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DERBYSHIRE DALES DISTRICT COUNCIL

LANDSCAPE SENSITIVITY STUDY

August 2015

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CONTENTS

EXECUTIVE SUMMARY ...................................................................................................... 1
1 INTRODUCTION ......................................................................................................... 4
2 NATIONAL PLANNING POLICY AND THE RELEVANCE OF LANDSCAPE CHARACTER ASSESSMENT .............................................................................................................. 8
3 LANDSCAPE CHARACTER OF DERBYSHIRE DALES ...................................................... 13
4 GUIDANCE .............................................................................................................. 15
5 METHODOLOGY ...................................................................................................... 21
6 RESULTS OF ASSESSMENT ....................................................................................... 26
7 CONCLUSIONS ......................................................................................................... 75

APPENDICES
Appendix A  Assessment Sheet

DRAWINGS
Map 1  Derbyshire Dales North
Map 2  Derbyshire Dales Central
Map 3  Derbyshire Dales South
EXECUTIVE SUMMARY

Wardell Armstrong have been commissioned by Derbyshire Dales District Council (DDDC) to undertake a Landscape Sensitivity Study (LSS) of settlements within the District.

The aim of the study is to assess the sensitivity of the landscape surrounding settlements to housing development. The LSS will provide a strategic context for landscape capacity and impact assessments undertaken at the field level, and form part of the evidence base for the Local Plan.

It is stated within the National Planning Policy Framework (NPPF) that Local Planning Authorities must prepare Local Plans positively, and Local Plans must also be justified, effective and consistent with National Policy. This study was therefore prepared in the context of the NPPF. The study also take account of documents within the existing DDDC evidence base.

This study takes account of the guidance set out within the Landscape Institute and the Institute of Environmental Management & Assessment “Guidelines for Landscape and Visual Impact Assessment” Third Edition published by Routledge (2013) which sets out the methodology to be adopted in Landscape and Visual Impact Assessment. Of particular relevance is the methodology for assessing the sensitivity of particular types of development, relating to susceptibility to change and landscape value.

The study was undertaken through a combination of desk study and field survey. The Study Area did not include the full extent of the District, and was limited to the land surrounding a list of identified settlements provided by DDDC.

The desktop survey identified that there are five National Character Area (NCAs), as defined by Natural England, within the District:

- The Dark Peak
- The White Peak
- Derbyshire Peak Fringe and Lower Derwent
- The Needwood and South Derbyshire Claylands
- The Trent Valley Washlands

“The Landscape Character of Derbyshire” published by Derbyshire County Council in 2004, and updated in 2014, identified distinctive Landscape Character Types within the broader
NCAs. This document, in combination with the NCA profiles provided by Natural England, provide descriptions of the varying landscape within the District and formed part of the baseline assessment.

The desktop study also comprised researching available documentation relating to the identified areas, including the identification of sensitive environmental receptors which could affect landscape value. A GIS database was used to locate environmental assets within the areas of search, including the Peak District National Park, nature conservation sites, heritage assets, flood zones and topography.

The field survey utilised Assessment Sheets which listed the identified assets and features within each area of search. These sheets were then used to determine in broad terms the sensitivity of the landscape surrounding settlements, based on factors such as land use, the nature of the adjacent settlement edge, designated land and important features relating to landscape, heritage, ecology and hydrology.

Land within the areas of search was then assessed as being of high, medium or low sensitivity. Where relevant, potential measures that could be undertaken to reduce the sensitivity of land or improve the settlement edge were also identified.

The results of this study should be read in combination with Maps 1, 2 and 3 which illustrate the findings of the assessment.

Within the District the density of settlements increases towards the north, with the collection of settlements located on the A6 around Matlock comprising the most densely developed area. To the south the pattern of settlements is smaller and more dispersed, with a more rural character.

Areas of high sensitivity in the north of the District predominantly related to land which prevents coalescence between settlements, and visually prominent land which is visible from the Peak District National Park.

Areas of high sensitivity within the south of the District predominantly related to visually prominent land which slopes down from the hilltop settlements, land which contributed to the rural character of settlements, and land surrounding the smaller settlements with a large number of heritage constraints.
Areas of low and medium sensitivity were generally identified on land at a similar elevation to the adjacent settlement edge, which was enclosed or semi-enclosed with low visual prominence, and did not contribute to the character or setting of the settlement.
1 INTRODUCTION

1.1 Context of the Study

1.1.1 Wardell Armstrong has been commissioned by Derbyshire Dales District Council (DDDC) to undertake a Landscape Sensitivity Study (LSS) of settlements within Derbyshire Dales.

1.1.2 The District Council is in the process of undertaking a review of its evidence base to support the preparation of a revised Derbyshire Dales Local Plan.

1.1.3 The new Derbyshire Dales Local Plan will set a revised housing requirement for the district and allocate sites to meet its identified target. However, given the value and importance of the landscape the District Council wishes to assess the extent to which it can accommodate future growth and its full Objectively Assessed Need. The allocation of sites for the development of new homes needs to be managed carefully as part of the Local Plan process to ensure that the important characteristics of the Derbyshire Dales landscape are not unacceptably harmed.

What is landscape?

1.1.4 The European Landscape Convention (ELC), which the UK has signed and ratified, emphasises the role that landscape can play as an integrating framework for many areas of policy. The ELC is designed to achieve improved approaches to the planning, management and protection of landscapes throughout Europe and to put people at the heart of this process.

1.1.5 The ELC adopts a definition of landscape as:

“Landscape is an area, perceived by people, whose character is the result of the action and interaction of natural and/or human factors (Council of Europe, 2000)”

1.1.6 This definition reflects the thinking that emerged in the UK in the late 1980s and early 1990s and was summarised in the 2002 guidance on Landscape Character Assessment. The inclusive nature of landscape was captured there in a paragraph stating that:

“Landscape is about the relationship between people and place. It provides the setting for our day-to-day lives. The term does not mean just special of
designated landscapes and it does not only apply to the countryside. Landscape can mean a small patch of urban wasteland as much as a mountain range, and an urban park as much as an expanse of lowland plain. It results from the way that different components of our environment – both natural (the influences of geology, soils, climate, flora and fauna) and cultural (the historic and current impact of land use, settlement, enclosure and other human interventions) – interact together and perceived by us. People’s perceptions turn land into the concept of landscape."

(Swanwick and Land Use Consultants, 2002: 2)

1.1.7 Thus landscapes are not only those that are recognised as being special or valuable, but also about the ordinary and the everyday. The importance of the ELC definition is that it moves beyond the idea that landscape is only a matter of aesthetics and visual amenity. Instead it encourages a focus on landscape as a resource in its own right. It provides an integrated way of conceptualising our surroundings and is increasingly considered to provide a useful spatial framework for thinking about a wide range of environmental, land use and development issues.

The Landscape of Derbyshire Dales

1.1.8 The Derbyshire Dales local planning authority area is situated to the south east of the Peak District National Park. It extends onto high moorland above Rowsley and Matlock in the north; in the east the boundary follows a line southwards through the outskirts of Tansley, Cromford, Wirksworth, Hulland Ward and Brailsford as far as Sudbury; in the south west and south it follows the course of the River Dove from Ashbourne to Doveridge. The population is approximately 45,000 most of which is concentrated in the market towns of Matlock, Ashbourne and Wirksworth.

1.1.9 The landscape of Derbyshire Dales is of national and international importance, even outside the Peak District National Park and much of it is specially designated including: Special Areas of Conservation; Sites of Special Scientific Interest; and the Derwent Valley Mills World Heritage Site.

1.1.10 The landscape has a significant economic value, providing the setting for economic activity and is often an important factor in attracting business and tourism. It has social and community value being an important part of people’s lives through
contributing a sense of identity and well-being. It has environmental value as a home for wildlife and cultural value as a record of society’s use of the land.

1.2 Aim of the Study

1.2.1 The overall aim of the project is to prepare a LSS which will provide a robust landscape evidence base for the Local Plan. It will comprise a strategic assessment of the sensitivity of the landscape of Derbyshire Dales to housing development, and can be used to provide a context for landscape capacity and impact assessments undertaken for both previously identified sites and additional sites as they come forward.

Aim of the study

To prepare a Landscape Sensitivity Study that will be capable of:

- Forming part of the evidence base which will underpin the Local Plan;
- Providing a context for the allocation of sites for housing development; and
- Providing a sound basis on which decision making can be informed with regard to ongoing and future site assessment and the determination of potential planning applications.

1.3 Key Guidance and Evidence Base

1.3.1 This study takes account of the guidance set out within the Landscape Institute and the Institute of Environmental Management & Assessment “Guidelines for Landscape and Visual Impact Assessment” Third Edition published by Routledge (2013), hereafter referred to as “GLVIA3”. In addition the following sources have been utilised in the preparation of this report:-

- Landscape Character Assessment – Guidance for England and Scotland (The Countryside Agency and Scottish National Heritage, 2002); and subsequent topic papers.

1.3.2 This study also takes account of the existing evidence base, including the following documentation:

- The Landscape Character of Derbyshire (Derbyshire County Council, 2004 updated 2014);

- Landscape Character and Design - SPD (DDDC, 2007);

- A Methodology for Identifying Areas of Multiple Environmental Sensitivity (AMES, DDC);

- Derbyshire Historic Landscape Characterisation (DDC);

- Relevant Conservation Area Appraisals provided by DDDC;

- Derbyshire Dales Local Plan Pre-Submission Draft (DDDC, 2013);

- Housing Allocations Issues and Options (DDDC, 2012); and

- Derbyshire Dales Final Sustainability Appraisal (DDDC, 2014).

1.3.3 The above documents provided the basis for the development of the methodology used within this study.
2 NATIONAL PLANNING POLICY AND THE RELEVANCE OF LANDSCAPE CHARACTER ASSESSMENT

2.1 The National Planning Policy Framework

2.1.1 The National Planning Policy Framework (NPPF) sets out Government policies on planning. It is a material consideration to be taken into account by Local Planning Authorities (LPAs) when formulating planning policy and by decision takers when determining individual planning applications. The NPPF identifies the 3 dimensions of sustainable development as economic, social and environmental. The environmental role aims to protect and enhance the natural built and historic environment whilst improving biodiversity, prudent use of natural resources, minimising waste and pollution, mitigating and taking account of climate change.

2.1.2 The NPPF emphasises “a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking” (NPPF, para 14, pg 4). For plan-making this means that local planning authorities should positively seek opportunities to meet the development needs of their area unless “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.” (NPPF, para 14, pg4).

2.1.3 NPPF policies are now material considerations to be taken into account in both decision taking and plan making. The 12 core planning principles which should underpin plan-making and decision-making are listed in paragraph 17 of the NPPF. The following are of particular relevance:

- “Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;

- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
• Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;

• Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework;

• Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;

• Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);

• Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations; and

• Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable…”

(NPPF, para 17, pg5-6)

2.1.4 The following within the NPPF is also of relevance:

• “Local Plans should... identify land where development would be inappropriate” (NPPF, para 157, pg38); and

• “Great weight should be given to conserving landscape and scenic beauty in National Parks…” (NPPF, para 115, pg26).

2.1.5 It is stated at paragraph 182, pg43 of the NPPF that LPAs must prepare Local Plans positively. Local Plans must also be justified, effective and consistent with National
Policy. It was therefore particularly important this study was prepared in the context of the NPPF.

2.1.6 The main policy considerations in relation to landscape within the NPPF are detailed as follows.

**Green Infrastructure**

2.1.7 It is stated within the NPPF that LPAs should set out a “*strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure*” (NPPF, para 114, pg26).

**Landscape**

2.1.8 The NPPF states that the “*planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes*” (NPPF, para 109, pg25).

**Historic Environment**

2.1.9 It is stated within paragraph 170, pg41 of the NPPF that where appropriate, landscape character assessments should consider historic landscape character.

**Setting**

2.1.10 The definition of setting within the NPPF is detailed as being:

> “*Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*”

(NPPF, Annex 2, pg56)

**Previously Developed Land**

2.1.11 It is stated within the NPPF that “*planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value*” (NPPF, para 111, pg26).
2.1.12 National Parks

It is stated within the NPPF that “great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. Furthermore, the conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads” (NPPF, para 115, pg26-27).

2.1.13 Recent Ministerial Letter on the Importance of Landscape

A recent ministerial letter of March 27, 2015 to the Chief Executive of the Inspectorate on the subject of landscape character spell out in more detail how policy is to be applied.

2.1.14 The planning minister Brandon Lewis voiced concern over how landscape issues are being handled. Lewis said:

“I have become aware of several recent appeal cases in which harm to landscape character has been an important consideration in the appeal being dismissed”.

2.1.15 He added:

“These cases are a reminder of one of the 12 core principles at paragraph 17 of the National Planning Policy Framework – that plans and decisions should take into account the different roles and character of different areas, and recognise the intrinsic character and beauty of the countryside – to ensure that development is suitable for the local context”

2.1.16 The minister acknowledged that although National Parks, the Broads, Areas of Outstanding Natural Beauty, and Heritage Coasts are quite rightly enjoy the highest degree of protection, “outside of these designated areas the impact of development on the landscape can be an important material consideration”. Lewis said:

“We are publicising some of these appeal cases more widely, with the help of the Planning Advisory Service, to promote greater understanding of how landscape character can be taken into account by local planning authorities in their decisions. These cases also reflect the wider emphasis on delivering
sustainable outcomes at the heart of the Framework, which means taking full account of the environmental as well as the economic and social dimensions of development proposals”.

