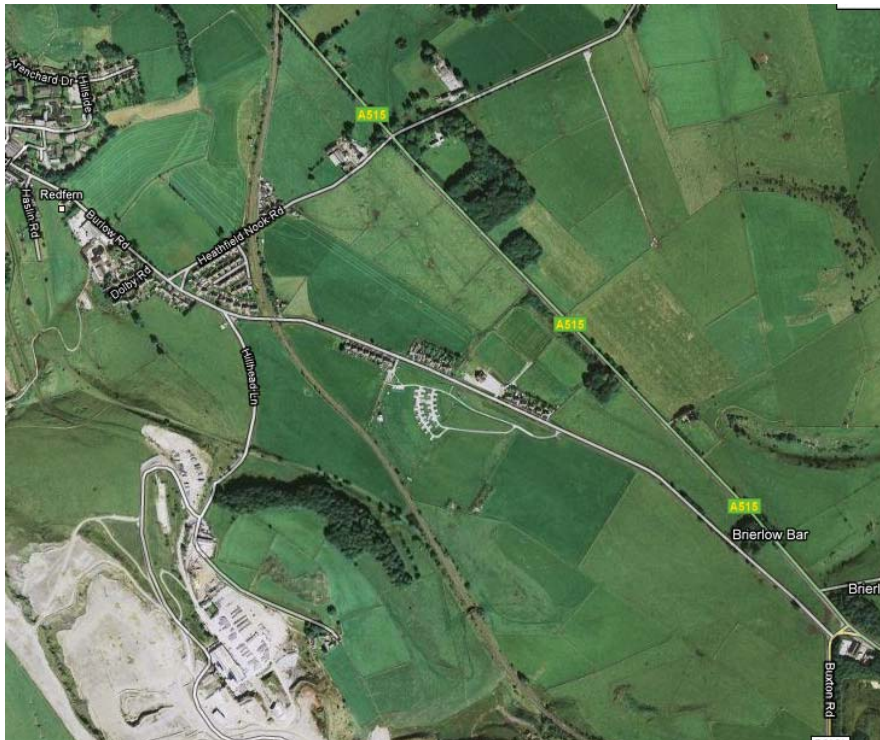




**Construction of an Amenity Building to provide Reception,
Office, Shop, Meeting/Tea Room & kitchen
Clover Fields Caravan Park, Harpur Hill, Buxton**



**Visual Impact Assessment
On behalf of Mr & Mrs Redfern**

By Jon Millhouse BA(Hons)
The Planning and Design Practice Ltd

November 2009

Derby Office

Planning & Design Practice Ltd
Ground Floor, Suite 4, Woburn House
Vernon Gate, Derby, DE1 1UL
t: 01332 347371 f: 01332 347555
info@planningdesign.co.uk
www.planningdesign.co.uk



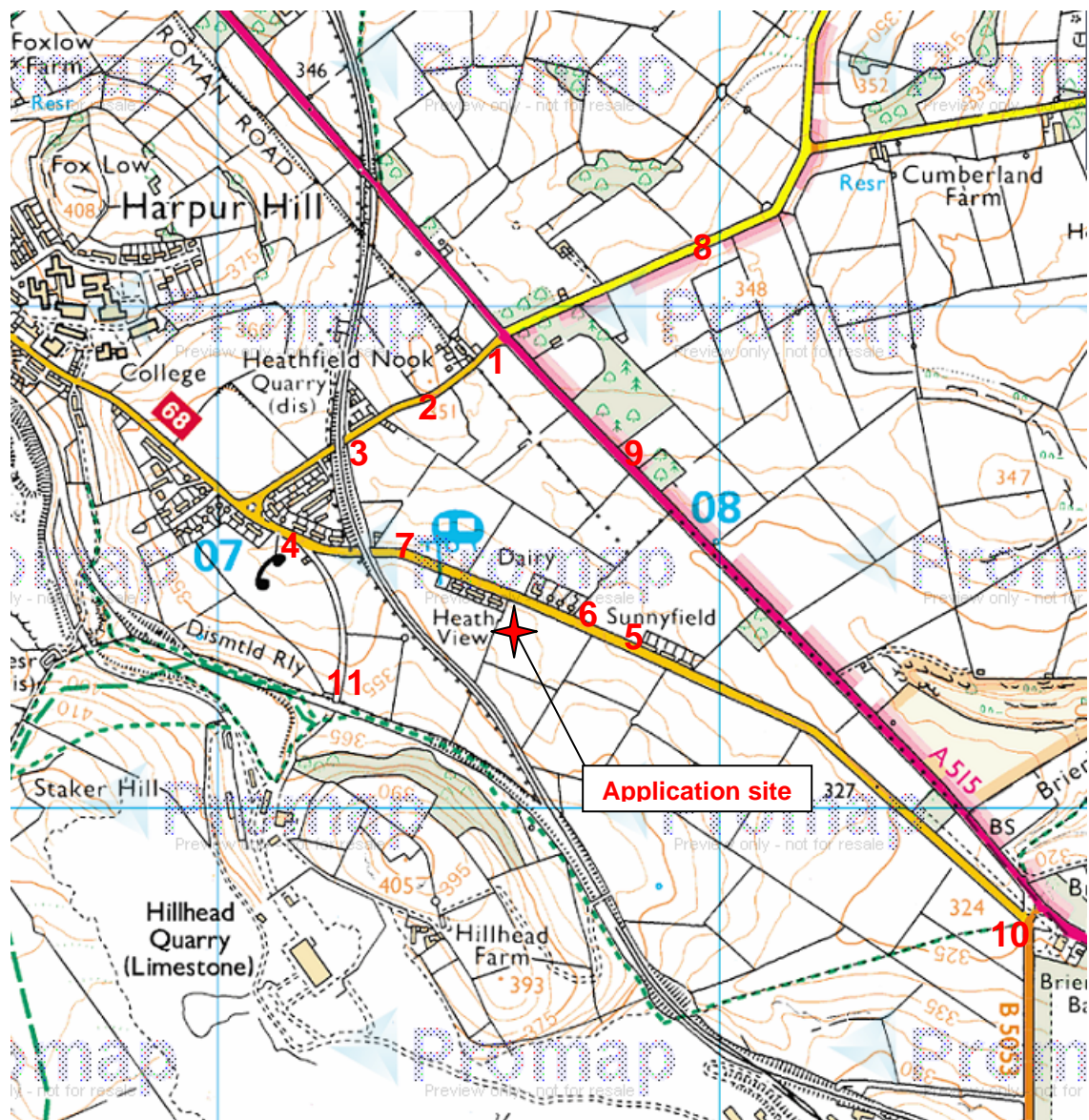
RTPI
mediation of space - making of place

1. Introduction

1.1 This statement has been prepared as part of a planning application for the construction of an amenity building to house the reception, shop, kitchen and meeting/tea room at Clover Fields Caravan Park, Harpur Hill, Buxton. The document should be read in conjunction with the submitted drawings and Design and Access Statement.

1.2 The statement summarises the findings of a visual impact assessment of the application site, undertaken on 19th November 2009. The purpose of the assessment was to ascertain the likely visual impact of the proposed building from surrounding public vantage points.

1.3 The map on the following page identifies a series of vantage points from which the view towards the application site was analysed. A photograph and brief assessment of each view is provided on the subsequent pages, and the report concludes with a summary of the findings.



Above: Location of application site and assessed viewpoints

2. Assessment



1 –Corner of A515 & Heathfield Nook Road
<ul style="list-style-type: none">• Distant view across flat area of land• Touring park generally well hidden behind adjacent houses & Laurel hedge
<ul style="list-style-type: none">• Only top of roof likely to be visible & this will not appear prominent against backdrop of rising land beyond, particularly given its dark colour



2 –Heathfield Nook Road
<ul style="list-style-type: none">• ‘Heath View’ row of houses play more of a role in shielding the touring park from view from this angle• Due to the proposed position of the building on the western side of the site, it is likely to be shielded from view by the adjacent houses



3 –Heathfield Nook Road adjacent to railway embankment
<ul style="list-style-type: none">• Touring park not easily visible behind adjacent houses and boundary vegetation due to lower vantage point• New building likely to be shielded from view by Heath View houses



4 –Burlow Road, to the west of the railway embankment
<ul style="list-style-type: none">• Not possible to see the touring park from this vantage point due to the railway embankment• For the same reason the proposed building will not be visible



5 –Burlow Road, adjacent to Rugby Club entrance
<ul style="list-style-type: none">• Possible to see touring caravans on the eastern part of the site, but these are filtered by vegetation (both along the boundary wall and within the site)• Western part of the site well hidden by denser tree planting and the Laurel hedge• Due to proposed position of the new building on the western part of the site, it is unlikely to be visible from this vantage point



6 –Burlow Road (further west)
<ul style="list-style-type: none">• Slightly higher than previous vantage point, and as such touring caravans appear less elevated• Laurel hedge shields the majority of the site from view• Proposed building likely to be fully shielded by Laurel hedge



7 –Burlow Road, between Heath View & railway embankment
<ul style="list-style-type: none">• Majority of touring park not visible due to higher land in foreground & shielding qualities of trees adjacent to Heath View houses
<ul style="list-style-type: none">• Roof of proposed building may be visible due to proposed siting on western part of site, but this will not appear prominent when seen against higher land and quarry works beyond



8 –Heathfield Nook Road, east of A515
<ul style="list-style-type: none">• Elevated position but dense horseshoe of mature trees alongside A515 fully shields the touring park from view, even in winter• Proposed building will not be visible



9 –Lay by, A515
<ul style="list-style-type: none">• View across flat valley plain• Touring site visible but not prominent due to low vantage point & shielding qualities of vegetation (particularly the Laurel hedge) & adjacent houses
<ul style="list-style-type: none">• Top of the proposed building may be visible but will not be prominent, when viewed against adjacent buildings and rising land beyond



10 -Brierlow Bar, junction of A515 & B5053
<ul style="list-style-type: none">• Touring park not visible due to elevated land in foreground• Proposed building will not be visible



11 –Footpath adjacent to Hillhead Quarry
<ul style="list-style-type: none">• Touring park generally shielded from view along footpath by railway embankment• Proposed building will be similarly shielded

3. Conclusion

3.1 The assessment confirms that the touring park has assimilated well with its surroundings. The vegetation that has been planted is now well established and successfully shields or otherwise filters views towards the touring caravans. The Laurel hedge adjacent to Burlow Road provides a particularly good screen to the western part of the touring site.

3.2 The touring site is situated on a relatively flat area of land with rising land beyond to the west. Both of these characteristics help to ensure that the site does not appear prominent in the local landscape.



Above: aerial photograph of the caravan park and surrounding area

3.3 The new building will be single storey, dark in colour, positioned away from the park boundary, and will be situated in the less visible western part of the touring park.

3.4 From the west, there are few public vantage points and from those that do exist the application site is well screened by the adjacent railway embankment.

3.5 From the north and east, views towards the application site are across a flat area of land and the adjacent houses and vegetation largely shield the site from view. In instances where the roof of the proposed building may be visible, it will be seen against the context of existing buildings and against the backdrop of rising land beyond.

3.6 From Burlow Road, the western part of the touring park is well screened by the established Laurel hedge, and the proposed building will also benefit from this screening.

3.7 Overall, the location chosen for the new building is considered to be the most suitable available on the touring park, and it is considered that the proposal will not have a significant impact on the character and appearance of the area.