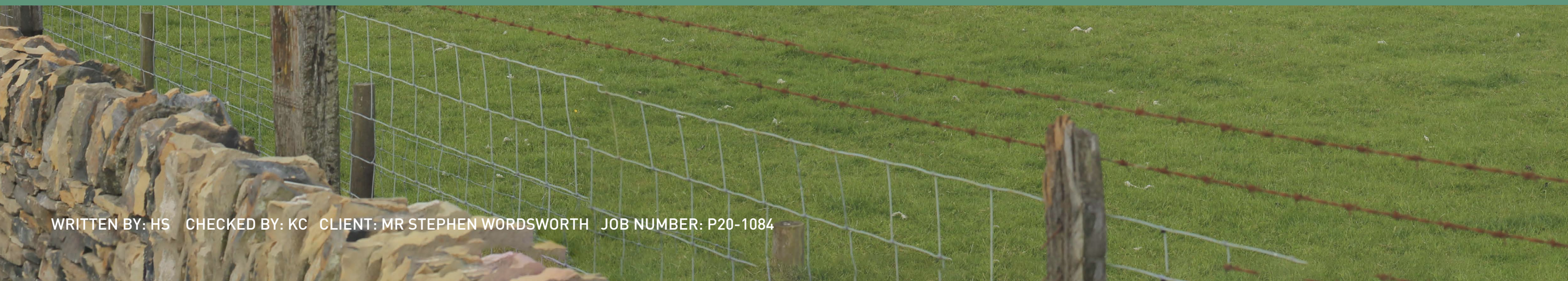




REPLACEMENT BARN AT POG HALL FARM, HIGH FLATTS

LANDSCAPE AND VISUAL APPRAISAL

JUNE 2020



01 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal has been prepared by Pegasus Group on behalf of Mr Stephen Wordsworth in respect of a replacement barn at Pog Hall Farm, High Flatts, near Huddersfield.
- 1.2 The appraisal aims to assess the landscape and visual effects of the replacement agricultural building within the Green Belt with regard to the identified characteristics of the local landscape. The extent of the study area is shown on Figure 1.
- 1.3 A study area of approximately 1km from the site boundary is considered appropriate to the size, its location and the type of development proposed.

