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PERSIMMON HOMES

Macclesfield Old Road, Buxton

Landscape and Visual Assessment

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PERSIMMON HOMES

Macclesfield Old Road, Buxton

Landscape and Visual Assessment

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1 INTRODUCTION

1.1 Background

- 1.1.1 This Landscape and Visual Assessment has been prepared by Wardell Armstrong LLP on behalf of Persimmon Homes. Persimmon Homes is seeking planning consent for residential development on land at Macclesfield Old Road, Buxton.
- 1.1.2 The proposed residential development at Macclesfield Old Road is located approximately 2.5km west of Buxton town centre at National Grid Reference SK 03697 72402. The site comprises 1.28 hectares of land occupied by a residential dwelling and associated garden spaces and outbuildings. The site is bound to the north by the Macclesfield Old Road and to the east by residential dwellings at Goslin Bar Farm.
- 1.1.3 The assessment will examine the existing baseline conditions and the impact of the development once completed. It will also assess the effect of the scheme on:-
- Landscape character;
 - Visual impacts on receptors.
- 1.1.4 In order to ascertain potential landscape and visual impacts, a site survey has been undertaken to establish principal vantage points which could be affected. This included key public rights of way, residential properties public highways and other public amenity areas that contribute to the landscape character of the area or would have potential views of the site.
- 1.1.5 A series of representative photographs were taken and these have been used as the basis of the landscape and visual impact assessment.
- 1.1.6 The development will comprise 32 residential dwellings of 2-5 bedrooms, the majority of which will be 2 storey in height. Some of the properties (plots 7-12) will be split level to accommodate the changing levels across the site. To the front elevation they will be 2 storey in height and to the rear elevation 3 storey in height. The development will contribute towards affordable housing provision in the area with 8 of the residential dwellings considered to be within the affordable category. In this way, the development will not be exclusive; rather it will supply homes of a range of affordabilities.
- 1.1.7 The development proposes the removal of some trees and overgrown vegetation and the demolition of existing residential units and associated buildings on site. The

existing site access from Macclesfield Old Road with mature trees and hedgerows will be retained as part of the development design, minimising the visual impact of the proposed development as a whole whilst maintaining the natural character of the area.

2 APPROACH AND METHODOLOGY

2.1 Background

2.1.1 The following section details the methodology and approach to the assessment of landscape and visual impacts in terms of sensitivity, magnitude and overall significance of impacts. The methodology sets out a standardised approach to the terminology used in the assessment and also to the overall assessment of impacts.

2.1.2 The methodology has been developed in accordance with guidance set out in the Landscape Institute and the Institute of Environmental Management Guidelines for Landscape and Visual Assessment published by Spon (2002). This has been updated following the release of advice note 01/11 issued by the Landscape Institute (March 2011).

2.2 Desk Study and Site Survey

2.2.1 The assessment will examine the existing baseline conditions and the potential landscape and visual impacts that are likely to be generated by developing the site for housing at Buxton. In order to establish the degree of impact the initial baseline conditions have been considered by undertaking a desk study and site survey.

2.2.2 The desk study has identified potentially sensitive landscape resources by reference to OS maps, and existing landscape character studies. This stage has also enabled the identification of potentially important and sensitive visual receptors (footpaths, residential properties etc.)

2.2.3 Site survey work was carried out during November 2012 and identified the key public rights of way, residential properties public highways and other public amenity areas that contribute to the landscape character of the area or would have potential views of the site. A series of representative photographs were taken and these have been used as the basis of the landscape and visual impact assessment, these are included in Appendix 1 as Photoviews 01 to 06.

2.3 Method of Assessment and Quantification of Impacts

2.3.1 This landscape and visual assessment has been undertaken based on methodology set out in the Landscape Institute and the Institute of Environmental Management Guidelines for Landscape and Visual Assessment published by Spon (2002). The assessment took the form of a preliminary desk study followed by a site survey. This was undertaken in order to assess the site within the landscape in both physical and visual terms.