2.2 Landscape Character Assessment

2.2.1 The process of Landscape Character Assessment (LCA) can be used as a tool to identify what makes a place unique, and provides a framework for decision making that respects local distinctiveness. It can inform planning policy at the regional, county and local level, in addition to development control and countryside management.

2.2.2 National landscape characterisation work was undertaken by the then Countryside Commission (now Natural England) throughout the 1990s, culminating in the publication of the Character of England map in 1996. This approach was recognised at the time in Government Policy (Planning Policy Guidance Note 7) and became an important tool in the planning process to aid the assessment of landscape impact. Further LCAs have subsequently been undertaken at County and local levels.

2.2.3 Landscape Character Assessment is still used as planning policy evidence base. Information contained within the relevant LCAs has been used in support of this assessment. More detailed information relating to landscape character can be found in Chapter 3 of this report.
3 LANDSCAPE CHARACTER OF DERBYSHIRE DALES

3.1.1 Joint Character Area (JCAs) and Countryside Character Area descriptions were published in 1998-1999 by the then Countryside Commission. They made up the Character Map of England. These are still used as part of the overall body of evidence behind National Character Area (NCAs) profiles that are currently provided by Natural England. There are five different NCAs within the Derbyshire Dales District.

3.1.2 The NCAs within the Derbyshire Dales District are:

- The Dark Peak
- The White Peak
- Derbyshire Peak Fringe and Lower Derwent
- The Needwood and South Derbyshire Claylands
- The Trent Valley Washlands

3.1.3 Within these broad landscape character areas further subdivisions can be made at a regional and district level. “The Landscape Character of Derbyshire” published by the County Council in 2004, and updated in 2014, identified the following distinctive Landscape Character Types within the broader Character Areas, which are of relevance within the District.

<table>
<thead>
<tr>
<th>National Character Area</th>
<th>Derbyshire Landscape Character Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Dark Peak</td>
<td>• Open Moors</td>
</tr>
<tr>
<td></td>
<td>• Enclosed Moorland</td>
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<tr>
<td></td>
<td>• Settled Valley pastures</td>
</tr>
<tr>
<td>The White Peak</td>
<td>• Riverside Meadows</td>
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<td></td>
<td>• Plateau Pastures</td>
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<td></td>
<td>• Limestone Slopes</td>
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<td></td>
<td>• Limestone Dales</td>
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<tr>
<td>The Derbyshire Peak Fringe and Lower Derwent</td>
<td>• Enclosed Moors and Heaths</td>
</tr>
<tr>
<td></td>
<td>• Wooded Slopes and Valleys</td>
</tr>
<tr>
<td></td>
<td>• Wooded Farmlands</td>
</tr>
</tbody>
</table>
3.1.4 “The Landscape Character of Derbyshire Dales”, an abridged version of the County study, has been prepared specifically for use within Derbyshire Dales describing only those Landscape Character Areas and Landscape Types that exist within the District.
4 GUIDANCE

4.1 Introduction

4.1.1 This section outlines the guidance taken into consideration in developing the methodology for this study.

4.2 Guidance

4.2.1 This study takes account of the guidance set out within the Landscape Institute and the Institute of Environmental Management & Assessment “Guidelines for Landscape and Visual Impact Assessment” Third Edition published by Routledge (2013), hereafter referred to as “GLVIA3”. In addition the following sources have been utilised in the preparation of this report:

- Landscape Character Assessment – Guidance for England and Scotland (The Countryside Agency and Scottish National Heritage, 2002); and subsequent topic papers.

What is Landscape Sensitivity?

4.2.2 GLVIA3 recognises that drivers for change in landscape arise from the requirement for development to meet the needs of a growing and changing population and economy. It states:

“In the last thirty years there has been growing emphasis on the need to accommodate such change and development in ways that are sustainable. Definitions of sustainable development have been extensively debated but according to the widely accepted definition in the Brundtland report this means ‘development that meets the needs of the present without comprising the ability of future generations to meet their own needs’ (World Commission on Environment and Development, 1987). It is broadly agreed that it involves finding an appropriate balance between economic, social and environmental matters, and that protecting and enhancing the natural, built and historic environment is an important part if this.”

(GLVIA3, para 2.14, pg19)
4.2.3 When assessing landscape effects GLVIA3 set out that LVIA relies on:-

“...linking judgements about the sensitivity of the receptor and about the magnitude of the effects to arrive at conclusions about the significance of the effects... Landscape professionals should assess the nature of a landscape or visual receptors sensitivity by combining judgements about its susceptibility to change arising from the specific proposal with judgements about the value attached to the receptor.”

(GLVIA3, para 3.24, pg37-38)

4.2.4 Landscape sensitivity therefore relates to:-

- The susceptibility of the receptor to the type of change arising from specific development: and
- The value attached to the receptor.

4.2.5 In commenting on susceptibility to change GLVIA3 states:-

“This means the ability of the landscape receptor (whether it be overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development within undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.

The assessment may take place in situations where there are existing landscape sensitivity and capacity studies, which have become increasingly common. They may deal with the general type of development that is proposed, in which case they may provide useful preliminary background information for the assessment. But they cannot provide a substitute for the individual assessment of the susceptibility of the receptors in relation to change arising from the specific development proposal.

Some of these existing assessments may deal with what has been called ‘intrinsic’ or ‘inherent’ sensitivity, without reference to a specific type of development. These cannot reliably inform assessment of the susceptibility to
change since they are carried out without reference to any particular type of development and so do not relate to the specific development proposed. Since landscape effects in LVIA are particular to both the specific landscape in question and the specific nature of the proposed development, the assessment of susceptibility must be tailored to the project.”

(GLVIA3, paras 5.40-5.42, pg88-89)

4.2.6 It is therefore important that susceptibility to change is considered for specific types of development. Accordingly this report assesses susceptibility for housing development only.

4.2.7 In discussing value GLVIA3 states:-

“The value of the landscape receptors will to some degree reflect landscape designations and the level of importance which they signify, although there should not be overreliance on designations as the sole indicator of value. Assessments should reflect:

- Internationally valued landscape recognised as World Heritage Sites;
- Nationally valued landscapes (National Parks, Areas of Outstanding Natural Beauty, National Scenic Areas or other equivalent areas);
- Locally valued landscapes, for example local authority landscape designations or, where these do not exist, landscapes assessed as being of equivalent value using clearly stated and recognised criteria;
- Landscape that are not nationally or locally designated, or judged to be of equivalent value clearly stated and recognised criteria, but are nevertheless valued at a community level.”

(GLVIA3, para 5.45, pg89-90)

4.2.8 It notes that other factors can affect value:-

“Information that will contribute to understanding value might include:
• Information about areas recognised by statute such as (depending on jurisdiction) National Parks, National Scenic Areas, Areas of Outstanding Natural Beauty;

• Information about Heritage Coasts, where relevant;

• Local planning documents which may show the extent of and polices for local landscape designations;

• Information on the status of individual or groups of features such as, for example, hedgerows, cultural heritage elements such as historic landscapes of various forms, archaeological sites of importance and other special historical or cultural heritage sites such as battlefields or historic gardens;

• Art and literature, including tourism literature and promotional material such as postcards, which may indicate the value attached to the identity of particular areas (for example ‘Constable Country’ or special promoted views);

• Material on landscapes of local or community interest, such as local green spaces, village greens or allotments.”

(GLVIA3, para 5.20, pg82)

4.2.9 In additional other “conservation interests” can affect value including features of wildlife interest (ref box 5.1 of GLVIA3, pg84).

4.2.10 This study therefore analyses factors affecting value ascertained through both desk and field survey.

4.2.11 GLVIA also notes that there can be:-

“...complex relationships between the value attached to landscape receptors and their susceptibility to change which are especially important when considering change within or close to designated landscapes. For example:
• An internationally, nationally or locally valued landscape does not automatically, or by definition, have high susceptibility to all types of change.

• It is possible for an internationally, nationally or locally important landscape to have relatively low susceptibility to change resulting from the particular type of development in question, by virtue of both the characteristics of the landscape and the nature of the proposal.

• The particular type of change or development proposed may not compromise the specific basis for the value attached to the landscape.”

(GLVIA3, para 5.46, pg90)

4.2.12 Within this assessment levels of landscape sensitivity (low, medium or high) are determined by the presence of landscape receptors which affect susceptibility to change and landscape value, and the relationship between these two factors. This relationship between susceptibility to change and value has been established in this study through both desk and field survey, the methodology for which is described in Chapter 5 below.

4.2.13 These relationships are complex, varying across the study area, and different levels of emphasis may be applied to susceptibility to change and landscape value. However, the following provides examples of the approach taken in this assessment:

**High sensitivity**: Land with a high susceptibility to change and/or which is of high value, e.g. land adjacent to or visually prominent from the Peak District National Park or World Heritage Site, land outside of the settlement pattern, land which has high visual prominence, land which contributes to heritage or ecological assets.

**Medium sensitivity**: Land with a medium susceptibility to change and/or which is of medium value, e.g. land which has medium visual prominence, land which partially contributes to heritage or ecological assets.

**Low sensitivity**: Land with a low susceptibility to change and/or which is of low value, e.g. land within the settlement pattern, land with low visual
prominence, land which has no or very limited contribution to heritage or ecological assets.

4.2.14 Please note the above examples are only indicative, and are not a prescriptive matrix by which sensitivity is determined. As stated above, different levels of emphasis may be applied to susceptibility to change and landscape value. For example, an area of land with low susceptibility to change may still be of high sensitivity due to being of high value.

4.2.15 The assessment of land was undertaken at a strategic level. It should be noted that were land has been categorised as being of high sensitivity to housing development there will inevitably be variations in the level of landscape impacts. Such variations could be determined by further more detailed survey at the site or field level.
5 METHODOLOGY

5.1 Introduction

5.1.1 The section describes the methodology used for the assessment of settlements as it was developed during the course of the study.

5.2 Methodology

5.2.1 The study required the categorisation of data (indicating value), the identification of key issues and the use of a GIS (Geographical Information System) database. GIS has the ability to store, manipulate and display geographically related data. Information can be presented in a user friendly format using ordnance survey data as a background, overlain with transparent layers which show landscape features and constraints. These layers can include factors such as landscape designations, heritage assets and nature conservation sites.

5.2.2 The methodology for this project was developed based on the following stages:-

- Identification of the extent of the Study Area;
- Desk study and mapping; and
- Assessment in the field.

**Extent of Study Area**

5.2.3 The Study Area comprises the landscape surrounding the following settlements, listed according to the settlement hierarchy provided by DDDC:

- Market towns – Matlock, Ashbourne and Wirksworth.
- Small villages – Northwood, Bonsall, Brassington, Clifton, Darley Bridge, Hognaston, Kirk Ireton, Kniveton, Marston Montgomery, Rowsley and Sudbury.
Other locations – Two Dales, Upper Hackney, Bolehill, Carsington, Hopton, Bradbourne, Atlow, Mappleton, Hulland, Bradley, Yeldersley, Osmaston, Snelston, Wyaston, Norbury, Shirley, Ednaston, Rodsley, Yeaveley, Roston, Hollington, Alkmonton, Cubley, Longford, Boylestone, Somersal Herbert and Longcliffe.

5.2.4 The Study Area did not include the full extent of the District and was limited to the landscape surrounding the above settlements (the ‘area of search’). Settlements not identified in the above list were not assessed.

5.2.5 The areas of search reflected the form of settlements and extended to where there was a change in topography, enclosing vegetation, transport infrastructure or other landscape feature which provided a logical limit to future development. Where settlements are in close proximity a single area of search extended around the group of settlements.

5.2.6 The inner boundaries of the areas of search were defined by settlement framework boundaries, as provided by DDDC. The settlement boundaries for Ashbourne and Matlock were amended in order to exclude land which has recently been granted planning permission from the area of search.

5.2.7 Settlement boundaries were not provided for a number of smaller settlements within the District. Where these settlements comprise clustered development, the edge of which can logically be defined, an indicative inner boundary was drawn for the purposes of this strategic study only. This was formulated by analysing ordnance survey mapping and aerial photography. It is not the intention, nor should these boundaries be taken as being definitive Settlement Boundaries for the Derbyshire Dales statutory Local Plan making process.

5.2.8 An indicative inner boundary was drawn for the following settlements:

5.2.9 The following settlements do not have an indicative inner boundary as they have a dispersed settlement pattern, and consequently do not have a continuous edge which can logically be defined:

- Two Dales, Bradbourne, Atlow, Hulland Village, Yeldersley, Osmaston, Snelston, Rodsley, Norbury, Boylestone, Roston, and Somersal Herbert.

**Desk Study and Mapping**

5.2.10 The boundaries of the areas of search were identified with reference to aerial photography, OS map and GIS data, with particular reference to landform, vegetation and changes in landscape character.

5.2.11 The desktop study comprised researching available documentation relating to identified areas, including the identification of sensitive environmental receptors which contribute to value and could be susceptible to change. The GIS database was used to locate clusters of environmental assets for field survey within and adjacent to settlements and help identify the configuration of areas of search.

5.2.12 The assessment highlighted the following features and sensitive environmental receptors in or close to the study area: -

- Derbyshire Dales District boundary
- Built up area boundaries
- Peak District National Park (PDNP) boundary
- Derwent Valley Mills World Heritage Site (WHS) boundary and buffer zone
- Landscape Character Areas and Types
- Topography
- Flood Zones
- Public Rights of Way
- Tree Preservation Orders and Ancient Woodland
- Sites of Special Scientific Interest (SSSI), National and Local Nature Reserves (NNR and LNR) and Local Wildlife Sites (LWS)
- Scheduled Ancient Monuments (SAM), Listed Buildings, Conservation Areas and Registered Parks and Gardens
- Regionally Important Geological Sites (RIGS)

5.2.13 OS maps and aerial photographs were also used to identify environmental constraints and landscape features.

Assessment in the Field

5.2.14 The output of this stage was the production of Assessment Sheets which list the constraints for each area of search. The format of the Assessment Sheet was agreed with the Landscape Officer at DDDC prior to use (refer to Appendix A).

