

Landscape and Visual Assessment
Forge Mill, Chinley

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1.0 Introduction

- 1.1 The Landscape and Visual Impact Assessment (LVIA) of the proposals at Forge Mill Chinley was carried out by TPM Landscape in November 2011 at the instruction of the client Copperleaf.
- 1.2 The LVIA assesses the landscape and visual impact of the proposed development, on the character of Chinley and the landscape character of the wider landscapes to north, south and east within what is known as the High Peak landscape of the Pennines. Although the landscape section of this chapter concerns itself specifically with landscape and townscape effects, the scale of the proposal and the distances considered, require that views and visual amenity play a part in the understanding and descriptions of townscape and landscape types. Visual amenity is considered separately. It is generally acknowledged that the potential exists for a change in the visual amenity of the site to have an influence over the character and key characteristics of townscape and landscape character.

2.0 Key Consultations

2.1 Refer to the statement of community involvement.

3.0 Assessment Methodology and Significance Criteria

General Approach

3.1 The assessment has been based on guidelines and information provided in the following publications:

- Landscape Character Assessment: Guidance for England and Scotland (The Countryside Agency and Scottish Natural Heritage 2002);
- Guidelines for Landscape and Visual Impact Assessment 2nd edition 2002¹;
- Landscape Institute Advice Note 01/2009: Use of photography and photomontage in landscape and visual assessment (1);
- High Peak Borough Council Adopted Local Plan;
- Peak District National Park Authority;
- Natural England Character Area 51 Dark Peak;
- Natural England Character Area 52 White Peak;
- Natural England Character Area 53 South West Peak;
- High Peak Borough Council, Landscape Character Supplementary Planning Document SPD5 March 2006; and
- National Park Landscape Character Assessment March 2008.

3.2 The assessment has also drawn on information provided from consultations with High Peak Borough Council and a series of public exhibitions and consultations where the views of local residents were sought.

3.3 The general approach to the LVIA includes the following key tasks:

- Confirmation of scope and methodology;

¹ The Landscape Institute/IEMA (2002) Guidelines for Landscape and Visual Impact Assessment, Spon Press 2nd edition 2002

- Desk top study and preliminary site survey;
- Baseline assessment of landscape and visual resources;
- Layout and design optimisation; and
- Assessment of residual landscape and visual effects.

Confirmation of Scope of Methodology

- 3.4 The scope and nature of the methodology and the structure and content of the LVIA have been issued to the Local Authority prior to submission for comment and information ahead of the formal submission of documents.

Desk based data review

- 3.5 Existing mapping, aerial photography, legislation, policy documents and other written graphic or digital data relating to the proposal and broader study area were reviewed. An original desk top study defined the baseline landscape and visual resources within a 2-3 km radius study area (figure 1) and established the main users of the area, key view points and key features.
- 3.6 The potential extent of visibility of the proposed development was identified through site visits where views from within the site and from noted locations outside of the site boundaries were examined to develop an understanding of where the site is currently visible from. From this process a series of viewpoints were selected as representative of views from a variety of typical receptors at varying distances from the site. The viewpoints assessed are as follows and their locations are indicated in Figure 10:
- View1 - Access Road, view from Green Lane and Conservation Area;
 - View 2 - Access Road outside Forge Cottages
 - View 3 - Tramway west
 - View 4 - Footpath linking Tramway with Access Rd
 - View 5 - Tramway mid location
 - View 6 - Tramway eastern extents
 - View 7 - Public Open Space east of the site
 - View 8 - Granby Avenue

- View 9 - Whitehough Head
- View 10 – Eccles Pike
- View 11 – Cracken Edge
- View 12 – Chinley Churn
- View 13 - Pennine Bridleway

On Site Survey

- 3.7 Field survey work was carried out to verify and refine the landscape character types identified within the study area and to gain a full appreciation of the relationship between the proposed development and the landscape.

Existing Landscape and Visual Resource Review

- 3.8 This stage of the landscape assessment follows the desk top and field work and involves the review of existing landscape and visual characteristics within the study area. The Baseline Landscape Character Areas are identified in Figures 2,3,4,5 and 6 and include both published landscape character types and units as identified within Natural England publications and locally designated areas or sub areas identified for the purposes of this assessment through the desk top study and field work. This process of assessment has three elements:

- Description – a systematic review of existing information and policy relating to the existing landscape and visual resource, through desk based review and site survey;
- Classification – analysis of the data to subdivide the landscape resource into discrete areas of similar and identifiable character; and
- Evaluation – use of professional judgement to apply a sensitivity to the landscape with reference to a specified set of criteria.

Photography, Wireframes, Photomontages

- 3.9 All photography was carried out with a digital SLR camera with a 50 mm or equivalent lens. The camera accords with the Landscape Institute's recommendations on the use of cameras for photomontage generation.
- 3.10 Photographs were taken with approximately 50% overlap between frames to produce curved panoramic shots. The resultant frames were spliced together in Adobe PhotoSHOP.

- 3.11 The photographs, photomontages and wireframes shown for each viewpoint illustrate a 90 degree curved panoramic view. This angle of view is important as it allows the development to be seen in the context of the surrounding landscape, including familiar features and components of the setting.
- 3.12 A combination of 3D modelling software was used to produce both wireframes and the photomontages, using terrain data purchased from Ordnance Survey and proposed development layouts. A 3D model was created of the proposed Development and inserted into a 3D model of the study area, using target reference points in the model and photograph. The photomontages were completed in Adobe PhotoSHOP.
- 3.13 The photographs and other graphic material such as photomontages used in this assessment are for illustrative purposes only and, whilst useful tools in the assessment, are not intended to be completely representative of what will be apparent to the human eye. The assessment is carried out on site rather than from photographs.

² Landscape Institute Advice Note 01/2009: Use of photography and photomontage in landscape and visual assessment.

Assessment of Landscape and Visual Effects

- 3.14 The impact assessment aims to identify significant landscape, visual impacts of the development through:
- assessing the baseline conditions;
 - identifying potential impacts;
 - identifying and taking account of proposed mitigation measures; and
 - predicting the magnitude and significance of effects in a logical and well reasoned fashion.
- 3.15 The assessment describes the changes in the character of the landscape and visual resources that are expected to result from the development. It covers both landscape impacts (changes in the fabric, character and key defining characteristics of the landscape); and visual impacts (changes in available views of the landscape and the significance of those changes on people).
- 3.16 In considering the visual amenity of the study area, a number of receptors have been chosen to represent both the variety and scope of the study area and also to examine particular views and/or receptors which are of particular note or importance. These view points have been selected through site visits and a consideration of the planning, cultural

and historical background of the study area. In addition where Landscape Character Areas have been identified as having visual amenity as a key element, a view or views have been selected to represent this.

A detailed methodology is offered in Appendix 1 of this document

4.0 Landscape Planning Policy and Designation

- 4.1 The study area falls within the boundaries of two separate planning authorities. The site itself is within the High Peak Borough Council and falls under the directions of the High Peak Local Plan. Outside of the site boundaries but within areas of the study area to the north and east is the Peak District National Park Authority which has a recently published Local Development Framework. Both of these authorities have additional landscape character studies to assist in the interpretation of planning policy: for the High Peak Borough Council the document is *Landscape Character SPD March 2006*; and for the National Park Authority the document is *Peak District Landscape Character Assessment March 2008*.
- 4.2 **The National Park Authority** LDF has a core **Policy L1** *landscape character and valued characteristics*. It requires all development to conserve and enhance the valued characteristics of the National Park as set out in the landscape strategy document. In brief this document follows the character areas defined by Natural England and identifies key outcomes for these landscapes. The proposed development will not have any direct impact on land within the National Park being outside of its boundaries but is considered in terms of the potential connecting visual influences which may occur. It should be noted that although retaining the title descriptions for the character areas used by Natural England, the National Park Authority chooses to place the boundaries in slightly different locations. This has the somewhat surprising outcome of placing the application site and the village of Chinley within the Dark Peak Western Fringe Character zone rather than the South West Peak area. The following summary includes only those elements which may be affected by impacts associated with the proposals:
- 4.3 Across the whole National Park policies will:
- Apply strict protection of the Natural Zone;
 - Manage development through careful consideration of landscape character;
 - Conserve and enhance Conservation Areas;
 - Conserve and enhance green infrastructure
- 4.4 Across the Dark Peak and Moorland Fringes policies will:
- Protect the remoteness, wildness, open character and tranquility of the Dark Peak landscapes including through the continued promotion of the Moors for the Future project;
 - Seek opportunities to manage and enhance cultural heritage, biodiversity, recreational opportunities and tranquility whilst maintaining the open character;
 - Protect and manage the settled, cultural character and the biodiversity and recreational resources of the Dark Peak Western Fringe, whilst maintaining strong cultural associations with the Dark Peak landscapes
- 4.5 Across the White Peak and Derwent Valley policies will:

- Protect and manage the distinctive and valued historic character of the settled, agricultural landscapes of the White Peak, while seeking opportunities to enhance the wild character and diversity of remoter areas;
 -
 - Protect and manage the tranquil pastoral landscapes and distinctive cultural character of the Derbyshire Peak Fringe through sustainable landscape management, seeking opportunities to enhance woodlands, wetlands, cultural heritage and biodiversity
- 4.6 Across the South West Peak policies will
- Protect and manage the distinctive historic character of the landscapes;
 - Seek opportunities to celebrate the diverse landscapes;
- 4.7 It is in this context that **Policy L1** states that: *Development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan, and other valued characteristics.*
- 4.8 **High Peak Borough Council** have saved policies within a Local Plan. This is linked to a General Development Framework plan which identifies a number of key areas tied to specific policy aims. The relevant landscape related policies which fall within or close to the site are briefly outlined below:
- 4.9 The plan identifies *improvement corridors* (2.5 and 2.6 in the explanatory text) which are explained as follows: *first and often lasting impressions of a place are usually gained from the main roads into towns and villages. Some of these approaches have spectacular views. However, particularly on some stretches of the A6 and A57, some development is poor quality and appears run down. In places these have been the focus of industrial and commercial investment over many years, and are suffering from economic decline.*
- To help achieve a good quality, attractive and prosperous environment these principle roads have been selected as high priority for environmental enhancement. The sorts of projects which might be undertaken include removing eyesores.*
- 4.10 A series of these improvement corridors are identified running immediately adjacent to the application site. Planning in relation to these areas is guided by **Policy GD3** Improvement Corridors which states:
- Planning permission will be granted for development within the improvement corridors provided that;*
- *Its layout, scale, design, external appearance, boundary treatment and landscaping enhance the appearance of the area; and*
 - *There will be no undue detrimental effect on existing important landscape, townscape, historic, wildlife or waterfeatures.*
- 4.11 **Policy GD4** Character Form And Design states that:
- Planning permission granted provided that:*
- *Its scale, layout...landscaping or other works will be sympathetic to the character of the area, and there will not be undue detrimental effect on the visual qualities of the locality or the wider landscape.*

4.12 **Policy OC1** Countryside Development allows for permission subject to the development fulfilling a series of criteria the most notable being:

- the development will not detract from an area where the open character of the countryside is particularly vulnerable because of its prominence or the existence of a narrow gap between settlements; and
- the development will not have a significant adverse impact on the character and distinctiveness of the countryside.

