



November 2019/ RFM-XX-00-L-RP-0002

# Land at Heybeck Lane, Chidswell

## Landscape Appraisal



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# A Introduction

Re-form landscape architecture Ltd has been appointed by CC Projects to carry out a landscape appraisal of a proposed development Site to the south of Heybeck Lane, Chidswell.

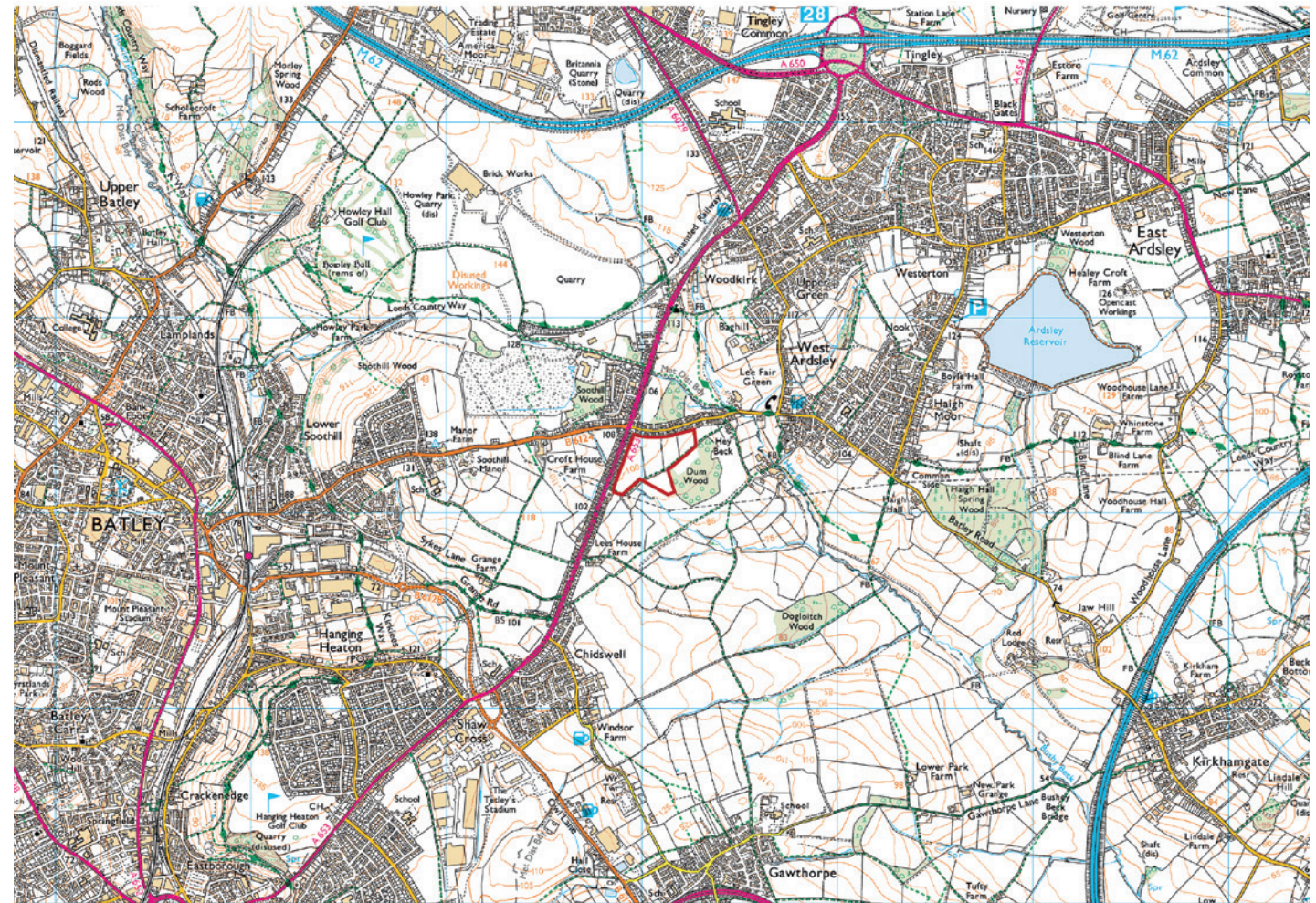
This report assesses the landscape character and visual implications of the development. It provides a detailed landscape analysis and sets out a strategic landscape framework in order to inform and support the development proposals for up to 181 new homes ('the Proposed Development'). The planning application is made in outline, with all matters except access reserved.

## Report scope

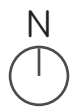
The report considers the constraints and opportunities the Site presents through a detailed analysis of the existing landscape features including vegetation, topography and built form. It assesses landscape character and the inter-visibility of the site.

The appraisal also looks at landscape related planning policies and designations which may shape any future development proposals for the Site.

The report concludes with recommendations for the development and indicative site layout, including a landscape framework that will help integrate new development into the landscape and create a high quality environment for living.



 Site boundary



0m 1000m

# B The Site

## Urban grain & significant vegetation

The Site, spanning an area of approximately 7 ha is located c.3.5km NE of Dewsbury town centre on agricultural land currently in arable production. It forms the smaller northern portion of a large parcel of land, measuring 120.78ha in total, which is allocated for mixed used development (Allocation MXS7 Mixed Use) in Kirklees Local Plan [i]. Proposals for the larger parcel to the south, referred to as 'Land East of Leeds Road' include commercial units, housing, a primary school, local centre, road infrastructure and extensive networks of green/blue infrastructure.

The Site itself is composed of four fields, and parts of a fifth, separated from one another by overgrown hedgerows and mature trees. Northern and western boundaries of the Site are bounded by housing lining Heybeck Lane and Leeds Road, respectively. The eastern boundary is defined by a 15m offset from a large copse of trees known as Dum Wood. The southern boundary partly runs along an existing field boundary composed of mature trees, before extending into an open field which runs alongside Dum Wood. Land to the east and south is currently composed of medium-sized arable fields bounded by overgrown hedgerows.

The wider study area consists of urban fringe development with houses dating mainly from the twentieth century, though there are examples of industrial-era dwellings constructed from brick and from stone, interspersed with a few stone built pre-industrial era properties. Though the Site is relatively flat, the wider study area has a gentle, but pronounced, rolling topography. The Site sits at a relatively low elevation in the landscape, although areas to the east fall away further still, forming the shallow valley through which Hey Beck flows.

Access to the Site is gained from a proposed opening on Heybeck Lane Road, achieved through the demolition of an existing house.

