

Derbyshire Landscape and Placemaking

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Landscape Comments

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HPK/2022/0484 Chapel-en-le-Frith- luxury glamping pods

A Landscape and Visual Appraisal (LVA) has been undertaken by Tyler Grange Group Limited (TG) on behalf of High Peak Homes Limited in relation to an outline planning application (with all matters reserved except access) for *'the proposed change of use of land to a luxury "glamping" site, with associated landscaping. The proposal would comprise 15 glamping units (10 shepherd huts and 5 yurts) and 5 motorhome pitches, an activity yurt and associated facilities. Associated facilities include two single storey storage buildings'*.

I consider that the LVA has been undertaken in accordance with Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition, Landscape Institute.

Site Context

The LVA describes the site as follows:

'A pastoral field is located to the general north-east of the site and separates the site from the 'Great Rocks Line' railway line. Bank Hall Drive / Public Rights of Way (PRoW) 'Chapel-en-le-Frith 57' passes adjacent to the eastern boundary of the site and connects with Long Lane to the east of the site. PRoW 'Chapel-en-le-Frith 62' connects to Bank Hall Drive and passes along the southern boundary of the site. The wider pastoral field is located to the general east of the site and an adjoining pastoral field is located to the general south'

I would consider that the relevance of the presence of the Great Rocks Railway Line is that it provides distinct separation of the site from the urban edge of Chapel-en-le-Frith and creates an abrupt change in character from urban to rural with long open views to the higher ground within the PDNP.

The LVA continues :

'The surrounding area to the general north and east of the site comprises the settlement of Chapel-en-le-Frith. The site doesn't adjoin the settlement edge but is located approximately 30m south of Chapel-en-le-Frith High School which is enclosed by wire mesh fencing.

The surrounding area to the general south and west of the site comprises farmland dominated by pastoral land uses and recreational land dominated by Chapel-en-le-Frith Golf Club. The Manchester Road (B5470) corridor and the 'Buxton Line' railway line, which passes approximately 340m south of the site, fragment these pastoral and recreational parcels of land from the wider rural landscape'

I consider this description overemphasises the presence of urbanising elements in the setting of the site, the Golf Club is not particularly evident, the B5470 is not visible from the site and the railway line to the south is low level and does not disrupt long views. Interestingly the LVA also states *'There is no intervisibility with the nearby golf course (Chapel-en-le-Frith Golf Course'* when discussing the visual envelope.

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Overall, I consider that the site has a much more rural character with open views to the PDNP and a much stronger relationship with the wider rural landscape than the LVA portrays.

Landscape Character and Landscape Baseline

The site is located within the 'Dark Peak Western Fringe' Regional Character Area and within the Landscape Character Type of 'Valley Pastures with Industry'.

The key characteristics of the 'Valley Pastures with Industry' Landscape Character Type are described as:

- *"A low lying undulating valley topography, rising towards adjacent higher ground*
- *Network of streams and localised damp hollows with millponds and leats*
- *Pastoral farmland enclosed by hedgerows and drystone walls*
- *Small to medium sized fields*
- *Trees are dense along watercourses and scattered along hedgerows and around settlement*
- *Dispersed settlement with isolated farmsteads and small clusters of dwellings*
- *Stone built terraced housing associated with historic mills*
- *Narrow winding lanes, sunken on slopes"*

In relation to the site the LVA states that:

'the site demonstrates some of the wider key characteristics identified within the published assessments. The key landscape elements/within the site and relevant to its context are summarised as:

- *Rural character of Bank Hall Drive providing access to the Site*
- *Pastoral (rushy) field;*
- *Historical field boundaries*
- *Woody boundary habitats e.g. scattered trees, hedgerows and scrub*
- *Ditches*
- *Intervisibility with the Peak District National Park*
- *Undulating topography'*

I would agree with this analysis and would consider these characteristics to constitute the Landscape Baseline.