5.2.15 The Assessment Sheets identified what is present within each area of search, and were used to determine in broad terms areas the sensitivity of the landscape surrounding settlements, based on:

- The landscape features present;
- Current land use/habitats;
- Nature of adjacent settlement edges;
- Settlement pattern;
- Landscape designations;
- Ecologically and hydrologically important features;
- Flood risk;
- Historic assets and setting; and
- Relationship to the setting of the PDNP (where relevant).

5.2.16 The Assessment Sheets were completed using information gathered during the desk study and the field survey.
5.2.17 The field survey was undertaken during late April, early May and early June, during which time a site visit of each identified settlement was undertaken.

5.2.18 This stage identified whether land within the areas of search was of high, medium or low sensitivity. Where relevant, it also identified potential measures that could be undertaken to reduce the sensitivity of land or improve the settlement edge.
6 RESULTS OF ASSESSMENT

6.1 Introduction

6.1.1 The following chapter sets out the summaries and recommendations for each of the settlements. For each of the market towns and large villages a description of the settlement is provided, followed by an analysis of the landscape surrounding the settlement and then a conclusion summarising the different levels of sensitivity within that landscape.

6.1.2 For the remaining settlements a combined description and analysis of the surrounding landscape is provided, followed by the conclusion.

6.1.3 In addition, for a number of settlements details are provided of potential mitigation measures which could potentially be incorporated in order to reduce the sensitivity of the landscape or improve the settlement edge.

6.1.4 The results of this study should be read in combination with Maps 1, 2 and 3 which illustrate the findings of the assessment and the levels of sensitivity within each area of search. The relevant map for each settlement is indicated at the beginning of the summary for ease of reference.

6.2 Market towns

Matlock (Map 1)

Description

6.2.1 Matlock is a town of approximately 10,000 inhabitants located in the north east of the District. It is the administrative centre for both Derbyshire Dales District Council and Derbyshire County Council.

6.2.2 The town nestles within the valley of the River Derwent and, in the main, occupies sloping ground on the north eastern side of the river, extending up the associated valley of the Bentley Brook in the east. It is enclosed by high, and often steeply sloping ground between the 200 and 220 metre contours at Matlock Moor and Tansley Moor in the north and Masson Hill and Riber in the south. In the east Bentley Brook forms a natural boundary to the town. To the west development extends along the river valley as far as Stanton Moor View beyond which it becomes fragmented. In the south
6.2.3 Principal access by road is via the A6 which runs through the Derwent Valley from Bakewell to Matlock Bath. The A632 from Chesterfield in the north and the A615 from Alfreton in the east. The railway from Derby terminates within the town, though it continues as a recreational line as far as Northwood a few miles to the north.

6.2.4 The town is an amalgamation of several hamlets within the river valley. It has developed from its origins as a small medieval village (Old Matlock/ Matlock Green) at the confluence of the Bentley Brook and the River Derwent where, for centuries, it remained as a compact settlement within a larger parish with outlying farms, unenclosed pastures, small quarries and lead mines. Development became more rapid with the arrival of the railway in 1854. A growing interest in hydrotherapy in Victorian times led to the development of large areas of Matlock Bank, to the west and north-west of the centre, and at Matlock Bridge (across the river to the south) and the railway station which were developed at the same time. Subsequent development has extended onto the lower slopes of the valleys in the west, at the Dimple, in the east at Hurst Farm and in the north at Asker Lane and Chesterfield Road. In the east, industrial development associated with Lumsdale extended along the Bentley Brook and quarrying of the limestone on a medium to large scale was common to the south of the town.

6.2.5 Matlock is the largest and most densely developed of the market towns, with the majority of the settlement located on the northern slope of the Derwent valley, and Old Matlock located on the southern slope of the valley.

Analysis

6.2.6 There are a number of Conservation Areas within and surrounding Matlock, including Matlock Bank, Old Matlock, Matlock Bridge, Matlock Dale and Lumsdale.

6.2.7 To the south-west and west of Matlock the A6 acts as a strong limit to development, and the land beyond comprises either floodplain or it rises up steeply and contains a Regionally Important Geological Site (RIGS) and Local Wildlife Site (LWS). In addition, land to the south and west of Matlock on either side of the A6 is heavily wooded,
prevents coalescence between Matlock and Matlock Bath, and/or is within the floodplain.

6.2.8 Land to the north-west of Matlock (between Dimple and Upper Hackney) contains woodland blocks which screen views of Upper Hackney from the settlement edge. This land is important in preventing any further coalescence between Matlock and Upper Hackney.

6.2.9 The northern settlement boundary (between Farley Hill and Jackson Tor/Bent Lane) is well-defined and vegetated, delineated by woodland blocks. The land beyond is elevated and visually prominent.

6.2.10 The northern settlement boundary (between Jackson Tor/Bent Lane and Gritstone Road/Sandy Lane) is currently urbanised. Land immediately beyond it is screened by, and viewed in the context of, existing built development within the settlement. However as the land rises from the settlement edge, towards the woodland blocks to the north, it becomes more prominent.

6.2.11 To the east of Matlock the settlement is enclosed by woodland which forms a strong, vegetated edge. Land immediately beyond this woodland is located within Flood Zone 3. The Lumsdale Mills Scheduled Ancient Monument (SAM) is also located to the north-east of Matlock, and Lumsdale Conservation Area is located to the east. There are a number of fields enclosed between the tree belt and Matlock to the south (south of Hurst Rise), however these are steeply sloping and visually prominent.

6.2.12 Old Matlock is a small village connected to the southern edge of Matlock, extending southwards on Starkholmes Road. Land to the east of the village rises steeply up from the settlement with high visual prominence and long distance views across the Derwent valley.

6.2.13 Although linear development connects Old Matlock and Starkholmes, it is important that this coalescence is not exacerbated further.

6.2.14 Land to the west of Old Matlock is visually prominent, or comprises woodland which slopes steeply down to the River Derwent and is covered by several designations including Matlock Woods SSSI; Matlock Parks Local Nature Reserve (LNR); High Tor and Pic Tor RIGS; High Tor SAM; High Tor Registered Park and Garden; Flood Zones 2 and 3; Ancient Woodland; and High Tor LWS.
Conclusion

6.2.15 Land immediately beyond the northern settlement boundary (between Jackson Tor/Bent Lane and Gritstone Road/Sandy Lane) is of low sensitivity, reducing to medium sensitivity as the distance from the settlement boundary increases. All remaining land surrounding the settlement is of high sensitivity.

Ashbourne (Map 2)

Description

6.2.16 Ashbourne is a market town of some 13,900 inhabitants. It is the main employment and service centre for the southern part of Derbyshire Dales. It is known as the “gateway to Dovedale” and the River Dove, with its associated flood plain, is the principal landscape feature on the western side of the town. The river flows from north to south and forms the boundary with the neighbouring Local Authority.

6.2.17 The old town of Ashbourne is situated in a constricted part of the valley of the Henmore Brook which rises in the foothills of the Peak District National Park (PDNP) to the north and flows through the town from east to west to join the River Dove approximately two miles further downstream. High and steeply sloping ground to the north and south confines this part of the town to the flatter areas of the valley floor and the lower slopes of the south facing hillside and is distinctly separate from more modern development which extends on to the higher plateau to the south. To the north the town is largely contained by a ridge of higher ground that extends from the east between the valleys of the Henmore and Sandy brooks.

6.2.18 Access by road is gained via the A515 from Buxton in the north, the A517 from Belper in the east, the A52 from Mayfield in the west and from Derby the south east. The steep descent into the town via both the Derby and Buxton roads is a distinctive feature of the town as is the broadening of the valley to the west in the vicinity of St Oswalds church and in the east beyond Park Road.

6.2.19 Ashbourne has its origins in medieval times. The main period of prosperity in the 18th and 19th resulted in Ashbourne becoming renowned as one of the finest Georgian towns in England and the core of the town, which largely exists on the northern side of the brook, is designated as a Conservation Area.
6.2.20 Land immediately to the east associated with Ashbourne House was used for hunting in the 16th century and was later laid out as an extensive ornamental park with a series of ornamental lakes, much of it survives today as Ashbourne Park which is a most important landscape feature on this side of the town.

6.2.21 Mixed residential/commercial/industrial development occupies land on the southern side of the brook. 19th and 20th century residential and institutional development (including the cemetery) extend up the slopes above the town in the north. Later still, extensive areas of residential development have extended eastwards on the southern side of the valley and along Belper Road and onto the high plateau beyond the confines of the valley to the south. Here also, extensive areas of a former airfield have become developed for industrial purposes.

6.2.22 Significant and important areas remain, largely undeveloped namely; a ridge of high ground that extends into the town from the east on the southern side of the valley which effectively separates the two parts of the town, and further south where a local ridge line on the northern side of the A52 bypass largely defines the furthest current extent of residential development.

**Analysis**

6.2.23 To the south of the centre of Ashbourne there is an undeveloped area of rising topography, wholly enclosed by development. However due to its elevation above surrounding built development, this land has high visual prominence.

6.2.24 The A52 to the south-west and south of Ashbourne acts as a strong limit to development, and the land surrounding it rises steeply from the road, is open and is visually prominent.

6.2.25 Land to the west of Ashbourne contributes to the setting of the adjacent Conservation Area, and comprises steeply rising, visually prominent land. The western and north-western edge of Ashbourne is well-defined and partially vegetated, comprising linear development on a ridge/plateau. This edge forms a strong limit to development, and land beyond it is either elevated and visually prominent, or located beyond the ridge.

6.2.26 Land to the north-east of Ashbourne comprises linear fields which are enclosed by existing development or vegetation, and are located within the settlement pattern.
However this land extends away from the existing settlement pattern to the east. This land is more visually prominent, and is important for the setting of The Green Hall.

6.2.27 Ashbourne is of relatively low density in comparison to the other two market towns, with two large linear areas of green infrastructure extending into the town from the east. One of these green areas comprises the steeply sloping land south of the A517, and the other comprises the open land surrounding Henmore Brook. The land within these green areas is visually prominent and contributes to the character of the settlement. However there are two small areas of land, one adjacent to Belper Road and another adjacent to the properties on The Green Road, the retention of which is not essential to ensure the integrity of this existing green infrastructure. The land on Belper Road rises up, but the topography is not as steep as land beyond it which is visually prominent. It has medium visual prominence as it is viewed in the context of the surrounding built development. The land off The Green Road, part of which is in use as playing fields, is low lying and enclosed by woodland to the east which forms a strong, vegetated edge to the settlement.

6.2.28 A former airfield is located to the south-east of Ashbourne. The airfield is flat with low visual prominence, enclosed by woodland to the north and an industrial estate to the east. The airfield currently has an urban edge character, it is previously developed and is influenced by the adjacent industrial estate. To the south-east of the airfield, beyond Ladyhole Lane, the urban edge character reduces. The surrounding land which does not comprise the former airfield falls away from the airfield, and is more rural in character. This land also prevents coalescence between Ashbourne and Yeldersley.

**Conclusion**

6.2.29 Linear fields to the north-east of Ashbourne are of low sensitivity immediately adjacent to the settlement edge, increasing to medium and then high to the north and east. The two small areas of land, one adjacent to Belper Road and another adjacent to the properties on The Green Road, are of medium sensitivity. The airfield is of low sensitivity, increasing to medium to the south-east beyond Ladyhole Lane. All remaining land surrounding the settlement is of high sensitivity.
**Wirksworth (Map 2)**

**Description**

6.2.30 Wirksworth is a market town of 5600 inhabitants. It is located some 7 miles south of Matlock within the upper reaches of the valley of the River Ecclesbourne which flows south to its confluence with the River Derwent at Duffield (north of Derby).

6.2.31 The valley is constricted, with high ground at over 260 metres above ordnance datum at Wirksworth Moor in the east, at Yokecliffe in the west and Steeple Grange in the north. The high ground forms the watersheds between the Ecclesbourne and the Derwent (in the north and east) and the Scow Brook (Henmore Brook) in the west.

6.2.32 Outlying settlements include Middleton by Wirksworth to the north-west and Bolehill to the north east.

6.2.33 The main road access is via the B5023 (Derby Road) which follows the valley in from the south and through the town. It traverses the western slope towards Middleton while the B5036 continues up the valley and over the top towards Cromford in the north. The Ecclesbourne Valley railway similarly follows the valley terminating at Ravenstor Station north of the main part of the town – currently the railway provides a recreational service.

6.2.34 The town has strong connections with lead mining and quarrying that is associated with the limestone geology which prevails on the northern and western sides of the town. Large scale quarries, disused mines and hummocks and hollows are a feature of the landscape in these areas.

6.2.35 The town has Medieval origins and its development is primarily associated with lead mining and, more recently, limestone quarrying. It has a compact town centre focused around the market place with an array of historic buildings and with its principal streets leading off. Most development is on the western side of the river except for enclaves at Wash Green and Gorsey Bank. Later mixed development of extensive residential areas, small industrial estates and institutional/ civic buildings extends south either side of the Derby Road as far as Millers Green and the historic Victorian buildings at Haarlem Mill. In the north topography and quarrying operations has restricted development to a narrow strip along the steeply rising road.
6.2.36 Steeple Grange at the head of the valley is an enclave of mixed Victorian/Edwardian and late 20th century residential development. Bolehill (see separate assessment below) is a small community associated with lead mining and consisting largely of miners’ cottages, farm houses and larger Victorian houses.