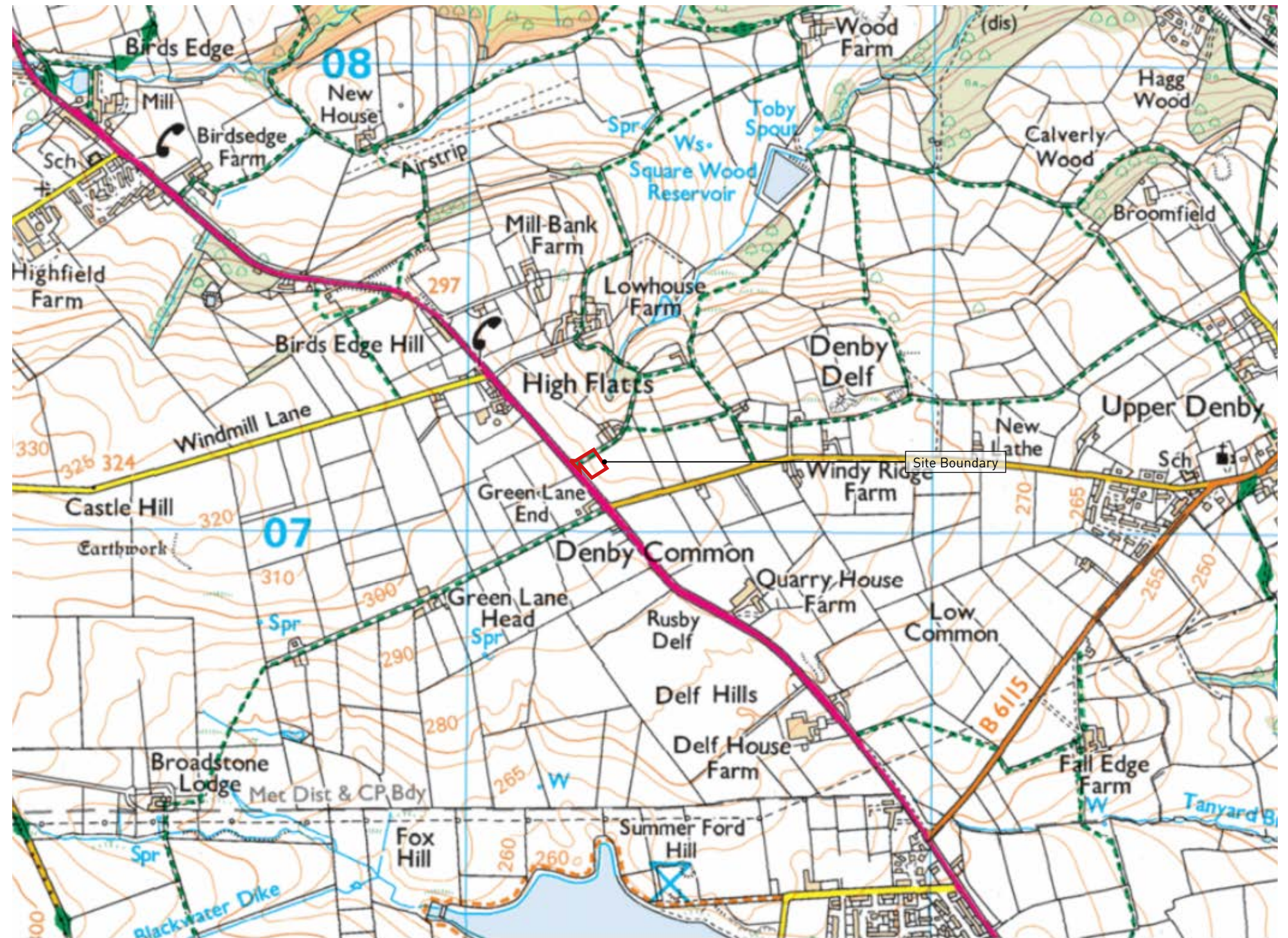


Figure 1: Site Location Plan

02 SITE CONTEXT AND PROPOSED DEVELOPMENT

Site Context

- 2.1 The site is located in an area locally known as High Flatts a scattering of farmsteads and residential properties along Penistone Road (A629), between the settlements of Birdsedge to the north-west, Denby Dale to the north-east, Upper Denby Dale to the east and Ingbirchworth to the south-east.
- 2.2 The site consists of a corner of an agricultural field occupied by an agricultural building and greenhouse with associated gravel yard, with gated access onto a gravel access track providing a vehicular connection between Penistone Road and Pog Hall Farm and other nearby properties. The buildings are surrounded by vegetation on north-western and south-western edges enclosing the area from the adjacent road and track, with other boundaries defined by agricultural fencing. The site and its surroundings are illustrated by Figure 2.
- 2.3 The site lies adjacent to:
- Penistone Road (A629) to the south-west, a lit national speed limit road providing a rural route between Huddersfield and Sheffield, with agricultural fields and scattered buildings beyond;
 - Pog Hall Farm and associated out buildings to the north-east; and
 - an agricultural field to the east and south-east, leading to Denby Lane a rural national speed limit road.
- 2.4 The track within the site is a public right of way (DEN/71/40) and pedestrian footways are located along Penistone Road.

Proposed Development

- 2.5 The proposed development consists of the removal of the existing agricultural building and replacing it with a 7m high to ridge building in the same location, albeit with a larger footprint. The appraisal has been based upon plans produced by Martin Walsh Architectural, namely:
- Proposed Site Plan (SWCB-MWA-XX-XX-DR-A-0002 P2); and
 - Proposed Plans & Elevations (SWCB-MWA-XX-XX-DR-A-0003 P3).



Figure 2: Site Context Plan

03 PLANNING POLICY

Landscape Designations

- 3.1 The site is not covered by any national or local landscape designations, however is located within the Liverpool, Manchester and West Yorkshire Green Belt.
- 3.2 The High Flatts Conservation Area lies approximately 50m north-east of the site, however, the nearest associated listed buildings being located around Lowhouse Farm, approximately 240m to the north of the site.
- 3.3 A number of public rights of way lie within and in proximity to the site as illustrated by Figure 3.

National Planning Policy

- 3.4 A revision to the National Planning Policy Framework (NPPF) was published on February 2019. A summary of the key relevant text is outlined below.
- 3.5 Section 13 of the NPPF considers protecting the Green Belt. Paragraph 133, sets out that: *'The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.'*
- 3.6 Paragraph 145 in relation to proposals affecting the Green Belt, states: *'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*
a) buildings for agriculture and forestry...'



Figure 3: Extract from Kirklees Council Definitive Public Rights of Way Map

Local Policy

- 3.7 Kirklees Local Plan was adopted on 27 February 2019 and is now statutory development plan for the area, superseding the Kirklees UDP. It consists of the Strategy and Policies and Allocations and Designations documents.

Kirklees Local Plan Strategy and Policies
- 3.8 Policy LP54 in relation to buildings for agriculture and forestry, states: *'Proposals for new buildings for agriculture and forestry will normally be acceptable, provided that;*
a. the building is genuinely required for the purposes of agriculture or forestry;
b. the building can be sited in close association with other existing agricultural buildings, subject to the operational requirements of the holding it is intended to serve. Isolated new buildings will only be accepted exceptionally where there are clear and demonstrable reasons for an isolated location;
c. there will be no detriment to the amenity of nearby residents by reason of noise or odour or any other reason; and
d. the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.'

