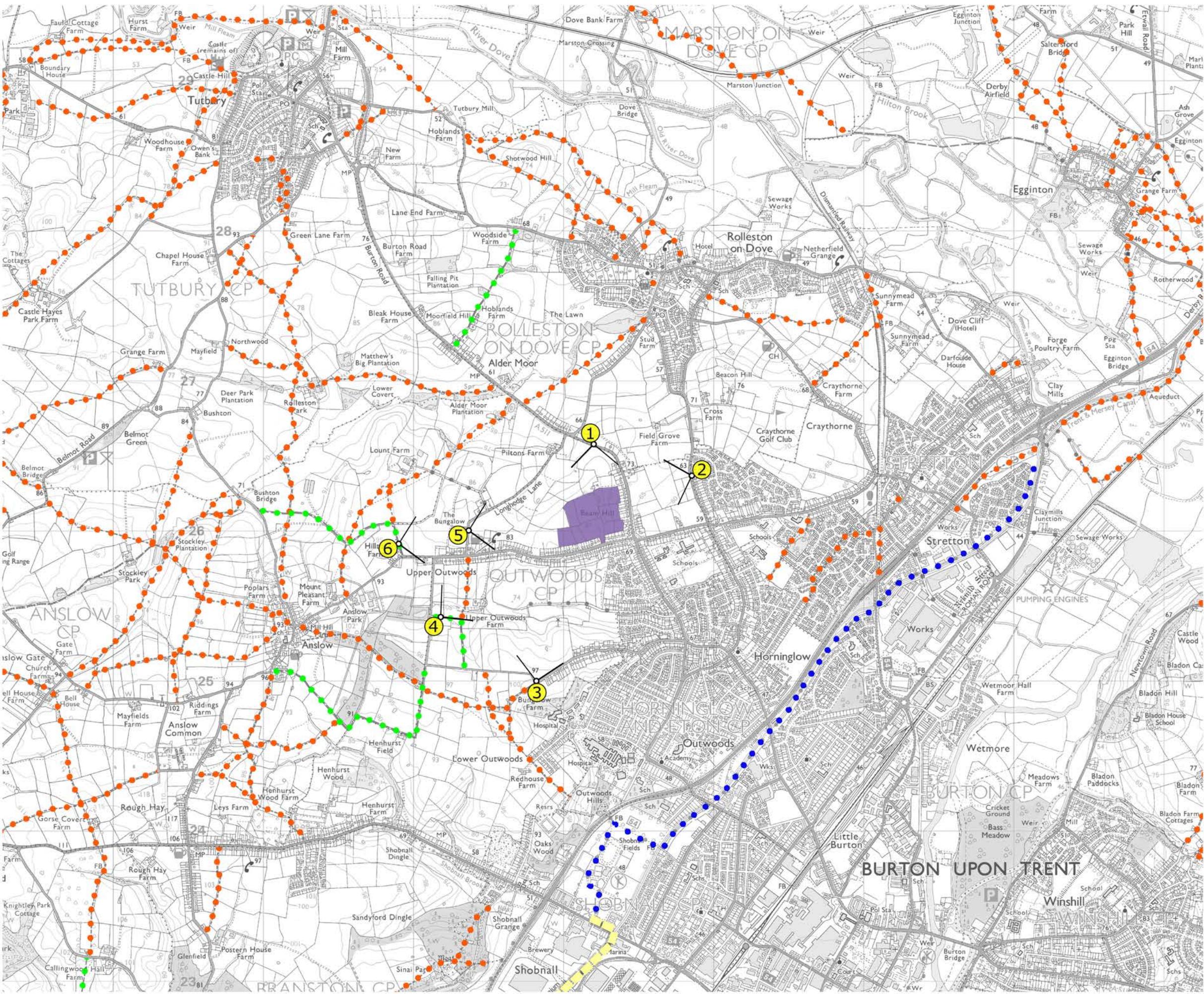


Land North of Beamhill Road,
Burton upon Trent
Fig. 2 Topography

JVR Turner

www.pegasuspg.co.uk
Team KS/KW/JB
17 February 2015
1:25000 @A3

EMS.2585_02



0km

1km

Land North of Beamhill Road,
Burton upon Trent
**Fig. 4 Viewpoint Locations
and Public Rights of Way**

