



High Peak Borough Council

working for our community

Local Development Framework



Landscape Character Supplementary Planning Document

SPD5 March 2006

Adopted

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This Supplementary Planning Document provides guidance for the design of new developments and alterations to existing developments, including associated landscape design. It covers rural parts of High Peak Borough outside the Peak District National Park.¹ It has been prepared under new arrangements introduced by the Planning and Compulsory Purchase Act 2004.

This document covers all forms of development in the countryside, including agricultural, commercial, residential, leisure and tourism development. The Local Plan policy OC1 limits development in the countryside to those uses which are an integral part of the rural economy and which can only be carried out in the countryside.

The SPD supports Policy OC4 of the current Local Plan. OC4 requires development in the countryside to be appropriate to landscape character. The aim of the SPD is to provide guidance on what that means for different Landscape Character Types in the Borough and how it can be achieved. The landscape types are based on those in the Landscape Character Assessment – The Landscape Character of Derbyshire - published by Derbyshire County Council in 2003. The advice provided in this SPD relates solely to the rural areas of the High Peak Borough although many of the development principles apply to all development. A separate SPD exists relating to design in urban areas, this is SPD 2.

For each Landscape Character Type, this SPD identifies key characteristics and their implications for the siting, design and appearance of new development. Please note that this guidance refers only to policy OC4 and its associated policy OC1. There will be other planning policies to consider and it is essential that prior to submitting a planning application the High Peak Local Plan is consulted. Details of the Local Plan are included in the Sources of Information section of this document.

The various pieces of guidance in the SPD are intended to be used selectively, where they are appropriate. Not all the design ideas will be relevant in all cases. The suggested solutions to problems will only help when applied appropriately. This is not an arbitrary approach that assumes that the ideal answer is known before considering the question. The aim is not to develop copies of the traditional style buildings but to create buildings which respond sustainably to their surrounding landscape character.

The prime aim of the guidance is to prompt the applicant to undertake a specific design exercise, drawing on the material in the SPD. In this way applicants will be helped to establish a design concept for their particular proposal that meets the objectives of the policy and therefore can be permitted.

The Approach

This Supplementary Planning Document serves as a new approach to guiding development. This new approach regards all landscapes as valuable and seeks to protect their essential character by making sure that the change that takes place supports rather than erodes landscape character. Where it also meets the needs of local communities, defined by policy OC1, and the design requirements of policy OC4, it should be allowed.

Landscape

The common view of landscape tends to be just that – the view. While landscape includes the view it is also much more; it records the interaction that humans have with the natural environment. A simple way of defining landscape is described by Nan Fairbrother²:

Landscape = habitat + man

¹ The Peak District National Park Authority is the planning authority within its boundaries.

Habitat exists without the presence of humans. The way that humans have shaped and used the land around them creates a landscape that expresses the natural environment, human culture, the economy and the history of people who have lived and worked there

Landscape in the High Peak

The landscapes in the High Peak are spectacular and varied. The most obvious variation is the split between the gritstone Dark Peak and the limestone White Peak. This divide is very striking, not least because it is so abrupt. The clear differences between the two areas are valued and need to be maintained. It is also important to maintain the distinctions between the Landscapes Character Types that exist within these two main areas. It is the diversity between different landscapes that makes them distinctive and valued.

History in the High Peak

The High Peak has long been a place of human settlement; there is evidence in the limestone uplands of Stone Age clearances for stock rearing and crop production and it is probable that Bronze Age mining took place. These two land uses have continued through to the present day, although their scale and how they shape the landscape has changed over the years.

Properties that were built to house workers and enable these land uses were built from the locally available materials namely the limestone and the gritstone. A locally distinctive style of building developed which had a direct relationship to the opportunities and materials available in the landscape.

The construction of the canal and the railways in the nineteenth century changed the area forever by opening the High Peak to more trade with neighbouring areas. This ended the reliance on local materials for construction and the distinctive traditional building style – the vernacular – began to be diluted with materials and designs from elsewhere.

Towards a New Vernacular

The risk of losing local identity and dissolving the strong character that made places distinctive is increasingly acknowledged. The purpose of this SPD is to encourage development that will strengthen the landscape character of the High Peak whilst also taking on the new challenge that individual buildings and development should be sustainable. The opportunity to deliver such benefits should be considered in the design of new buildings and incorporated into them where possible. This approach is encouraged by the Countryside Agency in 'Towards a New Vernacular' the principles of which are explained in the additional information section of this document.

Concept Statements

For all but the most minor developments, the council are encouraging applicants to present the design process in the form of a short Concept Statement. These are simple one or two page documents that show how a design concept has been developed. The method for producing concept statements is described in the additional information section of this document.

² Fairbrother, N. 1970, New Lives, New Landscapes, p2

The purpose of this document is not to stifle new and innovative development. Indeed, exciting and innovative design is encouraged. However, there is a need to ensure that future development responds to the landscape context including aspects of the traditional style so that it reinforces local distinctiveness.

General principles regarding the siting and design of large scale developments is provided in the additional information section of this document. These principles are to be followed together with additional guidance on how to ensure that such buildings relate to their setting and different Landscape Character Types is provided in the separate guidance.

This guidance does not provide building designs. It is not a pattern book, or a list of design features regarded as good or bad. It does not give design answers, but it gives a route that will lead to a design answer.

It aims to help applicants and agents to think about the design of buildings in two ways:

1. How have buildings traditionally responded to the landscape?

What is it that makes them fit in with the landscape?

What lies behind the distinctive character that is recognisable as this part of High Peak?

2. Can any of these things help with the design of new buildings?

There are then four steps to follow:

Step One:

Find which Landscape Character Type the site is in using the map on page 11

Look at the section of the SPD that deals with that Landscape Character Type

Are there any points that are particularly relevant to your site or proposal?

Step Two:

Look at your site and its wider landscape setting. Think about how best to fit the development into the local landscape. You may find it helpful to look at surrounding development, especially within the same Landscape Character Type, to see how it relates to the landscape. Some key questions to consider are:

Where on the site?

What is the relationship of new development to the shape of the land? How does development relate to existing buildings, trees, habitats and other landscape features?

What shape of development?

Consider the height, width and depth of new development and the shape of any enclosures.

What type of development detail?

Consider the colours and textures of materials for the walls and roof of buildings and for hardstanding and other surfaces. Also consider the detailed design of buildings including the pattern and shape of windows and doors.

How to relate to the landscape setting?

What types of boundaries will help to tie development into the landscape? Would appropriate tree planting or habitat creation help to link development to the wider landscape?

Step Three:

Use the material in the SPD to help with any of the issues above. Not all of it will be relevant. Select relevant aspects from the guidance that can be used to help in the design of your proposal.

Step Four:

Prepare your planning application, including plans and sketches. Demonstrate how you have considered the above issues in your design. A concept statement will help to summarise the key issues.

High Peak Local Plan - Key Policies

OC1 - Countryside Development

The countryside will cover all land beyond the built-up area boundaries defined on the proposals map, including the Green Belt and Special Landscape Area.