4.13 **Policy OC2** Greenbelt Development re-inforces the protection of Greenbelt and further requires that:

- *development within or conspicuous from Green Belts should not injure the visual amenities of the Green Belt.*

4.14 **Policy OC4** Landscape Character and Design states that:

- *Planning permission will be granted for developments considered appropriate in the countryside provided that its design is appropriate to the character of the landscape.*

4.15 **Policy OC5** Development Conspicuous from the Peak District National Park requires that:

- *Planning permission will not be granted for development which, due to its use, scale, design, siting, external appearance or landscape treatment, would materially harm the purposes or valued characteristics of the National Park.*

5.0 Baseline Landscape Conditions and Receptors

Land use and Topography

- 5.1 The site is a former industrial mill site and sits within the valley, immediately adjacent to the village of Chinley and running alongside Black Brook and other smaller water courses. The topography of the immediate site is largely flat with a gentle slope from east (188AOD) to west (180AOD) where the access road to the site meets Green Lane. Within the site some variation occurs, principally around the drained reservoir and the channel through which Black Brook runs. These features are noticeably lower than the surrounding land.
- 5.2 Chinley sits within the valley of Black Brook located on its northern bank. The surrounding land rises swiftly on all sides giving the impression of low lying land surrounded within a bowl of high hillside and moorland. The valley runs east west and incorporates a series of transport routes including the A6 trunk road and Manchester-Sheffield train line.
- 5.3 To the north, the ground rises quickly through the village with many properties located on a south facing slope potentially overlooking the application site. The train line marks the northern most extent of the village after which the ground rises steeply towards the twin peaks of Chinley Churn (452) and Cracken Edge.
- 5.4 Moving eastward a narrow valley opens up taking the A624 Hayfield road northwards. Views of the application site are possible looking back from the road as it rises from the outskirts of Chinley to around 400 AOD where the mass of the hillside begins to prevent views into the valley below.
- 5.5 East of the A624 the ground continues to rise towards the Peak District National Park and Kinder Scout. The Pennine Bridleway skirts the base of this land mass at around 380-400AOD running in a south easterly direction. Clear, distant views are possible from several elevated locations along the edge of the National Park Boundary and National Trust South Head land holding.
- 5.6 Travelling eastward from Chinley both the A6 and the train line follow the valley as far as the northern extents of Chapel en le Frith before the A6 turns in a southerly direction following the lower ground while the train line turns northeastward, entering the Cowburn Tunnel at around 280AOD.
- 5.7 South of the application site the ground again rises steeply towards Eccles Pike. Another National Trust land holding covers the top of the peak which has clear views along the valley and across towards the High Peak.

- 5.8 Views from further distances than the ridge lines and peaks described may be possible but this valley landscape, tightly surrounded by hills and peaks describes the principle high ground visually connected to Chinley and the application site.

The Application Site

- 5.9 The site is located to the south east of the village of Chinley which itself lies in a steep sided valley east of Whaley Bridge and north west of Chapel en le Frith in the Derbyshire Peak District.
- 5.10 The site was the location for a large industrial mill which has gone through many different uses during its long history. It is now almost entirely demolished with only a large brick chimney, located towards the centre of the site, remaining. The floor plan of the principle buildings remains and isolated structures in various states of disrepair are to be found throughout. At the eastern most extent of the site is the larger of two reservoirs which have been drained and, although largely silted up, can still be identified due to its cover of bulrush and reeds.
- 5.11 An isolated group of workers cottages called Forge Terrace remains at the mid point of the site and at the end of the access road which are outside the planning application boundary. These appear to be all residential properties.
- 5.12 To the immediate north of the site, Black Brook runs alongside the access road forming a wooded boundary. Beyond the Brook and to the north west, residential properties at the southern edge of Chinley rise up the slopes into the village. To the north east the edge of Chinley abruptly cuts northward from around the mid point of the site and to the east of this boundary the landscape is a collection of small, linear, fields given over to pasture with hedgerows and trees forming the boundaries.
- 5.13 The far east of the site becomes increasingly more wooded past the reservoir and the remains of the industrial use of the site become less apparent. To the west of the old car park, a section of open rough pasture is separated from the old mill site by a hedgerow line and footpath.
- 5.14 The line of a disused tramway runs along the southern boundary to the site and is now a footpath known as the Tramway Trail. The route is lined by trees for much of its length with only short sections where an uninterrupted view across the site is possible. The Tramway is a historic route with local significance.
- 5.15 The quality of the landscape is assessed as poor and the value low apart from the Tramway Trail which is good. The sensitivity is assessed as low.

Settlement

- 5.16 Within the detailed 2-3km study area lie the conurbations of Whaley Bridge to the west and Chapel en le Frith to the south east. The village of Chinley sits on the south facing slopes of the valley immediately to the north of the application site. Numerous smaller farmsteads and individual properties are located throughout the study area with larger concentrations towards areas on the lower valley slopes.

Chinley

- 5.17 The village grew from a small hamlet with the coming of the railway and at its peak had a large community with three industrial mill sites within the valley. Agriculture and quarrying have also formed a significant part of the local economy and are still very evident in the landscape today.
- 5.18 The village to the west of Green Lane is protected within a conservation area (Figure 9) which covers the centre of the village and a large section of open land running south as far as the A6. The properties within this are typically stone built, 19th and 20th century, and of a type with the local high peak vernacular. To the east, and outside the boundaries of the conservation area are residential properties of a later period.
- 5.19 The areas are of a medium across all of the townscape sensitivity characteristics outlined in table 10 and the overall sensitivity is assessed as medium.

Chapel en le Frith

- 5.20 The town lies approximately 2 km to the south east of the application site and is shielded from view by the large land mass which rises up towards Eccles Pike. Chapel en le Frith was established by the Normans, the name coming from the French for Chapel in the Forest. There is a conservation area at its centre with several listed buildings falling within and around. The town is well located on both the road and rail network and sits within the valley at the edge of the Peak District National Park.
- 5.21 The area is of a medium value across the majority of the townscape sensitivity characteristics outlined in table 10 and the overall sensitivity is assessed as medium.

Whaley Bridge

- 5.22 The town lies directly west of the application site along the Black Brook valley approximately 2 km distance. The town straddles the river Goyt and was a small settlement until the canal and railway brought the industrial revolution to the area. A

conservation area runs along the valley bottom taking in the centre of the town and the canal marina.

- 5.23 The area is of a medium value across the majority of the townscape sensitivity characteristics outlined in table 10 and the overall sensitivity is assessed as medium.

Buxworth

- 5.24 Buxworth is a small hamlet directly west of Chinley along the valley bottom. The two settlements merge together between the railway line and Black Brook. A small conservation area covers a section of the settlement at its western edge.
- 5.25 The area is of medium or low values across the townscape characteristics outlined in table 10 and the overall sensitivity is assessed as medium.

Landscape Designations/Features

Greenbelt (Figure 7 & 8)

- 5.26 The Greenbelt covers a large proportion of the surrounding countryside and borders the Peak District National Park boundaries which fall to the north east and south west.
- 5.27 The Greenbelt surrounds the application site on all but its northern side but no part of the application site falls within it. This sloping, linear field which bounds the eastern edge of Chinley village is not part of the proposed developed area and would remain as open landscape.
- 5.28 The sensitivity is assessed as high as development change to the Greenbelt is generally seen as an undesirable outcome.

Conservation Areas (Figure 9)

- 5.29 There are a number of conservation areas within the study which are described below:

Chinley and Whitehough

- 5.30 The area runs to the west of the application site but includes the junction between the site access road and Green Lane and a small section of the open land between the application site and Green Lane. It runs northward through the centre of the village and stops just north of the railway line including the war memorial and abutting a complementary conservation area within the National Park planting boundary. No written guidance appears to accompany the designation.

- 5.31 The sensitivity of the CA is assessed as medium as it includes no special notification regarding its value suggesting no national significance is attached to the listing.

Leaden Knowle Chinley

- 5.32 This area surrounds a small number of properties to the west of Chinley and abuts the railway line to the north. No written guidance appears to accompany the designation.
- 5.33 The sensitivity of the CA is assessed as medium as it includes no special notification regarding its value suggesting no national significance is attached to the listing.

Buxworth

- 5.34 The conservation area is concentrated at the crossing of the canal and river at the valley bottom and includes a group of historic buildings surrounding this junction. No written guidance appears to accompany the designation.
- 5.35 The sensitivity of the CA is assessed as medium as it includes no special notification regarding its value suggesting no national significance is attached to the listing.

