LANDSCAPE & VISUAL APPRAISAL

DEWSBURY RIVERSIDE GATEWAY DEVELOPMENT

Prepared by
DEP Landscape Architecture

15/09/2021

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APPENDIX 1 - METHODOLOGY

1.0 INTRODUCTION

This report assesses the likely significant effects of the Development on the environment in respect of Landscape and Views. The document has been prepared by DEP Landscape Architecture Ltd, a Landscape Institute Registered Practice. The work has been undertaken by Tim Rogers BA(Hons), DipLA, CMLI. The verified photography and Zone of Visual Influence maps have been undertaken by Mike Spence BA(Hons), MLD, CMLI, REIA, FRGS of MS Environmental, a Landscape Institute Registered Practice.

1.1 SITE DESCRIPTION

The Site extends to approximately 29.5ha and is formed mainly of agricultural land. It is situated approximately 2.5km to the south of the main urban area of Dewsbury. It is a large area of open agricultural land with semi-improved natural grassland, a small number of low-quality trees and a distinct network of hedgerows present. The Site is bounded to the North by Ravensthorpe Road and existing two storey housing, and industrial / commercial area, to the East by a playing field associated with Ravensthorpe School and to the South and West by agricultural and arable fields, which form part of the wider large-scale housing allocation (HS61).

The River Calder lies beyond the railway line and to the northeast of the Site beyond Lees Hall Road lies the Calder and Hebble Navigation Long Cut.

The topography of the Site increases from approximately 50m AOD within the north-eastern extent of the site to 90m AOD within the western extent of the site.

The wider area is rolling in nature with hills rising to the south. and comprises open agricultural land with the higher slopes predominantly pastoral to the south and with mainly arable crops on the lower gradients to the north.

There are numerous unnamed natural watercourses as well as field drains on the lower levels.

Three overhead high voltage electric cables cross the site.

Priest Royd Wood, Lady Wood, Shrogg Wood and Long Plantation are woodland belts within the wider proposed site area. There is also an unnamed but substantive copse of trees to the west of Ladywood. An area of trees has been planted within the last 20 years to the east of Lady Wood, under a "Community Woodland" initiative delivered by Kirklees MDC.

Two lanes currently provide limited vehicular access, particularly on the higher slopes. Ouzelwell Lane connects Ouzelwell Hall Farm on the higher ground to the south. Ings Lane connects Ings Farm and Overthorpe to Lees Hall Road to the south. At the higher levels towards Overthorpe, Ings Lane is unsurfaced and unlit. We understand that in the Autumn of 2016, it was closed to vehicles in order to prevent fly-tipping. A number of pedestrians use this important link for access to the schools and services found in Overthorpe. There are no footpaths within the site, although there are a number of public rights of way lining the edges of and in close proximity to the site, giving access for ramblers, cyclists and horse riders, to the wider rural area.

There are existing farm houses and clusters of agricultural barns within the proposed wider site area. Ravenshall School borders the Site along the eastern edge. Overthorpe C of E Academy lies to the south and can be accessed via Ings lane.

The site is not located within or close to any national landscape designations (AONBs, National Parks etc). There are no local landscape designations within or close to the site. There are a number of bridleways and footpath within and adjoining the site. There are local wildlife sites neighbouring the site to the west. Green Belt land adjoins the site to the south.

1.2 STUDY AREA

The study covers an area with an approximate radius of 2.0km centred on the site. It includes the immediate properties around the site as well as the wider surrounding landscape, nearby settlements and potential views from sensitive receptors.

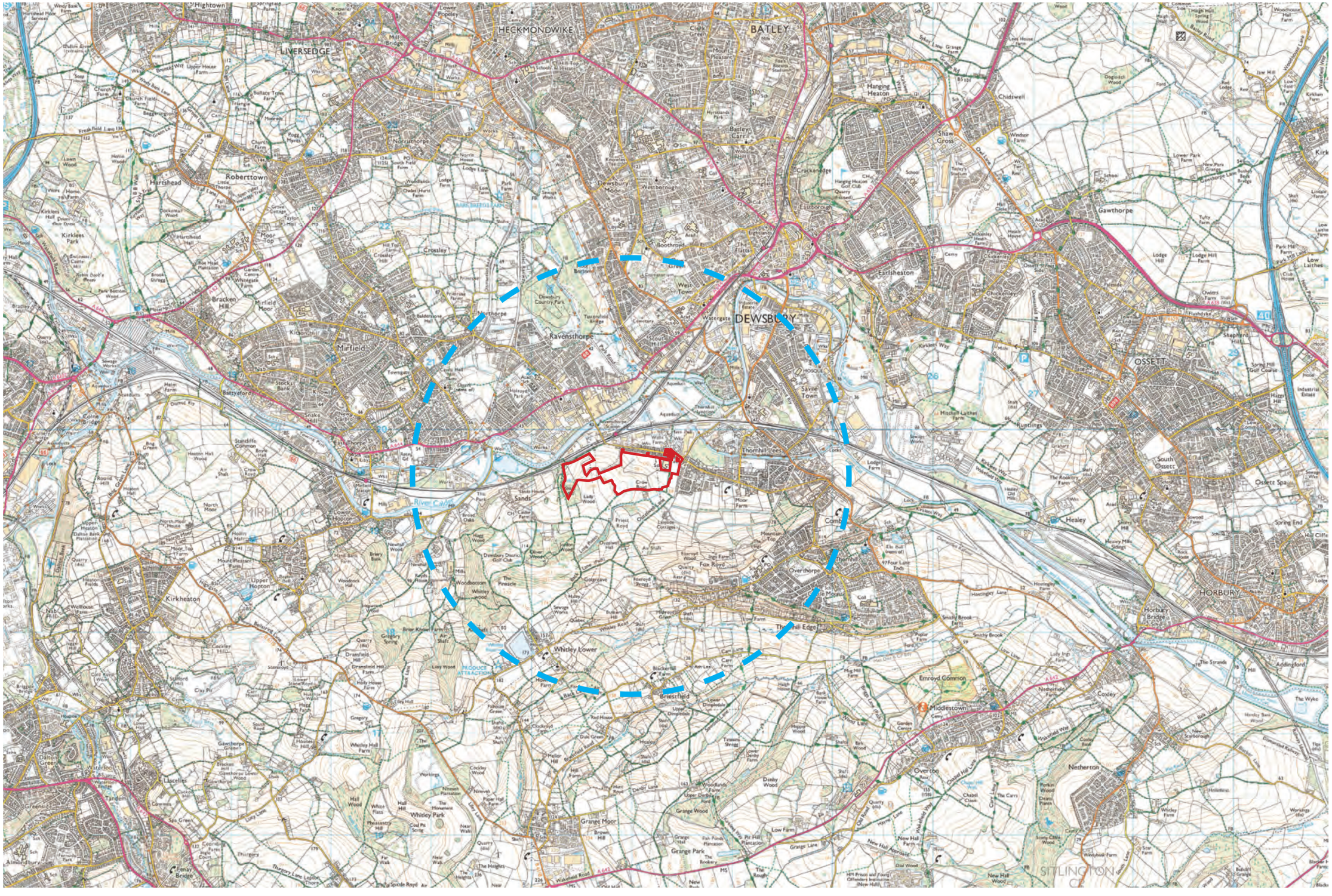


FIGURE 1 STUDY AREA

1.3 THE PROPOSED DEVELOPMENT

The proposed development will be submitted as a 'hybrid' application, whereby detailed matters for consideration are partially reserved. The proposals comprise:

a) Application for full planning permission for engineering works, drainage and utilities connection for the provision of site access from Forge Lane and Ravensthorpe Road and associated works; and,

b) Application for outline planning permission for the erection of up to 350 dwellings and mixed use development (including community facilities) with associated works including the provision of internal estate roads and parking, landscape works (including provision of public open space, tree clearance/replacement/woodland management and ecological management) and sustainable urban drainage works drainage principles.

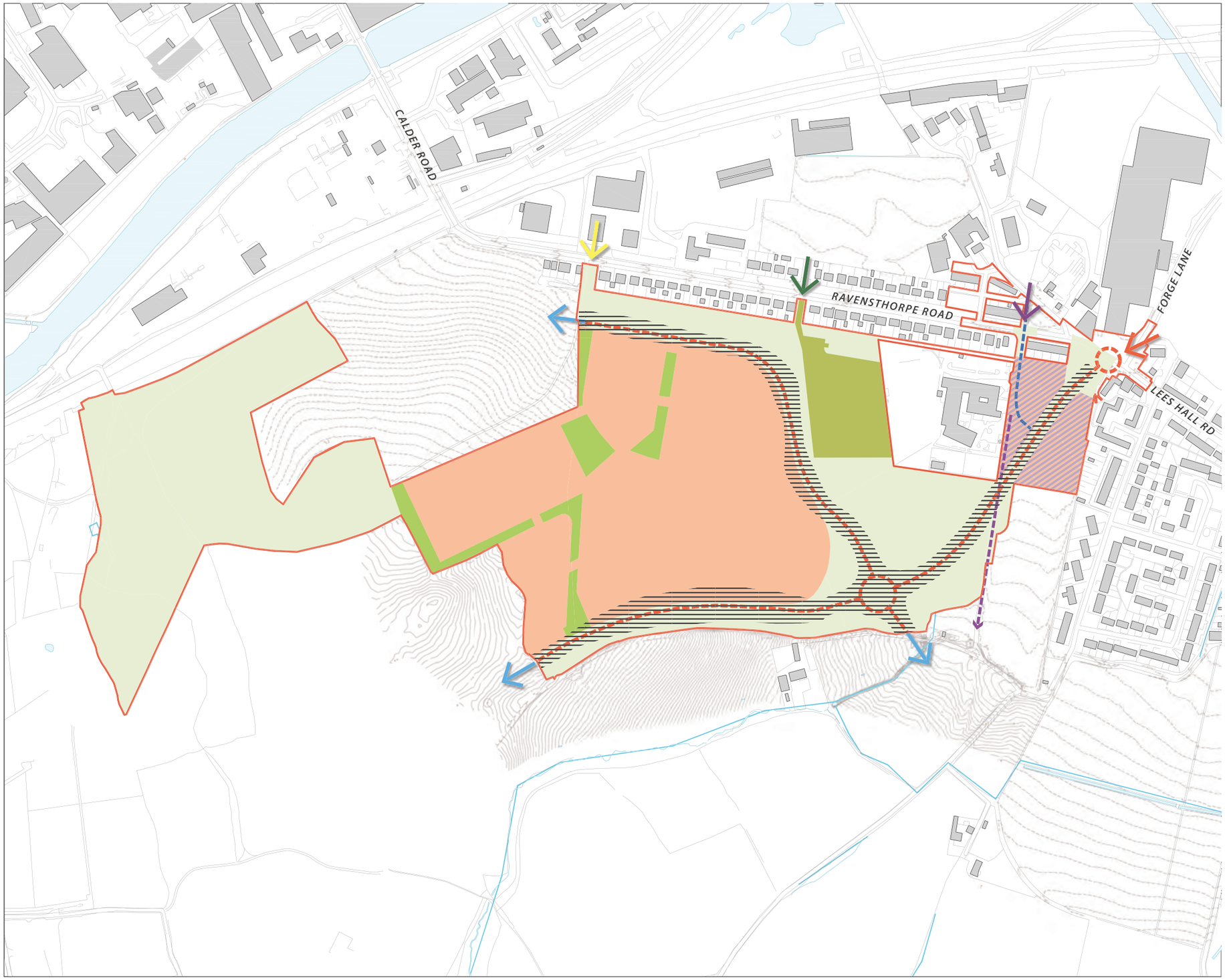
The proposals will generally comprise 2 storey development but will have a maximum building height of up to 3 storeys.

