

# **LANDSCAPE STATEMENT FOR APPEAL HEARING**

RELATED TO

**Appeal Against Refusal of Planning Application Reference HPK/2020/0301 –  
Taxal Edge, 184 Macclesfield Road, Whaley Bridge, SK23 7DR**

PINs Ref: APP/H1033/W/21/3272745

Barnes Walker Ref: Landscape Statement M3414-LS-21.07-V2

**On behalf of  
Treville Properties Ltd**

**FOR APPEAL HEARING 2021**

BY

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## CONTENTS

1. Introduction .....	1
2. The Appeal Site and the Surrounding Landscape .....	3
3. Landscape Character .....	8
4. Visual Receptors & Viewpoints .....	12
5. Planning Policy Context .....	13
6. Response to HPBC'S Concerns .....	15
7. Summary and Conclusion .....	27

## Appendix 1 – Figures

Figure 1 – Site Location
Figure 2 – Historic Mapping
Figure 3 – Historic and Current OS Mapping
Figure 4 – DCC Landscape Character Types
Figure 5 – Planning Policy Context
Figure 6A – Site Photographs
Figure 6B – Site Photographs
Figure 7A – Local Townscape Photographs
Figure 7A – Local Townscape Photographs
Figure 8 – Viewpoint Location Plan
Figure 9 – Viewpoint 1
Figure 10 – Viewpoint 2
Figure 11 – Viewpoint 3
Figure 12 - Viewpoint 4
Figure 13 - Viewpoint 5
Figure 14 - Viewpoint 6
Figure 15 – Viewpoint 7
Figure 16 – Viewpoint 8
Figure 17 – Viewpoint 9
Figure 18 - Viewpoint 10
Figure 19 - Viewpoint 11

## Appendix 2

The Landscape Character of Derbyshire - Extract

## Appendix 3

High Peak Borough Council's Landscape Character SPD5 March 2006 – Extract

#### **Appendix 4**

High Peak Borough Council's Residential Design Guide SPD2 - December 2005

#### **Appendix 5**

High Peak Borough Council's Design Guide SPD - March 2018

#### **Appendix 6**

Revised Landscape Layout - drawing M3414-PA-01-V2

## **1. Introduction**

- 1.1 This Landscape Statement is submitted on behalf of Treville Properties Ltd (the Appellant) in support of its Appeal against High Peak Borough Council's (HPBC) decision to refuse planning permission for a residential development 184 Taxal Edge, Macclesfield Road, Whaley Bridge, SK23 7DR (LPA ref: HPK/2020/0301).
- 1.2 Within this Statement I address landscape and visual matters related specifically to the single reason for refusal (RfR) 1:
1. *The scheme would not be well related to the existing pattern of development and surrounding land uses or be of an appropriate scale for this aspect of the Whaley Bridge settlement. In addition, the scheme would constitute poor design and fails to understand the site's defining characteristics. Furthermore, the scheme's design / layout would result in overbearing and shading impacts to an unacceptable level of amenity to be enjoyed by the future occupiers of Plots 1 and 2. The development therefore fails to comply with Policies S1, S1a, S2, S6, H1, EQ2, EQ3 and EQ6 of the Adopted High Peak Local Plan, the Adopted High Peak Design Guide, the Adopted Residential Design Guide and the Adopted Landscape Character Assessment Supplementary Planning Document 2006 and the National Planning Policy Framework.*
- 1.3 Specific planning matters within the RfR are addressed by a separate Planning Statement by Rawdon Gascoigne MRTPI, of Emery Planning.

### **Qualifications and Experience**

- 1.4 I am Nicholas Folland. I am a Director of Barnes Walker Limited, a firm of landscape and urban designers with offices in Manchester. I hold a BA(hons) degree in Landscape Design (1990) and a post graduate Diploma in Landscape Architecture from Manchester Polytechnic (1992) and I qualified as a Chartered Member of the Landscape Institute in 1998. Having worked for two local authorities (Manchester City Council and Knowsley Borough Council) over a period of approximately three years early on in my career, I gained a further 10 years of experience at 3 large multi-disciplinary consultancies. For the last 16 years I have worked at Barnes Walker Ltd and became a director in 2009.
- 1.5 During my professional career I have provided landscape and urban design-related consultancy services to local authorities, public companies and private clients. I have been called upon for professional advice regarding the assessment of landscape and visual effects and the detailed design and management of a wide variety of developments.



- 1.6 Development projects include high quality residential and conservation related projects, public parks, roads, airports and regeneration projects. I have considerable experience in assessing the integration of various forms of development within the landscape and undertaken projects where new interventions have had to blend subtly and successfully within a variety of landscape and townscape environments.
- 1.7 Over the past 14 years I have gained considerable experience in the design and landscape and visual assessment of residential and other development in the North West and in a number of cases, have prepared and presented evidence as an expert witness at Public Inquiries and hearings for both appellants and Local Planning Authorities, including Flintshire County Council, Trafford Borough Council and High Peak Borough Council.
- 1.8 I am instructed by Treville Properties Ltd and having visited the appeal site on a number of occasions, I am familiar with the site and the surrounding landscape.
- 1.9 The evidence which I have prepared and provide for this appeal is true and has been prepared and given in accordance with the guidance of my professional institution and I confirm that the opinions expressed are my true and professional opinion.

### **Background**

- 1.10 The submitted Planning Statement by Mr Gascoigne of Emery Planning, sets out the detailed planning background for the site. As a result, I do not repeat that information here.
- 1.11 To confirm, I was not involved in the preparation of the planning application. Regarding my involvement in the appeal process, I was contacted by Mr Gascoigne in early May 2021 to enquire as to whether I could support the appeal.
- 1.12 Having considered the application drawings and documentation, the report to committee and the Decision Notice (dated 19<sup>th</sup> April 2021), I subsequently visited the appeal site in order to gain a fuller understanding of the proposals, the landscape/townscape context and the Council's concerns associated with these matters.
- 1.13 Following my site visit on the 12<sup>th</sup> May 2021, I confirmed that I was happy to assist and agreed to prepare this Landscape Statement to support the appeal.

### **Content of this Statement**

- 1.14 Initially I provide a description of the appeal site and the surrounding landscape before considering the character of the appeal site and the surrounding landscape/townscape and subsequently establishing its visual prominence with reference to 11no viewpoints from publicly accessible locations.

- 1.15 Thereafter, I set out the planning policy context for the appeal site and with reference to the single Reason for Refusal and the Report to Committee, I subsequently consider the landscape related concerns raised by the Council and provide my responses to those issues. In doing so I set out why I believe that HPBC's concerns associated with the pattern of development, landscape/townscape character, scale and design, are unfounded.
- 1.16 In addition, I have prepared a revised Landscape Layout plan for the appeal (see Appendix 6, drawing M3414-PA-01-V2). The revised plan addresses comments made by DCC Landscape Officer and HPBC Arboricultural Officer regarding tree specifications and species mixes. A full account of the changes is set out within section 6 of this Statement.

## **2. The Appeal Site and the Surrounding Landscape**

### **The Appeal Site**

See Appendix 1, Figures 6A and 6B for site photographs

- 2.1 Located on the south-western edge of Whaley Bridge, the appeal site comprises a linear tract of land comprising an access driveway connecting with Macclesfield Road to the north, with an existing large property located centrally and associated detached garage to its immediate north.
- 2.2 The property is known as 'Taxal Edge' and was originally built during the first half of the 20<sup>th</sup> Century as a residential dwelling and later it became a children's home, however it is currently being used as a single dwelling. The original property has been extended on a number of occasions to create additions including a gymnasium, changing rooms and an external fire escape and despite the current use as a residential dwelling, these features remain.
- 2.3 At circa 225m AOD, the entrance to the site on the B5470 Macclesfield Road represents the lowest part of the site. From the entrance the driveway slopes uphill and passes a number of adjacent properties including 'Woodside', 'Brewood' and 'Hill Top' to the west and 'Stretton' and 'The Uplands' to the south/east. The driveway continues to rise to a level of circa 238m AOD, where a parking area is contained by the detached garage to the north and the front elevation of 'Taxal Edge' to the south. Thereafter, the driveway wraps around the eastern corner of the house up to a larger parking area at its rear at circa 241-242m AOD.
- 2.4 To the south of the house and associated rear parking area levels continue to rise to a high point of circa 253m AOD at the site's south-western corner.

- 2.5 Overall, the levels across the site fall from west to east and with a drop of around 28m over a distance of circa 233m (this equates to the distance between the south-west corner of the site and its entrance on Macclesfield Road), there are a number of retaining walls and slopes therein, creating level plateaus for parking and built form.
- 2.6 The house forms a large, 3 storey property finished in natural stone with a slate tiled roof. The extensions to the original building form timber clad, flat roofed sections and other brick-built extensions which form unattractive and inconsistent modifications, which are somewhat incongruous.
- 2.7 The detached garage is constructed in a similar stone to the house and appears to have been constructed at a similar time. With a second storey of accommodation (that is currently unused), the west facing gable end elevation has two boarded up windows for the ground floor and first floor accommodation. Apparently, this was originally used as staff accommodation and as a result, the garage assumes the appearance of a small, separate dwelling when viewed from the access driveway/footpath to the east.
- 2.8 A ramped driveway extends up the slope to the south of the house and its associated parking area and a further ramped section of driveway leads up to a recently converted property that is located just outside the appeal site's southern boundary. This property forms a conversion of a former classroom.
- 2.9 The site has a wooded appearance that is in part, due to a number of large mature trees therein, but is predominantly down to the presence of numerous large mature trees located on adjacent land, particularly to the north, west and south. The trees both within and immediately adjacent to the site have been surveyed by an arboricultural consultant (Thompson Trees) and the resulting Tree Schedule/Tree Constraints Plan/Arboricultural Impact Assessment document accompanied the application.
- 2.10 Trees within the site include a group of previously 'topped' beech, holly, rowan, birch, alder, ash and sycamore to the site's east boundary (Group 3), a group of ash, beech, hornbeam and sycamore to the south, which have also been topped at 6-8m (Group 22) and several sycamores located around the garage (T14, T15, T16 and T17), which are all circa 15m high.
- 2.11 Trees located adjacent to the site predominantly comprise a number of large beech trees with heights of between 22m and 25m, located to the north, east and south (T4, T13, T23, T24, T26 and T27) and sycamore with heights of 12m to 16m (T1, T2, T6, T7, T8, T9, T10, T12, T14, T15, T16, T17 and T20). In addition, there is also a 24m high sessile oak (T18), a 12m high holly (T11), a 12m high goat willow (T19) and a 16m ash (T21), which is suffering from Chalara ash dieback.

- 2.12 The elevated nature of the site and the sloping, lower ground located to the east, promotes attractive and relatively expansive views across Horwich End and higher ground associated with Eccles Pike to the east (360m AOD) and Ladder Hill to the south-east (405m AOD).

### **The Surrounding Townscape/Landscape**

See Appendix 1, Figures 7A and 7B for townscape photographs

- 2.13 The appeal site is located close to the northern end of the distinctive local Taxal Edge ridgeline that extends from its highest point of circa 425m AOD at Goyt Forest, circa 2.6km to the south. The ridgeline is flanked to the east by the lower lying Goyt Valley and the associated River Goyt, which feeds into Fernilee Reservoir and to the west by the lower lying valley containing Todd Brook and the village of Kettleshulme.
- 2.14 As the ridgeline extends north past Windgather Rocks (416m AOD), Taxal Moor (365m AOD) and Walker Brow to the appeal site, its level drops and the ridgeline dissipates into the urban fringe of Whaley Bridge and the valley to the north containing Toddbrook Reservoir (see Appendix 1, Figure 1).
- 2.15 With regards to the appeal site itself, the ridgeline remains prominent and is defined by a gravel track that extends along its western boundary. This private track intersects Macclesfield Road to the north and heads uphill, following the ridgeline in a south-westerly, then southerly direction and appears to be the access to a former quarry to the south of the appeal site. When passing the west boundary of the site on this route, the presence of the ridgeline is particularly prominent due to the lower lying appeal site and housing areas to the east, with a steep, densely wooded slope down to Macclesfield Road to the west.
- 2.16 This distinct ridgeline is considered to be important in defining the perceived and physical extent of the urban edge of Whaley Bridge in this location, notwithstanding the identified settlement edge described by the Local Plan. Land adjacent to the east of the ridgeline in the vicinity of the appeal site, includes the built form of Taxal Edge and the houses to the north (that include 'Brewood', 'Woodside' and 'Hill Top'). Thereafter the residential development to the east side of the ridgeline continues down the slope with the houses located on Macclesfield Road, The Rise, Linglongs Avenue, Beech Rise and Linglongs Road.
- 2.17 In addition, land off Linglongs Lane is currently being developed by Barratt Homes, and this new development of 107 detached and semi-detached properties will extend residential development continuously down the slope from the appeal site (at circa 250m AOD) to the Clover Chemicals site adjacent to the River Goyt (at circa 180m AOD).

- 2.18 By contrast, land to the west of the ridgeline is rural. The densely wooded western slopes of the ridgeline culminate at Macclesfield Road and more open areas comprising small, enclosed pastoral fields extend down to the southern banks of Toddbrook Reservoir.
- 2.19 The housing located along Macclesfield Road predominantly comprises period, stone-built mews/terraced properties, which step up property by property, consistently with the western incline of the road.
- 2.20 Examination of historic mapping from the late 19<sup>th</sup> Century (see Appendix 1, Figures 2 & 3), describes a belt of woodland extending along the eastern side of the ridgeline that runs past the appeal site. With the exception of some smaller tracts of coniferous plantation to the south and areas of broadleaf woodland to the north, much of the woodland on the east side of Taxal Edge ridgeline has been lost and now comprises open moorland. The mapping indicates that this wooded area was extensively quarried during the 19<sup>th</sup> Century and this activity is to an extent, likely to account for the existing levels on the appeal site.
- 2.21 The late 19<sup>th</sup> Century mapping also describes the presence of Macclesfield Road on its present-day alignment, showing the distinct bend in the road just to the west of the site entrance. This bend reflects the presence of the ridgeline and forms a localised point where the road stops climbing and passes around the end of the ridgeline before tracking down its west side towards Kettleshulme.
- 2.22 It is also clear from the historic mapping that by the latter years of the 19<sup>th</sup> Century, a number of small, isolated clusters of built form were located along Macclesfield Road between the point it crosses over the River Goyt to the east and the entrance to the appeal site. Properties located in the vicinity of the site entrance and the nearby bend in Macclesfield Road to the west appear to have been constructed in the initial years of the 20<sup>th</sup> Century.
- 2.23 By the latter years of the 1930's, the ribbon of development along Macclesfield Road had become almost continuous and by the middle of the 1950's, the construction of Reddish Lane initiated backland development to the north side of the road.
- 2.24 This backland development continued through the 1960's with the addition of Reddish Avenue and associated houses with new residential development extending southwards along the west side of Linglongs Road and the connecting Linglongs Avenue.
- 2.25 Thereafter the development off Linglongs Avenue continued on to Beech Rise and The Rise, therefore infilling the rising land between the appeal site and Linglongs Road with residential development.

- 2.26 This area of development extends up to a Public Footpath (Whaley Bridge FP56), which links with Macclesfield Road (via a section of Whaley Bridge FP65 and part of the access driveway to the appeal site). Public Footpath FP56 (a route known as Taxal Beeches) tracks in a north/south direction between the appeal site and the development to the east on Beech Rise, Linglongs Avenue and The Rise. To the south, it ceases to be contained by the higher appeal site to the west and the lower adjacent residential development to the east and tracks through a wooded area, which is located to the south of the appeal site, with lower pastoral fields to the east. Thereafter Public Footpath FP56 connects with Taxal Moor Road/Lanehead Road, circa 330m to the south of the appeal site.
- 2.27 To the west, north-west and south-west of the appeal site and the associated ridgeline, the landscape is wholly rural and the boundary of the Peak District National Park is located between circa 340m and 390m to the west, south-west and south.
- 2.28 To the east, views extend across the lower lying areas of New Horwich and Horwich End on the south side of Whaley Bridge, as these parts of the settlement are located at a lower elevation within the valleys occupied by the River Goyt and Randall Carr Brook.
- 2.29 To the north, the main body of the Whaley Bridge settlement area is located to the east and north of Toddbrook Reservoir and is centred upon the lower lying corridor associated with the River Goyt. That said the settlement area extends to the west of the town centre to greater extent, possibly by virtue of the reduced gradients of the land between the river (at circa 160m AOD) and Stoneheads (at circa 260m AOD) and Hockerley (at Circa 210m AOD), to the west and north-west respectively.
- 2.30 The result of the described incremental development of Whaley Bridge through the 19<sup>th</sup> and 20<sup>th</sup> Centuries and beyond is that the historic core of the town (acknowledged and to an extent protected by its conservation area status), has remained relatively intact and generally incorporates older, period stone-built properties, with an overall settlement pattern that presents a linear arrangement that is contiguous with the River Goyt. Properties are often positioned along the contour lines on rising ground and are often stepped to accommodate localised changes in level. Where roads, such as Macclesfield Road, track uphill, perpendicular to slopes with a reduced incline, the stepped levels of adjacent properties are more pronounced.
- 2.31 As a result, the historic road network within the settlement area, comprising the A5004 Buxton Road, Old Road, Whaley Lane, Macclesfield Road and Chapel Road amongst others, is in most cases lined with older, period built form, which with the general exception of the town centre, comprises residential development.

- 2.32 Beyond the main highway network however, areas of backland residential development have occurred throughout the 20<sup>th</sup> Century and this development has given rise to various different types of architectural styles that form areas of 'Anywhere 'Estate Layouts' as referred to within the High Peak Borough Council Residential Design SPD (see Appendix 4).
- 2.33 This kind of residential development occurs in a number of locations around Whaley Bridge, and examples in close proximity to the site include the estate next to the appeal site on Linglongs Avenue, Beech Rise and The Rise, housing off Reddish Avenue to the north side of Macclesfield Road and housing on Waterfoot Lane and Mereside Gardens also to the north side of Macclesfield Road (see Appendix 1, Figures 7A and 7B).
- 2.34 These examples include brick-built houses with concrete tiled roofs and white render with black painted timber (mock tudor) elevations. These developments are evidently inconsistent with the recognised vernacular in terms of their design, appearance and arrangement and serve to diversify the settlement pattern and dilute the overriding character of the older, period buildings and other more sensitively designed, modern additions.

### **3. Landscape Character**

- 3.1 The diverse characteristics of our broader landscape have in most cases, been ascertained through the process of landscape character assessment (LCA). LCA is a technique used to develop a consistent and comprehensive understanding of what gives England's landscape its character. Assessments for the landscape in the vicinity of the application site have been carried out at national and county scales as follows:

#### **National**

- 3.2 England has been divided into 8 regional volumes which comprise a total of 159 areas with similar landscape character, which are called National Character Areas (NCAs); previously known as Joint Character Areas (JCAs). The 'Character of England Landscape, Wildlife and Cultural Features Map' produced in 2005 by The Countryside Agency with support from English Heritage, was an update to a 1996 original. This map subdivides England into 159 NCAs providing a picture of the differences in landscape character at the national scale.
- 3.3 The site falls within Countryside Character Volume 2: North West and is positioned within NCA 53 – South West Peak.
- 3.4 The size and scale of the areas encompassed by the National Character Areas are vast and often bear a limited relevance to sites of the scale associated with this appraisal. As

a result, smaller scale, more detailed assessments carried out by County Councils or Local Planning Authorities, will often identify landscape characteristics, which offer a better representation of those found within the vicinity of a particular site or surrounding area. Nevertheless, the following key characteristics identified by the document are considered to be of relevance to the landscape/townscape in the vicinity of the appeal site:

- *An upland landscape characterised by Carboniferous age Millstone Grit with isolated basins of Coal Measures, deeply dissected by streams and rivers, resulting in a ridge-and-valley landscape of distinctive pattern and character;*
- *Isolated gritstone ridges and tors provide a dramatic contrast to the upland landscape, such as at Ramshaw Rocks, The Roaches and Windgather Rocks;*
- *Rivers Bollin, Churnet, Dane, Dean, Dove, Hamps, Goyt and Manifold, all with their sources in the upland core and some feeding reservoirs as they flow downstream;*
- *Robust architectural style built predominantly of local stone with stone slate or Staffordshire blue clay tiled roofs, reflecting local geology and history.*
- *Predominantly dispersed settlement across the NCA.*
- *Remains of former stone quarries and coal mining activities...; and*
- *Long, uninterrupted views from margins to upland areas and vice versa, with contained and intimate views around the foothills and within the valleys.*

#### County

3.5 Derbyshire County Council published the first iteration of The Landscape Character of Derbyshire in 2003. The latest version forms a ten year review of the original document and represents its fourth edition (see Appendix 2).

3.6 The Derbyshire landscape character assessment was undertaken to underpin landscape planning, policy and decision making within the county and influence landscape considerations adjacent to its boundary.