Within the countryside, planning permission will be granted for development which is an integral part of the rural economy and which can only be carried out in the countryside provided that individually or cumulatively:

- the development will not detract from an area where the open character of the countryside is particularly vulnerable because of its prominence or the existence of a narrow gap between settlements; and
- the development will not generate significant numbers of people or traffic to the detriment of residential amenity, highway safety, landscape or air quality or otherwise have an unacceptable urbanising influence; and
- the development will not have a significant adverse impact on the character and distinctiveness of the countryside.

Policies relating to specific categories of development acceptable in the countryside can be found under individual topic headings elsewhere in the plan.

OC4 - Landscape Character and Design

Planning permission will be granted for development considered appropriate in the countryside provided that its design is appropriate to the character of the landscape. Appropriate design of development shall accord with the characteristics of the type of landscape within which it is located including having regard to and conserving:

- the landform and natural patterns of drainage;
- the pattern and composition of trees and woodland;
- the type and distribution of wildlife habitats;
- the pattern and composition of field boundaries;
- the pattern and distribution of settlements and roads;
- the presence and pattern of historic landscape features;
- the scale, layout, design and detailing of vernacular buildings and other traditional man made features.

Existing features which are important to the local landscape character, shall be retained, incorporated into the development and protected during construction work.

Where appropriate the local planning authority will impose planning conditions and/or seek to enter into a planning obligation under section 106 of the Town and Country Planning Act 1990.

Towards a New Vernacular

This document was produced by the Countryside Agency to encourage a high standard of development in the countryside that contributes to landscape character. The aim of the document is to explain that high standards of development are not simply aesthetic and should include evidence of sustainable design and construction in order to develop a future heritage that is meaningful and viable. Development should aim to contribute positively to an area making it a pleasant place to be and incorporating social, environmental and economic benefits. This approach is established in broad terms by recent government policy in PPS1, PPS7 and PPS9. The opportunity to deliver such benefits should be considered in the design of new buildings and incorporated into them where possible. The following principles are reproduced from 'Towards a New Vernacular' and may help designers to consider the impact of development on the wider environment.

1. Energy

Energy consumption in construction and in use should be minimised and passive solar gain should be maximised. Renewable energy should be included in the construction, so that heat and or electricity is harnessed from renewable sources and in ways which integrate with the form and function of the building.

2. Materials

Building materials should be long-lasting or from a renewable source. They should be capable of maintenance and sympathetic repair on a long-term basis - appropriate materials and skills need to be available. Local materials are an important part of local distinctiveness, they help to create the sense of place and value in our towns and villages. Care needs to be taken with their sourcing; for example, quarries and brick works may provide materials and local employment but they also impact on the landscape. Small scale, sensitively sited works are likely to be more sustainable. Care should be taken that local sources are sustainable.

3. Flexibility

Buildings should be capable of adapting to different occupancies and uses over time. For example, long structural spans across the building will allow for later adaption. Prefabrication is increasingly used because it offers rapid construction. These buildings are often criticised as being unsympathetic to local character but they can be built in a number of forms. However, the off-site construction method does not support the use and maintenance of local building skills and materials and the future structural flexibility of prefabricated buildings might be limited. Their long-term maintenance, repair and adaptability could be problematic.

4. Quality

Buildings should be healthy, give delight and inspiration and be simple to manage. Designers should use natural materials rather than paints and plastics with toxic solvents and admit sunlight wherever possible to brighten interior space. The internal space should avoid congestion, allow for privacy and relate well with the space around the building.

5. Environment

New development should seek to enhance the landscape, local character and the natural ecosystem. It should be sympathetic to the existing land form, settlement pattern and individual buildings. It should seek to retain the existing ecosystem by returning surface water to the soil, retaining hedges and trees, recycling wastes and avoiding pollutants.

6. Community

Development should be part of a viable community. Commercial or industrial development should provide an economic contribution to the area, for example by providing local employment. New housing should be located conveniently for facilities such as public transport, shops and green space. Designers should also think carefully about how a place will function as research shows that residents do not necessarily use the closest facilities.

Concept Statements

Preparing a concept statement may make the consideration of an application easier as it will provide information to help the development control staff evaluate the proposal.

A concept statement sets out the design process and the sort of place that should result. It helps to speed up the planning process by explaining the approach taken to the proposed development.

You do not require any design or buildings skills to undertake a Concept Statement. The process is simple, quick and uses mainly common sense. It is designed to be universally applicable to any development and any person proposing it.

The version of a concept statement approach set out in this SPD is based on the model already being promoted by the Countryside Agency. It is in a simpler format here, more appropriate to this particular guidance. It rests on the same principles, that of explaining how the design is:

1. applying established objectives and aims to the specifics of a particular site
2. using the nature of the site and surroundings to drive the design process
3. looking for positive outcomes wherever possible
4. focusing on the most important aspects

The process is simple. It starts with an assessment of the assets of the site, these include any physical features on the land of whatever kind. Refer back to the landscape character as described in this SPD and consider how the site assets relate to the character as described. Examples are:

- traditional buildings;
- natural habitats;
- water courses or ponds;
- trees; and
- views of the surrounding countryside.

Other assets might be in the form of past uses, history or heritage of the site, current uses and appreciation of the site by others.

These are put alongside the objectives of the local council and the government for development in the countryside. Issues here include:

- appropriate design (what this SPD is all about);
- the protection, enhancement and restoration or expansion of natural habitat (PPS9);
- the restoration of landscape character where that has been eroded;
- the planting of suitable trees and other vegetation where appropriate to create a setting for the development;
- minimising the use of natural resources; and
- seeking water conservation by sustainable drainage and rain water collection.

The creative part is then to think of ways in which the assets of the site could be used to guide the development to contribute to any of these issues. It will not usually be possible to contribute to them all. The ones most relevant to the particular site are the ones to be used to shape the proposals.

This is easily recorded on a base plan and a simple set of design principles developed. This is not about detailed design but about getting the basic principles right. This statement will help explain and justify the proposals to the local authority and so should increase the chances of a favourable decision.

Conservation and enhancement of biodiversity

Biodiversity refers to the variability within living organisms. New developments should conserve important wildlife habitats and species and wherever possible, applicants should consider opportunities to enhance wildlife habitats. Development should not increase the fragmentation and isolation of semi-natural habitats but should create new habitats to expand and link existing areas where possible.

Biodiversity is an important element of the landscape. Each Landscape Character Type is associated with a range of habitats that are characteristic of that landscape. Expanding these characteristic habitats will often help to promote local

distinctiveness and to protect biodiversity. Any habitat creation proposals must take account of the ecological characteristics of the site and any nearby habitats.

The table below shows the habitats that are characteristic and that may be appropriate for habitat creation within each Landscape Character Type. The table has been extracted from the Landscape Character of Derbyshire and should be read together with the Peak District Biodiversity Action Plan which is available online. To find out more, refer to the Further Information section of this document.