Analysis

6.2.37 The majority of land surrounding the settlement is visually prominent, with land rising steeply from the settlement edges, and is located outside the pattern of the town as a valley-bottom settlement. In addition there are a large number of designations applied to land surrounding the town, including RIGSs, SSSIs and LWSs.

6.2.38 Land to the south of the settlement contributes to the rural character of the settlement approach. There is an area of land adjacent to Derby Road enclosed by the railway and existing development, however this is partially within Flood Zone 3.

6.2.39 Fields to the south-west of the settlement are large and located on rising topography, however they do not extend to higher land than the existing adjacent development and are located within the settlement pattern. They are also partially screened in long distance views by built development, and are enclosed by hedgerows and tree belts. Beyond these fields, land to the south-east of the settlement is visually prominent or comprises woodland.

6.2.40 The majority of land to the west of the settlement rises steeply from the settlement edge and is visually prominent. There are also a number of designations associated with disused quarries to the west of Wirksworth including Middlepeak Quarry, Dale Quarry and Yokecliffe Rake Fault Scarp RIGSs; Dale Quarry and Baileycroft Quarry SSSIs; and Yokecliffe Wood and Mine and Stoney Wood LWSs.

6.2.41 Land to the north of the settlement prevents coalescence between Wirksworth and Bolehill.

6.2.42 To the east of the settlement the railway forms a strong limit to development, and beyond it the land rises up steeply. There are small areas of undeveloped land within the north-east of the settlement, however these create green breaks within a densely developed area and contribute to the Conservation Area, which they are located within.
Conclusion

6.2.43 The land adjacent to Derby Road is of medium sensitivity. The fields to the south-west of Wirksworth are of medium sensitivity. All remaining land surrounding the settlement is of high sensitivity.

6.3 Large villages

Darley Dale (Map 1)

Description

6.3.1 Darley Dale is a community of 6000 inhabitants located in the valley of the River Derwent, north-west of Matlock and on the edge of the Peak District National Park which overlooks the valley from the west and south west. The river floodplain contains the settlement on its south western side. To the north east steeply sloping valley sides rise up to moorland at Sydnope Hill, Round Hill and Black Hill.

6.3.2 The main part of the settlement extends along either side of the A6 (Dale Road North) while the railway (which now provides a recreational service) runs along its south-western side from Matlock as far as Northwood. The Warney Brook contains the settlement to the south east with the settlement framework boundary, as defined by DDDC, extending as far as Stancliffe quarry at Northwood in the north-west.

6.3.3 Darley Dale is characterised, in the main, by late 19th century to early 21st Century residential development with localised commercial/retail/services areas. Its growth in the second half of the 19th century was associated with Sir Joseph Whitworth who lived at Stancliffe Hall. His benefaction enabled the development of the Whitworth Centre and its associated historic park and garden which is a most important feature. Additional open space is attached to Stancliffe Hall and the recreation ground at South Park Avenue.

6.3.4 Older industrial development is centred on Lady Grove Mill in the Warney Brook valley east of Two Dales. Other industrial/commercial activity takes place at Molyneaux business Park and at Old Road/Station Road.

6.3.5 Outlying and densely scattered residential development has become established on the north-eastern slopes at Bent Lane, Hall Moor Road and Whitworth Road. In more recent times the District Council has sought to restrict ribbon development and the
amalgamation of communities by protecting existing areas of undeveloped land along the A6.

**Analysis**

6.3.6 Darley Dale is the largest village north-west of Matlock. Darley Dale has well-defined edges and is bound by extensive woodland to the north. It is located on the northern slope of the Derwent Valley, opposite the PDNP, and therefore the majority of land surrounding the settlement, particularly to the north and east, is visible from the PDNP. The majority of land to the west and south of the settlement is located within Flood Zone 3.

6.3.7 There is an area of land to the south of the settlement enclosed by Station Road, the A6, the railway line and a warehouse. This land is located within the settlement pattern, enclosed by existing development and vegetation with low visual prominence.

6.3.8 To the south-west and west of Darley Dale the railway acts as a strong limit to development, and in addition the majority of land beyond the railway line is located within Flood Zone 3.

6.3.9 To the north-west of the settlement there is an area of open land between the A6 and the railway line, which provides long distant views towards the PDNP on the settlement approach. This land also prevents coalescence between Darley Dale and Northwood.

6.3.10 The majority of remaining land to the north of the settlement comprises extensive areas of woodland, with the exception of land immediately adjacent to the settlement edge, south of Hallmoor Road. Although this land is visible from the PDNP, it is enclosed by vegetation and the settlement edge, and is viewed in the context of existing built development. However as the land rises towards Hallmoor Road visual prominence increases.

6.3.11 Land to the east and south-east is partially located within Flood Zone 3, and there are potential coalescence issues with Two Dales and Upper Hackney.
Conclusion

6.3.12 The land adjacent to the warehouse to the south of the settlement is of low sensitivity. The land immediately adjacent to the northern settlement boundary is of medium sensitivity. All remaining land surrounding the settlement is of high sensitivity.

Tansley (Map 1)

Description

6.3.13 Tansley is a settlement of 1200 inhabitants located east of Matlock. Generally, development lies below the higher ground defined by the 200 metre contour which wraps around the settlement on its northern, eastern and southern sides though fragmented ribbon development climbs up the A615 in the east. Alders Lane is used to access high ground to the south at Riber. Whitelea Lane accesses moorland to the north and east. Industrial development is associated with Tansley Brook and the Old Coach Road which crosses its valley from the A615 in the south west.

6.3.14 Development occupies land either side of the Nottingham Road. Most of the village extends northwards along the main spine road of Church Street but there are two smaller clusters of development to the south around Alders Lane and Thatchers Lane. It is relatively densely developed and retains a settlement framework boundary which follows clearly defined physical features such as walls, fences, hedgerows, roads and streams. Beyond this edge the surrounding area is a landscape associated with industrial development and agricultural use.

6.3.15 Tansley was recorded as Tanesleigh in the Domesday Book and grew up as an agricultural settlement but with strong links to the quarrying and metal working industries and the development of the Nottingham to Newhaven turnpike along which there was a toll house at Tansley.

6.3.16 Map evidence from 1897 indicates relatively little development in the village compared to today. In the north pre 1900 buildings are mainly grouped around the area known as Tansley Knoll with Knoll House (1788) being one of the oldest in the village. To the south on Church Street the school, church and rectory form another group of 19th century buildings. Further south pre 1900 development is found where the original hamlet expanded northwards from the main road – Oak House, Tansley
House and the Methodist Church are notable. Some of the oldest buildings are grouped around the junction of Church Street with the Nottingham Road.

6.3.17 Since 1900 many fields and areas of open land associated with the village have been developed for housing. The dispersed development pattern prior to 1900 is now more densely grouped. This has been the result both of infill building and larger scale development which has taken place around The Knoll, south of Whitelea Lane and east beyond the church.

6.3.18 Most of the village has been developed away from the higher ground to the east and north occupying the lower slopes more directly associated with the water courses of the Knabhall and Tansley Brooks.

6.3.19 More recent industrial development is associated with the south western end of the Old Coach Road at Brookfield Park.

**Analysis**

6.3.20 Tansley is a nucleated, valley bottom settlement, with extensive woodland cover throughout and surrounding the village. Currently the settlement edge is poorly defined, and due to the presence of extensive vegetation there are a number of areas of low visual prominence. However, the surrounding valley slopes rise steeply from the settlement edge, increasing visual prominence.

6.3.21 There is an area of land within the south-west of the village, north of Tansley House Gardens, comprising a number of fields with low visual prominence enclosed by woodland blocks and existing built development.

6.3.22 Land to the west of the settlement on the A615 is important in preventing coalescence with Matlock, and the majority of land to the west of Tansley is located within Lumsdale Conservation Area.

6.3.23 An area of land to the north of the settlement, west of Whitelea Lane, is located beyond a poorly defined, partially vegetated edge and is enclosed by hedgerows and hedgerow trees to the north. There is the potential to strengthen and vegetate the settlement boundary. However this land does rise from the settlement edge, and increases in visual prominence to the north.
6.3.24 Playing fields to the north-east of the village are enclosed by built development, hedgerows and hedgerow trees, and have low visual prominence.

6.3.25 There are two areas of land to the south-east of the settlement, one south of Goldhill and one south of Thatchers Lane, which are enclosed by development and vegetation, but these are located on elevated land and therefore have medium visual prominence.

6.3.26 Remaining land surrounding the settlement either comprises woodland, is located within a flood zone, or is located on elevated, visually prominent land.

Conclusion

6.3.27 The fields north of Tansley House Gardens and the playing fields are of low sensitivity. The land to the north of the settlement, the land south of Goldhill and the land south of Thatchers Lane are of medium sensitivity. All remaining land surrounding the settlement is of high sensitivity.

Hulland Ward (Map 2)

Description

6.3.28 Hulland Ward is a community of approximately 1000 inhabitants located east of Ashbourne. Development extends up to Moss Lane from the A517, which follows a local ridgeline falling gently from over 220m AOD in the west to just under 200m AOD in the east. Land drops away on either side of the A517 towards Biggin Brook in the north and Hulland Hollow Brook and Deepdale in the south.

6.3.29 The oldest parts of the village comprise linear development either side of the A517 which runs east to west along a local ridgeline. Further more recent development occupies the slope between the northern edge of the A517 and Moss Lane creating the distinctive, compact, triangular layout.

Analysis

6.3.30 Hulland Ward predominantly comprises post-war development with well-defined edges, bounded by the A517 to the south. The surrounding land is very open with distant views available, and the A517 and Moss Lane act as strong limits to development. There is linear development on the A517, however development of land
to the south of this has the potential to generate coalescence between Hulland and Hulland Ward. The north-western edge of the village is less well-defined.

6.3.31 Land to the north of the village is open and visually prominent. However there are some fields to the north-west of the village which are located on rising land, but are semi-enclosed by tree belts and hedgerows. These fields are viewed against existing development on Biggin View on the ridge above.

**Conclusion**

6.3.32 The fields to the west of the village are of medium sensitivity due to semi-enclosure by tree belts and hedgerows and the presence of development on higher topography above. All remaining land surrounding the settlement is of high sensitivity.

**Brailsford** (Map 3)

**Description**

6.3.33 Brailsford is a village of approximately 950 inhabitants in the south-west of Derbyshire Dales, lying either side of the A52 which links Ashbourne with Derby. It is set within a rolling, agricultural landscape which falls from high ground at over 160m AOD in the north and north east to a little under 120m AOD along the line of the Brailsford Brook to the west and south west. The brook is an important feature within the surrounding landscape. Agricultural land to the west is of high quality.

6.3.34 In addition to the A52 the village is accessed via Luke Lane/ Mercaston Lane from the north. Church Lane and Hall Lane are minor roads connecting the village with outlying settlements to the south.

6.3.35 Brailsford was originally a farming settlement dating back to before Domesday. The village well is probably one of the earliest features being one of a series of wells and pumps that served Brailsford suggesting it was established on a spring line. The village would formerly have been a scattered settlement of low-density development the widespread properties being interspersed with pockets of woodland and grazing land.

6.3.36 The area either side of The Green is probably the oldest part of the village exhibiting some evidence of toft and croft farming practices (a form of Medieval enclosure) the field pattern being of considerable historic interest and important as a setting for the oldest buildings. With the development of the Derby Road – an eighteenth century
turnpike – as the main route between Ashbourne and Derby the settlement has become more linear in nature with buildings from the eighteenth and nineteenth centuries built along it. The village was probably an important staging post for travellers right up until the twentieth century.

6.3.37 The historical character of the village has been eroded to a large extent by housing development in the last century. Much of the original framework has been filled in resulting in a more compact, high-density settlement.

6.3.38 The Green has experienced the least change, the semi-rural character and appearance created by the former farm buildings and field pattern remaining largely intact. The Old Rectory, which dates back to the sixteenth century, is most important in this respect as is the ancient site of the former Brailsford Hall – a moated manor house – which lies just to the south of The Green and is recorded on the County Council’s Historic Environment Register.

Analysis

6.3.39 Brailsford contains a mixture of older development within the Brailsford Conservation Area to the south-west, and more recent development to the north. There are woodland blocks and tree belts to the north, east and south east which create a strong vegetated edge, beyond which the land is open and rises up from the settlement.

6.3.40 Land to the south of Brailsford is visually prominent and falls away from the settlement edge. The exception to this is three small fields on the southern edge of the settlement, between The Green and the school. These fields are enclosed by the settlement edge to the east, north and west and a strong hedgerow to the south. These fields have low visual prominence and are viewed against the existing, poorly defined settlement edge.

6.3.41 To the south-west of Brailsford there are a number of fields of lower visual prominence enclosed by hedgerows, however these are within or in close proximity to the Conservation Area, and so contribute to its setting and character.

6.3.42 To the north-west of the settlement there are a number of fields enclosed by strong hedgerows and hedgerow trees, which therefore have low visual prominence. A smaller field adjacent and to the west of Luke Lane is located within the settlement pattern and is screened by surrounding vegetation and built development. Visual
prominence gradually increases to the north and east as the distance from the settlement increases.

Conclusion

6.3.43 The small field adjacent to Luke Lane is of low sensitivity, and the adjacent fields to the north and west are of medium sensitivity. The small fields to the south of the settlement are of low sensitivity. All remaining land surrounding the settlement is of high sensitivity.