The proposed development will provide approximately 20.2ha of open space within the Site. The proposals incorporate large areas of open space that will be accessible to all future residents of the proposed development, as well as the wider community.

The development will retain the existing woodland in the western extent of the site and Ravenshall School within the north-eastern extent of the site. In addition, the development will relocate the Lees Hall Playgroup building and the Ravensthorpe Road allotments (located adjacent to the north-eastern site boundary) to a new area within the site.

This assessment has used the parameter plan for the purposes of assessment. The parameter plan identifies the key land uses and maximum development heights that the planning application seeks approval in principle to. It indicates proposed development access route, the general extent of the potential building zone and its upper height limit, proposed green infrastructure, biodiversity enhancement areas etc.

Figure 2 Parameters Plan (Land Use & Access)



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LEGEND

- Site boundary (c.29.6ha)
- Residential (c.9.7ha) To include incidental areas of POS and road infrastructure
- Residential or Community Use (c.1.05Ha) (Incl. land for proposed initial/ secondary vehicle ac
- Green Infrastructure (c.17.77ha) Including POS, Lady Wood, retained landscape features, active travel routes, proposed planting, SuDS, highway infrastructure, areas of ecology and ecological enhancement, HV pylon easement
- Indicative Extents of Green Infrastructure with the Development Area (c.1.08ha) Including proposed planting
- Proposed Alignment of the Spine Road
- Indicative Alignment of Initial / Secondary Access Route
- Proposed Active Travel Access
- Proposed Primary Vehicle Access
- Proposed Vehicle Access to Third Party Land
- Approved Allotment Access (Planning Ref: 2021/62/90552/E
- Existing School Access / Proposed Initial / Secondary Vehicle Access
- Approved Allotments (Planning Ref: 2021/62/90552/E)
- Approximate Extent of Primary Road and Associated Earthworks
- Existing Bridleway

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Project
Dewsbury Riverside

Drawing Title
Land Use and Access Parameter Plan

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FIGURE 2 PARAMETERS PLAN

2.0 LEGISLATIVE & POLICY CONTEXT

2.1 PLANNING CONTEXT

A detailed supporting Planning Statement has been produced by Barton Willmore in conjunction with this project and this should be referred to for further details on relevant policies. We have briefly outlined the key policies that relate to landscape and visual matters below.

2.2 NATIONAL PLANNING POLICY FRAMEWORK

National planning policy for England is defined within the National Planning Policy Framework (herein referred to as the NPPF) that has distilled the content of previous supplementary planning documents into one comprehensive document. The NPPF is the relevant national planning policy document against which to test the proposals. The NPPF was updated in July 2021 providing 'minor clarifications' to specific technical areas such as housing need and housing delivery.

General Considerations

As a central theme, the NPPF has a presumption in favour of sustainable development (para. 14) for which it defines three mutually interdependent dimensions of sustainability (para. 7) to be jointly sought (economic, social and environmental). With relevance to landscape and visual matters the third dimension states:

"an environmental role - contributing to protecting and enhancing our natural, built and historic environment; …."

The planning system is identified as the vehicle for guiding development to sustainable solutions and seeking positive improvements in the quality of built, natural and historic environments based on local circumstances.

Core Principles

Paragraph 17 lists the 12 core planning principles that should underpin planning decisions. Of these, the following are considered pertinent to landscape and visual amenity:

(5th) take account of the different roles and character of different areas, promoting the vitality, main urban areas …. Recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.

(7th) contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework.

(10th) conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. 11 (NPPF, para. 17).

Section 7 (Requiring Good Design)

This section of the Framework identifies that good design is a fundamental aspect of sustainable development and indivisible from good planning, thereby establishing a connection within the NPPF between design, access, natural environment and cultural heritage issues. The NPPF states that permission should be refused on poor design grounds for applications that fail in three main respects, as detailed below:

1. Do not establish a strong sense of place (para. 58);

The Site is located on the settlement edge, within agricultural land, which is reflected in the proposed development plans. It is considered that the proposals have the potential to readily establish a strong sense of place, building on the surrounding local precedents. High quality design will be very important. New development will be expected to preserve the character of the surrounding area including the visual character of the entrances into the site along Ravensthorpe Road.

2. Do not respond to local character and history and reflect the identity of local surroundings and materials (para 58);

The Site is located adjacent to existing residential dwellings, which comprises buildings of a similar scale to those proposed within the development site. In addition, the proposed mitigation scheme retains as much existing vegetation on site as possible and proposed planting reflects and enhances the existing native species that exist on site.

3. Fail to improve the character and quality of an area (para 54);

The mitigation and enhancement proposals for the site include hedgerow improvement and an increase in tree planting which will contribute to the improvement of the character and quality of the area.

NPPF paragraph 60 reinforces the considerations of paragraph 17 stating that planning decisions should place substantial weight on the retention of local character and distinctiveness from development proposals. This is proposed by use of appropriate building mass, layout, styling and materials and use of existing local boundary styles, along with the arrangement of open space.

Conserving and enhancing the natural environment

This section of the NPPF identifies a requirement in favour of protecting and enhancing valued landscapes (para 109) by focussing development on land of least environmental or amenity value (para 110).

As listed in the NPPF, these valued landscapes are defined as:

- *Sites of Special Scientific Interest:*
- *Land designated as Green Belt;*
- *Local Green Space:*
- *Area of Outstanding Natural Beauty;*
- *Heritage Coast: and*
- *National Parks*

The Site is not located within any of these designated landscapes.

2.3 PLANNING POLICY GUIDANCE

2.3.1 Dewsbury Riverside Masterplan Framework (March, 2019)

Housing Allocation Policy HS61 of the Kirklees Local Plan states that a masterplan is required for this site to be prepared in accordance with policies in the Local Plan. A Masterplan Framework for the housing allocation was prepared in March 2019 titled 'The Dewsbury Riverside Masterplan Framework'.

One of the main purposes of the Masterplan Framework is to provide a more robust, detailed framework to guide and determine future planning applications. For all planning applications within the Dewsbury Riverside area (Housing Allocation Policy HS61), consideration should be given to the principles and strategies detailed within the Masterplan and noted upon the Strategic Framework Plan.

The Vision for Dewsbury Riverside states:

"Dewsbury Riverside is a sustainable urban extension to the south of the town and includes 4,000 new homes, a local centre, retail, primary care facilities, schools and highway infrastructure along with a network of connected green spaces and amenity areas. The scale of the development is intended to be large enough to allow a degree of "market repositioning" and thereby to act as a catalyst for the regeneration of the wider area".

The Document identifies four key framework concepts which are to underpin the detailed designs.
These are as follows:

- Green and Blue Infrastructure
- Movement and Connectivity
- Highways Typologies

- Neighbourhoods

As identified through the examination of the four framework concepts, the following principles are clearly visible for the Site:

- A Green Gateway at the North West corner of the Site.
- A tree lined Primary Access route traversing the northern boundary of the site from the North-West Gateway & terminating as future access in the South East corner.
- A reinforced pedestrian route along the claimed North-South Bridleway
- A green spine along the existing hedgerow and ditch.
- A detention basin and Public Open Space in the North East and Eastern edges of the Site.
- A central green space in the Northern centre of the Site
- 'Green' frontages to development parcels

The Dewsbury Riverside site divides into six neighbourhood areas which are defined by physical boundaries. Each neighbourhood will have a character which is broadly defined by its location on the hillside and its relationship to natural features.



FIGURE 3 - DEWSBURY RIVERSIDE MASTERPLAN

2.3.2 Kirklees Highway Design Guide SPD (November 2019)

The Kirklees Highway Design Guide (SPD) was published in November 2019. This SPD provides details relating to drainage, attenuation, utilities, structures, pedestrian movement, inclusive design, cycle provision, landscaping, parking, servicing, public transport, public open space, emergency access and street lighting to promote high standards of highway design and help encourage good design.

2.3.3 Open Space SPD (June 2021)

The purpose of the Open Space SPD is to inform applicants and developers of the minimum level of open space the council would normally expect to be provided in connection with housing developments. The SPD provides detailed guidance and additional information about the implementation of Kirklees Local Plan policy LP63 'New Open Space' and will be a material consideration in the determination of planning applications.

2.4 LOCAL LANDSCAPE POLICY

2.3.1 Kirklees Local Plan

The Kirklees Local Plan is set out in two parts; Part 1 'Strategy and Policies' which contains the spatial strategy and development management policies and Part 2 'Allocations and Designations' which sets out the allocations and designations included in the Local Plan.

The relevant planning policies within the Part 1' Strategy and Policies' are as follows:

Policy LP24: Design

Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review.