Visual Baseline and Visual Envelope

The LVA describes the field verified Visual Envelope (FVVE) as:

'To the north – short-distance views exist from Chapel-en-le-Frith High School, the nearby PROW (Chapel-en-le-Frith FP 61), 'Great Rock Line' railway line, the pastoral field adjacent to the site and the established residential development off Elmfield. Beyond this inter-visibility is partially obscured by intervening built form including the railway embankment and tall educational buildings at Chapel-

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en-le- Frith High School and/or partially screened by intervening vegetation but extends to short and medium distance views from built form on the elevated residential streets at the south-western settlement edge of Chapel-en-le-Frith from which there are likely to be upper-storey views from development located within the existing townscape of Chapel-en-le-Frith (particularly those with south-facing windows). Medium distance views are achievable from the pastoral fields immediately beyond the settlement edge off Eccles Road with long distance views of elevated hills in the distance'

I would agree with the above description.

- *'To the east – Short and middle-distance views are largely contained by the raised railway embankment and woodland cover. A small vista towards the site is available from Long Lane/Chapel-en-le-Frith FP 57 which pass adjacent to the site boundary. There are no available views of the site from the nearby residential estates off Long Lane due to the intervening railway embankment however there are middle-distance views achievable to elevated slopes beyond the settlement. No long-distance intervisibility exists to the east.'*

I would agree with the above description.

- *'To the south – the visual envelope stretches across the nearby pastoral landscape and to large sections of the adjoining countryside which supports a number of PRowS including Chapel-en-le-Frith FP 62 which passes adjacent to the southern boundary of the site and PRowS Chapel-en-le-Frith FP 44 and FP56). Further to the south, short and middle-distance views from the flat valley basin are mostly filtered by intervening field boundary vegetation associated with the existing pastoral farmland; nevertheless, there is likely to be partial visibility from the farmstead at Down Lee Farm. As the land rises to the south, the site becomes clear from the 'Buxton Line' railway line and from a comprehensive network of middle-distance to long-distance PRowS located at the northern side of Castle Naze (e.g. Chapel-en-le-Frith FP 40, FP 45). Where breaks in vegetation, or vantage points exist, the majority of the site is visible from these distant footpaths'*

I would agree with the above description.

- *'To the west – short-distance views are largely confined to the immediate surroundings due to the mature hedgerows, with scattered hedgerow trees, and mature woodland belts adjoining the site's western boundary. Partially filtered views are available from sections of Marsh Hill Lane, PRowS Chapel-en-le-Frith 62 & Chapel-en-le-Frith 61, from Lane End Cottage, Marsh Hall farmhouse and barn (Listed Grade II), existing residential dwellings south of Downlee Close and from the upper floors of properties beyond the settlement edge as the landform rises westwards. There is no intervisibility with the nearby golf course (Chapel-en-le-Frith Golf Course). As the land rises steeply to the west, long-distance panoramic views across the valley are available from vantage points at Ladder Hill and to the north-west Eccles Pike. Due to the significant distances between the receptor and these long-distance views, views are focused on the wider surrounding landscape and not the solely on the application site and development would be seen in the context of the existing settlement of Chapel-en-le-Frith.*

I would agree with the above description.