Doveridge (Map 3)

Description

6.3.44 Doveridge is a settlement of 1600 inhabitants located within the extreme south-west of the District close to the border with the neighbouring Local Authority. The River Dove, which constitutes the boundary, is the dominant feature of the landscape on the western and southern sides of the village where its associated flood plain extends almost to the settlement framework boundary. A minor water course – Brocksford Brook - runs north/ south to join the river on the eastern side of the village. A little way to the north the main A50 dual carriageway road runs east to west through a substantial cutting. Main access to the village is via Marston Lane from its junction with the A50 and via a longer route along Derby Road from Sudbury in the east. Derby Road continues along the northern edge of the settlement boundary.

6.3.45 The main part of the village lies between the 100 metre and 80 metre contours overlooking the flood plain. Outlying farmsteads and individual properties are scattered beyond the settlement framework boundary to the east being largely associated with higher ground on either side of Derby Road.

6.3.46 Doveridge – originally Dovebridge because of the crossing over the River Dove – is a village with a long history. It received an entry in the Domesday Book and the yew tree in the churchyard is said to be 1,400 years old. The oldest parts of the village are in the west extending eastwards along High Street, though older buildings are quite thinly scattered. Twentieth century development and extensive housing estates tend to dominate, though the village remains compact with development clustered about the network of narrow lanes on the southern side of the Derby Road. An established network of open space is a feature of the village.
Analysis

6.3.47 Doveridge is a large village, but is still quite rural in character despite its proximity to the A50. Land surrounding Doveridge is predominantly flat, however the land falls towards the River Dove to the west and south-west of the village. This land is either visually prominent, or located within Flood Zone 3. The land to the north-east of the settlement comprises agricultural fields, the majority of which are important in contributing the rural approach to the settlement, and land to the east of the settlement is located beyond Derby Road which acts as a strong limit to development.

6.3.48 There is a field to the east of Pickleys Lane and another field centre-south of the village, enclosed by development, which are both of lower visual prominence than the adjacent land due to changes in topography, and screening provided by adjacent built development.

6.3.49 There are a number of fields to the north-west of the village, between Hall Drive, Derby Road and the A50, which are enclosed by woodland blocks and trees belts and are located within the settlement pattern. However there are a number of landscape features within the fields enclosed by Upwoods Road, Old Marston Lane and the A50, which contribute to the rural character of the settlement.

6.3.50 To the north-east of the village there are three fields north of Derby Road, and east of Babbs Lane. These fields do not contribute to the rural approach to the settlement, as they have low visual prominence when viewed from the settlement approach, and are semi-enclosed by hedgerows and individual trees. Additional planting on the northern boundary of these fields could further reduce their visual prominence, and create a strong, vegetated settlement edge.

6.3.51 There is another area of land on the north-eastern edge of the village, to the south of Derby Road and east of Bakers Lane. This land has low visual prominence, screened by vegetation to the south, and is viewed against the urban edge of the settlement.

6.3.52 Further land to the north-east of the village is visually prominent and open. Development within this area is limited to individual farmsteads, and it is a transitional area between the village and the urbanising influence of the A50, which is important in creating a rural approach to the settlement.
Conclusion

6.3.53 The field to the east of Pickleys Lane and the field centre-south of the village are of medium sensitivity. The land between Derby Road and Bakers Lane is of low sensitivity. Fields to the north-west of the village are of low sensitivity, increasing to medium sensitivity on the land enclosed by Upwoods Road, Old Marston Lane and the A50. The three fields enclosed by Derby Road and Babbs Lane to the north-east of the village are of medium sensitivity. Remaining land surrounding the settlement is of high sensitivity.

Cromford (Map 1)

Description

6.3.54 Cromford is a town of some 1500 inhabitants located 3 miles south of Matlock and 2 miles north of Wirksworth. It lies close to Matlock Bath at the southern end of the gorge where the River Derwent is joined by Bonsall Brook and turns eastwards to flow across a broader flood plain. The main A6 road follows a route along the southern side of the floodplain and most of the village lies south of this extending up the steep slope from the Market Place, either side of the B5036 Cromford Hill, with more recent and outlying residential development to the west and east.

6.3.55 Broad belts of woodland extend up the steep sided valley of the Bonsall Brook beside the Via Gellia road which provides access to the village from the north-west.

6.3.56 The village has a long history of quarrying and mining and limestone quarries are features within the surrounding landscape in the south and west. In particular it is strongly associated with Richard Arkwright, the eighteenth century industrialist, whose factories at Masson and Cromford mills, situated between the road and the river, made use of the abundant supply of water to power his machinery. The existing settlement pattern and building type reflects the strong influence of the industrial revolution in this regard. It also extends to the building of Willersley Castle and associated grounds on the northern side of the river as a home for Arkwright.

6.3.57 The village and much of the surrounding landscape is specially designated for its historical, ecological and geological importance and opportunities for development are limited.
Analysis

6.3.58 Cromford contains a significant level of heritage assets. Approximately half of the settlement is located within the Derwent Valley Mills WHS, and the remainder is located within the buffer zone. The majority of the village is located within the Cromford Conservation Area, and there are numerous Grade I, II and II* listed buildings including Cromford Mills.

6.3.59 Much of the surrounding land rises steeply from the settlement edge and is visually prominent or wooded, and important for the setting and character of the WHS, Conservation Area and listed buildings.

6.3.60 In addition within and surrounding the village there are a high number of designations including: Rose End Meadows and Via Gellia Woodlands SSSIs; Entrance to Long Sough and Cromford Bridge SAMs; Cromford Canal LNR; Dene Quarry and Scarthin Rock RIGS; Scarthin Nick, Slinter Fields, Scarthin Rock and Scarthin Fen LWSs; Ancient Woodland; Willersley Castle Registered Park and Garden; and Flood Zones 2 and 3.

Conclusion

6.3.61 All land surrounding the settlement is of high sensitivity.

Matlock Bath (Map 1)

Description

6.3.62 Matlock Bath is a linear village of approximately 1000 inhabitants located 1.5 miles south of Matlock. It is characterised by dramatic topography, being contained within the deeply cut gorge of the River Derwent which flows southwards between high limestone cliffs at High Tor and Wild Cat Crags in the east, and the high ridge associated with Masson Hill in the west. Extensive belts of woodland occupy some of the steepest slopes either side of the valley at Lovers Walks, Upperwood and the Heights of Abraham.

6.3.63 The main A6 road is routed through the valley while the Derby to Matlock railway emerges, briefly, from its tunnel on the eastern side of the river. There is a very strong sense of enclosure and a lack of level ground and the village has grown organically on the steeply sloping western side of the valley.
6.3.64 During the 18th and 19th centuries the village developed as a fashionable and prosperous spa town based on the presence of thermal springs, caverns and the dramatic natural scenery. It is still popular with tourists today with the collection of shops, cafes and pleasure grounds extending along North and South Parades and either side of the river retaining the character of a holiday resort.

6.3.65 The village, and much of the valley, is specially designated for its high historic landscape, ecological and geological value. There are strong physical constraints on development.

**Analysis**

6.3.66 Matlock Bath is located at the bottom of a steeply sloping section of the Derwent Valley, within the WHS buffer zone. The WHS is located adjacent to the settlement, to the south-east. The village is located within the Matlock Bath Conservation Area, and there are several Grade II listed buildings scattered throughout the settlement. The southern half of the village is located within the Matlock Tufa Deposits RIGS. Development within the village is linear alongside the A6, adjacent to the river, and scattered on the western valley slope amongst woodland.

6.3.67 To the east of Matlock Bath the River Derwent acts as strong limit to development, and there are numerous designations on the steeply rising land beyond it including: Matlock Woods SSSI; Matlock Parks LNR; Wildcat Crags RIGS; High Tor SAM; Willersley Castle, Lovers Walks, Derwent Gardens and High Tor Registered Parks and Gardens; Flood Zones 2 and 3; Ancient Woodland; and Matlock Bath Station Fields LWS.

6.3.68 There are also numerous designations to the west of the village, including: Masson Hill SSSI; Wapping Complex LWS; Heights of Abraham Registered Park and Garden; and Ancient Woodland.

**Conclusion**

6.3.69 All land surrounding Matlock Bath is of high sensitivity.
**Middleton-by-Wirksworth** (Maps 1 & 2)

*Description*

6.3.70 Middleton is located 3 miles to the south-west of Matlock and 1 mile north-west of Wirksworth. It has a population of approximately 750. It is dominated by its rugged landscape setting high above the town of Wirksworth on the edge of the limestone plateau and at the foot of Middleton Moor. The medieval core of the village is set out along Main Street (B5032) which rises from its cross roads with Porter Lane (B5035) at Rise End in the south to The Green in the north, where more recent development is centred on Dukes Street, Chapel Lane and New Road.

6.3.71 The village has strong historic links with the quarrying industry which has a dramatic presence within the village, particularly in the south and centre. Also here is the former Cromford and High Peak Railway which is now used as a linear recreational route. In the north the surroundings associated with the higher ground are characterised by a patchwork of pastoral fields divided by drystone walls around outlying farmsteads. Spoil heaps from former lead mining works are now valuable for the species rich ecology they support. As a result much of the village and surrounding landscape is specially designated for its historical, geological and ecological importance.

*Analysis*

6.3.72 Middleton is a linear settlement located on rising land at the base of steep topography associated with disused quarries. The settlement is located wholly within the Middleton-by-Wirksworth Conservation Area and there is a large amount of industrial development at the south-eastern end of the settlement. There are a large amount of designations surrounding the village, including a SSSI, LWSs and RIGS.

6.3.73 Land to the south of the settlement is heavily wooded and within the Conservation Area. There are also several designated areas of land to the south, including Colehill Quarries SSSI, High Peak Trail and Middlepeak Spoil Heaps LWSs, and Gulf/ravenstor and Middle Peak Quarry RIGS. However there is an area of land to the south-east of the settlement adjacent to land which is currently being developed, which has low visual prominence and is enclosed by strong tree belts and the B5035. The western section of this land is within the Conservation Area, and visual prominence increases
to the east of this land, as the distance from the settlement increases. In addition this land could be considered to be a gateway to the village and extends beyond the settlement pattern.

6.3.74 Land to the south-west and north-west is steeply rising and visually prominent, and is either within or in close proximity to the Conservation Area and a number of LWSs, including Middleton Moor and Hoptonwood and Newhoptonwood Stone Quarries.

6.3.75 Land to the north-east is open and located beyond a well-defined settlement edge, and land to the east comprises linear fields divided by tree belts which are of importance to the Conservation Area and nearby LWSs, including Dean Hollow, Dean Fields and Dark Lane Spoil.

6.3.76 Land to the north is also elevated and visually prominent. The exception to this is a number of linear fields adjacent to the northern settlement edge, enclosed by development. However the visual prominence of these increases with distance from the settlement.

**Conclusion**

6.3.77 Linear fields to the north of the settlement are of low sensitivity, increasing to medium and then high as the distance from the settlement increases. Land south-east of the village (north of the B5035) is of medium sensitivity. All remaining land surrounding the settlement is of high sensitivity.

6.4 **Small villages**

**Northwood (Map 1)**

*Description and Analysis*

6.4.1 Northwood is located on the northern slope of the Derwent Valley. Much of the land surrounding the village is visible from the PDNP and of high visual prominence. However the village itself has lower visual prominence due to the extensive woodland cover within and surrounding the village. This woodland also contributes to local landscape character, particularly in views from the PDNP.

6.4.2 Land to the west is located beyond the A6 and railway line which act as a strong limit to development.
6.4.3 Land to the north, east and south comprises woodland and tree belts which are important to maintain the wooded character and low visual prominence of the settlement, and the vegetated settlement edge.

6.4.4 Beyond the vegetated edge to the north there is some commercial development on the A6. Development coupled with planting on the northern edge of this land could improve the settlement edge.

6.4.5 There is a large area of open land enclosed by the settlement on three sides, and woodland to the south of the settlement. However this land is visually prominent due to its location on the valley slope, and contains woodland blocks and individual trees which are important for local landscape character. The recreation ground to the north of this area is of low visual prominence due to being screened by surrounding built development and vegetation.

Conclusion

6.4.6 The recreation ground is of low sensitivity. All remaining land surrounding the settlement is of high sensitivity.

Bonsall (Map 1)

Description and Analysis

6.4.7 Bonsall comprises linear development on roads located at the bottom of steep sided valleys. The majority of land surrounding this settlement rises up from the settlement edge steeply and is of high visual prominence. There a number of Grade II and II* listed buildings, and the majority of the village is located within the Bonsall Conservation Area.

6.4.8 To the west the land is in close proximity to the PDNP, and there are potential coalescence issues with Upper Town.

6.4.9 Ember Lane LWS and RIGS is located to the east of the village, and Via Gellia woodland is located to the south-east. Clatterway and some adjacent land is within Flood Zones 2 and 3.

6.4.10 There are three small, linear areas of land adjacent to roads or existing development, which are low lying and located behind or within gaps in the existing linear
development. However some of this land is located within a Conservation Area or partially within a Flood Zone.

**Conclusion**

6.4.11 The majority of land within the settlement is of high sensitivity, with the exception of small linear areas of land adjacent to roads or existing development which are of medium sensitivity.

**Brassington** (Maps 1 & 2)

**Description and Analysis**

6.4.12 Brassington village is located on a steep sided hill with the land continuing to rise to the north of the settlement. It is enclosed by a second steep sided hill to the east. The land to the south of Brassington falls away from the settlement edge. The majority of the settlement is located within Brassington Conservation Area, with a large number of Grade II and II* listed buildings scattered throughout the village.

6.4.13 There are long distance views to the south, and land to the north and east is visually prominent. Land to the west is open, and there is well defined limit to development on the western settlement edge. The majority of land surrounding the settlement is visually prominent, and also contributes to the setting and character of the Conservation Area and listed buildings.