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;
c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;
d. high levels of sustainability, to a degree proportionate to the proposal, through:

i. The re-use and adaptation of existing buildings, where practicable;
ii. design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;
iii. considering the use of innovative construction materials and techniques, including reclaimed and recycled materials;
iv. where practicable, minimising resource use in the building by orientating buildings to utilises.
v. passive solar design. This includes encouraging the incorporation of vegetation and tree planting to assist heating and cooling and considering the use of renewable energy;
vi. providing charging points to encourage the use of electric and low emission vehicles;
vii. incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste;
viii. designing buildings that are resilient and resistant to flood risk, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multifunctional green infrastructure where appropriate;

ix. designing places that are adaptable and able to respond to change, with consideration given to accommodating services and infrastructure, access to high quality public transport facilities and offer flexibility to meet changing requirements of the resident / user.

e. the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;
f. the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places;
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; and
j. the provision of public art where appropriate.

The landscaping proposals aim to deliver a high quality external design which contributes to the setting and visual amenity of the development. This will be achieved by retaining as many existing trees and hedgerows as possible, supplemented by additional native species planting which will enhance biodiversity. Ornamental planting will be low maintenance, providing seasonal colour and interest and will be appropriate within the local context of the development.

Policy LP30: Biodiversity & Geodiversity

Development proposals will be required to:

(i) result in no significant loss or harm to biodiversity in Kirklees through avoidance, adequate mitigation or, as a last resort, compensatory measures secured through the establishment of a legally binding agreement;
(ii) minimise impact on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist;
(iii) safeguard and enhance the function and connectivity of the Kirklees Wildlife Habitat Network at a local and wider landscape-scale unless the loss of the site and its functional role within the network can be fully maintained or compensated for in the long term;
(iv) establish additional ecological links to the Kirklees Wildlife Habitat Network where opportunities exist; and
(v) incorporate biodiversity enhancement measures to reflect the priority habitats and species identified for the relevant Kirklees Biodiversity Opportunity Zone.

The proposals will seek to manage and enhance biodiversity within the development through the introduction of measures recommended in the Ecology Report. Through the preparation of a Landscape and Ecology Management Plan, which should be secured by planning condition.

Policy LP31: 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;
(iii) the scheme integrates into existing and proposed cycling, bridleway and walking routes, particularly the Core Walking and Cycling Network, by providing new connecting links where opportunities exist;
(iv) the protection and enhancement of biodiversity and ecological links, particularly within and connecting to the Kirklees Wildlife Habitat Network.

The council will support proposals for the creation of new or enhanced green infrastructure provided these do not conflict with other Local Plan policies.

The development proposals will incorporate green infrastructure and will establish connectivity with the wider green infrastructure network.

Policy LP32: 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, canals, reservoirs and other water features within the landscape.

The landscaping proposals aim to deliver a high quality external design which contributes to the setting and visual amenity of the development. This will be achieved by retaining as many existing trees and hedgerows as possible, supplemented by additional native species planting which will enhance biodiversity. Ornamental planting will be low maintenance, providing seasonal colour and interest and will be appropriate within the local context of the development. A long-term management plan for the existing woodland will be developed as part of the landscape strategy.

Policy LP33: 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,
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.

The development will result in the loss of some trees in order to facilitate access to the development. However, the Landscape Strategy will propose the management of existing trees/woodland and replacement planting to mitigate the loss of trees.

Policy LP47: Healthy, Active and Safe Lifestyles

Healthy, active and safe lifestyles will be enabled by:

a. facilitating access to a range of high quality, well maintained and accessible open spaces and play, sports, leisure and cultural facilities;
b. increasing access to green spaces and green infrastructure to promote health and mental well-being;
e. increasing opportunities for walking, cycling and encouraging more sustainable travel choices;
f. supporting energy efficient design and location of development;
h. creating high-quality and inclusive environments incorporating active design and the creation of safe, accessible and green environments which minimise and mitigate against potential harm from risks such as pollution and other environmental hazards;

The landscaping proposals aim to deliver open spaces and green infrastructure connectivity for exercise and recreation, which will contribute to the health and wellbeing of local residents and the wider community.

Policy LP63: New Open Space

New housing developments will be required to provide or contribute towards new open space or the improvement of existing provision in the area, unless the developer clearly demonstrates that it is not financially viable for the development proposal. New open space should be provided in accordance with the council's local open space standards or national standards where relevant.

In determining the required open space provision, the council will have regard to the type of housing proposed and the availability, quality and accessibility of open space provision in the area assessed in accordance with the council's district wide open space standards.

In areas where existing provision is sufficient to meet local needs, new open space can be provided onsite for amenity purposes and to achieve a well-designed scheme. New provision should complement existing facilities in the vicinity and enhance the natural landscape and environment.

The proposed development will provide approximately 20.2ha of open space within the Site. The proposals incorporate large areas of open space that will be accessible to all future residents of the proposed development, as well as the wider community. The vision for the development, as set out within the allocation HS61 of the adopted Local Plan includes a multi-functional network of green uses which permeate the Site providing a distinctive character with green space within a short distance of all properties on the Site, as well as providing connections for the future users of the Site to access surrounding open and green space. In addition, the proposed dwellings will be provided with private gardens and amenity areas that only the residents of the development can access.

The majority of the proposed development is at the outline stage, thus the details of the measures to ensure the open and green space is safe and secure will be incorporated into the detailed design stage.

The Kirklees Local Plan: Allocations and Designations 'Part 2' document contains allocations and designations, subdivided into different categories and areas. For example, housing, employment and mixed use allocations are shown by area, whereas town centre proposals are shown by principal town centre, town centre, district centre and local centre. The Local Plan has a Policies Map which identifies the spatial proposals of the plan including the identification of site allocations and areas to be safeguarded from development.

The Site forms part of a wider housing allocation known as HS61: Land to the south of, Ravensthorpe Road / Lees Hall Road, Dewsbury. The allocation has the capacity for 1,869 dwellings during the Local Plan period from 2013-2031.

Public Rights Of Way

In addition to the local landscape designations, there are also statutory designations that apply to the site, such as Public Rights of Way. Kirklees Council have produced a document that sets out a 'Rights of Way Improvement Plan in Kirklees'. The aim of this document is 'to identify what is required to allow people to get out and about in the surrounding countryside and to enjoy the many local attractions Kirklees has to offer. It also means making sure the network meets with the needs of local people who use it to get to school, work and to local facilities or other services and to ensure no one is excluded from using the network by making it accessible to everyone.'

The Site does not contain any public rights of way, but there are footpaths lining the site edges and it is well connected with other footpaths across the wider landscape. The Kirklees Rights of Way Improvement Plan states that;

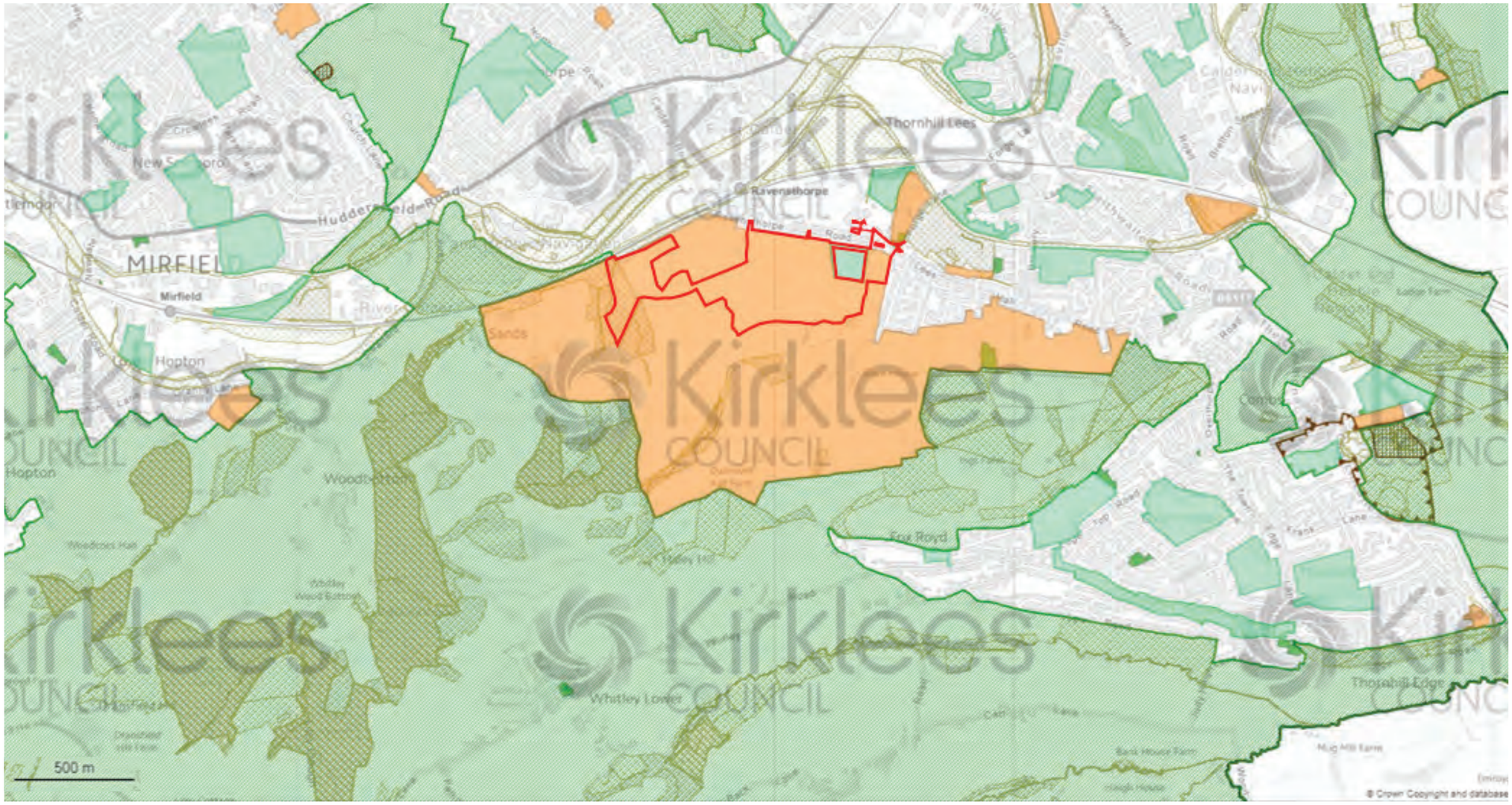
'The public rights of way network provides the public with opportunities to explore the countryside. It enables people to get away from urban areas for fresh air and tranquillity and to enjoy the countryside by way of recreational/leisure interests. Equally, the rights of way network still functions as its original use for travelling to work, school, church, local markets etc. Rights of way can also be seen as an important historical and cultural asset from both a local and national perspective.'