Regional Landscape Context (Figures 2,3 & 4)

- 5.36 The Landscape Character of the site and the study area is described at national level by Natural England through three Joint Character Areas:
- Dark Peak
 - White Peak
 - South West Peak
- 5.37 Local authorities within the study area have commissioned their own landscape character assessments and the resulting landscape character areas are illustrated in Figures 5 & 6.
- 5.38 A character type is identified within a High Peak Council SPD within which the site is located :
- Settled Valley Pastures
- 5.39 A character type is identified within the Peak District National Park Authorities Landscape Character Assessment which also covers the area the site falls within:
- Valley Pastures with Industry

- 5.40 Generally the landscape is dominated by the peak district landscape and journeys typically include experiences of both the valleys and rivers which intercut these peaks and the hills and moorlands which surround them. Within this are small towns and villages with many dispersed dwellings and farmsteads typically built in a vernacular style and out of local stone. The landscape is easily identifiable with a strong individual character.

South West Peak Area 53

- 5.41 The application site falls directly within this character area which extends from just north of Whaley Bridge southwards as far as the Staffordshire border. Chinley sits on the boundary of the character area at its north eastern edge.
- 5.42 The key characteristics include:
- Integrated mosaic of landform and vegetation patterns comprising tracts of wild expansive moorland with heather on hill tops and ridges and small scale enclosed farmland, with herb rich hay meadows and rushy pastures, in valleys;
 - Area of upland flanked by lower hills to the south and west and indented by valleys which broaden to the west;
 - Long uninterrupted views, from margins to upland areas and vice versa. Contained and intimate views around the foothills;
 - Fringes to upland dissected by river valleys with fast flowing streams which create an intricate ridge and valley landscape of distinctive pattern and character;
 - Main rivers such as the Goyt with their sources in the upland area;
 - Economy of the area based on stock rearing with some dairy farming and grouse shooting on moorland;
 - Intricate and distinctive field patterns often with historic associations. Gritstone walls at higher elevations and hedgerows at lower elevations with holly prevalent in lower valleys;
 - Farm buildings and villages built predominantly of local stone reflecting local geology and history; and
 - Small nucleated settlements with extensive dispersed farm landscape.
- 5.43 A number of pressures are listed for the landscape which include recreational and land use changes leading to an increase in visitors and a lack of continued management and investment for woodland areas. Road and footpath networks are more congested and a

decline in traditional farming practices has led to a deterioration of quality and distinctiveness.

- 5.44 Recommendations for the future include the restoration of field boundaries and hedgerows, the low key management of woodlands and the conservation of cultural heritage features.

Dark Peak Area 51 (Figure 4)

- 5.45 The Dark Peak character area falls to the north and east of the application site and covers the landscape from Upper Mill in the north down to Matlock in the south. It follows the edge of the South West Peak character area to the west where Chinley and the site lie immediately adjacent to the boundary.
- 5.46 The key characteristics of the area are centered around the areas location and geology with the high upland areas and mill stone grit sandstones leading to the name of the character zone.
- 5.46 Key characteristics include:
- A dramatic landscape created by sharply defined, elevated grit stone ridges and vast plateaux with long uninterrupted views;
 - Wild and remote semi natural landscape;
 - Contrasting valley heads created by a combination of sheltered, deeply incised cloughs and fast flowing streams around the margins of plateaux and greater diversity of vegetation including semi natural broadleaved woodland;
 - A cultivated character of margins with dispersed farmsteads, gritstone wall boundaries and hedgerows in valley bottoms and small scale enclosure;
 - Changes in the countryside are similar to those noted for the south west area with modern farming practices and increases in recreational use leading to pressure on traditional land use; and
 - The management of forestry, woodland, stone walls and meadows are cited as important for the continuation of the character of the area.

White Peak Area 52 (Figure 3)

- 5.47 The White Peak gets its name from the limestone geology which underlies this character area. It sits to the south and east of Chinley and the site. At its northern most edge the character area falls within the study area for the application site but only around the

elevated sections of Rushup Edge Road and the Pennine Bridleway where views of the application site may be possible.

5.48 Key characteristics include:

- Long narrow shelter belts of broadleaved trees on high ground with semi natural broadleaved woodland along dale sides;
- Nucleated villages and small towns connected by crest and valley roads;
- Lack of a unifying style of architecture for buildings and settlements due to the availability of two dissimilar rock types, limestone and gritstone.

Landscape Character Supplementary Planning Document SPD5 March 2006

5.49 High Peak Borough Council have prepared a landscape character assessment to assist in the application of landscape related planning policy. The document identifies a number of different landscape character types which subdivide the national character areas of the Dark and White Peak. The application site falls within a character type called Settled Valley Pastures.

Settled Valley Pastures (Figure 6)

5.50 The underlying geology of the landscape type is gritstone and shale. It is a pastoral landscape where permanent pasture gives way higher up to poorer grazing land. There are scattered farmsteads outside of compact settlements. The landscape has a strong network of winding lanes and roads and railways on lower slopes. It is noted as a well wooded landscape with wooded cloughs around tributary valleys and hedgerows with some hedgerow trees.

5.51 Key characteristics of note are:

- Moderate to steep valley slopes dissected by stream valleys;
- Wooded character associated with tree belts along streams and cloughs, scattered hedgerow trees and tree groups around settlements and farmsteads;
- Small, irregular fields enclosed by mixed species hedgerows and occasional dry stone walls;
- Settled landscape of small nucleated settlements and scattered stone farmsteads;
- Stone terraces on lower slopes associated with historic mills; and

- Enclosed landscape with views filtered by trees.

5.52 The development principles outlined for the character type suggest that development should consider the rural landscape when at the urban edge and that small groups of trees should be proposed around settlements. It further suggest that the colour of hard materials as viewed from distance is important and that developments should be contained in low, gritstone walls.

5.53 Where possible new development should include appropriate tree planting and creation of wildlife habitats. The priorities are:

- Small-medium scale woodland planting;
- Manage and enhance hedgerow trees; and
- Ensure the conservation and management of mature/veteran trees with hedgerows.

Peak District Landscape Character Assessment March 2008 (fig5)

5.54 The application site falls within the Character Area entitled *Dark Peak Western Fringe*, this in turn is divided into character types. The site falls within the character type *Valley Pastures with Industry*. The general characteristics of the landscape areas are summarized in section 4 of this report and so the description below is a summary of the landscape type only.

5.55 The Valley Pastures with Industry type is described as a *small scale, settled landscape on undulating lower valley slopes*. Key Characteristics include:

- A low lying undulating valley topography, rising towards adjacent higher ground;
- Small to medium sized fields;
- Trees are dense along watercourses and scattered along hedgerows and around settlement.

5.56 Generally the character description is very similar to that of the Borough Councils *Settled Valley Pastures* with perhaps the notable exception that the presence of industry is specifically noted. For the purposes of the study and because of the obvious duplication of area both the Borough Council and National Park Settled Valley Landscape Type has been considered together in terms of sensitivity and landscape impacts under Settled Valley Pastures.

5.57 Table 1: Regional Landscape Character

	South West Peak	Dark Peak	White Peak	Settled Valley Pastures
Landscape designation	Includes areas of SLA and Special Protection Areas- <i>medium-high</i>	Includes Special Protection Areas- <i>medium-high</i>	Includes Special Protection Areas- <i>medium-high</i>	Includes SLA- <i>medium</i>
Landscape resource	Areas within the national park with national trails and footways- <i>high</i>	Areas within the national park with national trails and footways- <i>high</i>	Areas within the national park with national trails and footways- <i>high</i>	A moderately valued landscape- <i>medium</i>
Scale and enclosure	Large scale open landscape- <i>low</i>	Large scale open landscape- <i>low</i>	Large scale open landscape- <i>low</i>	Medium scale landscape centred around the lowland valleys- <i>medium</i>
Landform and topography	Large dominating hills and valleys- <i>high</i>	Large dominating hills and valleys- <i>high</i>	Large dominating hills and valleys- <i>high</i>	Human scale valley landscape- <i>medium</i>
Settlement	Organic landcover pattern- <i>high</i>	Organic landcover pattern- <i>high</i>	Organic landcover pattern- <i>high</i>	Reasonable organic form with some structure- <i>medium</i>
Landmarks and visible built structures	A landscape with many recognisable features - <i>high</i>	A landscape with many recognisable features - <i>high</i>	A landscape with many recognisable features - <i>high</i>	Linked to a visible and notable wider landscape- <i>medium</i>
Remoteness and tranquillity	Areas of both remote landscape and developed urban space- <i>medium</i>	Areas of both remote landscape and developed urban space- <i>medium</i>	Areas of both remote landscape and developed urban space- <i>medium</i>	Rural communities with some industry- <i>medium</i>
Landscape Quality and Value	A landscape of high quality and high value- <i>high</i>	A landscape of high quality and high value- <i>high</i>	A landscape of high quality and high value- <i>high</i>	Landscape of good quality in parts and good value- <i>medium-high</i>
Summary of Assessed Sensitivity	High	High	High	Medium

6.0 Potential Impacts

Introduction

- 6.1 The proposed development is for a predominantly residential development with some office/light industrial (Class B1) and community use (Class D1) on the site of the old Forge Mill. The proposed development will be accessed from Green Lane via the existing access road which currently serves the remaining Forge Cottages, it will begin the other side of a mature and overgrown hedgerow boundary which follows a footpath connecting the tramway with the access road. From here the proposed development runs eastward following the line of Black Brook and crossing the stream at the eastern end of the site. The existing reservoir is proposed as filled in and the existing chimney will be removed. An apartment block north of Black Brook and within existing woodland forms the edge of the proposed developed area.

Layout

- 6.2 The proposed development is restricted to areas of land previously developed and part of the old Forge Mill development. The developed areas of the site are not within Greenbelt land and are designated as primary employment zone. The illustrative masterplan which accompanies the application provides for the following:
- The demolition of all remaining structures;
 - The construction of up to 182 dwellings;
 - The construction of up to 2,323 sq.m of business floor space (B1)
 - The construction of up to 325 sq.m of non residential institution floorspace (D1); and
 - Community facilities, Infrastructure, roadways, parking and landscape
- 6.3 Areas of open land within the proposed development will remain against the western boundary where rough pasture and an existing mature hedgerow boundary form a buffer between the commercial units and the residential dwellings and scout hut off Green Lane.
- 6.4 Existing trees along Black Brook and the access road will be retained and will continue to form a visual screen for residential properties within Chinley located off Ash Grove.
- 6.5 The access track will follow a similar route through the site as the original access road did for the mill and will cross the Black Brook at a similar location to that of the original crossing. From here a group of residential units follow the road westward with a group of three storey apartments shown on the masterplan forming the furthest extent of

development located just east of the existing feeder channel and sluice gate. Existing trees will be retained along the northern boundary and along the Black Brook and reservoir edge.