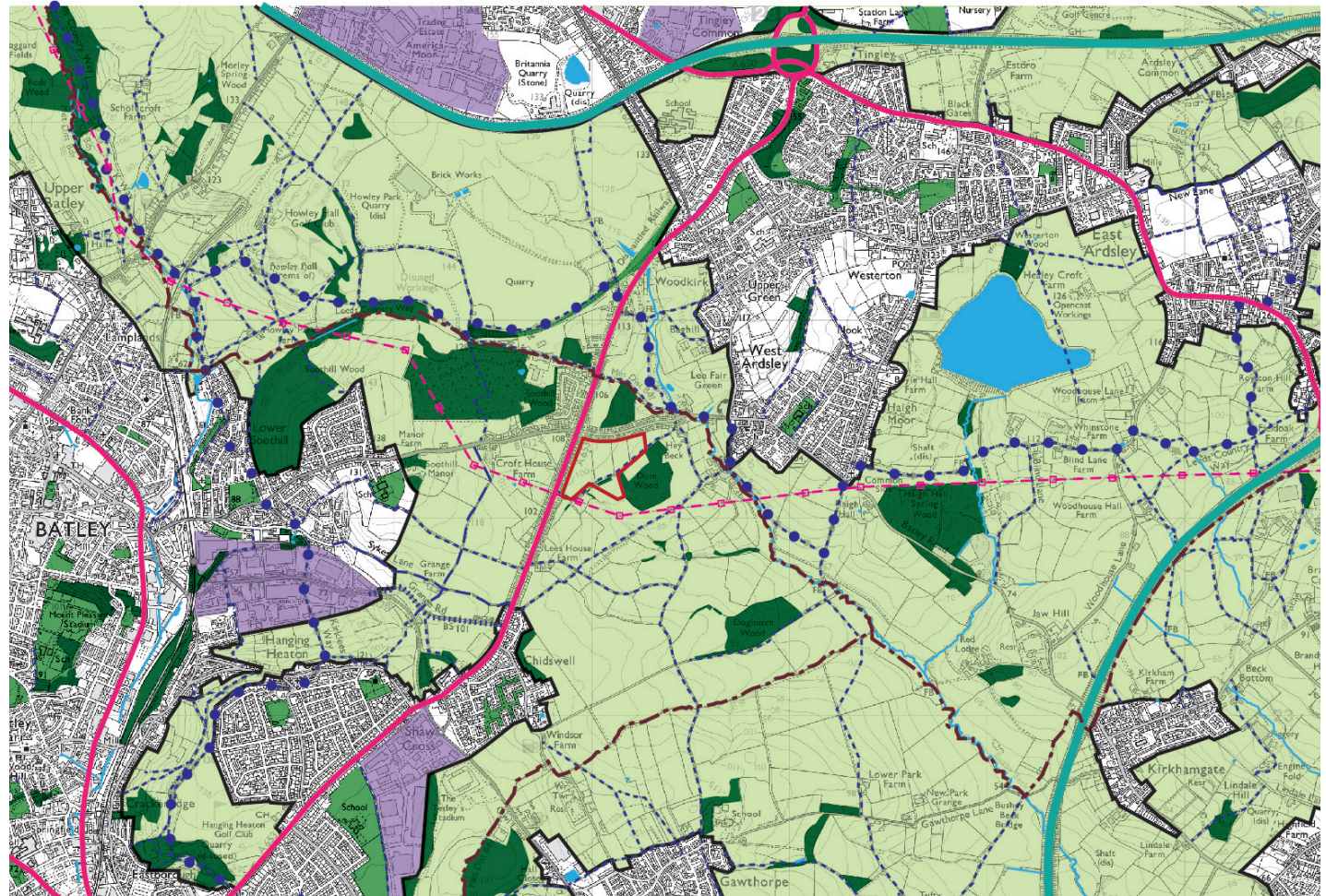


Figure 2. Landscape Context

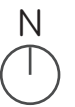
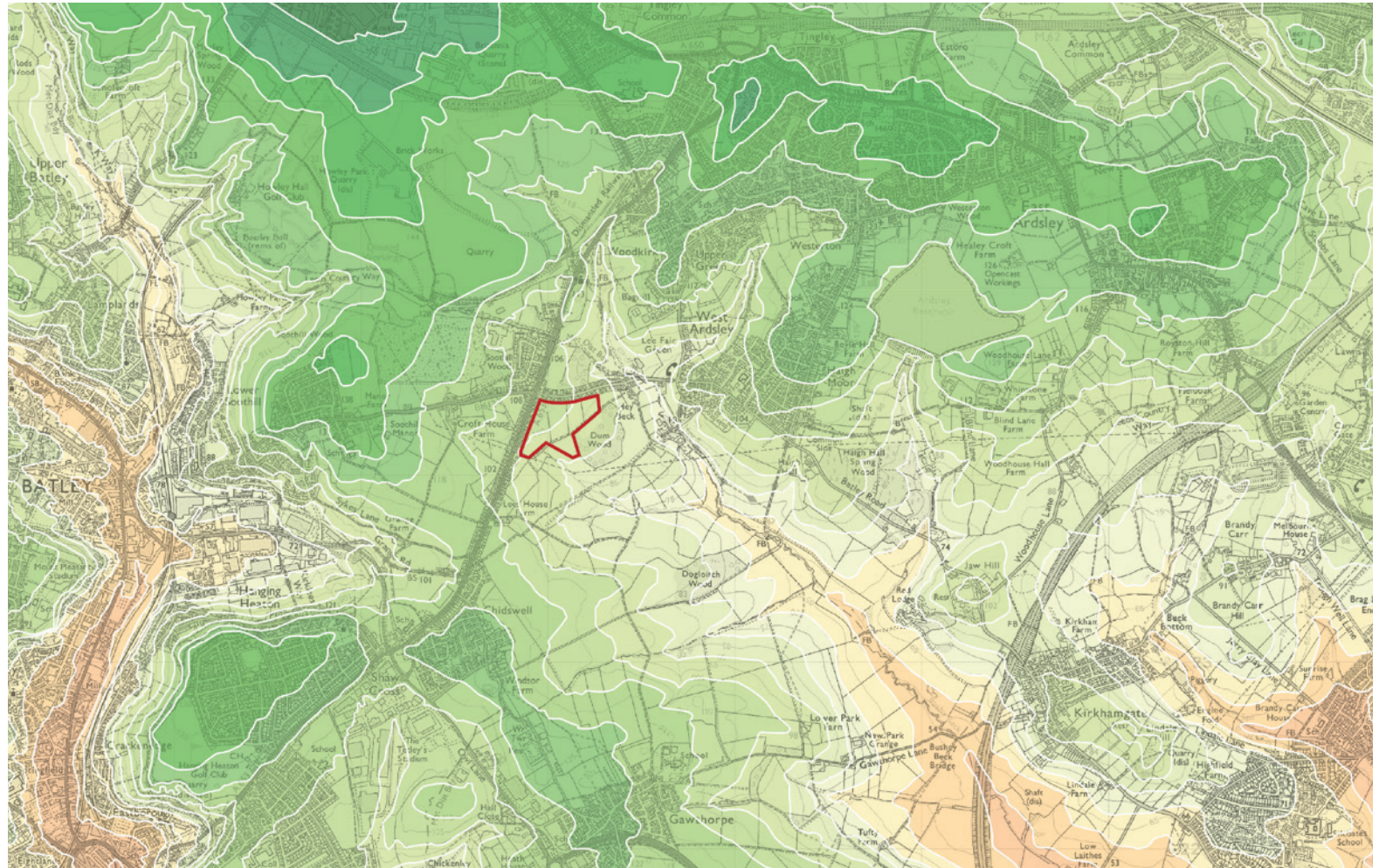


## B The Site Topography

The Site sits between 105m and 95m AOD, roughly at mid level within the surrounding topography .

In the wider study area, high points of 147m AOD are found at Tingley to the north, 125m AOD at West Ardsley to the north-east, 127m AOD at Gawthorpe to the south and 143m AOD at Soothill Wood to the west.

From a high point in its north-western corner, the Site gently falls approximately 10m to both the east and the south. Beyond the Site's south-eastern boundary the topography continues to slope down to Hey Beck which flows in a south-easterly direction.



# C Planning policy review

## National planning policy

The government's primary planning guidance is the National Planning Policy Framework (NPPF) [ii]. Sections relevant to landscape and visual issues are as follows:

Chapter 7: Requiring good design

Chapter 8: Promoting healthy communities

Chapter 10: Meeting the challenge of climate change, flooding & coastal change

Chapter 11: Conserving and Enhancing the Natural Environment

### Requiring good design:

In respect of Section 7, 'Requiring good design', the government attaches great importance to the design of the built environment. Good design is seen as a key aspect of sustainable development.

Paragraph 58 sets out the government position good design:

'Planning policies and decisions should aim to ensure that developments:

- i) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- ii) establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- iii) optimise the potential of the Site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- iv) respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- v) create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- vi) are visually attractive as a result of good architecture and appropriate landscaping'.

Paragraph 61 highlights the importance of context with respect to new development:

'Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment'.

These key aims in respect of good design and landscape setting and proposals are addressed throughout this document.

### Promoting healthy communities:

The NPPF makes specific reference to the retention and improvement of public rights of way in Section 8.

This is of relevance to the Site as a public footpath runs through the southern region of the Site and then alongside the outer edge of its eastern boundary.

The NPPF seeks to ensure that the planning system contributes to social interaction and healthy, inclusive communities, including 'safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas'. Of relevance to this site is

paragraph 75:

'Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.'

The Proposed Development should seek to create public open space for the benefit of local people.

# C Planning policy review

## National planning policy

### Meeting the challenge of climate change, flooding & coastal change:

At paragraph 99 the NPPF highlights the need for local plans to take account of climate change over time, including through the planning of Green Infrastructure.