Currently the Rights of Way Improvement Plan states that 'although Kirklees rights of way network has significant provision for walkers, it is poor and fragmented for horse riders and off-road cycling. The network is also very limited for those with mobility and sensory impairments.' Therefore, the existing public rights of way around the Site have the potential to be enhanced by connectivity through the Site and used as an opportunity to create green links and accessible areas across the landscape. Further links will be accommodated within the development to also promote pedestrian movement.

Development within the Site will not conflict with the objectives of this designation if the existing public rights of way are retained. The views towards the development from public rights of way could be screened with planting on the site edges in order to maintain a consistent user experience along these sections of the route.

Legislative Context

The site is not located within or close to any national landscape designations (AONBs, National Parks etc). There are no local landscape designations within or close to the site. There are a number of bridleways and footpath within and adjoining the site. There are local wildlife sites neighbouring the site to the west. Green Belt land adjoins the site to the south.



LEGEND

- Site boundary
- Housing Allocation
- Urban Green Space
- LP61 Appendix 4 Small Open Spaces
- Local Wildlife Sites Ext
- Wildlife Habitat Network Ext
- Green Belt
- Conservation areas Ext
- Ancient Monuments Ext

FIGURE 4 EXCERPT OF KIRKLEES (EAST) POLICIES MAP

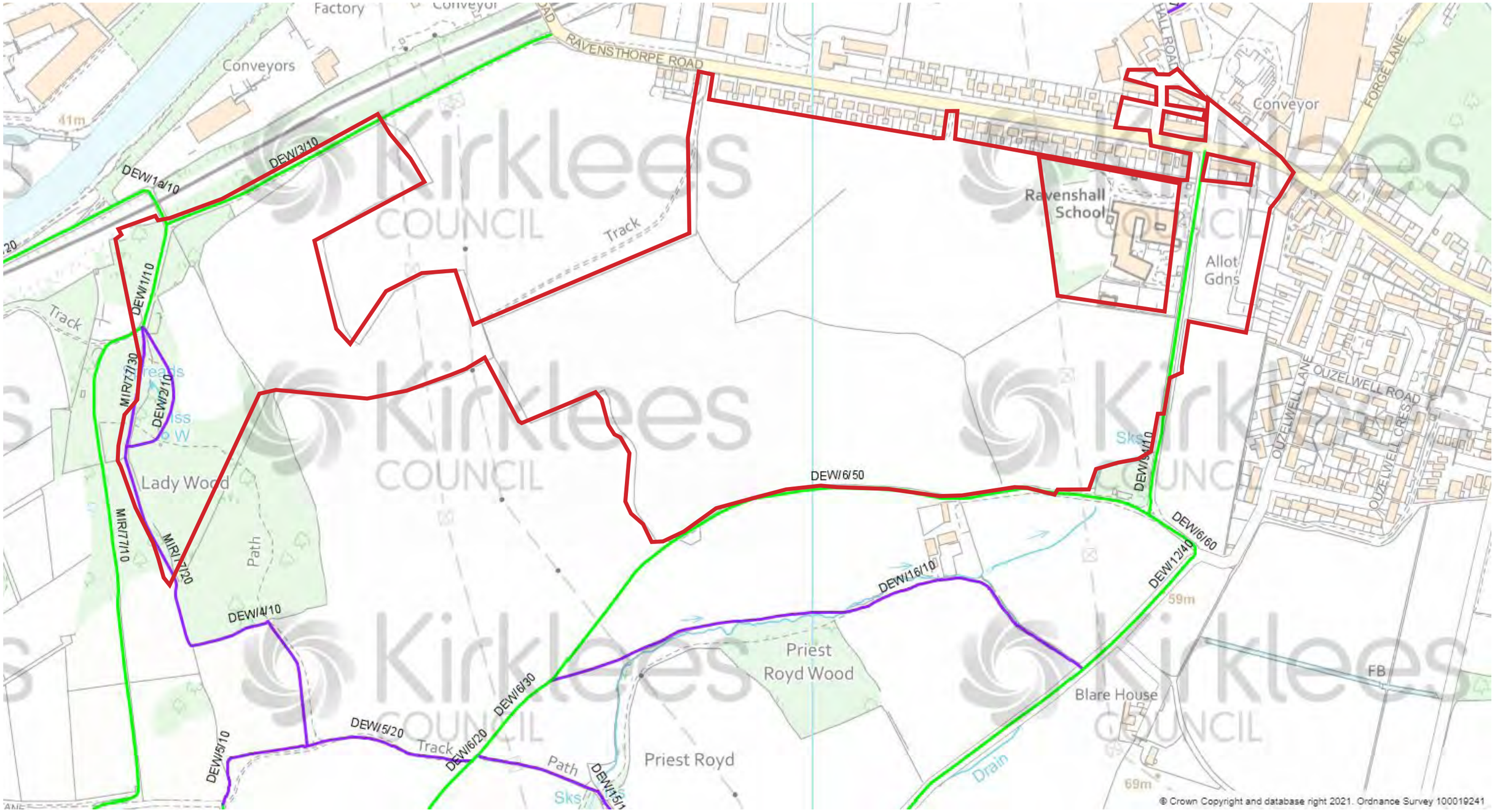


FIGURE 5 PUBLIC RIGHTS OF WAY

3.0 ASSESSMENT METHODOLOGY

3.1 ASSESSMENT METHODOLOGY

The methodology adopted has been taken from the current Guidelines for Landscape and Visual Impact Assessment (GLVIA) 3rd Edition 2013 and other recognised published industry standards and techniques. Please refer to Appendix 1 for detailed methodology.

A desktop study of landscape policies, designations, and published character appraisals was undertaken, and an independent appraisal made of the character and value of the proposed development site and surrounding landscape. To determine the effects of development on the landscape the following key aspects were considered:

Elements: Individual elements within the landscape, which are quantifiable and include features such as hills, valleys, woods, trees, hedges and ponds;

Characteristics: Elements or combinations of elements that make a particular contribution to the character of the area for example scenic quality, tranquillity or wildness;

Character: Combination of geology, landform, soils, vegetation, land use and human settlement.

These features combine to give an indication of the sensitivity of the landscape and its ability to accept change. In addition, the landscape condition, value and quality are considered and appraised as part of this assessment.

The visual appraisal relates to the changes to views from identified receptors as a result of the development and the overall effect this has on the visual amenity. The sensitivity of visual receptors depends upon the location of the viewpoint, context of the view, activity of the receptor and the frequency and duration of the view.

The criteria used to assess the visual effects on selected viewpoints includes sensitivity and type of receptor, the degree of visibility, the magnitude of change, and the effects of development on the view. An additional consideration for the sensitivity of a view is the quality of the view where a subjective opinion is considered alongside the objective factors.

The appraisal of visual effects describes the changes in the character of the available views resulting from the development and the changes in the visual amenity of the visual receptor. The appraisal process mirrors that of landscape effects in that it requires the collation of baseline information relating to the nature and type of views and the receptors which will receive them. As with landscape effects, visual impacts are determined by considering the magnitude and nature of change evaluated in consideration of the sensitivity of the receptor. The magnitude of change to the view will depend on numerous factors including the extent and nature of the current view, the distance to the proposed development, the time of year and whether other elements intervene in the view, such as vegetation or moving traffic.

3.2 CONSULTATION

Consultation has been undertaken with the Case Officer, Kate Mansell of the Planning Department at Kirklees Council to agree viewpoints for the visual assessment.

3.3 LIMITATIONS & ASSUMPTIONS

The Development is a hybrid planning application, comprising detailed and outline elements. In order to assess the outline element, a Parameters Plan has been produced which indicates the extent and maximum height of development.

In order to determine the visibility of the Development and to identify appropriate viewpoint receptors, a Zone of Visual Influence Map has been produced, using OS mapping to take into account the effects of landform, vegetation and buildings and to determine the screening effects of these (refer to Appendix 2.2).

A more detailed methodology is outlined in Appendix 1.

4.0 BASELINE CONDITIONS

3.1 Landscape Character Baseline

Landscape Character Assessment is the distinct and recognisable pattern of elements that occur consistently in a particular landscape. It is essential to inform responsible decision making and is a pre-requisite for the planning of sustainable future landscapes, which in turn should protect the environment while accommodating and influencing change.

Particular combinations of geology, landform, soils, vegetation, land use, field patterns and human settlement create character. Character makes each part of the landscape distinct and gives each its sense of place. Each character area has its own identity, even though it may share some generic characteristics with other areas.

A baseline for Landscape Character of the surrounding landscape has been taken from published material which includes Natural England National Character Areas and the Kirklees District Landscape Character Assessment. These documents have been studied to help determine the key elements and characteristics of the site and surrounding landscape and will be used to help make an assessment of the landscape quality and its sensitivity to change.

3.1.1 Natural England National Character Area

Natural England divides England into 159 distinct National Character Areas (NCAs). Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The proposed Development Site falls within National Landscape Character Area 37 Yorkshire Southern Pennine Fringe, on its eastern edge adjacent to NLCA 38 Nottinghamshire, Derbyshire and Yorkshire Coalfield.

National Landscape Character Area 37 Yorkshire Southern Pennine Fringe

Summary

The Yorkshire Southern Pennine Fringe National Character Area is a transitional landscape from the upland areas of the Southern Pennines NCA in the west through to the low-lying land of the Nottinghamshire, Derbyshire and Yorkshire Coalfield NCA to the east. The most striking aspect of the landscape is the mingling of predominantly 'gritstone' industrial towns and villages with the strong valley forms and pastoral agriculture of the Pennine foothills. The gritstone industrial buildings and settlements bring a sense of visual unity to the landscape. The landscape is dominated by industrial buildings and structures such as factories, chimneys, railways and canals. Travellers crossing the NCA from west to east experience a change from pastoral treeless hill tops, where drystone walls are the predominant field boundary, to wooded valleys, where large urban settlements such as Bradford, Huddersfield and Sheffield are focused in the valleys and were built up around the former industries such as coal mining, steelmaking and the woollen industry. In the east, settlements are separated by areas of arable farming with hedgerows and lowland meadows.