	Landscape Types								
	Dark Peak				White Peak				
	Open Moors	Enclosed Moorland	Moorland Fringe	Settled Valley Pastures	Riverside Meadows	Plateau Pastures	Limestone Moorland	Limestone Slopes	Limestone Dales
Primary Habitat - prominent and key characteristic ●									
Secondary habitat - variable and local characteristic ○									
Locally significant - containing rare species ✕									
Not Applicable -									
Habitat Types									
Ancient & semi natural broadleaved woodland	-	-	✕	●	-	○	-	○	●
Wet woodland	-	-	-	●	●	-	-	-	●
Veteran trees	-	-	-	●	-	-	-	-	-
Ancient and species rich hedgerows	-	-	-	●	-	-	-	-	-
Floodplain grazing marsh	-	-	-	-	●	-	-	-	○
Rush pasture	○	●	●	●	●	-	-	-	-
Reedbeds	-	-	-	●	●	-	-	-	-
Lowland fen meadows	-	-	-	○	●	-	-	-	○
Neutral grassland	-	-	-	●	●	○	○	○	○
Lowland calcareous grassland	-	-	-	-	-	●	●	●	●
Lowland dry acid grassland	-	●	●	○	-	-	-	-	-
Upland heaths	●	●	●	-	-	-	-	-	-
Standing open waters & canals	-	-	-	●	●	-	-	-	●
Rivers and streams (river corridors)	-	○	-	●	●	-	-	○	●

Large Scale Developments

Please note that this guidance is relevant to permitted development where prior approval from the Council is necessary. Please check with High Peak Borough Council planning department whether permitted development rights apply.

Large buildings are difficult to assimilate into any landscape. However, this does not mean that it is not possible for such buildings to strengthen the character and distinctiveness of an area. After all, many of the landscapes in the High Peak are, fundamentally, working agricultural landscapes. The aim of this guidance is not to camouflage and disguise the existence of such buildings but to help them to contribute rather than detract from the landscape character. The following principles should be applied where appropriate to large scale development in any of the landscape types. More detailed guidance on how such developments can be assimilated into the different landscape character types is available in the separate relevant sections of this SPD.

- Where possible new buildings should be sited as part of or adjacent to the existing complex
- Buildings should not be sited on the skyline and should use hollows and natural backdrops to reduce the impact
- New farm buildings should avoid detracting from the farm dwelling which is commonly fundamental to a farm complex
- It is usually best for new buildings to follow the alignment of existing traditional buildings
- Very large new buildings should be sited on the far side of the farm house or complex as viewed from the nearest roads
- Large blank walls should be broken up by variations of colour or materials
- Consider splitting large single span roofs into multispans so as to reduce the apparent scale of the building and help to assimilate it with existing traditional buildings
- Isolated buildings should use the natural topography and landscape features to blend with the surroundings – the aim is to blend and not camouflage new buildings

Sources of Information

High Peak Borough Council Planning Department

High Peak Borough Council Planning Department can be contacted via email: localplan@highpeak.gov.uk The local plan can be viewed online along with other supplementary planning documents which may be relevant: <http://www.highpeak.gov.uk/planning/>

Alternatively call the council switchboard on 0845 129 7777 (8am - 8pm) to find out where the local plan can be viewed or to speak to a member of the planning department



The Landscape Character of Derbyshire

This document is available in two formats from Derbyshire County Council.

Written descriptions for the Landscape Character Types of Derbyshire, supported by photographs and tables, have now been published in the Landscape Character of Derbyshire document. The document is available in paper format at a cost of £40 each or as a CD-Rom costing £10 each.

Contact Tracey.Frost@derbyshire.gov.uk to order a copy or, phone the 'Call Derbyshire' contact centre on **0845 605 8058** between 8.00am to 8.00 pm, Monday to Friday, and Saturdays 9.30am to 4.00pm.

It is also available to view and download in PDF format from the Council's website:

<http://www.derbyshire.gov.uk/environment/planning/landscape/>



Towards a New Vernacular

The document is available to download on the Countryside Agency website:

http://www.countryside.gov.uk/Images/94074%20CA%20180_tcm2-20979.pdf

It is also available in paper format from the Countryside Agency:

Telephone Ordering: 0870 120 6466, Monday to Friday, 8am-6pm

Please quote reference code **CA 180**



Concept Statements and Local Development Documents

The document is available to download on the Countryside Agency website:

http://www.countryside.gov.uk/Publications/articles/Publication_tcm2-13008.asp

It is also available in paper format from the Countryside Agency:

Telephone Ordering: 0870 120 6466, Monday to Friday, 8am-6pm

Please quote reference code **CA 149**

Peak District Biodiversity Action Plan

This document is available on line only at: <http://www.peakdistrict-nationalpark.info/place/BAP/>

The plan is co-ordinated by:

Ecology Service Manager, Peak District National Park Authority,

Aldern House, Baslow Road,

BAKEWELL, Derbys. DE45 1AE

Telephone (01629) 816330

Fax (01629) 816310

Email: rwf@peakdistrict-npa.gov.uk

Glossary of Terms

Amenity trees

Tree groups and small shelter belts associated with settlements

Catslide roof

A roof with a higher end abutting a wall/larger building

Dense or densely scattered

Regularly occurring in the landscape to form a prominent feature

Dormer window

A vertical window built out as a projection from a sloping roof

Gable

The triangular portion of a wall at the end of a pitched roof, runs from the eaves to the ridge

Jamb

Post for a door or window

Landcover

Combinations of land use and vegetation that cover the land surface

Landform

Combinations of slopes and elevation that produce the shape and form of the land surface

Landscape

Human perception of the land combined with knowledge and identity of a place

Landscape character

A pattern or combination of elements that occurs consistently in parts of the landscape

Landscape Character Type

A generic term for landscape with a consistent, homogeneous character. They share common combinations of geology, topography, vegetation and human influences

Land use

The primary use of the land, inclusive of both rural and urban activities

Lintel

A beam supporting the weight above a door or window opening

Nucleated

Compact group of properties in an otherwise open and unsettled landscape

Open or unwooded

Occurring in upland regions or along river corridors, where shallow soils, heavy waterlogged soil or management practices inhibit tree growth

Pitch

The slope of a roof

Pitched roof

A roof sloping downwards in two parts from a central ridge forming a gable at each end

Plantation

Planned woodland often block shaped with a regular outline

Quoins

Bricks or stones forming the corners of an exterior wall these are often larger than the stones or bricks that make up the rest of the wall

Regular woodland

Those with regular shaped outlines often associated with a planned landscape such as those associated with Parliamentary enclosure or estate ownership