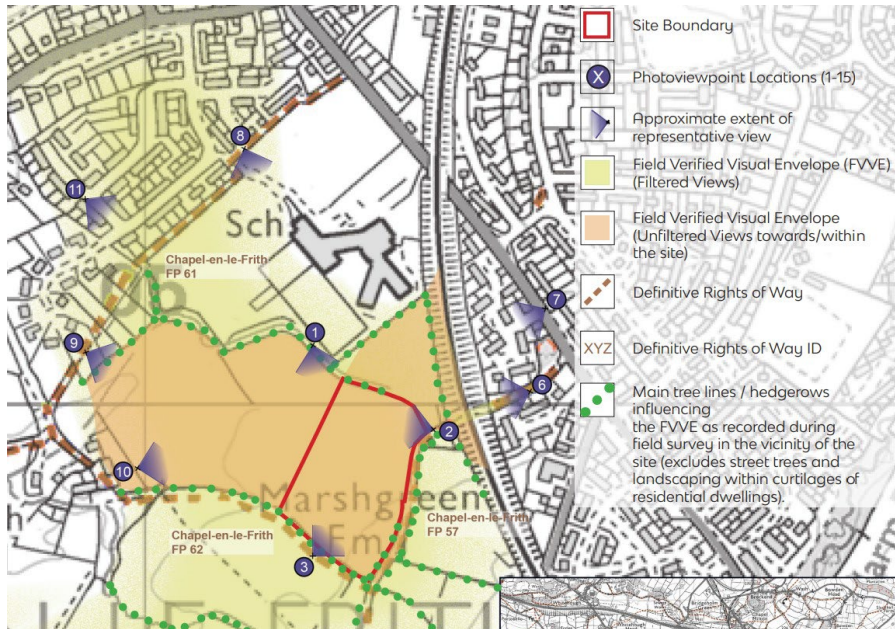
A total of 15 viewpoints have been chosen by the LVA from locations surrounding the site these are illustrated below.

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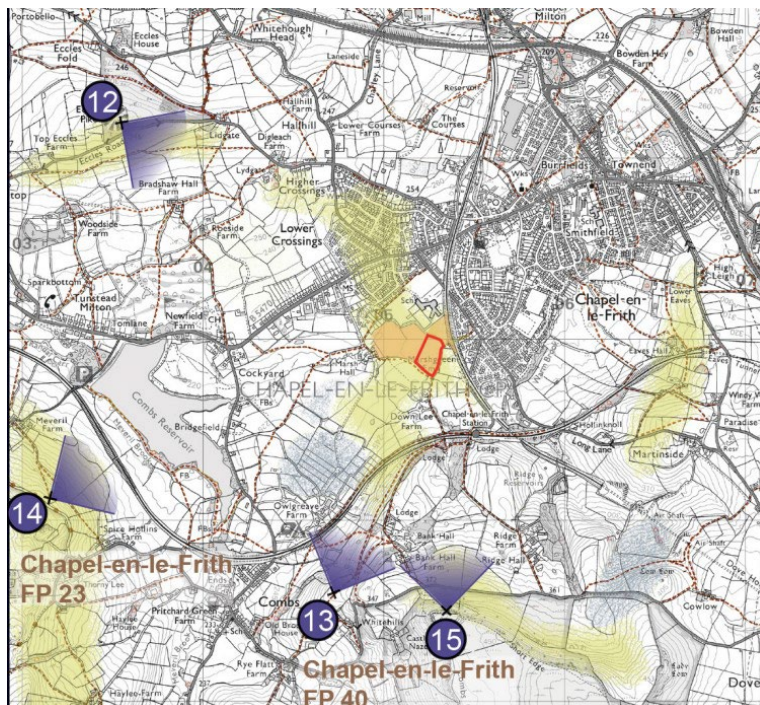
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Below: Plan 5: Visual Appraisal (13616/P06b) extract from the LVA showing chosen viewpoints close to the site



Below: close up of part of Plan 5: Visual Appraisal (13616/P06b) extracted from the LVA showing chosen viewpoints distant from the site.



N.B.

viewpoints 14 and 15 are within the PDNP.

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Visual Landscape Impacts

The LVIA does not provide assessments of visual impacts for each viewpoint but provides an overall assessment for receptor groups, this generalises the impacts which may vary within the groups and in some cases I do not consider to be representative. For example, Combs Moss (hill) a scheduled monument within the PDNP (photo sheet 15) features in several receptor groups with a sensitivity ranging from medium to high for similar receptors.