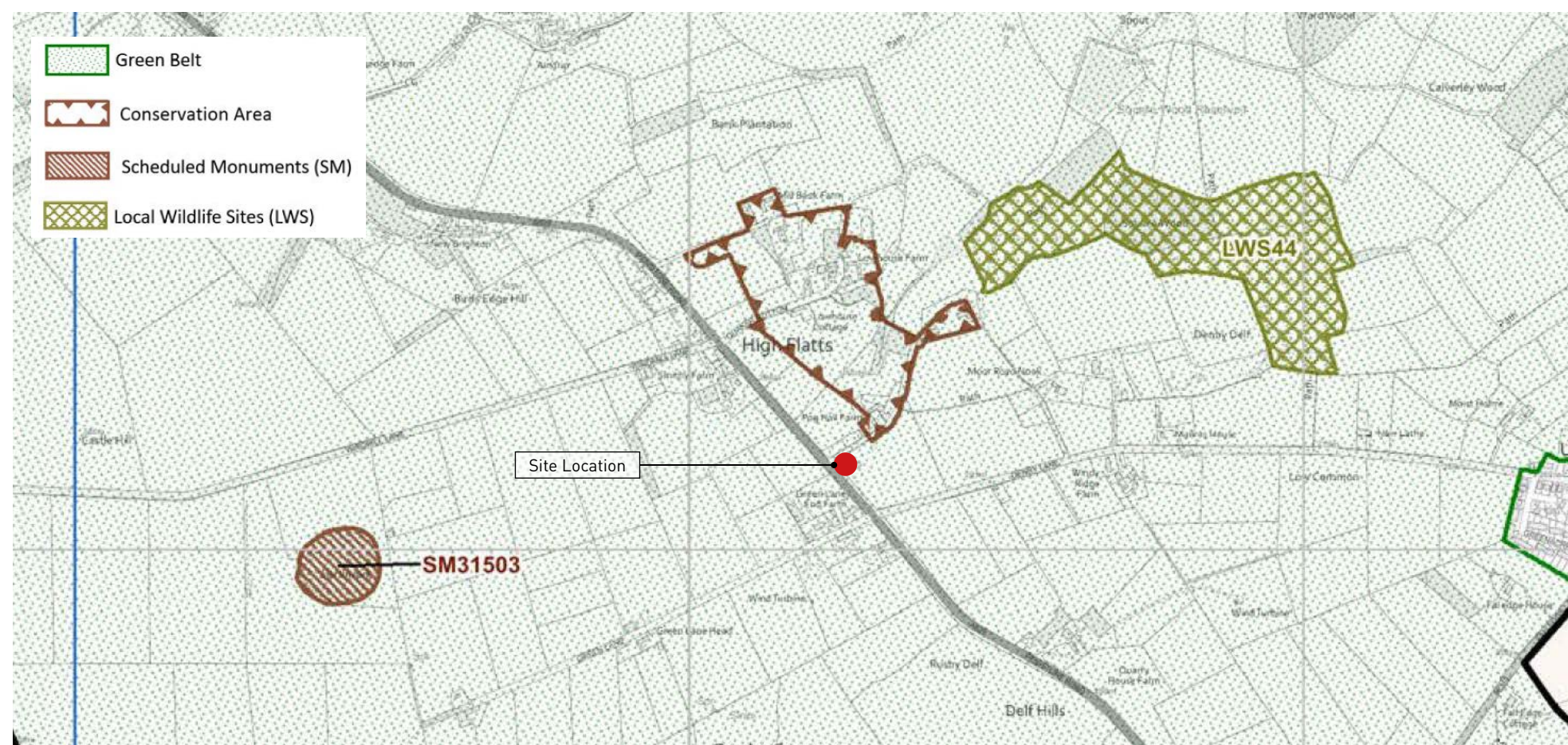


Figure 4: Extract taken from Kirklees Local Plan, Policies Map - Kirklees (South East)

- 3.9 Relevant parts of Policy LP24 in relation to design are set out below:

'...Proposals should promote good design by ensuring:

a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;

b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary...

...i. the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits...'

- 3.10 Policy LP32 in relation to landscape, states:

'Proposals should be designed to take into account and seek to enhance the landscape character of the area considering in particular...

...b. the setting of settlements and buildings within the landscape;

c. the patterns of woodland, trees and field boundaries...'

04 LANDSCAPE EFFECTS

- 4.1 A baseline study has been undertaken to record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it and to highlight any particular sensitivities that should be addressed in the masterplan.

Landscape Features of the site and Immediate Surroundings

Topography

- 4.2 The site is gently sloping, located on high ground at around 290m AOD, which is similar to the surrounding landscape. The site sits noticeably lower than Penistone Road adjacent to it, with the road appearing locally elevated when passing the site.
- 4.3 Surrounding the site, land rises gradually to the west of the site towards a locally high point at Castle Hill. Land generally falls away to the south towards Ingbirchworth Reservoir and to the east towards Upper Denby. To the north-east, land falls more steeply forming a valley surrounding Munchcliffe Beck.