Semi-natural woodland

A species rich woodland that is not necessarily ancient

Sill

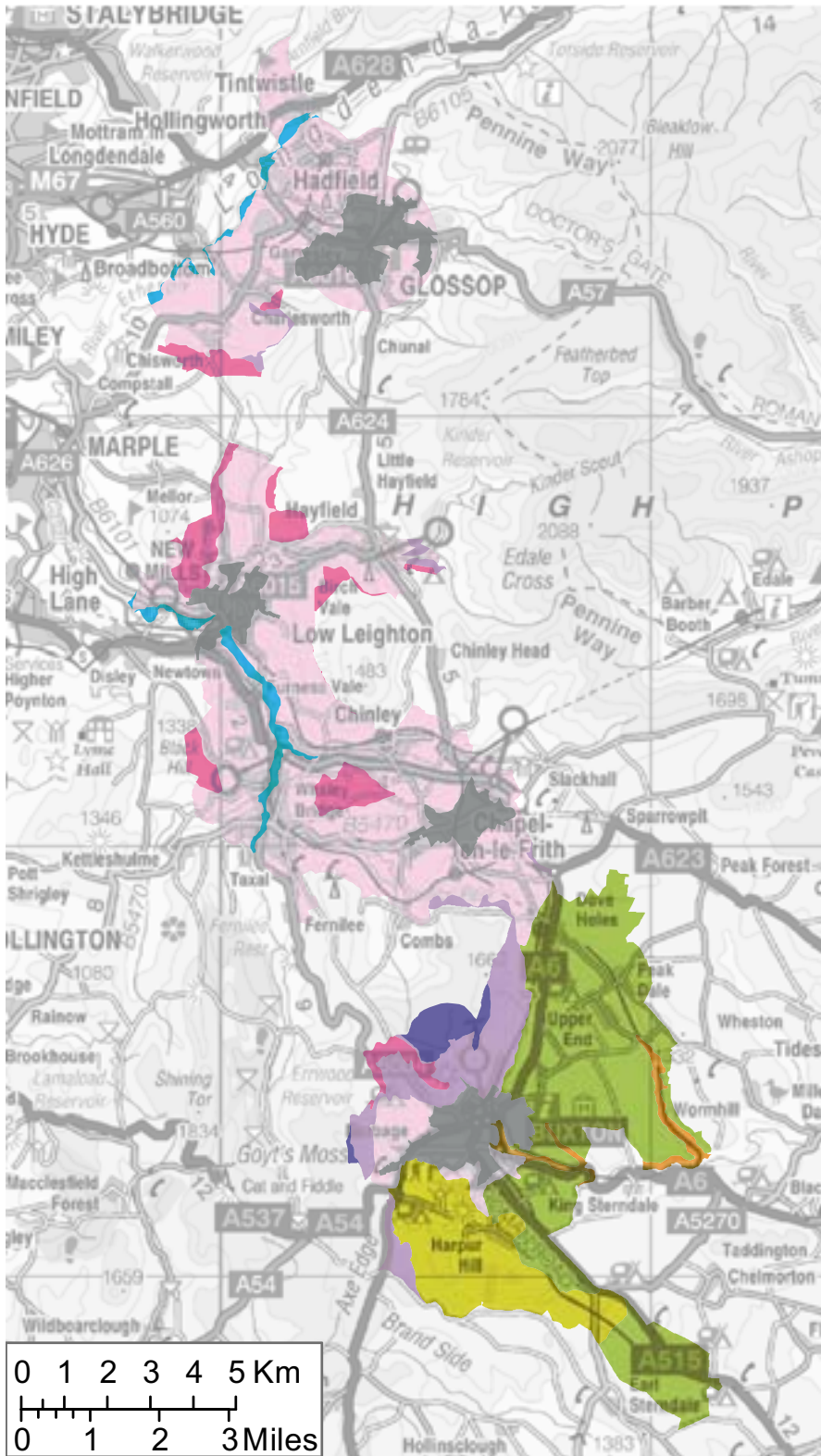
Lowest horizontal part of a frame structure (usually a window) resting on the foundation wall

Thinly scattered

Woodland that is not a key characteristic of the landscape but apparent in the larger scale

Watercourse trees

Trees that occur along a stream or river



Landscape Character Types

White Peak

- Plateau Pastures
- Limestone Moorland
- Limestone Dales

Dark Peak

- Open Moors
- Moorland Fringe
- Enclosed Moorland
- Settled Valley Pastures
- Riverside Meadows
- Urban

This map is based on:
The Landscape Character of Derbyshire
 Derbyshire County Council (2003)

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Plateau Pastures

Landscape Character

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.

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

Recent Landscape Impacts

Much of the traditional character has been eroded by post war developments that were not designed in response to the landscape's strengths and constraints and so have little linkage to the wider locality. These developments are in the form of large agricultural and industrial sheds as well as quarry settlements

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.

Development and the Landscape



Limestone dry stone walls around properties connect development with the wider landscape



Larger developments should use small plantations of trees in groups around the property area whereas individual trees are more appropriate around small or isolated developments

The impact of hardstanding and other surfaces should be considered, including the colour, brightness, reflectivity of the surface and how it would appear in the landscape from a distance

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

Please refer to the Peak District Biodiversity Action Plan for further, detailed information.

Small-scale Development

Building Form



Terraced properties should have a narrow frontage and deep sides, following the distinctive traditional style



Plain elevations with no porches and with doors and windows recessed into walls



A simple and robust building form with minimal detailing

Conversion of farm buildings should maintain a simple, functional form and not involve additional development

Properties should have a steep roof of between 26-32°, following the distinctive traditional form

Building Detail



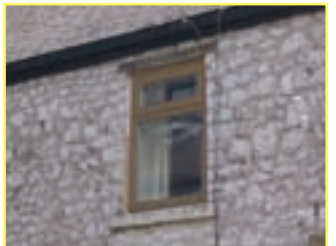
Give particular consideration to the design and proportions of windows, lintels, sills and jambs



Roofs should be flush to the walls of the house with plain verges and no fascia or barge boarding



Downpipes and guttering should be discreet, black and located close to the eaves of the house



Windows should be set below the roofline and not break the continuity of the eaves. Dormer windows are not appropriate



Materials, textures and colours should reflect local, characteristic buildings



Chimneys should be substantial and on gable ends or along terraces

Large-scale Development

Building Form



Prefabricated metal buildings do not weather well and remain obtrusive within the landscape. For this reason, materials that do weather well and are sympathetic to the landscape are preferred. Examples include vertical slatted boarding, coloured concrete to blend with existing buildings or reclaimed stone.

New buildings should be kept as small as is practically possible and reflect the scale, proportions and form of existing traditional farm-outbuilding

Buildings should be durable; easy and economic to repair

Building Detail



Colours should reflect those of existing, traditional limestone buildings, these are bluey grey tones



Some stone detailing helps to assimilate new development into the existing landscape setting



New buildings should be no lighter or brighter than existing buildings



Darker roofing than walling gives weight and reduces visual impact and reflection on larger buildings



Downpipes and guttering should be discreet, black and located close to the eaves of the building

Please Note: Use the landscape rather than this document as a colour guide as digital colours may vary.



© Derbyshire County Council / Peak Pictures

Limestone Moorland

Landscape Character

An undulating highland landscape of rough grazing and stock rearing, with prominent limestone outcrops and open, expansive views. The Limestone Moorlands are essentially a treeless landscape except for plantation blocks in and around the edges of development. This is a landscape of open areas bounded by dry stone walls. It is mainly unsettled with only occasional farmsteads and small hamlets. The result of this lack of settlement is expansive vistas. Building materials are limestone with gritstone detailing. Buildings are enclosed by low dry stone walls built from limestone and this visually ties them to the wider landscape.