Wherever possible, existing Site vegetation should be retained and enhanced through positive management and new planting, in order to establish a resilient, multi-faceted green infrastructure network that spans the Site and connects to on-site and off-site landscape assets such as hedgerows, woodlands, water courses, and PROW. There are opportunities within and around the Site to achieve these objectives.

### Conserving and Enhancing the Natural Environment:

There are no significant national environmental designations on or around the Site. However the principles set out in the NPPF for sustainable development still apply to the natural environment, as stated in paragraph 109:

'The planning system should contribute to and enhance the natural and local environment by:

- i) protecting and enhancing valued landscapes, geological conservation interests and soils;
- ii) recognising the wider benefits of ecosystem services;

iii) minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

iv) preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and

v) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.'

Opportunities to improve biodiversity in and around new development are encouraged (para. 118), and should be considered as part of the proposals. Consideration should be given to minimising indirect impacts upon the surrounding area, as well as enhancing biodiversity and ecology where possible within the Site.

# C Planning policy review

## Local planning policy

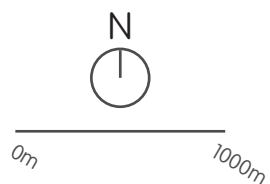
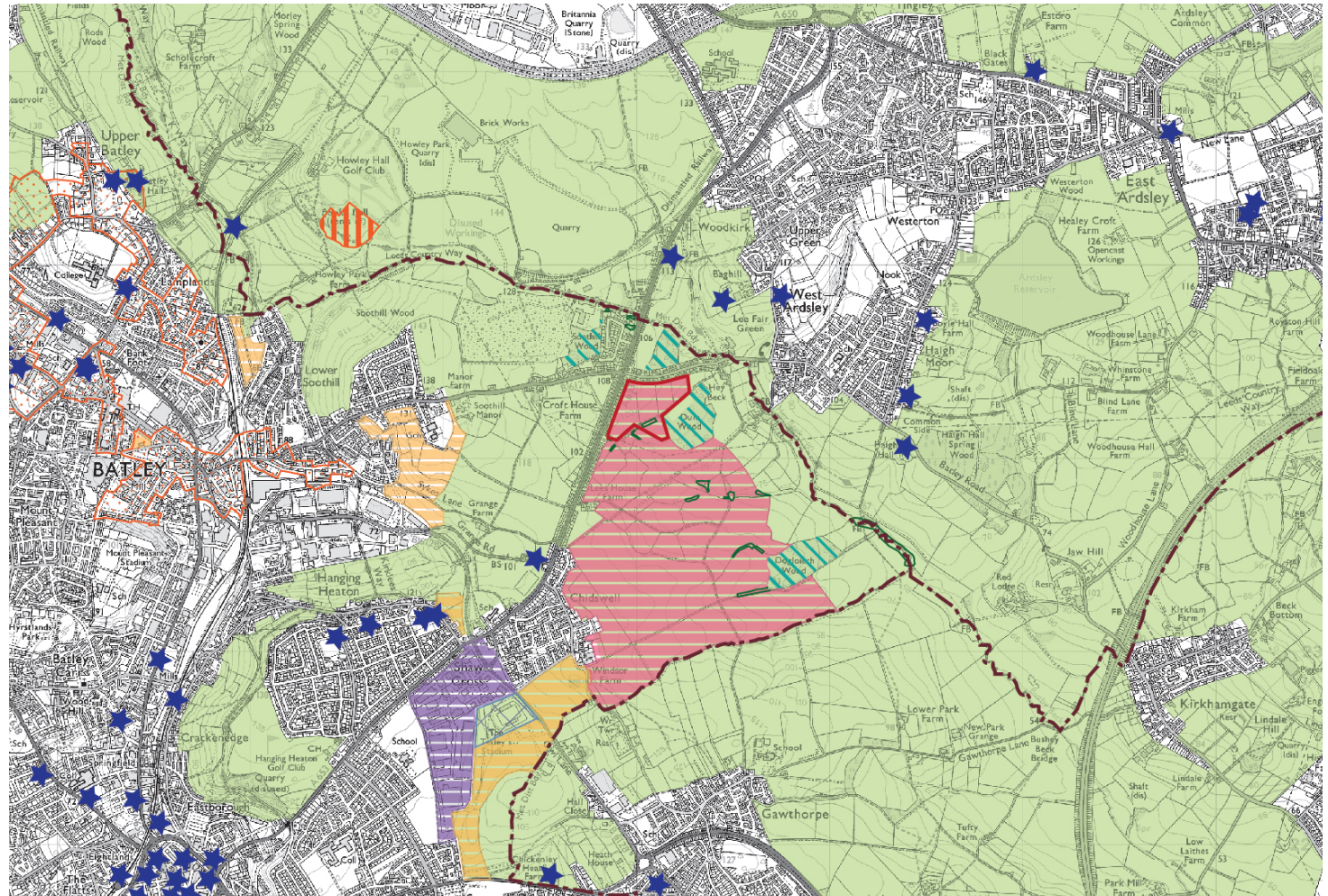
The local planning authority is Kirklees Council, whose primary current planning policy is embodied in the Kirklees Local Plan (2019) [i]. Relevant policies relating to landscape and visual issues which concern the Site are as follows:

- Policy PLP 4 Masterplanning Sites
- Policy PLP 24 Design
- Policy PLP 30 Biodiversity & Geodiversity
- Policy PLP 31 Strategic Green Infrastructure Network
- Policy PLP 32 Landscape
- Policy PLP 33 & 35 Trees

The above polices are outlined on the next page.

Kirklees District Landscape Character Assessment 2015 [vi] formed part of the evidence base for Kirklees' Local Plan, and is also relevant to the site.

Within the Local Plan, the Site forms part of wider allocation MXS7 for mixed use. In total, MSX7 allocates land for 1,540 dwellings, 120,500m<sup>2</sup> of employment use, a primary school, local centre and associated infrastructure. The Proposed Development at the Site seeks to provide up to 181 of 1,540 dwellings. An indicative masterplan has been prepared to demonstrate ho the Site can be developed having consideration for the wider site and allocation requirements. There are no other significant landscape or planning designations covering the Site under the Local Plan. Though there are some listed buildings in the wider study area, they are not sufficiently close to the Site for their setting to be affected by development proposals.



# C Planning policy review

## Local planning policy

### Policy PLP 2 Place Shaping

All development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan, in order to protect and enhance the qualities which contribute to the character of these places, as set out in the four sub-area statement boxes.

The above policy is relevant to the Proposed Development in that it should seek to respond to and complement positive characteristics of its existing landscape context, composed of the Site and wider study area.

### Policy PLP 3 Location of new development

Development proposals will be required to reflect the Spatial Development Strategy, Policy PLP1 Achieving Sustainable Development and Policy PLP2 Place Shaping. This means:

1) Development should reflect the settlement's size and function...

2) Development will be permitted where it supports the delivery of housing and employment growth in a sustainable way, taking account of the following criteria:

...e. ensuring that proposals have regard to connecting links to existing green and blue infrastructure networks...

### Policy PLP 5 Masterplanning Sites

...Masterplans will be expected to achieve the following (proportionate to the scale of the development):

...b) high standards of design that respect the character of the landscape, heritage, adjacent and nearby settlements and built development, reflecting the urban to rural transition with appropriate boundary treatment;

c) make effective use of the site through the application of appropriate densities in terms of scale, height and massing, and its relationship to adjoining buildings and landscape;

d) create a strong sense of place, ensuring the Proposed Development makes a positive contribution to local character and distinctiveness;

l) a green infrastructure strategy, providing an integrated network of green spaces;

o) demonstration of a good understanding and respect for the natural environment, its heritage assets and their setting both within the site and in the wider locality, whether designated or not, and include details of how the natural environment and heritage assets will be conserved and enhanced.

The above policies are relevant to the Proposed Development, as it should ensure that proposed built form and green/blue infrastructure complement one another and fit sympathetically into their existing urban fringe context, forming a sustainable urban extension to Dewsbury.

### Policy PLP 24 Design

Good design should be at the core of all proposals in the district...