Land use, Buildings and Infrastructure

- 4.4 The main area of the site is currently in agricultural use and includes a small scale agricultural building and a glass house set adjacent to a gravel yard, enclosed by agricultural fencing and vegetation. The site also includes part of the access track utilised as access to nearby properties and which also acts as a public footpath.
- 4.5 The site abuts the busy Penistone Road (A629) to the south-east, a main road between Huddersfield and Sheffield which is lit by large scale highways lighting columns. Elsewhere, the surrounding land uses are dominated by agricultural land and associated farmsteads with associated agricultural buildings.

Vegetation

- 4.6 There is limited vegetation within the site, however, a coniferous hedge aligns the north-western boundary of the site adjacent to the access track and a dense mixed tree lined hedge aligns Penistone Road along the south-western boundary.
- 4.7 The hedge alongside Penistone Road continues to the south of the site and aligns part of Denby Lane to the south-east. A number of large trees and other vegetation surround nearby properties, however, in general nearby trees have limited vegetation defining their boundaries. Areas of woodland are located to the north-east associated with the nearby local wildlife site.

Watercourses/Water Features

- 4.8 There are no water bodies on site, however, an agricultural pond lies to the east.

Landscape Character

National Landscape Character Assessment

- 4.9 The site falls within National Character Area 37, Yorkshire Southern Pennine. This national level assessment gives a broad impression of a region and provides a useful contextual overview of the character of the wider landscape, however, due to the small size of the proposal site, for the purpose of this assessment a greater degree of focus has been given to the Landscape Character Assessment provided by Kirklees Council.

Local Landscape Character Assessment

- 4.10 The character of the site and its surroundings is considered in the Kirklees District Landscape Character Assessment, July 2015. The site falls within Landscape Character Type 'Moorland Fringes / Upland Pastures' and more specifically D9 - Low Common Royd Moor & Whitley Common Landscape Character Area (LCA) as illustrated in Figure 5.
- 4.11 The key characteristics of D9 LCA, of relevance to the site are set out below:

'Topography, geology and drainage

- *Gently rising landform, found between approximately 250 and 400 metres altitude, focused around Low and Denby Commons.*
- *Landscape forms the northern extent of a broad, gently rounded range of hills with a northwest to southeast orientation...*
- *...Ponds, springs and small tributaries drain into nearby reservoirs and the Holme and Dearne Valleys below.*

Woodland cover

- *Open and sparsely wooded landscape, limited to small blocks of mixed woodland and shelterbelts associated with farm buildings.*

Land use and field patterns

- *Land is divided into a regular patchwork of small fields, almost entirely grazing pasture, and typically enclosed by gritstone walls.*

Semi-natural habitats

- *The landscape includes some remnant unimproved upland pastures, including colourful species-rich hay meadows and damp pastures.*
- *Flushed meadows, ponds and streams also provide interest.*

Archaeology and cultural heritage

- *...Conservation Areas at High Flatts and Upper Denby, displaying fine vernacular architecture including laithe houses and weavers' cottages of Millstone Grit.*

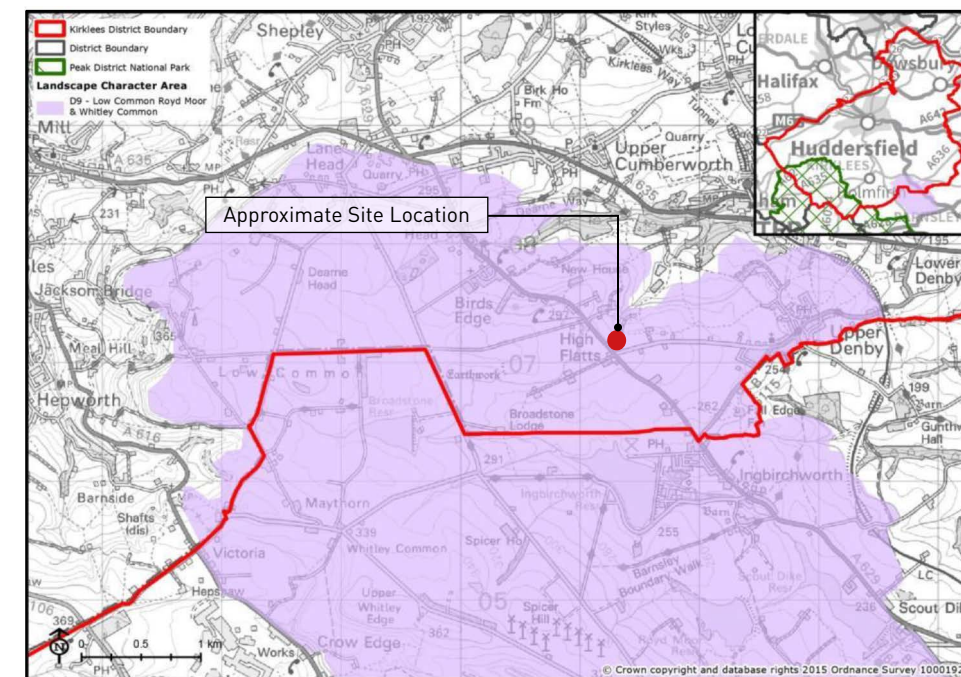


Figure 5: Extract of Location Map for LCA D9, within Kirklees District Landscape Character Assessment, 2015