- 6.6 The proposed developments will follow the southern boundary and include residential units over the land which is currently the drained reservoir. The boundaries and trees lining the Tramway will be protected for the majority of the boundary, but some tree loss and the removal of the remnants of buildings and walls along this route will have the effect of opening up views across the site in places where they are currently screened by features or vegetation.
- 6.7 Within the blue line boundary a woodland copse south of the tramway, a series of open field north of the mill site and Black Brook and an area of wooded scrub land to the east between the existing reservoir and the sewage works will be retained and enhanced as areas for public and/or community use. (see figure 10 for historic plan of mill)

Trees (TEP dwg D3076.002)

- 6.8 The site and surrounds are well wooded with the main concentrations of these along the valley bottom. These trees are described in detail in the Arboricultural report by TEP but the groups of trees, woodland and hedgerow appear in recognisable groupings which can be described as follows:
- Trees associated with the former tramway track in the south;
 - Trees associated with open space, footpaths and gardens to the west;
 - Trees associated with the car park and houses in the north;
 - Trees associated with the access road;
 - Trees associated with the river corridor;
 - Trees along the boundary with agricultural land to the north;
 - Trees in the woodland tip area to the east.
- 6.9 A table and plan within the TEP report indicate the trees which must be removed to facilitate the development (table 3) which total 19 trees and 20 tree groups. This tree loss is indicative but it is clear that it will cause some loss to the landscape amenity of the site and the screening that this vegetation currently affords.
- 6.10 The TEP report summarises the effects of the tree loss as follows:

The impact of the required tree removal will be mainly in the east of the site within the wooded area beyond the former mill area. A number of larger groups must be removed, to the detriment of total canopy cover and habitat value.

There will be some diminution of the Tramway footpath corridor by the removal of some trees and groups along the site boundary.

Table 2 identifies the potential landscape and visual effects.

6.11 Table 2: Potential Landscape and Visual Effects

Activity	Element	Potential Effects	Potential Sensitive Receptors
Construction	Trees	Substantial tree removal to facilitate the development	Footpath close to the site and neighbouring residential properties.
Operation	Buildings Roadways infrastructure	Changes to views both close to and at distance to the site. A potential change to the character of the valley and the urban edge to Chinley	Footways, residential properties

6.12 Construction impacts are considered to be generally less than those associated with the operational phases.

7.0 Mitigation

7.1 External landscape treatments are indicated in outline through the landscape structure plan, the proposals plan and the tree report and tree retention removals plan.

Trees

7.2 The loss of trees is identified as a key potential landscape change. The illustrative layout in both the DGL and TEP layouts indicates a scheme which seeks to replace the lost trees and tree groups with new planting in almost identical locations. The effect of this strategy would be to reproduce over time the amenity and screening value the existing tree cover brings to the site and immediate surroundings. In addition the proposed scheme indicates substantial landscaping within the site which would enhance the amenity and visual appearance and contribute to the enhancement of a former industrial site.

Layout

- 7.3 The layout identifies residential and commercial properties which are arranged over the approximate locations of previous development on the Forge Mill site. The proposed units are low level with most of the proposed units likely to be 2 storeys in height or below. The effect of this is to substantially reduce the visual impact of development on the site compared to that previously experienced where features such as the chimney (existing) and boiler house (demolished) were or are dominant visual elements within the landscape.

8.0 Landscape Impacts

The Application Site

- 8.1 The change to the site will include the removal of trees and the demolition of the chimney and any other remaining features from the original mill site. It will also include the filling in of the reservoir and the excavation and removal of contaminated materials from the tip site to the east.
- 8.2 Woodland groups will be retained along the river corridor, the access road, the Tramway Trail and at the boundaries to the site and a level of local screening from these mature features can be expected to remain.
- 8.3 The proposed development itself will introduce new roadways and buildings from the footpath and hedgerow in the far west to the tip site in the east. The majority of these will be two storey dwellings arranged in typical groupings with an area of commercial and community development at the western edge of the site and a three storey apartment block in the east. A bridge will cross the Black Brook enabling a small amount of development north of the river. Areas of open land will remain as amenity space for the benefit of the development to the north, east, south and west of the main areas.
- 8.4 The change will appear currently to be from an open and derelict site with no features (other than the chimney and Forge Cottages) to a developed residential site. This comparison is however not a complete description of the true change as the development should fairly be compared with a site which was until recently dominated by a very large industrial plant.(see figure 10 for historic photograph) From this perspective the change is one which reduces the impact of built development down in scale to one which is more in keeping with the village of Chinley and the other villages and towns within the High Peak area. The site will further benefit from substantial landscaping which will assist in integrating this new built form into the river valley
- 8.5 The quality of the landscape is assessed as poor and the value low apart from the Tramway Trail which is good. The sensitivity is assessed as low. The change is medium

adverse following the loss of trees but will alter to medium beneficial when replacement planting and other landscaping mature. The impact is assessed as slight-moderate adverse initially changing to slight-moderate beneficial with the full development of the mitigation and replacement landscaping.

Settlement

Chinley

- 8.6 The impact of the development of Chinley will be both visual from areas of the village where the development can be seen, and physical as the development has the potential to become an integral part of the town itself. The changes visually are limited to a small number of locations at the edge of the current village. Views from the northern slopes and the housing closest to the proposed site will have some views across the site but these will be screened by intervening vegetation and other buildings. Where views are assessed (View 1,2 and 8) from these areas the overall impact is assessed as either low level or else beneficial. The physical change will alter the site from one which was historically separate as a working industrial area (and one which currently allows no public access) to one which will be an open and connected part of the village.
- 8.7 The housing design is envisaged to be in-keeping with that of the existing village, but this level of detail is not set out at this stage as the application is made in outline
- 8.8 The areas are of a medium across all of the townscape sensitivity characteristics outlined in table 10 and the overall sensitivity is assessed as medium. The change is assessed as small beneficial as the development will remove elements which are perceived as negative and introduce positive landscape elements and access. The impact is assessed as slight-moderate beneficial.

Chapel en le Frith

- 8.9 The site is not visible from the town and the compact and clearly defined nature of the valley communities means that alteration in Chinley will not affect the characteristics of neighboring Chapel.
- 8.10 The area is of a medium value across the majority of the townscape sensitivity characteristics outlined in table 10 and the overall sensitivity is assessed as medium. The change is assessed as negligible and the impact as negligible.

Whaley Bridge

- 8.11 The proposed development will not be directly visible from Whaley Bridge and although the connection through the valley between this community and Chinley is close and direct no alteration to the characteristics of the town are expected through such development.
- 8.12 The area is of a medium value across the majority of the townscape sensitivity characteristics outlined in table 10 and the overall sensitivity is assessed as medium.

Buxworth

- 8.13 The proposed development may be visible from some properties at the edge of Buxworth and along and from the New Road. The changes will be small but perceptible with the removal of the industrial mill buildings and the chimney a noticeable shift in the emphasis and character of the valley
- 8.14 The area is of medium or low values across the townscape characteristics outlined in table 10 and the overall sensitivity is assessed as medium. The change is small and the impact is assessed as slight-moderate neutral with a balance of both positive and negative elements.

Landscape Designations

Greenbelt

- 8.15 Views from the Greenbelt will be possible particularly from the Railway line and the Buxton Road. No development is proposed within the Greenbelt and the change with regards to visual amenity will be one from an prominent industrial valley site to a less prominent residential extension to the village. Significant amounts of tree cover will remain at the boundaries of the Greenbelt and site which will be supplemented by further landscape enhancement.
- 8.16 The views assessed from within Greenbelt at View 9,10,11,12 & 13 range from slight to moderate substantial and are both beneficial and adverse in nature.
- 8.17 The sensitivity is assessed as high and the change is assessed as small beneficial taking a prominent industrial site and creating a less prominent residential development which will become integrated into the valley landscape as proposed mitigation and landscaping measures mature.

Conservation Areas (Figure 9)

- 8.18 The residual landscape effects of the proposal upon the Conservation Area is summarised in Table 3:

8.19 Table 3: Residual Landscape effects on Conservation Areas

	Conservation Area	Magnitude of Change	Sensitivity	Landscape Impact
1	Chinley and Whitehough	The site will be visible from the edge of the CA and views of the development will be possible through the existing tree and hedgerows and along the access road. The change will be small	Medium	Slight-moderate
2	Leaden Knowle Chinley	The site will not be visible from the CA and is not physically connected. No change is expected to the characteristics of this area .	medium	negligible
3	Buxworth	The site will not be visible from the CA and is not physically connected. No change is expected to the characteristics of this area .	medium	negligible

Regional Landscape Context

8.20 All of the views are within one or other of the landscape character definitions at regional level. The views which best represent the large scale overview these definitions offer are views 9-13 from elevated positions at some distance from the site.

8.21 Generally the visual impacts of the proposed development are measurably significant from these locations and a large proportion of the available views from footpaths, bridleways and other public areas would be affected in a beneficial way..