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;

g) any new open space is accessible, safe, overlooked and strategically located within the site and well-integrated into wider green infrastructure networks;

h) development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;

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.

The above policy is relevant as the Proposed Development should address the relationship between proposed residential development and neighbouring development, and ensure that this is complemented by well-designed green infrastructure. The later should incorporate existing site assets (hedgerows, trees, watercourses etc.) and augment these in a network of accessible greenspaces for the benefit of existing and future residents.

# C Planning policy review

## Local planning policy

### Policy PLP 30 Biodiversity & Geodiversity

The Council will seek to protect and enhance the biodiversity and geodiversity of Kirklees, including the range of international, national and locally designated wildlife and geological site, Habitats and Species of Principal Importance and the Kirklees Wildlife Habitat Network.

#### Local Designated Sites & Important Local Ecological Features

Proposals having a direct or indirect adverse effect on a(n) ... Ancient Woodland, Veteran Tree or other important tree, will not be permitted unless the development can be shown to be of an overriding public interest and there is no alternative means to deliver the proposal. In all cases, full compensatory measures would be required and secured in the long term.

### Policy PLP 31 Strategic Green Infrastructure Network

Within the Strategic Green Infrastructure Network identified on the Policies Map, priority will be given to safeguarding and enhancing green infrastructure networks, green infrastructure assets and the range of functions they provide.

Development proposals within and adjacent to the Strategic Green Infrastructure Network should ensure:-

- i) The function and connectivity of green infrastructure networks and assets are retained or replaced;
- ii) New or enhanced green infrastructure is designed and integrated into the development scheme where appropriate, including natural greenspace, woodland and street trees;...

### Policy PLP 32 Landscape

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;

D: the appearance of rivers...and other water features within the landscape.

### Policy PLP 33 Trees

The Council will not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity.

Proposals should normally retain any valuable or important trees where they make a contribution to public amenity, the distinctiveness of a specific location or contribute to the environment, including the Wildlife Habitat Network and green infrastructure networks.

Proposals will need to comply with relevant national standards regarding the protection of trees in relation to design, demolition and construction. Where tree loss is deemed to be acceptable, developers will be required to submit a detailed mitigation scheme.

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### Policy PLP 35 Trees

3. Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved...Consideration should be given to the need to:

a. ensure that the proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets.

The above policies are relevant as the Proposed Development should ensure that existing landscape assets, within and in close proximity to the Site (e.g. Dum Wood and Dogloitch Wood, individual trees, hedgerows, and water course) are protected, where possible, from potential adverse effects resulting from the Site's development. Furthermore, these assets should be connected to a wider green infrastructure proposal in the interests of increasing biodiversity, extending habitats and wildlife corridors, improving the setting of proposed built form, and promoting healthy living amongst residents.

# C Planning policy review

## Local planning policy

### Tree Preservation Orders

There are a number of individual and group Tree Preservation Orders (TPO) located on the southern and south-eastern boundaries of the Site. Specifically, they are 43/93/t9, 43/93/t10, 43/93/t11, 43/93/g1, 43/93/g2, 43/93/g8, 01/87/w2. The last order named refers to Dum Wood, which is also classed as Ancient Woodland.

Within the Site itself several hedgerow trees have TPOs: 43/93/t12, 43/93/t13.

In the wider area, there are a number of woods, covered by TPOs: 01/87/w1 Scargill Wood located north of Heybeck Lane, 05/78/w1 Soothill Wood located west of Leeds road, and 01/87/W3 Dogloitch Wood located 1km south-east of the Site.

The tree survey undertaken by Brooks Ecological (Report ref AR-3280-01) has identified the quality of the trees and hedgerows within the Site as ranging from A2 to C3.

### Local Wildlife Sites and Wildlife Networks (PDLP16)

Dum Wood, located 15m South-east of the Site, is designated a Local Wildlife Site and part of the Wildlife Network, as are other nearby woods, including Scargill Wood, Soothill Wood and Dogloitch Wood.

### Green Belt and Open Space

Green Belt and openspace requirements are covered by a number of policies (PLP 54-63).

The Site is not within Green Belt, although its north-eastern boundary abuts the Green Belt, which covers the whole of Dum Wood.

### Public Rights of Way (PROW)

A public footpath, BAT/49/10, runs along the southern edge of the Site. This connects to a wider network of PROWs that run through arable land south and east of the Site. These footpaths connect to residential areas to the north, south and west.

### Character Areas SPG

The Kirklees Council Landscape Character Assessment (2015) and Leeds Landscape Assessment (1994) has been used to underpin the landscape character assessment provided in Section D of this report.

# D Landscape character

## National and local assessment

National, regional and local landscape character assessments have been produced to identify features of the natural environment that share similar landscape characteristics.

The Site lies within or in close proximity to a number of established character areas. The Site falls within:

National Character Area (NCA) 38: Nottinghamshire Derbyshire and Yorkshire Coalfields, as defined by Natural England.

Local Character Area (LCA) E8: Batley-Dewsbury Rural Fringes, as defined by the Kirklees District Landscape Character Assessment.

The Site is also located close to:

Two Landscape Units within LCA Arable Fringe Farmland, as defined by the Leeds Landscape Assessment.

### NCA38: Nottinghamshire Derbyshire and Yorkshire Coalfields

Key Characteristics of the NCA, displayed by the Site and study area:

- A low-lying landscape of rolling ridges...underlain by Pennine Coal Measures.
- A mixed pattern of built-up areas, industrial land, pockets of dereliction and farmed open country.
- Small, fragmented remnants of pre-industrial landscapes and more recent creation of semi-natural vegetation, including woodlands...with field boundaries of clipped hedges or fences.
- Many areas affected by urban fringe pressures creating fragmented landscape, some with a dilapidated character, separated by substantial stretches of intact agricultural land in both arable and pastoral use.
- Widespread influence of transport routes, including...roads...with ribbon developments emphasising the urban influence in the landscape.
- Continuing development pressure including land renewal and regeneration projects, especially along river corridors and around towns

### LCA E8: Batley-Dewsbury Rural Fringes

Key Characteristics of the LCA, displayed by the Site and study area:

- Gently undulating land, found between approximately 100 and 200 metres altitude. However, the Site lies on ground between 70 and 125m altitude.
- Local variations in topography create areas of more complex landform, including some elevated ridges and hills and part where the slopes are deeply incised by valleys.
- Bedrock geology consists of the Pennine Coal Measures formation typical of much of the district, with areas of alluvium deposits associated with watercourses.
- Varied tree cover, with trees in shelterbelts, along field boundaries and some area of broadleaved woodland, which follow streams.
- Typical pattern of small scale grassland pastures with some more limited areas of more intensive arable cultivation.
- Urban expansion and associated land uses spreading into the farmland landscape, including horse paddocks and equestrian enterprise.
- Mix of field boundary types including stone walls, hedgerows and fences.
- Isolated remnants of species-rich grasslands (hay meadow and wet pastures) exist within the improved grassland...

- Some of the areas or broadleaved woodland are also locally important for wildlife, including Dogloitch Wood and Dunn Wood.
- There are numerous Listed Buildings... Traditional stone-built cottages, Victorian terraces and farmsteads provide a contrasting historic sense of place within the urban context.
- A fragmented landscape forming urban fringe pockets within and around the Dewsbury, Batley, Mirfield, Liversedge and Cleckheaton conurbation.
- A dense network of A roads, minor roads and narrow winding lanes link the LCA's small villages to the surrounding urban centres.
- There are distant views from elevated ridgelines.
- Some areas still retain a relative sense of tranquillity and rural character, however increasing urbanisation creates a landscape of transition.
- Away from settlements this landscape forms pockets of relative rural tranquillity amongst extensive development, although large scale pylons, busy roads and urban fringe land uses detract from these qualities.
- The LCA forms a backdrop to a large number of settlements due to its scattered urban fringe location.