JVR Turner

www.pegasuspg.co.uk
Team KS/KW/JB
17 February 2015
1:25000 @A3

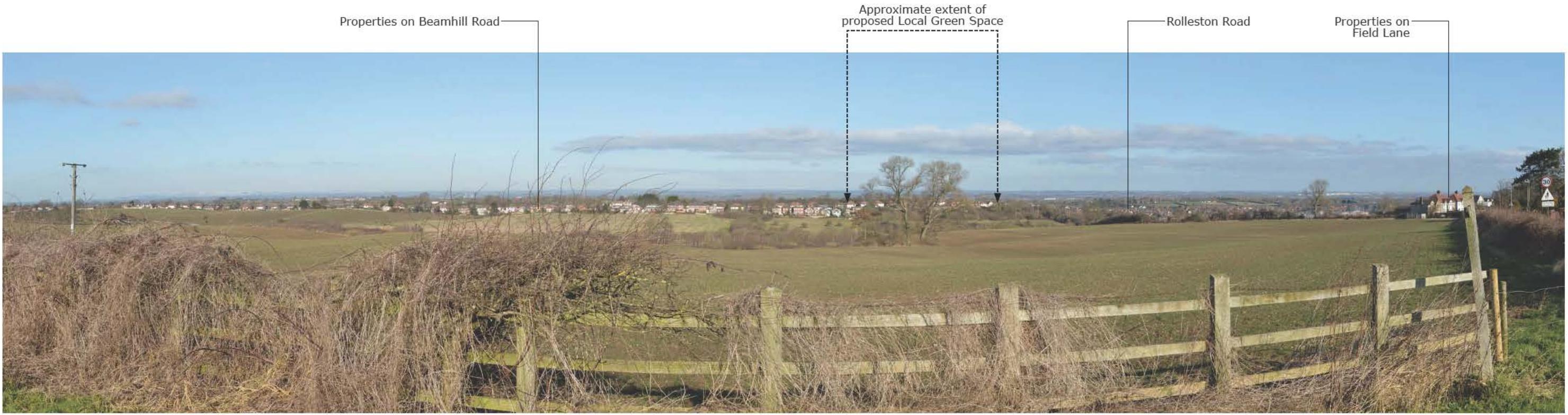


| | |
|------------------|--|
| Viewpoint 1 | View from Tutbury Road (A511), looking south. |
| Camera type | Nikon D3100 with 50mm lens (equivalent focal length) |
| Date | 4th February 2015 @ 14.06 hrs |
| Approx grid ref | SK 23185, 26578 |
| Approx elevation | +70m AOD |
| Distance to site | c. 225m north of site |



| | |
|------------------|--|
| Viewpoint 2 | View from Rolleston Road, looking west. |
| Camera type | Nikon D3100 with 50mm lens (equivalent focal length) |
| Date | 4th February 2015 @ 13.34 hrs |
| Approx grid ref | SK 23849, 26361 |
| Approx elevation | +61m AOD |
| Distance to site | c. 445m east of site |

Land North of Beamhill
Road, Burton-on-Trent
JVR Turner



Viewpoint 3 View from junction of Field Lane and Outwoods Lane, looking north-east.

Camera type Nikon D3100 with 50mm lens (equivalent focal length)

Date 4th February 2015 @ 12.05 hrs

Approx grid ref SK 22821, 24997

Approx elevation +99m AOD

Distance to site c. 830m south of site



Viewpoint 4 View from public right of way (bridleway) near Outwoods Lane, looking north-east.

Camera type Nikon D3100 with 50mm lens (equivalent focal length)

Date 4th February 2015 @ 14.17 hrs

Approx grid ref SK 22182, 25408

Approx elevation +80m AOD

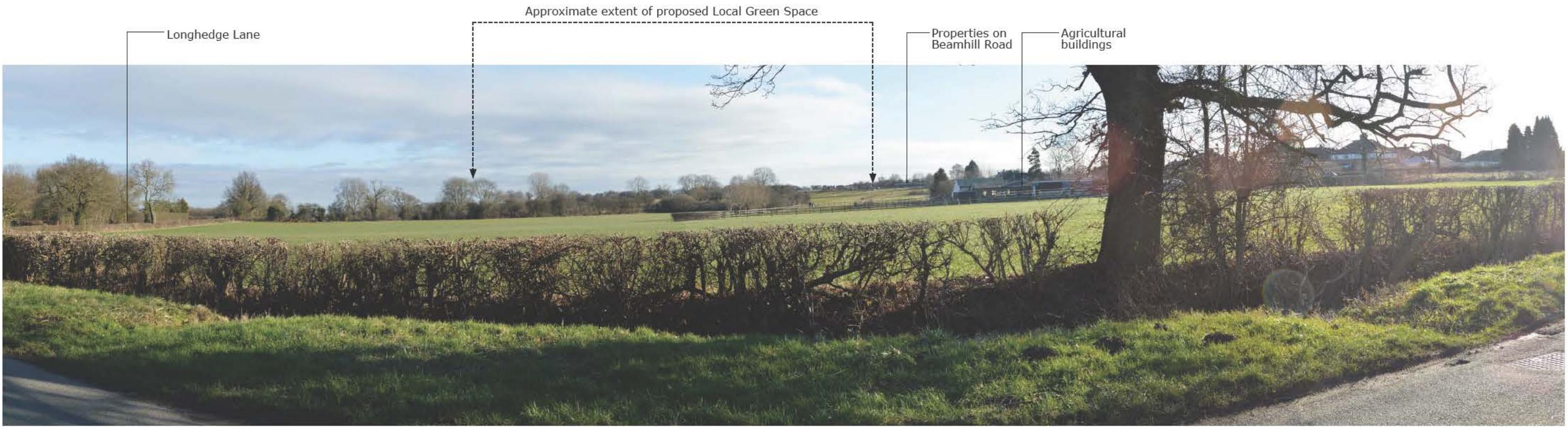
Distance to site c. 730m south-west of site

Land North of Beamhill
Road, Burton-on-Trent
JVR Turner

Pegasus
Landscape Design

Figure 5 Viewpoint Photographs

Drawing No. | EMS.2585_05 | Date | 18.02.2015 | Team | KS/KMW/JB | Scale | NTS@A3 | T | 0121 308 9570 | F | 0121 323 2215 | www.pegasuspg.co.uk



| | |
|------------------|--|
| Viewpoint 5 | View from Longhedge Lane, looking east. |
| Camera type | Nikon D3100 with 50mm lens (equivalent focal length) |
| Date | 4th February 2015 @ 10.51 hrs |
| Approx grid ref | SK 22364, 26029 |
| Approx elevation | +70m AOD |
| Distance to site | c. 440m west of site |



| | |
|------------------|--|
| Viewpoint 6 | View from public right of way (bridleway) near Hilltop Farm, looking east. |
| Camera type | Nikon D3100 with 50mm lens (equivalent focal length) |
| Date | 4th February 2015 @ 12.18 hrs |
| Approx grid ref | SK 21913, 25937 |
| Approx elevation | +90m AOD |
| Distance to site | c. 890m west of site |

Land North of Beamhill
Road, Burton-on-Trent
JVR Turner