8.22 Table 4 identifies the landscape impacts assessed for each of these character areas and types below:

8.23 Table 4: Landscape Impacts – Regional and Local Landscape Character Areas

	Magnitude of Change	Summary of Assessed Sensitivity	Landscape Impact
South West Peak	The visual and physical change from this character area is most prominent from Eccles Pike and the high ground to the south of the site. From these angles the loss of trees and the development of the site into the eastern corner of the previous industrial area may have the effect of extending the urban edge of Chinley. The change is a combination of	High	Moderate Beneficial

	Magnitude of Change	Summary of Assessed Sensitivity	Landscape Impact
	the removal of detracting industrial and derelict features from a landscape area which does not typically include these balanced against a visual incursion along the valley of the village which would not have previously been present. Small Beneficial		
Dark Peak	The visual change to this character area is most prominent from the high ground of Chinley Churn and Cracken Edge. From here the potential extension of development along the valley and loss of trees will be less noticeable but the removal of the prominent visual scar of the old industrial sight will be a significant positive. The change will be medium-small beneficial.	High	Moderate beneficial
White Peak	The visual change to this character area will be noticeable from the high ground rising towards Kinder Scout and the Pennine Bridleway. The change will be small as these views are distant and the wider landscape tends to dominate.	High	Moderate-slight beneficial
Settled Valley Pastures	From these low lying areas view are restricted and the change may be noticeable but will not dominate. The physical change will remove a large industrial site from an area not readily associated with such facilities and enable the development of a smaller and more intimate part of the valley landscape. The change is small beneficial	Medium	Slight beneficial

Landscape Summary

- 8.24 No significant landscape impacts have been identified. The proposed development will create noticeable changes to both the application site and the wider landscape and character but this will be predominantly a positive change which will remove a large industrial facility which has dominated the village and valley around Chinley and replace this with a well landscaped, low level and low density development.

- 8.25 An adverse impact is identified for the immediate site at the initial stages of the development due to the scale and nature of on site tree loss required. It is expected that on the completion of the scheme and the maturing of replacement tree planting and landscape this will become a beneficial effect.
- 8.26 The wider landscape character to the south of the site is principally effected through high level views which offer a birdseye view of the valley and the relationship between the site and the village of Chinley. The potential effect of the village extending along the valley base into the areas previously occupied by the mill are clearly visible as are the potential impact of tree loss. This is balanced against the major beneficial effect of removing the remaining derelict bases and structures currently visible.
- 8.27 To the north and east the angle of view, particularly from elevated ground allows for a more extensive panorama of the former industrial site which dominates in places and is strongly detracting. The potential extension of the village urban edge is less visible here and is overridden by the clear beneficial effects of removing the remains of the mill site.

9.0 Visual Amenity

Visual Baseline

- 9.1 The visual amenity of the landscape around the application site is one where the high Pennine landscape surrounding the application site offers a series of clear, long distance views from public footways, bridleways, roads and individual properties. From within the valleys and the settlement groups which are typically located in these lower areas views are more restricted, typically being possible from much closer distances and often screened by intervening vegetation or obscured by land mass or ridges.
- 9.2 The site survey work suggested a number of view points immediately adjacent to the site which were visited and a selection of these were chosen to represent the range and extent of visibility from locations around the site and the edge of Chinley.
- 9.3 Views out from the site and a study of the surrounding topography and public footpath and road network also suggested some prominent locations where views onto the site would be possible. Again a selection of these were chosen following site visits which offer representative views from higher locations up to 3 km distant from the site.

Viewpoint Locations

- 9.4 Thirteen views have been selected from positions with the detailed 2-3 km study area. These have been identified through consideration of site and desk top survey work and then refined through site visits to determine the most representative views available.
- 9.5 The viewpoints selected are numbered below. Their positions are also indicated in Figure 10. Photographs of views from these locations are included in Figure 11-14 which show wireframes for selected views.

9.6 Table 5: Viewpoint locations (Figure 10)

	Viewpoint Location	Distance from site (km)
1	Access Road, view from Green Lane and Conservation Area	0.1
2	Access Road outside Forge Cottages	0.1
3	Tramway west	0.1
4	Footpath linking Tramway with Access Rd	0.1
5	Tramway mid location	0.1
6	Tramway eastern extents	0.1
7	Public Open Space east of the site	0.1
8	Granby Avenue	0.2
9	Whitehough Head	0.5
10	Eccles Pike	1.5
11	Cracken Edge	1.0
12	Chinley Churn	1.5
13	Pennine Bridleway	2.5

Viewpoint Description and Visual Baseline

View 1 Access Road, view from Green Lane and edge of Conservation Area

- 9.7 The view is from opposite the Scout Hut looking towards the application site from the junction with Green Lane and the access road. The receptors are vehicle users and pedestrians traveling along the road and footpath network. In the recent past the view would have included the large industrial mill buildings and the remaining chimney can be clearly seen at the centre of the view.
- 9.8 The quality of the view is moderate and the sensitivity is assessed as medium as it is likely the majority of views from the road network or the conservation in this location will be from vehicles.

View 2 Access Road outside Forge Cottages

- 9.9 The view is taken from the access road looking back towards Forge Cottages with the application site behind the boundary hedge in the background. Black Brook is over a low stone wall to the left of the photograph and the location marks the edge of the village in the east. Historically the view would have been dominated by the industrial building of the mill which would have extended from right to left of the view and prevented the longer distant views from the cottages which may now be possible.
- 9.10 The view is representative of vehicles and pedestrians using the access road but also from the residential properties of Forge Cottages and properties within Chinley across the brook. These views may be restricted to upper floor or gardens and may be partially filtered by intervening vegetation.
- 9.11 The quality of the view is moderate-poor and the sensitivity is assessed as high for residential and pedestrian use and low for vehicles.

View 3 Tramway west

- 9.12 The view is from the tramway as it travels adjacent to the section of open rough grazing land which will remain undeveloped in the proposed plan. The residential properties across Black Brook on Hunters Green Close can be clearly seen to the left with the existing industrial chimney to the right. A mature tree line or large hedgerow runs from north to south in the middle ground preventing views directly over the application site. Historically it is likely that views of both the industrial buildings and car park would have been prominent although the hedgerow or trees may have partially obscured this as now.
- 9.13 The users of the tramway are exclusively pedestrian or cyclists. The quality of the view is moderate and the sensitivity is assessed as high.

View 4 Footpath linking Tramway with Access Rd

- 9.14 The view is taken from the footpath which runs west of the main site between the tramway and the access road. It is also representative of views from the edge of the conservation area and the rear of the property on Green Lane called Spring Meadow. Historically a view of the industrial buildings through the tree and hedgerow that follows the line of the footpath would have been likely.
- 9.15 The receptors are views from residential properties and pedestrians. The quality of the view is moderate and the sensitivity is assessed as high for residential properties and high-medium for pedestrians.

View 5 Tramway mid location

- 9.16 A number of locations along the tramway are open to views across the site although boundary vegetation means that these are only ever brief glimpses. The present day view is largely of the flat demolished bases, but historically this would have been dominated by the building and structures of the mill. The occasional long distant views to the surrounding countryside which are now possible would have been obscured by the intervening buildings and walls and the character of the view would have been far more urban than now.
- 9.17 The receptors are users of the footpath. The quality of the view is moderate and the sensitivity is assessed as high.

View 6 Tramway eastern extents

- 9.18 At the eastern edge of the application site the tramway runs close to Black Brook before crossing more open rough grassland towards the sewage works. Before it does this it passes the old mill reservoir and a section of the path has views across this towards the village of Chinley and Chinley Churn in the background. The historical view would also have included the reservoir and the surrounding hillsides. The view at the western edge is more rural and the influence of the industrial elements of the site less dominant.
- 9.19 The receptors are users of the footpath. The quality of the view is moderate-high and the sensitivity is high.

View 7 Public Open Space east of the site

- 9.20 The location of the photograph is off the Tramway but is within an area denoted as public greenspace on the proposal plans. The view looks across Black Brook towards the group of proposed apartments on the far bank.
- 9.21 The receptors are potential users of the public greenspace. The quality is moderate and the sensitivity is moderate-high dependent on future use.

View 8 Granby Avenue

- 9.22 Limited views towards the application site are possible from a number of locations from within the estate on the northern slopes rising above the valley base. More substantial views are likely from south facing upper floor windows of some of these properties. The photograph is representative of these views where some clear views towards the site will be possible but the majority will be at least partially screened by other buildings or intervening vegetation.

- 9.23 The quality of the view is moderate-poor and the sensitivity is assessed as high for residential receptors and low for vehicular users.

View 9 Whitehough Head

- 9.24 The view is taken from a public footpath which runs from Whitehough Head Lane. It looks due north and the panoramic view takes in Chinley Churn and Cracken Edge to the left with the more distant peaks of Kinder Scout visible at the centre of the view.
- 9.25 The A6 trunk road can be clearly seen running along the valley bottom below and the application site is located principally by the existing chimney. To the west of the chimney the base of the demolished buildings can be seen but historically the mill buildings would have been more prominent. To the east of the chimney the mature trees along the valley screen what little remains of the former mill site and this may have also been the case when industrial structures still stood within these areas. The mill site forms a clear edge to the urban extent of Chinley to the east and south.
- 9.26 The receptors are users of the footpath network. The quality of the view is assessed as high and the sensitivity is assessed as high.

View 10 Eccles Pike

- 9.27 Eccles Pike lies to the south west of the application site and is a prominent hill which has a number of public footpaths across its north facing slopes and is also part owned by the National Trust.
- 9.28 The view is from the top of the hill looking east along the valley with the site clearly visible thanks to the prominence of the chimney. From this angle the extent of the main mill buildings is more evident with the demolished base for these structures forming something of an eyesore in the landscape. From here the application site forms the southern extent to the urban form of Chinley.
- 9.29 The quality of the view is high but the mill site is a detracting element in the view. The sensitivity of the view is high.

View 11 Cracken Edge

- 9.30 The view is taken from a public footpath halfway along Cracken Edge. Eccles Pike can be seen to the right of the photograph with the high moorland of the National Park in the far distance.
- 9.31 Chinley stretches out at foot of the hill filling the valley below, the railway line can be seen traveling eastward towards Chapel en le Frith. The application site is very visible and is a

strong detracting element in the view appearing as a large industrial scar on the landscape.

- 9.32 The receptors are users of the footpath network. The quality of the view is high but with detracting elements. The sensitivity is high.

View 12 Chinley Churn

- 9.33 The photograph was taken from above the public footpath network on the rise towards the trig point. The nature and context of the view is much as view 11 with the application site again prominent and a detracting force.

- 9.34 The receptors are users of the public footpath network. The quality is high and the sensitivity is high.