The NCA is characterised by steep slopes that are cut through by narrow rivers, notably the Don, the Calder, the Hebble Brook and the Colne in the north and the Sheaf, the Rivelin and the Loxley in the south near Sheffield, which open up into valleys on lower land. The river corridors provide links through the NCA from the uplands into the towns and cities in the valleys, supplying not only water for the large population in these areas but also opportunities for people to access and enjoy the natural environment and for species movement through the landscape.

The presence of locally accessible minerals and materials and the fast-flowing water from the uplands attracted development of woollen towns in the north and iron ore and smelting in the south, notably around Sheffield. The presence of more than 5,000 listed buildings and 20 Registered Parks and Gardens reveals the industrial wealth that was used to shape the area and still provides strong sense of place today. The consistent use of local sandstone helps to retain identity and links to the geology of the area.

Relevant Key Characteristics

☐ A transitional landscape dissected by steep-sided valleys, dropping from the high gritstone hills in the west to lower land in

☐ A transitional landscape dissected by steep-sided valleys, dropping from the high gritstone hills in the west to lower land in the east, and thus creating an important backdrop to the many industrial towns and villages within and beyond the NCA.
☐ Sandstones and gritstone beds of Millstone Grit (Namurian) age underlying smooth hills and plateaux in the west. These are overlain in the east by beds of sandstone, siltstone and mudstone of Coal Measures age.
☐ Rivers creating a deeply dissected landscape, with high plateaux cut by steep-sided valleys, and fanning out in 'fingers' across valleys of the NCA.
☐ Treeless hill tops with tracts of rough grazing and extensive areas of enclosed pasture to the west, but with broadleaved woodland on steeper valley sides, giving the impression of a well-wooded landscape, especially to the north and west of Sheffield.
☐ Predominantly pastoral farming, especially in western areas, with a shift to more arable land in the drier eastern areas.
☐ Boundary features that change from distinctive patterns of drystone walls on the upland hills, to hedgerows becoming the predominant field boundary in the east.
☐ Close conjunction between rural landscapes and the rich industrial heritage of the urban areas, including settlements associated with the textile industry, with large mills and tall chimneys, and large factories and forges associated with the iron, steel and manufacturing industries.
☐ Urban development constrained within valley floors and up side slopes, with location and layout strongly influenced by the landform.
☐ Extensive and dramatic views from higher land out over lower-lying land to the east, even from within urban areas.
☐ Small patches of fragmented priority habitats providing important refuges locally for wildlife. Grassland mosaics are particularly important in supporting waders and the twite that breeds on adjacent moorland areas; lowland woodland is also an important feature.
☐ In places a dense network of roads and urban development, with many road, rail and canal routes crossing the NCA, and a high density of footpaths throughout.

Yorkshire Southern Pennine Fringe today

The uplands of the Pennines drop down from west to east and the land is deeply dissected by a series of rivers, notably the Calder, the Colne, the Holme, the Don, the Loxley, the Rivelin and the Sheaf. These and smaller rivers have created steepsided valleys, with woodland on the steeper slopes, forming clear visual backdrops to the settlements. Many contain reservoirs, which each bring a distinctive character to their valleys and provide good opportunities for accessing and enjoying the countryside. They include Blackmoorfoot, Broadstone, Ingbirchworth, Royd Moor, Scout Dike, Underbank, Moor Hall and Damflask.

The settled valleys contrast strongly with the treeless rough grazing and remnant moorlands on higher land and the extensive areas of pastures enclosed by drystone walls on the Pennine foothills. Here there are scattered farmsteads and hamlets, and the landscape has a more remote feel, even though towns are not far away. The farmhouses, barns and walls are all built of local sandstone and gritstone, again providing strong visual unity. On some areas of the plateaux there are distinctive patterns of regular rectangular fields delineated by drystone walls, for instance near Penistone and Honley.

Farming in the west is largely based on livestock, including some dairying, where the climate is wetter and cooler due to altitude. Here there are mosaics of grasslands enclosed by drystone walls, creating a patchwork of textures and colours across the hillsides, and providing a range of feeding and breeding opportunities for waders (curlew, lapwing and snipe) and other birds such as the twite. Many of the grassland habitats have been subject to agricultural improvements and have lost much of their biodiversity interest. Semi-natural habitats are generally interspersed in this landscape as small fragments of those found more widely in upland areas; for example, patches of upland heath, acid grassland and purple moor grass still exist. These patches of habitat are very important for wildlife locally, as recognised through their designation as Local Wildlife Sites; however, they are not recognised within national designation schemes. To the east there is more arable cropping, and hedges take over from walls as the predominant field boundary. The proximity of urban areas has led to horse grazing and other typical peri-urban land uses in places.

Generally tree cover is fairly high, with 11 per cent of the area under woodland. Some of the higher pastures to the west are almost treeless, but this is offset by other areas that have retained a substantial framework of woodlands, notably around Grenoside, north of Sheffield. Elsewhere there are small woodlands, in some instances reinforced by hedges and hedgerow trees, giving the impression of a well-wooded landscape. Generally woodland occurs on the steep valley sides and is mostly broadleaved, with some conifers. Valley bottoms tend to be developed right up to the banks of the rivers, but there are a few undeveloped valleys where there are pastures and meadows, and hedges with ash and oak hedgerow trees. The narrow

wooded valleys on the west side of Sheffield have become part of a network of habitats and other linear green areas that extend and allow species to move right into the centre of the city.

The pronounced landform gives rise to dramatic views, with long views over busy urban areas across valleys and over lower-lying land to the east. From within the towns there are views out to the surrounding hills, so that town and country are more obviously linked. Around Batley and Dewsbury, where the Coal Measures rocks are exposed, the hills and valleys are gentler and more rounded, and urban development has extended further. Here there is a complex mix of land cover, with small patches of open land, fields and woods separating areas of housing and industry.

The impact of development is nearly always evident, with dense networks of roads where the landform permits, as around Batley and Dewsbury, and many main road, rail and canal routes cutting across the area. The area contains a wealth of industrial archaeology which contributes significantly to the strong sense of historical character and identity, although this is breaking down in some of the more extensive urban areas. Patterns of settlement and industrial development have been strongly influenced by the landform; location of raw materials and fast-flowing rivers shaped the location of the textile, coal and steel industries and the towns that grew up around them. Mills, factories and towns and canal, rail and road routes have been largely confined to the valleys, spreading along in linear form. Tall mill chimneys often act as focal points, while terraces of stone-built houses follow the valleys and spread up the side slopes.

Although united by the use of gritstone in building, the settlements also vary and thus alter the character of the landscape. In the north are the woollen and engineering towns of Halifax, Huddersfield and Bradford, where large stone mills, now often converted to other uses, are prominent in the landscape; the town centres are dominated by substantial and imposing civic buildings. There is continued pressure around existing settlements for more development for housing and employment, which may impact on the urban–rural mix found in the NCA. To redress the decline of past industries there is also strong pressure to regenerate old industrial areas and many of the housing estates that were built around these to support workers.

Access across the NCA through footpaths, canals and disused railway tracks also makes the landscape more permeable for people and wildlife. The long-distance routes of the Trans Pennine Trail and Calderdale Way provide an important resource.

National Landscape Character Area 38 Nottinghamshire, Derbyshire and Yorkshire Coalfield

Physical and functional links to NCA 37 Yorkshire Southern Pennine Fringe

This National Character Area (NCA) is defined by underlying shallow Coal Measures and consists of the relatively low-lying land to the east of the Pennine chain, bounded by the Peak District National Park and the wool and engineering towns of the Yorkshire Southern Pennine Fringe to the west. Views of the upland areas to the west are imposing within many urban areas such as Sheffield and throughout West Yorkshire. The Pennines NCAs also provide a number of ecosystem services for the area, notably in terms of water provision, flood mitigation, carbon sequestration and recreational opportunities.

Relevant Key Characteristics

☐ A low-lying landscape of rolling ridges with rounded sandstone escarpments and large rivers running through broad valleys, underlain by Pennine Coal Measures.
☐ Local variations in landscape character reflecting variations in underlying geology.
☐ Several major rivers flow through the rural and urban areas of the NCA, generally from west to east in broad valleys.
☐ 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, river valley habitats and subsidence flashes, with field boundaries of clipped hedges or fences.
☐ Many areas affected by urban fringe pressures creating fragmented landscapes, some with a dilapidated character, separated by substantial stretches of intact agricultural land in both arable and pastoral use.
☐ A strong cultural identity arising from a history of coal mining, steel making and other heavy industry which resulted from the close relationship between underlying geology and resource availability, notably water power, iron ore and coal.

3.1.2 Kirklees District Landscape Character Assessment

This study was commissioned by Kirklees Council in order to provide an up-to-date evidence base on landscape character

character within the Kirklees boundary, which can be utilised by planners and developers alike. The primary aim of the LCA is to ensure the area's distinctive, varied and dynamic landscapes are considered, and opportunities to enhance and strengthen character are pursued wherever possible.

The site lies within Landscape Character Type E – Rural Fringes and is part of Landscape Character Area E7 - Emley Moor Northern Fringes, of the Kirklees District Landscape Character Assessment.

Landscape Character Area E7 - Emley Moor Northern Fringes

Key Characteristics

Topography, geology and drainage

- Gently undulating elevated slopes which fringe the moors to the south, found between approximately 60 and 200 metres altitude. The landscape drops in elevation towards the River Calder to the north.
- Local variations in topography create some areas of more complex landform, deeply incised by valleys through which small tributaries and watercourses flow (e.g. Howroyd Beck and Valance Beck).
- Bedrock geology is formed from the Lower and Middle Pennine Coal Measures Groups, similar to the wider area.

Woodland cover

- Abundant woodland cover, particularly on the steep valley slopes.
- There are also frequent trees along field boundaries and in fields, as well as numerous blocks of broadleaved woodlands, particularly to the east of Upper Hopton.

