

3.0 LANDSCAPE BASELINE



02004006008001,000 m

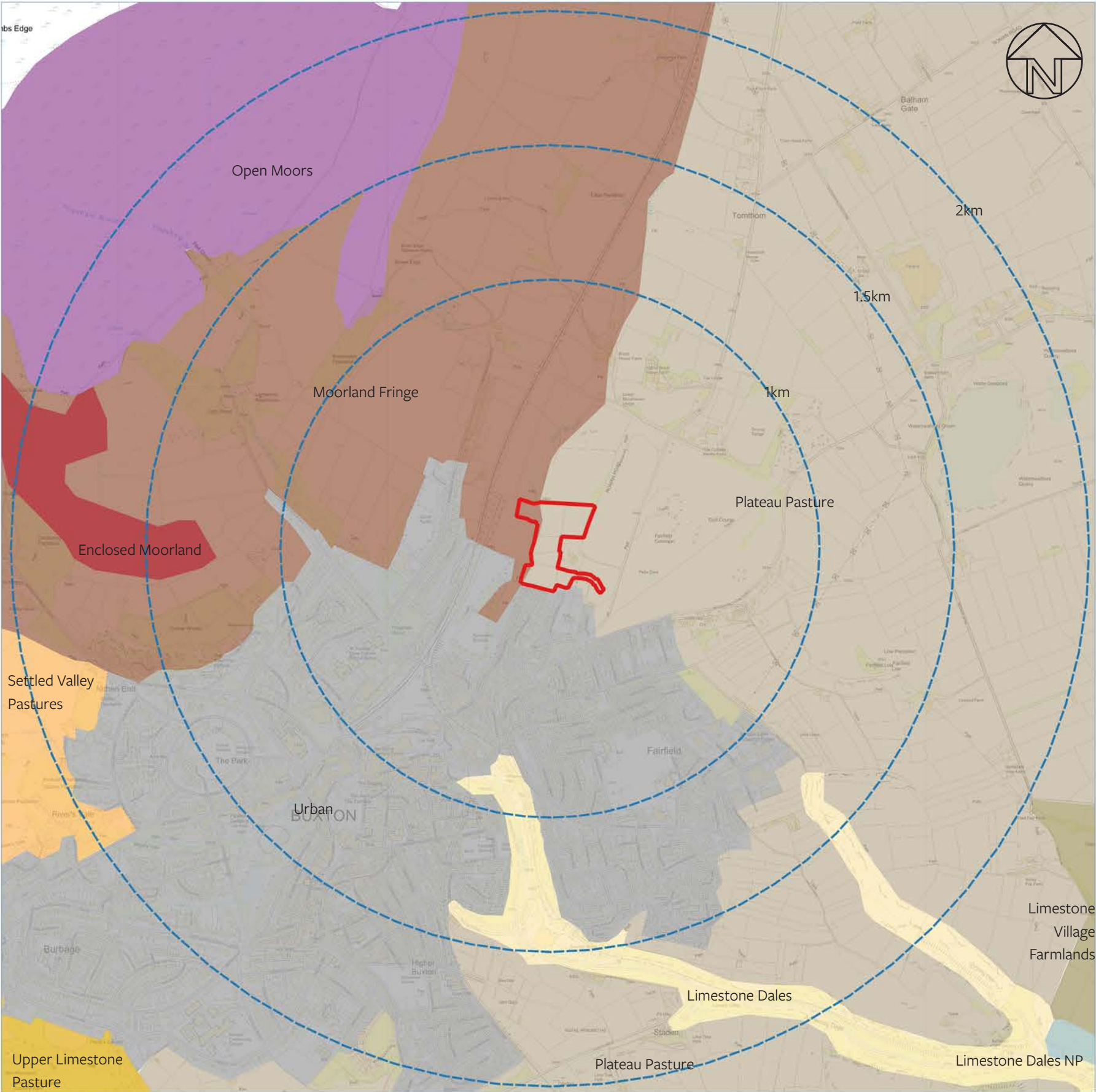


Figure 3.2 - Landscape Character Areas - High Peak Borough Council / Peak District National Park Authority

3.0 LANDSCAPE BASELINE

KEY

- Site Boundary
- 1km
- 1.5km
- 2km
- 2.5km
- PRoWs**
- Footpaths
- Bridleways
- BOAT
- Access Land