3.7 The document focuses on the landscape of Derbyshire outside the National Park and places the appeal site and the surrounding landscape/townscape in the Dark Peak, within Landscape Type 'Settled Valley Pastures' (see Appendix 1, Figure 4) and sets out the following key characteristics:

- *Moderate to steep lower valley slopes dissected by stream valleys;*



- *Poorly draining soils over carboniferous shale and sandstone;*
- *Pastoral farming with extensive improved pasture;*
- *Bracken in some road verges and rushes associated with damp hollows;*
- *Wooded character associated with tree belts along streams and cloughs, scattered hedgerow trees and tree groups around settlement and farmsteads;*
- *Small, irregular fields enclosed by mixed species hedgerows and occasional dry stone walls;*
- *Network of winding lanes with irregular verges, sometimes sunken on steeper slopes;*
- *Settled landscape of small nucleated settlements and scattered stone farmsteads with stone slate roofs;*
- *Stone terraced housing on lower slopes associated with historic mills; and*
- *Enclosed landscape with views filtered by trees.*

3.8 Thereafter, the document provides a summary narrative before providing 'Planting and Management Guidelines' and recommended native species mixes for woodland and hedgerows.

#### Local

3.9 High Peak Borough Council's Landscape Character SPD5 March 2006 (see Appendix 3) '*...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.*'

3.10 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.

3.11 Although the document was published in 2003, I consider the character areas identified and the inherent defining features in terms of landscape and built form remain, sufficiently accurate and relevant to this day.

3.12 The document ascertains that the appeal site, the majority of Whaley Bridge settlement area and the adjacent rural areas are all located within the Landscape Character Type 'Settled Valley Pastures' (see Appendix 1, Figure 4) and sets a number of key

characteristics, which accord with those set out within the abovementioned 'The Landscape Character of Derbyshire'.

3.13 Thereafter, the document sets out 'Development Principles' as follows:

*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.*

3.14 After considering 'Development in the Landscape' and 'Planting and Biodiversity Guidance, the document culminates with guidance associated with small and large-scale development, by considering building form and building details.

3.15 The 'Settled Valley Pastures' Landscape Character Type washes over the bulk of Whaley Bridge. The SPD states '*It covers rural parts of High Peak Borough outside the Peak District National Park.*', however it includes significant settlement areas and towns such as Whaley Bridge. The SPD's description of the character type, the key characteristics it sets out and the guidance associated with small and large-scale development related to built form in rural areas, rather than settlement areas.

3.16 Within the Introduction, the document states that the separate SPD2 relates to design in urban areas.

3.17 Given the appeal site is located adjacent to the urban edge, its character is influenced by its proximity to the settlement. As a result, the key characteristics of the Settled Valley Pastures Landscape Character Type, as defined by the DCC's Landscape Character of Derbyshire and HPBC's Landscape Character SPD5, are not wholly consistent with the character of the appeal site.

## 4. Visual Receptors & Viewpoints

### Public Views

- 4.1 Given position of the appeal site on the east side of the lower, northern part of Taxal Edge ridgeline, the nature of the surrounding topography and the presence of screening trees, the appeal site is visible primarily from locations to the east.
- 4.2 People walking the footpaths in the open countryside are likely to have a focus upon the landscape/townscape and are considered to have a higher sensitivity, given the higher value of the views experienced and their relative susceptibility to change.
- 4.3 Partial views of the appeal site are experienced from Public Footpath Whaley Bridge FP56 (Taxal Beeches), which shares the initial section of the driveway into the site and before tracking at a slightly lower level along its southern boundary. The route is shrouded in vegetation, however partial, glimpsed views of the existing built form on the appeal site on higher ground to the north and the existing housing on lower ground to the south are experienced from this route. Viewpoint photographs VP1, VP2 and VP3 (see Appendix 1 Figures 9, 10 & 11) provide examples of the nature of the views experienced. The clarity of the views is likely to vary on a seasonal basis due to changes in the level of leaf cover present on the containing vegetation.
- 4.4 Partial views of the appeal site are also experienced from Public Footpath Whaley Bridge FP57, which forms part of the long-distance trail known as the 'Midshires Way'. This footpath tracks across the open fields located on lower ground, circa 400m to the east. A view of the appeal site is only experienced from a relatively short section of the footpath located close to the rear of the existing properties on Macclesfield Road. Viewpoint photograph VP4 (see Appendix 1 Figure 12), describes the nature of the view experienced from this route, although it should be noted that this view is inevitably going to change as the field which the route tracks through is currently being developed by Barratt Homes under a planning consent for 107 dwellings. As a result, once these houses are constructed, the views up to the houses on Linglongs Road and the house on the appeal site is unlikely to prevail. Notwithstanding these future changes, at the time of visiting the site/surrounding area (July 2021), the existing house on the appeal site could be seen, set above the lower residential development to the west of Linglongs Road, with a densely wooded backdrop.
- 4.5 Other views of the appeal site are available from a number of publicly accessible locations within the Horwich End/New Horwich areas located within the southern extents of Whaley Bridge. To the east of the River Goyt and the A5004 Buxton Road, the rising topography often allows views across the intervening lower valley, towards the higher

ground to the west associated with the Taxal Edge ridgeline. As a result, the appeal site and the built form therein can be seen from a number of roads and Public Footpaths located to the east of the site. The site is set above, yet is visibly connected with the lower lying adjacent residential development within the view and is set below and against a wooded backdrop. The nature of these views is considered by a number of Viewpoint photographs (see Appendix 1 Figures 13, 14, 15, 16, 17 & 18) as follows:

- VP5 – From Shallcross Road, adjacent to Shallcross Hall Farm;
- VP6, VP7, & VP8 – From Public Footpath Whaley Bridge FP 46;
- VP9 – From Chapel Road; and
- VP10 – From Old Road;

4.6 These views are experienced from distances of between circa 900m and 1.3km. There are many other locations where similar, or more distant views can be experienced. These include Eccles Pike to the east and a number of footpaths and roads located within the intervening rising ground and the west side of Ladder Hill to the south-east. I have not provided viewpoint photography from these locations as they are from greater distances and I believe those I have provided are representative of the nature of the views experienced.

4.7 In addition, I have included a single viewpoint photograph VP11 from Start Lane, the location of which is circa 600m to the north-west of the application site. This viewpoint is located on rising ground (at circa 260m AOD) and is considered to be representative of the kind of view experienced by people walking the Public Footpaths to the north and north-west of the appeal site, both outside and within the Peak District National Park. VP11 demonstrates that the appeal site cannot be seen from these locations due to the topography associated with the intervening ridgeline and the associated dense tree cover provided by the woodland thereon.

## **5. Local (landscape) Planning Policy Context**

**High Peak Borough Council Local Plan Policy** (to be read with reference to Appendix 1, Figure 5)

5.1 The appeal site and the adjacent footpath Whaley Bridge FP56 are located outside, yet adjacent to the defined settlement area within the Local Plan.

5.2 The site and the footpath are therefore located within the open countryside, which is subject to policies EQ1 Climate Change, EQ2 Landscape Character and EQ3 Rural Development.

- 5.3 Land to the west of the site, the boundary of which is defined by the track that runs along the ridgeline, is also located within the open countryside, however it is also within the Green Belt.
- 5.4 Sections of the fields to the east of Linglongs Road are identified as a site allocated for housing. A planning consent has been granted for 107 dwellings and construction has commenced.
- 5.5 The appeal site, the adjacent areas of countryside and settlement area are all located within the area proposed for the Whaley Bridge and Furness Vale Neighbourhood Area.

**High Peak Borough Design Guide Supplementary Planning Document** - see Appendix 5

- 5.6 Adopted in 2018, the Design Guide *‘...identifies the overarching principles in securing good design. Because of High Peak’s high quality natural environment, historic towns and villages, there is an emphasis on respecting traditional built forms. This should not rule out high quality contemporary design and innovative solutions that respond to the context.’*
- 5.7 The Design Guide considers matters under the following sub-headings: High Peak Tradition, New Development-Designing in Context, Access Space and External Works, Alterations, Extensions and Conversions, Shop Fronts and Details and Materials.

**High Peak Borough Residential Design Supplementary Planning Document 2** – see Appendix 4

- 5.8 Adopted in 2005, the Residential Design SPD supplements the Local Development Plan and is intended to *‘...raise awareness of design issues in High Peak for new housing development and provide an important reference point for all those involved in new residential development.’*
- 5.9 This SPD considers matters under the following sub-headings: Understanding the Setting, Settlement Patterns, Building Form, Building Details, Public Realm, Living Places, Domestic Extensions and Existing Good Design Guidance.

**High Peak Borough Council’s Landscape Character SPD5 March 2006** – see Appendix 2

- 5.10 I have referenced and considered the content of the Council’s Landscape Character SPD within Section 3 above so I do not provide any further information here.

## **6. Response to HPBC's Concerns**

6.1 The single Reason for Refusal contains the following key landscape related issues:

- *The scheme would not be well related to the existing pattern of development and surrounding land uses;*
- *The scheme would not be of an appropriate scale for this aspect of the Whaley Bridge settlement;*
- *The scheme would constitute poor design and fails to understand the site's defining characteristics.*

6.2 Although the single Reason for Refusal provides an indication of the Council's concerns regarding the appeal proposals, the Report to Committee sets out the various issues in more detail, whilst also identifying their source.

6.3 I note that Natural England did not have any objection to the application proposals and that a response from the Peak District National Park has not been forthcoming. On this basis I believe it safe to assume that the Peak District National Park do not have any objections either.

6.4 The other key consultees associated with landscape matters comprise DCC's Urban Design Officer (objection), HPBC's Arboricultural Officer (conditional response) and DCC's Landscape Officer (objection).

6.5 These comments, particularly those made by the Urban Design Officer and Landscape Officer within their respective consultation responses, have clearly been referenced by HPBC's Case Officer within the Report to Committee and have evidently influenced the decision to recommend refusal and the reasons therein. I therefore set out their various landscape related concerns and provide my response/professional opinion upon the key issues raised.

### **Matters Raised by DCC's Urban Design & Landscape Officers:**

#### **Transitional Character**

6.6 DCC's Urban Design Officer (UDO) and DCC's Landscape Officer (LO) make the following points regarding the transitional character of the appeal site:

- *The site lies outside the settlement boundary and that there is a distinct change between built up character and woodland character landscape (UDO).*
- *The appeal site has a different character to the adjoining urban area and represents a characterful landscape transition to the adjoining countryside (UDO).*

- *Due to the well wooded nature of the site it has a distinct woodland character and contrasts with the adjacent built up character of the housing to the east. There is no development to the west and the site abuts countryside (LO).*

- 6.7 I agree that there is a change in character and that the appeal site and adjacent land outside the Green Belt, forms a transitional area between the settlement edge and the adjoining countryside. That said, when compared with the adjacent housing areas within the defined settlement area, the change in character is predominantly due to the increased presence of vegetation and large trees both within the footpath corridor, within the appeal site and on and beyond the ridgeline located immediately adjacent to the western boundary of the appeal site, rather than an absence of built form therein.
- 6.8 With regards to built form, the houses within the settlement edge adjacent to the appeal site, primarily form an estate style arrangement (on Linglongs Avenue, The Rise and Beech Rise), whereas the built form adjacent to, yet outside the settlement edge, comprises the three detached properties located to the north of the appeal site (Woodside, Hilltop and Brewood), the existing garage/accommodation block and the main house (known as Taxal Edge) on the appeal site, and the single dwelling to the south, in the location of the former classroom.
- 6.9 To the west, the land is designated Green Belt and with the exception of a property named Kinrara, there is no built form within the Green Belt, in the vicinity of the appeal site/settlement edge.
- 6.10 I consider the appeal site to represent a transitional landscape area on the urban edge, where the levels continue to rise towards the ridgeline to the west, where there is a higher proportion of tree cover than the main settlement area, and where a visible and physical presence of built form prevails therein.

### **Settlement Pattern and Landscape/Townscape Character**

- 6.11 The UDO makes the following points regarding the relationship of the appeal site to the settlement and character:
- *The proposed houses will appear dominant and do not relate well to Beech Rise and Linglongs Road;*
  - *On the proposals map, the site is located adjacent to but outside of the built-up boundary of Whaley Bridge. It is in the countryside between the built-up area boundary and the Green Belt. From an Urban Design perspective, the main consideration is whether the character relates well to the existing pattern of development and surrounding land uses and of an appropriate scale;*

- *The 1843 – 1893 Map shows Taxal Wood below extending into Walker Brow. This natural woodland wedge with footpath HP23/56/1 traditionally defines the edge of settlement;*
- *The later housing area backing onto the track gives a clear hard built up edge. The large buildings within the woodland area to the west of the track are in their own parkland setting of a distinctly different character;*
- *To extend a denser pattern of development into this woodland area is not very well connected with the existing pattern of development, it is also destroying the woodland character of the site to an extent of impacting on the character of the countryside edge. The applicant may suggest that it is a logical extension of the built edge towards Macclesfield Road, but I would dispute this as it is the landscape character that is the defining element.*

6.12 I have considered the visual prominence of the appeal site via a number of viewpoint photographs taken from locations that are predominantly to the east of the site. The existing house is located closer to the properties on Beech Rise/Linglongs Avenue than the new properties would be as they will be positioned further back into the site.

6.13 The existing house is partially visible from Public Footpath FP 56 (see Appendix 1, Figures 9, 10 & 11, Viewpoints 1, 2 & 3), however views/intervisibility are limited by the intervening trees and vegetation located along the footpath corridor and along the east boundary of the appeal site. From more distant locations to the east, views of the existing development on Linglongs Avenue and adjacent roads, and views of the existing house on the appeal site are experienced (see Appendix 1, Figures 13 to 18, Viewpoints 5 to 10). My analysis of the settlement in this part of Whaley Bridge (see Section 2 of this statement), highlights the importance of the local topography and the presence of the Taxal Edge ridgeline. The appeal site was originally, distinctly separate from the town, however incremental growth up the eastern slope of the ridgeline, along and to the sides of Macclesfield Road has connected the appeal site with the settlement over time.

6.14 The result of this incremental, westward, uphill, ribbon and backland development, along and adjacent to Macclesfield Road, which has visibly connected the appeal site and houses to its north ('Brewood', 'Hilltop' and 'Woodside'), is I believe, that the ridgeline to the immediate west of the appeal site, currently represents the perceived extent of the settlement on this south-western edge of Whaley Bridge.

6.15 Given that the formal settlement edge of Whaley Bridge is described by the line between the Public Footpath (FP56) and the back of plots on Beech Rise, Linglongs Avenue and



The Rise, the settlement edge defined by the Local Plan is not representative of the perceived settlement edge in this location.

- 6.16 I do not therefore believe that the proposed development will be perceived as being disconnected from the settlement and firmly believe that considered alongside an appropriate landscape scheme, the woodland character of the site and its transitional qualities on the east side of the Taxal Edge Ridgeline, will prevail.
- 6.17 The UDO also suggests that Public Footpath FP56 Taxal Edge, ‘...*traditionally defines the edge of settlement*’. This footpath appears on the historic mapping for the first time during the latter years of the 19<sup>th</sup> Century (see Appendix 1, Figure 2 & 3). At that time, the footpath and the appeal site were located within the countryside and were distinctly separated from the settlement edge by some distance. The advent of the abovementioned incremental development up and adjacent to Macclesfield Road, has brought the settlement up to the footpath and the appeal site. The construction of the houses on Linglongs Avenue, Beech Rise and The Rise in the 1970/s-80’s has created a new settlement edge from that moment in time. I therefore believe the UDO’s suggestion that the footpath has traditionally defined the settlement edge, is unfounded.
- 6.18 Lastly, the UDO states that the existing built form on the appeal site are set within a woodland area, in their own parkland setting of a distinctly different character. As discussed earlier, I agree that the appeal site has a different, transitional character to the adjacent settlement area, however I do not agree that it has a parkland character. The settlement area, the appeal site and the adjacent open countryside are all located within the Settled Valley Pastures Landscape Type. High Peak Borough Council’s Landscape Character SPD5 March 2006, sets out a number of key characteristics of this landscape type that are not wholly relevant when considering the character of the appeal site and the settlement area. This is because the key characteristics listed are predominantly associated with rural areas, rather than settlement areas. Given the location of the appeal site, its character is influenced by its proximity and connectivity with the settlement edge, its location on the east side of Taxal Edge ridgeline and the tree cover within the site and around it. As a result, I believe the appeal site has a transitional character, which along with an appropriate scheme of landscape works, can accommodate the proposed development without harm to the character of the settlement or the wider countryside ie the Settled Valley Pastures.

## **Design**

- 6.19 The UDO makes the following points regarding the design of the appeal proposals:

- *The long front driveways will emphasise the completely changed nature of the landscape setting and increase the amount of hard surface intrusion into this woodland setting (UDO);*
- *Despite showing trees retained next to Brewood to create a woodland gap, it has the effect of separating the group of houses within the site with no continuity (UDO);*
- *The scale is substantial when considered on mass. The bulk of the dwellings appear three storeys due to the large wide dormer windows. I also find the integral garages not a very authentic response in this woodland location. Image No2 showing a high wall to rear boundary and stepped retaining walls to allow for subterranean garages exaggerate the height of the houses, particularly at plot 7 showing the existing house with the garages in front. The overall impression is more of a modern town house development. This is not the response I would expect at this woodland edge and rural edge where I would expect a more traditional vernacular. I can see that the adjoining housing estate is of a similar grain with contemporary houses, but it is still the case that the development is not responsive to the actual site conditions and relies on significant remodelling. It is not contextual to the immediate site of the edge of settlement location. A more dispersed pattern and low-key development would be a better response (UDO);*
- *The images show little remaining trees and a landscaped frontage with manicured lawns frontages. These modern 'large Victorian villas' in terms of scale and massing, are exaggerated by the addition of the frontage terraces and garages and retaining walls which to me detracts from the overall architectural response (UDO);*
- *The proposals include extensive level changes, tree removal and road construction and as such I consider they would fundamentally change the character of the site including the lane and public footpath at the entrance and could not be considered to protect, enhance or restore the Landscape Character of the site. I consider that the proposed layout design is poor, particularly how level changes are imposed into the landscape with a multitude of driveways ramping up to houses with retaining wall, along with the turning area and passing places they provide an extremely poor frontage (LO).*

6.20 There is no doubt that the character of the appeal site will be affected by the proposed development and it is evident from the above comments, that for a number of reasons

the UDO and LO believe the proposals are inappropriate and harmful to the site's setting and the rural edge.

- 6.21 Modern developments in the area often incorporate white window and door frames, white rainwater goods and brick or in some cases, mock tudor, half-timbered effect elevations (see Appendix 1, Figures 7A & 7B), that are evidently contrary to the vernacular and the Residential Design Guide SPD. In terms of materials and finishes, the proposed houses incorporate gritstone elevations and grey slate roofs. In addition, the fenestrations will be finished in grey, whereas gutters and drainpipes will be black, rather than white, which is commonplace and more visually prominent. The proposed houses represent a modern interpretation of a family house and the proposed materials and finishes are consistent with the Dark Peak and with associated material/colour recommendations within the Residential Design Guide SPD (Chapter 3 – Understanding the Setting).
- 6.22 The appeal site has distinct changes in level and in general terms, there is a rise in the levels from east to west and to a lesser extent from north-east to the south-west. Rising topography and level changes in this locality, the wider townscape and in fact many locations in the Peak District, are commonplace and residential development in particular, has had to accommodate and adapt to these level changes. This has given rise to tiered elevations on sloping ground, where the rooflines of properties step up with the slope and chimneys enhance the effect. The Residential Design Guide SPD considers this feature to be characteristic within the borough (paragraph 5.7.3) and nearby period properties on Macclesfield Road provide examples of this feature, in close proximity to the appeal site (see Appendix 1, Figure 7A, Photograph 17). The appeal proposals position 7no new houses to the western section of the site and this tiered effect created by steps in the ridgelines and the associated chimneys, will be evident between both the two pairs of semi-detached properties and the 3no detached houses.
- 6.23 The abovementioned tiered effect accommodates the level changes that occur between the lower north-eastern end of the appeal site and its higher south-western extents. In addition, the appeal site also has a distinct fall from the ridgeline to its immediate west. This slope falls west to east and extends over the appeal site, the adjacent Public Footpath FP56, across the adjacent housing area on Linglongs Avenue, Beech Rise and The Rise and beyond, towards the River Goyt. Paragraph 5.7.4 of the Residential Design Guide SPD states '*where houses are positioned at right angles to the slope, buildings will need to be set back on a platform or respond to the slope in section*' and '*stepping them back from the road will create a feeling of prominence and improve views out from the dwelling.*' The appeal proposals set the houses back from the access

driveway in this manner and will therefore have the majority of their garden area at the front, with longer driveways. This approach has drawn criticism from the UDO and the LO, despite the set-back approach being consistent with the Residential Design Guide SPD.

- 6.24 Examination of historic maps (see Appendix 1, Figures 2 & 3) has revealed that the site and the ridge in general has been previously quarried and the subsequent introduction of the house and garage therein has likely required further remodelling to facilitate their construction. Some remodelling will be required to construct the proposed houses, however given the history of the site, the localised levels are unlikely to be the original natural levels and some remodelling is inevitable when developing a sloping site. Given the topography of the borough, some remodelling has inevitably occurred on construction sites throughout the borough, regardless of when the development occurred.
- 6.25 The Design Guide SPD also identifies four broad housing forms that are considered appropriate in the borough. These include Workmen's Cottages, Mill Worker's Terraces, Small Scale Villas and Grand Villas.
- 6.26 With a considerable footprint and three floors with dormer style windows in the roof, the existing house on the site could be considered a grand villa and given the criteria in the SPD, I consider the proposed house designs to form a hybrid of a Small Scale Villa and a Grand Villa. The proposed houses will be set in a sinuous/meandering line towards the higher, western edge of the appeal site and will tier down from left to right in the views of the site that are experienced from the east. The proposed houses will not therefore form a straight line arrangement in plan or elevation.
- 6.27 With 2.5 storeys, the proposed semi-detached houses will have dormer windows located within the roof area on their front, east facing elevations and the detached properties will have a third level window located within a front facing gable. The proposed grey framed fenestration, gritstone elevation and slate roofs form appropriate materiality for the site and location and in time the prominence of the stone elevations will reduce through natural weathering of the stone.
- 6.28 The key views of the site are experienced from elevated locations to the east and these are considered by my Viewpoints 1 to 11 (see Appendix 1, Figures 8 to 19). These views are relatively distant and expansive and I acknowledge that there are many similar views from more elevated and more distant publicly accessible locations to the east and south-east. In general, these views will be affected by the development proposals, however I do not consider the changes to be harmful as they will be of a limited scale, given the

distances involved, the expansive nature of the views experienced, the woodland setting of the site and the edge of settlement character.

