

From:
To:
Subject: FW: HPK/2024/0275 - Pennine Aggregates, Waterswallows Lane, Buxton (Further Landscape Comments)
Date: 19 August 2025 09:56:23

Please see below further comments from Stuart Ryder Landscape, acting on behalf of HPBC in connection with HPK/2024/0275

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council

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Please note that my working days are Monday-Thursday

From: Stuart Ryder
Sent: 18 August 2025 18:11
To: James Stannard
Subject: HPK/2024/0275 - Pennine Aggregates, Waterswallows Lane, Buxton

Dear James

Thank you for contacting us about the above site on Waterswallows Lane and asking us to simplify the nature of the landscape change if the current Pennine Aggregate proposals were built out.

I would consider the change experienced for four landscape receptor groups:

Landscape Receptor	Sensitivity	Magnitude of Change	Significance and Type of Effect Prior to Mitigation	Significance and Type of Effect After Mitigation Establishment	Narrative
Landscape assets on Site particularly the mature tree stock	Medium/High	Small	Moderate/Minor, Adverse and Permanent	Remains at Moderate/Minor, Adverse and Permanent	With the placement of built form near to tree groups changing their context from rural to industrial rather than physical felling.
Site character as a pasture field in association with industrial premises	Medium	Large	Major/Moderate, Adverse and Permanent	Remains at Major/Moderate Adverse and Permanent	This is an inevitable effect of developing a green field location with its character changed from rural pasture to industrial activity.
Site context as mix of other pasture fields but also	Medium	Medium	Moderate, Adverse and Permanent	Reduces to Moderate/Minor Adverse and Permanent	With the establishment of the boundary

industrial premises on Waterswallows Lane					planting to set the building within a planted framework.
Wider landscape area including the setting to the PDNP	Medium/High	Small	Moderate/Minor Adverse and Permanent	Reduces to Minor, Adverse and Permanent	With the establishment of the boundary planting to set the building within a planted framework it will become less notable in the wider receiving landscape.

I trust the table assists in your considerations of landscape effects arising at and around the Site. Should these comments prompt questions please do not hesitate to contact me.

Best regards

Stuart Ryder CMLI

Director



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