0 200 400 600 800 1,000 m

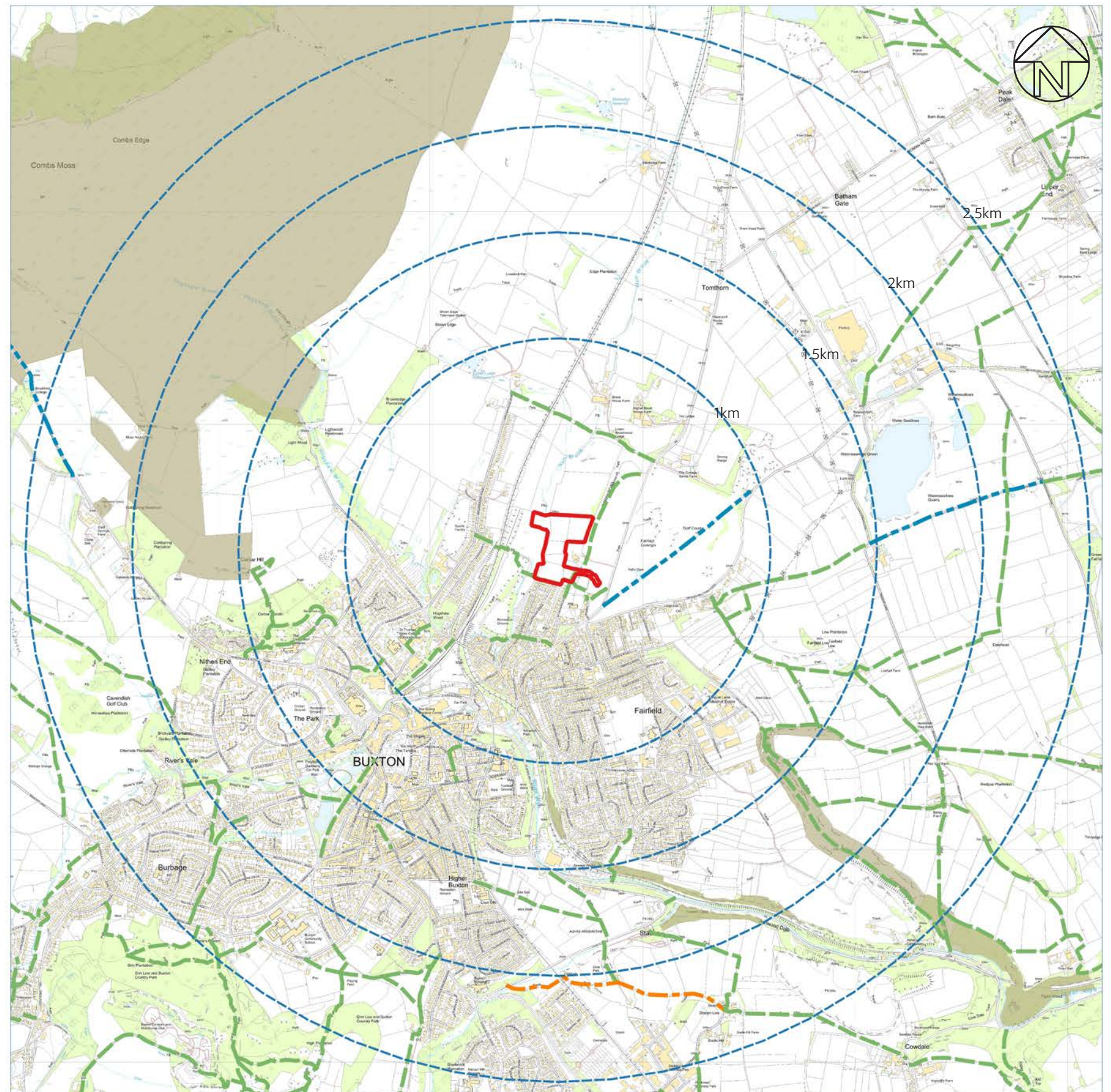


Figure 3.3 - Public Rights of Way

3.0 LANDSCAPE BASELINE

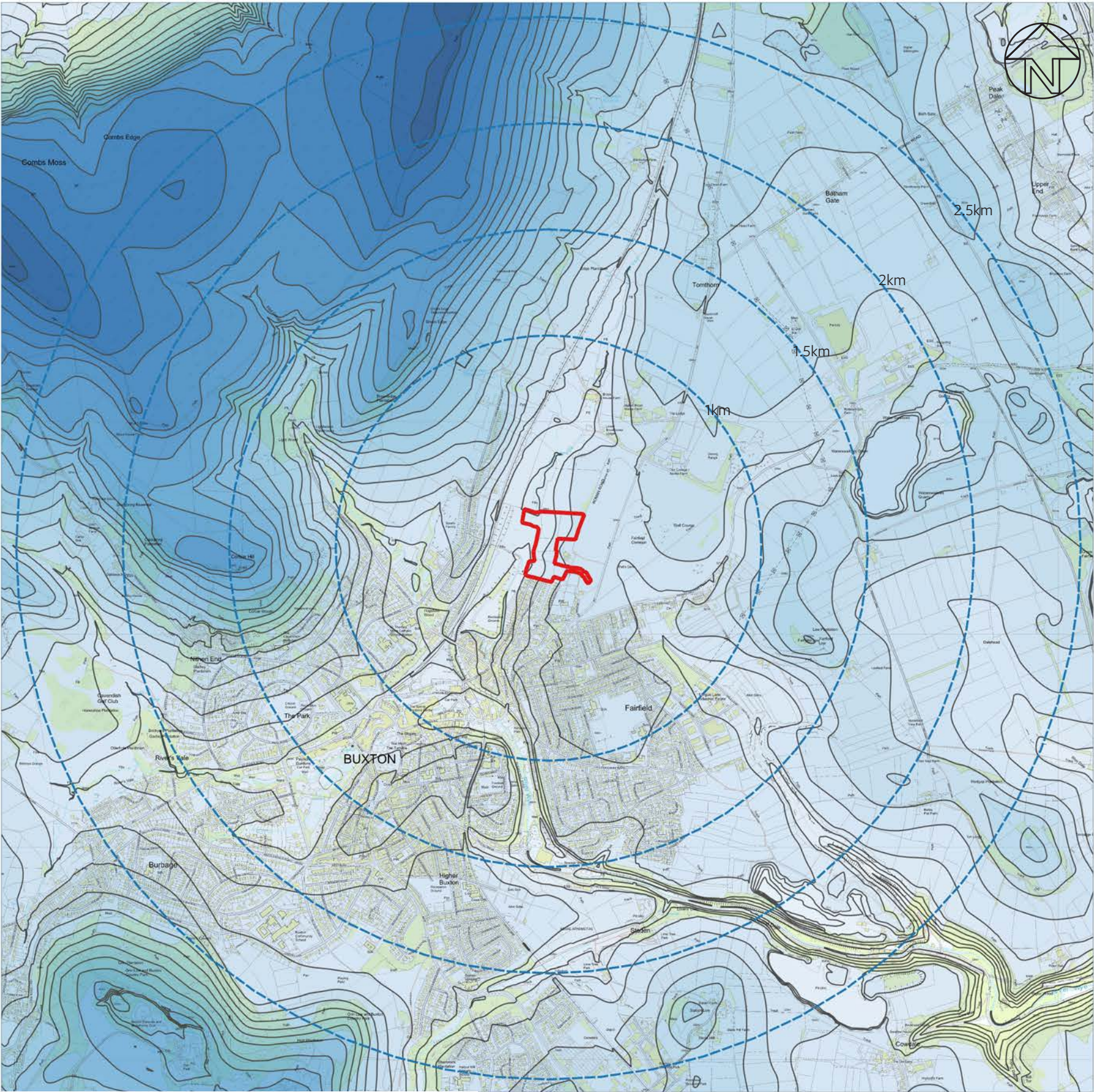
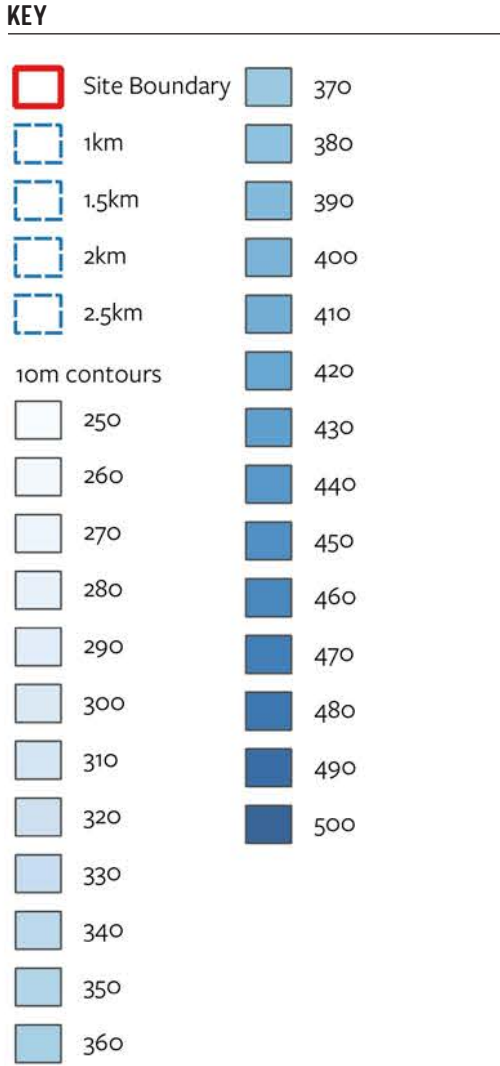


Figure 3.4 - Landform

3.0 LANDSCAPE BASELINE

Characteristics of the Assessment Site

Land Use

The Assessment Site is currently formed from five improved pastoral field parcels on the urban fringe of Buxton. The field parcel in the west portion of the Site adjacent to Nun Brook is partially wooded and there are also trees lining portions of the eastern boundary. The Site is bound by pastoral farmland to the north, Fairfield Common including Buxton & High Peak Golf Course, the construction of a new roundabout junction on the A6 Fairfield Road and the Nunsfield Farm complex to the east, St Peter’s Church and a residential estate of one and two storey dwellings to the south and the well treed water course of Nun Brook to the west.

Buxton is the primary settlement within the study area, which is surrounded by pastoral farmland and limestone quarries to the north and east and rising moorland to the north west.

Topography

The Site lies on a west facing slope of a ridgeline associated with the raised area of Fairfield Common to the east, falling towards the Nun Brook valley. Landform within the Site falls relatively steeply from east to west from a high point of approximately 323.80m AOD near the north east corner of the Site to a low point of approximately 303.0m AOD in the south west of the Site.