- 6.29 The proposed houses will form a layer of built form that is visibly connected with the slightly lower residential development on Linglongs Avenue, The Rise and Beech Rise. In addition, as the new development off Linglong Road is constructed, this will extend the residential development further down the slope within these views. The new houses will be set against a backdrop of existing dense woodland trees (which is to be enhanced by new off-site tree planting within the site edged blue) and in time will become partially screened by the establishment of new tree planting within the site.
- 6.30 The retention and improvement of the existing woodland trees and the establishment of the proposed landscape works, particularly the tree planting, will be important in enhancing the level of tree cover across the site, whilst improving the assimilation of the development into this edge of settlement, transitional location.

#### **The Driveway/Public Footpath FP56**

- 6.31 The UDO and LO make the following points regarding the driveway/footpath:
- *The current driveway is an unmade track, creation of a hard surfaced driveway will significantly change the character and appearance of the soft edge to the current settlement boundary (UDO).*
  - *Public comments suggest that the character of this access road has already been altered from a cobbled walkway with gritstone kerbs to a widened track. This loss is regrettable as it leads to a gradual erosion of the countryside character and prevents a proper assessment from being made. This alters the aesthetic value of this wooded approach, the character of the edge of settlement and the transition into countryside and the National Park (UDO).*
  - *The track leads to registered common land at Taxal Moor which suggests it is an historic route to and from the village. This has a heritage value and the changes to the track should be considered as it is diminishing this historical footpath by changing its character (UDO).*
  - *Public Right of Way HP/23/56/1 runs along the lane at the entrance to the site from Macclesfield Road and then along the south-eastern boundary providing close views, sometimes clear and sometimes through vegetation. The presence of this footpath is significant in increasing numbers of receptors and their experience of the character of the site (LO).*
- 6.32 Firstly, the existing driveway is not an unmade track. Photographs taken on my site visits (see Appendix 1, Figures 6A & 6B) demonstrate the initial section of the access driveway

comprises a loose grit finish which appears to be sat upon an older bitmac surface. This surface extends up the section of the driveway that is shared with the footpath and extends past the adjacent properties 'Woodside' and 'Brewood'. Thereafter there is a short section of cobbles/setts where the driveway into the appeal site splits from the footpath and from this point the driveway comprises an older, worn bitmac surface that extends up to the house and the adjacent garage. This bitmac surface culminates at the front of the house and a rough gravel track continues up to the rear parking area to the south of the house.

- 6.33 The proposed finish of the access driveway and its edges could be subject to condition, to ensure an appropriate finish is achieved. This could comprise sett edges or conservation kerbs, with sections of cobbles/setts at key locations and thresholds (materials could be reclaimed or new). Also, the section of existing period cobbles/setts could be retained.
- 6.34 Furthermore, if the appeal proposals or the fall back scheme were to be built or the house was retained and renovated (which is the UDO's & LO's preferred option), the surfacing of the driveway would inevitably need to be addressed, regardless of which option prevails. The appearance of the driveway may change to an extent, however I believe that a functional design can be achieved that would not harm the character of the edge of the settlement boundary, the aesthetic value of the wooded approach, the transition into the countryside and National Park.
- 6.35 On the matter of public comments regarding alleged previous removal of gritstone kerbs and associated widening works, the appellant has not undertaken any such works to the driveway. It is indeed unfortunate if this has occurred and if it has, it is likely that it happened prior to the appellant owning the property.
- 6.36 Having examined various historic maps of the area, Public Footpath FP56 Taxal Edge appears to have existed since the latter years of the 19<sup>th</sup> Century (it does not appear on earlier 19<sup>th</sup> Century maps). During the 19<sup>th</sup> Century, the appeal site and the adjacent land was positioned well into the open countryside, separated from the settlement at the time. The track linked with Macclesfield Road at a point that was at the time, circa 650m from the southern extents of Whaley Bridge to the east, in the vicinity of the River Goyt. I therefore consider the UDO's suggestion that the footpath has historic origins that extend beyond the latter years of the 19<sup>th</sup> Century and provided a historic link to the village, appears to be somewhat speculative and unfounded.

- 6.37 The LO highlights the presence of Public Footpath FP56 that runs along the eastern boundary of the appeal site and acknowledges that people using this footpath experience views of the appeal site.
- 6.38 I have considered the nature of these views with reference to three viewpoints (see Appendix 1, Figures 9, 10 & 11, Viewpoints 1, 2 & 3). With the exception of where the footpath tracks along the driveway surface to the north, this footpath is located at a lower elevation than the appeal site and is shrouded in trees and vegetation. Occasional views to the east are experienced which include the existing houses on Linglongs Avenue and Beech Rise and occasional glimpsed views of the existing house on the appeal site are also experienced through gaps in the screening vegetation. The existing house extends much closer to the appeal sites eastern boundary and as a result, is likely to be seen more easily from the footpath, than the proposed houses. Furthermore, the landscape proposals include for additional native species tree and shrub planting and therefore will provide improved levels of screening and containment. As a result, I do not expect the development proposals to adversely affect the views experienced by walkers using this footpath.

### **The Entrance on Macclesfield Road**

- 6.39 The UDO makes the following points regarding the entrance on Macclesfield Road:
- *Any increase in number of houses and vehicle activity on the access road close to Macclesfield Road needs to be considered. This may have implications on the design of the junction and subsequent loss of character of this edge of village. If it were the case that a more engineered highway solution would result, then I would consider this a significant loss of character.*

The appearance of the entrance may change whichever future development scenario prevails, however the nature of the changes and any associated levels of harm/beneficial effect would be subject to detailed design proposals for the junction. As mentioned above, the footpath/access driveway intersection with Macclesfield Road could be a location where a reclaimed cobbled threshold could form a new appropriate, attractive and functional access to the (shared) driveway. As a result, I do not agree that the proposed redevelopment of the appeal site, specifically the junction with the end of the driveway, would result in harm to the character of Macclesfield Road/the settlement edge in this location.

### **Landscape Proposals**

- 6.40 The LO and HPBC Arboricultural Officer (AO) make the following points regarding the proposed landscape works:

- *Tree planting shown on the Landscape Works Plan is mostly of small ornamental species, I consider that there is scope in places to accommodate larger growing species and suggest that Beech are included to be in keeping with the existing character of the site (LO);*
- *The landscaping proposals can be divided in to 2 main parts. The amenity planting within the red edge of the development and woodland and other planting and management within the blue line area and subject to a s106 agreement. At this stage landscaping can be conditioned and the details agreed at a later date as long as the principals are agreed. The indicative landscaping shown on the plans will need to be amended to be acceptable and will need to be considered alongside a landscape and ecological management plan (AO);*
- *With regards to the amenity tree planting within the development some species amendment would be required and some larger specimen trees should be included to be planted at significant points within the site. Woodland planting will need to be part of the overall LEMP for the wooded area and be in addition to any other planting required by existing legal obligations for example if restocking is part of the felling license agreement. This planting and management of the woodland will need to be agreed as part of the s106 agreement (AO).*

6.41 The proposed landscape works were set out in the submitted Landscape Works GA Plan (PR/20/GC04/GA/01 REV A) and incorporated a total of 28no native and ornamental trees (predominantly 10-12cm selected standards), 103 linear metres of native species hedgerow, 219m<sup>2</sup> of semi-native shrub planting, areas of ornamental shrub planting and 100no native species transplants outside the appeal site, within the existing woodland to the west.

6.42 In response to the above comments made by the LO and AO, I have prepared a revised Landscape Layout (see Appendix 6, drawing M3414-PA-01-V2). This revised plan incorporates the following:

- A greater number of new trees within the appeal site;
- A higher proportion of native species trees within the appeal site;
- A number of larger stock trees of a size not previously proposed;
- The semi-native shrub planting mix has been replaced with a native species shrub planting mix;
- The area/quantity of native species shrub planting mix has been increased;
- Beech hedges have been placed at the toe of retaining walls, thus reducing their prominence by creating the appearance of a green wall;



- Reduced width driveways, with turning provision added;
- Sett thresholds added to driveways;
- Conservation kerbs proposed for the access driveway; and
- A reduction in the size of the passing place.

6.43 The additional tree planting within the site will in time, restore and enhance the wooded character of the site and as they become established, the trees will subtly interrupt the elevations of the buildings within the views from locations to the east, thus improving the assimilation of the development into this wooded, settlement edge. In addition, trees have been positioned in order to maintain framed views experienced by the future residents of the new houses.

6.44 It is likely that the landscape proposals may require further amendment and detail subsequent to a planning consent, however I believe these revised landscape proposals provide a positive response to the issues raised by the LO and the AO.

6.45 Regarding tree issues, I note that in paragraph 7.45 of the Report to Committee, the case officer confirms that the scheme would accord with Local Plan Policy EQ9 Trees Woodland & Hedgerows, subject to the imposition of appropriate planning conditions for the scheme.

## **7. Summary and Conclusion**

### **Summary**

- 7.1 Having considered in some detail, the landscape and townscape associated with the appeal site and the surrounding area. In doing so I have analysed the pattern of development of this part of Whaley Bridge and with reference to 11no Viewpoints, I have considered the visual prominence of the appeal site and the development proposals.
- 7.2 I believe that the topography associated with the Taxal Edge ridgeline that extends across the rear of the site to be key in defining the perceived settlement edge in this location on the south-western edge of Whaley Bridge.
- 7.3 Interestingly, the appeal site and the residential properties to its north, are located outside the settlement edge and outside the Green Belt. The ridgeline also represents the boundary of the Green Belt, which extends across the landscape to the west of the site.
- 7.4 The Settled Valley Pastures Landscape Type extends over the settlement area of Whaley Bridge, the appeal site and land to the west and does not identify the kind localised variations in landscape/townscape character that prevail in settlement edge locations, such as the appeal site.
- 7.5 Both the Council's Officer's and I agree that there is a difference in character between the existing urban edge, residential development to the south and the appeal site and that the appeal site represents a transitional landscape between the urban edge and the open countryside.
- 7.6 Given my detailed consideration of the concerns raised by DCC and HPBC Officers, I believe the appeal proposals will be well related to the existing pattern of development and surrounding land uses and will be of an appropriate scale for this aspect of Whaley Bridge. Furthermore, I consider the scheme to constitute good design that accords with many aspects of HPBC's Residential Design Guide SPD 2 and thus represents an appropriate design response to the appeal site's defining characteristics.

### **Conclusion**

- 7.7 I believe that High Peak Borough Council's concerns that the appeal proposals would not be well related to the existing pattern of development and surrounding land uses, would not be of an appropriate scale for this aspect of Whaley Bridge and would constitute poor design that fails to understand the site's defining characteristics, are unfounded.

7.8 I therefore respectfully request that the Inspector considers my findings in deciding the outcome of this Hearing.

## **Appendix 1 – Figures**

- Figure 1 – Site Location
- Figure 2 – Historic Mapping
- Figure 3 – Historic and Current OS Mapping
- Figure 4 – DCC Landscape Character Types
- Figure 5 – Planning Policy Context
- Figure 6A – Site Photographs
- Figure 6B – Site Photographs
- Figure 7A – Local Townscape Photographs
- Figure 7A – Local Townscape Photographs
- Figure 8 – Viewpoint Location Plan
- Figure 9 – Viewpoint 1
- Figure 10 – Viewpoint 2
- Figure 11 – Viewpoint 3
- Figure 12 - Viewpoint 4
- Figure 13 - Viewpoint 5
- Figure 14 - Viewpoint 6
- Figure 15 – Viewpoint 7
- Figure 16 – Viewpoint 8
- Figure 17 – Viewpoint 9
- Figure 18 - Viewpoint 10
- Figure 19 - Viewpoint 11

