

LANDSCAPE & VISUAL IMPACT ASSESSMENT ADDENDUM

FEBRUARY 2025

Hogshaw Farm
Buxton

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1.0 LANDSCAPE CONSULTANT'S RESPONSE

This addendum has been prepared by Urban Green on behalf of Barratt Homes Ltd in relation to Hogshaw Farm, Buxton, Derbyshire. It sets out Urban Green's response to comments raised by Nic Folland BA (hons) DIP LA CMLI of Barnes Walker Ltd (on behalf of High Peak Borough Council) in his review of the Landscape and Visual Impact Assessment (LVIA) and Landscape Design Proposals, prepared by Urban Green and submitted as part of the planning application Ref: HPK/2023/0192. The Landscape Consultant's Response in Respect of Landscape / Townscape & Visual Matters prepared by Mr Folland is a considered review of the above documents. This addendum focuses on the primary points of contention for convenience.

Settlement Extension

We respectfully dispute the assertion that the proposal extends the settlement boundary. The development aligns with the boundary of the Housing Site Allocations area, except for technical adjustments (e.g. the access road alignment and the north east field parcel) that do not constitute a material extension. The north eastern boundary adjustments are constrained by topography, the existing field pattern and existing green infrastructure lining the Site's eastern boundary and interface with Fairfield Conservation Area. This ensures coherence with the existing urban edge and will not extend development beyond the existing northern and eastern extremities associated with the developed edge of the town. Figure 1.1 Local Constraints Plan, illustrates the Site boundary in relation to the Housing Site Allocation - Land at Hogshaw Buxton (B3, B4), the Local Wildlife Site associated with Nun Brook within and to the west of the Site, the of Area of Countryside, Fairfield Conservation Area, the Listed Buildings and Public Rights of Way within the vicinity of the Site. Were the proposed development to extend further west into the Housing Site Allocation area, there would be anticipated to be a degree of impact on the Local Wildlife Site and the woodland within this area resulting in further tree loss and changes to the character of this portion of the allocation. The High Peak Local Plan supports proportionate infill development in this context, and the scheme adheres to its spatial strategy.

Greenfield to Residential Transition

The transition from greenfield to residential use is not acute, given the Site's existing urban edge context and the phased integration of landscape mitigation. The design incorporates retained green corridors, soft landscaping, and open

spaces to soften this transition. Comparable developments in similar settings demonstrate that such changes can be assimilated without adverse landscape character impacts, particularly with the proposed long term planting strategy which is in accordance with local guidelines.

Significance of Effects

The assessed Moderate Adverse effects on landscape and visual receptors are proportionate to the Site's context and consistent with the third edition of Guidelines for Landscape and Visual Impact Assessment guidance. Effects on sensitive receptors (e.g. views from the National Park) are mitigated through stepped building heights, the proposed screening including native woodland planting particularly to the Site's northern boundary and the reorientation of dwellings to the northern boundary in response to comments received from High Peak Borough Council. The LVIA's conclusions align with statutory thresholds for significance, and the anticipated residual effects are deemed acceptable in planning policy terms.

Northern Boundary Mitigation

Following review of the Landscape Consultant's Response and additional comments received in the Arboricultural Impact Assessment Review by Peak Tree Consultancy, dated 16/12/2024, we have amended the landscape proposals to the Site's northern and eastern boundaries. The updated landscape proposals have sought to omit the understorey shrub planting immediately beneath existing tree canopies to the north east boundary of the site and diversify the shrub species selection, while remaining a fully native mix of species to reflect local landscape character.

Southern Boundary Mitigation

Additional planting along the southern boundary is constrained by a statutory water main easement, which prohibits deeper rooted species. However, low level shrub planting with occasional tree planting provide a degree of screening without compromising infrastructure safety. Introducing dense vegetation in this area would conflict with safety principles (e.g. natural surveillance for pedestrian pathways), as outlined in Secure by Design guidelines. The proposed southern boundary treatment balances screening with the need for passive surveillance. The current design ensures visibility for public safety while

incorporating a degree of mitigatory planting enhancements to screen views to the built form within the Site from views to the south. Species selection aligns with local guidance.

Conclusion

The proposal complies with local and national planning policies, and the LVIA robustly demonstrates that effects are not anticipated to be significant and are appropriately mitigated. The refined boundary treatments, diversified species selection and a commitment to long term landscape establishment ensure the scheme respects its setting on the urban fringe of Buxton. We trust this clarifies the technical basis for our conclusions and addresses the concerns raised.