# D Landscape character

## Local assessment

### LCA Arable Fringe Farmland

#### Landscape Unit LCM6 East Ardsley Fringe

Key Characteristics of the LCA, displayed by the Site and study area:

- Gently undulating mixed farmland. Fields of arable and horticulture. Smaller fields of sheep and horse pasture than fringe areas further north. Wooded strips along becks. Small planted copses.
- Few hedgerows trees, increasing the open nature of much of the area, although trees occur in thin woodland strips along becks such as Hey Beck and in planted copses, helping shield developments.
- Where fields of arable or pasture have remained intact, there has been a gradual deterioration in their boundaries, with many hedgerows becoming gappy and overgrown.
- High density of village settlements. The area is densely settled, with villages of West and East Ardsley, Upper Green and Haigh Moss forming a continuous belt of urban development and linked by a network of roads, including main and minor roads and isolated old lanes.
- The area's dense road network, including the M1 motorway has further fragmented the farmland. Throughout, the fabric of the landscape is beginning to break down and the urban and highway influences such as the M1 motorway are apparent.

### LCA Arable Fringe Farmland

#### Landscape Unit LCM8 South Morley Fringe

Key Characteristics of the LCA, displayed by the Site and study area:

- The narrow belt of the South Morley Fringe is visually and physically separated from the urban area of Morley by the M62 motorway. As such, it appears to have been less affected by the pressures typical of an urban fringe landscape than areas further towards Leeds. However, these pressures are still evident.
- Open and undulating area of arable fringe farmland. Fragmented arable farmland. Low gappy hedgerows. Steep sided wooded valley sides
- As the land rises and levels out, the open ridge top displays some of the more fragmented urban fringe characteristics. Here, large, open fields of arable lie adjacent to smaller thin strips of horticulture, both bounded by low gappy hedgerows.
- The main urban edge of Morley is physically and visually separated from the farmland by the wide sweep of the M62 motorway.
- Distant views away from Leeds can be gained from the ridge top.
- Golf course, quarrying, opencast and landfill activities.

The landscape character in relation to the site is explored in section E below.

# E Landscape analysis

## Site context

The landscape analysis considers the current landscape features of the Site and surrounding context, to inform the development proposals going forward. Existing built form, boundary treatments, ground plane and vegetation are included.

The Site consists of arable farmland covering the majority of 4 adjacent fields. Land to the south and east is composed of an extensive tract of arable farmland, while northern and western boundaries are flanked by housing comprising the north-eastern suburbs of Dewsbury.

The ground within the Site is relatively flat, but slopes up gently to its north-western corner, with some localised undulations. Beyond the site boundary, the topography slopes down gently towards Hey Beck to the east. Beyond Hey Beck Lane to the north, ground inclines quite steeply. The incline west of Leeds Road is less pronounced. Well south of the Site, the topography rises gently to a ridge line.

The north-eastern corner of the Site abuts the Green Belt boundary and runs parallel (at an offset of 15m) to a sizable copse of trees called Dum Wood, itself within Green Belt .

The landscape quality is medium, consisting of established but relatively small fields bounded by overgrown hedgerows which display some gaps. The boundaries abutting housing to the north and west are composed of garden fencing, walls and ornamental plants. Overgrown hedgerows within the Site feature some mature trees, some covered by individual or group Tree Preservation Orders. Dum Wood, immediately east of the Site provides a high degree of visual enclosure.

A public right of way (PROW) runs along the southern edge of the Site, entering the Site at certain points depending on the offset of the Site boundary from Dum Wood.



High degree of enclosure provided by overgrown hedgerows and Dum Wood which border fields comprising the Site. Some detracting elements on and off site, including large scale pylons



Northern and western boundaries are bounded by short residential gardens in disparate styles



A mixture of housing styles from various eras characterise the surrounding residential areas immediately north and west of the Site











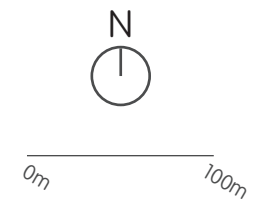
An extensive area of arable lands, with fairly intact but somewhat overgrown hedgerows and mature trees exists to the east and south of the Site

# E Landscape analysis

## Site considerations



- KEY
-  Site boundary
  -  Existing contours, to be retained
  -  Existing PROW
  -  Existing hedgerows and hedgerow trees
  -  Existing copse
  -  Existing views into site
  -  Existing roads
  -  Pylons and cables south of the Site



# E Landscape analysis

## Site character

The landscape character of the Site corresponds with the regional and local landscape character assessments described in section D.

The Site is arable farmland, consisting of small to medium sized fields, with field enclosure of overgrown hedgerow and intermittent hedgerow trees. The terrain is undulating, rising very gently to the north-eastern corner of the Site. The Site abuts the rear gardens of houses flanking Heybeck Lane to the north and Leeds Road to the West. These houses are typically composed of two storey semi-detached houses or single storey detached bungalows.

On site, the landscape condition is medium; there is a relatively distinguishable landscape structure, with some characteristic patterns of land cover. Though overgrown and gappy in places, existing hedgerows are worthy of conservation and could be brought into positive management. Existing hedgerow trees (some of which are covered by TPOs) make a positive contribution to the character of the Site. However, there are also some detracting features, notably the large scale pylons that cross the southern portion of the Site, and the disparate house types and boundary features of private residential gardens to the north and west.

The north-eastern corner of the Site meets the edge of the Green Belt, though the Site itself no longer sits within this designation.

The Site accommodates part of the public right of way network and has local value in this regard. The high number of well-used public footpaths is characteristic of the local area.

The sensitivity of the Site is considered in relation to its setting; while the Site is relatively well-managed and is characteristic of the wider rural landscape, its also sits adjacent to the residential edge of Dewsbury, which has detracting features. In this regard, the landscape of the Site is capable of accepting some change, with some adverse effects on the landscape.

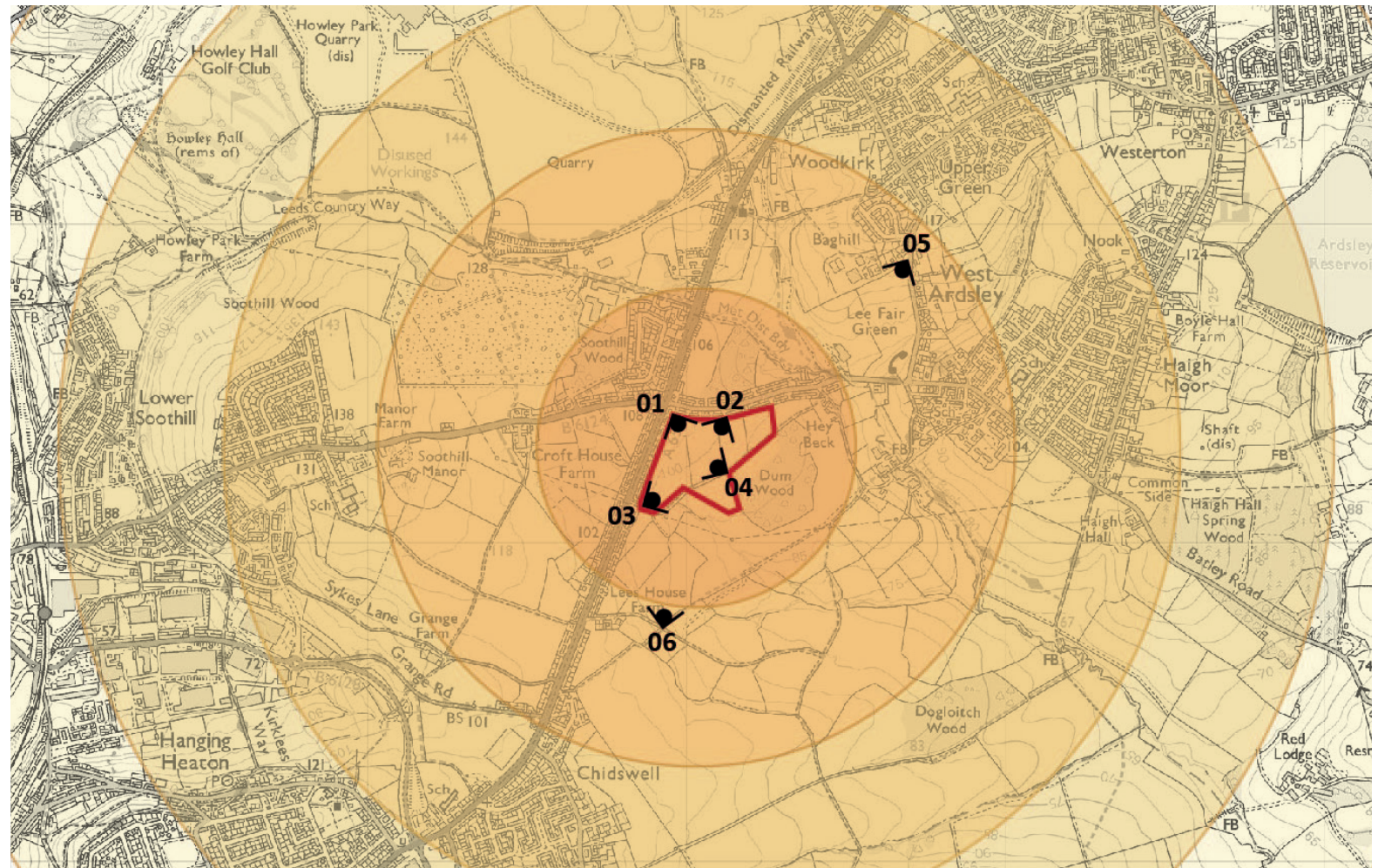
Consideration should be given to the scale, pattern and style of proposed built form on the Site and its relationship with existing properties in the adjoining and neighbouring area. Existing landscape features worthy of conservation should be retained and, where possible, enhanced. If duly considered, a carefully designed Site could mitigate many of the potential adverse effects generated by the Proposed Development. This is considered and described in more detail in section G below.