Settlement and road pattern

- *Mainly dispersed settlement pattern largely comprising scattered farmsteads. The small villages/hamlets of Birdsedge, High Flatts and Upper Denby serve the area.*
- *The A629 forms the major route which crosses this area from northwest to southeast. Beyond this road pattern is characterised by a network of minor roads and narrow winding lanes which connect the farmsteads. Stone walls with small grass verges often bound the lanes.*

Views and perceptual qualities

- *Open, large scale and quite exposed landscape, the gently rising topography affords long distance open views over the district – including north-west towards Emley Moor and beyond to Wakefield.*
- *This is a highly rural landscape with strong traditional agricultural feel.*

Potential Landscape Effects of the Proposed Development

- 4.12 The proposals would represent the replacement of a smaller agricultural building to one which is larger in height and scale, however, would not represent a change of use.
- 4.13 The proposals would retain the surrounding pattern of vegetation, with mitigation proposals providing some benefit, albeit only on a very localised scale. There would be only limited and localised effects upon landform, with land use remaining unaffected.
- 4.14 The development proposals would give rise to some localised effects upon landscape character of the site and immediate surroundings due to its additional height and scale in comparison to the existing building. However, the proposed building is located within an agricultural landscape, with many similar nearby agricultural buildings of a similar form and scale. With the majority of the building screened by existing and proposed vegetation, limiting visibility beyond the immediate surroundings, the influence upon surrounding landscape character would be limited in nature. As a consequence, the proposals would have little or no effect upon the characteristics of D9 - Low Common Royd Moor & Whitley Common LCA.
- 4.15 In the longer-term, the proposed landscape mitigation would aim to better integrate the building with the surroundings.

05 VISUAL AMENITY EFFECTS

- 5.1 The locations of potential viewpoints are shown on Figure 6, with a photographic record set out in Appendix A. In general, views towards the site are limited in nature, with a combination of built form, vegetation and man-made embankments or structures.

Views from Residential Properties

- 5.2 Pog Hall Farm and associated buildings are located close to the site, to the north-east. Due to intervening out buildings, the orientation of dwellings and vegetation along the access track, direct views towards the site are limited in nature. Further to the east, Moor Royd Nook is surrounded by vegetation with its orientation positioned away from the site. Similarly, Strines Lodge is surrounded by dense vegetation with limited outward views towards the site (see Viewpoint 5).

- 5.3 Properties along Denby Lane to the south-east have glimpsed views towards the site including from Top Cottage, however, most direct views are limited by field boundary vegetation surrounding the adjacent field and in context of foreground traffic.
- 5.4 Some of the cluster of properties either side of Green Lane have open views towards the site, including Heather Lodge, however, these views are limited by the mature vegetation aligning Penistone Road and seen in context of moving traffic in the immediate foreground. Other properties have more limited views due to intervening vegetation or outbuildings, however, some glimpses are likely to be possible, again limited by vegetation aligning Penistone Road (see Viewpoint 3).
- 5.5 A group of properties are located close to Smithy Farm adjacent to Penistone Road to the north-west of the site. Most properties face Penistone Road, therefore, only oblique views are possible towards the site, seen in context of foreground traffic (see Viewpoint 10).



Figure 6: Viewpoint Location Plan

- 5.6 A number of properties are located off the minor road, Quaker Bottom within High Flatts, where a number of properties are orientated towards the site. However, direct views into the site are limited by vegetation surrounding the site, as well as occasional field boundary trees and the properties location within a sunken valley (see Viewpoint 11).

Views from Recreational Receptors

- 5.7 Public right of way DEN/71/40 is located within the site for a length of approximately 50m, however, views towards central and southern parts of the site are limited in nature due to the vegetation on the southern edge of the track. Open views however, then become possible through the field gate (see Viewpoint 1). Further to the north-east towards the site are possible, however, become filtered or obscured by vegetation along the track (see Viewpoint 5).
- 5.8 Nearby public rights of way, including DEN/71/10 and DEN/122/10 have the opportunities for open views towards the site where crossing areas of open field. Some views however, are filtered by field boundary vegetation surrounding the agricultural field adjacent to the site (see Viewpoints 6, 7 and 13). Due to the falling topography, views from public right of way DEN/74/20 are limited and partly obscured by intervening vegetation near to Pog Hall Farm.
- 5.9 Public rights of way further to the north-east of the site are mainly located on falling ground, with vegetation limiting any views towards the site. However, an isolated and limited glimpse is possible from public right of way DEN/74/30, north of High Flatts where glimpses of the trees within the site are possible on the skyline.
- 5.10 Public right of way DEN/134/10 which follows the line of Green Lane has limited views towards the site due to the intervening properties and agricultural buildings close to Penistone Road, with any glimpsed views filtered by vegetation aligning the site, adjacent to the A629 (see Viewpoint 8).
- 5.11 Public rights of way to the north-west of the site have limited or no views towards the site.