The principal topographical features in the study area are the River Wye valley which flow broadly west to east in the southern portion of the study area and the upland areas of Combs Moss to the north west, Grin Low to the south west and Staden Low to the south.

Vegetation

A tree survey of the Site has been carried out in accordance with BS 5837:2012 ‘Trees in Relation to Design, Demolition and Construction’ by Urban Green, in August 2022. The report revealed the Site contains a total of 21 individual trees, 22 groups, 1 hedgerow and 1 woodland. Of these there were:

Individual Trees:

- 2 category ‘A’ trees;
- 12 category ‘B’ trees;
- 6 category ‘C’ trees;
- 1 category ‘U’ trees.

Groups:

- 4 category ‘A’;
- 13 category ‘B’;
- 4 category ‘C’;
- 1 category ‘U’.

Hedgerows:

- 1 category ‘B’.

Woodland:

- 1 category ‘B’.

There are mix of tree species; those typically characteristic of an upland agricultural/urban fringe landscape. Species include; Ash, Grey Alder, Goat Willow, Beech, Lime, Willow, Black Pine, Elm, Horse Chestnut, Sycamore, Cherry, Poplar Thuja, Lawson Cypress, Blue Cedar, Whitebeam, Hawthorn, Rowan, Silver Birch, Dogwood, Elder and Privet.