In Table 1 below I have summarised the TG visual impact assessments in the Landscape Appraisal, the assessments highlighted in red are those I disagree with and further comments in relation to these impacts are provided below.

Table 1, TG assessments

Receptor group	TG photosheet view	Sensitivity	Magnitude of change	Nature of effect
1	2, 6	medium	medium	adverse
2	6, 7, 11	low	low	neutral
3	5, 13, 15	medium	low	neutral
4	2, 3	high	high	adverse
5	4, 5, 12-15	medium	medium	neutral
6	10	high	medium	adverse
7	8, 9, 11	high	medium	adverse
8	6, 7	high	medium	adverse
9	none	high	low	neutral
10	3, 4, 12, 13, 15	high	low	adverse
11	1, 8	medium	medium	adverse
12	none	low	medium	neutral
13	4	low	low	neutral
14	1-5, 10, 12-15	low	low	neutral
15	14, 15	high	low	neutral

The LVIA makes the following visual assessments for receptor groups:

Receptor Group 1 - Transient users of Bank Hall Drive

Sensitivity: Medium

Magnitude of change: Medium

Nature of Effect: Adverse

TG Observation / Comment

Photo sheets 2 and 6 provide representative views for this receptor group. Users of this route and likely to be focussed on reaching a destination although they will have an awareness of their surroundings and enjoyment of the landscape/views. Motorists are less likely to be focussed upon the view that pedestrians/cyclists. This receptor group will experience increased visual enclosure adjacent to the site as a result of the development. The enhanced and strengthened western boundaries will serve to screen and/or filter views into the site whilst views across the site are likely

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to be lost. Changes will be highly localised however and the development will not introduce features of elements that are uncharacteristic given the settlement edge context.

DL&P Observation / Comment

Whilst I would agree with this description and assessment for Viewpoint 6 I would disagree with the description and assessment for Viewpoint 2, the railway line feel like a distinct boundary to the urban area and the character abruptly changes to an open view to the hills beyond over fields, the school is visible in the view but screened by vegetation and Bank Hall Drive is a PRoW and an historic driveway to Grade II Listed Bank Hall, therefore I would consider the following assessment to be more representative:

Sensitivity: High

Magnitude of change: High/Medium

Nature of Effect: Adverse

Receptor Group 2 - Transient users of the road network within the urban area of Chapel-en-le-Frith

Sensitivity: Low

Magnitude of change: Low

Nature of Effect: Neutral

TG Observation / Comment

Photosheets 6, 7 and 11 provide representative views for this receptor group. Users of this route and likely to be focussed on reaching a destination. Views towards the landscape will be limited likely restricted to glimpses. Intervening built form will largely screen the proposal from view for this receptor group such that the views for this group will largely not change although from some locations the canopies of the proposed trees will be visible and may enhance perceptions of the wooded character of the valley.

DL&P Observation / Comment

I would agree with this description and assessment.

Receptor Group 3 - Transient users of the wider road network

Associated with the valley sides of elevated land that encircles the town of Chapel-en-le-Frith (includes roads within the Peak District National Park)

Sensitivity: Medium

Magnitude of change: Low

Nature of Effect: Neutral

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TG Observation / Comment

Photo sheets 5, 12 and 15 provide representative views for this receptor group. This group will be focussed on their activity due to the narrow and winding nature of the routes on the valley sides. From these routes, views towards the site are fleeting and the changes within the site will be viewed against the backdrop of the settlement and will form a minor component of the wider panorama and as such the baseline view will not change.

DL&P Observation / Comment

I would agree with this description.

Receptor Group 4 - Recreational users of a number of nearby PRowS located near, or adjacent to the site boundary namely PRow refs Chapel-en-le-Frith 57, 61 and 62

Sensitivity: High

Magnitude of change: High

Nature of Effect: Adverse

TG Observation / Comment

Photosheets 2 and 3 provide representative views for this receptor group. The changes as a result of development will be as described for Receptor Group 1 in relation to pedestrians. The changes will be most prominent for people in proximity to the site. The changes will be localised however, and the development will not introduce features of elements that are uncharacteristic given the settlement edge context.