## F Visual analysis: within 1km of site

The Proposed Development will generate visual effects within the surrounding landscape, though these will be limited by the screening effects of woodland immediately east of the Site and housing flanking its northern and western boundaries.

A number of viewpoints have been chosen within a 1km radius of the centre of the Site. These are considered representative of views from a range of receptors types within the local area. All views have been taken from publicly accessible areas. Typical receptors include users of Public Rights of Way (PROW), highway users, and residents.

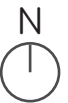
The photographic analysis on the following pages describes each view in respect of key visible characteristics and thus the likely effects on the view due to the Proposed Development. This assumes a typical residential housing development with dwellings of up to 3 storeys. The visual effects with landscape mitigation is then described.



 Site boundary

 Viewpoint location

0m  1000m



# F Visual analysis

## View 1: View south east from residential rear gardens



### Existing view:

The viewpoint is located in the north-western corner of the Site, at the boundary with housing on Heybeck Lane and Leeds Road.

Despite its urban fringe character, receptors experience an urban fringe landscape composed of medium-sized arable fields set on a rolling topography that dips steadily eastwards towards the valley floor, while rising locally to the south.

The foreground view of the Site is contained by overgrown hedgerows and a sizeable tree copse, Dum Wood, which screens views to the east.

Mid to long-range views are afforded to the south, due to the rising nature of the ground. Here, a patchwork of rolling arable fields, often bounded by overgrown hedgerows, rise to high ground at Gawthorpe water tower. A few detracting features can be discerned within the view, including large-scale pylons, the water tower at Gawthorpe, and some rear gardens of neighbouring houses.

### Proposed view - visual effects:

The Proposed Development would be transformative, replacing the existing field with houses up to three storeys in height and associated road infrastructure/public open spaces. Long and mid-range views would be foreshortened by proposed built form.

### Proposed view with mitigation:

Where possible, existing hedgerows and hedgerows trees would be retained and integrated into proposed public open space within the housing layout. Additional tree planting along the northern and western boundaries would help to visually soften built form. Together, existing and proposed features would form the Site's green infrastructure network, with important connections to areas beyond the Site, particularly to the east and south.

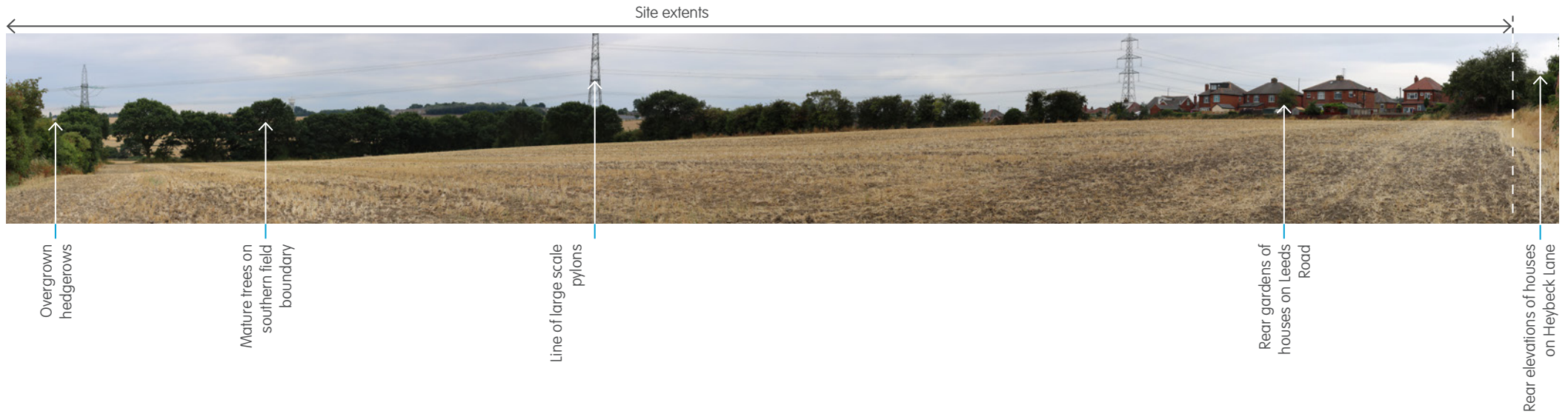
Despite the above mitigation measures, built form would be visible from this view.

Location plan: View 1



# F Visual analysis

## View 2: View west from footpath 15.53/8/1



### Existing view:

The view is taken from the rear gardens of houses that line the southern side of Heybeck Lane.

The Site's western-most arable field dominates the view, with fields further east screened by an existing overgrown hedgerow that runs north-south through the Site. Mature trees line the southern boundary of the field, containing much of the view to the south, though higher ground in the distance is visible above tree canopies and where gaps exist. Running almost parallel with this boundary is a line of large scale pylons which form a detracting feature in this urban fringe landscape. The otherwise rural character of the view is also affected by the rear elevations and gardens of houses lining the Leeds Road to the west.

### Proposed view - visual effects:

There would be a substantial change to the view as the rear elevations of houses would largely obscure views into the rest of the Site. Depending on the relative position of residential units and Publicly Accessible Open Space (PAOS), some glimpsed views towards regions south of proposed houses may be possible. In such cases, areas of proposed PAOS are likely to be visible.

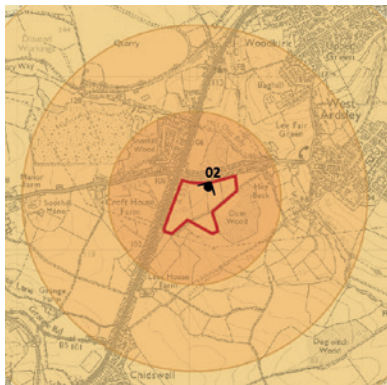
There would be a visible encroachment of built form in the view, and an associated loss of openness.

### Proposed mitigation:

New tree and hedgerow planting within private rear gardens that meet the northern boundary would help to buffer the Proposed Development from existing houses lining the southern side of Heybeck Lane. Additional tree planting on proposed streets and PAOS within this proportion of the Site would also help to soften proposed built form, and will tie in with existing hedgerows and mature trees that currently flank this field.