The principal arboricultural features of good to fair health are formed by the individual trees and the boundary groups i.e. those of A and B grade categories. These trees are prominent within the Site and form a strong green infrastructure to the Site boundaries. Off Site trees have been considered during this survey and the development of the proposals.

Water Bodies

There are no permanent waterbodies within the Site, a portion of Nun Brook is within the west portion of the Site and forms part of the Site’s western boundary.

Built Elements

There are no built elements within the Site aside from a small single storey brick built stable building in the east of the Site, boundary treatments which include post and wire fencing, dry stone walls, timber rail fencing, metal gates and associated gateposts, and a section of hardstanding associated with Footpaths DY|Buxton-HP4|1/1, DY|Buxton-HP4|2/1 and DY|Buxton-HP4|2/2. The Site wraps around the Nunsfield Farm complex to the east and residential dwellings line a portion of the Site’s southern boundary.

Public Rights of Way

Portions of Footpaths DY|Buxton-HP4|1/1, DY|Buxton-HP4|2/1 and DY|Buxton-HP4|2/2 converge and cross the south east corner of the Site. Footpath DY|Buxton-HP4|1/3 follows a portion of the Site’s southern boundary, connecting St Peter’s Road with Brown Edge Road to the west.

Heritage

The east portion of the Site extending towards the new roundabout that is currently under construction on the A6 Fairfield Road is within Fairfield Conservation Area. The closest Listed Building to the Site is the grade II Church of St Peter, approximately 75m to the south. There are a number of Listed Buildings in close proximity to the church including the grade II Elm House and attached outbuildings, 5-11, St Peters Road and Fairfield Vicarage.

Within the wider study area there are a large number of heritage assets within Buxton and especially within the central area of Buxton where there are 10 Conservation Areas, the Grade II* Pavilion Gardens Registered Park and Garden and numerous Listed Buildings.

3.0 LANDSCAPE BASELINE

Ecology

There are no designated ecological sites within the Site. There is a local wildlife site associated with Nun Brook within the west of the Site and to the west of the Site and the closest designated Site is the Ancient Woodland of Corbar Woods approximately 1055m west of the Site.

Landscape Designations

The eastern portion of the Site is designated as an Area of Countryside within the High Peak Local Plan. The Peak District National Park covers the part of the north west and south east parts of the study area approximately 1775m to the Site at its closest point.

Landscape Baseline – Landscape Receptors

From the above analysis of the Landscape Baseline, it is concluded that the Landscape Receptors relevant to the Assessment Site that need to be assessed in the following section on Landscape Effects are:

- Landscape Character Areas both on Site and within the study area;
- Setting of heritage assets within the study area;
- The setting of the Peak District National Park;
- Public Right of Way within the Site and study area; and
- Vegetation and landscape features within the Site and along its boundaries.