DL&P Observation / Comment

I would agree with this description and assessment.

Receptor Group 5 - Recreational users of the wider PRow network, Open Access

Land and Published Views associated with the valley sides of elevated land that encircles the town

Of Chapel-en-le-Frith (includes routes and open access land within the Peak District National Park)

Sensitivity: Medium

Magnitude of change: Medium

Nature of Effect: Neutral

TG Observation / Comment

Photo sheets 4, 5, 12-15 provide representative views for this receptor group. This group also includes people visiting Combs Moss (hill) scheduled monument within the Peak District National Park and visitors to Eccles Pike. The changes as a result of development will be as described for Receptor Group 2 although they will have an increased awareness of their surroundings and enjoyment of the landscape/views. Overall, the changes forming a distant and small component of the wider panoramic views.

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DL&P Observation / Comment

I would partly agree with this description and assessment but consider the sensitivity of receptors to be high and impacts for Viewpoint 15 to be greater (see Receptor Group 15 below).

I also consider that Viewpoint 13 to the SW of the site is beyond the Visual Envelope and that there are other more representative viewpoints to explore the Visual Envelope extending to the south of the site such as the PRoWs to the south of the Buxton railway line one of which is illustrated below:



Location of viewpoint photo below:



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Receptor Group 6 – Marsh Hall farmhouse and barn (Listed Grade II)

Sensitivity: High

Magnitude of change: Medium

Nature of Effect: Adverse

TG Observation / Comment

Photo sheets 10 provide representative views for this receptor group where views are achievable above the boundary treatments to the curtilage of these residences. The proposed development will be screened by the advanced planting and as such these people will observe the woodland edge beyond Bank Hall Drive brought closer within views. These people will value the backdrop to their views during their day-to-day activities and will have intermittent focus upon the visual changes. Overall, the changes will be highly localised however and the development is not uncharacteristic of visual expectations given the settlement edge context and tourism vision for the settlement.

DL&P Observation / Comment

I would agree with this description and assessment.

Receptor Group 7. Private residents of dwellings located within the urban area Chapel-en-le-Frith

Within the valley bottom, to the general north-west of the site, including development off Greggs Avenue, Downlee Close, Firth View and Emlfield.

Sensitivity: High

Magnitude of change: Medium

Nature of Effect: Adverse

TG Observation / Comment

Photo sheets 8, 9 and 11 provide representative views for this receptor group. As demonstrated by

Photo sheets 8 and 9, filtered views are achievable from the curtilages of dwellings at the settlement edge. In these views the proposed development will introduce a minor alteration to the baseline views by introducing development into the pasture field albeit it will be heavily screened and/or filtered in views. Overall, the changes will be highly localised however and the development is not uncharacteristic of visual expectations given the settlement edge context and tourism vision for the settlement.

DL&P Observation / Comment

I would agree with this description and assessment.

Receptor Group 8. Private residents at residential development at the southern settlement edge of Chapel-en-le-Frith

To the north of the site, including development off Becketts Wood, Canterbury Place and Long Lane

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Sensitivity: High

Magnitude of change: Low

Nature of Effect: Adverse

TG Observation / Comment

Photo sheets 6 and 7 provide representative views for this receptor group. This group will be able to perceive changes as a result of the development via the railway tunnel and may perceive the canopies of trees extending above the railway embankment as the vegetation matures. Views via the tunnel are narrow and are unlikely to be the focus of those people who can achieve these views. Overall, the scale of the changes will be small and the changes will be highly localised.

DL&P Observation / Comment

I would agree with this description and assessment.