Key Landscape Characteristics to Consider

- Undulating highland plateau with steep slopes and no natural water features due to the permeable nature of the limestone bedrock and the gradient of the landscape
- Open and expansive vistas
- Essentially a treeless landscape with only occasional plantation woodlands often associated with built development
- Extensive areas of rough grassland with rocky outcrops and scree
- Enclosures of approximately 1.5 – 3 hectares and buildings, enclosed by low limestone dry stone walls
- Occasional winding roads following the contours of the land
- A sparsely settled landscape with clearly defined areas of settlement and large open areas, including hill summits
- Occasional farmsteads, some of which are now derelict
- Characteristic buildings are constructed from rough limestone rubble with gritstone lintels, sills and jambs
- Porches and extensions, with catslide roofs, create a built form with complexity and containment and reduce the utilitarian appearance of the buildings
- Gritstone buildings are found near to the boundary of the Dark Peak as this material was readily available at the time of construction
- Roofs are generally dark slate with very shallow eaves and substantial chimneys

Recent Landscape Impacts

The landscape character has been affected by a large industrial estate which has its origins in war time land-ownership. The Harpur Hill development is uncharacteristically high on the moorland and does not follow the characteristic development pattern.

Development Principles

This is an open landscape with expansive views and very limited development. In such an unsettled landscape, any new development is likely to have a significant effect on the open character. For this reason new development is likely to be limited by policy OC1.

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 achieve 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.

Development and the Landscape



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Open, exposed hill summits and skylines remain free of buildings and structures

The impact of hardstanding and other surfaces should be considered, including the colour, brightness, reflectivity of the surface and how it would appear in the landscape from a distance

Within the Limestone Moorlands isolated large buildings do not occur. Buildings are grouped as part of an existing farmstead complex

Developments should be contained in low, limestone, dry stone walls

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

Planting and Biodiversity Guidance

Where possible new development should include appropriate creation of wildlife habitats. Derbyshire County Council has identified priorities for this Landscape Character Type, which are summarised below. For full details, please refer to 'The Landscape Character of Derbyshire' (Derbyshire County Council, 2003).

An undulating upland landscape of rough grazing with no trees

- Where opportunities arise, the removal of coniferous plantation woodland should be encouraged as the existing character is open and unwooded

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

Small-scale Development

Building Form



Porches and extensions should be lower than the main building and use catslide roofs



Properties should have a steep roof of between 26-32°, following the distinctive traditional form



Terraced properties should have a narrow frontage and deep sides



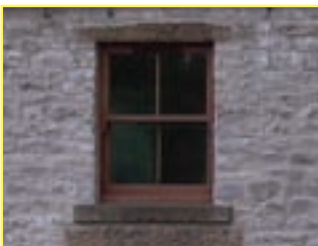
A simple and robust building form with minimal detailing

Conversions of farm buildings should maintain a simple, functional form and not involve additional development

Large isolated properties should have a broad front elevation with narrow sides

Properties should have a steep roof of between 26-32°, following the distinctive traditional form

Building Detail



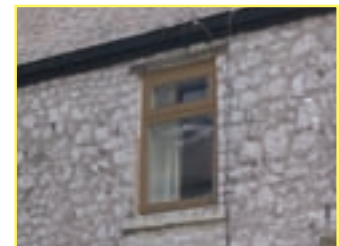
Give particular consideration to the design and proportions of windows, lintels, sills and jambs



Roofs should be flush to the walls of the house with plain verges and no fascia or barge boarding



Downpipes and guttering should be discreet, black and located close to the eaves of the house



Windows should be set below the roofline and not break the continuity of the eaves. Dormer windows are not appropriate



Materials, textures and colours should reflect local, traditional buildings



Chimneys should be substantial

Large-scale Development

Building Form



Prefabricated metal buildings do not weather well and remain obtrusive within the landscape. For this reason, materials that do weather well and are sympathetic to the landscape are preferred. Examples include vertical slatted boarding, concrete to blend with existing buildings or reclaimed stone.

New buildings should be kept as small as is practically possible and reflect the scale, proportions and form of existing traditional farm-outbuilding

Buildings should be durable; easy and economic to repair

Building Detail



Colours should reflect those of existing, traditional limestone buildings, these are blue/grey tones



Downpipes and guttering should be discreet, black and located close to the eaves of the building



Darker roofing than walling gives weight and reduces visual impact and reflection

New buildings should be no lighter or brighter than existing buildings

Please Note: Use the landscape rather than this document as a colour guide as digital colours may vary.



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Limestone Dales

Landscape Character

The valley sides are often sheer with rocky cliffs and scree slopes making them largely inaccessible. Many dales are used as transport corridors with roads and railways running alongside watercourses. In some places grazing and thin soils have led to the retention of some original habitats such as ancient woodland and species rich calcareous grasslands. The steep sides and the narrowness of the valleys create a strong sense of enclosure and where there are no transport routes they are tranquil and secluded. This is an unsettled landscape.

Key Landscape Characteristics to Consider

- Very steeply sloping valley sides
- Frequently bare rock outcrops and scree slopes
- Very shallow loamy soils over carboniferous limestone
- Blocks of ancient woodland
- Areas of scrub dominated by hawthorn
- Rough grazing by sheep in enclosures bounded by dry stone walls

Recent Landscape Impacts

Great Rocks Dale has considerable industrial development that impacts on the landscape character. Extending this area would not be appropriate in terms of landscape character as the landscape is not suited to large scale developments.

Development Principles

This is an enclosed landscape with steep uninhabitable slopes and has very limited development. In such an unsettled landscape, new development is likely to have a significant effect on character. For this reason new development is likely to be limited by policy OC1.

High Peak Borough Council Planning Policy OC4 requires new development to contribute to and not erode the landscape character and sense of place. The most appropriate way to achieve this is to ensure that buildings respond to the landscape character by following the design principles below. In areas within this landscape type where the landscape character has been eroded by previous activity any design approach should aim to improve and/or restore the landscape character.

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.

Development and the Landscape

Development should be located in the valley bottom, never up the valley sides

Development should be set back from the road with woodland screening where appropriate

The impact of hardstanding and other surfaces should be considered, including the colour, brightness and reflectivity of the surface and how it would appear from a distance

Developments should be contained in low, limestone, dry stone walls

Planting and Biodiversity Guidance

Where possible new development should include appropriate 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).

Narrow deeply incised river valleys with widespread large semi-natural woodland, much of ancient origin and scattered watercourse trees

- Conserve and restore all ancient woodland sites by natural regeneration or use of locally occurring native species
- Ensure the use of indigenous tree and shrub species, including a proportion of large, long lived species
- Ensure a balance is maintained between new woodland planting and areas of nature conservation value
- Enhance the visual and ecological continuity of river corridors by management, natural regeneration and planting of riparian trees

Habitat Creation and Enhancement

The following habitat types would be appropriate for creation and enhancement:

Primary habitat type:

- Ancient and semi-natural broadleaved woodland
- Wet woodland
- Lowland calcareous grassland
- Standing open waters and canals
- Rivers and streams (river corridors)

Secondary habitat type:

- Floodplain grazing marsh
- Lowland fen meadows
- Neutral grassland

Small-scale Development

Building Form

Conversions of farm buildings to non-agricultural use should not involve additional development, the aim being to maintain the simple, functional form

Roofs should be of a pitch between 26-32° and covered with stone tiles or dark slate