3.0 LANDSCAPE BASELINE

KEY

Site Boundary

PRoWs

Footpaths

BOAT

Heritage

Listed Buildings

Conservation Areas

Policy

Wildlife Site

Countryside

Housing Allocation

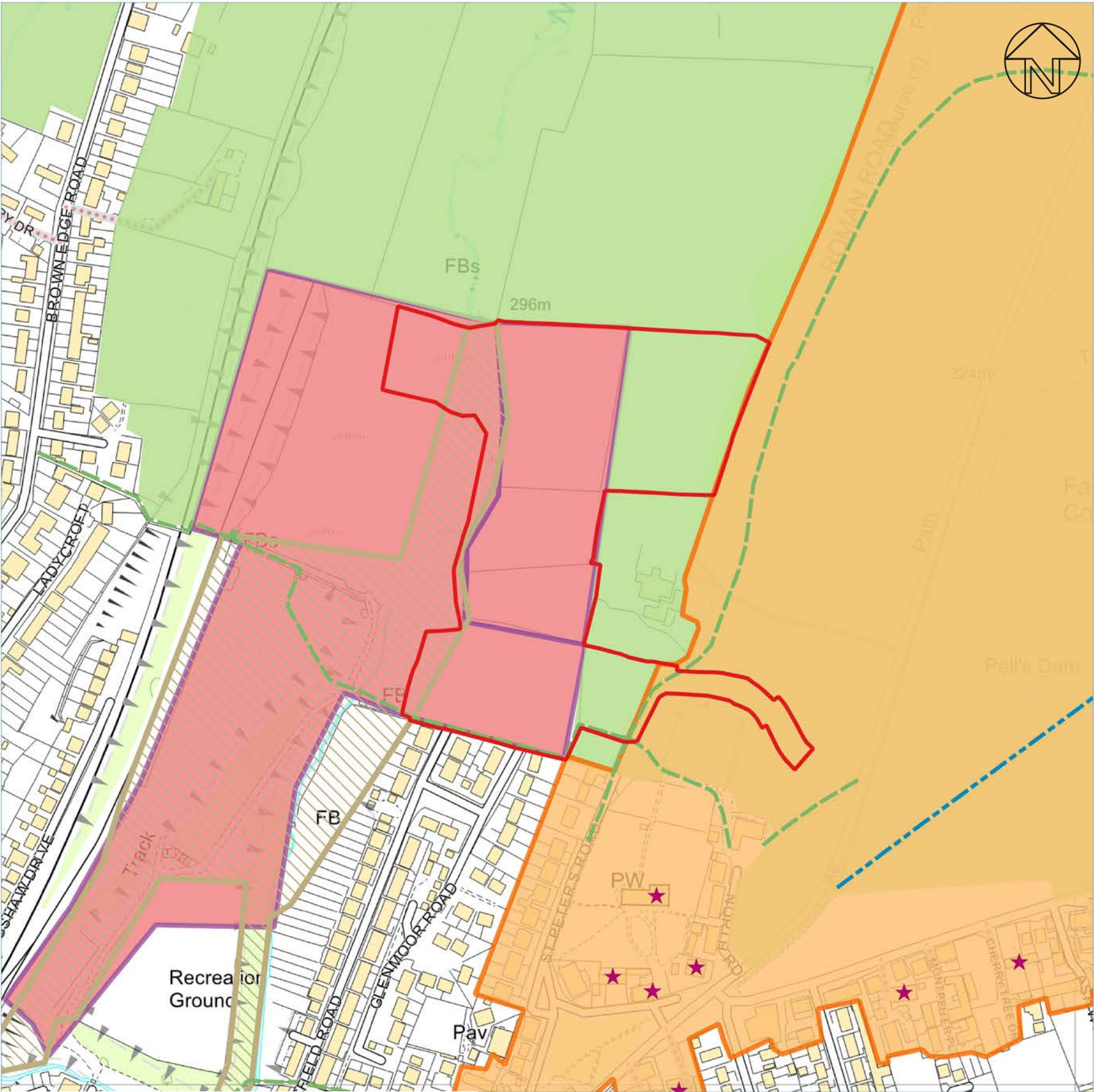


Figure 3.5 - Site Level Designations

3.0 LANDSCAPE BASELINE

A visual inspection of the Assessment Site was conducted on 16th November 2022.

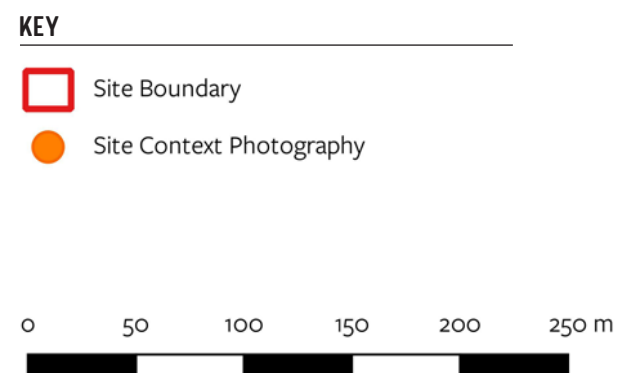


Figure 3.6 - Site Context Photographs

3.0 LANDSCAPE BASELINE



Internal Site Context Viewpoint 1 - View looking west across the northern portion of the Assessment Site towards Brown Edge Road. The view includes the improved grassland, dry stone walls within the Site, the Nunsfield Farm complex to the south and the tree lined Nun Brook. The upland area of Combs Moss and Brown Edge are prominent beyond the Site to the north west, above the dwellings on Brown Edge Road.



Internal Site Context Viewpoint 2 - View looking west across the eastern portion of the Assessment Site towards Brown Edge Road. Mature vegetation within the Site and surrounding the Nunsfield Farm complex and the Church of St Peter's graveyard is visible centrally and to the left within this view, with elements of Combs Moss, Brown Edge and Black Edge beyond. Buxton & High Peak Golf Course is visible on Fairfield Common to the right of the view.

3.0 LANDSCAPE BASELINE



Internal Site Context Viewpoint 3 - View looking west across the southern portion of the Assessment Site towards Brown Edge Road. The view includes the improved grassland, dry stone walls within the Site, the Nunsfield Farm complex to the north, the tree lined Nun Brook and dwellings on St Peter's Road, Glenmoor Road and Nunsfield Road to the south of the Site. Again, the upland area of Combs Moss and Brown Edge are prominent beyond the Site to the north west.



Internal Site Context Viewpoint 4 - View looking north east across the southern portion of the Assessment Site towards the A6 Fairfield Road. The landform of the Assessment Site rises away from the viewer from this location. The view includes the improved grassland, the Nunsfield Farm complex to the east and dwellings on St Peter's Road, Glenmoor Road and Nunsfield Road to the south of the Site.

3.0 LANDSCAPE BASELINE



Internal Site Context Viewpoint 5 - View looking south east across the northern portion of the Assessment Site towards the A6 Fairfield Road. The landform of the Assessment Site rises away from the viewer from this location. The view includes the improved grassland, dry stone walls within the Assessment Site, the tree lined Nun Brook, the Nunsfield Farm complex to the south east, the upper portions of St Pater's Church and dwellings on St Peter's Road, Glenmoor Road and Nunsfield Road to the south of the Site.

4.0 VISUAL BASELINE

This Landscape & Visual Impact Assessment considers a study area of approximately 2.5 to 4km radius from the Site boundary, in order to establish the spatial parameters of the Site and identify the potential landscape and visual effects of the developments. The study area incorporates portions of the Peak District National Park to the west, north west and south east of the Site.

A field survey was undertaken in November 2022 which identified a range of views offering a wide coverage of the Site from a number of representative viewing locations, ranging from close proximity to the Assessment Site to longer distance views. Following liaison with High Peak District Council, a further three viewpoints were identified for assessment, Black Edge (Viewpoint 28) was visited in February 2024, the A6 Buxton Road (Viewpoint 29) was visited in March 2024 and Burbage Edge (Viewpoint 30) was also visited in March 2024.