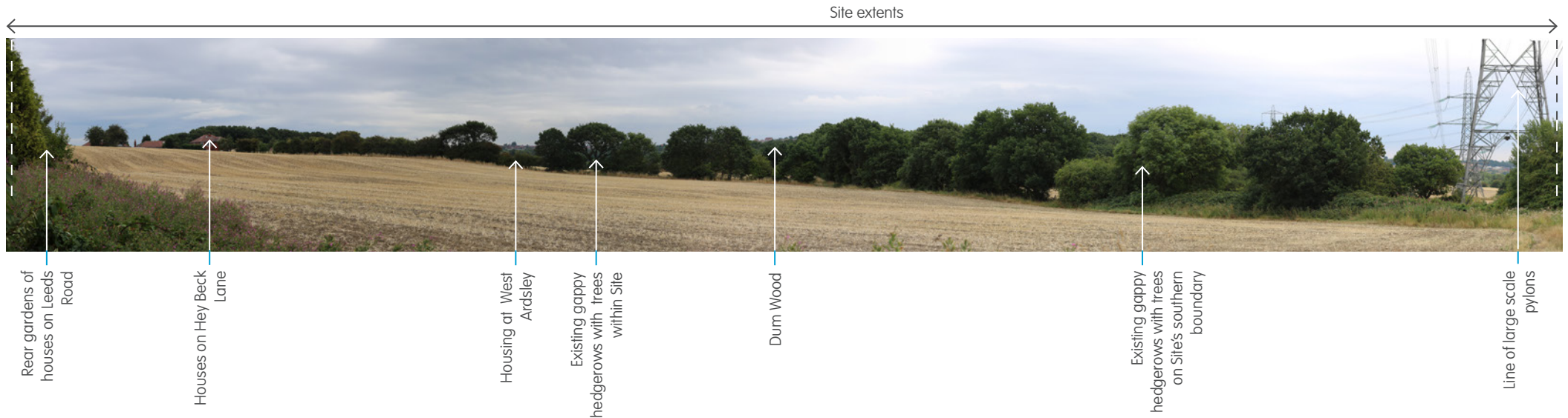
Despite the above mitigation measures, built form would be visible from this location.

Location plan: View 2



# F Visual analysis

## View 3: View north-east from PROW on southern Site boundary



### Existing view:

The view is taken from the PROW running along the Site's southern boundary close to the point at which it meets Leeds Road. The view is composed predominantly of medium-sized fields, delineated by overgrown hedgerows with mature trees. Though gaps in this vegetation exist (affording glimpsed views of housing at West Ardsley in the distance), the combined effects of different hedgerows, trees and a tree copse (Dum Wood) creates a high degree of visual enclosure around the Site, screening potential long range views to the east. To the north, landform within the Site partially obscures houses lining the southern side of Heybeck Lane, though their upper storeys can be discerned. Detracting features include a line of large scale pylons which are experienced at close quarters from this viewpoint. The disparate rear garden boundaries of houses on the eastern side of Leeds Road also detract from the arable fields that comprise this urban fringe landscape.

### Proposed view - visual effects:

There would be a substantial change to the view; the Proposed Development would fill the field comprising the existing foreground view. However, where possible, existing retained hedgerows and trees would be retained and, to a degree, soften proposed buildings as well as providing some historic land use context for the Proposed Development.

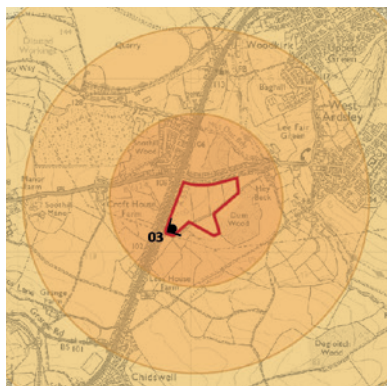
### Proposed mitigation:

Where possible, existing hedgerows and trees would be retained and integrated into a site-wide green infrastructure proposal. This would include additional tree planting to proposed POS, residential streets and the road verges of primary roads connecting to Leeds Road. The latter would comprise much of the foreground view from this viewpoint.

Existing hedgerows and trees would be positively managed and further augmented by additional vegetation including street trees, which would serve to visually soften proposed built form.

Despite the above mitigation measures, built form would still be visible from this location.

Location plan: View 3



# F Visual analysis

## View 4: View north PROW on eastern Site boundary



### Existing view:

The viewpoint is located on a PROW that runs along the southern boundary of the Site. The view is dominated by one of the Site's four fields. Mature trees and hedgerows which run north-south across the Site screen views into adjacent fields, though the rear elevations of houses flanking the eastern side of Leeds Road are discernible through this vegetation. These hedgerows also channel views northwards, ultimately terminating at the rear elevations of houses lining the southern side of Heybeck Lane.

### Proposed view - visual effects:

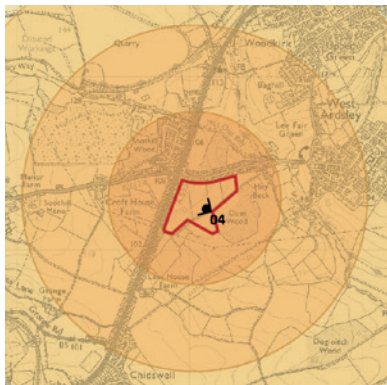
The existing arable field would be transformed by the Proposed Development. However, existing hedgerows and mature trees which currently delineate fields would be retained, and would serve to break up the development visually. There would be a visible encroachment of built form in the view, and an associated loss of openness.

### Proposed mitigation

Where possible, existing retained hedgerows and trees would be strengthened by positive management and bolstered by additional tree planting within newly created PAOS, and tree planting to gardens and streets. The latter would form a planted backdrop to proposed houses, helping to visually soften elevations and rooflines.

Where possible the retention of existing hedgerows and trees and the creation of a well planted PAOS provision would help to visually integrate the development into its surrounding context.

Location plan: View 4





# F Visual analysis

## View 6: Northerly view, from PROW south of Site



Location plan: View 6



### Existing view:

The view is taken from a PROW that forms part of a wider footpath network running through arable farmland south of the Site.

The Site is seen within the context of farmland, remnant woodland (Dum Wood) and post war housing flanking Leeds road to the west and Heybeck Lane to the north. More distant residential areas such as West Ardsley can be seen amongst wooded areas to the north-east. The Site is nestled amongst these features, which provide a high degree of visual containment. Dum Wood completely screens the eastern portion of the Site. The gently rising topography of the western portion of the Site makes it visible above the canopies of trees lining its southern boundary.

### Proposed view - visual effects

Development within the eastern portion of the Site would be completely screened by Dum Wood. The western portion would, however, be visible and is likely to be read as an extension of housing lining Leeds Road and Heybeck Lane. If possible, the retention of existing trees that line the Site's southern boundary would provide a degree of screening, though proposed houses would be visible due to the rising nature of the topography within this part of the Site.

### Proposed mitigation:

The inclusion of generously planted roads and public accessible open space would help to visually break up and soften proposed built form.

The Proposed Development would be relatively self-contained by existing and proposed green infrastructure which would help to assimilate built form into the existing context of housing, woodland and hedgerows.

# F Visual analysis

## Summary

The visual analysis considers the visual effects the Proposed Development would have from a number of representative views.

The visual analysis identifies in the surrounding landscape a number of typical visual receptors, from range of locations and at various distances from the Site. The general visual effects generated by the Proposed Development are considered, along with possible mitigation measures aimed at reducing potentially adverse visual effects.

The analysis demonstrates that the Site has a high level of visual containment, with views from beyond the Site boundary experiencing only minor visual effects as a result of the Proposed Development. Topography, existing built form, and existing areas of mature vegetation (including field boundary vegetation and woodland) serve to filter or obscure views of the Site, particularly within views 5 and 6.

Those views where visual effects are likely to be most noticeable are located at or very close to the Site boundary. This includes views from adjacent housing bordering the Site, as represented in views 1 and 2, and from views from the PROW, as depicted in viewpoints 3 and 4.

Mitigation measures proposed for the Site would reduce the potential visual effects, and better integrate the Proposed Development into its existing setting. Mitigation

recommendations include: retention of existing hedgerows and mature trees where possible; the careful positioning of proposed built form; new tree and hedgerow planting to the site boundaries, streets and PAOS. These measures are explored in greater detail in section G.