The Guidelines for Landscape and Visual Impact Assessment (2002)

2.3.2 These guidelines define landscape and visual impacts as follows:

“Landscape and visual assessments are separate, although linked, procedures. The landscape baseline, its analysis and the assessment of landscape effects all contribute to the baseline for visual assessment studies. The assessment of the potential effect on the landscape is carried out as an effect on an environmental resource, i.e. the landscape. Visual effects are assessed as one of the interrelated effects on population.

Landscape effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape.....

Visual effects relate to the changes that arise in the composition of available views as a result of changes to the landscape, to people’s responses to the changes, and to the overall effects with respect to visual amenity.”

2.3.3 The guidelines recommend the development of thresholds of impact significance as a way of standardising the conclusions of landscape and visual impact assessment so that they are consistent within themselves and different categories of impact. In describing the nature of effects it recognises that:

“Effects can be negative (adverse) or positive (beneficial); direct, indirect, secondary or cumulative and be either permanent or temporary (short, medium or long term). They can also arise at different scales (local, regional or national) and have different levels of significance (local, regional or national).”

2.3.4 The guidelines explain that both landscape and visual impacts are dependent upon the sensitivity of the landscape resource or visual receptors and the magnitude of impact.

Landscape sensitivity and magnitude of effects

2.3.5 The sensitivity of the landscape resource is defined by the 2002 guidelines as follows:

“The degree to which a particular landscape type or area can accommodate change arising from a particular development, without detrimental effects on its character.”

2.3.6 The methodology used for the quantification of the scale or magnitude of landscape

effects is based on the scale or degree of change to the landscape resource, the nature of the effect and its duration including whether it is permanent or temporary.

Visual sensitivity and magnitude of effects

2.3.7 For visual impacts the sensitivity of visual receptors are classified as follows:

- **High Sensitivity** e.g. users of outdoor recreational facilities including public rights of way (whose interest is focused on the landscape); communities where development would result in changes in landscape setting or valued views; occupiers of residential properties.
- **Medium Sensitivity** e.g. users of sporting and recreational facilities; people travelling through or past the affected landscape by car, train or other means of transport.
- **Low Sensitivity** e.g. people at their places of work.

2.3.8 Impact magnitude for visual impacts are classified as being of high, medium or low magnitude according to the following criteria:

- The scale of change in the view with respect to the loss or addition of features in the view and changes in its composition including the proportion of the view occupied by the proposed development;
- The degree of contrast or integration of any new feature of changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;
- The duration and nature of the effect, whether temporary or permanent, intermittent or continuous etc;
- The angle of view in relation to the main activity of the receptor;
- The distance of the viewpoint from the proposed development;
- The extent of the area over which the changes would be visible.

2.3.9 Impact magnitude for visual impacts are classified as follows:

- | | |
|--------------------|--|
| • High Magnitude | Majority of viewers affected/major changes in view |
| • Medium Magnitude | Many viewers affected/moderate changes in view |
| • Low Magnitude | Few viewers affected/minor changes in view |

Significance of effects

2.3.10 The guidelines state that:

*“Significance is not absolute and can only be defined in relation to each development and its location. The two principal criteria determining significance are the **scale** or **magnitude** or **effect** and the environmental **sensitivity of the location** or **receptor**. A higher level of significance is generally attached to large-scale effects and effects on sensitive or high-value receptors; thus small effects on highly sensitive sites can be more important than large effects on less sensitive sites.”*

2.3.11 Significance thresholds can therefore be determined from different combinations of sensitivity and magnitude; for example:

- Very substantial impacts, where impacts are of both high sensitivity and high magnitude.
- Substantial impacts which can be a product of high sensitivity or high magnitude.
- Moderate significance where impacts can result from medium sensitivity and magnitude, or low sensitivity with high magnitude.
- Slight significance where impacts can be a product of low sensitivity or low magnitude.
- Negligible significance where the impact of the development is minimal.
- Nil significance.