Receptor Group 9. Other private residents located within the rising townscape of Chapel-en-le-Frith (largely with upper-storey, partially screened views of the site)

Sensitivity: High

Magnitude of change: Low

Nature of Effect: Neutral

TG Observation / Comment

Whilst there is not a representative photograph from these residential properties, it is assumed that the site would be visible from rear gardens and upper stories. These people will value these views as a backdrop to their day-to day lives however views towards the site are likely to be narrow and/or partially screened due to the intervening built form. Any changes will be viewed within the existing urban context and will not be visually prominent due to the distance of these people from the site.

DL&P Observation / Comment

I would agree with this description and assessment.

Receptor Group 10 - Private residents associated with distant, scattered rural and agricultural development located to the south and west of the site

Including at Down Lee Farm (includes residents located within the Peak District National Park)

Sensitivity: High

Magnitude of change: Low

Nature of Effect: Adverse

TG Observation / Comment

Photo sheets 3, 4, 12, 13 and 15 provide representative views for this receptor group. The changes as a result of development will be as described for Receptor Group 6 however these people will

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generally be located at a greater distance to the site and in some cases at more elevated locations on the valley sides than Receptor Group 6. Overall the proposed development is not uncharacteristic of visual expectations given the settlement edge context and tourism vision for the settlement.

DL&P Observation / Comment

I would agree with this description and assessment.

Receptor Group 11. Students, workers and visitors at Chapel-en-le-Frith High School

which overlooks the northern boundary of the site

Sensitivity: Medium

Magnitude of change: Medium

Nature of Effect: Adverse

TG Observation / Comment

Photosheets 1 and 8 provide representative views for this receptor group. In general these people will value the views as a backdrop to their day-to-day activities however this group will generally be focussed on their activities. The proposed development will be fairly prominent in the views of this group and will partially screen views across the rural landscape and will alter the skylines of people located towards the southern boundary of the school. The changes will be prominent in the views of this group and will appear at close proximity. These changes will be highly localised however and the development will not introduce features of elements that are uncharacteristic given the settlement edge context.

DL&P Observation / Comment

I would agree with this description and assessment

Receptor Group 12. Railway passengers on the 'Great Rock Line' railway

(elevated embankment)

Sensitivity: Low

Magnitude of change: Medium

Nature of Effect: Neutral

TG Observation / Comment

Whilst there is not a representative photograph from this railway line, it is assumed that the site would be visible from the windows of trains using this route. 'Great Rock Line' railway is primarily a freight line and the users will mostly comprise the employees of the railway. These people will be focussed on their activities but will value the view as a back drop to their day-to-day activities, particularly given the railway's elevated position relative to the settlement in the proximity of the site. These people however may also value views over and into the settlement and

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therefore will view the site in the context of the settlement edge. These people will also have views over the advanced planting and into the site. The views towards/into the site will be fleeting nature of these views and the site will form a small component of the wider panoramic views.

DL&P Observation / Comment

I would agree with this description and assessment.

Receptor Group 13. Railway passengers on the 'Buxton Line' railway

Sensitivity: Low

Magnitude of change: Low

Nature of Effect: Neutral

TG Observation / Comment

Photo sheet 4 provides a representative view for this receptor group although views towards the site are not available from the general locality of this photograph due to an intervening wall. 'Buxton Line' railway is a passenger line as the users will comprise employees of the railway and fee-paying passengers. The changes as a result of development will be as described for Receptor Group 12 however the passengers will place greater value upon the view and will have a greater focus on the view in general. 'Buxton Line' railway however is located at a greater distance from the site than the 'Great Rock Line' railway and as such the visual changes associated with the development will not be as prominent in views. Overall however the view is fleeting and the site forms a small and distant component of the wider panoramic views.

DL&P Observation / Comment

I would agree with this description and assessment.