Land use and field patterns

- Smaller scale pattern of grassland pastures enclosed by gritstone walls as well as some hedgerow boundaries.
- Majority of the fields are improved and grazed by a mix of both cattle and sheep. Horse paddocks are also frequent, particularly around settlements.

Semi-natural habitats

- There are areas of acid grassland, scrub, hay meadow and wet pasture providing interest and texture amongst the improved grassland.
- Larger areas of broadleaved woodland are a locally important resource for wildlife, including Liley Wood and Whitley Wood.

Archaeology and cultural heritage

- Disused quarries and shafts are scattered across the landscape, reflecting the area's industrial heritage. There is also a large clay pit east of Kirkheaton.
- Numerous Listed Buildings with a strong built vernacular of local gritstone. Upper Hopton is a Conservation Area.

Settlement and road pattern

- Dense network of minor roads and narrow winding lanes, which link the area to the urban centres focused to the north and west.
- Distinctive settlement character of scattered farms, individual rural houses and groups of dwellings clustered into small villages, a number of larger settlements also exist (including Kirkheaton and Upper Hopton). Buildings are typically of a traditional stone vernacular.
- Proximity of the urban centres exerts an influence on landscape character with urban fringe land uses evident in many areas, a number of large overhead pylons also cross through this area.

Views and perceptual qualities

- Although often well-treed, longer distance views, typically focused to the north, reveal the more densely settled lower lying urban areas. These include long views east towards Wakefield District from higher ground.
- A strongly rural landscape, which in areas characterised by a dense network of narrow winding lanes and woodland, retaining a tranquil character.

3.1.3 Local Landscape Character

As identified through desk top study, the site and surrounding landscape within the study area have been separated into different character areas to illustrate the localised differences within the area and to define the different opportunities and constraints that exist in each area. The location of each character area is shown in Figure 6 – Local Landscape Character Areas.

Character Area 1 – Urban

The urban area of Dewsbury extends southwards to the River Calder, the railway line and the Calder and Hebble Navigation, sitting in the valley bottom, which generally forms the settlement edge This area, is industrial in character, dominated by large industrial buildings, plant and transport infrastructure. Thornhill Lees, a mainly residential area, sits on the southern edge.

Topography, geology and drainage
- The area sits on the flat valley bottom/flood plain of the River Calder at an elevation of between 40-55m.
- Sandstone and gravel have historically been extracted in the area. Quarrying is still evident.
- Due to its low-lying nature, all watercourses drain to the River Calder/Calder & Hebble Navigation.

Vegetation
- Vegetation is predominantly confined to river, canal and railway corridors.
- Regenerating vegetation occupies a number of derelict industrial sites.

Land use
- Industrial uses and transport infrastructure line the River Calder and surrounding area.
- Uses include large industrial buildings; warehouses/factories, storage, waste recycling, roads, railway lines and derelict/development sites.
- The river forms a strong defining boundary to the southern edge of the urban area, with land uses beyond becoming more urban fringe in character. Access is restricted by a limited number of bridge crossing.

Archaeology and cultural heritage
- The presence of some older industrial buildings, river, canal and railway infrastructure reflects the area's industrial heritage.
- Generally, however, little remains in this area of the mills and factories once associated with the industrial heritage of Dewsbury.

Settlement and road pattern
- Ravensthorpe and Low Mills Industrial Estate occupies the southern part of the urban centre, exerting a strong industrial influence and road pattern.
- Scale and character become more residential to the north of the area, with road pattern becoming more grid-like.

Views and perceptual qualities
- Due to the flat, low lying nature of the landform and the scale/mass of industrial buildings, views are restricted, although elevated open countryside is visible to the south where views are more open.
- Due to its industrial nature, fragmented character and high levels of dereliction, this represents a degraded landscape.

The sensitivity of this character area is low due to its poor condition, degraded/fragmented structure and dominant detracting features.

Character Area 2 – Rural

The Site and parts of the wider study area which fall within this character area comprise a combination of farmland, hedgerows and both established and recently planted woodland. It is a large area of open agricultural land with semi-improved natural grassland, a small number of low-quality trees and a distinct network of hedgerows present. The Site is bounded to the North by the urban fringe of Ravensthorpe Road and existing two storey housing.

This landscape shares a number of characteristics with the Yorkshire Southern Pennine Fringe National Character Area and

Emley Moor Northern Fringes Character Area (as identified within the Kirklees District Landscape Character Assessment).

Topography, geology and drainage
- Undulating elevated slopes which fringe the moors to the south, found between approximately 60 and 200 metres altitude. The landscape drops in elevation towards the River Calder to the north.
- Local variations in topography create some areas of more complex landform, deeply incised by valleys through which small tributaries and watercourses flow (e.g. Howroyd Beck and Valance Beck).
- Bedrock geology is formed from the Lower and Middle Pennine Coal Measures Groups, similar to the wider area.

Vegetation/Woodland cover
- Abundant woodland cover, particularly on the steep valley slopes, to the west of the study area.
- There are also frequent trees along field boundaries and in fields, as well as numerous blocks of broadleaved woodlands, particularly to the east of Upper Hopton (southwest of the study area).

Land use and field patterns
- Smaller scale pattern of grassland pastures enclosed by gritstone walls as well as some hedgerow boundaries.
- Majority of the fields are improved and grazed by a mix of both cattle and sheep.
- A network of public rights of way provides access across the wider study area.

Semi-natural habitats
- There are areas of acid grassland, scrub, hay meadow and wet pasture providing interest and texture amongst the improved grassland.
- Larger areas of broadleaved woodland are a locally important resource for wildlife, including Liley Wood and Whitley Wood (southwest of the study area).

Archaeology and cultural heritage
- There are no scheduled monuments, Conservation Areas or listed buildings in this character area within the study area.
- The presence of disused quarries and mineshafts reflects the area's industrial heritage.

Settlement and road pattern
- A network of minor roads and narrow winding lanes provide access to scattered farms and link rural fringe settlements with Dewsbury to the north.
- Distinctive settlement character of scattered farms, individual rural houses and groups of dwellings, a number of larger settlements also. Buildings are typically of a traditional stone vernacular.
- Proximity of the urban centres exerts an influence on landscape character with urban fringe land uses evident in many areas, a number of large overhead pylons also cross through this area.

Views and perceptual qualities
- Although often well-treed, longer distance views, generally focused to the north, reveal the more densely settled lower lying urban area of Dewsbury.
- A strongly rural landscape, which in areas characterised by a network of narrow winding lanes and woodland, retaining a tranquil character.
- The area is affected by urban fringe pressures creating fragmented landscapes, some with a dilapidated character, separated by substantial stretches of intact agricultural land in both arable and pastoral use.

The sensitivity of this landscape character area is medium, due to the open nature in several locations, and extensive connections with the wider landscape. However, intervisibility with the more open, rural landscape to the south is restricted and contained by the intervening ridge of elevated ground south of the site. In addition, the views of existing urban detractors such as housing, industrial units and electricity pylons that are visible across the landscape add to an urban infringement upon a seemingly rural area.

Character Area 3 - Urban Fringe

Generally, there is a fairly direct transition between the urban edge of Dewsbury and the rural landscape to the south. This is

largely due to the well-defined boundaries of the settlement edge, established by the railway line and the River Calder. Where settlement extends beyond these edges, there is a stronger presence of urban fringe character. The settlements of Thornhill Lees and Ravensthorpe form the southern edge of the Dewsbury urban fringe. The settlements of Thornhill, Thornhill Edge and Overthorpe southeast of the Site, wrap around the eastern edge of the study area, sitting on elevated ground and have spread where the landform is less steep, with elevated views across the site to Dewsbury.

Houses are a mixture of compact terraces, semi-detached and detached dwellings built in local stone, brick and render. They are mainly located along main roads and in outlying settlements, forming suburbs and semi-rural villages.

Topography, geology and drainage

- Undulating elevated slopes which fringe the moors to the south, found between approximately 50 and 150 metres altitude. The landscape drops in elevation towards the River Calder to the north.

Vegetation

- Hedgerow vegetation and trees line road edges adjoining open countryside.
- Pockets of woodland are abundant between settlements and on areas of steeply sloping ground.

Land use

- Smaller scale pattern of grassland pastures enclosed by gritstone walls as well as some hedgerow boundaries.
- Majority of the fields are improved and grazed by a mix of both cattle and sheep.
- Parks, recreation grounds and golf course are located on settlement edges.

Archaeology and cultural heritage

- The closest Conservation Area is Thornhill, located approximately 2km south-east of the site.
- The closest scheduled monument is located 2km south-west of the site.
- The Grade I Listed Building Thornhill Lees Hall, Grade II* Second Hall and Grade II former gatehouse and barn are located approximately 270m north-east of the site and are the closest listed buildings to the site.
- The presence of disused quarries and shafts reflects the area's industrial heritage.

Settlement and road pattern

- Settlement edges tend to be defined by roads.
- Settlement character is residential in nature, comprising a mix of brick and stone in varying character.
- Other built form includes schools and a mosque.
- Proximity of the urban centres exerts an influence on landscape character with urban fringe land uses evident, a number of large overhead pylons also cross through this area.

Views and perceptual qualities

- Longer distance views, generally focused to the north, reveal the more densely settled lower lying urban area of Dewsbury.
- The area is affected by urban fringe pressures creating fragmented landscapes, some with a dilapidated character, separated by substantial stretches of intact agricultural land in both arable and pastoral use.

The sensitivity of this landscape character area is medium to low because although it is a green area that provides an open space within an urban setting, it is contained on three sides by housing and secondary roads with an aspect towards the urban edge of Dewsbury, to the north. Field boundaries do not provide a strong contribution to landscape pattern and electricity pylons run through the area. The land is low intensity agricultural pasture in which its openness varies depending on which part of the site it is experienced from.

Analysis of Landscape Character and Sensitivity to Change

Research on the local and national landscape character suggest that this is a highly dynamic and transitional landscape set on the periphery of Dewsbury. Over the past 100 years the surrounding area has experienced many changes in land use and reflects the changing history of the areas industrial past.

The Site possesses some strengths within its landscape character, for example, the expansive views put the Site into context

and provide visual links into the surrounding settlements and countryside. However, it is also evident that this landscape could easily be susceptible to neglect and degradation. Urban pressures are already evident within the site and it currently lacks positive distinctive features. It remains typically urban fringe in character.