2.3.12 It should be noted that the relationship between the sensitivity of the receptor and the nature and scale of magnitude of the effect is not linear. Sensitivity and magnitude are likely to have different weightings, as the nature and scale of effects are largely derived from objective data, while the sensitivity and value of a landscape resource is largely derived from subjective judgements.

2.3.13 With visual and landscape effects, the significance of effects is assessed by taking into consideration the sensitivity and importance of the receptor and the nature, scale or magnitude and duration of the change or effect.

2.4 Presentation of Results

2.4.1 The result of the landscape assessment is discussed below in section 4.

2.4.2 Photoviews have been used to determine the visual impact of the proposed scheme

taking account of existing factors such as topography, vegetation and existing development.

- 2.4.3 The table and location plan accompany each Photoview. The table describes the location of each vantage point, the existing view of the site and existing visual impacts compared with visual impacts generated by the scheme upon completion and following the establishment of mitigation proposals.

3 BASELINE

3.1 Landscape Character

3.1.1 Landscape character studies provide guidance upon the physical, historical, visual and sensory and cultural landscape, including land use and settlement patterns within an area.

Landscape Character – Regional and Local Level

Landscape Character - Regional

3.1.2 In 1996 the former Countryside Commission and English Nature, with support of English Heritage, produced The Character of England Map. This map includes English Nature's Natural Areas and the Countryside Commission's Countryside Character Areas into a map of 159 Joint Character Areas (JCAs) for the whole of England.

3.1.3 The description of character at this broad level provides an overview and context for the site and surrounding area. The Countryside Character assessments, published by the then Countryside Commission in 1999, are nationally recognised and have been used to provide an initial landscape character overview for the study area.

3.1.4 The landscape within the study area is categorised as being within Joint Character Area 52: White Peak, published by Natural England. The key characteristics of the area are described as follows:-

- *Elevated limestone plateau dissected by steeply cut dales and gorges with rock outcrops, screes, and cave systems.*
- *Long, narrow, shelter belts of broadleaved trees on high ground and along lead rakes with semi-natural broadleaved woodland along dale sides.*
- *Clear, fast-flowing rivers and streams in some dales; others are dry or seasonal.*
- *Nucleated villages and small towns connected by crest and valley roads.*
- *Improved farmland for intensive dairy farming characterised by small narrow fields, often of medieval origin, around many villages and large rectangular fields away from the villages, formed by white, limestone, dry stone walls and walled up lead rakes (forming a combination of white walls and green grass).*
- *Poorly vegetated dew ponds, common over the whole plateau, lined with concrete, limestone or clay.*

- *Mosaic of herb-rich grassland, woodland and scrub along dales. Lack of a unifying style of architecture for buildings and settlements due to the availability of two dissimilar rock types, limestone and 'gritstone' used either singly or in combination in various parts of the area.*
- *Large-scale limestone quarries creating major scars in limited places in an otherwise attractive landscape.*
- *Long-disused workings for limestone and ores, particularly lead rakes, provide features rich in ecological, historical and cultural interest.*
- *Features of special archaeological interest together with strong cultural heritage dating from the earliest prehistoric past.*

3.1.5 Issues affecting the landscape character type are identified in White Peak JCA: 52 (Natural England) as:-

- *"Changes to agricultural practices have brought about the large-scale loss of characteristic features, including ponds, hay meadows and flower-rich pastures as well as the loss of features of historic interest such as lead rakes.*
- *Changes from sheep grazing to Friesians have adversely affected the appearance of grazing land, enclosures and woodland cover.*
- *A lack of proper woodland management is producing a poor ground cover. An additional symptom is shrub encroachment into areas of herb-rich grassland and rock bluffs/scree slopes.*
- *The reworking of formerly disused quarries has been detrimental to landscape, ecological and geological interests.*
- *Tourist honey pots have become increasingly popular leading to heavy traffic use of the sometimes inadequate road network and a loss of tranquility.*
- *Improved road infrastructure outside the National Park has resulted in increased pressure for improvements to strategic routes across the Park."*