A simple and robust building form with minimal detailing

Plain elevations with no porches and with doors and windows recessed into walls

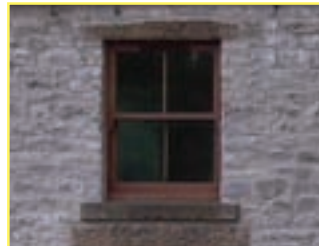
Building Detail



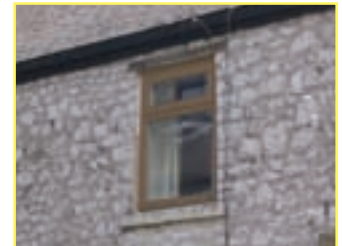
Roofs should be flush to the walls with plain verges and no fascia or barge boarding



Downpipes and guttering should be discreet, black and located close to the eaves of the house



Give particular consideration to the design and proportions of windows, lintels and sills



Windows should be set below the roofline and not break the continuity of the eaves. Dormer windows are not appropriate



Materials, textures and colours should reflect local, characteristic buildings

Large-scale Development

Building Form

Prefabricated metal buildings do not weather well and remain obtrusive within the landscape. For this reason, materials that do weather well and are sympathetic to the landscape will be preferred. Examples include vertical slatted boarding and coloured concrete to blend with existing buildings or reclaimed stone

New buildings should be kept as small as is practically possible and reflect the scale, proportions and form of existing traditional outbuildings

Buildings should be durable; easy and economic to repair

Building Detail



Colours should reflect those of existing, traditional limestone buildings; blue-grey



Some stone detailing helps to assimilate new development into the existing landscape setting



Darker roofing than walling gives weight, reduce visual impact and reflection on larger buildings



Downpipes and guttering should be black, discreet and located close to the eaves of the building

New buildings should be no lighter or brighter than existing buildings

Please Note: Use the landscape rather than this document as a colour guide as digital colours may vary.



Open Moors

Landscape Character

This is a high landscape of hill summits and moorland plateaux on hard upstanding millstone grit. The gritstone is overlain by acidic peat and blanket bog so has little agricultural value and is used for sheep grazing or grouse rearing. The vegetation is dominated by semi-natural heather moorland. The lack of trees makes for a very open landscape with expansive and long distance views. This is an unsettled landscape, although there is evidence of prehistoric use of the landscape.

Key Landscape Characteristics to Consider

- Gently to moderately rolling highland plateau
- Raw peat soils and blanket bogs over gritstone
- Distinct absence of trees
- Unenclosed heather moorland extensively grazed by sheep
- Many important archaeological (prehistoric) features
- Open and exposed landscape with expansive views

Development Principles

This is an open landscape with expansive views and has very limited development, it has been unsettled since prehistoric times. In such an unsettled landscape, any new development is likely to have a significant effect on the open character. For this reason new development is likely to be severely limited by policy OC1.

Development and the Landscape

This is an undeveloped and open landscape, any artificial structure would be intrusive and would heavily impact on the landscape character

Any development would need to blend with the landscape and not interrupt or affect the open, unsettled character

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).

Open and rolling treeless landscape of heather moorland
– woodland planting is not appropriate

Habitat Creation and Enhancement

The following habitat types would be appropriate for creation and enhancement:

Primary habitat type:

- Upland heaths

Secondary habitat type:

- Rush pasture



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Moorland Fringe

Landscape Character

An unsettled landscape on the upper slopes and edges of upland valleys shaped by the underlying gritstone. The steep slopes and hard rock mean that soils are thin, free draining and acidic. There are some distinct rocky edges and outcrops. The main land use is extensive sheep grazing due to the altitude and poor soils. Fields are large scale, regular and enclosed by dry-stone walls. Farmsteads built when the landscape was first divided into fields are sparsely scattered across the area and are built from gritstone, often with a stone roof. Due to the climate and soils this is a largely treeless landscape except for occasional tree groups which shelter the farmsteads. This is an open, largely empty landscape with panoramic views

Key Landscape Characteristics to Consider

- Shallow peaty soils over gritstone
- Exposed rock and scree slopes
- Moderate to steep upland slopes fringing the open moors
- Distinct absence of trees
- Extensive semi-natural habitat of heather with rushes in damp hollows
- Unenclosed moorland slopes grazed extensively by sheep
- Open and exposed landscape with expansive views
- Roofs are generally dark slate or stone tile

Recent Landscape Impacts

There is evidence of insensitive conversion of farm properties to residential properties in this landscape type. Where such conversions take place, the simple form and rhythm of the property should be retained and any boundary treatment must be sympathetic to similar surrounding boundaries such as dry stone walls.

Development Principles

This is an open landscape with expansive views and very limited development. In such an unsettled landscape, any new development is likely to have a significant effect on the open character. For this reason new development is likely to be limited by policy OC1.

High Peak Borough Council Planning Policy OC4 requires that new development must contribute to and not erode the landscape character and sense of place. The most appropriate way to achieve this is to ensure that buildings respond to the landscape character by following the design principles below. In areas within this landscape type where the landscape character has been eroded by previous activity any design approach should aim to improve and/or restore the landscape character.

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Development and the Landscape

This is a landscape of isolated single properties, large clusters of buildings would not be appropriate

The impact of hardstanding and other surfaces should be considered, including the colour, brightness and reflectivity of the surface and how it would appear from a distance

Development should be contained in low, gritstone, drystone walls



Properties should be nestled into the moorland side below the summit

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).

A steeply sloping, upland landscape of rough grazing fringing the high moors with no trees

- Where opportunities arise, the removal of coniferous woodland should be encouraged.

Habitat Creation and Enhancement

The following habitat types would be appropriate for creation and enhancement:

Primary Habitat Type:

- Rush pasture
- Lowland dry acid grassland
- Upland heaths
- Locally significant (containing rare species):
Ancient and semi natural broadleaved woodland

Small-scale Development

Building Form



Buildings should be two storeys with a broad front elevation and narrow sides

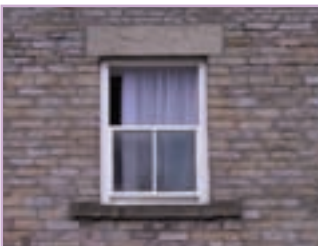
Conversions of farm buildings should maintain a simple, functional form and not involve additional development

Plain elevations with no porches and with doors and windows recessed into walls

Properties should have a broad front elevation with narrow sides and a steep roof of 26 - 32°

A simple and robust building form with minimal detailing

Building Detail



Give particular consideration to the design and proportions of windows, lintels and sills



Roofs should be flush to the walls of the house with plain verges and no fascia or barge boarding



Downpipes and guttering should be discreet, black and located close to the eaves of the house



Windows should be set below the roofline and not break the continuity of the eaves. Dormer windows are not appropriate



Materials, colours and textures should reflect local, characteristic buildings



Wide door openings

Large-scale Development

Building Form



Prefabricated metal buildings do not weather well and remain obtrusive within the landscape. For this reason, materials that do weather well and are sympathetic to the landscape will be preferred. Examples include vertical slatted boarding and painted concrete to blend with existing buildings or reclaimed stone.

New buildings are kept as small as is practically possible and reflect the scale, proportions and form of existing traditional farm-outbuildings

Buildings should be durable; easy and economic to repair

Building Detail



Darker roofing than walling gives weight and reduces visual impact and reflection



Some stone detailing helps to assimilate new development into the existing landscape setting



Downpipes and guttering should be discreet, black and located close to the eaves of the building



Colours should reflect those of existing, traditional gritstone buildings; warm brown or deep green which reflect colours in the wider landscape

New buildings should be no lighter or brighter than existing buildings

Please Note: Use the landscape rather than this document as a colour guide as digital colours may vary.