View 13 Pennine Bridleway

- 9.35 The photograph is taken from the Pennine Bridleway at the edge of the National Trust owned South Head Moor. At this distance the village of Chinley becomes less dominant and takes its place as a feature of the valleys while the wider panoramic of the Peak District fills the view.

- 9.36 The site can be made out but its nature is less detracting at this distance and the overall character of the view is more from the perspective of high moorland looking down into the valley landscapes.

- 9.37 The receptors are users of the footpath and bridleway network. The quality and sensitivity of the view is high.

10.0 Visual Impacts and Residual Visual Effects

- 10.1 The visual impacts of the development revolve around the visibility or otherwise of the taller elements of the proposals, and also the effect the collective mass of the development will have on views.

- 10.2 Each view is assessed with regard to the degree or magnitude of change the proposed development will bring. This change is then considered against the sensitivity of the receptors which enjoy the view and a judgement is made on what the impact of the development on the view will be. A factor in the consideration is the existing quality of the baseline view and whether this is affected by the proposals irrespective of whether changes to the view are noted. Changes can occur to views that are neutral in terms of its impacts, if the quality of the view and its overall amenity are judged to remain unchanged.

View 1 Access Road, view from Green Lane and Conservation Area

- 10.3 The proposed development will be largely screened by the band of hedgerow and trees which run across the view from north to south. Elements of the crèche, the office buildings and residential properties will be visible in the gap formed by the access road. The strong tree line along the river will further screen views of properties to the north of the site.
- 10.4 The quality of the view is moderate and the sensitivity is assessed as medium . The change will be noticeable but small and the contrast between the visibility of the previous mill buildings, chimney and other infrastructure and this more low level development represents and overall lessening of visual intrusion on the conservation area at this location. The impact is assessed as slight-moderate.

View 2 Access Road outside Forge Cottages

- 10.5 The proposed development will be a noticeable change from both the roadway and the Forge Cottages. There is some boundary vegetation to the rear of gardens which may remain, but this will not screen views from upper floor windows which will either allow extensive views of the site or else be partially blocked by new building structures.
- 10.6 The current view is over a large derelict site with an open aspect to the south. The historic view from the road and/or the properties would have been at least partially blocked by the mill buildings and structures and little or no visual connection with the wider landscape would have been expected. The new development is likely to be an improvement on this situation with lower level properties likely to enable some long distance views from some locations, particularly those from second floor.
- 10.7 The quality of the view is moderate-poor and the sensitivity is assessed as high for residential and pedestrian use and low for vehicles. The change is medium as the alteration of the landscape will be noticeable and will affect the character of the views. The impact is assessed as moderate substantial and beneficial as both a derelict industrial site are removed from the immediate view and wider landscape views are retained in a way historically would not have been possible.

View 3 Tramway west

- 10.8 The proposed development will fall behind the existing boundary of trees and hedgerow that runs north to south at the western edge of the site. Filtered views of the buildings will be possible through this feature but these are not expected to be visible above the tree line.

- 10.9 The quality of the view is moderate and the sensitivity is assessed as high. The change is small and the impact is assessed as slight.

View 4 Footpath linking Tramway with Access Rd

- 10.10 The footpath runs up against the boundary tree and hedge line at the western extent of the proposed development. As a consequence filtered views are likely, and will be principally of the commercial office buildings. The change will be less noticeable in the summer months but the change from industrial site to largely residential is likely to be a perceptible change
- 10.11 The quality of the view is moderate and the sensitivity is assessed as high for residential properties and high-medium for pedestrians. The change should be set against the likely dominance in the view of the historic mill buildings which the proposals will replace. The change will be medium as it will be noticeable but will not dominate due to the filtering effect of vegetation. The impact is assessed as moderate-moderate/substantial and beneficial when considered against the previous use and views of the industrial mill.

View 5 Tramway mid location

- 10.12 The proposed development will appear in the view with residential properties being the only elements visible from this location. The existing boundary trees in this location are indicated as largely retained and it is reasonable to expect that, as in the photograph, an element of filtering and screening will continue to occur.
- 10.13 The current change to the view will be very noticeable taking a flat and derelict open site and inserting a more complex collection of buildings and landscapes into the immediate fore-ground. The historic view however is suggested from the foundation base still visible on the ground. The view would have included much larger and intensive built development which came hard up against the boundary of the tramway along much of its length. It is presumed this created a very different character to the footpath than now exists and screened long distance views towards Chinley Churn in a way the proposed development will not do.
- 10.14 The quality of the view is moderate and the sensitivity is assessed as high. The change will be large effecting both the skyline and to a lesser extent views towards Chinley and Chinley Churn. The impact is assessed as substantial but this is beneficial in the context of the previous industrial mill buildings and there effect on the visual amenity of the tramway.

View 6 Tramway eastern extents

- 10.15 The proposed residential development will cover the existing drained reservoir and follow the boundary of the tramway. The existing trees along this boundary will be largely retained and so the extent of screening they currently offer along this route will be maintained. Where views through this tree line are possible the development will appear as a very noticeable change and this will not be contrasted with a historic view as the reservoir would have ensured an open aspect at this end of the site.
- 10.16 The distant views towards Chinley Churn will be partially obscured by the and other landscape planting will help to integrate the development into the view but this will remain an adverse change in terms of the nature, extent and quality of the view.

The quality of the view is moderate-high and the sensitivity is high. The change is medium and the impact is assessed as moderate substantial.

View 7 Public Open Space east of the site

- 10.17 The noticeable change in and around this view point will be the major loss of trees due to the removal of tip material. This is likely to increase substantially the visibility of the proposed apartment blocks which will appear centrally in the view.
- 10.18 The historic view may not have included tree cover in this area as much of the groups are young self seeded groups and elements such as storage tanks and the tip area would have created an unattractive and industrial appearance which is somewhat at odds with the present day view which is fast being reclaimed by nature. The change will be noticeable but will become less as replacement tree planting matures. Its is also small when compared with the historic visual amenity of the site in this location.
- 10.20 The quality is moderate and the sensitivity is medium-high dependent on future use. The change will be medium-large and the impact will be moderate which will lessen to small with the maturing proposed landscape measures.

View 8 Granby Avenue

- 10.21 The proposed development is set well below the level of these houses off Ash Grove and views will be restricted to upper floor windows and may be intermittent, screened by vegetation along the river valley and only of roof tops. Views towards Eccles Pike and the more distant peaks will be maintained and the change is likely to be perceived as positive.

- 10.22 The historic view of the mill would have been more intrusive than the proposed development and this is evident by the continuing dominance of the chimney to the left of the view.
- 10.23 The quality of the view is moderate-poor and the sensitivity is assessed as high for residential receptors and low for vehicular users. The change will be noticeable from upper floor windows but will improve the outlook and character of the view while maintaining important long distant views. The change is assessed as medium and the impact moderate/substantial and beneficial.

View 9 Whitehough Head

- 10.24 The proposed development is clearly visible from this elevated view above the valley and the A6. The change to the view is noticeable but not extensive and the majority of the development will appear as a different land use within an established urban, valley landscape associated with the village.
- 10.25 The eastern extents of the proposed development introduce buildings into a more wooded section of the valley, currently somewhat separate from the urban edge of Chinley. Although historically the industrial mill may have extended to this edge, the height and scale of the buildings here and over the location of the reservoir are new and represent an actual change to the visible edge of the village.
- 10.26 The quality of the view is assessed as high and the sensitivity is assessed as high. The change is medium as it may alter the perception of Chinley and the nature and extent of the urban edge. The impact is assessed as moderate/substantial.

View 10 Eccles Pike

- 10.27 The view from Eccles Pike looks eastward across the valley and the site and the proposed development will be visible although not prominent. The industrial and derelict nature of the current site is more evident from this angle and the extension of the proposals over the reservoir and into the east is less noticeable due to the perspective of the view and the valley topography and vegetation.
- 10.28 The quality of the view is high but the mill site is a detracting element in the view. The sensitivity of the view is high. The change is assessed as small and the impact moderate.

View 11 Cracken Edge

- 10.29 From this viewpoint the derelict nature of the site has a clear and detrimental affect over the quality of the view and the proposed development will be a beneficial change to the current situation.

- 10.30 The extent of the development eastwards will be noticeable but the overall impression will be of the continuation of Chinley towards the natural barrier formed by the river valley.
- 10.31 The quality of the view is high but with detracting elements. The sensitivity is high. The change will be small-medium and the impact is assessed as moderate/substantial and beneficial due to the removal of the strong detracting elements in the view and their replacement with a more commonly understood vernacular.

View 12 Chinley Churn

- 10.32 The view from Chinley Churn is similar to that at Cracken edge but more distant with the overall effect of the wider landscape becoming a dominant force in the view.
- 10.33 The change will be noticeable but again will be a positive influence on views from these elevated positions to the north.
- 10.34 The quality is high and the sensitivity is high. The change will be small and the impact moderate and beneficial.

View 13 Pennine Bridleway

- 10.35 From this location the settlement of Chinley becomes incidental to the wider panoramic and the proposed development, although visible, may go unnoticed by the casual observer.
- 10.36 The quality and sensitivity of the view is high. The change is small-negligible and the impact is assessed as slight.

10.37 Table 6: Summary of visual impact assessment

	Viewpoint Location	Sensitivity	Magnitude of change	Operational Impact
1	Access Rd, Green Lane	Medium	Small	Slight/moderate
2	Forge Cottages	High-low	Medium	Moderate/substantial (b)
3	Tramway west	High	Small	Slight
4	Footpath from Tramway	High-Medium	Medium	Moderate-Moderate/substantial (b)
5	Tramway mid location	High	Large	Substantial (b)
6	Tramway eastern extents	High	Medium	Moderate/substantial
7	Public Open Space	Medium-High	Medium-Large	Moderate-small
8	Granby Ave	High-low	Medium	Moderate/substantial (b)
9	Whitehough Head	High	Medium	Moderate/substantial
10	Eccles Pike	High	Small	Moderate
11	Cracken Edge	High	Small-medium	Moderate/substantial (b)
12	Chinley Churn	High	Small	Moderate (b)
13	Pennine Bridleway	High	Small-negligible	Slight

Visual Summary

- 10.38 Of the thirteen views assessed seven will experience visual impacts which may be considered significant in terms of planning and local visual amenity. Five of the seven views were assessed as experiencing beneficial impacts with a clear, positive change to the view.
- 10.39 The remaining views will experience perceptible changes but these are at a level generally recognized as not significant in terms of planning and local visual amenity.
- 10.40 The two significant adverse effects were noted from a section of the Tramway to the east of the site and from elevated views from Whitehough Head. These impacts centre around the introduction of built form over areas of the site not historically developed in this way and the large loss of trees through the removal of tip material to the east of the site. This removal of contaminated material is an essential improvement to the site and the impacts identified, although potentially adverse from a visual point of view will have other positive benefits for the site and the community as a whole.