Landscape Character - Local

3.1.6 The site is located under the landscape area characterised as Plateau Pastures within the Landscape Character of Derbyshire document by Derbyshire County Council, 2000:-

“The Plateau Pastures is a simple yet distinctive pastoral landscape strongly influenced by the underlying geology. The Carboniferous Limestone has given rise to an elevated and for the most part gently rolling upland plateau. This elevation, allied to the general lack of tree cover, allows for long distance and panoramic views.

The soils are inherently thin over the limestone and regularly leached by the high rainfall. As a result the predominant land-use is stock rearing associated with dairying and many of the fields are down to improved permanent pasture.

The cultural patterns of this landscape are strong and very distinctive. The whole of the plateau is divided into regular shaped fields enclosed by dry stone walls. There are discrete limestone villages scattered across the plateau. Very distinctive small and narrow strip fields again enclosed by walls, suggesting the extent of former open fields, surround the villages.

Tree cover is also a distinctive feature although it is rarely visually prominent. It occurs primarily as small plantation blocks and shelter belts sparsely scattered throughout the landscape with localised trees and tree groups associated with villages and isolated farmsteads.

Characteristics of Plateau Pastures include:-

- *A gently rolling upland plateau*
- *Fine, silty brown soils (over silty, loess, Aeolian drift) over Carboniferous Limestone*
- *Stock rearing on improved pasture*
- *Limestone outcrops on hill summits and steeper slopes*
- *Small shelter blocks of plantation woodland and tree groups around villages and farmsteads*
- *Medium to large regular fields enclosed by dry stone walls with narrow strip fields around settlements*
- *Straight roads with uniform verges*

- *Small pits and hummocks in areas of historic lead mining*
- *Nucleated limestone villages and isolated limestone farmsteads with slate roofs*
- *Small isolated field barns*
- *Open landscape with expansive views*

3.1.7 The development site is characterised as Plateau Pastures by High Peak Borough Council in the Landscape Character Supplementary Planning Document which was adopted in 2006. Issues affecting Plateau Pastures identified in this planning document are:

“Much of the traditional character has been eroded by post war developments that were not designed in response to the landscape’s strengths and constraints and so have little linkage to the wider locality. These developments are in the form of large agricultural and industrial sheds as well as quarry settlements.”

The High Peak Adopted Local Plan 2005 indicates policies which are specific to the landscape character of the development site. The relevant policies are as follows:

GD4 – Character, Form and Design

Planning Permission will be granted for development, provided that:

- *Its scale, siting, layout, density, form, height, proportions, design, colour and materials of construction, elevations and fenestration and any associated engineering, 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.*

GD6 – Landscaping

Planning Permission will be granted for development provided that:

- *where appropriate, it will contain a high standard of hard and/or soft landscape treatment in keeping with the character of the area.*

OC1 – Countryside Development

The Countryside will cover all land beyond the Built-Up Area Boundaries defined on the proposals map, including the Green Belt and Special Landscape Area. Within the Countryside, Planning Permission will be granted for development which is an integral part of the rural economy and which can only be carried out in the Countryside provided that individually or cumulatively:

- 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.*

OC4 – Landscape Character and Design

Planning Permission will be granted for development considered appropriate in the Countryside provided that its design is appropriate to the character of the landscape.

Appropriate design of development shall accord with the characteristics of the type of landscape within which it is located including having regard to and conserving:

- the landform and natural patterns of drainage;
the pattern and composition of trees and woodland; the type and distribution of wildlife habitats;*
- the pattern and composition of field boundaries; the pattern and distribution of settlements and roads; the presence and pattern of historic landscape features; the scale, layout, design and detailing of vernacular buildings and other traditional man made features.*
- Existing features which are important to the local landscape character, shall be retained, incorporated into the development and protected during construction work.*

This report will seek to demonstrate that the proposed development is in adherence with both National and to Local Planning Policies.