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Enclosed Moorland

Landscape Character

This is an open and elevated landscape, largely bare of trees, with expansive views over the settled valleys. Broad rolling hilltops, with thin, free draining soils overlying the gritstone form. This is marginal farmland and some fields are reverting to moorland with heather, gorse and bracken. The field pattern is regular and enclosed with dry gritstone walls. Settlement is confined to isolated farmsteads, sheltered by small groups of trees.

Key Landscape Characteristics to Consider

- Moderate to steeply sloping gritstone hills
- Thin peaty soils over gritstone
- Rock outcrops on hill summits and steeper slopes
- Unwooded except for amenity trees around farmsteads
- Rough grazing and areas of damp pasture with patches of scrub
- Areas of heather, gorse and bilberry where fields are reverting to moorland
- Medium to large regular fields bounded by dry-stone walls
- Sparsely scattered gritstone farmsteads
- Open landscape with expansive views

Development Principles

This is an open landscape with expansive views and very limited development. In such an unsettled landscape, any new development is likely to have a significant effect on the open character. For this reason new development is likely to be limited by policy OC1.

High Peak Borough Council Planning Policy OC4 requires new development to contribute to and not erode the landscape character and sense of place. The most appropriate way to achieve this is to ensure that buildings respond to the landscape character by following the design principles below. In areas within this landscape type where the landscape character has been eroded by previous activity any design approach should aim to improve and/or restore the landscape character.

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Development and the Landscape



Properties should be nestled into the moorland side, below the summit



Trees groups should be planted around development for shelter

The impact of hardstanding and other surfaces should be considered, including the colour, brightness and reflectivity of the surface and how it would appear from a distance

Development should be contained in low, gritstone, drystone walls

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).

An open, unwooded landscape on broad, rolling hill summits punctuated by occasional small tree groups around farmsteads

- Conserve and enhance the tree groups that occur within and around rural settlements and isolated farmsteads

Habitat Creation and Enhancement

The following habitat types would be appropriate for creation and enhancement:

Primary Habitat Type:

- Rush pasture
- Lowland dry acid grassland
- Upland heaths

Secondary Habitat Type:

- Rivers and streams (river corridors)

Small-scale Development

Building Form

Conversion of farm buildings should maintain a simple, functional form and not involve additional development

Plain elevations with doors and windows recessed into walls

Properties should have a broad front elevation with narrow sides and a steep roof of 26 - 32°

A simple and robust building form with minimal detailing

Building Detail



Give particular consideration to the design and proportions of windows, lintels and sills



Roofs should be flush to the walls of the house with plain roof verges and no fascia or barge boarding



Downpipes and guttering should be discreet, black and located close to the eaves of the house



Windows should be set below the roofline and not break the continuity of the eaves. Dormer windows are not appropriate



Materials, colours and textures should reflect local traditional buildings



Chimneys should be low, substantial and located on gable end

Large-scale Development

Building Form



Prefabricated metal buildings do not weather well and remain obtrusive within the landscape. For this reason, materials that do weather well and are sympathetic to the landscape are preferred. Examples include vertical slatted boarding, concrete to blend with existing buildings or reclaimed stone.

New buildings should be kept as small as is practically possible and reflect the scale, proportions and form of existing traditional farm-outbuilding

Buildings should be durable; easy and economic to repair

Building Detail



Darker roofing than walling gives weight and reduces visual impact and reflection on larger buildings



Some stone detailing, will help to assimilate new development into the existing landscape setting



Downpipes and guttering should be black, discreet and located close to the eaves of the building



Colours should reflect those of existing, traditional gritstone buildings, warm brown tones or deep green to reflect colours in the wider landscape

New buildings should be no lighter or brighter than existing buildings

Please Note: Use the landscape rather than this document as a colour guide as digital colours may vary.



Settled Valley Pastures

Landscape Character

The underlying geology is gritstone and shale. There are scattered farmsteads outside the compact settlements. This is a pastoral landscape with permanent improved pasture which gives way higher up the slopes to poorer grazing where the ecological value is greater. The landscape has a strong network of winding lanes and roads and railways along the lower slopes above the floodplain. This is a well wooded landscape with wooded cloughs around tributary valleys and hedgerows with some hedgerow trees which define irregular fields. Amenity tree groups are associated with settlements and there is woodland along the roads and railway lines. As with the field boundaries, the woodland often has irregular outlines.

Key Landscape Characteristics to Consider

- Moderate to steep lower valley slopes dissected by stream valleys
- Poorly draining soils over carboniferous shale and sandstone
- Wooded character associated with tree belts along streams and cloughs, scattered hedgerow trees and tree groups around settlement and farmsteads
- Localised bracken in some road verges and rushes associated with damp hollows
- Small, irregular fields enclosed by mixed species hedgerows and occasional dry stone walls
- Settled landscape of small nucleated settlements and scattered stone farmsteads with stone slate roofs
- Stone terraces on lower slopes associated with historic mills
- Network of winding lanes with irregular verges, sometimes sunken on steeper slopes
- Pastoral farming with extensive improved pasture
- Enclosed landscape with views filtered by trees
- Roofs are generally dark slate or stone tiles

Development Principles

High Peak Borough Council Planning Policy OC4 requires that new development must contribute to and not erode the landscape character and sense of place. The most appropriate way to achieve this is to ensure that buildings respond to the landscape character by following the design principles below. In areas within this landscape type where the landscape character has been eroded by previous activity any design approach should aim to improve and/or restore the landscape character.

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.

Development and the Landscape



Properties are either isolated farmsteads or cottages clustered along the road

The rural landscape character must be considered when developing at the urban rural edge

Small groups of amenity trees around settlements and particularly farmsteads

The impact of hardstanding and other surfaces should be considered, including the colour, brightness and reflectivity of the surface and how it would appear from a distance

Development should be contained in low, gritstone, drystone walls

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).

A well wooded pastoral landscape of small organic woodlands, occasionally of ancient origin, with densely scattered hedgerow and watercourse trees.

- Small-medium scale woodland planting
- Where opportunities arise the removal of coniferous plantation woodland should be encouraged.
- Conserve and restore all ancient woodland sites and restock with locally occurring native species.
- Promote linked extensions to ancient woodland by natural regeneration and planting.
- Ensure the use of indigenous tree and shrub species, including a proportion of large, long lived species.
- Ensure the management and enhancement of hedgerow trees - through selection and natural regeneration, or by planting.
- Encourage the management of scrub and secondary woodland to link with existing habitats and woodland.
- Enhance the visual and ecological continuity of river corridors by management, natural regeneration and planting of riparian trees.
- Ensure the conservation and management of mature/veteran trees within hedgerows.