Views from the Local Road Network

- 5.12 Views towards the site are possible from Penistone Road due to its proximity to the site, however most direct views are limited by the boundary vegetation and seen in context of the surrounding built form along this national speed limit road (see Viewpoints 2, 3 and 10).
- 5.13 From Denby Lane, open views over the adjacent field are possible towards the site (see Viewpoint 4). However, field boundary vegetation serves to limit these views in a number of places and recently planted

trees along the field boundary where gaps are currently present in the hedge will limit views further in the near future.

- 5.14 Views towards the site from Green Lane are limited due to the intervening properties close to Penistone Road, with any glimpses filtered by vegetation aligning the A629 (see Viewpoint 8).
- 5.15 Some oblique glimpsed views are possible from Quaker Bottom, limited in part by walls and vegetation along the route.
- 5.16 Views from Windmill Lane towards the site are obscured by a belt of trees surrounding part of Smithy Farm.

Potential Visual Effects of the Proposed Development

- 5.17 As a result of the enclosure provided by the surrounding existing trees and vegetation, as well as the site sitting noticeably lower than Penistone Road adjacent to it, views directly into the site are limited to glimpses from the adjacent road and public right of way (DEN/71/40) through the site. Most views when travelling along Penistone Road would be limited to only the roof, with much of the building screened by surrounding vegetation.
- 5.18 The retained existing vegetation also serves to limit visibility from roads and footpaths to the east, as well as from footpaths and houses to the north within High Flatts.
- 5.19 Whilst adverse visual effects would occur from Denby Lane and public right of way DEN/71/10 in the short term, with the benefit of landscape proposals, the visual effects upon these local views would reduce, with the proposed development integrating with surrounding agricultural uses.
- 5.20 Whilst some views towards the proposed development may be possible from the nearby High Flatts Conservation Area, these views will be limited in nature, particularly by the established planting surrounding the site.
- 5.21 In summary, visual effects as a result of the proposed development are limited and local, which will reduce in the longer-term with the benefit of maturing vegetation.

06 LANDSCAPE MITIGATION

- 6.1 Landscape mitigation proposals are illustrated on Figure 7, which aim to mitigate any potential landscape and visual issues.
- 6.2 The main elements of the landscape mitigation are to:
- Retain and manage existing vegetation along north-western and south-western boundaries to provide continued visual enclosure from Penistone Road and the adjacent public right of way
 - Provide new areas of native tree and hedgerow planting around the periphery of the site to enhance visual separation from the nearby Conservation Area as well as provide benefits to the sense of openness within the Green Belt;
 - Ensure building materials used are dark in colour and non reflective, or which reflect the local vernacular; and
 - Ensure ongoing management and maintenance of existing and proposed boundary vegetation for the benefit of visual enclosure.
- 6.3 In addition to the mitigation measures proposed within the site, Figure 8 illustrates the location of additional native tree planting recently planted between the two field boundary hedgerows. Over time, these trees would enclose the field and limit views from Denby Lane and nearby properties.
- 6.4 Implementation of the landscape mitigation measures could be controlled, if required, through a planning condition to be attached to the consent.