6.4.14 A small gap in development on Hillside Road, on the north-western edge of the settlement, has low visual prominence due to being enclosed by development on three sides.

6.4.15 A linear field at the end of Field End and Greenway, in the south-east of the settlement, is also enclosed by residential development and tree belts which screen views. It is also located outside of the Conservation Area.

**Conclusion**

6.4.16 The land on Hillside Road, and the field at the end of Field End, are of low sensitivity. All remaining land surrounding the settlement is of high sensitivity.
Clifton (Map 2)

Description and Analysis

6.4.17 Clifton is located to the south of Ashbourne, east of the A515. The A515 acts as a strong limit to development, and the settlement edge adjacent to it is well-defined and mostly vegetated. Land beyond the A515 rises up from the settlement and is visually prominent.

6.4.18 Land to the north-west of the settlement is located on an open floodplain, however there is some previously developed land which is semi-enclosed by vegetation.

6.4.19 Land to the south-west of Clifton rises up from the settlement edge gently, increasing in steepness further from the village. Land immediately adjacent to the settlement edge, in line with the cricket club and cemetery, is lower lying, and is located within the settlement pattern. In particular, the small field to the south of the cricket club is partially enclosed by vegetation and has low visual prominence. However beyond the south-western edge of the cricket club the land rises steeply and visual prominence increases.

Conclusion

6.4.20 Previously developed land on the north-western edge of the settlement is of low sensitivity. The small field between the cemetery and the cricket club is of low sensitivity, and land to the north of the cricket club is of medium sensitivity. All remaining land surrounding the settlement is of high sensitivity.

Darley Bridge (Map 1)

Description and Analysis

6.4.21 Darley Bridge is located in close proximity to the PDNP, and is located on the southern slope of the Derwent Valley. The majority of land surrounding the settlement is visually prominent, and is constrained by woodland, flood risk, heritage assets and potential coalescence issues.

6.4.22 Land to the south is adjacent to the PDNP and important in preventing coalescence between Darley Bridge and Wensley.
6.4.23 Land to the west of the settlement comprises woodland.

6.4.24 Land to the north is located within Flood Zones 2 and 3, contains Darley Bridge SAM and is also located beyond the River Derwent which acts as a strong limit to development.

6.4.25 Land to the east falls steeply down towards the river and is visually prominent. The exception to this is a small area of land south of Flint Lane, which is generally screened by surrounding vegetation.

**Conclusion**

6.4.26 Land south of Flint Lane is of medium sensitivity. All remaining land surrounding the settlement is of high sensitivity.

**Hognaston (Map 2)**

**Description and Analysis**

6.4.27 Hognaston predominantly comprises linear development on a steep-sided valley slope, with the land rising steeply to the south-west and falling to the north-east. As a result this land has high visual prominence from the surrounding area. There is also a well-defined, vegetated edge around much of the settlement. The village and surrounding land is located within Hognaston Conservation Area. Kirk ireton

6.4.28 There are two linear fields to the north-east of the settlement, west of Cockayne Lane, which are generally flat and at a similar elevation to the existing development. They are also enclosed by tree belts and thus have low visual prominence. However there are no identified landscape features which separate this land from adjacent, visually prominent land.

**Conclusion**

6.4.29 The two linear fields to the west of Cockayne Lane are of medium sensitivity. All remaining land surrounding the settlement is of high sensitivity.
**Kirk Ireton** (Map 2)

*Description and Analysis*

6.4.30 Kirk Ireton is rural in character, with narrow winding roads and a wooded character created by strong tree belts and woodland blocks. All approaches to the settlement are rural, and land immediately surrounding the settlement predominantly comprises smaller fields enclosed by tree belts, forming a vegetated edge. The village and surrounding land is located within the Kirk Ireton Conservation Area.

6.4.31 Land to the east of the settlement slopes down away from Kirk Ireton with high visual prominence, and is an important approach into the settlement, with open views framed by woodland blocks.

6.4.32 The north-eastern settlement edge is well-defined but urban. However the majority of land beyond this edge is enclosed by vegetation, and tree belts to the north screen long distance views. Additional planting on the boundaries of these fields could reduce the visual prominence of this land further, in addition to creating a vegetated edge to the settlement.

6.4.33 Land to the south-west of the settlement is enclosed by hedgerows and tree belts, and is located within the settlement pattern.

6.4.34 Remaining land surrounding the settlement, particularly to the east, contributes to the rural character of and approaches to, the settlement.

*Conclusion*

6.4.35 The field to the east of Hardings Close is of low sensitivity and the adjacent fields to the east are of medium sensitivity. The field west of Wirksworth Road is also of medium sensitivity. Small fields adjacent to the south-western edge of the settlement, north and south of Blackwall Lane, are of low sensitivity. All remaining land surrounding the settlement is of high sensitivity.
Kniveton (Map 2)

Description and Analysis

6.4.36 Kniveton is located at the bottom of a steep sided valley, and the majority of the settlement is designated as Kniveton Conservation Area. The majority of land surrounding the settlement is visually prominent and contributes to the setting of the Conservation Area.

6.4.37 There are a number of fields in the north-west of the village, enclosed by the settlement edge to the south and east, a caravan park to the north, and a woodland block to the west. These fields have low visual prominence and are located within the settlement pattern, but they are located within the Conservation Area. However, the caravan park and the land to the north of it are also enclosed with low visual prominence, and the majority of this land is located outside of the Conservation Area.

6.4.38 Land to the north-east of the settlement is enclosed by development on Standlow Lane and Longrose Lane on three sides, with a mature hedgerow on the remaining side. The section of this field adjacent to the hedgerow is slightly more open and prominent, as it is not enclosed by development. If additional planting was undertaken on the field boundary it would provide a strengthened vegetated edge and reduce the visual prominence of the land beyond it.

Conclusion

6.4.39 The caravan park and adjacent land to the north is of low sensitivity, except the section of this land located within the Conservation Area which is of medium sensitivity. The field south of Standlow Lane is of low sensitivity, increasing to medium sensitivity at the southern field boundary. All remaining land surrounding the settlement is of high sensitivity.

Marston Montgomery (Map 3)

Description and Analysis

6.4.40 Marston Montgomery is predominantly surrounded by visually prominent, open fields enclosed by low hedgerows and scattered hedgerow trees. The exception to this is to the north where woodland cover increases, however there are potential coalescence
issues with Thurvaston here and ridge and furrow is apparent within some of these fields.

6.4.41 To the south and west the settlement edge is well-defined and partially vegetated.

6.4.42 The land to the east of the settlement comprises low lying fields that are enclosed by development and vegetation and are located within the settlement pattern. Visual prominence increases towards the east as the land rises.

Conclusion

6.4.43 Low lying land south of Old Hall Farm is of low sensitivity, increasing to medium as the land rises away from the settlement edge. A field to the east of Weston Bank is of low sensitivity. Fields to the north-east adjacent to Thurvaston Road are of medium sensitivity. All remaining land surrounding the settlement is of high sensitivity.

Rowsley (Map 1)

Description and Analysis

6.4.44 Rowsley is a small, valley bottom settlement predominantly comprising linear development, the eastern half of which is located within the PDNP. Land to the east of the settlement is within the PDNP and outside the scope of this assessment.

6.4.45 Land to the west of the settlement is visually prominent, rising up from the linear development at the bottom of the valley. This land is open and there are views across to the PDNP on the opposite side of the valley.

6.4.46 There is a small area of land to the south of the settlement, enclosed by Chatsworth Road, a tree belt and Hall Farm. This land has lower visual prominence and would be viewed from the PDNP in the context of existing development.

Conclusion

6.4.47 The small area of land adjacent to Chatsworth Road is of medium sensitivity. All remaining land surrounding the settlement is of high sensitivity.


Sudbury (Map 3)

Description and Analysis

6.4.48 Sudbury comprises a small village, with development concentrated at the centre, around the junction of Main Road and School Lane. There are a relatively high number of Grade II listed buildings within Sudbury.

6.4.49 To the east of the village is Sudbury Hall, a Grade I listed building, and its grounds, which are also designated as a LWS. The majority of the village and surrounding land, including an extensive tract of land to the north, is located within Sudbury Conservation Area and Sudbury Hall Registered Park and Garden (Grade II). When approaching the settlement from the east the land is open, and there is well-defined, partially vegetated settlement edge.

6.4.50 Land to the south is located within Flood Zone 3.

6.4.51 As the Sudbury Conservation Area extends beyond the A50, land surrounding the more recent development to the north of the A50 (comprising housing, agricultural properties and HM Prison Sudbury) was also considered. The majority of land surrounding this development, to the east of the A515, is located within the Sudbury Conservation Area, and within Sudbury Hall Registered Park and Garden (Grade II).

6.4.52 There is an area of land to the east of the A515 which is included within the Registered Park and Garden and the Conservation Area, however it is separated visually and physically from the majority of these designations by the HM Prison and residential development which have an urbanising effect on the character of this land. This land has low visual prominence and fits well within the settlement pattern, as it is enclosed to the north and east by existing development and to the west by the A515, and vegetation on the A515 and to the south also screen views. Land to the south of this area, beyond the access road to the prison and north of the A50, is located outside of the Registered Park and Garden and Conservation Area, but has higher visual prominence and is located further outside of the settlement pattern.

6.4.53 The A515 creates a strong, vegetated edge to existing development. Land located to the west of it is located outside of the settlement pattern. In addition this land is very rural in character, with development limited to scattered farmsteads, and there are long distance views to the south.
6.4.54 All land surrounding Sudbury to the south of the A50 is of high sensitivity. Land to the north of the A50, enclosed by the HM Prison, residential development and the A515, is of medium sensitivity.

6.5 Other locations

Two Dales (Map 1)

Description and Analysis

6.5.1 Two Dales comprises scattered individual properties and industrial development amongst woodland on the slopes of a steep sided valley. Although the village is located at a high elevation on the opposite side of the valley to the PDNP, existing development has low visual prominence due to extensive woodland cover within the village screening the majority of views of built development. However, undeveloped land is generally more prominent.

6.5.2 The village is elevated above Darley Dale, which is adjacent to the south-west, and coalescence has occurred between the two on the B5057. The land to the south-west and west of the village prevents further coalescence between the two settlements, and is also located within Flood Zone 3.

6.5.3 Land to the south is partially located within Flood Zone 3, and is also located within Holt Road Meadow LWS. There is a small area of low lying land with low visual prominence on the southern edge of the village, north of Ladygrove Road. However this is within Flood Zone 3.

6.5.4 Land to the north and east is predominantly woodland, or open and visually prominent.

Conclusion

6.5.5 All land surrounding Two Dales is of high sensitivity.
Upper Hackney (Map 1)

Description and Analysis

6.5.6 Upper Hackney is located to the north-west of Matlock, and physical coalescence between the two has occurred through development on the A6 and Hackney Road. However, development on Hackney Road is only linear, and the Whitworth Hospital on the A6 acts as break between the settlements. Visual coalescence is limited by strong tree belts and woodland blocks on the land between Hackney Road and Old Hackney Lane. Land to north-west of this area, although enclosed by development, is important in preventing further visual and physical coalescence between Upper Hackney and Matlock.

6.5.7 To the south-west, the settlement edge is adjacent to the A6 which acts as a strong limit to development.

6.5.8 Land to the north-west is important in preventing coalescence between Upper Hackney and Darley Dale.

6.5.9 Land to the north-east of the settlement rises steeply from a well-defined settlement edge and is visually prominent.

6.5.10 In addition to the above, the majority of land surrounding the settlement is visually prominent and visible from the PDNP.

6.5.11 The exception to this is an area of land to the west of the village, adjacent to the A6. This land is previously developed, low lying and screened by surrounding vegetation. However it appears that this land is currently being developed as a retirement village.

Conclusion

6.5.12 Previously developed land to the west of the village, adjacent to the A6, is of low sensitivity. Remaining land surrounding the settlement is of high sensitivity.
Bolehill (Maps 1 & 2)

Description and Analysis

6.5.13 Bolehill is located to the north of Wirksworth, however physical and visual coalescence between the two settlements is prevented by the presence of a small field, a railway line and adjacent vegetation to the south-west of the village.

6.5.14 Land to the south of the settlement comprises a number of small fields divided by tree belts and hedgerows, which are semi-enclosed by existing development and vegetation. These fields have low visual prominence as they are at a lower elevation to adjacent development. However the southern half of these fields are within Wirksworth Conservation Area, and Bage Mine SSSI and Bolehill Conservation Area are adjacent to the east.

6.5.15 The western edge of the village is well defined, and land beyond is heavily wooded. The majority of it is also located within Colehill Quarries SSSI.

6.5.16 The High Peak Trail, which is located on embankment designated as a SAM, acts as strong limit to development to the north of the village and creates a well-defined, vegetated edge. Land beyond the trail is located within the Derwent Mills WHS buffer zone.

6.5.17 Land to the east of the settlement rises steeply from the settlement and is visually prominent. In addition land to the north-east is located within the Derwent Mills WHS buffer zone, and land to the south-east is located within the Bolehill Conservation Area.

Conclusion

6.5.18 The small fields to the south of the settlement are of medium sensitivity. Remaining land surrounding the settlement is of high sensitivity.

Carsington (Maps 1 & 2)

Description and Analysis

6.5.19 Carsington is a small village located to the north of Carsington Water, west of Hopton. Both villages are located within the Carsington and Hopton Conservation Area.
Coalescence between the two villages is prevented by Hopton Hall (a collection of Grade II listed buildings) and the surrounding grounds and vegetation, located to the east of the village.