The Site is considered to be medium to low sensitivity to change as identified with the following criteria;

•Recognisable landscape structure (medium).
•Moderate condition (medium).
•Visually notable (medium).
•Dominant detracting features (low).
•Few features worthy of conservation (low).

Landscape Fabric

The fabric of the landscape is comprised from physical components (e.g. landform, land use and landscape elements and features). Proposals may affect the landscape fabric either directly (i.e. through physical disturbance such as tree removal) or indirectly (i.e. separated from the source of change in time or space, e.g. alteration to a drainage regime could result in changes in vegetation cover downstream).

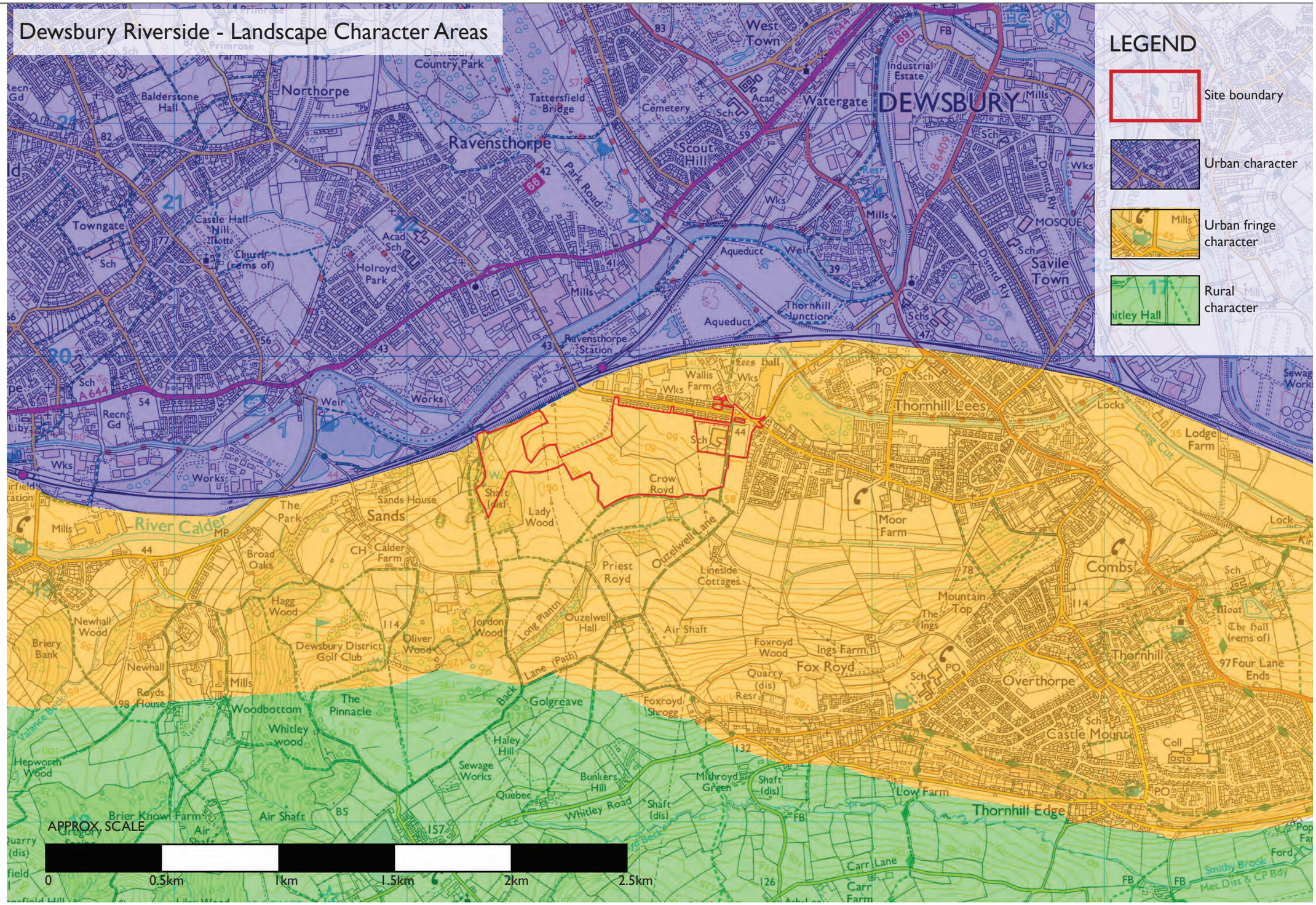


FIGURE 6 LOCAL LANDSCAPE CHARACTER

3.2 Visual Baseline

Through desk based study, fifteen representative locations were identified as having the potential to experience a visual change as a result of development within the study area. Figure 1 - Viewpoint Locations, describes where each viewpoint is situated in relation to the site (high definition photography in Appendix Figure 2.1).

Viewpoint No.	Location	Approx distance from the Site	Key Receptors at Viewpoint
1	PROW DEW/6/50	0km south	Users of PROW
2	PROW DEW/6/50	0km southeast	Users of PROW
3	Ouzelwell Lane	0km east	Residents
4	PROW MIR/78/40/Calder Farm	0.8km southwest	Residents & users of PROW
5	Dewsbury District Golf Club/ PROW MIR/78/20	1.5km southwest	Users of PROW & golf course
6	Ouzelwell Lane/PROW DEW/12/30	0.3km south	Users of PROW & road users
7	Ouzelwell Hall Farm/PROW DEW/15/10 & DEW/12/10	0.5km south	Residents & users of PROW
8	Foxroyd Lane	1.0km southeast	Residents
9	PROW DEW/17/10	1.0km east	Users of PROW
10	Ravenstorpe Road	0km north	Residents
11	Lees Hall	0.3km north	Residents (listed buildings)
12	PROW DEW/155/10	0.8km northeast	Users of PROW
13	Dewsbury Cemetery	1.5km north	Users of cemetery
14	Dewsbury Country Park	1.8km north	Users of country park
15	PROW MIR/48/30	1.8km northwest	Users of PROW

Table 1 Viewpoint Locations

A visual survey was carried out; the extent and nature of the views and the contribution made by the existing site was recorded. Any close and direct views of the site were recorded and then a wide variety of further views were selected within the visual envelope to demonstrate the effect on viewpoints from all directions surrounding the site. These photographs are illustrated in Section 6.1 as Viewpoints 1-15. Refer to Appendix 2.1 for high definition photographic viewpoints.

The photographs are representative of the views experienced from each viewpoint; however, they should not be considered a substitute to visiting the viewpoint in the field. It is also noted that in some instances photographs could not be taken as access was unavailable and so locations as close as possible to the viewpoints were used instead.

Methodology for the Preparation of Photographs:

At each of the viewpoints, the following details are recorded:

The grid reference (of the viewpoint)
The viewer height (measured to the lens of the camera)
The date (of survey)
The distance to the development (from the viewpoint)

The photographs have been taken using a digital SLR camera with zoom lens set to 50mm focal length (unless otherwise stated).

The following photographs illustrate the site and its surrounding context.










Views of the Site.










Views of the adjacent rural area










Views of the adjacent urban area

5.0 LANDSCAPE EFFECTS

5.1 LIKELY SIGNIFICANT EFFECTS

In the case of landscape impacts this relates to:

- The size, extent or degree of change to landscape character or individual landscape features;
- Whether there is a direct impact resulting in the loss of landscape features or a change beyond the land take of the scheme having an impact on the character of the area; and,
- Whether the impact is permanent or temporary.

Construction Phase (these effects will be temporary)

Urban Area

Magnitude of Change is assessed as negligible and Landscape Effects neutral.

Rural Area

Magnitude of Change is assessed as medium and Landscape Effects moderate adverse.

These effects will be temporary and based on the duration of construction works. The impacts will be indirect due to the physical separation of the site from the wider rural character area.

Urban Fringe Area/The Site

Magnitude of Change is assessed as high and Landscape Effects moderate/major adverse.

These effects will be temporary and based on the duration of construction works. Although not described or assessed in detail, they include; the effect of plant and site fencing/scaffolding within the landscape during the construction phase; the effect of site vehicles and construction traffic both within the site and surrounding areas; other components typical of construction including stockpiles of material and area lighting.

*Completed Development (t*hese effects will be permanent).

Urban Area

Magnitude of Change is assessed as negligible and Landscape Effects neutral.

There is a strong and well-defined boundary between urban and rural areas (established by the railway line/River Calder), with very little merging of the two. The proposed development will not have a noticeable effect on the urban landscape character area.

Rural Area

Magnitude of Change is assessed as medium and Landscape Effects moderate adverse.

There is overlap in places between the urban fringe and rural areas with some shared landscape characteristics. Built form of residential development will be brought physically closer to the rural area.

Urban Fringe Area/The Site

Magnitude of Change is assessed as high and Landscape Effects moderate/major adverse.
There would be an impact on the landscape fabric due to the presence of a housing development on an area of grassland that is currently grazed and undeveloped. Current proposals intend to retain some of the existing features and landscape structure,

for example, the woodland areas.

It is intended to retain some of the key physical features such as the trees and hedgerows. In places where the hedgerows would be lost to development, for example, former field boundaries, the development will propose to install narrow green corridors and tree planting.

Near to the site are a number of woodlands including Ladywood, Jordan Wood, Long Plantation and Priest Royd Wood. These mature broadleaved woodlands support a range of flora and fauna.

It is concluded that there will be no direct significant adverse impacts on these areas of woodland. Any potential indirect impacts including risk of pollution during construction and visual impacts will be managed under a construction method statement and through landscaping designs.

There is a Wildlife Habitat Network to the south of the Site (approximately 120m away) as well as to the west, however this would not be interrupted by the proposed Development and the network within the Site is not considered to be of high value. Areas of mature woodland are located further away from the Site. It is considered that there would be no significant adverse impact on these features.

There are no designated heritage assets within the boundary of the site therefore there would be no direct impacts to designated heritage assets. In addition, it is unlikely that any designated heritage assets within the vicinity of the site would experience any setting impacts as a consequence of development.

5.2 MITIGATION MEASURES

Additional measures have been identified which are required to mitigate the effects of the Development, over and above those included in the Development design.