- 10.41 The study area has a large number of public footpaths and trackways which have not been individually surveyed. Instead representative views have been chosen to give an indication as to the extent of visibility and likely impacts these locations will experience. What is clear from the study is that the application site can be seen from a large number of such public areas and from locations, particularly those at an elevated position, which lie at all points of the compass. The changes which occur visually at the surveyed locations suggest that effects will range from small to large but that from the north and east the overriding effect will be beneficial. From the south and west the potential changes are more complex combining both positive and negative elements of change but in general, and with the benefit of a maturing landscaping scheme, the proposed development will improve the visual amenity.
- 10.42 Residential properties within Chinley will have some views of the proposed development but these will be restricted by intervening vegetation other buildings and intervening topography. Where clear views are possible these are almost all from upper floor windows which are generally considered to be of lesser importance than other, more regularly used rooms of the house. The views assessed as representative of residential views (views 1,4, and 8) range from low to high and the majority will experience beneficial effects.
- 10.42 The beneficial visual impacts are the result of the proposed developments reduced scale in contrast to the previous industrial use of the site, the removal of a large visual eyesore from certain vantage points and the introduction of a less dominant and more traditional built form into the High Peak landscape and the urban townscape of Chinley.

12.0 Conclusion

- 11.1 The proposed development of residential and commercial properties on the Forge Mill site in Chinley will exert noticeable landscape and visual changes over the site and surrounding landscape but these will be overwhelmingly beneficial.
- 11.2 The primary positives from both landscape and visual considerations are:
- The replacement of a dominating and substantial industrial complex (historical) with a less dominant development of a smaller scale in terms of height and physical mass;
 - The removal of an existing derelict site which from many vantage points is a strong detracting influence on both the landscape and visual amenity of the study area considered;
 - The removal of contaminated material from the site and the replacement of subsequent tree loss through a substantial programme of tree replacement;
 - The identification of several areas of land which will remain undeveloped and available for public recreation; and
 - The introduction of new landscaping within the site, the replacement of trees lost through the development process and the strengthening of existing woodland, hedgerow and trees through additional planting.
 - The adverse effects the development potentially creates are:
 - Development over areas of the site which are currently open or occupied by trees, woodland or wetland where historically little or no built forms were present;
 - The loss of trees through the removal of tip material and for the construction of the development generally; and
 - The potential perception from some vantage points of an extension of the urban edge eastward along Black Brook.
- 11.3 With careful and considered detail design at the reserved matters stage the new development can be integrated into the existing topography and valley location and be made to appear as a natural arm of the existing village running up to and along the natural barrier of the river. Good landscape design can ensure that the tree loss is fully mitigated for and that the proposed built forms become established into a broader, wooded valley landscape typical of the character areas and types described in the various studies.

- 11.4 The beneficial effects of the development appear to strongly override the adverse elements as they extend not only to the local landscape and views but perhaps most tellingly to the wider landscape and character areas which are nationally recognised and highly valued.

National Park Planning Policy

- 11.5 Through the removal of a large industrial site and visual scar the proposals will conserve and more importantly enhance the valued landscape character identified through the landscape character assessment in accordance with Policy L1.

High Peak Borough Council Planning Policy

- 11.6 The proposals will remove a large industrial site and visual scar from the A6 corridor near Chinley. The change to the site through the proposed development will remove this eyesore and enhance the appearance of the area in accordance with Policy GD3.
- 11.7 Although there are some adverse impacts on the landscape as a result of the proposed development the overall effect will be a beneficial one. As a consequence there will not be a detrimental effect on the visual qualities of the locality or the wider landscape in accordance with Policy GD4 and Policy OC1
- 11.8 The proposed development will be conspicuous from the Greenbelt but will not injure the visual amenity in accordance with Policy OC2
- 11.9 The beneficial effects which the proposals will bring to the landscape and visual character of the land within and surrounding the application site will ensure the development will be appropriate to the character of the landscape in accordance with Policy OC4 and OC5.

APPENDIX 1

ASSESSMENT METHODOLOGY AND SIGNIFICANCE CRITERIA

Assessment Criteria – Receptor Sensitivity and Magnitude of Change

The aim of the landscape and visual assessment is to identify and evaluate potential significant effects arising from the proposed development. For clarity the criteria used to determine the sensitivity of the landscape and visual receptors and the magnitude of change and the assessment of significance of the residual landscape and visual effects have been defined in the following two sections.

Landscape Receptors

To determine the effects of development on the landscape three different key aspects or receptors are considered, these are:

Elements: Individual elements within the landscape, which are quantifiable and include features such as hills, valleys, woods, trees, hedges and ponds;

Characteristics: Elements or combinations of elements that make a particular contribution to the character of the area i.e. scenic quality, tranquillity or wildness;

Character: A combination of geology, landform, soils, vegetation, land use and human settlement.

These features combine to give an indication of the sensitivity of the landscape and its ability to accept change. In addition the landscape condition, value and quality are considered and weighed as part of this judgement.

To assist in the assessment of the sensitivity of the landscape resource each landscape encountered is considered against the criteria set out in Tables 7, 8 and 9. The determination of the sensitivity of the landscape resource to changes associated with the proposal is defined as High, Medium or Low.

Table 7 identifies the principal factors considered when assessing the sensitivity of the landscape in relation to the proposed development. Table 8 and 9 identify these factors considered when assessing landscape value and quality. Landscape condition is a more factual description with less reliance on a subjective professional judgement. This is completed through a straight forward comparative description and reference to the site and its surrounds.

Table 10 identifies a separate set of criteria developed specifically to consider Urban Form and Townscapes which include a different set of elements and characteristics to that encountered within the wider landscape.

Table 7: Landscape Sensitivity

	High	Medium	Low
Landscape			
Landscape designation	A landscape of distinctive character susceptible to relatively small changes. Includes national or regionally designated landscapes e.g. Area of Great Landscape Value (AGLV), National Scenic Area. Historic Gardens and Designed Landscapes on the National Register	A landscape of moderately valued characteristics. Including local landscape designations.	A landscape of relative unimportance, the nature of which is tolerant to substantial change. No landscape designation.
Landscape resource	Important landscape resources or landscapes of particularly distinctive character and therefore likely to be subject to national designation or otherwise with high values to the public. Is vulnerable to minor changes.	Moderately valued characteristics reasonably tolerant of change.	Relatively unimportant/ immature or damaged landscapes tolerant of substantial change.
Scale and enclosure	Small intimate landscape.	Medium scale landscape.	Large scale open landscape.
Landform and topography	Mountainous or large dominating hills and valleys. Intimate small scale landscapes defined through easily identifiable elements in the immediate landscape.	Rolling landform with small hills and valleys. Some intimacy and human scale through landscape elements such as hedgerows and woodland copses.	Large scale open landscape. Little intimacy or human scale, few character elements or features.
Settlement	Organic land cover pattern	↔ A gradation between High and Low	Grid like linear land cover pattern
Landmarks and visible built structures	Landscape with symbolic or important features	↔	Landscape with no recognised individual features or elements

	High	Medium	Low
Landscape			
Remoteness and tranquillity	Remote location, little evidence of human activity	↔	Highly developed countryside areas with continuous evidence of human activity
Landscape Quality and Value	A landscape of exceptional or high quality and/or high value.	A landscape of good or ordinary quality and /or good or moderate value.	A landscape of low or poor quality and value

Table 8: Landscape Quality

Landscape Quality	Definition	Typical Example of Importance
Exceptional	Strong landscape structure, characteristics, patterns, and/or clear urban grain identifiable with a historic period or event; Appropriate management for land use and land cover and/or a well maintained urban environment of distinction; Distinct features worthy of conservation, historic architectural grain; Sense of place exceptional local distinctiveness; No detracting features.	Internationally or nationally recognised. World Heritage Sites, National Parks, National Scenic Area, Special Landscape Area;
High	Strong landscape structure, characteristic patterns and/or clear urban grain; Appropriate management for land use and landcover, but potentially scope to improve; Distinct features worthy conservation; Sense of place; Occasional detracting features.	Nationally, regionally recognised e.g. parts of National Scenic Area, Conservation Area or Listed status. Registered Historic Gardens and Designed Landscapes
Good	Recognisable landscape structure and/or urban grain Scope to improve management for land use and land cover; Some features worthy of conservation; Sense of place; Some detracting features.	Regionally recognised e.g. localised areas within National Park, National Scenic Area, AGLV.
Ordinary	Distinguishable landscape structure, characteristics,	Locally recognised landscape without specific designation.

Landscape Quality	Definition	Typical Example of Importance
	<p>patterns of landform and landcover often masked by land use;</p> <p>Fractured urban grain with patterns of use difficult to distinguish;</p> <p>Scope to improve management of vegetation;</p> <p>Some features worthy of conservation;</p> <p>Some detracting features.</p>	
Poor	<p>Weak landscape structure, characteristic patterns of landform and landcover are missing, little or no recognisable urban grain;</p> <p>Mixed land use evident;</p> <p>Lack of management and intervention has resulted in degradation;</p> <p>Frequent detracting features.</p>	A landscape without note or one singled out as being degraded or requiring improvement.
Very Poor	<p>Degraded landscape structure, characteristic patterns and/or urban grain missing;</p> <p>Mixed land use or dereliction dominates;</p> <p>Lack of management/ intervention has resulted in degradation;</p> <p>Extensive detracting features.</p>	A Landscape likely to be singled out as needing intervention or regeneration.