6.5.20 The northern settlement boundary is well-defined by a belt of woodland, with the land beyond rising steeply from the settlement edge.

6.5.21 Land to the west of the village comprises open fields within the Conservation Area, with long distance views towards Carsington Water.

6.5.22 Land to the south-west of the village also comprises open fields from which long distance views to the south are available. In addition the southern edge of the settlement is screened by changes in topography and vegetation.

6.5.23 Land to the south-east of the village is enclosed by woodland and existing development, has low visual prominence and is located adjacent to, but outside the Conservation Area. There are a small number of landscape features within this land, comprising trees and hedgerows on field boundaries, which contribute to the setting of the Conservation Area. Carsington Reservoir LWS is adjacent to the south.

Conclusion

6.5.24 Land to the east, north, west and south-west of the village is of high sensitivity. Fields to the south-east of the village, east of Pingle Lane, are of medium sensitivity.

Hopton (Maps 1 & 2)

Description and Analysis

6.5.25 Hopton is a small village located to the north of Carsington Water, east of Carsington. Both villages are located within the Carsington and Hopton Conservation Area. Coalescence between the two villages is prevented by Hopton Hall (a collection of Grade II listed buildings) and the surrounding grounds and vegetation, located to the west of the village.

6.5.26 Land to the north of the village rises steeply from the settlement edge and is visually prominent. It also contains a number of landscape features including woodland blocks and tree belts which contribute to the character of the settlement. Hopton Vent RIGS is located to the north-west of the village.
6.5.27 To the east and south of the village a block of woodland creates a well-defined, vegetated edge to the settlement, beyond which the B5035 acts as a strong limit to development. The woodland to the north-east is designated as Hopton Almshouses and Twigs Plantation RIGS, and the woodland to the east and south is designated as Carsington Reservoir LWS. However there are a number of small fields beyond the southern and eastern settlement edges, enclosed between existing properties and the woodland. These fields have low visual prominence, but are adjacent to the Conservation Area and LWS.

Conclusion

6.5.28 Land to the west, north and east of the village is of high sensitivity. Small fields to the south and east of the settlement are of medium sensitivity, however land beyond these fields is of high sensitivity.

Bradbourne (Map 2)

Description and Analysis

6.5.29 Bradbourne is a small village, comprising Bradbourne Hall and a number of properties and individual farmsteads.

6.5.30 To the north of the village there are a collection of Grade I, II and II* listed buildings, including All Saints Church and Bradbourne Hall. There are also two crosses within the church grounds designated as SAMs. These buildings are surrounded by woodland and parkland.

6.5.31 A woodland block to the north-east of the village and vegetation in gardens to the east of the village create a vegetated edge. Beyond this edge the land rises gently, increasing in visual prominence.

6.5.32 Land to the south of the village slopes down to Havenhill Dale Brook and is open and visually prominent, with distant views across to the other side of the valley available.

6.5.33 The western edge of the village is urban but well defined. Land beyond this edge has high visual prominence, as it slopes down from Mill Kane and long distant views are available to the north and south.
Conclusion

6.5.34 All land surrounding Bradbourne is of high sensitivity.

Atlow (Map 2)

Description and Analysis

6.5.35 Atlow is a small village predominantly comprising linear development of individual properties and farmsteads on Atlow Lane. Atlow Lane is located on a ridge, with surrounding land sloping down away from existing development.

6.5.36 Surrounding land predominantly comprises small to medium irregular fields, enclosed by hedgerows and tree belts. Small fields adjacent to Atlow Lane enclosed by vegetation have low visual prominence and fit within the settlement pattern.

Conclusion

6.5.37 Land surrounding the settlement is of high sensitivity. However there are small pockets of land adjacent to Atlow Lane which may be of lower sensitivity.

Mapleton (Map 2)

Description and Analysis

6.5.38 Mapleton comprises a small stretch of linear development on Mapleton Road, with a number of Grade II and II* listed buildings, particularly to the north. The entire village and all surrounding land is located within Mapleton Conservation Area.

6.5.39 The southern and northern settlement edges are well defined and partially vegetated. The majority of land surrounding the village is designated as a SAM, for a medieval settlement including part of open field system.

6.5.40 Land to the east of the village is visually prominent, rising steeply from the settlement edge. However part of a field to the south-east of the village, which forms a gap in existing linear development, is at a similar elevation to adjacent properties, has lower visual prominence and is located outside of the SAM.

6.5.41 Land to the north-west of the village is more visually prominent, with distant views available to the west. This land is also important for the setting of adjacent listed
buildings, including Okeover Bridge, Okeover Arms, St Marys Church and Clergy Houses.

Conclusion

6.5.42 The land adjacent to the east of Mapleton Road is of medium sensitivity. Remaining land surrounding the village is of high sensitivity.

Hulland (Map 2)

Description and Analysis

6.5.43 Hulland is a small village comprising linear development, with a number of Grade II listed buildings to the north-western end which is also located within Hulland Conservation Area.

6.5.44 The majority of surrounding land comprises large fields which are visually prominent and extend away from the settlement pattern. Fields to the north of the village and their surrounding vegetation are important in preventing visual coalescence with Hulland Ward.

6.5.45 The exception to this is two small fields to the east of the village, which extend slightly away from the settlement pattern but are semi-enclosed by vegetation and have low visual prominence. Additional planting to the north of these fields would reduce visual prominence further.

Conclusion

6.5.46 The two small fields to the east of the village are of medium sensitivity. Remaining land surrounding the village is of high sensitivity.

Bradley (Map 2)

Description and Analysis

6.5.47 Bradley is a small village, predominantly comprising linear development on Yew Tree and Hadley Lanes, and individual properties and farmsteads on Pinfold Lane.

6.5.48 The northern settlement edge is well defined and partially vegetated. Land to the north of the village contributes to the rural character of the settlement approach. It is
also important for the setting of the collection of Grade II and II* listed buildings to the north of the village which include Bradley Hall and All Saints Church. Lady’s Pond LWS is also located to the north-west of the village.

6.5.49 There are a number of small paddocks to the east of the village with low visual prominence. These fields are enclosed by existing development to the west and south, and woodland blocks and tee belts to the west and north. The woodland and tree belts create well-defined, vegetated edges to the settlement.

6.5.50 Land to the south-east of the village rises up from a partially vegetated, well-defined edge. Land to the south-west comprises a woodland block, and fields which slope up from the settlement edge.

6.5.51 Land to the west of the village is visually prominent, sloping down from a well vegetated edge. There is a small field to the south-west of the village which is at a similar elevation to surrounding development, however it is only semi-enclosed by vegetation and is still visually prominent in views from Hadley Lane.

6.5.52 All land to the south and west of the village is located outside of the settlement pattern.

Conclusion

6.5.53 The paddocks to the east of the village are of medium sensitivity. Remaining land surrounding Bradley is of high sensitivity.

Yeldersley (Map 2)

Description and Analysis

6.5.54 Yeldersley comprises a small number of scattered farmsteads and individual properties along Lady Hole Lane, to the south-east of Ashbourne. One of these is Firs Farm, a Grade II listed building.

6.5.55 Land surrounding the settlement is open and visually prominent, with long distance views to the south available. Ladyhole Fish Pond LWS is located to the south-west. In addition there are potential coalescence issues with Ashbourne to the west, and with Moorend to the east.
Conclusion

6.5.56 All land surrounding Yeldersley is of high sensitivity.

Osmaston (Map 2)

Description and Analysis

6.5.57 Osmaston predominantly comprises linear development on Moor Lane, and is located wholly within Osmaston Conservation Area with listed buildings scattered throughout the village. Woodland blocks to the north and south create strong vegetated edges to the settlement, and a village green to the south is important for the settlement approach and character of the Conservation Area.

6.5.58 Land to the east and west is open with individual mature trees scattered throughout fields and on boundaries.

Conclusion

6.5.59 All land surrounding Osmaston is of high sensitivity.

Snelston (Maps 2 & 3)

Description and Analysis

6.5.60 Snelston is a valley bottom settlement comprising a number of individual properties and farmsteads east of Snelston Hall, a collection of Grade II and II* listed buildings. The entire settlement and the majority of surrounding land is located within Snelston Conservation Area. There are a relatively high number of Grade II listed buildings within Snelston.

6.5.61 Land to the west of the settlement is located outside of the settlement pattern, and contributes to the character and setting of Snelston Hall and the Conservation Area.

6.5.62 Land to the north of the settlement is visually prominent and rises up away from the settlement, and is also important in contributing to the character and setting of the Conservation Area and listed buildings.

6.5.63 Land immediately to the south is located within Flood Zones 2 and 3, beyond which the land is visually prominent and rises up away from the settlement.
6.5.64 Land to the east of Snelston as this is outside of the Conservation Area and at a similar elevation to the settlement. However this land is open and has high visual prominence, and is important for the setting of the Conservation Area and the approach into the settlement.

Conclusion

6.5.65 All land surrounding Snelston is of high sensitivity.

Wyaston (Map 3)

Description and Analysis

6.5.66 Wyaston is a small village, comprising linear development extending from a central triangular junction. All approaches to the settlement are rural, with individual farmsteads scattered along the northern and eastern approaches, and open views on the southern approach.

6.5.67 To the north-east, east and south of the village the surrounding field pattern is large and open, allowing long distance views.

6.5.68 To the west there are smaller fields and previously developed areas enclosed by strong tree belts and hedgerows, which have low visual prominence.

6.5.69 There is a small field to the north of Orchard Lane which forms a gap in existing linear development, and is enclosed by vegetation and has low visual prominence. However beyond this field the land is open and visually prominent.

6.5.70 To the south of Orchard Lane there are two approximately triangular fields which slope down towards the settlement edge and have lower visual prominence than adjacent land.

Conclusion

6.5.71 Fields enclosed by woodland to the west are of medium sensitivity, with the previously developed land enclosed by woodland being of low sensitivity. The field to the north of Orchard Lane is of low sensitivity, and the fields to the south of the lane are of medium sensitivity. Remaining land surrounding the settlement is of high sensitivity.
Norbury (Map 3)

*Description and Analysis*

6.5.72 Norbury comprises a small number of scattered properties and farmsteads. Norbury Conservation Area is located to the north, and contains a number of Grade I and II listed buildings. Land surrounding these buildings is heavily wooded, with a flood zone associated with the River Dove beyond. Norbury Wood LWS is located to the north-east of the village, and Norbury Hollow Verge LWS is located to the south of the Conservation Area.

6.5.73 Land to the east of the settlement is also heavily wooded, creating a strong vegetated edge to the settlement. In addition Hope Wood LWS is located to the south-east of the village.

6.5.74 Land to the south of the village comprises large, open fields elevated above the adjacent Conservation Area, with high visual prominence. However there is a smaller field adjacent to Mill Lane, which has lower visual prominence as it is at a similar elevation to the two existing properties which it is enclosed between.

6.5.75 Land to the west of the village is located within Flood Zones 2 and 3. Land to the north-west contributes to the rural approach to the village and the north-western settlement edge is well defined and partially vegetated. Land to the south-west is open, visually prominent and located outside of the settlement pattern.

*Conclusion*

6.5.76 The small field adjacent to Mill Lane to the south-west is of medium sensitivity. Remaining land surrounding the settlement is of high sensitivity.

Shirley (Map 3)

*Description and Analysis*

6.5.77 Shirley is a small village on a ridge, with the land falling away from the settlement edge, gently to the south and west, and steeply to the north and east. This falling topography enables long distance views towards the settlement edge, and land surrounding the settlement has high visual prominence. Shirley Conservation Area is located within the north of the settlement.
6.5.78 To the south-east of the settlement there is a well-defined edge and open views from the settlement approach.

6.5.79 Land located to the east of the settlement off Derby Lane comprises a single field with low visual prominence, at a similar elevation to adjacent development and enclosed by strong hedgerows.

**Conclusion**

6.5.80 Land located off Derby Lane is of low sensitivity. All remaining land surrounding the settlement is of high sensitivity.

**Ednaston** (Map 3)

**Description and Analysis**

6.5.81 Ednaston predominantly comprises linear development with listed buildings at Ednaston House. When approaching the settlement from the north or south there are open views of the surrounding land, and the settlement edge is well-defined.

6.5.82 To the north of the settlement the land slopes down towards the settlement edge, and is enclosed by development to the west. However this land is visually prominent, and is located beyond a well-defined settlement edge. Increased planting on the alignment of the current north-west boundary of the village could reduce this visual prominence.

6.5.83 Land to the east of Ednaston falls away from a vegetated settlement edge to a floodplain.

6.5.84 Land to the west of the village is enclosed by the settlement edge to the east and south and strong tree belts, hedgerows and woodland to the north and west which create a strong, vegetated edge. The woodland block to the west of this land acts as a strong limit to development, however it is designated as Pool Plantation LWS.

**Conclusion**

6.5.85 Land to the north of the village, semi-enclosed by development, is of medium sensitivity. The fields to the west of the village, adjacent to the western boundary, are of low sensitivity although the setting of Ednaston House needs to be considered. The
fields beyond these, adjacent to Pool Plantation LWS, is of medium sensitivity. All remaining land is of high sensitivity.

**Rodsley (Map 3)**

**Description and Analysis**

6.5.86 Rodsley comprises linear development located on a valley slope, with land rising to the east and falling to the west. The majority of surrounding land has high visual prominence, with long distant views to the east, and comprises large fields which extend away from the settlement pattern.

6.5.87 The exception to this is the lower lying land adjacent and to the west of Rodsley Lane which forms part of a larger field, as this area is semi-enclosed by vegetation and adjacent development, has lower visual prominence and fits well within the settlement pattern.

