

4.0 VISUAL BASELINE

Approximate extent of Assessment Site



Viewpoint 1 - View looking south west towards the Assessment Site from Footpath DY[Buxton-HP4]2/1. There are open and partial views of the Site from this location.

Approximate extent of Assessment Site



Viewpoint 2 - View looking west towards the Assessment Site from Footpath DY[Buxton-HP4]2/1. There are open and partial views of the Site from this location.

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Approximate extent of Assessment Site



Viewpoint 3 - View looking north west towards the Assessment Site from Footpath DY|Buxton-HP4|2/2 near St Peter’s Road. There are open and partial views of the Site from this location.

Approximate location of Assessment Site



Viewpoint 4 - View looking north towards the Assessment Site from Footpath DY|Buxton-HP4|1/3 near Glenmoor Road. There are open and partial views of the Site from this location.

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Approximate extent of Assessment Site



Viewpoint 5 - View looking north towards the Assessment Site from Footpath DY|Buxton-HP4|1/3 near Nunsfield Road. There are open and partial views of the Site from this location.

Approximate extent of Assessment Site



Viewpoint 6 - View looking east towards the Assessment Site from Footpath DY|Buxton-HP4|1/3. There are open and partial views of the Site from this location.

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Viewpoint 7 - View looking north west towards the Assessment Site from Byway Open to All Traffic DY[Buxton-HP4]10/1 within Buxton & High Peak Golf Course. There are partial views to the upper portions of mature vegetation within the Site from this location.



Viewpoint 8 - View looking north west towards the Assessment Site from Waterswallows Road near Cherry Tree Drive. There are partial glimpsed views to the upper portions of mature vegetation within the Site from this location.

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Viewpoint 9 - View looking north west towards the Assessment Site from the junction of Waterswallows Road and Dakin Avenue. Views of the Site are truncated from this location due to the intervening built form and mature vegetation.



Viewpoint 10 - View looking north towards the Assessment Site from St Peter's Road. There are partial glimpsed views to the upper portions of mature vegetation within the Site from this location.

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Approximate location of Assessment Site



Viewpoint 11 - View looking north east towards the Assessment Site from the junction of Nunsfield Road and Footpath DY[Buxton-HP4]3/1. Views of the Site are truncated from this location due to the intervening built form and mature vegetation.

Approximate location of Assessment Site



Viewpoint 12 - View looking south east towards the Assessment Site from Brown Edge Road. There are open and partial views of the Site from this location.

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Viewpoint 13 - View looking south east towards the Assessment Site from Footpath DY|Buxton-HP4|4/1. There are open and partial views of the Site from this location.



Viewpoint 14 - View looking south towards the Assessment Site from Footpath DY|Buxton-HP4|4/1. There are open and partial views of the Site from this location.

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Approximate location of Assessment Site



Viewpoint 15 - View looking south east towards the Assessment Site from Footpath DY[Buxton-HP4]2/1 near the A6. There are open and partial views of the Site from this location.

Approximate location of Assessment Site



Viewpoint 16 - View looking west towards the Assessment Site from Byway Open to All Traffic DY[Buxton-HP4]10/1 within Buxton & High Peak Golf Course. Views of the Site are truncated from this location due to the intervening landform and mature vegetation.

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Approximate location of Assessment Site



Viewpoint 17 - View looking west towards the Assessment Site from Byway Open to All Traffic DY[Buxton-HP4]10/1 within Buxton & High Peak Golf Course. There are partial glimpsed views to the upper portions of mature vegetation within the Site from this location.

Approximate location of Assessment Site



Viewpoint 18 - View looking north west towards the Assessment Site from Waterswallows Road near Footpath DY[Buxton-HP4]12/4. Views of the Site are truncated from this location due to the intervening landform and mature vegetation.

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Approximate location of Assessment Site



Viewpoint 19 - View looking north towards the Assessment Site from Ashwood Park. Views of the Site are truncated from this location due to the intervening built form, landform and mature vegetation.

Approximate location of Assessment Site



Viewpoint 20 - View looking north east towards the Assessment Site from Station Road near Buxton Station. There are partial glimpsed views to the upper portions of mature vegetation within the Site from this location.

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Approximate location of Assessment Site



Viewpoint 21 - View looking north west towards the Assessment Site from the junction of Corbar Road near Footpath DY[Buxton-HP4]67/1. Views of the Site are truncated from this location due to the intervening built form and mature vegetation.

Approximate location of Assessment Site



Viewpoint 22 - View looking east towards the Assessment Site from Corbar Cross near Footpath DY[Buxton-HP4]69/4. There are distant partial views of the assessment Site from this location.

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Approximate location of Assessment Site



Viewpoint 23 - View looking east towards the Assessment Site from Lightwood Road. Views of the Site are truncated from this location due to the intervening landform and mature vegetation.

Approximate location of Assessment Site



Viewpoint 24 - View looking south east towards the Assessment Site from Access Land on Combs Moss. There are distant partial glimpsed views of the Site from this location.

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Viewpoint 25 - View looking north west towards the Assessment Site from Bridleway DY[Buxton-HP4]25/1. Views of the Site are truncated from this location due to the intervening built form, landform and mature vegetation.



Viewpoint 26 - View looking north west towards the Assessment Site from near Footpath DY[Buxton-HP4]22/2. Views of the Site are truncated from this location due to the intervening mature vegetation.

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Approximate location of Assessment Site



Viewpoint 27 - View looking north west towards the Assessment Site from Grin Low near Footpath DY[Buxton-HP4]58/1. There are distant partial glimpsed views of the assessment Site from this location.

Approximate extent of Assessment Site



Viewpoint 28 (taken February 2024) - View looking south east towards the Assessment Site from Access Land on Black Edge within the Peak District National Park. There are distant partial glimpsed views of the Site from this location.

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Approximate extent of Assessment Site



Viewpoint 29 (taken March 2024) - View looking west towards the Assessment Site from A6 Buxton Road. There are open and partial views of the Site from this location.

Approximate location of Assessment Site



Viewpoint 30 (taken March 2024) - View looking north east towards the Assessment Site from Access Land on Burbage Edge in close proximity to the Peak District National Park boundary. There are distant partial glimpsed views of the Site from this elevated location which is just discerned in the context of the existing built form of the surrounding residential areas within the northern portion of Buxton. From this distance, the Site is perceived through an understanding of the Site's location relative to the existing built form and landscape elements in the view and may not be as apparent therefore to the casual observer.