Habitat Creation and Enhancement

The following habitat types would be appropriate for creation and enhancement:

Primary Habitat Type:

- Ancient and semi natural broad leaved woodland
- Wet woodland
- Veteran trees
- Ancient and species rich hedgerows
- Rush pasture
- Reedbeds
- Neutral grassland
- Standing open waters and canals
- Rivers and streams (river corridors)

Secondary Habitat Type:

- Lowland fen meadows
- Lowland dry acid grassland

Small-scale Development

Building Form



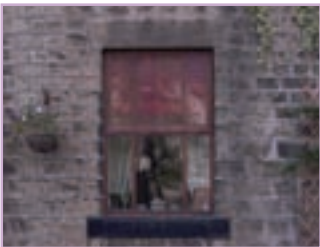
Plain elevations with doors and windows recessed into walls

Conversion of farm buildings should maintain a simple, functional form and not involve additional development

A simple and robust building form with minimal detailing

Properties should have a broad front elevation with narrow sides and a steep roof of 26-32°, following the distinctive traditional form

Building Detail



Give particular consideration to the design and proportions of windows, lintels and sills



Roofs should be flush to the walls with plain verges and no fascia or barge boarding



Downpipes and guttering should be discreet, black and located close to the eaves of the house



Windows should be set below the roofline and not break the continuity of the eaves. Dormer windows are not appropriate



Materials, colours and textures should reflect local traditional buildings



Chimneys should be low and robust

Large-scale Development

Building Form



Prefabricated metal buildings do not weather well and remain obtrusive within the landscape. For this reason, materials that do weather well and are sympathetic to the landscape will be preferred. Examples include vertical slatted boarding and painted concrete to blend with existing buildings, reclaimed stone

New buildings should be kept as small as is practically possible and reflect the scale, proportions and form of existing traditional farm-outbuilding

Buildings should be durable; easy and economic to repair

Building Detail



Darker roofing than walling gives weight and reduces visual impact and reflection on larger buildings



Some stone detailing helps to assimilate new development into the existing landscape setting



Downpipes and guttering should be discreet, black and located close to the eaves of the building



Colours should reflect those of existing, traditional gritstone buildings; warm brown tones, or deep green colours to reflect colours in the wider landscape

New buildings should be no lighter or brighter than existing buildings

Please Note: Use the landscape rather than this document as a colour guide as digital colours may vary.



Riverside Meadows

Landscape Character

Meandering rivers dissect carboniferous sandstones and shales to create gentle valley floors with narrow flood plains with heavy clay soils that are prone to seasonal waterlogging. The traditional land use has been meadowland cattle grazing in medium sized fields that are enclosed with either thorn hedges with occasional hedgerow trees, mainly ash and oak, or dry-stone walls; these are often straight. The river corridors are enclosed due to the steep valley sides and extensive woodland. As this landscape is at risk from flooding it is largely unsettled with farmsteads located on the valley sides, there are some old mills located adjacent to the river in order to harness the water power. There are few lanes across the corridors but along the edges there are some major roads and railway lines which are often constructed on embankments.

Key Landscape Characteristics to Consider

- Gentle valley floors with narrow flood plains containing meandering rivers
- Seasonally waterlogged soils
- Dense trees along watercourses, comprising of alder and willow
- Scattered boundary trees
- Small, sub-regular fields enclosed by hedgerows and dry-stone walls
- Low intensity permanent pasture with localised patches of rushes in damp hollows
- Industrial heritage associated with gritstone mills powered by water
- An uninhabited landscape with isolated, usually large properties
- Characteristic buildings are constructed from gritstone, with lintels and sills around windows and often associated with outbuildings and barns
- Roofs of dark slate or stone tile
- A simple built form with square or rectangular shaped properties with little or, more usually, no ornamentation

- Lanes along edges or crossing flood plains with gritstone bridges over the rivers
- Strong sense of enclosure from adjacent slopes

Recent Landscape Impacts

Some industrial/ commercial developments exist but these are not characteristic of the landscape and tend to degrade the landscape character, being very obtrusive. One element which tends to be most obtrusive is outdoor storage or parking areas which impact considerably in such an open landscape.

Development Principles

Within this landscape, development will generally be inappropriate as the visual impact will be substantial and will have a significant effect on the character of the landscape. The potential flood risk in this landscape is the key limiting factor

High Peak Borough Council Planning Policy OC4 states that new development must contribute to and not erode the landscape character and sense of place. The most appropriate way to achieve this is to ensure that buildings respond to the landscape character by following the design principles below. In areas within this landscape type where the landscape character has been eroded by previous activity any design approach should aim to improve and/or restore the landscape character.

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.

Development and the Landscape



Stands of deciduous trees would be expected close to properties. Any planting must consider the impact on water flow.

Buildings should be set above the level of the floodplain

Development should be contained by thorn hedgerows with scattered hedgerow trees or grit stone dry stone walls

Isolated farm buildings would not occur within this landscape type, instead farm properties exist as complexes

The impact of hardstanding and other surfaces should be considered, including the colour, brightness, reflectivity of the surface and how it would appear in the landscape from a distance

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).

An open floodplain with dense watercourse trees

- Ensure the use of indigenous tree and shrub species, including a proportion of large, long-lived species.
- Ensure a balance is maintained between new woodland planting and areas of nature conservation value.
- Enhance the visual and ecological continuity of river corridors by management, natural regeneration and planting of riparian trees.

Habitat Creation and Enhancement

The following habitat types would be appropriate for creation and enhancement:

Primary Habitat Type:

- Wet woodland
- Floodplain grazing marsh
- Rush pasture
- Reed beds
- Lowland fen meadows
- Neutral grassland
- Standing open waters and canals
- Rivers and streams (river corridors)

Small-scale Development

Building Form

Properties should have either a broad front elevation with narrow sides or a square plan form and should have a steeply pitched roof 26-32°

Conversions of farm buildings to non-agricultural use should not involve additional development, the aim being to maintain the simple, functional form

Plain elevations with no porches, doors and windows recessed into walls

A simple and robust building form with minimal detailing

Building Detail



Drains and guttering should be black, discreet and located close to the eaves of the house



Plain verges to the roof with no fascia or barge boarding and flush to the walls of the house



Chimneys should be substantial and tall on gable ends



Particular care must be taken over the design and proportions of windows, lintels and sills



Materials, colours and textures to reflect local, traditional buildings and the colours of the wider landscape

Windows should be set below the roofline and not break the continuity of the eaves, dormer windows are not appropriate in most cases

Large-scale Development

Building Form



Prefabricated metal buildings do not weather well and remain obtrusive within the landscape. For this reason, materials that do weather well and are sympathetic to the landscape will be required. Examples include vertical slatted boarding and concrete to blend with existing buildings.

New buildings should be kept as small as is practically possible and reflect the scale, proportions and form of existing traditional farm-outbuildings

Buildings should be durable as well as easy and economic to repair

Reclaimed stone is a good material for the construction of outbuildings

Building Detail



Guttering should be discreet and close to the eaves of the building so as to reflect the traditional form



Roofing should be darker than walling to give weight, reduce visual impact and reflection



New buildings should be no lighter than existing buildings. New buildings should be no lighter or brighter than existing buildings



Colours should reflect those of existing, traditional gritstone buildings; warm brown tones, or deep green colours to reflect colours in the wider landscape

Some stone detailing, such as walls or quoins will help to assimilate new development into the existing landscape setting

Please Note: Use the landscape rather than this document as a colour guide as digital colours may vary.