## **Appendix 2**

The Landscape Character of Derbyshire - Extract

### **Appendix 3**

High Peak Borough Council's Landscape Character SPD5 March 2006 – Extract

## **Appendix 4**

High Peak Borough Council's Residential Design Guide SPD2 - December 2005

## **Appendix 5**

High Peak Borough Council's Design Guide SPD - March 2018

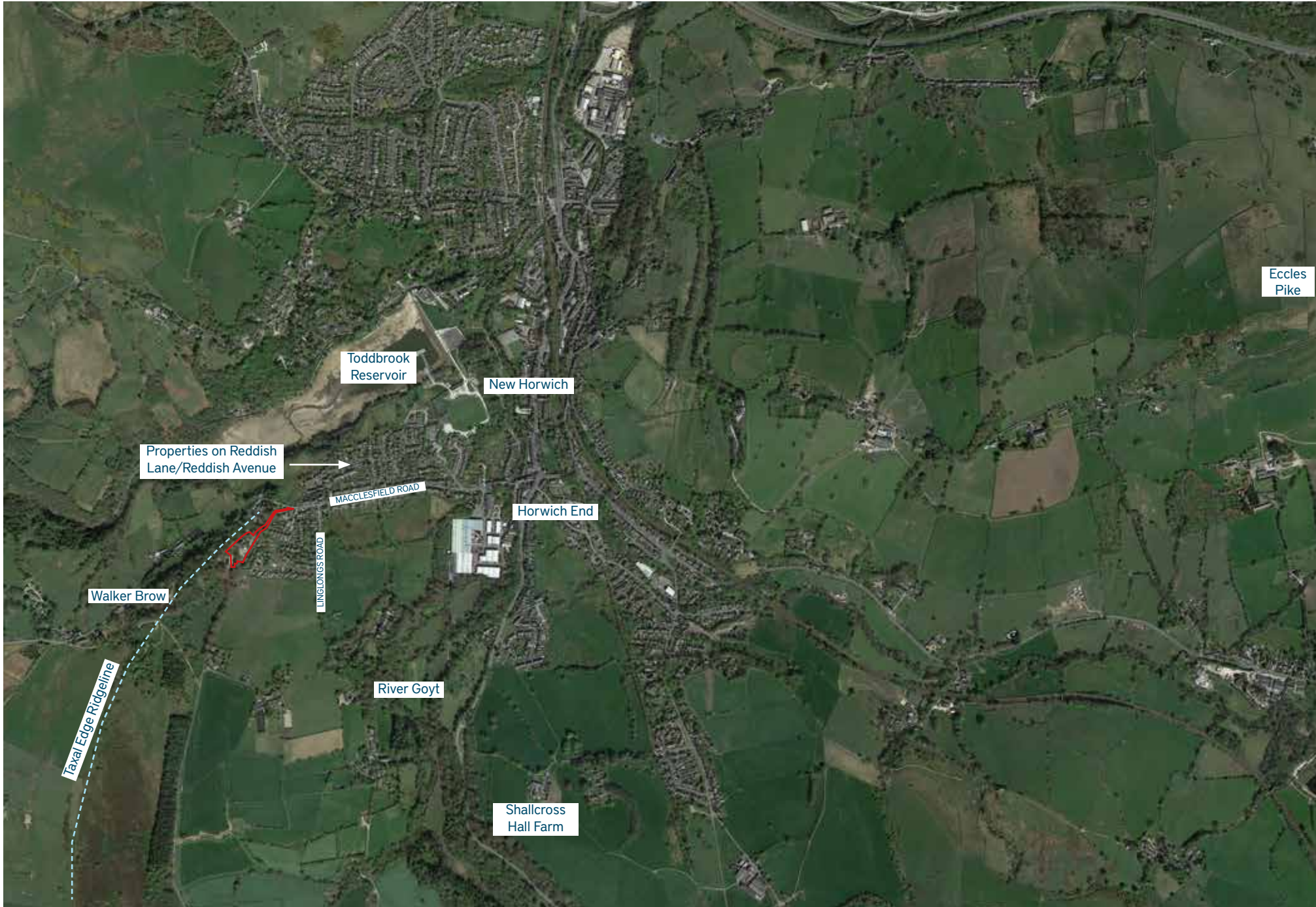


## **Appendix 6**

Revised Landscape Layout - drawing M3414-PA-01-V2

# Appendix 1

Appendix 1 - Figure 1



 Site boundary



## Appendix 1 - Figure 2



## 1899 Map



## Site location



## 1913 Map

DWG NO.  
**Figure 2**

CLIENT.  
Treville Properties Ltd

SCALE. DATE.  
NTS 07.21

## DWG TITLE.

PROJECT TITLE.  
Taxal Edge, Whaley Bridge

DRAWN BY. AC  
CHECKED BY. NF

## REVISIONS.

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1955 Map



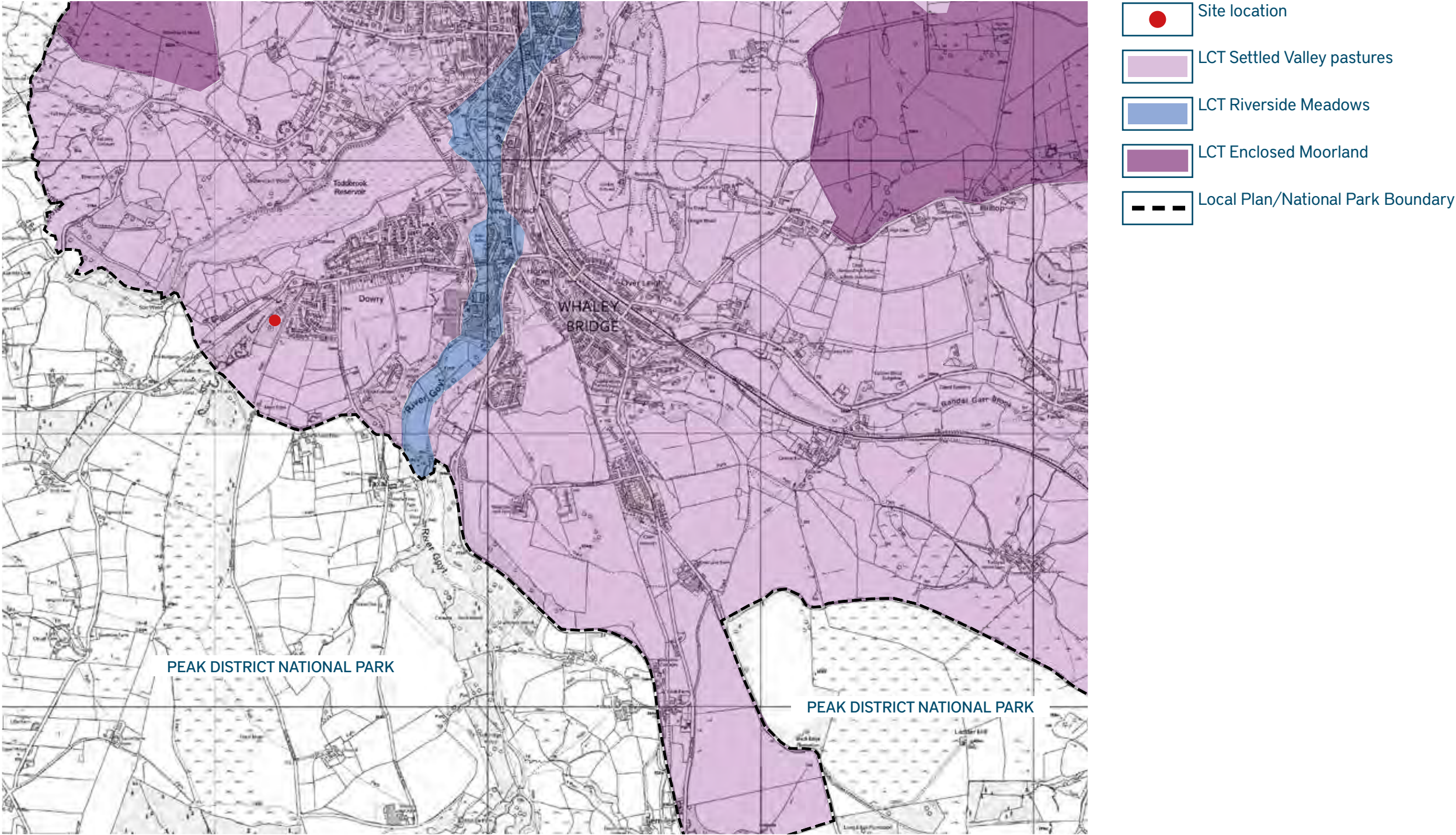
Current OS Map

 Site location

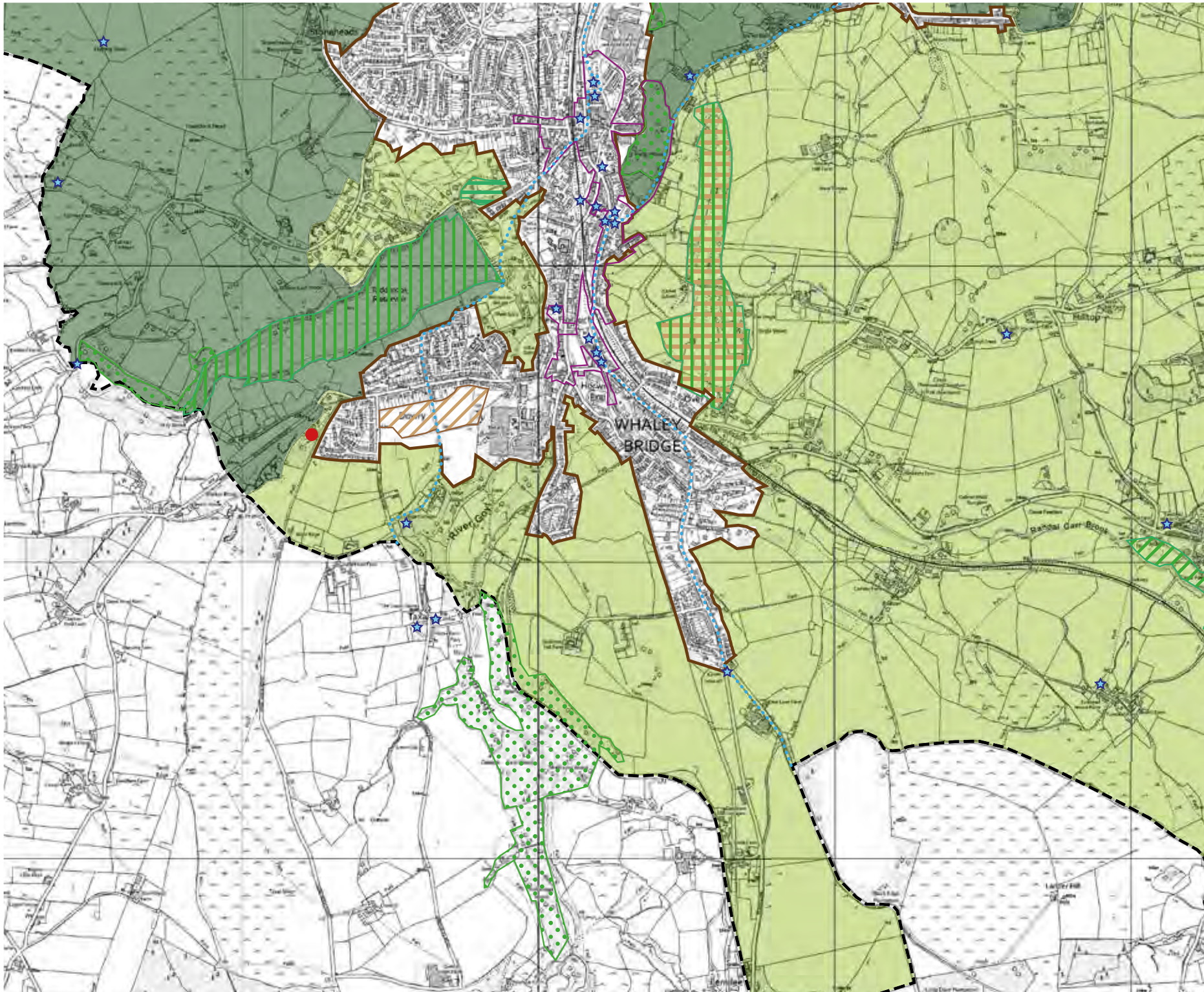
REVISIONS.



Appendix 1 - Figure 4







- Site location
- Built-up Area Boundary
- Conservation Area
- Housing Allocation
- Long Distance Walking Route
- Regionally Important Geological Site
- Green Belt/Countryside
- Local Nature Reserve
- Listed Buildings
- Local Plan Boundary
- Housing Allocation
- Long Distance Walking Route
- Site of Special Scientific Interest
- Countryside
- Ancient Woodland

REVISIONS.





Photograph 1 - View of site entrance/public footpath FP56 from Macclesfield Road



Photograph 1 - View of site entrance/public footpath FP56 from Macclesfield Road



Photograph 3 - View of access driveway/public footpath FP56 adjacent to Woodside (to the right)



Photograph 4 - View of access driveway and front elevation of Woodside



Photograph 5 - View of access driveway and Brewood



Photograph 6 - View of location where the access driveway separates from public footpath FP56



Photograph 7 - View of access driveway with parking area/passing place with main house in background



Photograph 8 - View of east elevation of the detached garage





Photograph 9- View of south-west elevation of detached garage



Photograph 10- View of east elevation of main house



Photograph 11 - View of extended gravel driveway and east elevation of the house



Photograph 12- View of east elevation of main house



Photograph 13- View of south elevation of main house



Photograph 14- Recent residential conversion (converted classroom - off site)



Photograph 15- View looking east from the southern edge of the appeal site





Photograph 16- Period semi-detached houses on Macclesfield Road



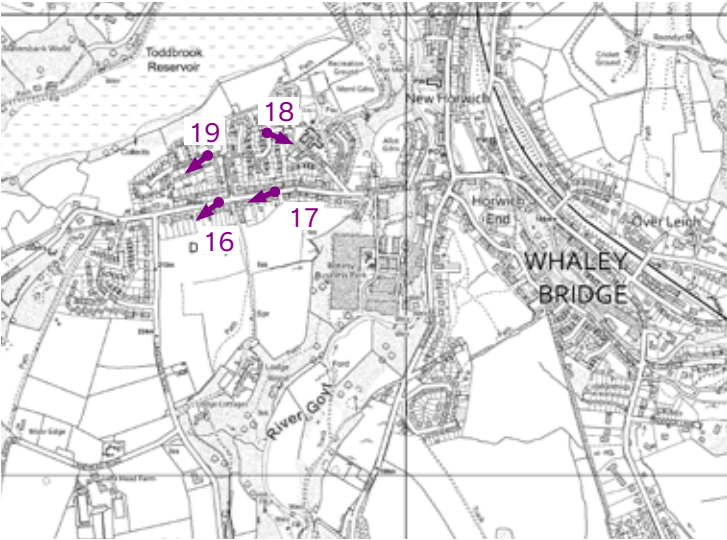
Photograph 17- Period tiered terraced properties on Macclesfield Road



Photograph 18- Modern estate development on Mereside Garden



Photograph 19- Residential development on Reddish Avenue



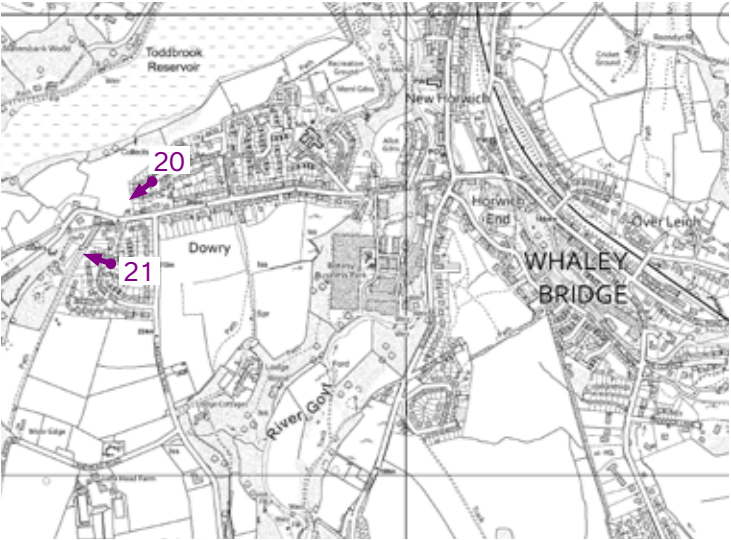




Photograph 20- Housing on Reddish Avenue

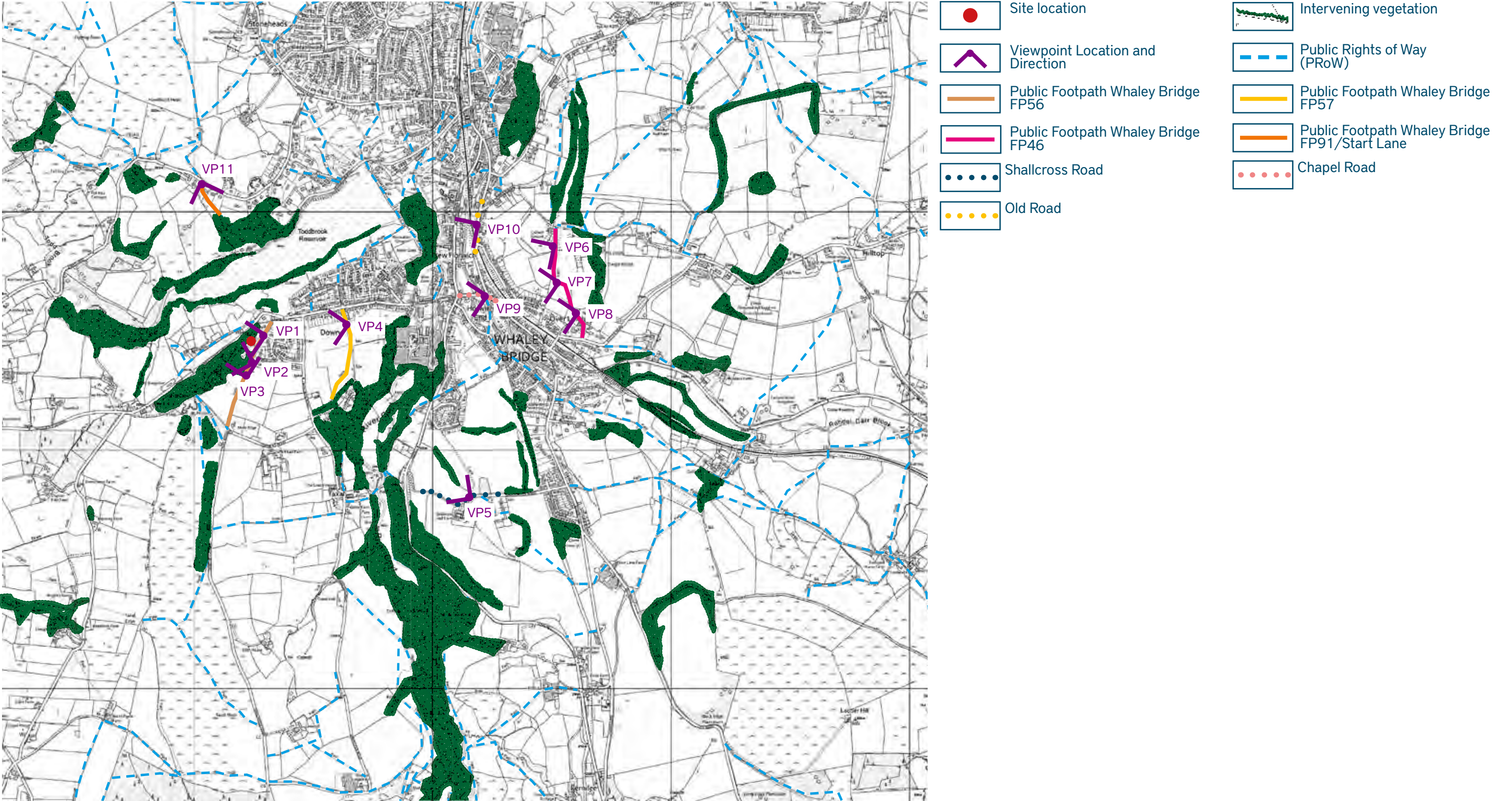


Photograph 21 - Housing on Linglongs Avenue





Appendix 1 - Figure 8







Viewpoint 1	View from Public Right of Way Whaley Bridge FP56/access driveway to Taxal Edge	Direction: South-West	Distance: 0m+
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Viewpoint 2	View from Public Right of Way Whaley Bridge FP56	Direction: West	Distance: 3m (to site boundary)
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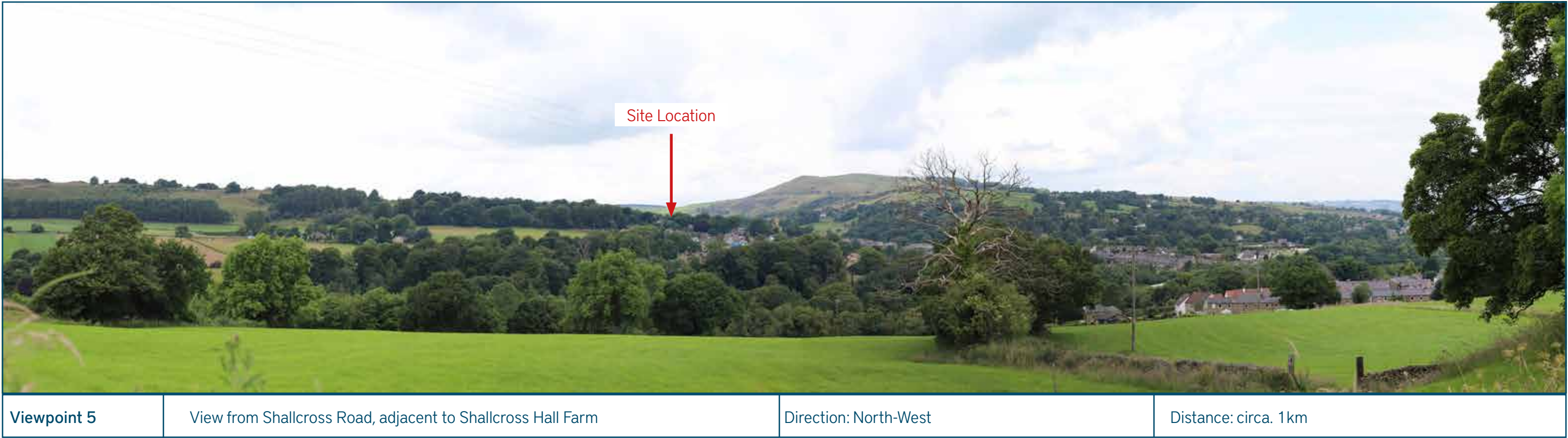


Viewpoint 3	View from Public Right of Way Whaley Bridge FP56	Direction: North-West	Distance: 3m (to site boundary)
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Viewpoint 8	View from Public Right of Way Whaley Bridge FP46	Direction: West	Distance: circa. 1.3km
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<b>Viewpoint 10</b>	View from Old Road	Direction: South-West	Distance: circa. 1 km
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## Viewpoint 11

View from Public Right of Way Whaley Bridge FP91/Start Lane

Direction: South/South-East

Distance: circa. 670m

# Appendix 2



# The Landscape Character of Derbyshire





# Part One: Landscape Character Descriptions

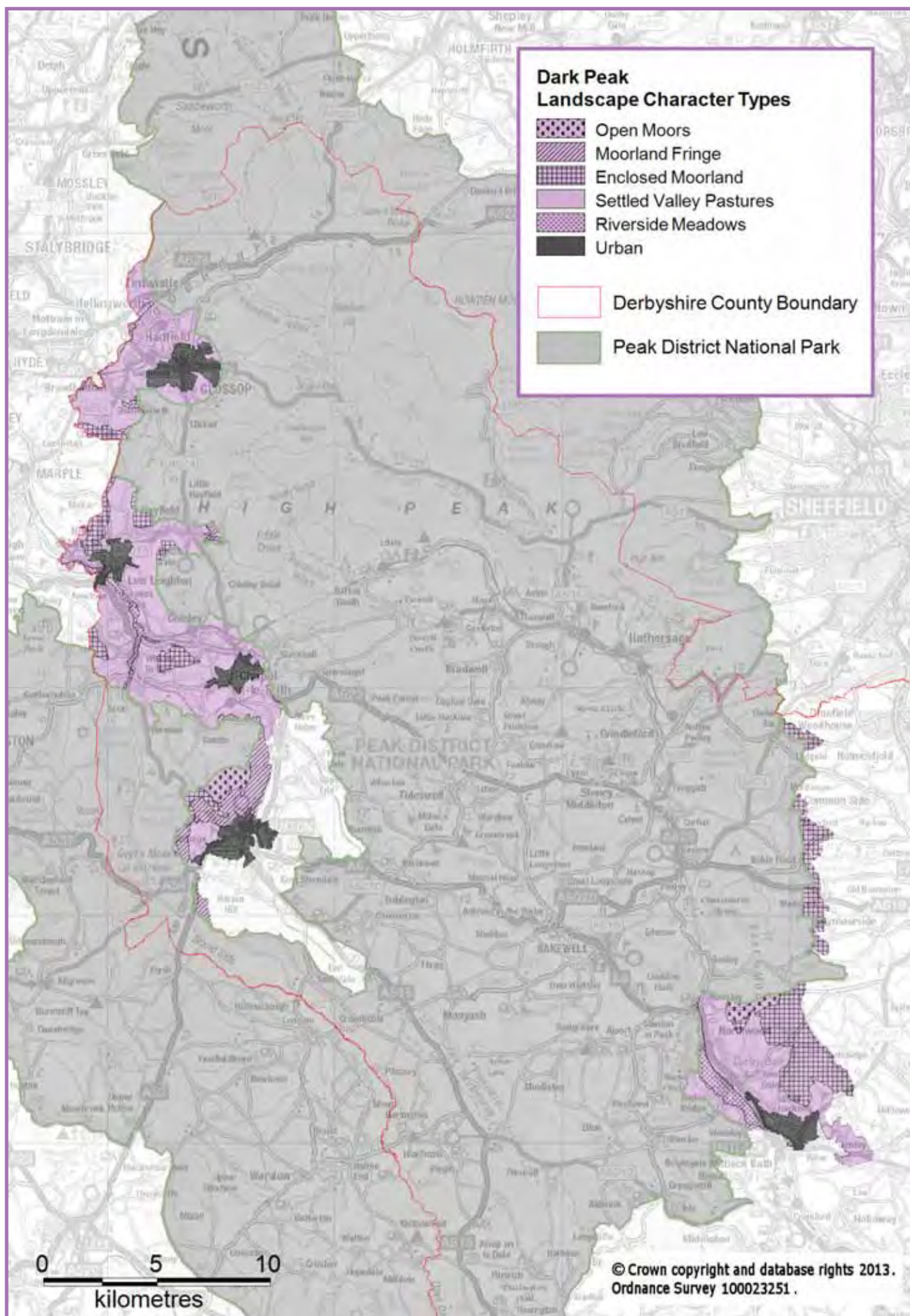
## 1. Dark Peak



### Landscape Character Types

- |                           |      |                                 |      |
|---------------------------|------|---------------------------------|------|
| • Open Moors .....        | 1.4  | • Settled Valley Pastures ..... | 1.13 |
| • Moorland Fringe .....   | 1.7  | • Riverside Meadows .....       | 1.18 |
| • Enclosed Moorland ..... | 1.10 |                                 |      |





# Dark Peak

## CHARACTER AREA 51

An upland landscape of high moors and settled valleys

### Landscape Character Types

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

*"Should you tire of the valleys and desire to breathe a larger air, the moors are never far distant - moors gloriously open and grand .... These are the real moors of heather and bracken which flame with brown and yellow and purple in the autumn."*

(p8 JB Firth 'Highways and Byways in Derbyshire')

### Introduction

The Dark Peak extends over a large area of north-west Derbyshire although much of it lies within the administrative boundaries of the Peak District National Park. In Derbyshire, the Dark Peak extends from Glossop and New Mills, in the north and west, to the urban fringes of Sheffield, in the east and as far south as Matlock. For the purposes of the Derbyshire Landscape Character Assessment, the Dark Peak character area also includes the small area of the South West Peak and Manchester Pennine Fringe character areas that lie within Derbyshire.

The expansive moorland of the Peak District is one of the most extensive semi-natural wilderness areas in England. Much of the moorland is traditionally managed for grouse shooting and sheep grazing. Hedgerows and dry-stone walls enclose the more sheltered valleys around these upland plateaux to provide pasture for dairy and livestock farming.

The visual and environmental value of this landscape lies in the contrast between the wild moorland and the small scale domesticated farmland within the in-bye land around the margins. These differences form the basis for the sub-division of the Dark Peak into Landscape Character Types.

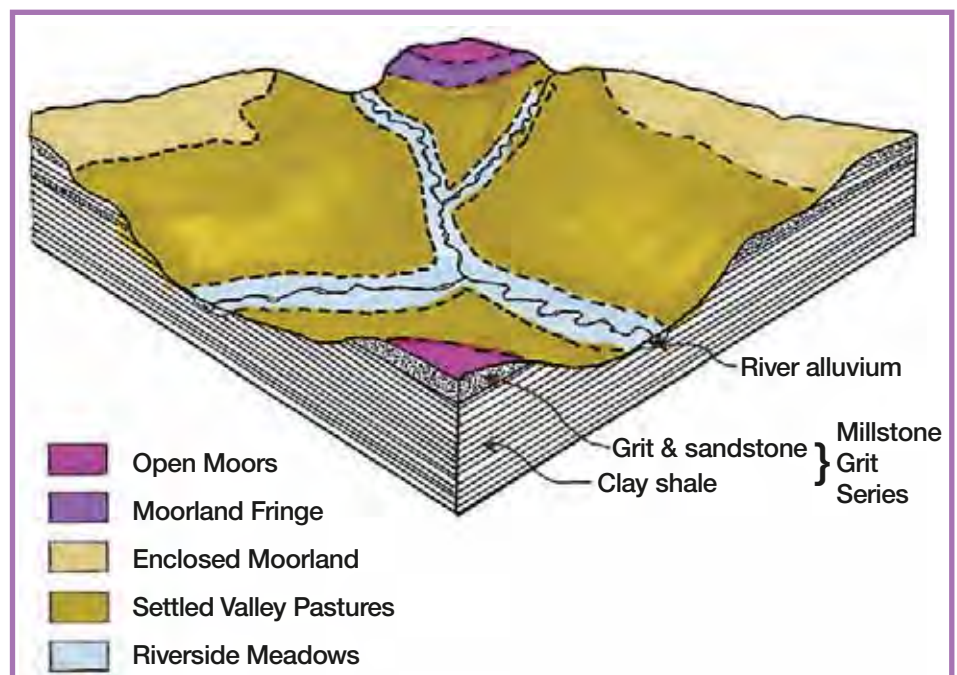
Buildings constructed from the local 'gritstone' and dry-stone walls in the same material reinforce the character and provide a visual link to the underlying geology.