Receptor Group 14. Agricultural workers and visitors associated with the adjoining land and wider surrounding agricultural setting

(includes land within the Peak District National Park)

Sensitivity: Low

Magnitude of change: Low

Nature of Effect: Neutral

TG Observation / Comment

Photo sheets 1-5, 10 and 12-15 provide representative views for this receptor group. In general, these people will value the views as a backdrop to their day-to-day activities however the focus of this group will be upon their activities. The changes will be viewed against the backdrop of the settlement and will appear at varying scales depending upon the distance of the person from the site. The site forms a small and generally distant component of the wider panoramic views and the proposed development will not introduce features of elements that are uncharacteristic given the settlement edge context.

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DL&P Observation / Comment

I would partly agree with this description and assessment but disagree with assessments for photo view 15 (see Receptor Group 15 below).

Receptor Group 15 - Recreational visitors to the Peak District National Park

Sensitivity: High

Magnitude of change: Low

Nature of Effect: Neutral

TG Observation / Comment

Photo sheets 14 and 15 provide representative worse-case views from the Peak District National Park towards the site. In general, these people will place high value upon their views however the intervening distance and lack of prominent features within the site means that it forms a small component of the wider panoramas. The changes will not affect the perception, enjoyment, or qualities of the views from the National Park for these people.

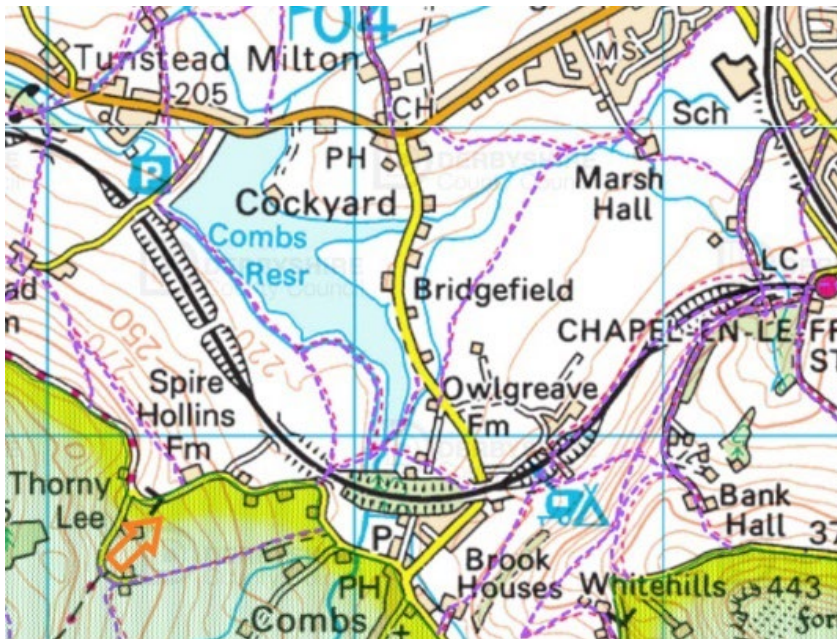
DL&P Observation / Comment

I consider the photo view in the LVA is taken under conditions of poor light and that the site is more visible than suggested, therefore I would consider visual impacts to be as follows:

Sensitivity: High

Magnitude of change: Low

Nature of Effect: Adverse



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Above additional view from PRoW by Thorny Lee within the PDNP between viewpoint 14 and 15, in this view vegetation screens the urban edge near to the site and the site is clearly visible, the proposed glamping pods would appear as stand alone development detached from the urban area of Chapel-en-le-Frith.



Above Viewpoint 15 – Coombes Moss (Castle Naze) within the PDNP

Looking north from end of spur of high ground the site is in the natural direction of the view, although it is in the context of the urban area of Chapel-en-le-Frith the site is clearly visible and closer to the viewer than the urban area. I consider the photo view in the LVA is taken under conditions of poor light and that the site is more visible than suggested, therefore I would consider visual impacts to be as follows:

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Sensitivity: High

Magnitude of change: Low

Nature of Effect: Adverse

Visual Conclusions

The LVA states:

‘Overall, direct views of the site are largely limited to the site and its immediate surroundings; however, there is extensive, partial visibility to the north and south of the site. The site is well contained to the east and west, due to intervening field boundary vegetation, mature tree belts and the raised railway embankment to the west and east of the site respectively; nevertheless, there will be some inter-visibility with the pastoral fields to the south-west where gaps in vegetation allow partially filtered views.’

