

**STATEMENT OF COMMON GROUND FOR PUBLIC INQUIRY IN RESPECT OF
LANDSCAPE MATTERS**

RELATED TO

**Conjoined Appeal Against Refusal of Planning Application Reference
HPK/2020/0301 (Section 78 Appeal B) & Enforcement Notice Reference
HPE/2019/00014 (Appeal A) –
Taxal Edge, 184 Macclesfield Road, Whaley Bridge, SK23 7DR**

PINs Refs:

APP/H1033/W/21/3272745
& APP/H1033/C/22/329785

**FOR PUBLIC INQUIRY
NOVEMBER 2022**

October 2022

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1. Introduction

- 1.1 This Statement of Common Ground (SoCG) addresses landscape matters relating to the conjoined Appeals A and B, which are associated with existing and proposed development (respectively) upon the appeal site at Taxal Edge, Whaley Bridge.
- 1.2 The landscape matters of particular relevance to the appeals area associated with character, settlement pattern, design and visual amenity.

2. Common Ground – Landscape Matters

The Appeal Site

- 2.1 The parties agree that the Appeal A property and the Appeal Site B are both located outside the settlement boundary of Whaley Bridge (other than where the shared access track joins with Macclesfield Road).

Areas of Multiple Sensitivity (AMES)

- 2.2 The AMES study was undertaken by Derbyshire County Council in 2013. Its primary objective was to provide a strategic overview of the environmental sensitivity of parts of the county located outside the National Park.
- 2.3 The parties agree that the AMES study locates the property associated with Appeal A and the Appeal B site within an area of 'Primary Significance'.

Landscape Designations

- 2.4 The parties agree that the property associated with Appeal A and the Appeal B site are not the subject of any form of landscape designation and are not located within the Green Belt.

Landscape Value

- 2.5 The parties agree that the absence of any formal designation does not mean that the Appeal Sites do not have any value.
- 2.6 The parties agree that the Appeal site(s) are not considered to be valued in the context of NPPF paragraph 174a.

Landscape Character

- 2.7 The parties agree that Derbyshire County Council's fourth iteration of The Landscape Character of Derbyshire places the appeal sites and the surrounding landscape/townscape in the Dark Peak Landscape Character Area and within Landscape Character Type 'Settled Valley Pastures'.

Representative Viewpoints

- 2.8 The Council presents 8no Viewpoints A to H, whereas the Appellant presents 11no Viewpoints 1 to 11.
- 2.9 The parties agree that the Appeal Sites are predominantly visible within views from locations to the east and that in general the Appeal Sites are not visible from locations to the north, south and west.

2.10 The parties agree that all of the viewpoints presented are representative of the visual prominence of the Appeal Sites.

Existing Trees and Woodland

2.11 The appeal sites have 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 nearby adjacent land, particularly to the north, west and south. Since February 2020 several trees, within and adjacent to the appeal sites, have been topped or felled in liaison with Derbyshire County Council, who are responsible for the Tree Preservation Order relating to that land.

SIGNED ON BEHALF OF THE APPELLANT:



POSITION: DIRECTOR

DATE: 15.11.22

SIGNED ON BEHALF OF HIGH PEAK BOROUGH COUNCIL:



POSITION: Particular

DATE: 15.11.22

DL # P

