

PROPOSED LEISURE DEVELOPMENT AT WAINWRIGHTS QUARRY, PEAK DALE, HIGH PEAK

Landscape and Visual Appraisal

Written by PGLA Landscape Architects

For Mr W Bagshawe

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Final Report



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1.INTRODUCTION

- 1.1
- PGLA have been commissioned by Mr Bagshawe to provide a Landscape and Visual Appraisal that explores the potential future uses for the Wainwrights Quarry, off Batham Gate Road, Peak Dale. The study sets out the current condition of the broader landscape character and visual amenity as well as assessing the current condition of the site in terms of landscape value. The site is no longer a working quarry and has up until recently been used by a motorcycle club for scrambling and trail riding. The club has since re-located and has removed the paraphernalia associated with the sport such as containers and mounds of disused tyres. The existing buildings and structures have also been removed.
- 1.2
- The site is located within undulating countryside that rises to the west of the site and within the site the land has been graded and re-formed as a result of the quarry extractions. To the east of the site is a neighbouring working quarry (Dove Holes Quarry) that is visible from certain locations within the site. The site also contains three main water bodies which are not contaminated. One pool in the south west portion of the site is host to Great Crested Newts. The craggy cliff faces that have been formed from the hewn stone are also considered to be foraging areas for bats. Further information on ecology can be found in reports produced by Rachel Hacking Ecology. Access is gained to the site from Batham Gate Road.
- 1.3
- This study appraises the existing landscape in terms of value, condition and the contribution that the site makes to its character. It also identifies the opportunities and constraints that will influence potential future uses for the site. The owner has instructed Axis Planning Consultancy to submit a Planning Application to offer the site over for future leisure use on a relatively modest scale. This document also identifies any appropriate landscape measures that can be introduced to mitigate any potential constraints to development and to support the potential opportunities.
- 1.4
- The purpose of this appraisal is to inform the development and siting of the proposed leisure development to ensure minimal adverse effects to the surrounding landscape and visual amenity is achieved. The appraisal demonstrates that there are no major constraints to this type of development and the introduction of the low key leisure activities have been designed to be sympathetic with the current character of landscape.
- 1.5
- The methodology and approach adopted for this study is akin to that used in larger and more detailed studies such as for Landscape and Visual Impact Assessments and therefore the baseline study has been progressed in accordance with best practice. A thorough site and context analysis was undertaken initially during 2013 and various site visits and surveys have been undertaken during 2014 to 2017.
- 1.6
- PGLA Landscape Architects have carried out a desk based research exercise prior to visiting the site and conducted a visual assessment in the field to identify the potential effects that the proposed development may have on the visual character of the existing landscape.
- 1.7
- The findings of this exercise is laid out in the following text and aided by diagrams, plans and photographs. Section 2 considers the existing landscape character and designations. This is used as a baseline and benchmark to develop the potential future use as described in Section 3. Section 3 also describes the condition of the existing site and analyses

the Constraints and Opportunities for future development. It contains a proposed landscape layout for the site and its proposed leisure uses. The Planting Plan that has been produced for the planning application also sets out the mitigation that can be implemented to reduce any foreseeable adverse effects and to complement the proposals.

- 1.8
- Section 4 considers the potential effects on the landscape and visual amenity at the operational stage prior to the full effects of the mitigation measures have matured.
- 1.9
- Section 5 outlines the proposed mitigation measures and section 6 considers the residual effects after the mitigation has matured and become fully effective.
- 1.10
- The conclusion in Section 7 finds that the proposed development does not erode the quality of the existing landscape and it could actually provide an overall benefit by improving the condition of the site with appropriate landscape mitigation.
- 1.11
- The National Grid Reference of the centre of the quarry is SK 08862 76887 and is approximately 12.8 hectares in size.
- 1.12
- The site is located within the Peak Dale area under the authority of High Peak Borough Council and this assessment has taken into account the landscape related policies and documentation relating to landscape character and the visual amenity.

Assessment Methodology

- 1.13
- This report analyses and considers the suitability of the proposed site for development and identifies potential adverse effects and possible mitigation. It also highlights the landscape based opportunities and constraints that are considered to exist within and around the site.
- 1.14
- A visual analysis of the site from the surrounding area, including public footpaths and residential areas, has been completed to understand the interfaces of the site within its landscape setting, context and existing urban areas around it. The assessment identifies the key characteristics of the existing landscape and outlines its capacity to accommodate the development.
- 1.15
- The development of the site is likely to affect the landscape and visual resource of the surrounding area. This report appraises what these potential effects may be and whether or not potential adverse effects can be mitigated with landscape intervention.
- 1.16
- This assessment has three objectives:
 - To determine the effects that the impact of the development will have on the landscape character and also the visual amenity around the site and in the wider setting;
 - To provide recommendations that will minimise any adverse visual effects of the development; and
 - To provide recommendations that will ensure optimum integration of the site within the wider landscape setting.
- 1.17
- This study appraises the existing landscape in terms of value, condition and considers the relationship of the site with the adjacent settlement.
- 1.18
- The methodology and approach adopted for this study is as used in best practice in preparing Landscape and Visual Impact Assessments

and Environmental Impact Assessments, therefore the baseline study and identification of key visual receptors has been progressed in accordance with best practice put forward in the Guidelines for Landscape and Visual Impact Assessments, Third Edition, 2013 published by the Landscape Institute.