### Physical Influences

The Dark Peak is a dramatic upland landscape that owes much of its character to the underlying geology of Millstone Grit sandstone. This hard 'gritstone' interspersed with softer shales has given rise to this distinctive landscape of 'high moors' dissected by broad valleys and narrow rocky 'cloughs'. Gritstone outcrops, creating rocky tors, punctuate these extensive areas of upland plateaux defining the *Open Moors*. Moorland tops provide long uninterrupted views

with vertical cliff faces referred to as 'edges' regularly defining the *Moorland Fringe*. Collectively, these rocky outcrops add to the wild and exposed nature of this landscape.

The plateau tops, rising to 636m at Kinder Scout, are heavily dissected by drainage channels. Where run-off has been sufficient to create rivers like the Goyt and Derwent, these have eroded through the gritstone to form broad, often steep sided, upland valleys that have provided the focus for settlement and farming highlighted in *Settled Valley Pastures*. Sometimes scree and exposed rock located within these valleys provide a link to the wild moorland character above the valley sides.





## Natural Influences

Semi-natural vegetation is a key characteristic with extensive areas of heather and grass moorland defining the *Open Moors* and making a significant contribution to *Moorland Fringe* and *Enclosed Moorland*.

The lower lying in-bye land associated with *Settled Valley Pastures* retains traditional hay meadows and unimproved pasture, and steep slopes and sheltered cloughs retain areas of semi-natural broadleaf woodland. Where boundaries are not maintained, woodlands are gradually being lost as stock graze on young trees and prevent natural regeneration. In recent years, grassland management has been intensified on the lower valley slopes and reduced towards the moorland, making the distinction between moorland and enclosed farmland less distinct, thus creating a gradual transition from one to the other.

All of these land-uses provide valuable habitats for wildlife. Heather moorland is a particularly rare national habitat providing a nesting site and food source for a number of rare birds. Broadleaf woodland remains a key characteristic of *Settled Valley Pastures* where along with field boundaries, meadows and pastures, it constitutes a mosaic of wildlife habitats.

## Human Influences

Evidence of human activity on the Dark Peak dates from the Mesolithic period when hunter gatherers were attracted to even the highest moors, as indicated by finds of stone tools. The extent of settlement in the bronze age is dramatically illustrated by the surviving landscape on the East Moors. Here, because of the lack of agricultural improvement, remains of field systems, settlements and ritual monuments survive from the second millennium BC.

Much of the agricultural landscape seen today has developed over the last millennium. The Domesday Book describes the area as sparsely settled and economically backward. Much of the area was included in the Royal Forest of the Peak, and remained so until the 17th century. Although the *Open Moors* remain unsettled and free of man-made features, the lower lying margins of the *Moorland Fringe* and *Enclosed Moorlands* are characterised by scattered farmsteads built in the local gritstone. Villages are confined to the valley bottom and lower slopes of the *Settled Valley Pastures*, and often contain industrial terraces that once housed workers from the local textile industry.



*Terrace houses*

The industrial revolution saw the development of large textile mills in the *Riverside Meadows* and the associated expansion of settlements like New Mills.

Dry-stone walls, constructed of the local gritstone are a distinctive feature of the Dark Peak and especially the *Enclosed Moorlands*. Although walls extend into the valley bottoms, the lower slopes tend to be enclosed by hedgerows which, together with the small fields, create a more enclosed character in contrast to the open expanse of the moors. Where the stone is fissile it has been used for roofing.

Roads and tracks are infrequent throughout. They are generally direct and follow straight lines as they cross the *Open Moors* and *Enclosed Moorland*. Some were former Roman roads or historic packhorse routes. Roads, railway lines and even canals are more a feature of *Settled Valley Farmlands* and *Riverside Meadows*, taking

advantage of the easier gradients and serving the local populations and industrial sites.



*Railway bridges at Chapel-en-le-Frith*

Roads extending up the valley sides are few but tend to occur as winding country lanes sometimes sunken, with steep narrow road verges. Remnant moorland in many road verges is a reminder of the character of the wider landscape. Even where the land either side has been agriculturally improved, these can provide valuable floristic remnants.

The *Open Moors* have been managed for grouse shooting and sheep grazing since the early 19th century. Periodic burning and regular grazing has ensured the retention of the characteristic land cover that is seen today.



*Red Grouse*

### Other considerations

- Peak District National Park
- PDNP Landscape Strategy & European Convention Action Plan
- Peak District BAP

# Dark Peak

## LANDSCAPE TYPE: SETTLED VALLEY PASTURES

A settled, pastoral farming landscape on gently sloping lower valley sides, dissected by stream valleys. Dense watercourse trees, scattered boundary trees and tree groups around settlement contribute to a strongly wooded character.



### Key Characteristics

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

### Geology and Landform

A landscape strongly influenced by the underlying geology and defined by the steep to gently sloping lower valley sides of broad upland valleys. Where rivers have eroded through the Millstone Grit they have exposed the underlying shale to create these undulating lower valley slopes. Further variation is created

by small stream valleys, which dissect the main valley as they drain the surrounding high moors.

### Soils and Land-Use

The nature of the underlying geology ensures there is variation in the soils. On the lower, less steep slopes, over shale, the soils are slowly permeable, seasonally

waterlogged and loamy, over clay. On the steeper slopes over gritstone, there are coarser loams over rock, or finer loams over slowly permeable subsoil.

The traditional land-use on these soils is stock rearing and dairying with much of the land down to permanent pasture. Grass yield potential is good although there is the risk of poaching on the heavier lower lying soils during wet periods. Some of the steeper, upper slopes over gritstone are less intensively grazed and a coarser, more acidic grassland predominates.

### Ecology

Much of this landscape is intensively farmed as permanent pasture and improved grassland, and leys have little floristic interest. However, there are some very occasional species-rich hay meadows. Where drainage is impeded or the soils are slowly permeable, patches of wet grassland with *Juncus* are frequent. On the upper slopes over gritstone, there may be localised patches of acid grassland dominated by *Nardus* and wavy hair grass.



Where the soils are thinner and free-draining, particularly associated with steep slopes and road verges, heathy plants like bracken, heather and bilberry are locally common.

A network of stream valleys dissecting the main valley sides assist in connecting these patches of habitat in the farmed landscape, which is reinforced by the hedgerow boundaries. These river corridors have dense tree belts and the occasional patch of alder carr. Many of the stream courses have associated ponds and mill ponds that function as important habitats for amphibians. Those that have silted up have now reverted to alder carr.

Several springs and soughs provide wet marshy conditions and lateral water flows, which support isolated patches of species-rich marsh.

## Tree Cover

Trees are well represented throughout to give the overall effect of a strongly wooded landscape. Dense tree belts, sometimes wide enough to form woodland bands, occur along narrow, tributary stream valleys dissecting the main valley sides. These combine visually with the scattered trees in the hedgerows to filter the views. Small groups of amenity trees are also found associated with settlement



*Bluebell woods*

and particularly with dispersed farmsteads. Small remnants of ancient woodland persist and these contribute further to the wooded character.

At higher elevations, trees are less apparent due in part to the exposure and poorer soils, giving way to a more open moorland landscape. Tree species tend to be broadleaved and pre-dominantly oak and ash. Sycamore is often associated with transport routes, and alder along the watercourses.

## Enclosure

A landscape of small, irregular fields enclosed predominantly by hedgerows, although there are occasional and locally frequent walls especially on higher ground. Hedgerows tend to be a mix of species, including holly, hawthorn, hazel and blackthorn. Their species composition suggests that the fields may have been cleared directly from woodland, and that the woodland trees and shrubs were retained to form the hedgerows.

## Transport

There is a dense network of winding lanes, with irregular width verges. Sunken lanes are a feature on sloping ground, though they avoid the very steepest slopes. There are also green lanes, some that run just to isolated farmsteads, together with footpaths linking settlements.

Much of this landscape has been utilised as transport corridors with major roads and railways taking advantage of the gentler lower valley slopes. This is particularly notable where the A6 trunk road and railway runs between Whaley Bridge and Disley.

## Built Environment

A well settled landscape containing towns, villages, small groups of cottages, and scattered farmsteads. Most traditional buildings are constructed of the local gritstone with Welsh slate and some surviving stone slate roofs.

Much of the built environment has a distinctive architecture relating to the building tradition of the Manchester area and to its industrial heritage, particularly the textile industry.



*Old industrial mills near Chinley*

Many settlements like Chapel-en-le-Frith, Whaley Bridge and New Mills, have spread out along lower valley slopes and owe their origin to the harnessing of water power and their expansion to the industrial age. Terraces of weavers' cottages, some with sloping roof lines, and later Victorian terraces are a characteristic feature of the valley sides.



*Stone terrace houses*

## Summary

This is an upland landscape associated with the lower slopes of broad upland valleys formed by rivers eroding through the Millstone Grit to expose the shale beneath. Tributary valleys that dissect the main valley sides to create an undulating landform provide further interest.

This is a well settled landscape taking advantage of the natural shelter offered by the lower valley sides, the better agricultural soils and the good communications. There are discrete settlements like Whaley Bridge and Chapel-en-le-Firth, small groups of cottages and industrial terraces, and scattered farmsteads. There is a dense network of lands connecting the villages with the dispersed farmsteads, with main roads and railway lines hugging the lower slopes immediately off the flood plain.

Trees are well represented throughout giving the overall impression of a well-wooded landscape. Many of the tributary valleys feeding the main valleys form wooded cloughs, some of ancient origin, and these woodland belts are supplemented by scattered hedgerow trees, amenity tree groups associated with settlement and secondary woodland along roads and railway lines. Many of the woodlands have an irregular outline reflecting the irregular field patterns and winding lanes.

This is a pastoral landscape and many of the fields are down to permanent improved pasture. However, with altitude, the grazing becomes less intensive and the pasture tends to be unimproved and, therefore, of greater importance ecologically.



## LANDSCAPE TYPE: SETTLED VALLEY PASTURES

### Planting and Management Guidelines

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

#### *Excluding the Peak District National Park*

Primary woodland character:	Densely scattered small woodlands
Primary tree character:	Densely scattered hedgerow and dense watercourse trees
Woodland vision:	Widespread small-medium woodlands
Tree vision:	Densely scattered hedgerow and dense watercourse trees

Typical woodland size range:	0.5 - 15ha	small-medium
Woodland pattern:	Organic	

- 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.

## LANDSCAPE TYPE: SETTLED VALLEY PASTURES

### Woodland Species Mix

#### Neutral/ Base-Rich Soils

##### Primary Tree Species 50%

<i>Betula pendula</i>	Silver Birch
<i>Betula pubescens</i>	Downy Birch
<i>Quercus petraea</i>	Sessile Oak
<i>Quercus robur</i>	Pedunculate Oak

##### Secondary Tree Species 20%

###### Major

<i>Fraxinus excelsior</i>	Ash
<i>Ilex aquifolium</i>	Holly

###### Minor

<i>Malus sylvestris</i>	Crab Apple
<i>Prunus padus</i>	Bird Cherry
<i>Sorbus aucuparia</i>	Rowan

##### Shrubs 10-30%

###### Major

<i>Corylus avellana</i>	Hazel
<i>Crataegus monogyna</i>	Hawthorn

###### Minor

<i>Lonicera</i>	
<i>Periclymenum</i>	Honeysuckle

##### Open space 0-20%

#### More Acidic Soils

##### Primary Tree Species 50%

<i>Betula pendula</i>	Silver Birch
<i>Betula pubescens</i>	Downy Birch
<i>Quercus petraea</i>	Sessile Oak
<i>Quercus robur</i>	Pedunculate Oak

##### Secondary Tree Species 20%

###### Major

<i>Ilex aquifolium</i>	Holly
<i>Sorbus aucuparia</i>	Rowan
<i>Populus tremula</i>	Aspen

##### Shrubs 10-30%

###### Major

<i>Corylus avellana</i>	Hazel
<i>Crataegus monogyna</i>	Hawthorn

##### Open space 0-20%

#### Waterlogged Conditions on all soil types

##### Primary Tree Species 50%

† <i>Alnus glutinosa</i>	Alder
<i>Betula pubescens</i>	Downy Birch
<i>Salix caprea</i>	Goat Willow
<i>Salix fragilis</i>	Crack Willow

##### Secondary Tree Species 20%

###### Major

<i>Betula pendula</i>	Silver Birch
<i>Ilex aquifolium</i>	Holly

###### Minor

<i>Quercus petraea</i>	Sessile Oak
<i>Quercus robur</i>	Pedunculate Oak
<i>Tilia cordata</i>	Small Leaved Lime

##### Shrubs 10-30%

###### Major

<i>Crataegus monogyna</i>	Hawthorn
<i>Salix aurita</i>	Eared Willow
<i>Salix cinerea</i>	Grey Willow

###### Minor

<i>Prunus spinosa</i>	Blackthorn
<i>Rosa canina</i>	Dog Rose
<i>Viburnum opulus</i>	Guelder Rose

##### Open space 0-20%

† Watercourse Trees - tree species most appropriate for planting as watercourse trees.

### Hedgerow Species Mix

#### Suitable hedgerow plants

##### Primary 70-75%

<i>Crataegus monogyna</i>	Hawthorn
---------------------------	----------

##### Secondary 25-30%

<i>Corylus avellana</i>	Hazel
<i>Ilex aquifolium</i>	Holly
<i>Prunus spinosa</i>	Blackthorn

#### Suitable hedgerow trees

##### Primary 70-75%

<i>Fraxinus excelsior</i>	Ash
<i>Quercus petraea</i>	Sessile Oak
<i>Quercus robur</i>	Pedunculate Oak

##### Secondary 25-30%

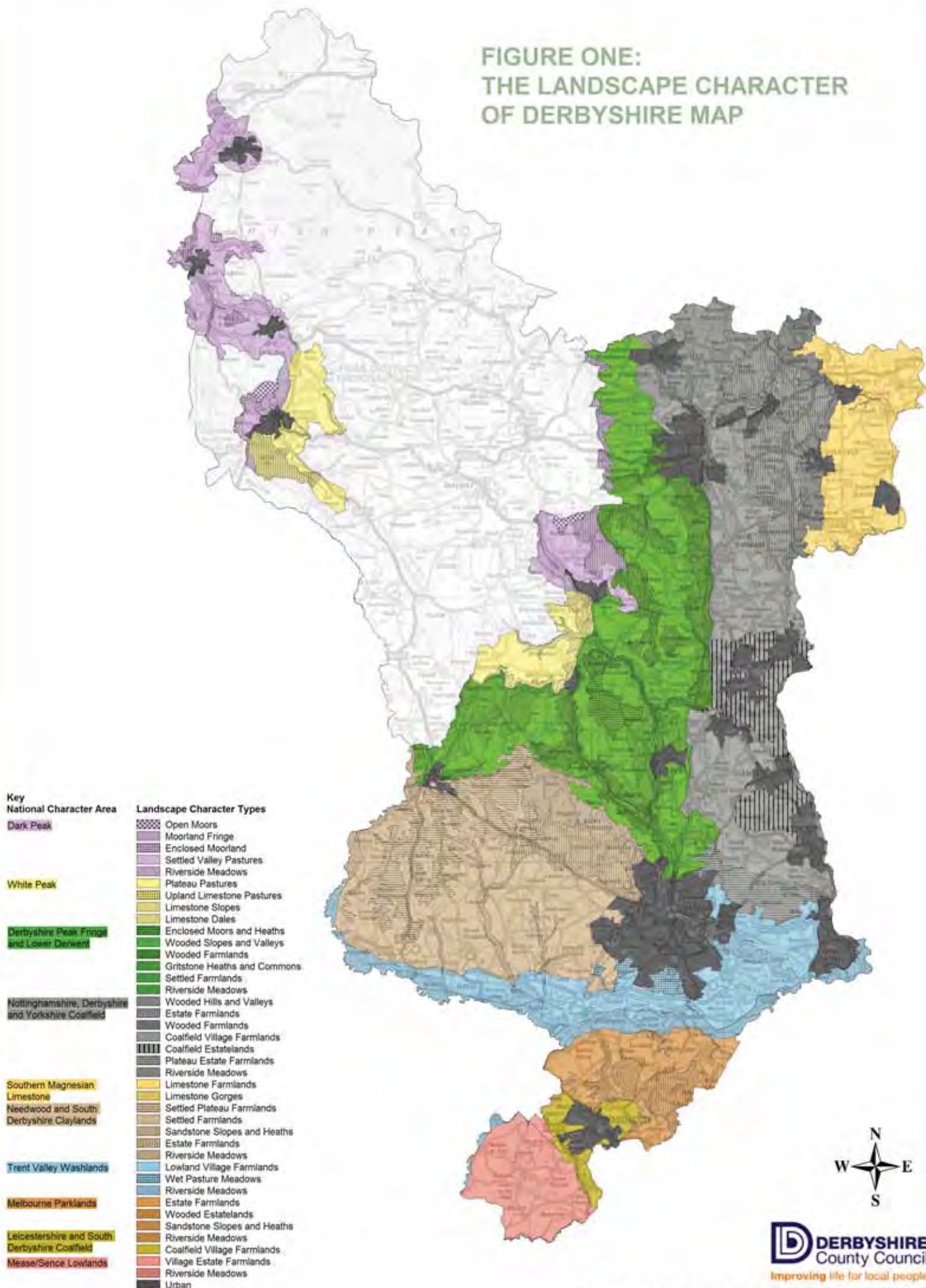
<i>Acer campestre</i>	Field Maple
<i>Tilia cordata</i>	Small Leaved Lime
<i>Tilia platyphyllos</i>	Large Leaved Lime

##### Occasional 0-5%\*

<i>Malus sylvestris</i>	Crab Apple
<i>Prunus padus</i>	Bird Cherry
<i>Sorbus aucuparia</i>	Rowan
<i>Ulmus glabra</i>	Wych Elm

\* only to be used if occurring locally within the landscape character type

**FIGURE ONE:  
THE LANDSCAPE CHARACTER  
OF DERBYSHIRE MAP**



# Appendix 3





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## **Local Development Framework**



# **Landscape Character Supplementary Planning Document**

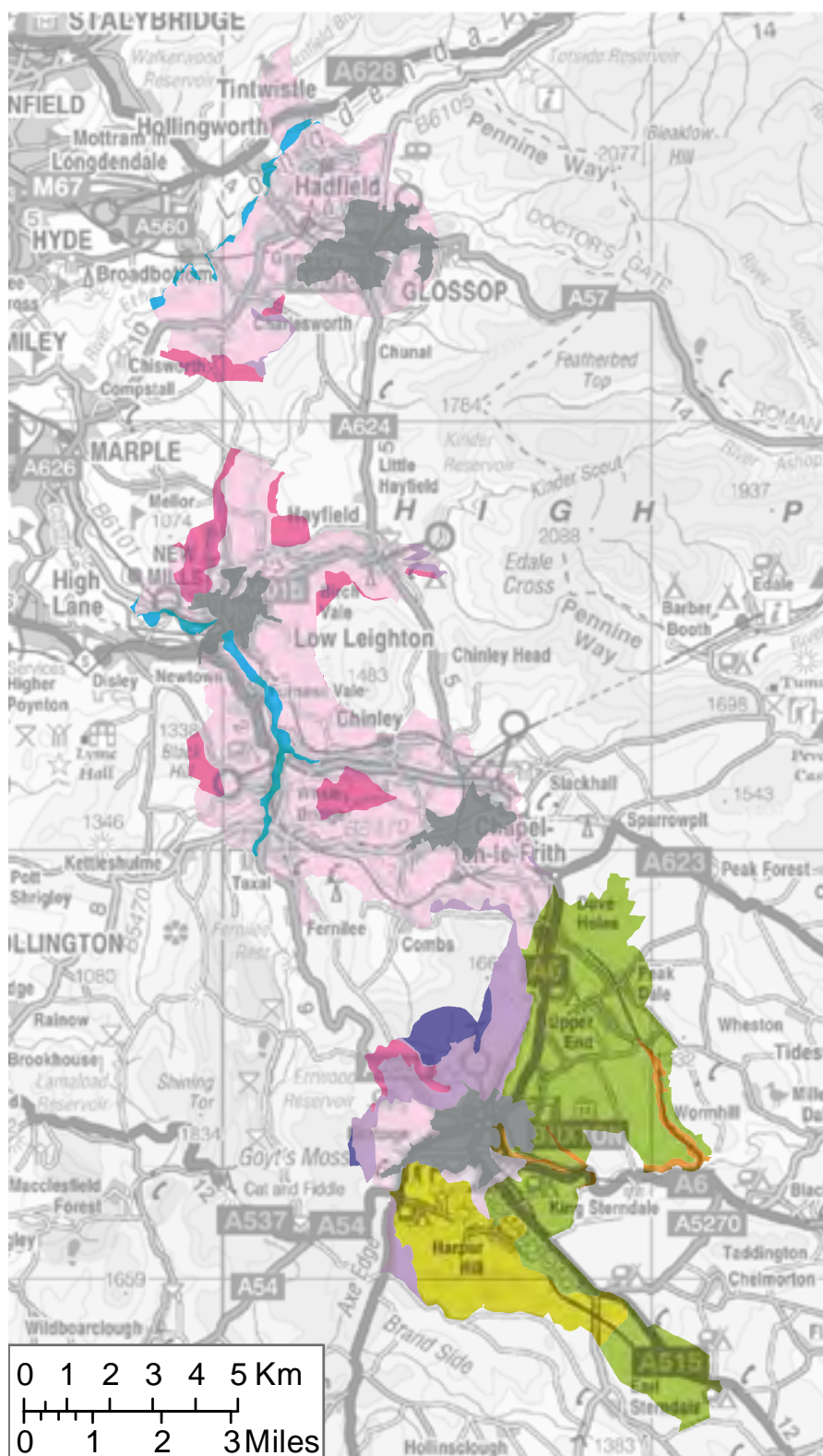
**SPD5 March 2006**

**Adopted**





<b>Introduction</b>	<b>3</b>
<b>How to use the SPD</b>	<b>4</b>
<b>Additional Information</b>	<b>5</b>
<b>Map</b>	<b>12</b>
<b>Landscape Character Types</b>	<b>14</b>
<b>White Peak</b>	
Plateau Pastures	<b>14</b>
Limestone Moorlands	<b>18</b>
Limestone Dales	<b>22</b>
<b>Dark Peak</b>	
Open Moors	<b>26</b>
Moorland Fringe	<b>28</b>
Enclosed Moorland	<b>32</b>
Settled Valley Pastures	<b>36</b>
Riverside Meadows	<b>40</b>



## 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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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-outb uilding

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.