Figure 8: Existing Offsite Planting

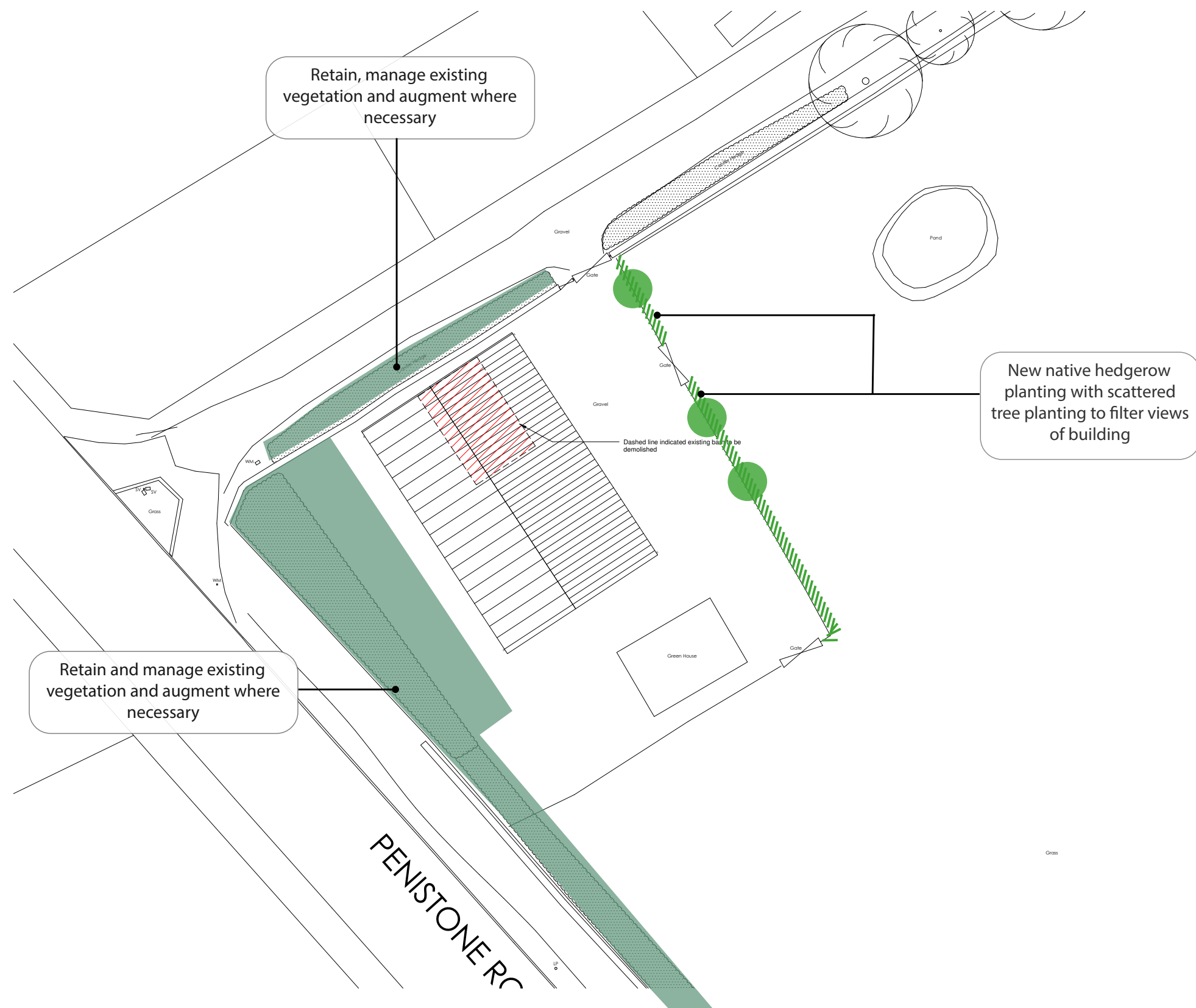


Figure 7: Landscape Mitigation Proposals

07 RESPONSE TO PLANNING POLICY

- 7.1 Whilst NPPF recognises that agricultural development is an acceptable development type within the Green Belt, Policy LP54 within the Kirklees Local Plan Strategy and Policies, 2019 sets out additional criteria for new agricultural to meet. Policy LP54 states:

‘Proposals for new buildings for agriculture and forestry will normally be acceptable, provided that;

a. the building is genuinely required for the purposes of agriculture or forestry;

b. the building can be sited in close association with other existing agricultural buildings, subject to the operational requirements of the holding it is intended to serve. Isolated new buildings will only be accepted exceptionally where there are clear and demonstrable reasons for an isolated location;

c. there will be no detriment to the amenity of nearby residents by reason of noise or odour or any other reason; and

d. the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.’

- 7.2 In response to point b of Policy LP54, the building replaces that of an existing building and sits beside an existing glasshouse, therefore it is deemed that the proposals have an association with other existing agricultural buildings and the principle of buildings in this location has been accepted. In addition, the proposed buildings isolated location from Pog Hall Farm has benefits to the nearby Conservation Area, whereby, if sited adjacent to the farm, this has the potential to give rise to conservation and heritage concerns.
- 7.3 In response to point c, whilst noise and odour are dealt with by other supporting documents, this report has ascertained that due to the established vegetation around the periphery of the site, the effects upon visual amenity of nearby residents would be limited and would reduce over time as a result of the proposed mitigation proposals.
- 7.4 In response to point d, it is proposed that the building materials used would be dark in colour and non reflective, or would reflect the local vernacular. With the retention of existing vegetation surrounding two boundaries of the site, along with the proposed mitigation planting as set out in Figure 7, the proposed building would be integrated with the surrounding landscape and therefore, not materially detract from the Green Belt setting.

08 CONCLUSIONS

- 8.1 The site is not covered by any national or local landscape designations, however, is located within Green Belt and is close to High Flatts Conservation Area.
- 8.2 The development proposals would retain the surrounding pattern of vegetation, with mitigation proposals providing some benefit, albeit only on a very localised scale. In addition the development proposals would give rise to some localised effects upon landscape character of the site and immediate surroundings, however, the proposed building is located within an agricultural landscape, with the majority of the building screened by existing and proposed vegetation, limiting visibility beyond the immediate surroundings, therefore, the influence upon surrounding landscape character would be limited in nature. As a consequence, the proposals would have little or no effect upon the characteristics of D9 - Low Common Royd Moor & Whitley Common LCA.
- 8.3 As a result of the enclosure provided by the surrounding existing vegetation, views directly into the site are limited to glimpses from nearby roads and public rights of way, with most views limited to only the roof of the proposed agricultural building. Visual effects would be limited and local, which will reduce in the longer-term with the benefit of maturing vegetation.
- 8.4 NPPF recognises that agricultural development is an acceptable development type within the Green Belt. In addition, in response to Policy LP54 of the Kirklees Local Plan, the building replaces that of an existing building, therefore it is deemed that the proposals have an association with other existing agricultural buildings and the principle of buildings in this location has been accepted. The proposed buildings isolated location from Pog Hall Farm also has potential benefits to the nearby Conservation Area. The building materials used would be dark in colour and non reflective, or would reflect the local vernacular and with new and existing vegetation surrounding the site, the proposed building would be integrated with the surrounding landscape and therefore, not materially detract from the Green Belt setting.