3.2 Site Description

3.2.1 The site and immediate surroundings are characterised as follows:-

- An area of land 1.28ha comprising a residential property with small outbuildings, surrounding overgrown and unkempt land which has previously been exposed to tipping;
- The site is bordered to the north by Macclesfield Old Road beyond which is extensive improved grassland;
- The site boundaries are currently defined as being garden fences; drystone walls, hedgerows; semi mature trees and mature trees;
- To the west and south of the site is grazed improved pasture, with the Burbage Reservoir, now in-filled, to the south adjacent to the A54.
- Residential development borders the site immediately to the east

4 POTENTIAL IMPACTS

4.1 Impact upon Landscape Character

- 4.1.1 The site is located at the western end of a spur of residential development which is situated in a small stream valley to the south west of Buxton Town centre. To the west the land rises sharply up Burbage Edge onto open moorland where several steep-sided cloughs cut through to Buxton in the valley below. The varied topography of the area combined with tree cover and existing residential buildings mean that the proposed development would have a slight impact on existing landscape character, with the removal of an existing property and associated outbuildings and the construction of several new properties in their place.
- 4.1.2 There are currently several mature trees in the east of the site which reduce views into and out of the proposed development area and it is anticipated that the majority of these trees can be retained through careful design. Any loss of vegetation will be mitigated by additional planting schemes in accordance with Local Plan Policy GD6. Given the location of the development at the edge of the Peak District National Park and an existing residential area, it is inevitable that the development will be seen from public vantage points. Development will be located in land currently occupied by a residential dwelling and associated outbuildings; therefore visual impact upon the immediate surrounding area is considered to be slight and will not detract from the openness of the countryside. This is in adherence to Local Plan Policy OC1.
- 4.1.3 The issue is not whether development will be seen, but rather whether the impacts are acceptable and can be mitigated.
- 4.1.4 The site is currently occupied by a residential dwelling and associated outbuildings. The perimeter of the site is enclosed by dry stone walls, neighbouring residential properties or mature trees.
- 4.1.5 The development area is at the western end of the Burbage neighbourhood of Buxton. The largely residential area of Burbage is situated in a stream valley with high-ground to the north, south and east which supports areas of dense woodland cover. There are several mature trees located within the residential areas and mature trees are found on, and surrounding, the site. Consequently, the proposed development site is hidden from view from many areas of Buxton as well as much of the high ground to the west and east. The development site and surrounding area

has moderate vegetative cover and is seen in the context of the adjoining residential area, which assists in enabling the proposed development to blend within the adjoining landscape character in line with Local Plan Policy OC4.

- 4.1.6 The proposed retention of the boundary drystone walls conserves the well defined field pattern distinguishable within the landscape character area and the proposed retention of the majority of the existing mature trees will reduce views of the site from the east and from Macclesfield Old Road in.
- 4.1.7 With minimal removal of vegetation and retention of the existing site boundaries, the overall impact on landscape character resulting from the proposed development would be moderate adverse during construction to slight adverse upon completion of the development. It is anticipated that there will be additional planting schemes incorporated into the design, including trees and large shrubs, which will ensure that there will be additional screening of the new development, thus reducing the magnitude of impact of the development. Overall the development will not adversely disturb the pattern and composition of existing vegetation on site. Most of the existing features which are important to the local landscape character will be retained, incorporated into the development and will be protected during construction. This is in accordance with Local Plan Policy OC4. The retention of vegetation, including mature trees, will also contribute to the screening of the proposed development thus minimising the magnitude of impact and preventing the erosion of the character of the area.
- 4.1.8 The site is not located within Buxton Conservation Areas according to the High Peak Borough Council Conservation Area Map.

Visual Impact Assessment

- 4.1.9 In undertaking the visual appraisal all adjacent roads, footpaths, public access land and residential properties have been considered and photographs taken from representative vantage points on public rights of way, public access land or highways. These have been used to form the baseline position.