I would agree with the above analysis. In relation to wider views, the LVA continues:

‘A number of long-distance views are available from the steeply rising ground that surrounds the townscape of Chapel-en-le-Frith, however whilst the site is discernible from these elevated vantage points, it is seen against existing views of the High School, and in the context of the existing settlement of Chapel-en-le-Frith forming a minor component of much broader views across the surrounding valley landscape.’

‘The setting of the Peak District National Park is not considered to be affected given the site’s strong associations with the urban fringe of Chapel-en-le-Frith. Views in close proximity to the site, notably from within the Special Landscape Area to the south of the site and west of the site, were taken into account as part of the assessment. Whilst the site is clearly discernible, development would be seen against the established built form associated with the existing settlement of Chapel-en-le-Frith and the addition of new development located near the settlement fringe would be in keeping with views from within this designated landscape.’

Whilst I would agree with this analysis to some degree there are clearly several views from higher ground to the south west where this is not the case and the site appears detached from the school and adjacent urban area. Some of these are illustrated by the additional viewpoints and photos I have included above.

Summary and Conclusion

Landscape Impacts

The development proposals do not occupy a large part of the site, however in addition to features shown they would necessitate earthworks to create the car access / parking, footpaths, lighting and electricity supply ducting, pipework for water supply and waste disposal, levelling of pod sites and building platforms.

If disturbance to the existing site is kept to the absolute minimal to create the designed layout and construction works carried out sensitively landscape it is possible that landscape impacts could be

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reasonably low. However, it is also very possible that a large proportion of the site could be impacted by the proposals with the loss of habitat and landscape character.

The LVA states:

'The ditches will be retained and integrated into a sustainable urban drainage strategy for the site'

This suggests that there would be some form of land drainage to parts of the site and this would seem likely to make areas more usable for visitors to the glamping site. Draining areas of the existing rushy grassland would be of concern as draining the site would have a decremental effect on habitat and landscape character. There is no indication of what proportion of the site this would affect and entirely feasible that a large part of the site could be impacted and resulting landscape impacts are medium-high.

Visual Landscape Impacts

Whilst the position of the site is relatively close to Chapel-en-le-Frith and the school is clearly visible I consider that the LVA tends to over emphasise the urbanising influence of nearby development. With the exception of the school the site is visually detached from the urban area and overall the site has a rural feel and character with open long views to PDNP rising beyond. From several vantage points existing trees screen part of the urban form and visual impacts of the proposals would be perceived as more evident in the landscape and more detached from the urban area than suggested by the LVA.

Although views from the PDNP are limited I consider they are more prominent than suggested and that the sensitivity of receptors is higher than estimated in some cases, in particular Viewpoint 15 – Coombes Moss (Castle Naze). However, I do consider that a robust planting strategy that included additional tree plant than proposed to the south west of the site could be effective in reducing visual impacts to a level where the resulting Magnitude of Change is Low and the Nature of Effect is Neutral and agree that tree planting would be appropriate to the Landscape Character of the site.

Whilst the planting strategy could effectively reduce visual impacts for distant views the proposal to use planting to reduce visual impacts from Bank Hall Drive I consider is more problematic. In doing so there will be a loss of open views to the PDNP and I consider this will have an adverse effect on the character of the Bank Hall Drive, the experience of receptors using the Drive and its historical significance of as an approach to Bank Hall. In addition, I consider that the proposed new access will negatively impact on Bank Hall Drive, the drives historic purpose being to lead to the Hall would be distracted and confused by the new wider stretch of road leading into a field.