Residents of Dwellings

There are open, partial and oblique views of the Assessment Site for the residents of dwellings on portions of St Peter’s Road, Glenmoor Road, Nunsfield Road and Barms Way in close proximity to the Southern boundary of the Site (refer to Viewpoints 3, 4 and 5). There are more distant and elevated views across the Site from the rear elevation of dwellings on Brown Edge Road (refer to Viewpoints 6 and 12). There are partial glimpsed views to the eastern portion of the Site from sections of Waterswallows Road and to the southern portion of the Site from the A53 Station Road near the Station. Further views to the Site for residents in dwellings are truncated due to a combination of mature vegetation, landform and built form.

Road Users

There are open and partial views to the Site for transient users of the local road network from portions of St Peter’s Road, Glenmoor Road, Nunsfield Road and Barms Way in close proximity to the Southern boundary of the Site (refer to Viewpoints 3, 4 and 5) and from the A6 to the east of the Site (refer to Viewpoints 15 and 29). There are partial glimpsed views to the eastern portion of the Site from sections of Waterswallows Road and to the southern portion of the Site from the A53 Station Road near the Station. Further views to the Site for road users are truncated due to a combination of mature vegetation, landform and built form.

Public Rights of Way

There are open and partial views across the Assessment Site from portions of Footpaths DY|Buxton-HP4|2/1, DY|Buxton-HP4|2/2 and DY|Buxton-HP4|1/3 within and in close proximity to the Site. There are open and partial views across the Assessment Site from portions of Footpath DY|Buxton-HP4|4/1 Footpath DY|Buxton-HP4|1/3 at greater distances and partial and partial glimpsed views to the eastern portions of the Site from portions of BOAT DY|Buxton-HP4|10. There are also distant partial glimpsed views from elevated locations including Grin Low, Access Land on Combs Moss and Corbar Cross near Footpath DY|Buxton-HP4|69/4 and Access Land on Black Edge and Burbage Edge. Further views to the Site for users of Public Rights of Way are anticipated to be truncated due to a combination of mature vegetation, landform and built form.

Peak District National Park

There are distant partial glimpsed views from limited elevated locations on Black Edge and Burbage Edge within the Peak District National Park. Further views to the Site for visitors of the National Park are anticipated to be truncated due to a combination of mature vegetation, landform, built form and distance.

Heritage Assets

There are potential partial views for visitors to St Peter’s Church to the south of the Site and open and partial views from portions of Fairfield Conservation Area. Further views to the Site from heritage assets are anticipated to be extremely limited or truncated due to a combination of mature vegetation, landform and built form.

Open Space Users

There are open and partial views and partial glimpsed views to the eastern portions of the Site from portions of Buxton & High Peak Golf Course to the east of the Site. Further views to the Site for open space users are truncated due to a combination of mature vegetation, landform and built form.

Employees at Work

There are potential open and partial views of the Assessment Site from employees at work places in the Nunsfield Farm Complex in close proximity to the Site and from the Brown Edge Service Centre to the north of the Site.

4.0 VISUAL BASELINE

KEY

Site Boundary

Viewpoints

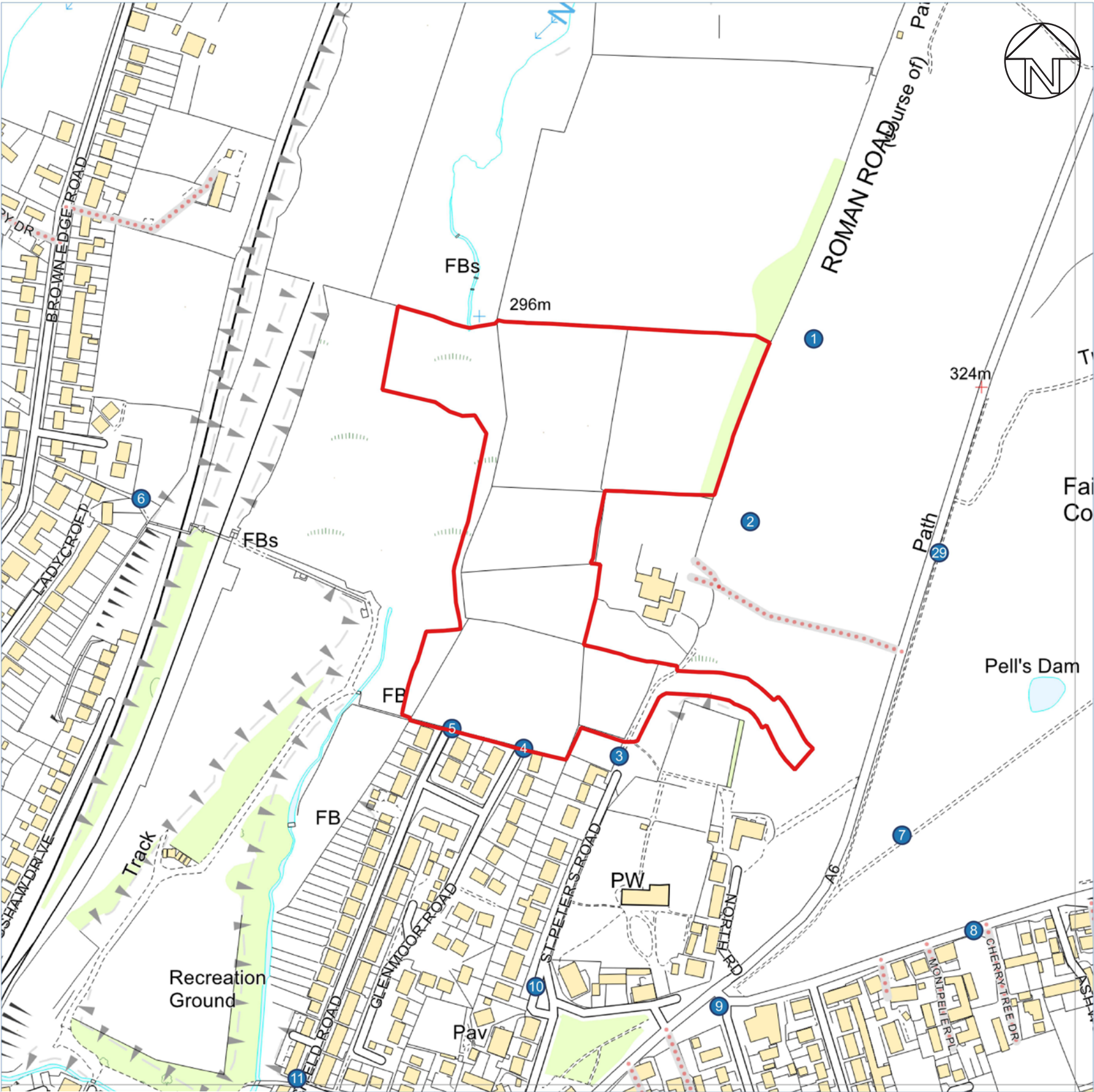
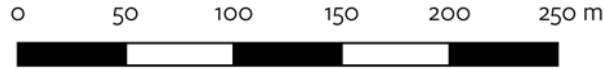