Views from Public Rights of Way

- 4.1.10 Public Rights of Way exist around the site. A public footpath is located immediately to the south along the adjacent stream course and a Public Right of Way extends along Macclesfield Old Road. Where Burbage Edge Plantation meets Macclesfield Old road, there is a footpath which heads north west towards the Erwood Reservoir

and another path which heads south west and joins the Dane Valley Way at Axe Edge Moor. The A54 skirts the base of The Terret; a prominent hill around 500m to the south of the site.

- 4.1.11 The combination of varied topography and existing vegetation largely restricts views into the site from the west, and views of the site from the south are limited to a relatively short section of the A54. The site is visible from the west only from a short section of the footpath which runs alongside Macclesfield Old Road and from the adjacent section of Macclesfield Old Road itself. From the west, the deep cloughs and interlocking spurs of the stream valleys provide topographical barriers to views of the site from Public Rights of Way and roads. The Terret and its plantation block views of the site from the Dane Valley Way to the south minimising the visual impact of the development upon its surroundings.
- 4.1.12 Photoview 01, looking east, illustrates the views from the footpath running alongside Macclesfield Old Road at the southern end of Burbage Edge Plantation. Views from here are not screened by topography or existing vegetation. The development would be seen in the middle distance across an open field of improved grassland with mature trees and further residential development behind. However, the retention of trees ensures that the existing rural context is retained and the location of the site fits with the established settlement pattern of this part of Buxton. These trees will reduce the visual impact of the proposed development as a whole resulting in a substantial adverse impact during construction and moderate adverse impact post construction.
- 4.1.13 Photoview 05, looking west north west, illustrates the views from the Dane Valley Way, which is also the entrance road to Grinlow Caravan Park. Views of the site, in the middle distance, from this Public Right of Way are restricted to a short section of this road due to a belt of young trees which appear to have been planted as an extension to Grin Plantation. The visual impact at this location is slight adverse during construction and negligible adverse post construction. The majority of the site is screened by intervening vegetation in the middle distance which will continue to grow and obscure the view further, minimising the visual impact of the development.
- 4.1.14 Photoview 06 demonstrates the view from Corbar Hill and looks south west towards the site. This view illustrates the development of Burbage extending upslope along the stream course with higher ground on three sides. Views of the site from this

location are distant and largely blocked by existing development and mature trees. The visual impact at this location is negligible during and post-construction. The development is barely visible from this viewpoint and almost completely shielded by vegetation. Any views will be in the context of the existing organic extension of Burbage following the stream valley up-slope.

Views from Roads

- 4.1.15 The site is located in the south west of the Burbage area of Buxton, on the edge of urban land, with grazing pasture and the Peak District National Park to the west. The A54 and the A53 are the two major roads in the vicinity. Views from the A54 are limited by varied topography apart from a stretch of this road which skirts the north of The Terret. From here the site can be seen clearly as there are fewer mature trees to the south and south west of the site, as shown on Photoview 04. The visual impact at this location is considered to be moderate-substantial adverse during construction and moderate adverse after construction. There will be an increase in the number of buildings occupying the site, though the impacts will be softened by construction following the local style and bringing an edge with local character to this area of Burbage.
- 4.1.16 The site can be seen less clearly nearer the junction with the A53 due to more extensive screening vegetation, as shown on Photoview 02. The visual impact at this location is considered to be moderate adverse during and slight adverse after construction. The development is a small extension to the organic growth of Buxton, following the natural topographical features - in this case a shallow stream valley with retained mature trees retaining the rural context, minimising the visual impact of the development.