APPENDIX A - PHOTOGRAPHIC RECORD



VIEWPOINT 1: FROM PUBLIC RIGHT OF WAY (DEN/71/40), LOOKING SOUTH-WEST INTO THE SITE



VIEWPOINT 2: FROM PENISTONE ROAD (A629), LOOKING SOUTH-EAST TOWARDS THE SITE



VIEWPOINT 3: FROM PENISTONE ROAD (A629), LOOKING NORTH-WEST TOWARDS THE SITE



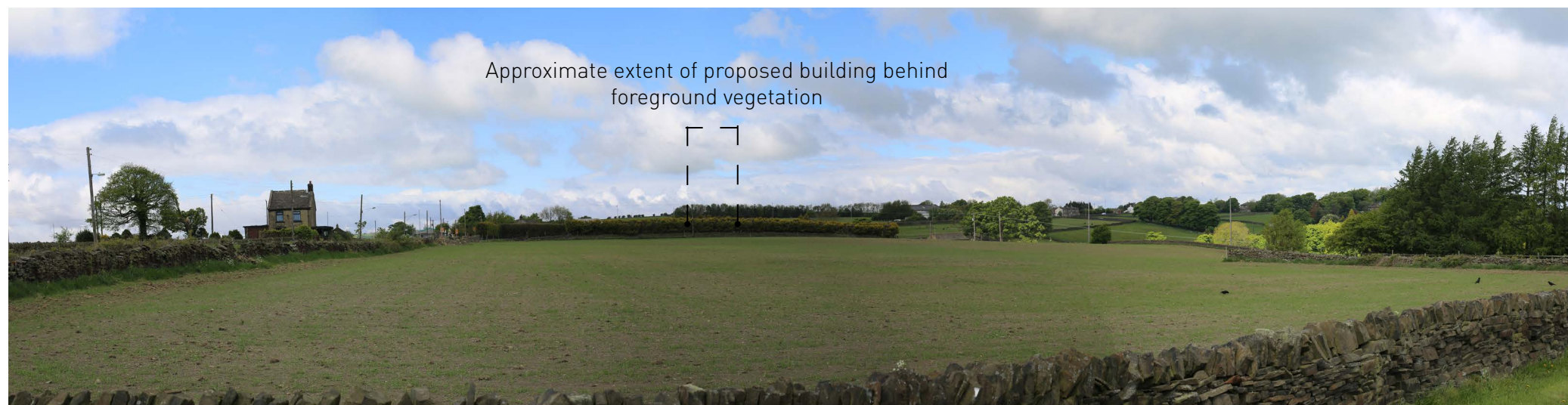
VIEWPOINT 4: FROM DENBY LANE, LOOKING NORTH-WEST TOWARDS THE SITE



VIEWPOINT 5: FROM OPPOSITE A CLUSTER OF BUILDINGS SURROUNDING POG HALL FARM AND PUBLIC RIGHT OF WAY (DEN/71/40), LOOKING SOUTH-WEST TOWARDS THE SITE



VIEWPOINT 6: FROM PUBLIC RIGHT OF WAY (DEN/71/10), LOOKING WEST TOWARDS THE SITE



VIEWPOINT 7: FROM PUBLIC RIGHT OF WAY (DEN/122/10) AND DRIVEWAY TO MOOR ROYD NOOK, LOOKING WEST TOWARDS THE SITE



VIEWPOINT 8: FROM GREEN LANE/PROW (DEN/134/10), LOOKING NORTH-EAST TOWARDS THE SITE



VIEWPOINT 9: FROM WINDMILL LANE, LOOKING SOUTH-EAST TOWARDS THE SITE



VIEWPOINT 10: FROM PENISTONE ROAD (A629) AND QUAKER BOTTOM JUNCTION, LOOKING SOUTH-EAST TOWARDS THE SITE



VIEWPOINT 11: FROM QUAKER BOTTOM, LOOKING SOUTH TOWARDS THE SITE



VIEWPOINT 12: FROM PUBLIC RIGHT OF WAY (DEN/74/30), LOOKING SOUTH-WEST TOWARDS THE SITE



VIEWPOINT 13: FROM PUBLIC RIGHT OF WAY (DEN/122/10), LOOKING SOUTH-WEST TOWARDS THE SITE