Figure 4.1 - Viewpoints - Close

4.0 VISUAL BASELINE

KEY

Site Boundary

1km

1.5km

2km

2.5km

Viewpoints

0 200 400 600 800 1,000 m

This map illustrates the visual baseline for the Hogshaw Farm, Buxton - LVIA. It features a central red-outlined site boundary. Concentric dashed blue circles represent distances of 1km, 1.5km, 2km, and 2.5km from the site. Numbered blue circles (1-29) indicate specific viewpoints distributed across the area, with a higher density near the site. The map includes geographical features like the River Buxton, local parks (e.g., Cavendish Golf Club, The Park), and surrounding towns (e.g., Buxton, Fairfield, Burdage). A north arrow is located in the top right corner.

Figure 4.2 - Viewpoints

35

Hogshaw Farm, Buxton - LVIA

4.0 VISUAL BASELINE

KEY

- Site Boundary
- 1km
- 2km
- 3km
- 4km
- Viewpoints

0 500 1,000 1,500 2,000 2,500 m

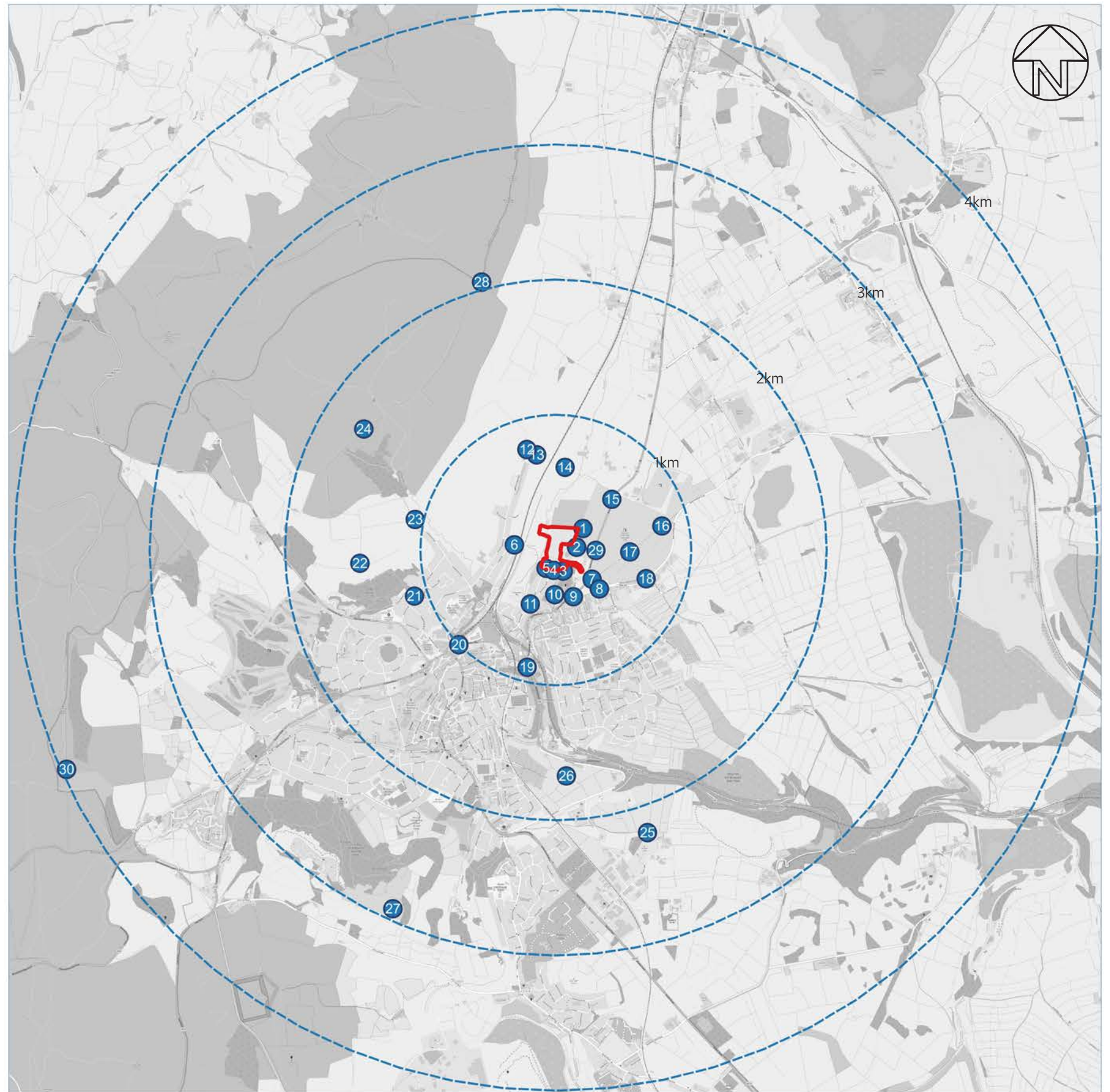


Figure 4.3 - Viewpoints - Distant

4.0 VISUAL BASELINE

Table 4.1 - Visual Receptors					
Viewpoint No.	Location	Viewing Direction	Distance to Site	Visual Receptor(s)	Visibility of Site
1	Footpath DY Buxton-HP4 2/1	South west	~35m	Footpath users, setting of heritage asset	Open and partial views
2	Footpath DY Buxton-HP4 2/1	South west	~35m	Footpath users, setting of heritage asset	Open and partial views
3	Footpath DY Buxton-HP4 2/2 near St Peter's Road	North west	Within	Road and footpath users, residents of dwellings, setting of heritage asset	Open and partial views
4	Footpath DY Buxton-HP4 1/3 / Glenmoor Road	North	~5m	Road and footpath users, residents of dwellings	Open and partial views
5	Footpath DY Buxton-HP4 1/3 / Nunsfield Road	North	~5m	Road and footpath users, residents of dwellings	Open and partial views
6	Footpath DY Buxton-HP4 1/3	East	~205m	Footpath users, residents of dwellings	Open and partial views
7	BOAT DY Buxton-HP4 10/1	North west	~95m	BOAT users, setting of heritage asset, visitors to golf course	Partial views
8	Waterswallows Road near Cherry Tree Drive	North west	~180m	Road users, residents of dwellings, setting of heritage asset	Partial glimpsed views
9	Junction of Waterswallows Road and Dakin Avenue	North west	~175m	Road users, residents of dwellings, setting of heritage asset	Views are truncated
10	St Peter's Road	North	~175m	Road users, residents of dwellings, setting of heritage asset	Partial glimpsed views
11	Junction of Footpath DY Buxton-HP4 3/1 and Nunsfield Road	North east	~285m	Road and footpath users, residents of dwellings	Views are truncated