Views from Settlements and Residential Properties

- 4.1.17 The site lies on the south western edge of Buxton. Photoview 03 is taken from Carr Road to the south of the new residential properties looking west towards the site. Views are reduced and softened by screening vegetation of mature trees and the backdrop of Burbage Edge and further mature vegetation behind. The visual impact here is moderate adverse during and slight adverse after construction.
- 4.1.18 The site is currently occupied by a residential building and outbuildings with little visual relationship to the local character of the area. The elevation of the proposed buildings are between two and three storeys and thus different to the existing buildings on site. However the proposed use of vernacular building materials will fit

in with the character of the local area and therefore the proposals are not considered to be adverse to the current urban/rural edge context of the area and will be in keeping with Local Planning Policy GD4.

CONCLUSIONS

4.2 Conclusions

- 4.2.1 The proposed residential development at Macclesfield Old Road, Buxton is located approximately 2.5 km south west of Buxton town centre at National Grid Reference SK 036 723. The development will comprise 32 residential dwellings of 2-5 bedrooms, the majority of which will be 2 storey in height. Some of the properties will comprise of a split level design to accommodate the changing levels across the site. To the front elevation they will be 2 storey in height and to the rear elevation 3 storey in height.
- 4.2.2 The site comprises 1.28 hectares of currently unkempt and overgrown land which has been exposed to tipping, and is occupied by a residential property, a garden curtilage and associated out-buildings. The site is bound by Macclesfield Old Road to the north, the residential area of Burbage to the east and improved pasture to the south and west. The proposed residential development would have limited impact on existing landscape character, through the loss of a small number of trees.
- 4.2.3 The impact on landscape character would be generally moderate adverse during construction to slight adverse upon completion of works due to the minimal removal of screening vegetation, the view-reducing influence of the local topography and retention of the existing field boundaries. Views are most significant near the site, but are greatly reduced with increasing distance.
- 4.2.4 The development proposal as a whole will encourage a diverse community through the provision of homes of mixed affordability and tenure.
- 4.2.5 This report has demonstrated that the development is seen to be in accordance with landscape policy within the Local Plan.

Views from Public Rights of Way

- 4.2.6 A public footpath is located alongside Macclesfield Old Road at the southern end of Burbage-edge Plantation which then continues north west towards Errwood Reservoir. Views from this footpath are restricted to the short section to the south of Burbage-edge plantation and along the adjoining section of Macclesfield Old Road due to varied topography and screening vegetation. The site can be seen from the footpath which runs immediately adjacent to the site from the south.
- 4.2.7 From the Dane Valley Way the site can be seen from the highest point of the entrance road to Grinlow Caravan Park, otherwise views are blocked by a screening

woodland belt and varied topography.

- 4.2.8 A public footpath extends through Corbar Woods to the top of Corbar Hill around 3km to the north east of the site. From here the site can be seen, though screening vegetation and existing development will largely block views of the site.

Views from Roads

- 4.2.9 Views from roads are limited largely by the topography of the area consisting of deep cloughs and interlocking spurs between hills and to some extent by mature trees. There are views of the site from a short section of the A54 to the south, north of The Terret. Views from the A53 are reduced by screening vegetation and by residential development. Views from the A5004 at Nithen End are similar to those from Corbar Hill (Photoview 6) though less significant.

Views from Settlements and Residential Properties

- 4.2.10 Photoview 03 demonstrates that the site is largely screened by existing vegetation though the development will be visible from Carr Road which is part of the recent development to the east of the site.
- 4.2.11 Overall, the proposed development will have a negligible adverse impact on the character of the area. In general, the location of the site in a shallow stream valley, the local topography and screening vegetation mean that the proposed development will be seen from relatively few public viewpoints or roads. There will inevitably be views of the proposed development due to the increased number of properties occupying the site. However, the use of a vernacular building style will enable the proposed development to enhance the local character and thus reduce impacts on the local area. The chosen site is in keeping with the organic growth of this part of Buxton following the natural topographical feature of the shallow stream valley and will not detract from the existing character of the area. The existing site access from Macclesfield Old Road with mature trees and hedgerows will be retained as part of the development design, minimising the visual impact of the proposed development as a whole.

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