Construction Phase

Construction site management and the mitigation of construction impacts are detailed elsewhere within the technical reports. Due to the scale of the proposed development, it will be constructed in phases over a number of years. In order to mitigate the impact of later development phases, landscape infrastructure planting should be implemented within the initial phases, so that it can establish and become effective at the earliest opportunity.

Completed Development

The site contains many landscape features, including woodlands, allotments, intact hedgerows and quality trees. These features should be integrated into a wider open space network which enhances the existing footpath/bridleway network. There are some existing detracting elements such as pylons which may be able to be improved or removed within the development proposals. The development proposals can be successfully integrated into the landscape by incorporating the following:

- Create a strong landscape buffer along the southern boundary of the site.

- Implement proposals in accordance with the Landscape Masterplan and a strategy for the purpose of achieving biodiversity net gain, which has been developed with Buro Happold Ecologists.

- Retain important existing landscape features, such as woodland, in-tact hedgerows, quality isolated trees. Refer to Section 6.8 - Tree Strategy, within the Design and Access Statement.

- Seek to reduce the existing detracting features such as overhead electricity cables, where feasible.

- Provide a comprehensive network of PROWs which provide formal routes through the site to replace claimed Bridleways

- Create a series of landscape corridors lining the footpath network to maintain the existing links between the residential areas and the open countryside.

• Include a comprehensive Landscape Design Strategy with the development proposals which provides for a quality landscape design, an open space design strategy, street hierarchy and character areas, and a landscape management strategy

5.3 RESIDUAL EFFECTS

Following implementation of the additional mitigation measures, the landscape effects are described as follows:

Construction Phase

These effects will be temporary and based on the duration of construction works.

Urban Area

Magnitude of Change is assessed as negligible and Landscape Effects neutral.

Rural Area

Magnitude of Change is assessed as low and Landscape Effects minor/moderate adverse.

Urban Fringe Area/The Site

Magnitude of Change is assessed as high and Landscape Effects moderate/major adverse.

Completed Development

These effects will be permanent.

Urban Area

Magnitude of Change is assessed as negligible and Landscape Effects neutral.

Rural Area

Magnitude of Change is assessed as low and Landscape Effects minor/moderate adverse.

Urban Fringe Area/The Site

Magnitude of Change is assessed as high and Landscape Effects moderate/major adverse.

5.4 CUMULATIVE EFFECTS

The potential effects are considered below, which may arise from the Development in combination with the following committed developments that could give rise to likely significant cumulative effects:

Character Area	Application Ref	Site	Distance to Site	Description
	2010/90608	Thornhill Quarry, Off Ravensthorpe Road, Dewsbury	250m north-east of the site	Restoration scheme for Thornhill Landfill Site
Urban	Moderate beneficial landscape effects. The restoration of this degraded area will help restore structure to the fragmented urban landscape character			
Rural	Neutral landscape effects. The scheme is considered to be at a distance and direction from the rural landscape character area that it would not give rise to significant cumulative effects			
Urban Fringe/ Site	Neutral landscape effects. The scheme is considered to be at a distance and direction from the site that it would not give rise to significant cumulative effects			

Character Area	Application Ref	Site	Distance to Site	Description
	2012/92979	Forge Lane, Thornhill, Dewsbury	780m north-east of the site.	Extraction of sand, gravel and ash, formation of vehicular access and restoration of the land to a landform suitable for angling and nature conservation using imported construction, demolition and excavation waste.
Urban	Neutral landscape effects. The scheme is considered to be at a distance and direction from the rural landscape character area that it would not give rise to significant cumulative effects			
Rural	Neutral landscape effects. The scheme is considered to be at a distance and direction from the rural landscape character area that it would not give rise to significant cumulative effects			
Urban Fringe/ Site	Neutral landscape effects. The scheme is considered to be at a distance and direction from the site that it would not give rise to significant cumulative effects			

Character Area	Application Ref	Site	Distance to Site	Description
	2016/60/94118/E	Land off Ravensthorpe Road, Dewsbury	Located within the western extent of the site.	Outline application for residential development. A subsequent reserved matters application was submitted in May 2021 for the construction of 120 dwellings pursuant to the outline application which is yet to be determined.
Urban	Neutral landscape effects. Either the proposed development would come forward or this scheme would. Therefore, cumulative effects would not arise.			
Rural	Neutral landscape effects. Either the proposed development would come forward or this scheme would. Therefore, cumulative effects would not arise.			
Urban Fringe/ Site	Neutral landscape effects. Either the proposed development would come forward or this scheme would. Therefore, cumulative effects would not arise.			

Character Area	Application Ref	Site	Distance to Site	Description
	2021/62/90552/E	Allotments off Ravensthorpe Road	Within site boundary	Application for 43 allotments, 21 car parking spaces, access and fencing.
Urban	Neutral landscape effects. Either the proposed development would come forward or the allotment scheme would come forward as part of this development in the approved form. Therefore, cumulative effects would not arise.			
Rural	Neutral landscape effects. Either the proposed development would come forward or the allotment scheme would come forward as part of this development in the approved form. Therefore, cumulative effects would not arise.			
Urban Fringe/ Site	Neutral landscape effects. Either the proposed development would come forward or the allotment scheme would come forward as part of this development in the approved form. Therefore, cumulative effects would not arise.			

Table 2 Cumulative Landscape Effects

6.0 VISUAL EFFECTS

6.1 VIEWPOINT LOCATIONS

The following representative viewpoint locations have been identified following consultation with the Case Officer, Kate Mansell of the Planning Department at Kirklees Council to agree viewpoints for the visual assessment.

These should be read in conjunction with the high resolution photography viewpoints in Appendix 2.1.

The viewpoint locations are identified on the following ZVI Map.

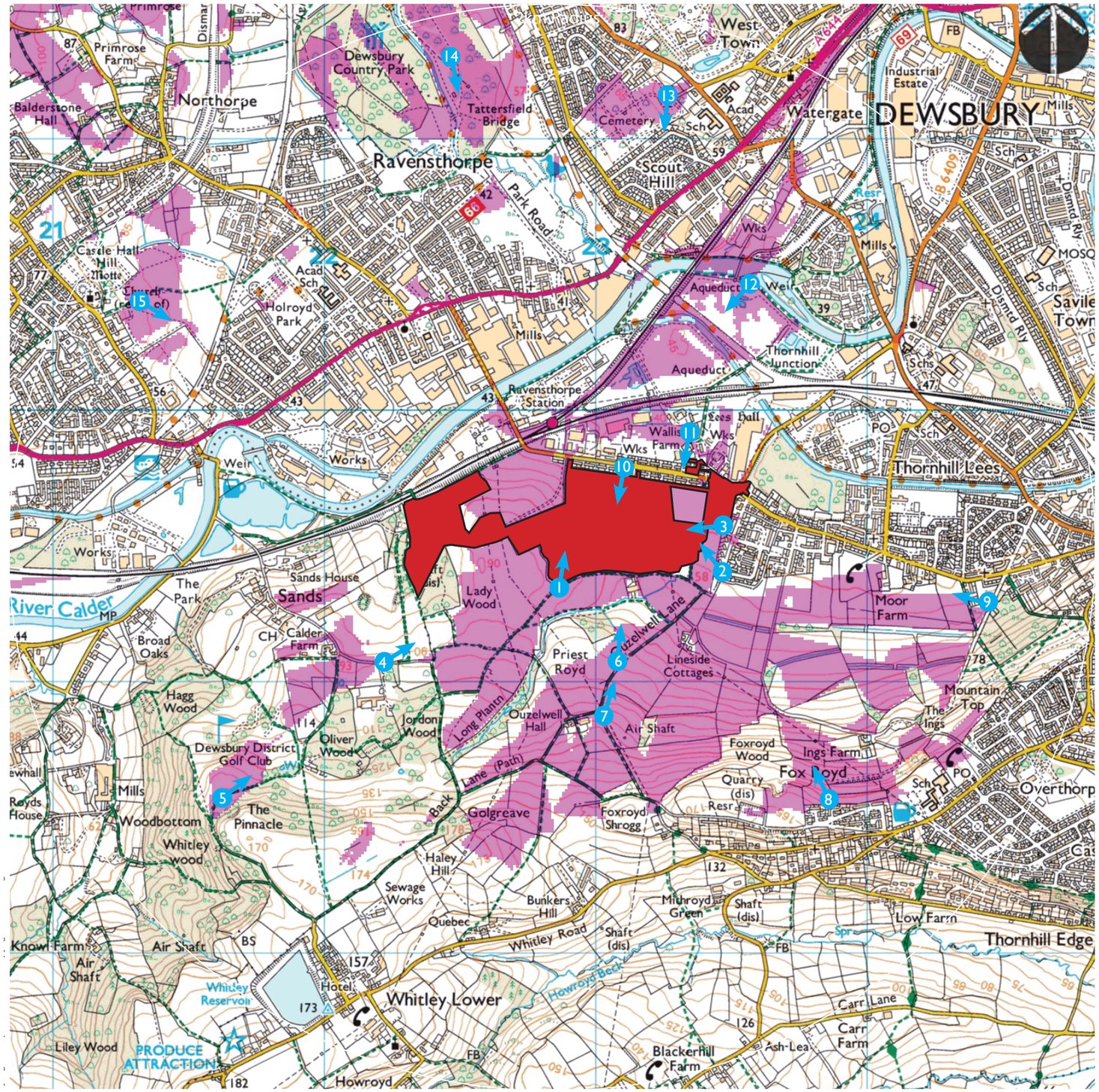


FIGURE 7 ZVI & PHOTOGRAPHIC VIEWPOINT LOCATIONS MAP

Key:

Site Location

Theoretical visibility

1 VIEWPOINT RECEPTOR LOCATIONS

Layout Information

Dewsbury Riverside by Barton Wilmore

The terrain data used is OS Terrain 5 DTM

Viewer height used in calculation 1.60m.

The calculation takes into account the effects of the curvature of the earth and light refraction. The calculation does not use mathematically approximate methods.

This ZTV includes the screening effects of buildings and woodland across the study area.

These features have been digitised from hi-res aerial photography and extruded to the correct height, to illustrate the effects of the visual buffers in reducing visibility within the detailed study area.

The calculation takes into account the effects of the curvature of the earth and light refraction. The calculation does not use mathematically approximate methods.