# Appendix 4





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## **Local Development Framework**



# **Landscape Character Supplementary Planning Document**

**SPD5 March 2006**

**Adopted**



<b>Introduction</b>	<b>3</b>
<b>How to use the SPD</b>	<b>4</b>
<b>Additional Information</b>	<b>5</b>
<b>Map</b>	<b>12</b>
<b>Landscape Character Types</b>	<b>14</b>
<b>White Peak</b>	
Plateau Pastures	<b>14</b>
Limestone Moorlands	<b>18</b>
Limestone Dales	<b>22</b>
<b>Dark Peak</b>	
Open Moors	<b>26</b>
Moorland Fringe	<b>28</b>
Enclosed Moorland	<b>32</b>
Settled Valley Pastures	<b>36</b>
Riverside Meadows	<b>40</b>



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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.<sup>1</sup> 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 Fairbrother<sup>2</sup>:

*Landscape = habitat + man*

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.

<sup>1</sup> The Peak District National Park Authority is the planning authority within its boundaries.

<sup>2</sup> 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	
<div> <div>Primary Habitat - prominent and key characteristic</div> <div>Secondary habitat - variable and local characteristic</div> <div>Locally significant - containing rare species</div> <div>Not Applicable</div> </div>										
<b>Habitat Types</b>										
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](mailto: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](mailto: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](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](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

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## 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

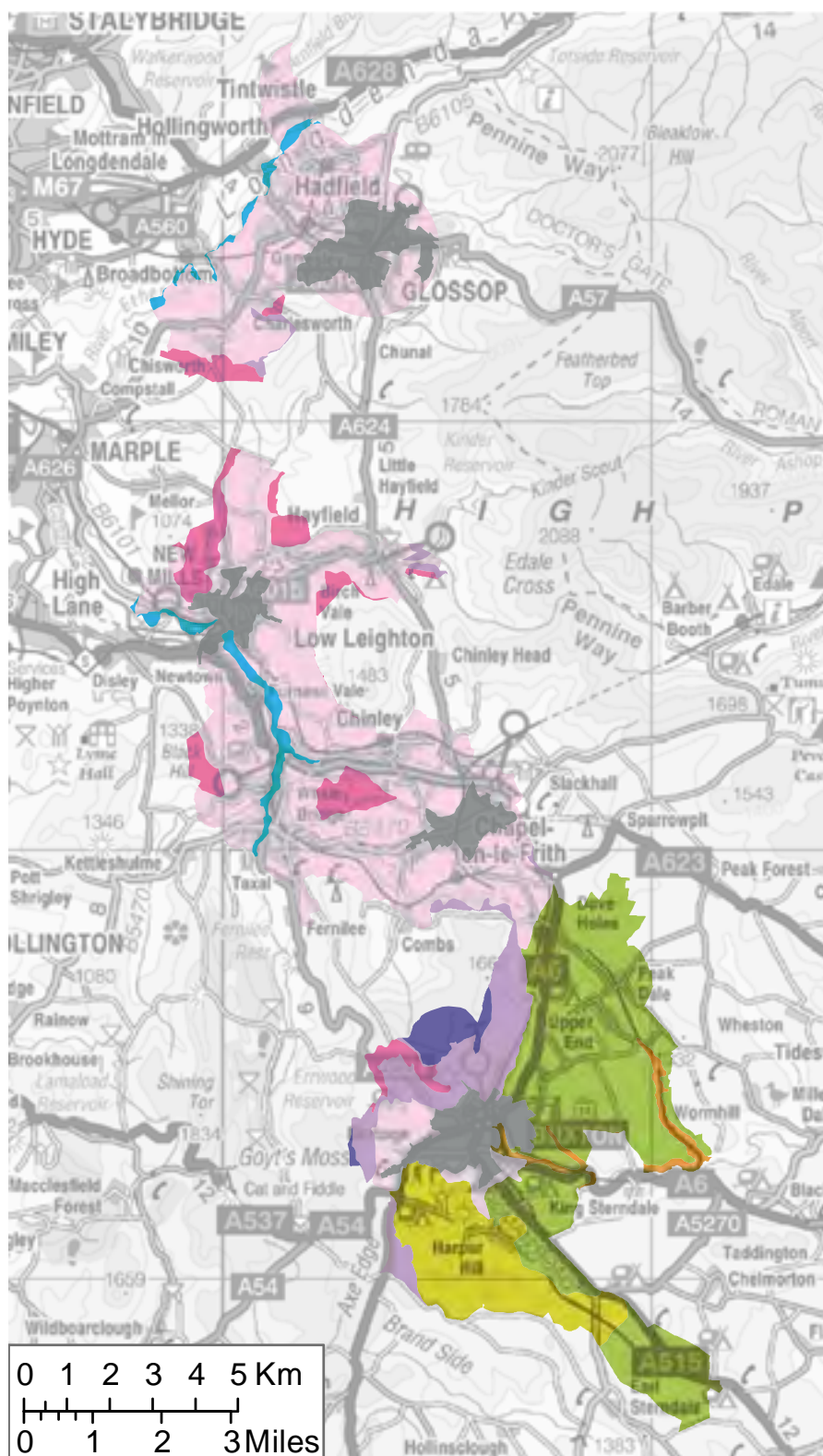
Lowest horizontal part of a frame structure (usually a window) resting on the foundation wall

### 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 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



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



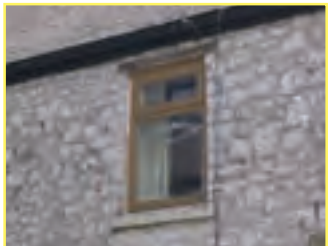
Give particular consideration to the design and proportions of windows, lintels, sills and jambs



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.

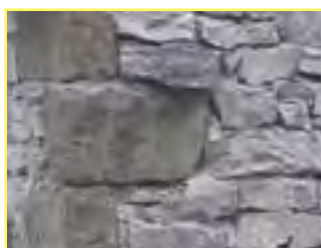
New buildings should be kept as small as is practically possible and reflect the scale, proportions and form of existing traditional farm-outbuilding

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



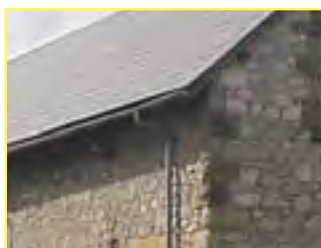
Some stone detailing helps to assimilate new development into the existing landscape setting



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.



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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.



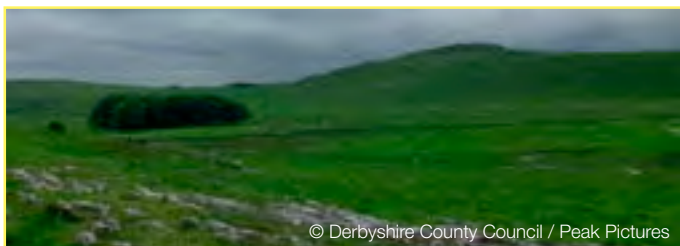
## Development Principles

**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



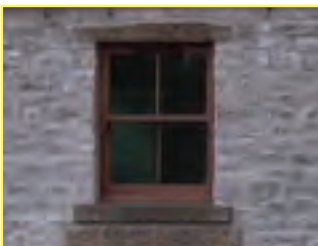
A simple and robust building form with minimal detailing

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

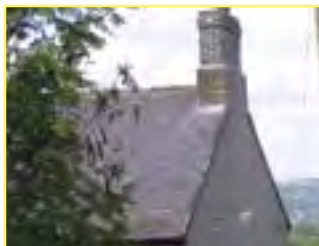
Large isolated properties should have a broad front elevation with narrow sides

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

### Building Detail



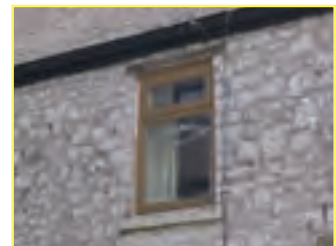
Give particular consideration to the design and proportions of windows, lintels, sills and jambs



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

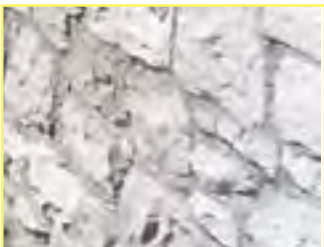


Prefabricated metal buildings do not weather well and remain obtrusive within the landscape. For this reason, materials that do weather well and are sympathetic to the landscape are preferred. Examples include vertical slatted boarding, concrete to blend with existing buildings or reclaimed stone.

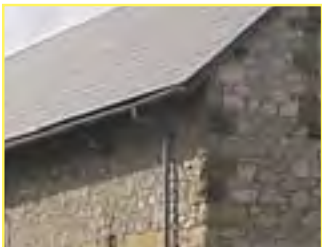
New buildings should be kept as small as is practically possible and reflect the scale, proportions and form of existing traditional farm-outbuilding

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

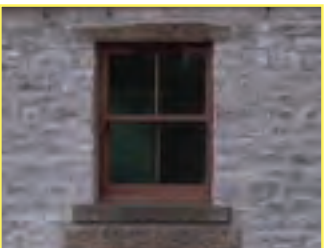
Building Detail



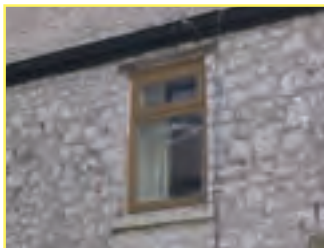
Roofs should be flush to the walls with plain verges and no fascia or barge boarding



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

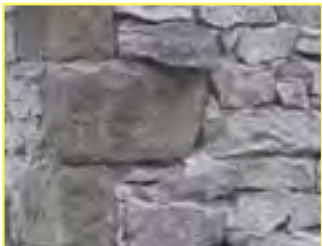
New buildings should be kept as small as is practically possible and reflect the scale, proportions and form of existing traditional outbuildings

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.

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

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.

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 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



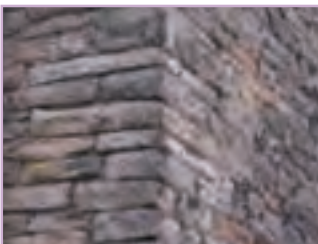
Roofs should be flush to the walls of the house with plain roof verges and no fascia or barge boarding



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



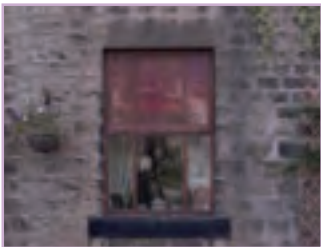
Plain elevations with doors and windows recessed into walls

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-outb uilding

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.

# Appendix 5

# High Peak design guide



# High Peak Borough Council Design Guide

Adopted as Supplementary Planning Document  
20 February 2018



# Contents

1. Introduction

2. The High Peak Tradition

3. New Development

4. Access, Spaces and External Works

5. Alterations, Extensions and Conversions

6. Shop Fronts and Signs

7. Details and Materials

8. Appendices



# I. Introduction





## The status of the design guide

- 1.1 The importance of good design is recognised by the Government in its National Planning Policy Framework (NPPF, 2012):

“Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people” (NPPF, paragraph 56)

The need for high quality development is also emphasised in the High Peak Local Plan (Policy EQ6 – Design and Place Making) and other relevant supplementary planning documents. These set out what the Council would expect to see in terms of securing good design within High Peak.

- 1.2 The High Peak Design Guide has been adopted as a Supplementary Planning Document and identifies the overarching principles in securing good design. Because of High Peak’s high quality natural environment, historic towns and villages, there is an emphasis on respecting traditional built forms. This should not rule out high quality contemporary design and innovative solutions that respond to the context. The Council has, and will continue to, produce more detailed technical guidance that supplements this document. Details of these are set out in the following chapters.
- 1.3 The Design Guide will be a material consideration in all relevant planning decisions.



Norfolk Square, Glossop



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## The Challenge of Good Design

- I.4 High Peak is a special place of exceptional beauty. Buildings, either singly within the landscape or collectively in towns and villages, contribute greatly to that beauty. The way they can appear to grow naturally out of the landscape or relate to public space such as a street or square in a town or village, contributes to the sense of delight. In adding new buildings, we have the power to enhance or harm the special characteristics of the area.
- I.5 The design quality of new development is perhaps the most obvious measure by which people judge the planning system. The public's expectations in this respect have been rising. Planning decisions taken now result in development that will last well into the future.
- I.6 This Design Guide has been produced to help applicants, agents and others to inspire and to raise standards. It sets out to define the characteristics of buildings in the High Peak, how these characteristics were a response to people's needs and aspirations of the time and how they made use of the available resources and technology.
- I.7 Good design is derived from a combination of a building's fitness for purpose and the context of its site. Fitness for purpose is concerned with creating environments in which different activities can take place and accommodating these in a way that responds to today's lifestyles and improves the quality of people's lives. It follows, therefore, that the good design of buildings should maximise accessibility, should ensure sustainability in terms of fuel efficiency and sensitivity to climate change and should be robust in terms of allowing future adaptation to other uses.
- I.8 Principles of sustainable development should guide all stages of the design process, from the orientation of the building, its use of energy and water, to the selection of materials for construction.
- I.9 Listed buildings are not covered by this guide. Specialist advice is available from the Council.



*Bugsworth Basin reopening*



*Terrace road Buxton*



## 2. The High Peak Tradition





## Landscape and Settlements

- 2.1 Well-designed buildings respond to the character and setting of their surroundings and make a positive contribution to making places better for people. Towns and villages in the High Peak have a locally distinctive character which has been defined by their high density form and their architectural and historic development, as well as by the use of natural and traditional materials such as stone and slate. It is these characteristics which lend a sense of place to the settlement within the surrounding landscape.
- 2.2 It is important therefore that any new development is capable of achieving a high standard of design that meets the demands of today's lifestyles. The rich variety of architectural styles and historic features in the High Peak area needs to be protected and enhanced. Alterations to existing buildings and new development should be designed to complement the area.
- 2.3 The Council supports the use of sustainable design and construction methods and is committed to delivering new homes with environmentally sustainable design. New development must be durable and flexible enough to accommodate adaptations over time. It should also take account of the challenges of climate change and natural hazards such as flood risk.



*Panoramic view of Buxton*

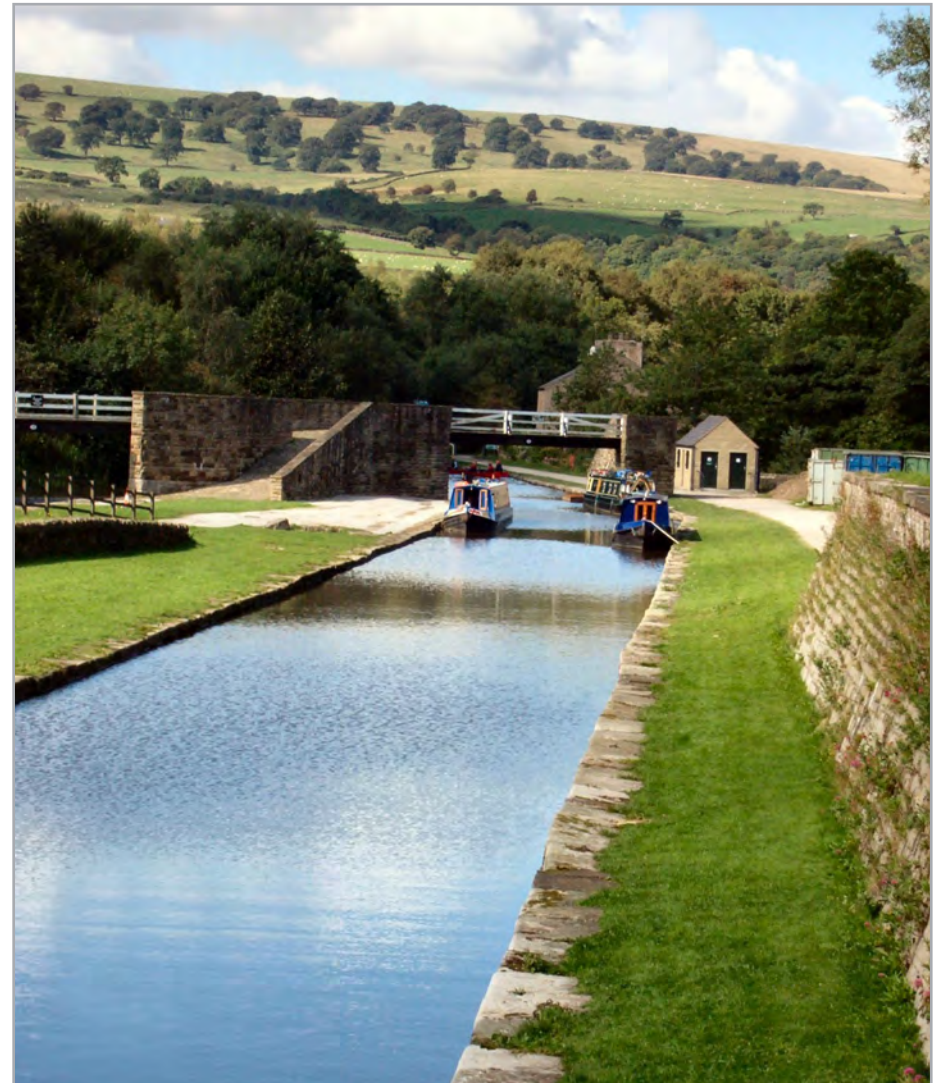






*Top chapel, Charlesworth*

- 2.4 The High Peak landscapes provide some of the defining characteristics of the area and have been instrumental in shaping local settlement patterns. In order to protect, and where possible enhance, the landscape character, development should assimilate itself into the landscape and avoid adverse impact on landscape quality.
- 2.5 Landscape character varies dramatically across the area. The most obvious variation is the split between the gritstone Dark Peak and the limestone White Peak. The clear differences between the two areas are valued and need to be maintained. It is also important to maintain the distinctions between the types of landscapes character that exist within these two main areas. It is the diversity between different landscapes that makes them distinctive and valued. These differences are described, and the distinct landscape character types identified, in 'The Landscape Character SPD adopted March 2006.



*Bugsworth Basin*





*'The Park under the Town' - The Torrs, New Mills*



## Building Style and Form

- 2.7 High Peak towns and villages have evolved over many years. As a result they produce a pleasing array of architectural styles. This creates visual interest to an area but maintains a strong coherent appearance through the use of local building materials. Traditional buildings within the High Peak area have their own distinct character and style which largely reflects the needs, resources and technology of the time in which they were built. In so far as residential buildings are concerned, the Council's Residential Design Guide SPD (adopted December 2005) sets out a detailed typology of the various house-types found throughout High Peak.

## Style and the role of modern architecture

- 2.8 The design of new development into an area of traditional buildings requires considerable skill. Whilst there may be a desire to replicate traditional styles, if executed badly, the result can be a bland version that devalues the original.
- 2.9 Previous generations of designers and builders were able to produce buildings that related well to the past without relying on imitation. This was achieved through the use of common materials, care in ensuring that the form and detailing were in harmony with older buildings and a high standard of workmanship. The new development was complementary, rather than identical to, surrounding buildings.
- 2.10 Polite architecture (which, particularly in the 19th century, produced one-off buildings such as churches or town halls) is based on academic tradition rather than the vernacular, and on national rather than regional styles. It is only by the use of local materials that links such buildings to the area.
- 2.11 It may be preferable to find a design solution which responds to the traditional context but is also a work of architecture in its own right and a product of our time. This is not an easy option. As well as requiring good design skills, it needs an in-depth knowledge of what defines the character of the development site before going on to reshape it to meet today's needs and those of future generations.