12	Brown Edge Road	South east	~590m	Road and footpath users, residents of dwellings, employees at their place of work	Open and partial views
13	Footpath DY Buxton-HP4 4/1	South east	~535m	Footpath users	Open and partial views
14	Footpath DY Buxton-HP4 4/1	South	~445m	Footpath users, residents of dwellings	Open and partial views
15	Junction of Footpath DY Buxton-HP4 2/1 and A6	South west	~330m	Road and footpath users, setting of heritage asset	Open and partial views

4.0 VISUAL BASELINE

Table 4.1 - Visual Receptors (continued)					
Viewpoint No.	Location	Viewing Direction	Distance to Site	Visual Receptor(s)	Visibility of Site
16	BOAT DY Buxton-HP4 10/1	West	~620m	BOAT users, setting of heritage asset, visitors to golf course	Views are truncated
17	BOAT DY Buxton-HP4 10/1	West	~420m	BOAT users, setting of heritage asset, visitors to golf course	Partial glimpsed views
18	Waterswallows Road near Footpath DY Buxton-HP4 12/4	North west	~475m	Road and footpath users, residents of dwellings, setting of heritage asset	Views are truncated
19	Ashwood Park	North	~740m	Road and park users, setting of heritage asset	Views are truncated
20	A53 Station Road near the Station	North east	~835m	Road users, residents of dwellings, setting of heritage asset	Partial glimpsed views
21	Junction of Footpath DY Buxton-HP4 67/1 and Corbar Road	East	~960m	Road users, residents of dwellings, setting of heritage asset	Views are truncated
22	Corbar Cross near Footpath DY Buxton-HP4 69/4	East	~1330m	Footpath users	Distant partial views
23	Lightwood Road	East	~960m	Road users, residents of dwellings, setting of heritage asset	Views are truncated
24	Combs Moss	South east	~1545m	Access land users	Distant partial glimpsed views
25	Bridleway DY Buxton-HP4 25/1 near Sladen Low	North west	~2010m	Bridleway users	Views are truncated
26	Footpath DY Buxton-HP4 23/2	North	~1505m	Footpath users	Views are truncated
27	Grin Low	North east	~2765m	Footpath users, visitors to country park, setting of heritage asset	Distant partial glimpsed views
28	Black Edge within the Peak District National Park	South east	~1850m	Access land users, visitors to Peak District National Park	Distant partial glimpsed views
29	A6 Buxton Road	West	~180m	Road users, setting of heritage asset	Open and partial views
30	Burbage Edge, in close proximity to the Peak District National Park boundary	North east	~3820m	Access land users, visitors to Peak District National Park	Distant partial glimpsed views