Table 9: Landscape Value

Landscape Value	Definition	Typical Example of Importance
High	<p>An iconic landscape or element(s) held in high regard both nationally, regionally and by the local community;</p> <p>A landscape or element(s) widely used by both the local community and a broader visiting community;</p> <p>Features of particular historical protected significance ;</p> <p>Landscape or space which defines or is closely associated with a community and its life and livelihood.</p>	<p>Nationally, regionally recognised e.g. parts of National Park, National Scenic Area, Special Landscape Area;</p> <p>Conservation or Listed status</p> <p>Registered Historic Garden and Designed Landscape</p>
Good	A landscape or element(s) recognised regionally and locally as important ;	Part of an AGLV

	A landscape widely used by the local community; Features or elements widely used or visited and held in association with the area or community.	
Moderate	A landscape of local importance ; A landscape widely used by the local community; A sense of place recognisable and associated with the local area.	Area of local landscape importance
Low	A landscape without particular noted significance; A landscape or elements infrequently used by the local community; A landscape which is not distinct and does not add to the overall context of the area.	

Table 10: Townscape sensitivity

	High	Medium	Low
Townscape			
Urban Form	A clearly defined urban grain and form with cultural and/or historical significance.	A recognisable pattern of streets and buildings leading to an urban form of moderate character.	A loose or poorly defined urban form with little recognisable pattern or character.
Activity	Very busy and heavily trafficked networks typical of a city or large town centre. Activity associated around cultural or religious festivities.	Streets and networks well used and directly associated with key routeways through the town or city.	Low level activity relative to urban centre surveyed. Streets and networks off the main routes with no special associations or considerations.
Cultural Heritage	A townscape with heritage and/or cultural elements of national or international importance such as World Heritage Site	A townscape with heritage and/or cultural elements of local importance such as Conservation area, Listed structures	A townscape with few or no cultural or heritage elements.
Built Environment	A townscape with an easily recognisable built form created through notable architecture, landform or skyline.	A townscape with a built environment where particular architectural or landscape styles are evident in places.	A townscape with little or no architecture or landscape features of note.
Open Space	Parks or gardens	Parks, gardens or	A townscape with

	High	Medium	Low
	offering amenity to large numbers of people within the townscape. Parks or gardens of international or national importance	streets offering amenity spaces.	little or no open space or where the open space available is poorly maintained or inaccessible.
Connectivity	A well connected series of spaces and streets within a clear urban form	Urban form where most areas are connected well through streets and spaces but some sections of the town or city remain isolated and poorly connected	Urban form where features such as rail, road and physical barriers lead to a poorly connected series of spaces.
Visual Amenity	Clear views along well defined vistas with cultural links and associations. Views which define or are a key characteristic of an area. Views which deliberately end on a focused point or which include elements of noted importance. Protected views within Supplementary Planning Guidance or equivalent.	Strong visual associations with particular views, vistas or features which may occur periodically through the townscape. Wide panoramic views.	Narrow or restricted visual envelope with few strong visual associations or focal points.
Townscape Quality and Value	A Townscape of exceptional or high quality and/or high value.	A townscape of good or ordinary quality and /or good or moderate value.	A townscape of low or poor quality and value

The criteria used to identify the magnitude of landscape change are summarised in Table 6.5.

Table 11: Magnitude of Change

Magnitude of change	Beneficial	Adverse
Large	Major positive alteration to significant elements or features or the removal of substantial elements or features perceived as a negative or detracting influence. The alteration of a landscape to substantially increase	Total loss of or major alteration to key valued elements, features and characteristics of the baseline or introduction of elements considered to be prominent and totally uncharacteristic when set within the

Magnitude of change	Beneficial	Adverse
	both the landscape value and quality and complement acknowledged aspirations and objectives. A change which is not balanced against other negative introductions or other adverse alterations to the landscape.	attributes of the receiving landscape. Would cause a high quality landscape to be permanently changed and its quality diminished.
Medium	A positive alteration to landscape elements or features which increases both landscape value and quality. The removal of elements or features which are perceived as negative or detracting features. A change which is not balanced against other adverse alterations to the landscape.	Partial loss of or alteration to one or more key elements, features or characteristics of the baseline or introduction of elements that may be prominent but not substantially uncharacteristic when set within the attributes of the receiving landscape. Would be out of scale with the landscape and leave an adverse impact over a landscape of quality.
Small	A change which introduces elements, features or characteristics which are of positive benefit to the landscape character and improve value and quality. The removal of negative elements or detracting features. A change which may result from a combination of both beneficial and adverse changes to the landscape.	Minor loss or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be uncharacteristic when set within the receiving landscape. May not fit into the scale and landform.
Negligible	A minor change which is not uncharacteristic and maintains the quality and value of the landscape.	A minor change which is not uncharacteristic and maintains the quality and value of the landscape.

Visual Receptors

The sensitivity of visual receptors depends upon:

Location of the viewpoint

Context of the view

Activity of the receptor

Frequency and duration of the view

A summary of the criteria used to assess the sensitivity of visual receptors is indicated in Table 12.

Table 12: Visual Receptor Sensitivity

Receptor Sensitivity	Description
High	Occupiers of residential properties Users of outdoor recreational facilities, including public rights of way, whose attention may be focused on the landscape Elevated panoramic viewpoints Communities where the development results in changes in the landscape setting or valued views enjoyed by the community
Medium	People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest People travelling through the landscape where the views involved are transient and sporadic but have a special significance in either the journey or the expression of the landscape or community being visited.
Low	People at their place of work, industrial facilities. People travelling through the landscape in cars, trains or other transport such that the speed and nature of the views involved are short lived and have no special significance

An additional consideration of the sensitivity of a view or views is the quality of the view where a subjective opinion is considered alongside the objective factors (Table 13).

Table 13: View Quality

View Quality	Description
High	Iconic views or skylines which are individual character elements in their own right. Protected views through Supplementary Planning Guidance or development framework. View mentioned in the listing for a conservation area, listed building or scheduled monument as being important with regard to its setting. Wide panoramic distant views of a valued landscape(s).
Moderate	Views with strong and distinctive features. Uninterrupted views. Views over a landscape of recognised character and quality without detracting features
Poor	Restricted views or views over a landscape of low value and quality.

The assessment of visual effects describes:

The changes in the character of the available views resulting from the development; and

The changes in the visual amenity of the visual receptor.

The assessment process mirrors that of landscape effects in that it requires the collation of baseline information relating to the nature and type of views and the receptors which will receive

them. As with landscape effects, visual impacts are determined by considering the magnitude and nature of change as set against the sensitivity of the receptor.

The magnitude of change to the view will depend on numerous factors including the extent and nature of the current view, the distance to the proposed development, the time of year and whether other elements intervene in the view such as vegetation or moving traffic. To assist this process the level of change is graded between Very Large and Negligible and is described below:

Table 14: Magnitude of Change

Magnitude	Examples
Very Large	The development would result in a dramatic change in the existing view and would cause a dramatic change in the quality of the view. The development would dominate the view and create a new focus over the viewer. The observer would experience a complete change in outlook.
Large	The development would result in a prominent change to the existing view and would change the quality of the view. The development would be easily noticed by the observer. The development may break the skyline or form some other substantial change to the view.
Medium	The development would result in a noticeable change in the existing view that may change the character and quality of the view. The change would be readily noticed by the observer but would not dominate the view.
Small	The development would result in a perceptible change in the existing view but this would not affect its character or quality. The development will appear as a small element in the wider landscape which may be missed by the casual observer. The view may be at such a distance as to reduce the appearance of the development.
Negligible	Only a small part of the development will be discernible and this may be for only part of the year or be a filtered view. The view may be at such a distance as to render the change virtually indiscernible without aid or reference. The quality and character of the view will remain unchanged.

Significance of Effects on Landscape and Visual Receptors

The Guidelines for Landscape and Visual Assessment² give the following general guidance to establishing the significance of landscape effects, although the final analysis relies on the expert opinion of the analyst:

‘The loss of mature or diverse landscape elements, or features, is likely to be more significant than the loss of new or uniform/homogenous elements.

² Guidelines for Landscape and Visual Assessment (2002) second edition published by SPON press 2002

Effects on character areas, which are distinctive or representative, may be more important than the loss of areas in poor condition or degraded character which may, however, present greater opportunities for enhancement.

The sensitivity of the landscape is dependent on both the attributes of the receiving environment and the characteristics and effects of the proposed development and can only be established by carrying out the assessment. However, landscapes with a high value and sensitivity to the type of change proposed are likely to be more seriously affected by development than those with lower sensitivity'. (Section 7.43 of the GVLA²)

The Guidelines require an assessment of impact for both landscape and visual effects to be the result of the sensitivity of a receptor being considered alongside the magnitude of change anticipated for each receptor, this is summarised as a non-linear process as follows:

a combination of high or medium impact in combination with a high or medium sensitivity leading to a substantial (Major) or moderate outcome.

a combination of medium impact in combination with medium sensitivity leading to a moderate or slight (Minor) outcome.

a combination of low impact in combination with low sensitivity leading to a slight (Minor) or negligible outcome.

an outcome of negligible score where the impact of the development is considered to be of no significance.

A summary of this non linear process can be expressed in tabular form below:

Table 15: Significance of Effects

		Magnitude of Change			
		Large	Medium	Small	Negligible
Sensitivity	High	substantial	moderate-substantial	moderate	slight
	Medium	moderate-substantial	moderate	slight-moderate	negligible
	Low	moderate	slight-moderate	slight	negligible
	Negligible	slight	negligible	negligible	none

A final assessment of moderate-substantial or above has been taken as representing a significant impact. This can be expressed as an **adverse** or **beneficial** effect depending on the assessor's view regarding the nature and quality of the existing resource and how this has been changed. In

some circumstances the change may be described as a **neutral** change if the expectation of the viewer or the fundamental nature and characteristics of a landscape or view appear unaffected.