*Developed in the 1990s, Bute Street, Old Glossop is a very traditional approach to new development*

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Further information:

**Landscape Character SPD**



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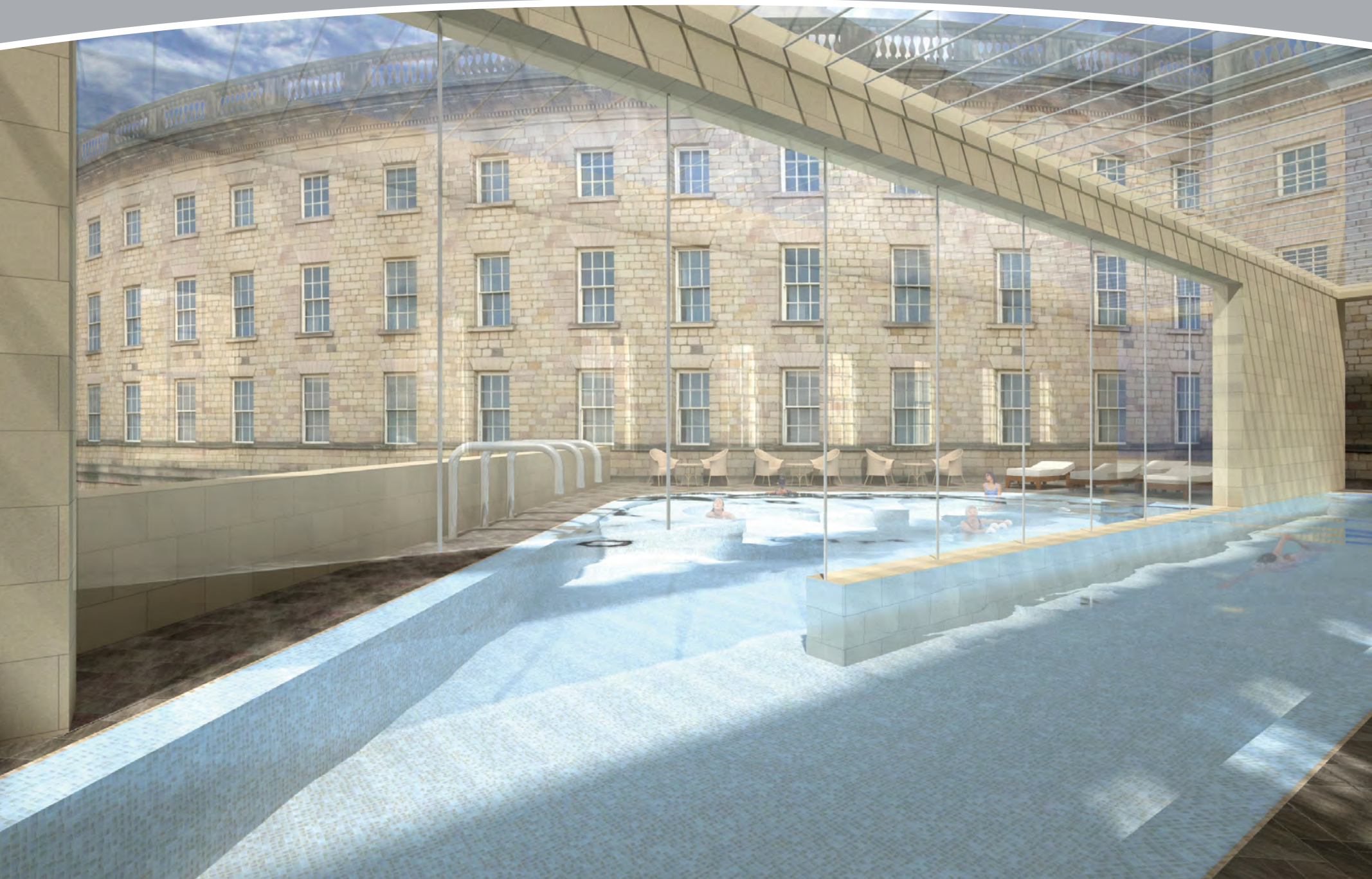
**Residential Design Guide SPD**



*New Primary Care Trust building, Glossop offers a more contemporary approach*



### 3. New Development - Designing in Context





## Setting

- 3.1 The setting of any building should be carefully considered. Attention should be paid to its impact on views into, over and out of the site.
- 3.2 In the countryside or on the edge of settlements, buildings should sit comfortably in the landscape. This is best achieved by emulating the horizontal, ground-hugging form of traditional buildings with their strong eaves and ridge lines and simple, low silhouettes parallel with the contours.
- 3.3 When sites are in villages or towns, the pattern for new development will depend on the nature of that settlement. It is often the case that village and town centres will have been designated conservation areas with character appraisals that set out detailed descriptions of the nature of a settlement. Glossop and Buxton also have Design and Place Making Strategies that analyse the distinctive character of the town centre as a whole.
- 3.4 Settlements contain a variety of building forms ranging in scale from two to four storeys. The relationship of one to the other creates a sense of rhythm, balance and good neighbourliness that should be maintained. There is usually an intricate pattern of roofs at different heights but with a common roof pitch and similar length of ridge. The palette of roof materials is often limited. New roofs should normally fit in with the existing roofscape of an area by respecting these traditional characteristics. The rhythm established by chimneys and coped gables present a similar opportunity.

- 3.5 New development, be it a single building or a group, must respect the 'grain' of the settlement. By this is meant the relationship buildings have to the street and to each other. A new house adjacent to the footpath in a high density, close-knit village is likely to be designed very differently from one in a more open village where properties are spaced apart and set back from the road.

## Large Buildings

- 3.6 Accommodating large buildings within the area needs to be handled carefully. Their appearance is usually driven by their use and may not sit comfortably within a more traditional context. However, they are often essential to the local economy and should be designed to be as inconspicuous as possible. This can be achieved by giving them a low profile, a shallow pitched roof to reduce the ridge height, and ensuring they are in dark or recessive colours. For very wide buildings, creating a series of parallel roofs rather than one enormous roof will help to break down the apparent bulk of the building. Sites on the skyline should be avoided. Instead, wherever possible, such buildings should be sited in shallow depressions or otherwise positioned to fit into the landform. Extensive landscaping, in the form of a wide shelterbelt will normally be required to reduce their impact further.



Buxton water bottling plant, Waterswallows, Buxton. A large building, well designed, using local natural materials to assimilate into the landscape.



Large contemporary new mill type development offering over 55 accommodation in Glossop's town centre.



## New Development

- 3.7 The architectural style of new development should be guided through an assessment and understanding of the character and context of the area. Sites may be capable of accommodating both contemporary and traditional forms of development that are high quality and functional. Design solutions should respond to the local tradition but without slavishly copying it.

## Scale

- 3.8 A new building should respect the scale of those surrounding it. Jumps in scale can sometimes be acceptable and can be justified if the development occurs at key locations such as on corners or at the end of vistas.

## Materials

- 3.9 New buildings should use facing materials that either match or complement those of the surroundings. Under certain circumstances, new materials can sometimes be used as a foil to more traditional materials to highlight and bring out their qualities. The use of materials is covered in more detail in Section 7.

## Proportion

- 3.10 Where possible new buildings should pick up on the proportions of neighbouring buildings in some way. This need not necessarily mean replicating the disposition of openings, but could be a more subtle interpretation.
- 3.11 There are some basic principles that need to be respected if the new is to harmonise successfully with the old. These relate to the three main characteristics of traditional elevations:
- A balance of proportions between the overall shape of the walls and the openings they contain.
  - A high solid to void ratio in which the wall dominates.
  - A simple arrangement of openings, usually formal (often symmetrical) in the case of houses, and informal in the case of outbuildings.
- 3.12 New buildings should be well proportioned and relate to the human scale.
- 3.13 The use of one design theory - the Golden Section - has left its mark on buildings from the mid 18th century onwards. This is a harmonious relationship of dimensions which was known to the Greeks and expressed as the ratio 5:8. Applying the ratio to one dimension generates a second dimension that will relate harmoniously with the first.



Fire station, Buxton



Primary Care Trust building, Glossop



12 pane sash windows: each pane has the same vertical proportions as the window opening itself

## Form

- 3.14 The form of a new building can often be a specific response to the brief or the particular setting. This may result in a form that is similar to those of the surrounding buildings but equally could also be different to meet the scheme's specific requirements. The merits of a building's form would have to be judged on its individual qualities in terms of its suitability in the site's context.

## Details

- 3.15 Details are often the identifying factor for the age of the building and often result from a particular method of construction or skill. Depending on the sensitivity of the site, designers may choose to reinterpret the detailing of surrounding buildings in new ways or, they may choose to adopt modern construction details to help meet today's high standards for the performance of the building envelope.
- 3.16 Critical factors that need to be taken into account in approaching the detailed treatment of elevations include the solid to void ratio, that is how blank or windowed a building looks, and the disposition of openings. In terms of the solid to void ratio, traditional construction techniques effectively limited the width of openings, making them vertical in proportion and relatively small. For structural reasons, openings were kept well clear of corners or verges. As a result, doors and windows were surrounded by large areas of masonry making the wall the dominant element. This gave the building a high solid to void ratio. With disposition of openings, traditional buildings tend to have a simple, restful appearance as a result of:
- Using a similar size and proportion of opening throughout.
  - Limiting the number of openings.
  - Arranging the openings harmoniously, often in a formal, symmetrical manner.
  - Keeping them away from corners.

## Sustainable development of new homes and buildings

- 3.17 We should be planning for new development to aim for zero carbon emissions. A goal that is eminently achievable through a combination of sustainable design principles including the following:
- Siting ideally within a settlement with good access to public transport.
  - Maximising solar gain and increasing the proportion of glazing on south facing elevations.
  - Minimising heat loss by limiting openings to the north.
  - Avoiding exposed sites, frost hollows and flood risk areas.
  - Maximising the use of trees for shelter, privacy and air cleaning, but avoiding over-shading the south elevation.
  - Aligning the building with the contours to avoid artificial mounding or wasteful under-building.



Church Street, Old Glossop

Early 17th Century cottages, Old Glossop

## Points to remember:

- Consider views into and out of the site.
- In rural areas use ground hugging forms of development .
- In towns and villages be guided by the existing context, pattern and grain of development and building heights.
- Respect the existing roofscape in term of pitch, materials and details.
- Large buildings are often difficult to accommodate so consider a low profile, shallow roof and the use of recessive colours.
- Site large buildings in shallow depressions and use extensive landscaping to reduce their impact.
- New development should be guided by the existing character and context. Consider both contemporary and traditional forms that are high quality and functional
- Respect surrounding scale but jumps in scale may be acceptable at key locations.
- Reflect the proportions of neighbouring buildings. Respect the solid to wall ratio and arrangement of windows.
- Modern materials allow for larger glazed openings. This is a desirable feature but care needs to be taken over their insertion in traditional forms of development.
- Aim for zero carbon emissions on new development.

## Further Information:

**Residential Design Guide SPD**



**Conservation Area Character Appraisals**



**Buxton Design and Place Making Strategy**



**Glossop Design and Place Making Strategy**



**Guidance Note 3 New Buildings**



Former farm buildings in Whitfield village, Glossop



## 4. Access Space and External Works





4.1 Well-designed places are successful and valued. They exhibit qualities that benefit users and the wider area and should:

- be functional;
- support mixed uses and tenures;
- include successful inclusive public spaces;
- be adaptable and resilient;
- have a distinctive character;
- be attractive; and encourage ease of movement.

4.2 Urban design is the art of making attractive, lively and, above all, distinctive places for people to use and identify with. Responding to, and reinforcing locally distinctive patterns of development and density in a town or village is the obvious starting point. Some places have a very enclosed, urban feel; others are more open in character with the surrounding landscape flowing in between the buildings. In both places, the continuity of street frontage, or lack of it, needs to be maintained.

4.3 Typically, a High Peak village has a complex arrangement of streets and enclosed spaces that create a sense of place and individuality. New development needs to be integrated with the old if the character of our towns and villages is to be maintained and strengthened.

4.4 Some of our greatest challenges come from public infrastructure such as highway improvements and the accumulation of clutter in the public domain. With care, however, these can be integrated satisfactorily into the rural and urban scene.

4.5 Developments, which have high amenity value, are pleasant and agreeable. A well planned scheme works well and adds to the economic attractiveness of an area. The challenge is to retain high amenity without sacrificing density. This is what often occurred traditionally in towns and villages through good urban design and is characterised by:

- Strong local identity which is publicly celebrated.
- Valued public buildings.
- A mix of compatible land uses such as shops, residential and businesses.
- Well positioned trees and landscape features with associated high levels of biodiversity.
- High levels of personal privacy within houses and an element of private outdoor space.
- Pleasant views, especially from domestic buildings.
- Appropriate lighting.
- Safe and accessible environments.



Steeple End Fold, Hayfield



Forecourt to Buxton Opera House



Market Place, Chapel-en-le-Frith



Henry Street, Glossop



*Crescent arcade Buxton*

- 4.6 In the High Peak, most settlements have a high amenity value and meet the above criteria. Many traditional houses are situated close to a road or footpath but small or vertically proportioned windows afford privacy, as do walled rear gardens and yards.
- 4.7 Crime and fear of crime can greatly affect quality of life. The Council is committed to crime prevention and has adopted supplementary planning guidance – Designing out Crime (June 2005) to advise on creating physical environments that minimise opportunities for anti- social and criminal behaviour and promote safe living environments.
- 4.8 Streets should be designed to ensure that everyone can use them safely. Public areas and especially places where people gather need to be designed to be overlooked without undue loss of privacy to the buildings involved.
- 4.9 It will be expected that, where appropriate, pedestrians and cyclists will be given precedence over vehicles. Careful landscaping can help to achieve these objectives. For example, the use of stone setts at junctions can slow vehicles and define pedestrian routes.
- 4.10 Buildings, streets and public spaces should be designed to allow equal, independent and dignified access for all. Everyone should be able to use the same entrances, corridors and rooms irrespective of their mobility.
- 4.11 In a move to improve the quality of our built environment, all major planning applications require a Design and Access Statement to be submitted as an accompanying document.
- 4.12 Statements should show how proposals relate to and help conserve and enhance their immediate setting and the wider area. In doing so, they should refer to the use of relevant evidence such as landscape and conservation area appraisals. They should set out how fully accessibility has been achieved.





*Broadwalk, Buxton*

## Integration with the Landscape

- 4.14 Good landscaping greatly enhances the setting and appearance of buildings and should not be regarded as an afterthought.
- 4.15 A careful analysis of the site and its context, including its wider landscape setting, is essential. Further guidance on the character areas of High Peak is contained in the The Landscape Character Supplementary Planning Document (SPD). This identifies key landscape characteristics and their implications for the siting, design and appearance of new development.

## Hard Landscaping

- 4.16 Pedestrian paving traditionally uses Yorkstone slabs, or gritstone or limestone setts.
- 4.17 In terms of new materials, concrete block paving should be used with care. It is often better to choose natural stone for edgings and to infill with tarmac with a top dressing.
- 4.18 Boundaries were nearly always formed by stone walls of either gritstone or limestone depending on location. The detail and finish (particularly of the copings) varied according to the character and status of the property.
- 4.19 The omission of boundary walls from a development results in an environment that looks alien to the area. Similarly, insensitive alterations to the character of a street or public domain such as road improvements, signage, lighting and clutter can be very harmful.



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## Soft Landscaping and Wildlife

- 4.20 This covers all 'growing' landscape features including earth modelling, soil and grass as well as trees and shrubs.
- 4.21 Trees and hedges are slow growing in High Peak, so their retention where they exist helps to assimilate a new building into its setting.
- 4.22 New tree and shrub planting can provide screening for privacy, enclosure or shelter or just to 'fix' the buildings into the landscape in a traditional way. Wherever possible, preference should be given to using locally indigenous species and varieties of plants.
- 4.23 The countryside surrounding the towns and villages comprise a patchwork of internationally, nationally and locally designated sites for their nature conservation value. Wildlife conservation is important to us in providing life support services (clean air, water and soil formation), providing pleasure, contributing to economic prosperity, affording scientific understanding of our environment, controlling pest species and reducing climate change.
- 4.24 All development proposals are therefore expected to conserve existing wildlife interest as far as possible and to show that consideration has been given to enhancing/creating new opportunities for wildlife.
- 4.25 Wherever possible, opportunities for enhancement must be considered, for example the provision of roosting/nesting spaces for bats/birds, use of sustainable drainage systems or landscaping to create new habitat or managing an area for wildlife purposes.
- 4.26 As a minimum, the legal safeguards which give statutory protection to habitats and species will need to be observed.
- 4.27 Further contacts and links for wildlife and habitats can be found in Appendix I.



*Wesley Street, Old Glossop*



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## Points to remember:

- Respecting distinctive patterns of development and density create attractive and lively places.
- Limit and integrate highway improvements, signs and street clutter.
- Areas of high amenity are attractive and must not be sacrificed for density.
- Create physical environments that promote safe living and minimise anti-social behaviour.
- Public spaces should be well overlooked without loss of privacy.
- The right landscaping can promote pedestrian and cyclist priority over vehicles.
- Design public spaces to allow dignified access for all.
- Plan for good landscaping at the outset.
- Incorporate boundary and paving features that are locally distinctive.
- The retention of existing landscaping can help assimilate a building into its setting.
- Local species of planting can engage the building into the landscape.
- New development should conserve or create new opportunities for wildlife.

## Further Information:

### Residential Design Guide SPD

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### Landscape Character SPD

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### Designing out Crime SPD

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### Tree Strategy

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## 5. Alterations, Extensions and Conversions





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## Alterations

- 5.1 The improvement or renovation of an existing property is generally preferable, both on cost and visual grounds, to redeveloping the site afresh. It is often also the more sustainable option. An old building will have features and detailing that cannot easily be rebuilt today.
- 5.2 Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with, and not against, the building's character (accurate survey drawings are essential in this respect). The aim should be to revitalise the building without altering its fundamental character.
- 5.3 Certain alterations may require planning permission depending on the extent and nature of the works.
- 5.4 It is best to use existing openings to the full, if necessary rearranging the functions of the rooms to suit, before considering their alteration.

## Extensions

- 5.5 All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will normally help.
- 5.6 In some circumstances it may be acceptable to consider extensions which do not emulate the style of the original building. A more contemporary approach to an extension in terms of style and materials, will provide a more honest recognition of the building's evolution and retain its historic integrity. These need to be handled carefully and must respond to the scale and character of the host building.
- 5.7 The smaller the parent building, the fewer the options for extension. A two storey rear extension to a small cottage is unlikely to be acceptable, even on the rear.
- 5.8 Irrespective of size, however, all buildings can reach a threshold point beyond which further extension is just not possible without destroying their character. A large house can all too easily begin to look like a terrace of houses if it is extended too far from either gable.

## Porches

- 5.9 Porches must be appropriate to the property and well designed. They rarely look right on small cottages and often spoil terraced properties. They detract from the basic simplicity of such buildings. In these cases, an internal porch is the better solution.

## Garages

- 5.10 These need to be designed and built in sympathy with the properties they serve. Materials and roof pitch should generally match those of the parent building. If attached to the building, the new garage should be clearly subordinate. A separate garage building is however often the better solution particularly where more than one garage is needed.

## Conservatories

- 5.11 Historically, these only occurred on larger houses from later architectural periods. Like porches, they can be out of keeping on small cottages or houses where simplicity of form is an important existing characteristic. In sensitive historical locations, upvc is unlikely to be a suitable material for conservatories that are located in a prominent position.



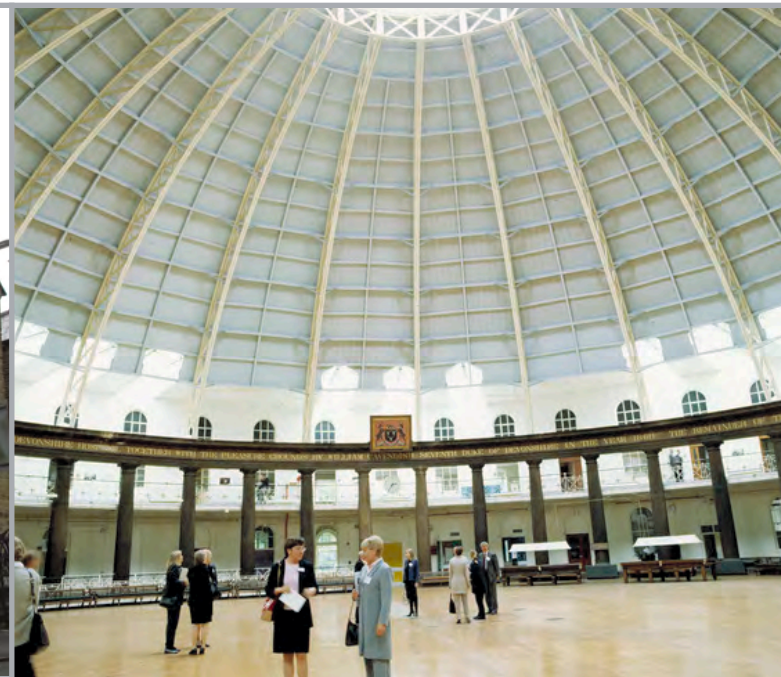
*Former textile mill - Howard Town Mill now converted to a mixed use scheme offering retail, housing and hotel uses*

## Conversions

- 5.12 Historically, buildings have always been converted to new uses when circumstances dictated. It may have been an old farmhouse becoming a cow-house or shippon when a replacement farmhouse was built, or the ground floor of a town house becoming a shop. Today the demand is flowing the other way – for conversion to residential use.
- 5.13 Mills, chapels, churches, shippons, hay barns and shops often become redundant. Without maintenance such buildings quickly fall into disrepair. Conversion is often the only feasible way of securing a viable future for the buildings. Although the main demand is for residential use, this is not always suitable or desirable, or indeed permitted in policy terms – particularly if the building is in the open countryside, or is a listed building.
- 5.14 Planning permission is normally needed for a change of use. Factors such as location, size and character of the building and its means of access will all be assessed. The opportunity should be taken to improve full access into and within the building where feasible.
- 5.15 The guiding principle behind the design of any conversion should be that the character of the original building and its setting should be respected and retained. This means that in most cases the barn, mill or chapel should afterwards look like a converted barn, mill or chapel, and not like a new house or a new block of flats. When converting traditional buildings, new uses should not normally require the construction of extensions or ancillary buildings. However, if alterations are necessary and approached carefully, it may be possible to bring about a new understanding of historic buildings by making a clear distinction between what is old and what is new.