**Conclusion**

6.5.88 Land to the west of Rodsley Lane is of medium sensitivity, and remaining land surrounding the settlement is of high sensitivity.

**Yeaveley (Map 3)**

**Description and Analysis**

6.5.89 Development within the village is predominantly limited to linear development on the two roads within the settlement, with a small cul-de-sac off Rodsley Lane (Priory Close). Yeaveley is located on a relatively large plateau, and so the land within and surrounding Yeaveley is generally flat or gently undulating. In addition, land to the north and west predominantly comprises small to medium fields with low visual prominence, enclosed by strong tree belts and hedgerows. In particular, a field located to the north of Rodsley Lane and east of Leapley Lane, is enclosed on three sides by existing development within the village.

6.5.90 However, land to the south-east of the settlement is of high sensitivity, as the topography rises here and the fields are large and open, allowing long distance views. The settlement edge to the south-east is also well-defined.
**Conclusion**

6.5.91 Fields to the west and north of the settlement are of low to medium sensitivity. Remaining land surrounding the settlement is of high sensitivity.

**Roston (Map 3)**

**Description and Analysis**

6.5.92 Roston comprises dispersed development amongst fields and woodland blocks.

6.5.93 To the east of the village there is denser, linear development. The land around this part of the village predominantly comprises large, open fields which extend away from the settlement pattern and are visually prominent. However there are two smaller fields to the south of Town End Farm which are semi-enclosed by trees and hedgerows. Increased planting on the boundaries of these fields could increase screening and reduce their visual prominence.

6.5.94 To the west of the settlement are a number of fields enclosed by roads and scattered individual properties, which fit within the settlement pattern. A collection of small fields to the west of Bag Lane are enclosed by woodland blocks and have low visual prominence. Fields to the west of these are semi-enclosed and so have slightly higher visual prominence, but are still partially screened contained within the settlement pattern by Lid Lane and The Hollow. To the south of The Hollow there are further fields enclosed by Lid Lane and Can Alley, and existing residential development, which also have medium visual prominence and sit within the settlement pattern.

**Conclusion**

6.5.95 Fields to the east of the village, south of Town End Farm, are of medium sensitivity. The small fields to the west of Bag Lane are of low sensitivity, and the fields to the east and south-east of these are of medium sensitivity. Remaining land surrounding the settlement is of high sensitivity.
Hollington (Map 3)

Description and Analysis

6.5.96 Hollington is a nucleated village located on a plateau, with the majority of surrounding land falling gently away from the settlement edge, with high visual prominence and long distance views available.

6.5.97 Fields to the south of the village are generally flat, and enclosed by Main Street to the east and Back Lane to the west. The fields extend away from the settlement edge, but could fit within the settlement pattern as there are scattered individual properties and farmsteads along Main Street and Back Lane. The fields within the eastern part of this area have low visual prominence, as they are screened by surrounding vegetation. However visual prominence increases within the western part of this area, as open views become available and screening decreases. Land to the west of Main Street and east of Back Lane is very open, visually prominent and outside of the settlement pattern.

6.5.98 To the north the settlement edge is well-defined and partially vegetated. Beyond this there is an area of semi-enclosed land with lower visual prominence, however there are open views to the north-east and this land is important in maintaining the rural approach to the settlement.

Conclusion

6.5.99 Fields to the south of the settlement, enclosed by Main Street and Back Lane, are of low sensitivity in the east and medium sensitivity in the west. Remaining land surrounding the settlement is of high sensitivity.

Alkmonton (Map 3)

Description and Analysis

6.5.100 Alkmonton is a very small settlement, predominantly comprising linear development on Leapley Lane and individual properties and farmsteads on Long Lane. Currently all approaches to this settlement are extremely rural, as views are dominated by the surrounding agricultural fields and hedgerows, with views of built development limited to individual farmsteads or the end properties of linear development. The
majority of land is generally flat or falls away from the settlement, creating open and distant views.

**Conclusion**

6.5.101 All land surrounding Alkmonton is of high sensitivity.

**Cubley (Map 3)**

**Description and Analysis**

6.5.102 Cubley is located on the side of a gentle valley sloping down to the Cubley and Bentley Brooks. Development within Cubley is concentrated around the cross roads of Derby Lane and an unnamed road.

6.5.103 Land to the north of Cubley slopes up from the settlement edge, and is open and visually prominent.

6.5.104 The eastern edge of Cubley is well-defined and vegetated, beyond which the land is open and visually prominent.

6.5.105 To the south of the village land slopes down to the brooks, does not fit within the settlement pattern and is important for maintaining the rural character of the village and the route to St Andrews Church, a Grade I listed building. The majority of land to the south is also located within a flood zone. However there is an area of land behind the properties on Derby Lane outside of the flood zone, which is enclosed by existing development on three sides and thus has lower visual prominence and sits within the settlement pattern.

6.5.106 Land to the west of the village is open and visually prominent, and is important to maintain the rural character of the settlement and settlement approach.

**Conclusion**

6.5.107 There is an area of medium sensitivity to the south of Derby Lane. Remaining land surrounding the settlement is of high sensitivity.
Longford (Map 3)

Description and Analysis

6.5.108 Longford is a linear settlement located on generally flat land adjacent to the Longford Brook. Therefore the majority of land to the east and south of the settlement, surrounding the brook, is located within Flood Zones 2 and 3.

6.5.109 Land to the west of the settlement is outside of the flood zone. There are a number of fields behind the existing linear development on Main Street which are enclosed by woodland and have low to medium visual prominence. If the vegetation on the western boundary of these fields is planted up further then screening of this land would increase. However west of these fields the land is open and visually prominent.

6.5.110 Longford Hall, a collection of Grade I, II and II* listed buildings is located to the north of the village, and the Longford Conservation Area includes the Hall, village and surrounding land. Land to the north of the village, beyond Long Lane, is important in contributing to the character of the Conservation Area and setting of the listed buildings.

Conclusion

6.5.111 The fields to the west of the village are of medium sensitivity. Remaining land surrounding the settlement is of high sensitivity.

Boylestone (Map 3)

Description and Analysis

6.5.112 Boylestone comprises a very small, low density settlement located on the side of a valley. All approaches to the settlement are rural in character. There are open views of the settlement when approaching from opposite side of the valley to the west, however the majority of views of built development are screened by the extensive vegetation within the settlement.

6.5.113 Views of the settlement when approaching from the north-east are screened by an individual farmstead on Alkmorton Road and changes in topography, with the land falling away beyond a strong vegetated edge.
Conclusion

6.5.114 The majority of land surrounding the settlement is of high sensitivity, however there are small areas of land within the settlement enclosed by built development or vegetation where sensitivity is lower.

Somersal Herbert (Map 3)

Description and Analysis

6.5.115 Somersal Herbert is a small nucleated village which contains a large number of Grade I and II listed buildings. In addition the entire village and all surrounding land is located within the Somersal Herbert Conservation Area.

6.5.116 The majority of the land surrounding the village is visually prominent, as it slopes down towards Brocksford Brook to the south-west and rises in all other directions. It also predominantly comprises large fields which extend away from the settlement pattern.

6.5.117 There are some smaller fields to the south and east of the village, which have lower visual prominence as they are enclosed by vegetation. However the fields to the south contribute to the setting of Somersal Hall, a Grade I listed building.

Conclusion

6.5.118 There is a single field of medium sensitivity to the east of the settlement. All remaining land surrounding the settlement is of high sensitivity.

Longcliffe (Maps 1 & 2)

Description and Analysis

6.5.119 Longcliffe comprises a number of scattered properties, agricultural businesses and quarries, both active and disused, to the north of Brassington.

6.5.120 Land to the north of the settlement is very open and visually prominent, extending up to the boundary of the PDNP.

6.5.121 The High Peak Trail, also designated as a LWS, is located on the embankment of a disused railway and acts as a strong limit to development to the west and south. Land to the south of the settlement is low lying and enclosed by the trail and existing
development, and has relatively low visual prominence. To the south-west the land rises up to the trail and has higher visual prominence.

6.5.122 A woodland block to the east creates a strong, vegetated edge to the settlement.

**Conclusion**

6.5.123 All of the developed land within the settlement, including the quarries, is of low sensitivity. Land to the south is of low sensitivity, and low lying land to the south-west is of medium sensitivity.
7 CONCLUSIONS

7.1.1 The northern half of the District is generally characterised by valley bottom settlements, both nucleated and linear in pattern. Settlements are larger in the north, with the Market Towns of Matlock and Wirksworth located here. Ashbourne is located near the centre of the District.

7.1.2 The density of settlements increases towards the north, with the collection of settlements located on the A6 around Matlock comprising the most densely developed area. In this area physical coalescence has occurred between many of the settlements, such as Matlock and Upper Hackney, and Darley Dale and Two Dales, and it is difficult to identify the delineation of settlements on a map. However visual coalescence is prevented due to the presence of extensive screening vegetation, and open space alongside the A6. Land which prevents visual coalescence is therefore of high sensitivity, and it is important that this land remains undeveloped in order to maintain the perceived breaks between settlements.

7.1.3 Land of high sensitivity in this area also relates to the proximity to the PDNP. Many of the settlements, such as Rowsley and Northwood, are located on the opposite side of the Derwent Valley to the PDNP. Therefore land surrounding them is visually prominent in views from the Park, and development could potentially adversely impact upon the setting of the Park.

7.1.4 The southern part of the District (south of Ashbourne) is generally characterised by nucleated settlements located on plateaus and ridges, which are generally more rural in character than in the north of the district. Settlements within the south are smaller and more dispersed, with the majority of the Small Villages and Other Locations concentrated in the south.

7.1.5 Areas of high sensitivity within the south predominantly related to visually prominent land which slopes down from the hilltop settlements, and land which contributes to the rural character of settlements. Sensitivity was also generally high in villages with heritage constraints, where the majority of the surrounding landscape was located within a Conservation Area, or was important for the setting of listed buildings.

7.1.6 Areas of low and medium sensitivity throughout the district were generally identified on land at a similar elevation to the adjacent settlement edge, which was enclosed or
semi-enclosed with low visual prominence, and did not contribute to the character or setting of the settlement.
Derbyshire Dales - Landscape Sensitivity and Landscape and Visual Impact Assessment

Site Assessment Sheet

Date surveyed: 

Site/Sub-area name: 

Site reference: 

Site area: 

Settlement: 

CHARACTER AREAS

National Character Area: 

Landscape Character Type: 

Areas of Multiple Environmental Sensitivity (AMES) Landscape Character: 

Level of CPRE Tranquility: 

Brief description of site and surrounding area: 

### KEY LANDSCAPE DESIGNATIONS

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<th>Adjacent to</th>
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Derwent Valley Mills

### GEOLOGY

Regionally Important Geological and Geomorphological Site:

Safeguarded Mineral Resources:

### TOPOGRAPHY

Flat: Sloping: Undulating:

Description of topography:

### LANDSCAPE AND VEGETATION STRUCTURE

Landscape Structure:-

Open: Semi enclosed: Enclosed:

Field pattern:-

N/A: Regular: Irregular: Small: Medium: Large:
Enclosure materials: -

Fencing: Hedgerows: Hedgerows
Dry Stone Walls: Other: 

With trees:

Hedgerow condition: -

Managed: Unmanaged: Gappy:

Hedgerow trees/tree belts (condition):- Good: Poor:

Woodland adjacent to site: - Yes: No:

Comments:

Tree Preservation Orders (TPOs):-

TPO Ref No: In site: Adjacent to site:

Comments:

CURRENT LAND USE/HABITATS WITHIN THE SITE

Previously Developed Land: Improved grassland:

Unimproved/Semi improved grassland: Bracken/Scrub:

Arable: Woodland:

Ruderal grassland: Marshland:
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### Biodiversity

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Presence of water bodies on, or adjacent to the site:-

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<th>Adjacent to site:</th>
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Comments:
FLOOD RISK

Area within Zone 3: [ ] Zone 2: [ ] Zone 1: [ ]

Comments:

GROUND WATER SOURCE PROTECTION ZONE

Within: [ ] Adjacent: [ ]

HISTORIC ASSETS AND SETTING

Derwent Valley Mills World Heritage Site:- ____________________________

Within: [ ] Adjacent: [ ] Visible from: [ ]

Conservation Area:- ____________________________

Within: [ ] Adjacent: [ ] Visible from: [ ]

Areas potentially affected:-

Listed Buildings: Yes: [ ] Setting No: [ ]

Scheduled Ancient Monuments: Yes: [ ] No: [ ]

Historic Parks and Gardens: Yes: [ ] No: [ ]

Other historic assets potentially affected: ____________________________

Comments:
Notes:-
SITE CONTEXT

National Park: -

Does the site adjoin The National Park Boundary:  Yes:  No: 

Does the site affect the setting of The National Park:  Yes:  No: 

Comments:

Adjoining settlement edge: -

Well Defined Edge:  Weakly Defined Edge: 

Vegetated Edge:  Urbanised Edge: 

Adjacent building type: -

Residential:  Commercial/Industrial:  Agricultural: 

Other: 

Adjacent building density: -

High:  Medium:  Low: 

Visual prominence of site: -

High:  Medium:  Low: 

Would development contribute to visual coalescence of settlements/existing centres?

Yes:  No: 

Potential for improvement of settlement edge: -

Yes:  No: 

Potential for improvement of Green Infrastructure: -

Yes:  No: 
Notes:-
SUMMARY AND RECOMMENDATIONS

Landscape sensitivity to housing growth:

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Capacity of landscape to accommodate development following mitigation:

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Summary, Recommendations and Mitigation: