

# LANDSCAPE & VISUAL IMPACT ASSESSMENT

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JULY 2024

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Hogshaw Farm  
Buxton

U R B A N  
G R E E N





# QUALITY MANAGEMENT

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# 1.0 INTRODUCTION & SCOPE OF ASSESSMENT

This document has been prepared by Urban Green and provides a Landscape and Visual Impact Assessment of the Site at Hogshaw Farm, Buxton.

The proposals comprise of the residential development of the Site, incorporating associated access, new estate roads, parking, landscape works and public open space.

The aim of this document is to identify the key landscape and visual sensitivities of the Assessment Site, and provide recommendations to support the appropriate development of the Site.

This document considers changes to:

- The character of the landscape, vegetation, landscape features and designations within and surrounding the Site; and
- The composition of selected views from identified visual receptors as a result of the proposed development.

The landscape and visual analysis was prepared following Site visits in November 2022. Following liaison with High Peak Borough Council, further Site visits were undertaken in February and March 2024 to assess three additional viewpoints. This assessment describes and evaluates the anticipated change to landscape and visual amenity, and the extent to which these changes will affect the perception and views of the landscape.

## KEY

- Site Boundary
- 1km
- 1.5km
- 2km
- 2.5km

0 100 200 300 400 500 m

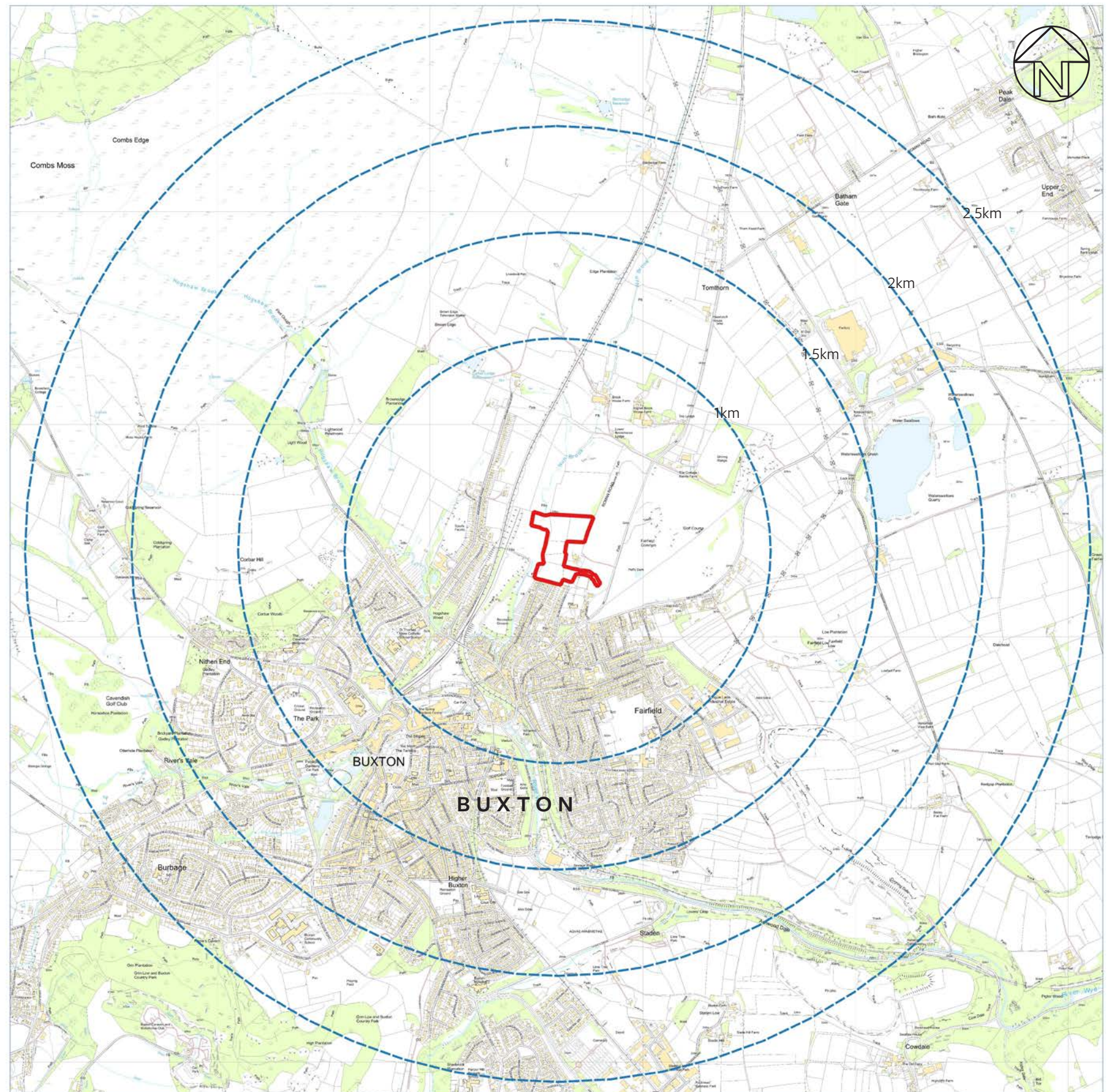


Figure 1.1 - Site Location



# 2.0 PLANNING POLICY CONTEXT

## National Planning Policy Framework

The National planning policy for England is defined within the National Planning Policy Framework (herein referred to as the NPPF) that has distilled the content of previous Planning Policy Statements into one comprehensive document. The NPPF is the relevant national planning policy document against which to test the proposals. A revised NPPF was issued by the Ministry of Levelling Up, Housing and Communities on 20 December 2023.

## General Considerations

As a central theme, the NPPF has a presumption in favour of sustainable development (para. 11) for which it defines three mutually interdependent objectives of sustainability (para. 8) to be jointly sought (economic, social and environmental). With relevance to landscape and visual matters the third objective states:

*“an environmental objective – to protect and enhance our natural, built and historic environment; (...)”*

The planning system is identified as the vehicle for guiding development to sustainable solutions but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

## Strategic Policies

Paragraph 20 discusses the role of strategic policies within the plan-making framework. It suggests that sufficient provision should be made for the:

- d. *“conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”*

## Section 12 Achieving well-designed places

This section of the NPPF identifies that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve (para. 131) it states that policy should ensure that developments (para. 135):

- b. *“(...) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c. *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d. *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e. *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; (...)”*

In regards to trees in new developments, paragraph 136 states:

*“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined<sup>53</sup>, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should*

*work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”*

## Section 15 Conserving and Enhancing the Natural Environment

This section of the NPPF identifies a requirement in favour of (para. 180):

- a. *“protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b. *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; (...)”*

As listed in the NPPF, these valued landscapes include:

- National Parks;
- The Broads; and

Areas of Outstanding Natural Beauty (National Landscapes).The Assessment Site is not located within any of the above mentioned valued landscapes, however it is noted that the Peak District National Park is located approximately 1780m south east of the Assessment Site at the closest point .

## Section 16 Conserving and Enhancing the Historic Environment

For proposals affecting heritage assets, the NPPF places a requirement on applicants to (para. 200):

*“describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”*

Para. 201 also states:

*“Local planning authorities should identify and assess the particular significance*

# 2.0 PLANNING POLICY CONTEXT

*of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”*

Para. 197 states:

*“In determining applications, local planning authorities should take account of:*

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c. the desirability of new development making a positive contribution to local character and distinctiveness.”*

It is also considered that (Para. 213):

*“Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.”*

## Local Planning Policy

The Assessment Site and study area predominately lies within the jurisdiction of High Peak Borough Council. Although the Site falls entirely within the authority area of High Peaks Borough Council, there are parts of the north west and the south east portions of the study area that are located within the Peak District National Park and therefore are administered by the Peak District National Park Authority. Policy sections relating to this area have been included for reference, however it must be noted that the application decision will sit with High Peak Borough Council.

Key local policies relating to landscape and visual matters are briefly outlined below.

## Adopted Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a requirement upon local authorities when determining planning applications to do so in accordance with the adopted development plan unless material considerations indicate otherwise.

The current development plan comprises of the:

- High Peak Local Plan (2016);
- Peak District National Park Local Development Framework - Core Strategy (2011);
- Development Management Policies - Part 2 of the Local Plan for the Peak District National Park (2019)

The relevant policies, pertinent to the Assessment Site and to the study area within the above noted document are as follows:

### High Peak Local Plan (2016)

Policy EQ 2 is concerned with Landscape Character and states that:

*“ The Council will seek to protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the Plan Area.*

*This will be achieved by:*

- *Requiring that development has particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, such as trees and woodlands, hedgerows, walls, streams, ponds, rivers, ecological networks or other topographical features*
- *Requiring that development proposals are informed by, and are sympathetic to the distinctive landscape character areas as identified in the Landscape Character Supplementary Planning Document and also take into account other evidence of historic landscape characterisation, landscape sensitivity, landscape impact and the setting of the Peak District National Park and where appropriate incorporate landscape mitigation measures.*
- *Requiring that development proposals protect and/or enhance the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park*
- *Resisting development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement as identified in the Landscape Impact Assessment.”*

Policy EQ 3 considers Rural Development and states that:

*“Outside the settlement boundaries and sites allocated for development as defined on the Policies Map, including the Green Belt, the Council will seek to ensure that new development is strictly controlled in order to protect the landscape’s intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment and the setting of the Peak District National Park whilst also facilitating sustainable rural community needs, tourism and economic development.*

*This will be achieved by:*

- *Supporting the redevelopment of a previously developed site and/or the conversion of existing buildings for employment use provided it does not have an adverse impact on the character and appearance of the rural area*
- *Supporting the provision and expansion of tourist and visitor facilities in sustainable locations where identified needs are not met by existing facilities*

# 2.0 PLANNING POLICY CONTEXT

- Supporting rural employment in the form of home working, commercial enterprises and live-work units where a rural location can be justified
- Supporting equestrian development where it does not have an adverse impact upon the character and appearance of the area
- Supporting development associated with recreational and open space uses in accessible and least environmentally sensitive locations
- Supporting proposals for agriculture and related development which help sustain existing agricultural enterprises, including small scale farm shops selling local produce, complementary farm diversification and new agricultural buildings that maintain the landscape quality and character of the countryside
- Ensuring that all development is of a high quality design and protects or enhances landscape character and the setting of the Peak District National Park

Allowing the following forms of new residential development:

- A replacement dwelling provided it does not have a significantly greater impact on the existing character of the rural area than the original dwelling nor result in the loss of a building which is intrinsic to the character of the area
- Affordable housing in accordance with Local Plan Policy H5
- To meet an essential local need, such as a farm worker’s or rural enterprise dwelling, where the need for such accommodation has been satisfactorily demonstrated and that need cannot be met elsewhere
- Re use of redundant and disused buildings and/or the redevelopment of a previously developed site, where it does not have an adverse impact on the character and appearance of the countryside. Where the existing building is in an isolated location the development should lead to an enhancement of the immediate setting.
- Limited infilling of a small gap capable of accommodating no more than 2 dwellings of a similar size and scale to the surrounding dwellings in an otherwise continuously built frontage

- Extensions to existing dwellings provided they are subsidiary to the building and do not have an adverse impact on the character of the landscape
- A gypsy and traveller site in accordance with Policy H6
- Development in accordance with Policy H1”

Policy EQ 5 promotes the protection of Biodiversity and states that:

“ The biodiversity and geological resources of the Plan Area and its surroundings will be conserved and where possible enhanced by ensuring that development proposals will not result in significant harm to biodiversity or geodiversity interests.

This will be achieved by:

- Conserving and enhancing sites of international, European, and national importance. On these sites the Council will not permit any development proposal that has an adverse effect on the integrity of a European site (or wildlife site given the same protection as European sites under the NPPF) either alone or in combination with other plans or projects.
- Conserving and enhancing any Sites of Special Scientific Interest. On these sites the Council will not permit any development proposal which would directly or indirectly (either individually or in combination with other developments) have an adverse effect on a Site of Special Scientific Interest
- Conserving and enhancing regionally and locally designated sites. On these sites the Council will not permit any development proposal which would directly or indirectly result in significant harm to geological and biodiversity conservation interests, unless it can be demonstrated that:

- there is no appropriate alternative site available; and
- all statutory and regulatory requirements relating to any such proposal have been satisfied; and
- appropriate conservation and mitigation measures are provided, such mitigation measures should ensure as a minimum no net loss and wherever possible net gain for biodiversity;

- or if it is demonstrated that this is not possible;
- the need for, and benefit of, the development is demonstrated to clearly outweigh the need to safeguard the intrinsic nature conservation value of the site and compensatory measures are implemented
- Encouraging development to include measures to contribute positively to the overall biodiversity of the Plan Area
- Working with partners to help meet the objectives and targets in the Peak District Biodiversity Action Plan or its successor
- Working with partners to protect and enhance watercourses
- Identifying local ecological networks and supporting their establishment and protection in accordance with Local Plan Policy EQ8, preferentially creating biodiversity sites where they have the potential to develop corridors between habitats (both terrestrial and freshwater)
- Working with partners in the public, private and voluntary sectors to develop and secure the implementation of projects to enhance the landscape and create or restore habitats of nature conservation value, and to secure the more effective management of land in the Plan Area and its surroundings.”

Policy EQ 6 introduces Design and Place Making and states that:

“ All development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.

This will be achieved by:

- Requiring development to be well designed to respect the character, identity and context of High Peak’s townscapes and landscapes
- Requiring that development on the edge of settlement is of high quality design that protects, enhances and / or restores landscape character, particularly in relation to the setting and character of the Peak District National Park

## 2.0 PLANNING POLICY CONTEXT

- Requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features
- Requiring that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity
- Requiring that public and private spaces are well-designed, safe, attractive, complement the built form and provide for the retention of significant landscape features such as mature trees
- Requiring that developments are easy to move through and around, incorporating well integrated car parking, pedestrian routes and, where appropriate, cycle routes and facilities
- Requiring that developments are designed to minimise opportunities for anti-social or criminal behaviour and promote safe living environments
- Requiring the inclusive design of development, including buildings and the surrounding spaces, to ensure development can be accessed and used by everyone, including disabled people
- Requiring new homes in residential developments meet environmental performance standards in accordance with Local Plan Policy EQ1;
- Requiring that commercial developments, meet environmental performance standards in accordance with Local Plan Policy EQ1
- Ensuring that development takes account of national design guidance and Supplementary Planning Documents."

Policy EQ 7 is concerned with the Built and Historic Environment and states that:

"The Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment in accordance with sub area strategies S5, S6 and S7.

Particular protection will be given to designated and non-designated heritage assets and their settings including: Listed Buildings Conservation Areas Historic Parks and Gardens Scheduled Monuments Archaeological Sites or heritage features Heritage trees and woodlands Locally listed heritage assets

This will be achieved by:

- Requiring all works that could impact on a heritage asset or its setting or sites with the potential to include assets, to be informed by a level of historical, architectural and archaeological evidence proportionate to their significance and sufficient to understand the potential impact of a proposal. Where appropriate, the Council may also require historical research and archaeological recording to be undertaken before works to a heritage asset commence
- Preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through preservation or appropriate reuse and sensitive development, including enabling development, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss or other relevant provisions of the NPPF apply.
- Ensuring that development within the Area of Archaeological Interest as identified on the Policies Map does not have a significant adverse impact on any known or yet to be discovered heritage assets. Planning conditions and/or obligations will be agreed to ensure that archaeological or heritage features and recorded and retained intact in situ. Where this is impractical, such features will be appropriately excavated and recorded prior to destruction. Within the Buxton Area of Archaeological Interest development proposals should be informed by desk-based assessment / field evaluation as appropriate to assess the potential for impacts on Roman archaeology. Where proposals are likely to affect other known important sites, sites of significant archaeological potential, or those that become known through the development process, an archaeological evaluation will be required prior to their determination
- Requiring proposed developments that affect a heritage asset and / or its setting, including alterations and extensions to existing buildings, to demonstrate how the proposal has taken account of design, form, scale, mass, use of traditional materials and detailing, siting and views away from and towards the heritage asset in order to ensure that the design is

sympathetic and minimises harm to the asset.

- Requiring proposals for the change of use of heritage assets, including listed buildings and buildings in Conservation Areas to demonstrate that the proposal is considered to be the optimum sustainable and viable use that involves the least change to the fabric, interior and setting of the building
- Requiring development proposals in Conservation Areas to demonstrate how the proposal has taken account of the distinctive character and setting of individual Conservation Areas including open spaces and natural features and how this has been reflected in the layout, design, form, scale, mass, use of traditional materials and detailing, in accordance with Character Appraisals where available
- Requiring the retention of shop-fronts of high architectural or historical value wherever possible. Proposals for replacement shop-fronts and signage, or alterations to shop-fronts affecting heritage assets should respect the character, scale, proportion and special interest of the host building and its setting
- Continuing the programme of Conservation Area Character Appraisals
- Ensuring that appropriate heritage assets are added to the local list of buildings of architectural or historic interest
- Using Article 4 Directions to control permitted development in the Central, College, Hardwick, and Buxton Park Conservation Areas in Buxton and the Old Glossop, Higher Chisworth and New Mills Conservation Areas
- Providing occasional grant funding as resources permit to allow owners or occupiers of historic commercial buildings to improve and enhance their shop-fronts, windows, doors and signage in a traditional and sympathetic manner."

Policy EQ 8 considers the provision of Green Infrastructure and states that:

"The Council will, through partnership working, develop, protect and enhance networks of Biodiversity and Green Infrastructure.



# 2.0 PLANNING POLICY CONTEXT

## KEY

- Site Boundary
- 1km
- 1.5km
- 2km
- 2.5km

## Policy

- Peak District National Park
- Protected Major Park
- Wildlife Site
- Green Wedges
- Countryside

0 200 400 600 800 1,000 m

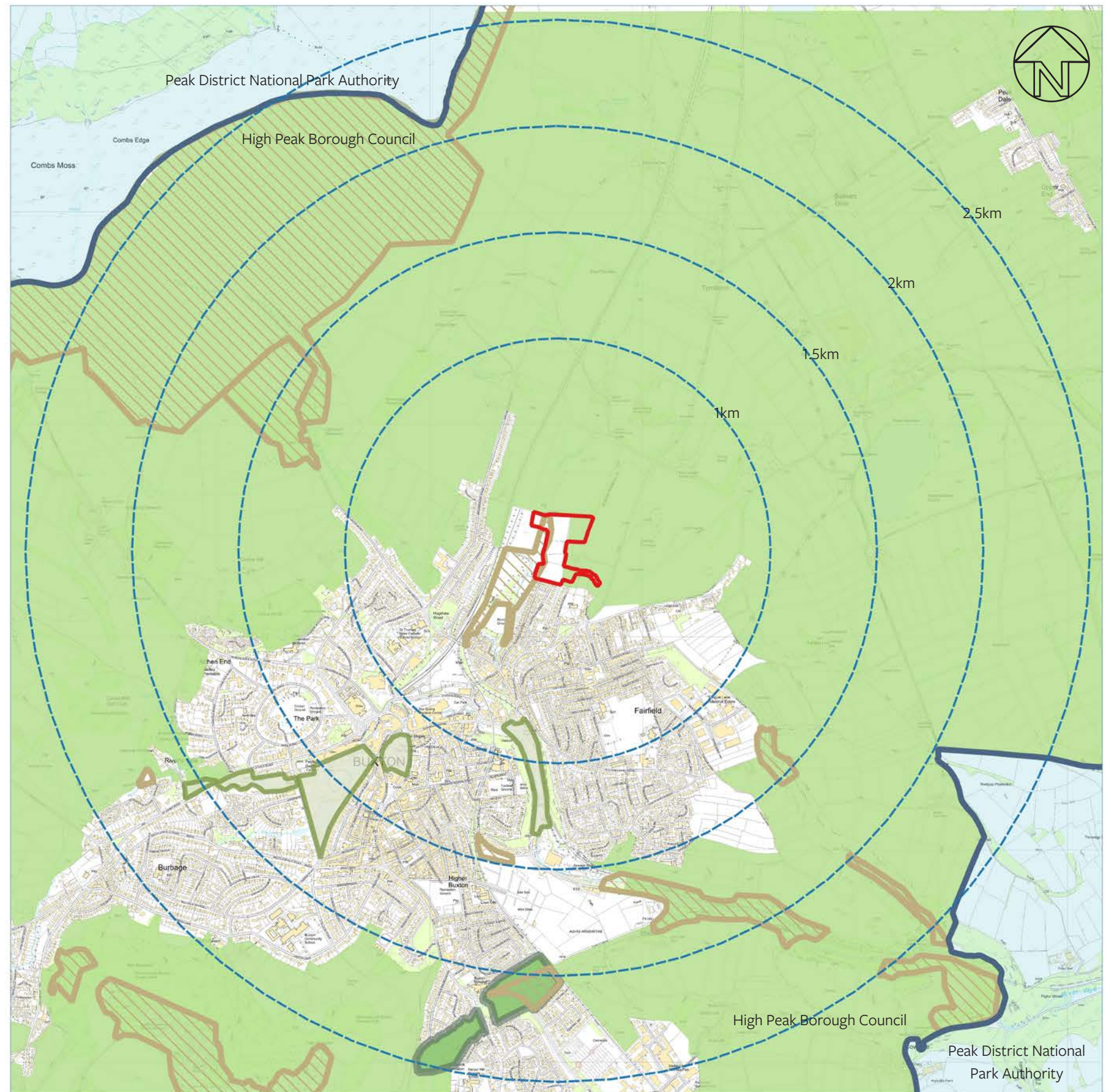


Figure 2.1 - Local Planning Policy - Planning Policy Designations



# 2.0 PLANNING POLICY CONTEXT

This will be achieved by:

- Requiring that development will not have a detrimental effect on the amount or function of existing green infrastructure unless replacement provision is made that is considered to be of equal or greater value than that lost through development; taking particular account of appropriate levels of mitigation where development would result in habitat fragmentation
- Requiring that any green infrastructure development project that could result in adverse effects to a European site is subject to project-level HRA
- Requiring that development proposals, where appropriate, contribute towards the creation of new or enhancement of existing green infrastructure, including public and private open space, recreation areas, parks and formal outdoor sports facilities, local nature reserves, wildlife sites, woodlands, allotments, bridleways, cycle ways and local green spaces
- Requiring that through its layout and design, new development responds to the location of existing green infrastructure and ecological networks, supporting their appropriate uses and functions
- Where appropriate, ensuring that green infrastructure helps mitigate the effects of climate change including through management of flood risk and waterways
- The protection and extension of existing long distance trails and development of a network of Greenways in accordance with the West Derbyshire and High Peak Greenway Strategy
- Working with the Dark Peak Nature Improvement Area and other partners to help create better access routes linking High Peak settlements into the surrounding countryside for tourism and recreation
- Identifying and protecting key wildlife corridors and stepping stones that connect sites of importance for biodiversity, including creating or restoring habitats of nature conservation value, in accordance with Local Plan Policy EQ5."

Policy EQ 9 is concerned with trees, woodland and hedgerows and states that:

"The Council will protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration.

This will be achieved by:

- Requiring that existing woodlands, healthy, mature trees and hedgerows are retained and integrated within a proposed development unless the need for, and benefits of, the development clearly outweigh their loss
- Requiring new developments where appropriate to provide tree planting and soft landscaping, including where possible the replacement of any trees that are removed at a ratio of 2:1
- Resisting development that would directly or indirectly damage existing ancient woodland, veteran trees and ancient or species-rich hedgerows."

Policy H 1 deals with the Location of Housing Development and states that:

"The Council will ensure provision is made for housing taking into account all other policies in this Local Plan by:

- Supporting the development of specific sites through new site allocations in the Local Plan or a Neighbourhood Plan
- Promoting the effective reuse of land by encouraging housing development including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose
- Supporting housing development on unallocated sites within defined built up area boundaries of the towns and larger villages
- Encouraging the inclusion of housing in mixed use schemes where housing can be accommodated in an acceptable manner without compromising other planning objectives
- Supporting development identified through a Community Right to Build Order
- Supporting self build housing schemes

The Council will monitor actual and forecast provision, including windfall sites, through the Monitoring Report and its housing trajectory to identify a 5 year supply of deliverable housing sites against the housing requirement in the Local Plan. The Council will give consideration to approving sustainable sites outside the defined built up area boundaries, taking into account other policies in this Local Plan, provided that

- The development would adjoin the built up area boundary and be well related with the existing pattern of development and surrounding land uses and of an appropriate scale for the settlement; and
- the development would not lead to prominent intrusion into the countryside or have a significant adverse impact on the character of the countryside; and
- it would have reasonable access by foot, cycle or public transport to schools medical services, shops and other community facilities; and
- the local and strategic infrastructure can meet the additional requirements arising from the development

If necessary the Council will review the Local Plan to bring forward additional sites for housing."

Policy H 2 looks at Housing Allocations and states that:

"The following sites will be allocated for housing or mixed use development. The Council will work with developers and the local community to bring forward sustainable developments in accordance with the other policies in the Local Plan.

(...) Land at Hogshaw Buxton ( B3, B4) [Policy DS17] (...)."

Policy H 3 considers new housing development and states that:

"The Council will require all new residential development to address the housing needs of local people by:

- a. Meeting the requirements for affordable housing within the overall provision of new residential development as set out in Policy H4
- b. Providing a range of market and affordable housing types and sizes that



# 2.0 PLANNING POLICY CONTEXT

KEY

Site Boundary

Housing Allocation

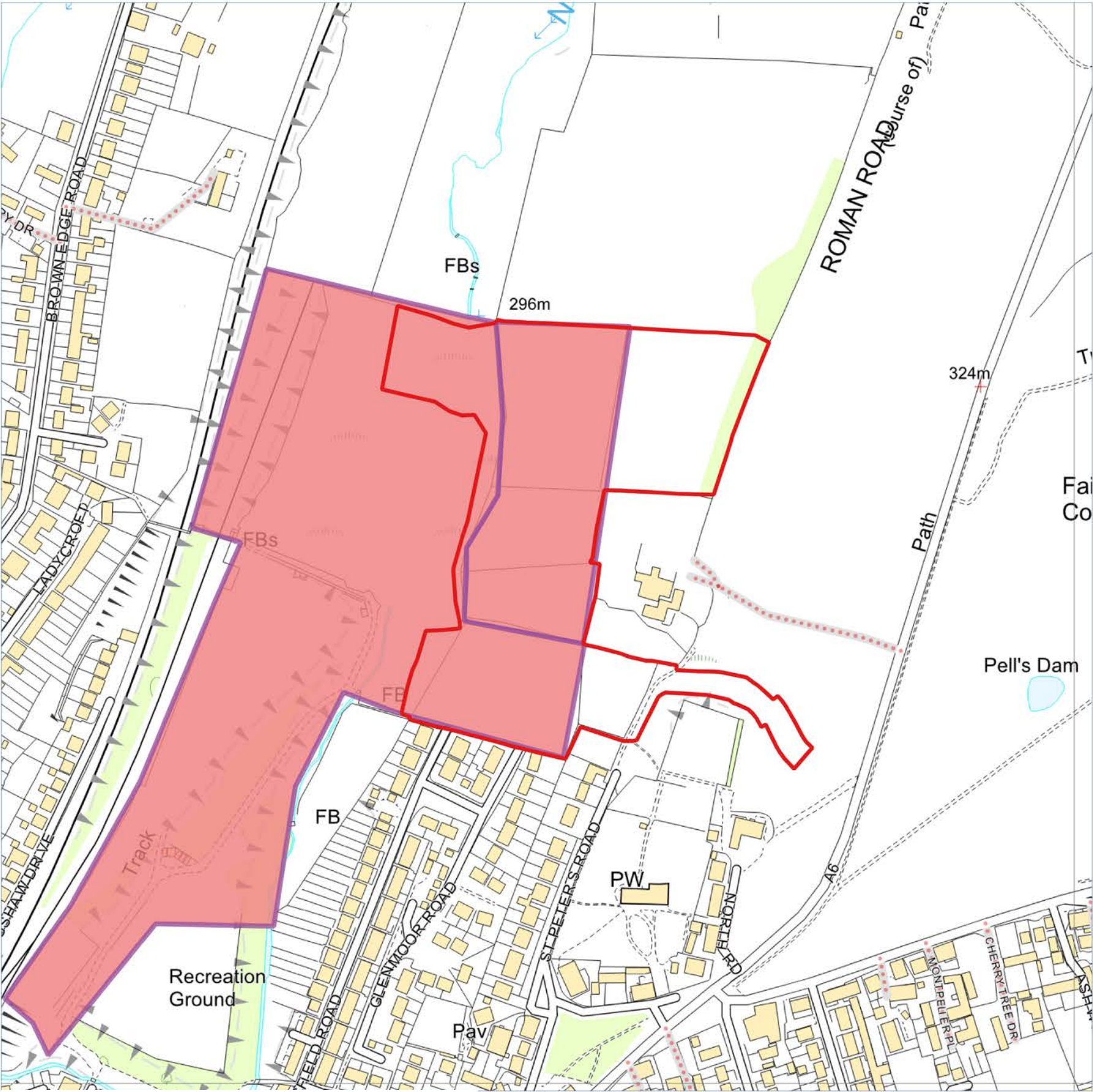


Figure 2.2 - Local Plan - Housing Allocation

## 2.0 PLANNING POLICY CONTEXT

can reasonably meet the requirements and future needs of a wide range of household types including for the elderly and people with specialist housing needs, based on evidence from the Strategic Housing Market Assessment or successor documents

- c. Providing a mix of housing that contributes positively to the promotion of a sustainable and inclusive community taking into account the characteristics of the existing housing stock in the surrounding locality
- d. Ensuring new residential development includes a proportion of housing suitable for newly forming local households
- e. Supporting dwellings designed to provide flexible accommodation which is capable of future adaptation by seeking to achieve adequate internal space for the intended number of occupants in accordance with the Nationally Described Space Standard and delivered to meet accessibility standards set out in the Optional Requirement M4(2) of Part M of the Building Regulations.”

Policy CF 4 introduces the provision of open space, sports and recreation facilities and states that:

“ The Council will seek to protect, maintain and where possible enhance existing open spaces, sport and recreational buildings and land including playing fields in order to ensure their continued contribution to the health and well being of local communities.

This will be achieved by:

- Resisting any development that involves the loss of a sport, recreation, play facility or amenity green-space except where it can be demonstrated that alternative facilities of equal or better quality will be provided in an equally accessible location as part of the development or the loss is associated with an alternative sports provision that would deliver benefits that would clearly outweigh the loss, or an assessment has been undertaken to demonstrate the facility is surplus to requirements
- Encouraging improvements to existing recreation, play and sports facilities within communities and providing new opportunities that shall be informed by the Peak Sub Region Open Space, Sport and Recreation Study 2012 and successor documents

- Improving the quantity, quality and value of play, sports and other amenity green-space provision through requiring qualifying new residential developments to provide or contribute towards public open space and sports facilities in line with the High Peak local open space and recreation provision standards set out in the study report. Further guidance will be provided in the forthcoming Developer Contributions SPD.
- Requiring all major residential developments to design into schemes growing areas for residents and where this is not feasible, requiring a contribution to allotment provision off-site, in accordance with the local provision standards
- Collecting financial contributions towards the delivery, improvement and management of off-site provision of open space and recreation facilities through Section 106 agreement or via the Community Infrastructure Levy if this is adopted
- Exploring options for the management of new areas of open space to be undertaken by community owned and run trusts
- Designating land as Local Green Space in accordance with the Local Plan sub-area strategies, Policies S5 to S7. Development that would harm the openness and/or special character of a Local Green Space or its significance and value to the local community will not be permitted unless there are very special circumstances which outweigh the harm to the Local Green Space.”

Policy DS 17 deals directly with the housing allocation relating to portions of the Assessment Site at Land at Hogshaw, Buxton and states that:

“ Land amounting to 13.7ha is allocated for residential development of approximately 124 dwellings including public open space, and for recreation and amenity space. Development will be subject to compliance with other relevant Local Plan policies, and subject to:

- Full investigation and remediation of existing contamination and ground conditions;
- Agreement with the Council of a full phasing programme covering the entire site, such a programme to ensure completion of all remediation works before the completion of the residential development of the

greenfield part of the site, or other phasing as agreed;

- Provision of a new vehicular access from the A6 at Fairfield Common and highway improvements as identified by a Transport Assessment,
- Provision of emergency access via Nunsfield Road and/or Glenmoor Road
- Provision of cycle and pedestrian routes to the town centre and schools;
- Ecological survey and management plan to conserve and enhance the ecological interest of the site, including the provision of open space along the river valley and within the allocated recreational land to the north if required to compensate for the loss of the nature conservation interest;
- Provision of an agreed landscaping scheme, including retention of protected trees and existing landscape features where appropriate. Existing vegetation and woodland in the north of the site should be retained and enhanced and additional native tree and shrub blocks should be planted at an early phase on the northern and eastern boundaries in order to screen future development and strengthen the settlement boundary; Approval of a scheme to mitigate flooding;
- Archaeological desk-based assessment and field evaluation pre-application;
- Buildings appraisal and assessment of non-designated heritage assets

Land adjoining the housing allocation as identified on the Policies Map will be reserved for railway infrastructure development. Housing proposals should not prejudice the delivery of railway infrastructure or vice versa.”

### Peak District National Park Local Development Framework - Core Strategy (2011)

Policy L1 discusses landscape character and valued characteristics and states that:

- A. “Development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan, and other valued characteristics.
- B. Other than in exceptional circumstances, proposals for development in the



# 2.0 PLANNING POLICY CONTEXT

KEY

Site Boundary

1km

1.5km

2km

2.5km

Heritage

Listed Buildings

Registered Parks and Gardens

Scheduled Ancient Monuments

Conservation Areas

0

200

400

600

800

1,000 m

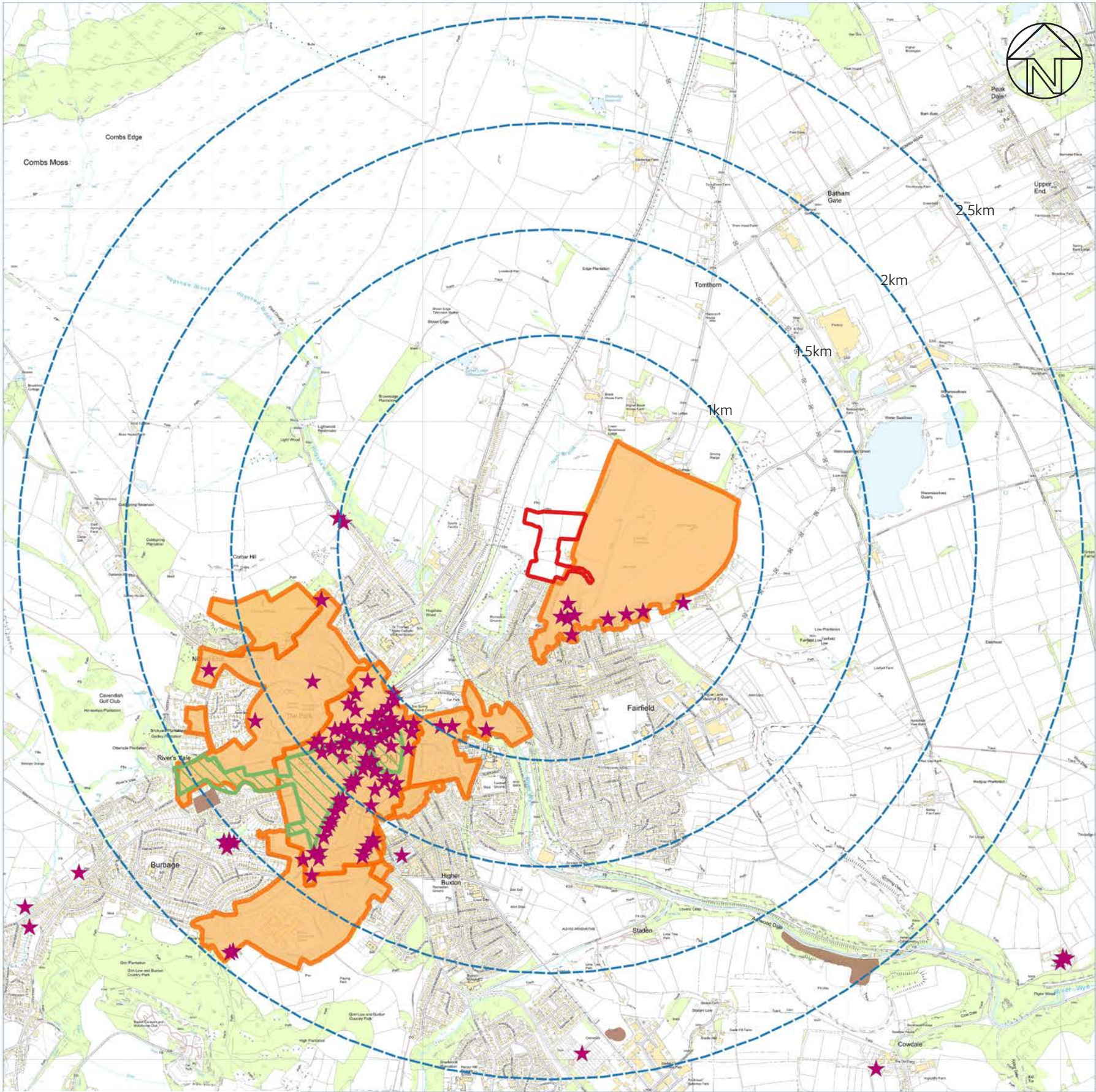


Figure 2.3 - Heritage Designations



# 2.0 PLANNING POLICY CONTEXT

*Natural Zone will not be permitted.”*

Policy L2 introduces sites of biodiversity or geo-diversity importance and states that:

- A. *“Development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate their setting.*
- B. *Other than in exceptional circumstances development will not be permitted where it is likely to have an adverse impact on any sites, features or species of biodiversity importance or their setting that have statutory designation or are of international or national importance for their biodiversity.*
- C. *Development must conserve and enhance any sites or features of geodiversity importance and where appropriate their setting.*
- D. *Other than in exceptional circumstances, development will not be permitted where it is likely to have an adverse impact on any sites or features of geodiversity importance or their setting that have statutory designation or are of international or national importance for their geodiversity.”*

Policy L3 considers cultural heritage assets of archaeological, architectural, artistic or historic significance and states that:

- A. *“Development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their settings, including statutory designations and other heritage assets of international, national, regional or local importance or special interest;*
- B. *Other than in exceptional circumstances development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset of archaeological, architectural, artistic or historic significance or its setting, including statutory designations or other heritage assets of international, national, regional or local importance or special interest;*
- C. *Proposals for development will be expected to meet the objectives of any strategy, wholly or partly covering the National Park, that has, as an objective, the conservation and where possible the enhancement of cultural heritage assets. This includes, but is not exclusive to, the Cultural Heritage Strategy for the Peak District National Park and any successor strategy.”*

## Development Management Policies - Part 2 of the Local Plan for the Peak District National Park (2019)

Policy DMC1 considers conservation and enhancement of nationally significant landscapes and states that:

- A. *“In countryside beyond the edge of settlements listed in Core Strategy policy DS1, any development proposal with a wide scale landscape impact must provide a landscape assessment with reference to the Landscape Strategy and Action Plan. The assessment must be proportionate to the proposed development and clearly demonstrate how valued landscape character, including natural beauty, biodiversity, cultural heritage features and other valued characteristics will be conserved and, where possible, enhanced taking into account:*
  - i. *the respective overall strategy for the following Landscape Strategy and Action Plan character areas:*
    - *White Peak;*
    - *Dark Peak;*
    - *Dark Peak Western Fringe;*
    - *Dark Peak Yorkshire Fringe;*
    - *Derbyshire Peak Fringe;*
    - *Derwent Valley;*
    - *Eastern Moors;*
    - *South West Peak; and*
  - ii. *any cumulative impact of existing or proposed development including outside the National Park boundary; and*
  - iii. *the effect of the proposal on the landscape and, if necessary, the scope to modify it to ensure a positive contribution to landscape character.*
- B. *Where a development has potential to have significant adverse impact on*

*the purposes for which the area has been designated (e.g. by reason of its nature, scale and setting) the Authority will consider the proposal in accordance with major development tests set out in national policy.*

- C. *Where a building or structure is no longer needed or being used for the purposes for which it was approved and its continued presence or use is considered by the Authority, on the evidence available to it, to be harmful to the valued character of the landscape, its removal will be required by use of planning condition or obligation where appropriate and in accordance with the tests in national policy and legislation.”*

Policy DMC2 deals with the protection and management of the Natural Zone and states that:

- A. *“The exceptional circumstances in which development is permissible in the Natural Zone are those in which a suitable, more acceptable location cannot be found elsewhere and the development is essential:*
  - i. *for the management of the Natural Zone; or*
  - ii. *for the conservation and/or enhancement of the National Park’s valued characteristics.*
- B. *Development that would serve only to make land management or access easier will not be regarded as essential.*
- C. *Where development is permitted it must be in accordance with policy DMC3 and where necessary and appropriate:*
  - i. *permitted development rights will be excluded; and*
  - ii. *permission will initially be restricted to a period of (usually) 2 years to enable the impact of the development to be assessed, and further permission will not be granted if the impact of the development has proved to be unacceptable in practice; and*
  - iii. *permission will initially be restricted to a personal consent solely for the benefit of the appropriate person.”*



# 2.0 PLANNING POLICY CONTEXT

## KEY

- Site Boundary
- 1km
- 1.5km
- 2km
- 2.5km
- Ecological**
- SAC
- SSSI
- LNR
- Ancient Woodland

0 200 400 600 800 1,000 m

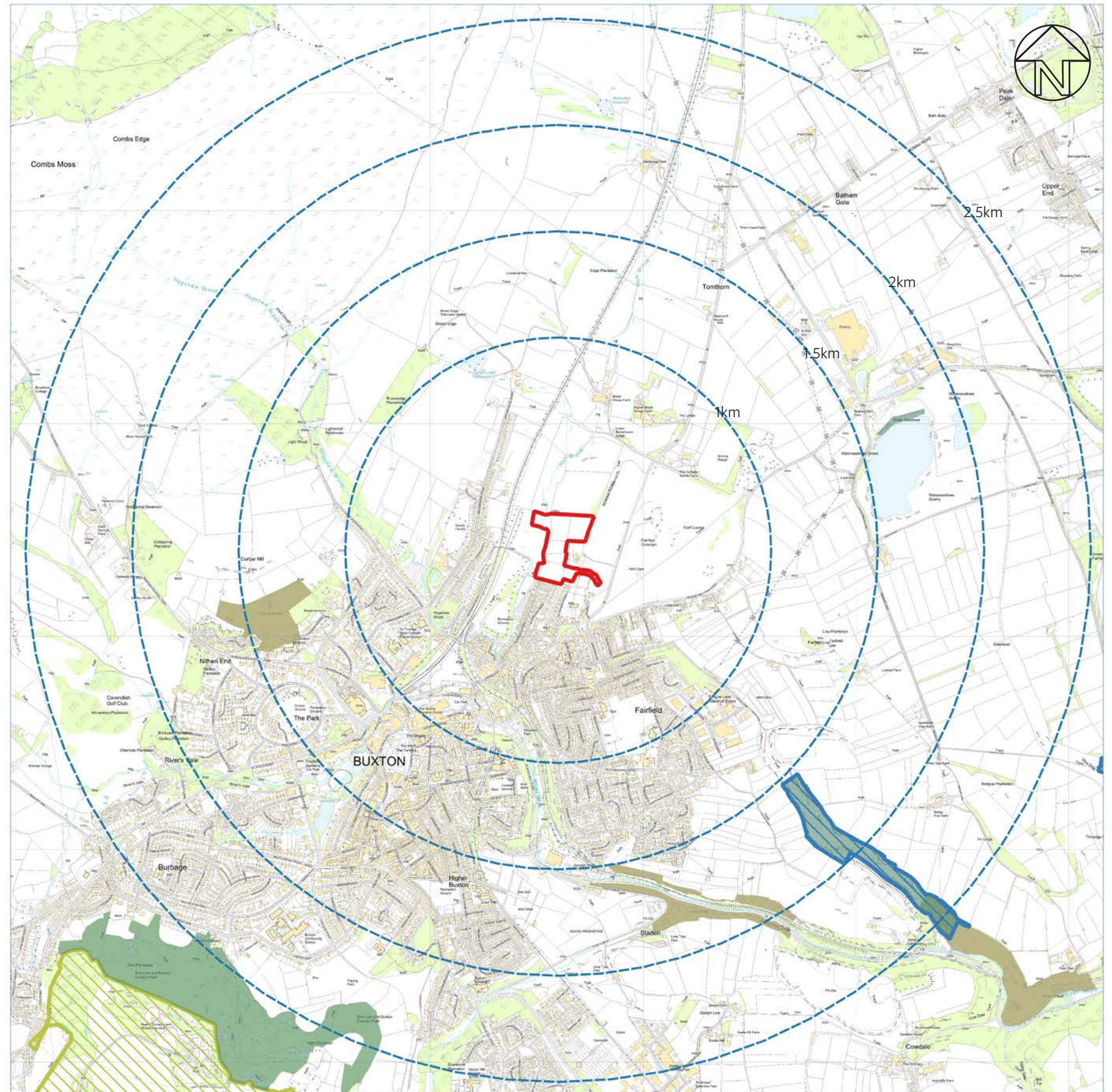


Figure 2.4 - Ecological Designations



# 2.0 PLANNING POLICY CONTEXT

Policy DMC3 discusses the siting, design, layout and landscaping and states that:

- A. *“Where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.*
- B. *Particular attention will be paid to:*
  - i. *siting, scale, form, mass, levels, height and orientation in relation to existing buildings, settlement form and character, including impact on open spaces, landscape features and the wider landscape setting which contribute to the valued character and appearance of the area; and*
  - ii. *the degree to which buildings and their design, details, materials and finishes reflect or complement the style and traditions of the locality as well as other valued characteristics of the area such as the character of the historic landscape and varied biodiversity assets; and*
  - iii. *the use and maintenance of landscaping to enhance new development, and the degree to which this makes use of local features, colours, and boundary treatments and an appropriate mix of species suited to both the landscape and biodiversity interests of the locality; and*
  - iv. *access, utility services, vehicle parking, siting of services, refuse bins and cycle storage; and*
  - v. *flood risk, water conservation and sustainable drainage; and*
  - vi. *the detailed design of existing buildings, where ancillary buildings, extensions or alterations are proposed; and*
  - vii. *amenity, privacy and security of the development and other properties that the development affects; and*
  - viii. *the accessibility or the impact on accessibility of the development; and*
  - ix. *visual context provided by the Landscape Strategy and Action Plan, strategic, local and other specific views including skylines; and*

- x. *the principles embedded in the design related Supplementary Planning Documents and related technical guides.”*

DMC5 clarifies the assessment of the impact of development on designated and non-designated heritage assets and their settings and states that:

- A. *“Planning applications for development affecting a heritage asset, including its setting must clearly demonstrate:*
  - i. *its significance including how any identified features of value will be conserved and where possible enhanced; and*
  - ii. *why the proposed development and related works are desirable or necessary.*
- B. *The supporting evidence must be proportionate to the significance of the asset. It may be included as part of a Heritage Statement or Design and Access Statement where relevant.*
- C. *Proposals likely to affect heritage assets with archaeological and potential archaeological interest should be supported by appropriate information that identifies the impacts or a programme of archaeological works to a methodology approved by the Authority.*
- D. *Non-designated heritage assets of archaeological interest demonstrably of equivalent significance to Scheduled Monuments will be considered in accordance with policies for designated heritage assets.*
- E. *If applicants fail to provide adequate or accurate detailed information to show the effect of the development on the significance, character and appearance of the heritage asset and its setting, the application will be refused.*
- F. *Development of a designated or non-designated heritage asset will not be permitted if it would result in any harm to, or loss of, the significance, character and appearance of a heritage asset (from its alteration or destruction, or from development within its setting), unless:*
  - i. *for designated heritage assets, clear and convincing justification is provided, to the satisfaction of the Authority, that the:*
    - a. *substantial harm or loss of significance is necessary to achieve substantial public benefits that outweigh that harm or loss; or*
    - b. *in the case of less than substantial harm to its significance, the harm is weighed against the public benefits of the proposal, including securing its optimum viable use.*
  - ii. *for non-designated heritage assets, the development is considered by the Authority to be acceptable following a balanced judgement that takes into account the significance of the heritage asset.”*

Policy DMC6 is concerned with scheduled monuments and states that:

*“Planning applications involving a Scheduled Monument and/or its setting will be determined in accordance with policy DMC5.”*

Policy DMC7 considers Listed Buildings and states that:

- A. *“Planning applications for development affecting a Listed Building and/or its setting should be determined in accordance with policy DMC5 and clearly demonstrate:*
  - i. *how their significance will be preserved; and*
  - ii. *why the proposed development and related works are desirable or necessary.*
- B. *Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect on the significance and architectural and historic interest of the Listed Building and its setting and any curtilage listed features.*
- C. *Development will not be permitted if it would:*
  - i. *adversely affect the character, scale, proportion, design, detailing of, or materials used in the Listed Building; or*
  - ii. *result in the loss of or irreversible change to original features or other features of importance or interest.*
- D. *In particular, development will not be permitted if it would directly,*



# 2.0 PLANNING POLICY CONTEXT

indirectly or cumulatively lead to:

- i. removal of original walls, stairs, or entrances, or subdivision of large interior spaces;
- ii. removal, alteration or unnecessary replacement of structural elements including walls, roof structures, beams and floors;
- iii. the unnecessary removal, alteration or replacement of features such as windows, doors, fireplaces and plasterwork;
- iv. the loss of curtilage features which complement the character and appearance of the Listed Building (e.g. boundary walls, railings or gates);
- v. repairs or alterations involving materials, techniques and detailing inappropriate to a Listed Building;
- vi. the replacement of traditional features other than with like for like, authentic or original materials and using appropriate techniques;
- vii. extensions to the front of Listed Buildings;
- viii. extensions of more than one storey to the rear of listed small houses or terraced properties;
- ix. inappropriate impact on the setting of the Listed Building.

unless justified to the satisfaction of the Authority, that the proposed changes, loss or irreversible damage, and/or addition of new features to the Listed Building and its setting are:

- a. less than substantial in terms of impact on the character and significance of the Listed Building and its setting; and
- b. off-set by the public benefit from making the changes, including enabling optimum viable use, and net enhancement to the Listed Building and its setting.

E. Where change to a Listed Building is acceptable, an appropriate record of the building will be required to a methodology approved in writing by the

Authority prior to any works commencing.”

Policy DMC11 involves the safeguarding, recording and enhancing nature conservation interests and states that:

- A. “Proposals should aim to achieve net gains to biodiversity or geodiversity as a result of development. In considering whether a proposal conserves and enhances sites, features or species of wildlife, geological or geomorphological importance all reasonable measures must be taken to avoid net loss by demonstrating that in the below order of priority the following matters have been taken into consideration:
  - i. enhancement proportionate to the development;
  - ii. adverse effects have been avoided;
  - iii. the ‘do nothing’ option and alternative sites that cause less harm;
  - iv. appropriate mitigation; and
  - v. in rare cases, as a last resort, compensation measures to offset loss.
- B. Details of appropriate safeguards and enhancement measures for a site, feature or species of nature conservation importance which could be affected by the development must be provided, in line with the Biodiversity Action Plan and any action plan for geodiversity sites, including provision for the beneficial future management of the interests. Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the impact of a development proposal on a site, feature or species including:
  - i. an assessment of the nature conservation importance of the site; and
  - ii. adequate information about the special interests of the site; and
  - iii. an assessment of the direct and indirect effects of the development; and
  - iv. details of any mitigating and/or compensatory measures and details setting out the degree to which net gain in biodiversity has been sought; and

- v. details of provisions made for the beneficial future management of the nature conservation interests of the site. Where the likely success of these measures is uncertain, development will not be permitted.

C. For all sites, features and species development proposals must also consider:

- i. cumulative impacts of other developments or proposals; and
- ii. the setting of the development in relation to other features of importance, taking into account historical, cultural and landscape context.”

Policy DMC12 introduces sites, features or species of wildlife, geological or geomorphological importance and states that:

- A. “For Internationally designated or candidate sites, or European Protected Species, the exceptional circumstances where development may be permitted are those where it can be demonstrated that the legislative provisions to protect such sites or species can be fully met.
- B. For sites, features or species of national importance, exceptional circumstances are those where development is essential:
  - i. for the management of those sites, features or species; or
  - ii. for the conservation and enhancement of the National Park’s valued characteristics; or
  - iii. where the benefits of the development at a site clearly outweigh the impacts on the features of the site that make it of special scientific interest and any broader impacts on the national network of SSSIs.
- C. For all other sites, features and species, development will only be permitted where:
  - i. significant harm can be avoided and the conservation status of the population of the species or habitat concerned is maintained; and
  - ii. the need for, and the benefits of, the development in that location clearly outweigh any adverse effect.”

# 2.0 PLANNING POLICY CONTEXT

Policy DMC13 is concerned with the protection of trees, woodland or other landscape features put at risk by development and states that:

- A. *"Planning applications should provide sufficient information to enable their impact on trees, woodlands and other landscape features to be properly considered in accordance with 'BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations' or equivalent.*
- B. *Trees and hedgerows, including ancient woodland and ancient and veteran trees, which positively contribute, either as individual specimens or as part of a wider group, to the visual amenity or biodiversity of the location will be protected. Other than in exceptional circumstances development involving loss of these features will not be permitted.*
- C. *Development should incorporate existing trees, hedgerows or other landscape features within the site layout. Where this cannot be achieved the onus is on the applicant to justify the loss of trees and/or other features as part of the development proposal.*
- D. *Trees, woodlands and other landscape features should be protected during the course of the development."*

The High Peak Borough Council Design Guide was adopted by the borough as a Supplementary Planning Document in February 2018. The document makes the following recommendations in with regards to the design of new housing development within the borough:

- *"Consider views into and out of the site.*
- *In towns and villages be guided by the existing context, pattern and grain of development and building heights.*
- *Respect the existing roofscape in term of pitch, materials and details.*
- *New development should be guided by the existing character and context. Consider both contemporary and traditional forms that are high quality and functional.*
- *Respect surrounding scale but jumps in scale may be acceptable at key locations.*

- *Reflect the proportions of neighbouring buildings. Respect the solid to wall ratio and arrangement of windows.*
- *Modern materials allow for larger glazed openings. This is a desirable feature but care needs to be taken over their insertion in traditional forms of development.*
- *Respecting distinctive patterns of development and density create attractive and lively places.*
- *Limit and integrate highway improvements, signs and street clutter.*
- *Areas of high amenity are attractive and must not be sacrificed for density.*
- *Create physical environments that promote safe living and minimise anti-social behaviour.*
- *Public spaces should be well overlooked without loss of privacy.*
- *The right landscaping can promote pedestrian and cyclist priority over vehicles.*
- *Design public spaces to allow dignified access for all.*
- *Plan for good landscaping at the outset.*
- *Incorporate boundary and paving features that are locally distinctive.*
- *The retention of existing landscaping can help assimilate a building into its setting.*
- *Local species of planting can engage the building into the landscape.*
- *New development should conserve or create new opportunities for wildlife.*
- *Stone and slate are the predominant materials for roofs and walls in High Peak.*

- *Welsh blue slate is the predominate roofing material but stone still exists on older buildings.*
- *High quality modern materials may be acceptable in certain circumstances."*



# 3.0 LANDSCAPE BASELINE

## Landscape Baseline – Landscape Character

The assessment of landscape character is a method of understanding the particular attributes or factors that have influenced the historic development, current and future features of an area, and what makes that area distinctive from other areas. Natural England describes landscape character assessment as a:

*“...systematic way of analysing and describing landscape identifying areas of distinctive character, classifying and mapping them. The process involves identifying the patterns, elements and features that give landscapes homogeneity and make them different from each other.”*

Landscape characterisation is a process which has been developed extensively by local authorities to assist them in the planning process. Published studies of landscape character provide a source of information to enable the fuller understanding of landscape character – whether at a regional or national scale or at a local district scale; it is of course possible to carry through the process of analysis to individual sites or parts of sites. Typically, the published assessments provide character descriptions of specific areas and consider factors likely to influence future character and / or set out prescriptions for change.

There is a range of published assessments at national, regional, and local levels relevant to the Assessment Site. Each is considered below. That at a national level pre-dated the guidance set out in the ‘Landscape Character Assessment; Guidance for England and Scotland (2002)’ – widely regarded as the definitive guidance on the subject. That said, it is important to recognise that these assessments are purely assessments of landscape character; they are not, and are not intended to be, the development plan, and thus what the documents may say about the potential effects of development in any location cannot of itself be considered determinative as a matter of policy.

## National Landscape Character Assessment

The Assessment Site and the majority of the study area is located within National Character Area (NCA) 52 White Peak. The key characteristics of this area pertinent to the Assessment Site and study area are:

- *“Elevated, gently undulating limestone plateau with occasional knolls and crags, dissected by steeply cut dales and gorges with rock outcrops, screes and caves.*
- *Clear rivers, streams and springs in some dales; others are dry or run water only in winter.*
- *Steep dale sides with a mosaic of flower-rich limestone grassland, ash woodland and wildlife-rich scrub.*
- *Improved grassland for dairy and livestock farming dominates the plateau, punctuated by occasional dew ponds, narrow shelterbelts of broadleaved trees and small patches of rough grassland, meadow and heath.*
- *Grassland enclosed by limestone walls, with small narrow strip fields often of medieval origin around villages, and larger rectangular fields away from the villages.*
- *Nucleated villages and small towns connected by crest and valley roads.*
- *A mix of limestone and gritstone used as building materials and stone and Welsh slate for roofs. Widespread features of special archaeological and historical interest including Neolithic and bronze-age ritual monuments.*
- *Many visible reminders of early industry, including historic limestone and lead workings, lime kilns and dramatic water mills from the 18th-century textile industry.”*

A portion of the north west corner of the study area lies within NCA 53 - South West Peak, key characteristics pertinent to this portion of the study area include:

- *“ An upland landscape characterised by Carboniferous age Millstone Grit with isolated basins of Coal Measures, deeply dissected by streams and rivers, resulting in a ridge-and-valley landscape of distinctive pattern and character.*
- *Isolated gritstone ridges and tors provide a dramatic contrast to the upland landscape, such as at Ramshaw Rocks, The Roaches and Windgather Rocks.*
- *Moorland core with a mosaic of landform, vegetation and wooded cloughs.*
- *Enclosed farmed landscape with a pastoral character created by semi-improved grassland, hay meadows, rushy pastures which are also marshy with springs and flushes, more productive farmland and small woodlands.*
- *Rivers Bollin, Churnet, Dane, Dean, Dove, Hamps, Goyt and Manifold, all with their sources in the upland core and some feeding reservoirs as they flow downstream.*
- *Extensive livestock farming (sheep and beef) and grouse shooting on the moorlands with some dairy farming in the valleys.*
- *Intricate and distinctive field boundary patterns often with historic associations; gritstone walls at higher elevations and hedgerows at lower elevations.*
- *Heritage assets from prehistory to the present, with features particularly from the medieval period and later.*
- *Robust architectural style built predominantly of local stone with stone slate or Staffordshire blue clay tiled roofs, reflecting local geology and history.*
- *Predominantly dispersed settlement across the NCA.*
- *Moorland area to the north of Leek used for military training; Ministry of Defence management and restricted access add to the isolated character.*
- *Tourism industry and outdoor recreation centred on honeypot sites including Tittesworth and Goyt Valley reservoirs, The Roaches, Ramshaw Rocks and the National Trust’s Lyme Park.*

# 3.0 LANDSCAPE BASELINE

## KEY

 Site Boundary


 1km


 1.5km

 2km

 2.5km

## NCA

 South West Peak

 White Peak

0 200 400 600 800 1,000 m

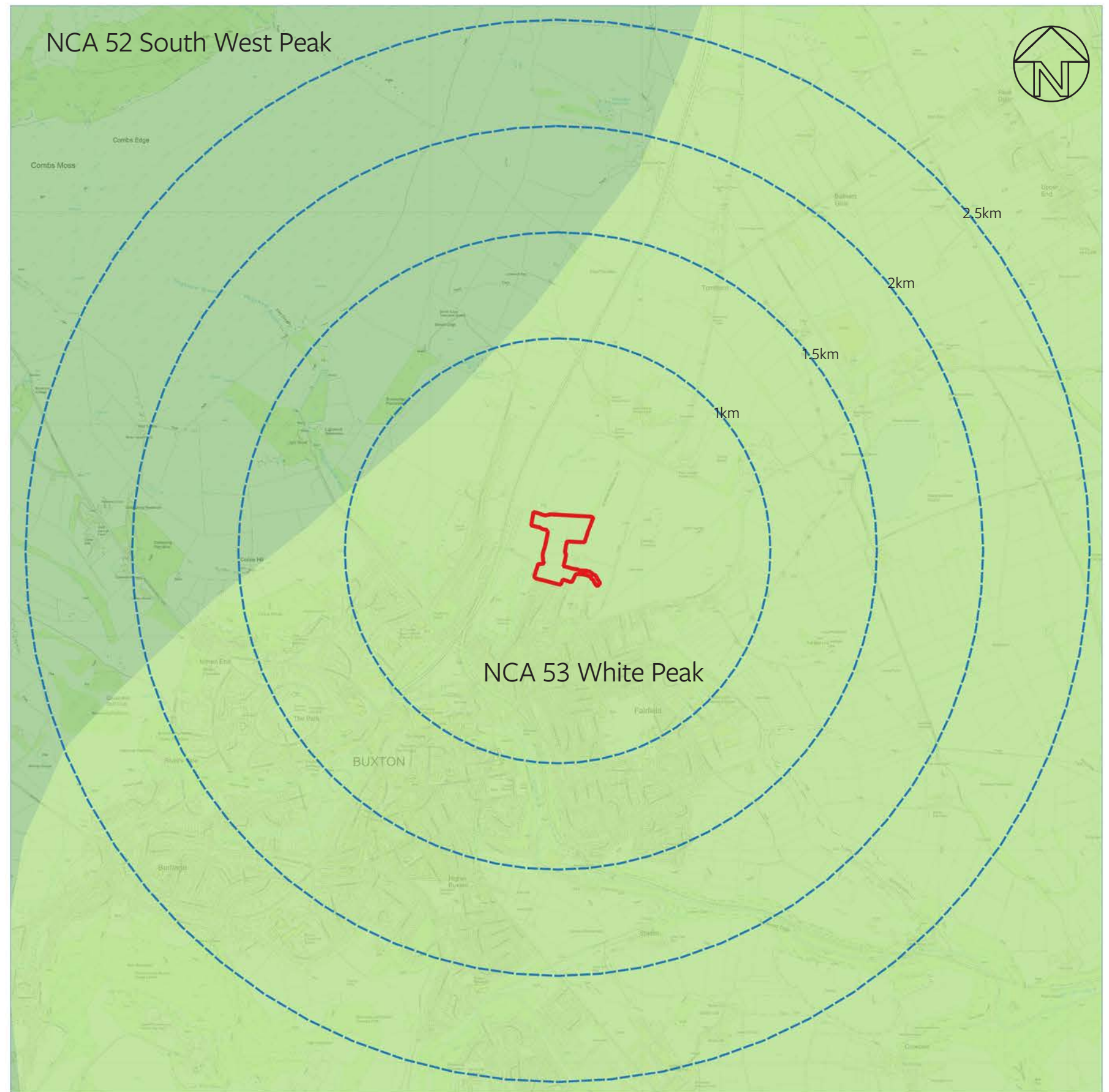


Figure 3.1 - National Character Areas



# 3.0 LANDSCAPE BASELINE

- *Dramatic series of gritstone edges and tors exposed by a combination of glacial and fluvial action provide distinctive landscape features and are a major focus for rock climbing.*
- *Remote moorlands criss-crossed by historic pack-horse routes.*
- *Remains of former stone quarries and coal mining activities, particularly around Flash and Goyt’s Moss.*
- *Long, uninterrupted views from margins to upland areas and vice versa, with contained and intimate views around the foothills and within the valleys. Views into Manchester, Wales, Shropshire, Staffordshire and over the Cheshire Plain are possible from the upland core, tors and ridges.”*

## Local Landscape Character Assessment

At a county level, The Landscape Character of Derbyshire (2013 review) published by Derbyshire County Council describes that the majority of the Site and the surrounding study area to the east is located within Landscape Character Type (LCT)- Plateau Pastures. This areas is described as:

- *“A gently rolling upland plateau*
- *Limestone outcrops on hill summits and steeper slopes*
- *Fine, silty brown soils over Carboniferous Limestone*
- *Stock rearing on improved pasture*
- *Small shelter blocks of plantation woodland and tree groups around villages and farmsteads*
- *Medium to large regular fields enclosed by dry-stone walls with narrow strip fields around settlements*
- *Straight roads with uniform verges*
- *Nucleated limestone villages and isolated limestone farmsteads with slate roofs*

- *Small isolated field barns*
- *Small pits and hummocks in areas of historic lead mining*
- *Open landscape with expansive views*

*The Plateau Pastures is a simple yet distinctive pastoral landscape strongly influenced by the underlying geology. The Carboniferous Limestone has given rise to an elevated and, for the most part, gently rolling upland plateau. This elevation, allied to the general lack of tree cover, allows for long distance and panoramic views. The soils are inherently thin over the limestone and regularly leached by the highway rainfall. As a result, the predominant land-use is stock rearing associated with dairying and many of the fields are down to improved permanent pasture. The cultural patterns of this landscape are strong and very distinctive. The whole of the plateau is divided into regular shaped fields enclosed by dry-stone walls. There are discrete limestone villages scattered across the plateau. Very distinctive small and narrow strip fields, again enclosed by walls, suggesting the extent of former open fields, surround the villages. Tree cover is also a distinctive feature, although it is rarely visually prominent. It occurs primarily as small plantation blocks and shelter belts sparsely scattered throughout the landscape with localised trees and tree groups associated with villages and isolated farmsteads. The unifying influence of the limestone as a locally distinctive building material, together with strong pastoral traditions and lack of modern development, ensures that the landscape retains its rural character.”*

The western fringe of the Site is within the Moorland Fringe LCT. This area is described as:

- *“Moderate to steep upland slopes fringing the open moors*
- *Exposed rock and scree slopes associated with gritstone edges*
- *Shallow peaty soils*
- *Moorland slopes grazed by sheep*
- *Extensive semi-natural habitat of heather with rushes in damp hollows*

- *Distinct absence of trees*
- *Open, exposed landscape with expansive views*

*A landscape associated with the upper slopes and edges of broad upland valleys defined by an underlying gritstone geology. The hard bedrock and steep slopes ensure that the soils are thin, freely draining and acidic in character. In some areas, the gritstone becomes so resistant to weathering that it forms distinct rocky edges and outcrops.*

*The altitude allied to the agriculturally poor soils ensure that this is a marginal landscape, grazed extensively by livestock, predominantly sheep. Enclosure tends to be on a large scale, creating a landscape of regular fields bounded by drystone walls. Farmsteads established at the time of enclosure are sparsely scattered through the landscape and are constructed in the local gritstone, sometimes retaining a roof covering of stone slates.*

*extensive grazing by sheep, the thin soils and hostile climate have resulted in a largely treeless landscape apart from the occasional tree group planted as shelter for the scattered farmsteads. This is an open landscape with panoramic views.”*

The High Peak Landscape Character Supplementary Planning Document (SPD) was adopted in March 2006. The Assessment Site and the central proportion of the study area is similarly located within the Landscape Character Type (LCT) Plateau Pastures. This is area is described as:

*“A gently rolling, upland limestone plateau characterised by nucleated limestone villages, dry stone walls, a pastoral land-use and open and expansive views. The landscape is settled, with small hamlets and villages historically evolved from agriculture and quarrying. There are also scattered individual buildings with trees around dwellings, separating them from work buildings. The dominant building material is limestone with gritstone detailing. Properties are enclosed by low drystone walls which are valuable in connecting the built form with the wider landscape which is characterised by stone wall field boundaries. In some parts of the area there are non-traditional buildings in the form of rural workers cottages and small scale industry, these are not sympathetic to the landscape or traditional building style. There is a network of roads, usually straight, throughout the landscape.*

# 3.0 LANDSCAPE BASELINE

## Key Landscape Characteristics to Consider

- Gently rolling upland plateau that are free draining due to the permeable nature of the limestone
- Small shelter blocks of woodland and tree groups around farms and villages
- Semi-natural habitats confined to dry stone walls and trees due to the dominant pastoral land use
- Fields enclosed by a regular pattern of dry stone walls constructed from rough rubble, with some isolated field barns
- Straight roads with wide verges, main routes dating back to Roman times
- A settled landscape with villages, hamlets and isolated farmsteads
- Simple and functional buildings with little detailing or ornamentation
- Buildings have a distinctive form with a narrow frontage creating deep rectangular shaped properties
- Rough rubble limestone walls with detailing limited to dressed gritstone lintels and sills
- Roofs are generally dark slate with very shallow eaves and substantial chimneys
- Some individual farmhouses are larger than other properties with more dressed stone and some modest detailing such as gable finials. These properties have a wide frontage and a shallow depth
- Farm outbuildings are generally sited lower than the ridge of adjacent farmhouses

## Development Principles

High Peak Borough Council Planning Policy OC4 requires that new development must contribute to and not erode landscape character and sense of place. The most appropriate way to achieved this is to ensure that buildings respond to

the landscape character following the design principles below. In areas where the landscape character has been eroded by previous activity the design approach should aim to improve / restore landscape character. Habitat creation is appropriate wherever possible. These design principles are intended to help applicants and their advisers to think about how new development can be made to fit in with its surroundings. This does not mean trying to replicate the traditional style but to promote buildings that fit in with it in order to maintain the strong local character and identity of this part of the High Peak. This does not rule out appropriate contemporary design that demonstrates a response to the landscape.

## Planting and Biodiversity Guidance

Where possible new development should include appropriate tree planting and creation of wildlife habitats. Derbyshire County Council has identified priorities for this Landscape Character Type, which are summarised below. For full details, including tree species mixes, please refer to ‘The Landscape Character of Derbyshire’ (Derbyshire County Council, 2003). Derbyshire County Council has identified the following priorities for tree cover.

- Conserve and enhance the tree groups that occur within and around rural settlements and isolated farmsteads
- Conserve and enhance the small plantation woodlands Habitat Creation and Enhancement The following habitat types would be appropriate for creation and enhancement:

## Primary habitat type:

- Lowland calcareous grassland

## Secondary habitat type:

- Neutral grassland
- Ancient and semi-natural broadleaved woodland.”

As part of the evidence base prepared for the Local Plan, High Peak Borough Council commissioned a study of the potential sites identified in the Local

Plan Preferred Options and assessed the suitability of the land on the edge of settlements for development in landscape terms. Part of the Assessment Site is considered High Peak Local Plan Landscape Impact Assessment (January 2014) and the study states that:

“Land at Hogshaw, Buxton (Policy DS12) B3/B4

Semi-enclosed/open site with varied topography comprising improved and ruderal grassland, scrub and woodland. The south-west of the site is at a low elevation and extremely undulating. The north and east of the site is flat and at a higher elevation but partially screened by topography and existing development. Development within the north-east of the site (B3) would have significant landscape impacts and an adverse impact on the setting of the National Park as this area has high visual prominence. The following recommendation is made for inclusion in Policy DS12:

- Existing vegetation and woodland in the north of the site should be retained and enhanced and additional native tree and shrub blocks should be planted at an early phase on the northern and eastern boundaries in order to screen future development and strengthen the settlement boundary.

North-east of site has significant landscape impacts and detailed and extensive landscape masterplanning as set out above would be required to address the issues of visibility and the impact on the National Park.”

The Study makes the following conclusions regarding the Site:

“Five of the Preferred Options in the Buxton Sub-Area were found to have significant landscape impacts. Development of B8, B11, Hogshaw (B3/4), Foxlow Farm (B20/21/22) and Cavendish Golf Club would have high visual prominence and would impact the setting of The National Park. B8 and Cavendish Golf Club are outside of the settlement and would have an adverse impact on the current settlement edge. B11 is heavily wooded and prevents coalescence between the settlements of Buxton and Harpur Hill. It is also located within the proposed Green Wedge. The Foxlow Farm and Hogshaw sites have high visual prominence and development would impact on the setting of The National Park. Thus if the above sites were to be developed the formulation of detailed mitigation measures to address the landscape issues raised would be required. This will need to include detailed and extensive landscape masterplanning.”