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KEY

Site Boundary

PRoWs

Footpaths

BOAT

Heritage

★ Listed Buildings

Conservation Areas

Policy

Wildlife Site

Area of Countryside

Housing Allocation

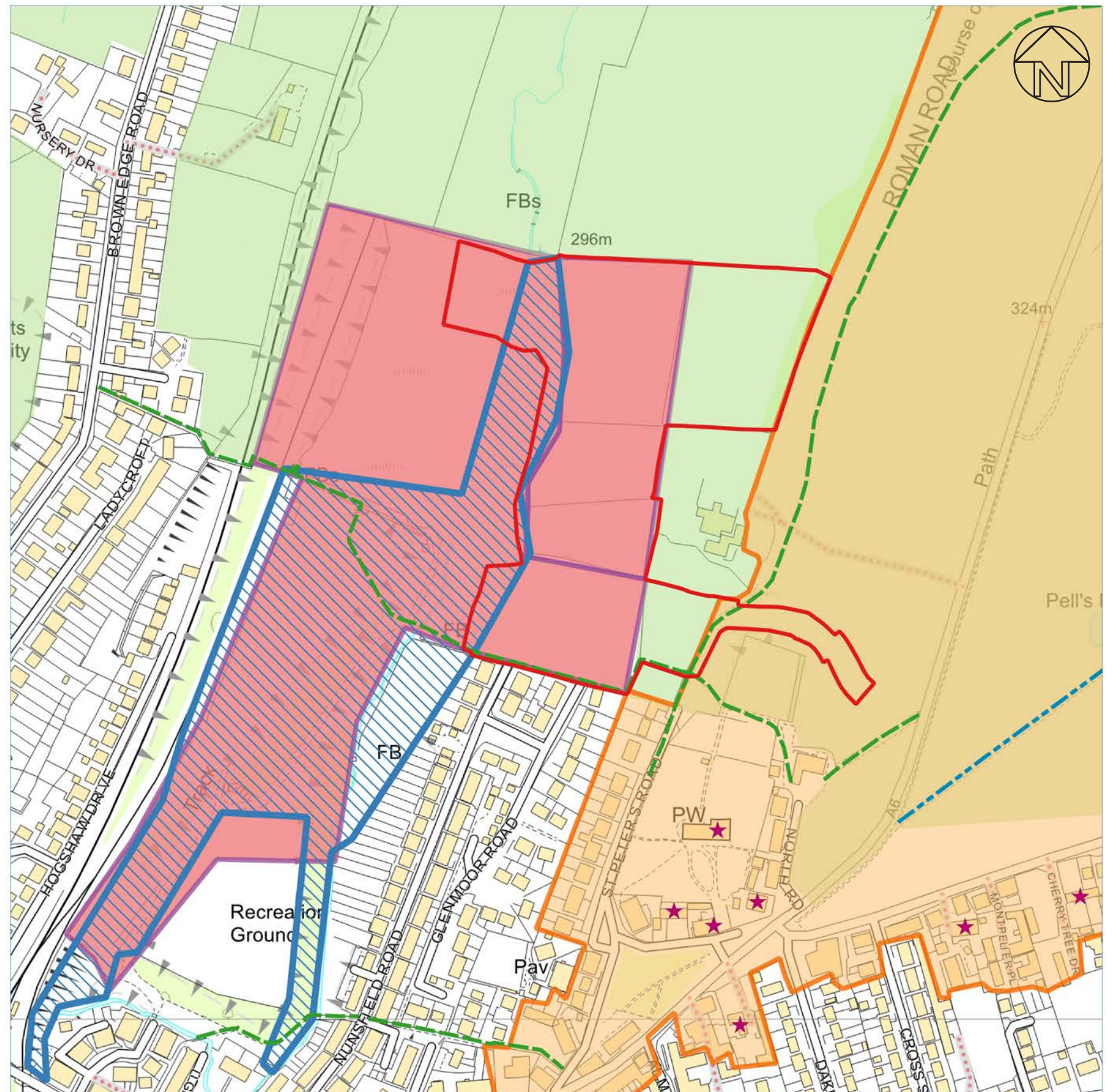


Figure 1.1 - Local Constraints Plan

GET IN TOUCH

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