## G Strategic Landscape Framework

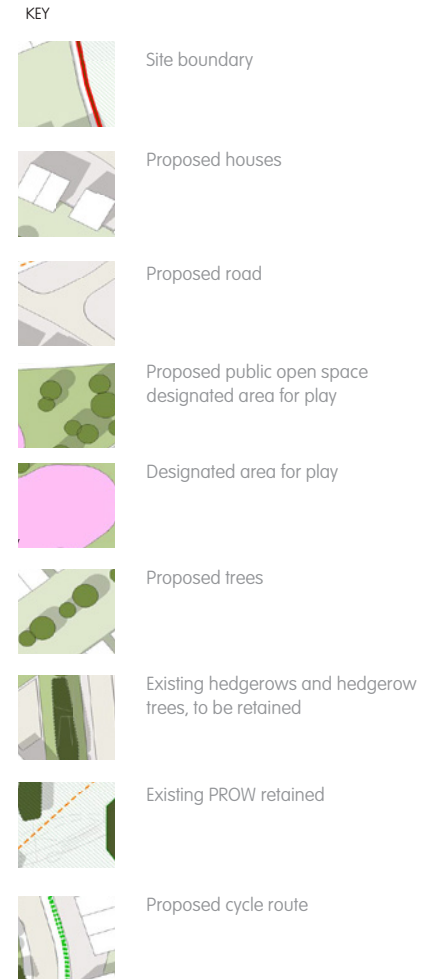
Any development on the Site would result in changes that generate landscape and visual effects. In order to minimise potentially adverse effects, proposed built form and mitigation measures should be designed in accordance with the relevant planning policies set out in the Local Plan.

The strategic landscape framework sets out how the key landscape and visual issues can be addressed through the development of the indicative layout for the Site. The indicative layout is illustrated on the following page.

The indicative layout framework sets out how key principles could be incorporated into proposals to assimilate any future development to the existing landscape character, while also addressing issues relating to its visual amenity:

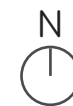
- 01 Maintain a generous offset between Dum Wood and proposed houses in order to protect woodland and associated wildlife. Provide a sympathetic landscape interface between the woodland and proposed housing.
- 02 Retain and protect TPO trees on the Site's southern boundary and deeper within the Site. Also retain trees and hedgerows that comprise existing field boundaries running north-south as these will help screen future development as well as providing habitat for wildlife.
- 03 Integrate existing trees and hedgerows within the Site's public openspace provision. This will help create a sense of historic land use, as well as providing screening and wildlife benefits.
- 04 Include street trees, to visually break up proposed houses.
- 05 Plant hedges and trees on the northern and western edges of the Site, to mitigate close range views between existing and proposed houses.
- 06 Include roadside planting at the access point on Heybeck Lane. This will help to visually soften and assimilate the Proposed Development into the surrounding context.
- 07 Conserve the existing public right of way along the southern edge of the Site. Where possible, this should run through proposed PAOS in order to maintain its green character.
- 08 Materials, height and massing of the proposed buildings should be considered in relation to the character of existing local buildings. Maximum heights of any development on the site are shown on the parameter plan, and this and density should be considered relative to adjacent properties. The built form will be sympathetic to and harmonious with the setting and wider landscape context.

# G Strategic Landscape Framework



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Heybeck Lane, Indicative Site Layout Plan



NTS

# H Conclusions & recommendations

The landscape appraisal and analysis has identified the baseline conditions and landscape character for the Site at Heybeck Lane. Existing planning policies, landscape character, and existing features have been reviewed, along with analysis of key views of the Site, both in the immediate vicinity and over the wider area beyond the Site.

From this baseline study, a landscape analysis and strategic landscape framework has been produced, which identifies the key elements of the landscape that should be considered in any future development proposals at the detailed design stage as part of a reserved matters submission.

## Baseline assessment:

The Site is currently arable farmland consisting of small to medium size fields delineated by hedgerow vegetation and mature trees. The Site is physically and visually contained by surrounding woodland, mature trees/overgrown hedgerows on its eastern and southern sides and existing houses which line its northern and western boundaries. The Site also sits at a relatively low elevation within a wider landscape that has a gently undulating topography.

The Site forms part of an extensive urban fringe landscape, itself a remnant of the pre industrial rural landscape that once characterised the area. Though the wider landscape has many attractive features and assets including, for example, Dum Wood and mature trees on field boundaries, there are also a number of detracting elements on or adjacent to the Site. Such features include large scale pylons and the disparate garden boundaries of houses on Leeds Road and Heybeck Lane.

The Site is allocated for mixed use development under Policy MXS7 Mixed Use within the adopted Kirklees Local Plan (2019).

A PROW runs along the southern edge of the Site. This joins an extensive PROW network that runs through arable farmland south and east of the Site. These footpaths connect to existing residential areas to the north, south and west.

## Landscape character:

The Site is located within national and local character areas. Broadly, these define the character as urban fringe landscape, in which urban expansion and associated land uses spread into the farmland landscape. Some areas still retain a relative sense of tranquillity and rural character, however increasing urbanisation creates a landscape of transition.

The landscape character of the Site is urban fringe farmland, displaying a relatively enclosed field pattern of hedgerows and intermittent planting of mature trees. The Site is undesignated, but has local value due to its extensive public footpath network, proximity to Dum Wood and wider rural setting. Land immediately east of the Site is designated Green Belt.

The landscape condition of the Site is medium and characteristic of the local setting. However there are some detracting features on or adjacent to the Site.

The layout and style of the development will be important in ensuring that proposed built form is assimilated into the existing setting, which straddles the urban and rural landscape. Design principles aimed at achieving a residential development that is sympathetic to this are addressed in the strategic landscape framework, and the submitted indicative site layout plan illustrates how the Site could be developed in accordance with the framework.

## Visual analysis:

Key views of the Site from the surrounding local area demonstrate the visibility of the Site and potential visual effects generated by development of the Site. The analysis concludes that there will be some visual effects created by the Proposed Development but that these will be filtered by areas of existing development and intervening vegetation, and limited by existing topography. The visual effects will also be reduced through proposed mitigation, such as retention and augmentation of existing vegetation on field boundaries; careful positioning of open space areas, street tree planting, and creation of landscape buffer planting on the southern edge of the Site.

Only those views in close proximity to the Site are likely to undergo very noticeable change. Any change to longer distance views would be reduced by the layered screening effects of existing field networks and boundary vegetation and recommended tree planting.

## Strategic landscape framework:

The landscape analysis considers the effects on the development on the character of the area.

The Site has been allocated for mixed use development (including housing) under Policy MXS7 Mixed Use. This allocation covers a wider site, therefore landscape effects are to be expected on Site and within the local context. However the quality of Proposed Development and the use of policy guidance to inform these proposals should, if followed, better integrate the Proposed Development into the local setting.

The visual effects of Proposed Development on Site would be substantial, however with the use of effective mitigation strategies, these would be reduced and the Proposed Development would be assimilated into the local context. Beyond the immediate boundaries of the Site, the landscape effects would be reduced due to physical /visual containment of the Site, which will be further reinforced through additional tree and hedgerows planting.

There would be some change to the landscape character, through the transformative development of existing arable land but these changes would be consistent with urban fringe character area that applies to the Site. Adverse effects on the character of the landscape could be reduced through implementation of the mitigation proposals established by the landscape framework.

The strategic landscape framework would help to ensure that the Proposed Development is an attractive place to live, has a sense of place, and is well-integrated into the local context, while positively contributing to wider area's multifaceted green infrastructure network.

# I References

- i. Kirklees Local Plan (February 2019)
- ii. National Planning Policy Framework (2012) <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- iii. Department for Communities & Local Government, Planning Practice Guidance, <http://planningguidance.planningportal.gov.uk/blog/guidance/>, accessed on-line 2014
- iv. Guidelines for Landscape and Visual Effect Assessment (GLVIA) Third edition, Published by the Landscape Institute and the Institute of Environmental Management & Assessment (IEMA)
- v. National Character Area (NCA) 38: Nottinghamshire Derbyshire and Yorkshire Coalfields, as defined by Natural England.
- vi. Local Character Area (LCA) E8: Batley-Dewsbury Rural Fringes, as defined by the Kirklees District Landscape Character Assessment.
- vii. LCA Northern Coal Field, as defined by the Landscape Character Assessment of Wakefield District.
- viii. LCA Arable Fringe Farmland, as defined by the Leeds Landscape Assessment.

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