*Former Chapel converted to flats, St Mary's Road, Glossop*



*Former Great Stables for the 5th Duke of Devonshire was converted into a hospital and is now the home of the University of Derby*



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## Sustainability and existing buildings

- 5.16 Improving the energy efficiency of existing or converted buildings need to be considered at the design stage. Draught-stripping, loft and cavity insulation and more efficient boilers are the obvious first measures. Loft insulation in particular should be increased in thickness.
- 5.17 The double-glazing of windows, may be required. This can be at odds with historic buildings or within conservation areas, and is certainly the case in terms of listed buildings. Here, one solution is to retain traditional single glazed windows as the outer barrier but to add a double glazed inner window internally, where the inner window opens inwards.

### Points to remember:

- **Always consider the renovation of an existing building rather than build new.**
- **Make sure alterations work with the building's character.**
- **Arrange rooms to suit existing openings to avoid creating new.**
- **Extensions should be subordinate - set back building line and keep ridge and eaves height lower.**
- **Contemporary extensions need to be handled carefully, responding to scale and character of the host building.**
- **Unless part of the character, avoid porches on terraced properties.**
- **Garages must be subordinate with material and roof pitch that match the dwelling.**
- **Avoid upvc conservatories in prominent positions.**
- **Conversions to residential use should respect the original character of the building. When extending, make a clear distinction between the old and new.**
- **Include energy efficiency measures at the design stage.**
- **Be careful including double glazed units on historic properties. On listed buildings this is likely to be an unacceptable alteration.**

## Further Information:

### Residential Design Guide SPD

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#### Design Guidance Note 5 – Extensions



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#### Design Guidance Note 9 – Conversions



## 6. Shop fronts



- 6.1 The design of shop fronts and their signage has a major impact on the appearance of town and village centres. Good shop front design and sympathetic signage proposals can greatly enhance the shopping experience and strengthen the area's appeal. Corporate design and signage may need to be adapted to avoid harm to local identity.
- 6.2 Both traditional or modern shop fronts can be appropriate. However, they should:
- reflect the character and architectural style of the upper floors and the area generally;
  - maintain the rhythm of the individual buildings in the street;
  - be constructed in appropriate materials and have appropriate finishes; and
  - be well proportioned and well detailed.
- 6.3 Advertisements and signs should always be designed to complement the appearance of the shop front, building and character of the area. Fascia signs should be slim and not be a dominant feature of the frontage. Hanging signs offer a more traditional approach and add interest and individuality to the street scene.
- 6.4 The security needs of shopkeepers must be balanced against the detrimental visual effect caused by certain types of shutters. More appropriate ways of securing contents are the use of laminated glass or internal lattice grilles.



High Street, Buxton



## Points to remember:

- Adapt corporate signs and colour schemes to suit the local area.
- Shopfronts should respect the host building and street scene.
- Use traditional materials and finishes – timber with a painted finish.
- Improve access wherever possible.
- Signage should complement the frontage and be well proportioned.
- Illumination of signs should be discreet.
- Consider security measures at the design stage.

## Further Information:

### Design Guidance Note 2 – Shopfront and Signs

#### Design Guide for Shopfronts

#### Design Guide for Signs

#### Designing out Crime SPD





## 7. Details and Materials





- 7.1 The details of a building – its windows, doors, chimneys etc – add interest to the building and the eye is instinctively drawn towards them. Details also give the best clues to a property's date and history.
- 7.2 Details have evolved in response to climate, function and the building materials available locally.
- 7.3 As a consequence, door and window frames are well recessed to improve weather protection. Coped gables are there to protect the edge of the roof that would otherwise be exposed to high winds. The design guide is not prescribing a slavish copying of all traditional details. However, particularly in historically sensitive areas, if a new building is to blend successfully, designers should be aware of why and how such traditional detailing has evolved and whether it is appropriate today.

## Windows

- 7.4 Windows are among the most important features of an elevation. They are the building's eyes, and as such deserve special care and attention.
- 7.5 There are many traditional window patterns found locally. Nearly all however have a vertical emphasis to their overall shape as well as some degree of subdivision to the frame.

- 7.6 The traditional materials used in window construction are timber, cast metal or lead. In sustainability terms, timber is today by far the best material to use. Upvc by contrast, is often inappropriate as an alternative to more traditional materials – particularly in historically sensitive areas such as in conservation areas or on listed buildings. They often have very heavy sections and profiles and lack the detail and finesse of their timber equivalents.
- 7.7 The design of replacement or new windows needs to relate to the age and style of the property in question as well as to the local context. Modern windows often do not look appropriate when the subdivision of panes is handled badly and lacking a vertical emphasis.

## Doors

- 7.8 Doors are an important feature, particularly to a front elevation. They relate the building to both the human scale and to ground level outside. Main elevations without doors look very unsatisfactory. The choice of door will depend on the facade's composition and should rely on the proportions and materials and avoid fussy detailing



*Charlesworth village*



*Sliding sash windows, Whaley Bridge.*



*Early door opening (17th Century)  
Mallet Place, Chapel-en-le-Frith*



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## Colour

- 7.9 Historically, external joinery was either painted or, if it was oak, it was left to weather to a natural silver grey. Although white is a relatively recent addition to the colour palette, it is now the predominant finish for windows to houses. It has the obvious advantage of reflecting light into rooms but can sometimes look too stark and harsh.
- 7.10 The doors and windows of traditional farm outbuildings are best finished in either a traditional farm colour (which may be a dark red or green) or a suitably recessive, neutral tone which picks up the colour warmth of the stone. Taking a paint scrape from an existing door or window will often reveal the original colour scheme.
- 7.11 For new farm buildings or industrial units, the recommendation would be to use dark recessive colours or a neutral tone.
- 7.12 While gloss paint is obviously an option, microporous coating systems which are in effect opaque stains have a great many maintenance advantages. They look like a satin paint and come in a range of colours. Their opacity helps to protect the timber to a greater extent than do transparent stains.

## Ornamentation

- 7.13 As a general principle, the design of new buildings should avoid ornamentation or over-fussy detailing. There is however still scope for variety. There are rarely two identical cottages or houses alongside each other. It is the details of stonework, the style of windows, or the nature of the door surrounds, not to mention the variation in eaves heights and roofs that create this interest. More information on detail design elements such as windows, doors, roofs, rainwater goods and boundary treatments can be found in the Residential Design Guide SPD December 2005.

## Materials

- 7.14 One of the most distinctive qualities of traditional buildings in High Peak is the use of locally sourced natural stone for walling and stone or slate for roofs. It follows therefore that, wherever possible, and particularly in sensitive locations, new buildings should be constructed from the same palette of materials.
- 7.15 Traditionally, materials have been selected and used in a way that promotes their durability in a harsh climate and ensures that buildings meet the purpose for which they were intended in the most economical way possible. Consequently, walling stone is laid horizontally, retaining the orientation it had in the quarry, with through-stones bonding the inner and outer skins of the wall. Corners are strengthened by the use of large quoin stones. Roofs are laid at pitches sufficient to shed the rain using the size of slate available.

## Stone

- 7.16 The predominant building stone in High Peak is gritstone (a buff or pink, large-grained sandstone) although there is some use of carboniferous limestone (a grey, hard, fossil rich stone) in the Buxton and Chapel areas. A glance at the field walls locally will tell you which of these two stones forms the underlying geology of the area you are in.
- 7.17 Gritstone is more easily worked but is less durable. Limestone is harder to dress and is usually found in walls as rubble stone. It is generally not used for quoins or dressings. It is important that the correct type, colour and finish of stone is chosen for each locality, especially when adding to, or altering, an existing building.
- 7.18 Finely-tooled, gritstone ashlar work is a feature of many of the more formal or grander buildings. Most traditional buildings however tend to use coursed rubble stonework with gritstone quoins and dressings to openings. The humblest outbuildings are often built entirely of rubble and are without quoins.
- 7.19 Pointing to stonework should be similar in colour to the stone and be an appropriate lime mortar mix. The wider the joint, the coarser the aggregate should be to give the mortar a rougher texture.

## Render

- 7.20 Lime render was used over porous or inferior rubble stonework to give added protection to the wall. From the 18th century onwards, however, it was sometimes used for aesthetic reasons – to give a building more presence and a smarter appearance closer to the fashionable look of stucco. The use of traditional renders has a role in sensitive locations such as in conservation areas and on listed buildings although they have maintenance implications. Elsewhere, modern through-coloured acrylic render systems may be acceptable in certain circumstances.

## Brick

- 7.21 Brick is not a common walling material in High Peak. However it is sometimes used in replacement chimney stacks or outbuildings and usually dating from the 19th century. Where earlier brick buildings do occur they are the exception rather than the rule.

## Roofing Materials

- 7.22 The predominant traditional roof material for the central and northern parts of the area is stone slates produced when thin beds of gritstone are split apart. They are laid in diminishing courses with large slates near the eaves rising to small slates near the ridge to make best use of the material available. The usual pitch is a relatively low 30 degrees.
- 7.23 The advent of efficient transport systems in the late 18th century allowed the importation of blue slate from North Wales. In Buxton there is a wider use of roofing materials extending to Staffordshire blue clay tiles, red clay tiles and Westmorland slate. Blue slates and tiles are laid at a steeper pitch of 35 and 40 degrees respectively.



*Crescent, Buxton, illustrating the use of ashlar gritstone in a variety of ways*



*Former Bulls Head, Market Place, Chapel-en-le-Frith.  
The render has been incised so that it gives the appearance of ashlar stonework.*



*Stone roofs in Old Glossop.*

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## New Materials

- 7.24 New materials need to respect the building and its setting. Occasionally, high quality modern materials may be used as substitutes or replacements for traditional materials in circumstances where appropriate to the design or setting, provided they harmonise well. An example would beterne-coated steel instead of lead for flat roofs. More commonly, modern substitute materials are less appropriate and often less durable. Reconstituted stone weathers poorly and is not recommended in the open countryside or in protected areas such as conservation areas. In similar locations, upvc should not be used on environmental and aesthetic grounds whether in the form of windows, doors, barge boards or conservatories.
- 7.25 There is no tradition of external timber boarding in High Peak.

## Craftsmanship

- 7.26 High Peak has a long tradition of craftsmanship in building. The skills and knowledge of generations of local builders are evident throughout the area. Such skills need to be nurtured and passed on at the local level. Without them, our architectural heritage will suffer.
- 7.27 These skills are needed not just for the repair and alteration of historic buildings but also for new buildings. Otherwise, new development will not take the local tradition into the future as seamlessly as it should.
- 7.28 Building materials, particularly stone, should be used in the traditional manner. With stonework, the bedding, width and height of courses, colour and finish all need the mason's careful attention. Other specialist skills include stone slate roofing, the use of lime mortars and plasters, the repair and renewal of traditional sash windows and the construction of dry-stone walls.

## Sustainable Use of Materials

- 7.29 It is possible to source materials and products from all over the world. The extent to which this is damaging to the environment is becoming increasingly apparent. By exercising choice we can have a direct influence on the situation.
- 7.30 Some general principles to bear in mind:
- Design first to reduce demand for energy and to improve energy efficiency.
  - Repair rather than renew.
  - Use salvaged or recycled products/materials, including aggregates.
  - Buy locally.
  - Minimise the use of non-renewable resources.
  - Avoid products whose manufacture, use or disposal causes harmful by-products.
  - Choose materials with low embodied energy (the energy needed for extraction, processing, manufacture and transportation).



*Former Manchester and County Bank entrance way, High Street, New Mills*



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## Points to Remember:

- New windows and doors need to relate to the age and style of the property.
- Avoid the use of upvc for windows and doors
- Proportion and subdivision of windows should have a vertical emphasis.
- Consider the use of colour for window frames and doors in relation to its use.
- Ornamentation and subtle variations can be applied to window and door surrounds
- Stone and slate are the predominant materials for roofs and walls in High Peak.
- Be aware of the geographical differences of the use of gritstone (Dark Peak) or limestone (White Peak) and use appropriately.
- Read the Council's pointing leaflet for appropriate finishes and mortar mixes.
- In certain circumstances limited use of render is acceptable.
- Welsh blue slate is the predominate roofing material but stone still exists on older buildings.
- High quality modern materials may be acceptable in certain circumstances
- Use or specify sustainable materials.

## Further Information:

### Residential Design Guide SPD

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### Landscape Character SPD

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### Design Guidance Note 1 – Windows and Doors

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### Design Guidance Note 6 – Materials, finishes and colour

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### Repointing leaflet

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# Appendix I – Related Topics and Further Advice





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The following topics are not covered in detail by the guide but advice on them is available from High Peak Borough Council or other agencies

## Archaeology

If a proposed development is likely to affect a site of archaeological interest, the Council can require measures to be taken to protect or record the site. In some cases this may involve conservation of the remains in situ; in others, professional archaeologists may need to record what is found on site before it is lost. If appropriate, the Council can require developers to undertake an archaeological evaluation of their site before the application is determined. The results of this will inform how the remains are dealt with at later stages in the development.

Further information can be obtained from [Derbyshire County Council - Archaeology](#)

## Planning

Guidance on planning permission and pre-application advice is available from the [Council's Planning Department](#)

## Design and Access Statement

Further information on [Design and Access Statements](#), what they should include and when they are required, can be found on the gov.uk web site.

## Conservation Area Appraisals

High Peak has a large number of conservation areas. As each designation is reviewed, Conservation Area Appraisals are being published. They cover the history and development of the settlement, local architectural character, prevalent building materials, important trees, landscape features and open spaces. The appraisals aim to promote a better understanding of the special character of a settlement and to inform decision-making when new development is proposed. Adopted [character appraisals](#) are available to view on the Council's web site.

## Landscape Character Appraisal

The [Landscape Character Supplementary Planning Document \(SPD\)](#) identifies key landscape characteristics and their implications for the siting, design and appearance of new development.

## Building Regulations

Designers and applicants should ensure that [Building Regulations](#) requirements have been fully complied with and all necessary consents obtained. Approval under Building Regulations does not constitute planning permission, and vice versa.

## Highways

Designers are advised to take into account the requirements of the [Highway Authority](#) (Derbyshire County Council) in a manner that is compatible with the principles set out in this document.

## Pollution

In situations where development proposals could generate noise or other forms of disturbance or involves building on contaminated land, designers or applicants should contact the Council's [Environmental Health Service](#). In some instances a contamination report will be expected as part of a planning application.

## Flood Risk

Some parts of High Peak lie within flood risk areas. You can view the areas on the [Council's interactive planning map](#).



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## Tree Strategy

The Council's [Tree Strategy](#) sets out the issues, general principles and best practice for managing both protected and Council trees. The documents that make up the strategy specifically include a Good Practice Guide on trees on Development sites. Further Good Practice guides are planned that will deal with trees planting and species selection for sustainable landscapes

## Derbyshire Wildlife Trust

[The trust](#) are a registered charity that work to promote and care for the natural environment and raise awareness of wildlife issues across Derbyshire. They can also offer a range of advice on wildlife issues. There may be some circumstances where the sensitivity of the site may require consultation with [Natural England](#).

## Historic England

There are a significant number of Heritage Assets within High Peak (conservation areas and listed building). If development proposals affect these or their setting further information and advice can be obtained from [Historic England](#).



High Peak Borough Council

*working for our community*

# Appendix 6



Planting Schedules

Native Species Tree Planting

SPECIES	SIZE	QUANTITY
Acer campestre - Ac	12-14cm Heavy Standard	6
Betula pendula - Bp	12-14cm Heavy Standard	2
Fagus sylvatica - Fs	12-14cm Heavy Standard	2
Quercus robur - Qr	12-14cm Heavy Standard	1
Quercus robur - Qr*	20-25cm Semi-Mature	3
Sorbus aria - Sar	12-14cm Heavy Standard	6
Sorbus aucuparia - Sa	12-14cm Heavy Standard	3

Ornamental Tree Planting

SPECIES	SIZE	QUANTITY
Acer campestre 'Streetwise' - AcS	12-14cm Heavy Standard	3
Amelanchier lamarkii - Al	12-14cm Heavy Standard	2
Crataegus laevigata 'Crimson Cloud' - Cl	12-14cm Heavy Standard	4
Liriodendron tulipifera - Lt	12-14cm Heavy Standard	1
Prunus avium 'Plena' - Pa	12-14cm Heavy Standard	1
Sorbus aucuparia 'Sheervater Shearing' - SaS	12-14cm Heavy Standard	2

Native Species Shrub Planting

SPECIES	MIX	NM1 Area 266 m <sup>2</sup> 1no plants/sq m
Acer campestre 60 - 90cm br transp	30%	80
Crataegus monogyna 60 - 90cm br transp	40%	106
Corylus avellana 60 - 90cm br transp	10%	27
Ilex aquifolium 3 litre container	10%	27
Prunus spinosa 60 - 90cm br transp	5%	13
Viburnum opulus 60 - 90cm br transp	5%	13

Beech Hedgerow H1 - 142m

SPECIES	QUANTITY
Fagus sylvatica 90-120cm, BR	710

\*Hedges to be planted 5 plants per lin m in a double staggered row

Native Species Hedgerow H2 - 102m

SPECIES	MIX	QUANTITY
Acer campestre 90-120cm, BR	10%	51
Crataegus monogyna 90-120cm, BR	50%	255
Corylus avellana 90-120cm, BR	15%	76
Prunus spinosa 90-120cm, BR	15%	76
Ilex aquifolium 90-120cm, BR	5%	26
Viburnum opulus 90-120cm, BR	5%	26

\*Hedges to be planted 5 plants per lin m in a double staggered row

Woodland Transplant Tree Planting

SPECIES	SIZE	QUANTITY
Acer campestre	45-60cm BR	16
Crataegus monogyna	45-60cm BR	16
Corylus avellana	45-60cm BR	16
Ilex aquifolium	45-60cm 2L	10
Prunus spinosa	45-60cm BR	16
Quercus robur	45-60cm BR	16

Planting Notes

**Semi-mature Trees**  
Trees to be supported using as proprietary underground guying system.

**Tree Stakes for Heavy Standard Trees**  
Stakes to be 65mm diameter tanalised softwood and pointed at one end. Top of stake to be 600mm above ground level and fixed to tree with 1 No suitable rubber tie and spacer. Stake to be firm in ground, position stake at time of planting.

**Native Shrub Planting**  
Native shrub whip plants to be protected from rabbits using appropriate proprietary flexible rabbit guards. Areas of new planting to be kept free of weeds during establishment using secured mulch matting. Bare root plants to be notch planted to depth of root collar in accordance with BS4428. Container grown plants to be planted to depth of original root collar in accordance with BS4428. All plants to be planted with appropriate long release fertiliser pellets (e.g. Osmocote Tel 01282 873333), applied in accordance with the manufacturer's recommendations and directions.

**Tree Stakes for Selected Standard Trees**  
Stakes to be 65mm diameter tanalised softwood and pointed at one end. Top of stake to be 600mm above ground level and fixed to tree with 1 No suitable rubber tie and spacer. Stake to be firm in ground, position stake at time of planting.

**Beech Hedging**  
Plants for hedgerow should be consistent in species, cultivar and clone to ensure a uniform hedge. Hedgerow to be planted in a double staggered row with trenches wide enough to accommodate the full spread of the roots. Trench should be backfilled with as dug topsoil to BS 3882:15. Bare root plants to be notch planted to depth of root collar in accordance with BS4428.

**Native Hedging**  
Native hedging plants to be protected from rabbits using rabbit guards. To be kept free of weeds during establishment using secured mulch matting. Bare root plants to be notch planted to depth of root collar in accordance with BS4428.

**Plants/Trees General**  
To be materially undamaged, sturdy, healthy and vigorous in condition.  
To be of good shape without elongated shoots and characteristic of the species.  
To be grown in a suitable environment in order to be fully hardy.  
To be free from pests, discoloration, weeds and physiological disorders.  
Budded or grafted plants to be bottom-worked.  
All trees, hedging, shrubs and plants to comply with BS 3936 specification for nursery stock.  
Species will be true to name and of British origin/provenance where appropriate.

**Ornamental Shrub Planting**  
Proposals to remain as described by submitted General Arrangement Plan PR/20/GC04/GA/01 REV A.

**Native Species Tree Planting**  
Note: sizes shown are minimum.  
All planting to be wildered as required immediately after planting.  
All new trees to be positioned in accordance with the requirements of Table A<sub>1</sub> of BS5837:2012.  
Any works to existing trees to be carried out in accordance with the guidance set out in BS3998:2010.

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