6.1.1

View from PROW DEW/6/50

VIEW 1

Viewpoint Representation
The viewpoint consists of a Public Right of Way, located immediately south of the site, accessed from Ouzelwood Lane, in Thornhill Lees. Views of the site are generally open. The western extent of the site is screened by Lady Wood.

Receptors
Key receptors at this location are users of Public Right of Way PROW DEW/6/50, and are considered to be of high sensitivity to change as identified within the methodology as follows:

• Users of Public Rights of Way with predominantly open views and of recreational use.

Existing Conditions
Where views are open, they reveal undulating pasture with hedgerows and occasional hedgerow trees along field margins. The ground falls away steeply to the north so that the lower lying urban area is not visible. This gives the view a semi-rural agricultural character. Further views to the north extend on rising ground to the industrial and residential built form of Dewsbury and well-vegetated hillsides beyond. Pylons and power lines are visible.

Anticipated Magnitude of Change of View
The views available from this receptor towards the north will change as the southern edge of the allocation site will be visible, introducing built form to the foreground of the view. The open space will become urban development and longer-range views of open countryside will be diminished. The anticipated magnitude of change is considered to be high.

Overall Impact Significance
The receptors of this view are assessed as being of high sensitivity to change. The anticipated magnitude of change is high. An anticipated overall impact significance of major adverse would be expected.

6.1.2

View from PROW DEW/6/50

VIEW 2

Viewpoint Representation

The viewpoint consists of a Public Right of Way (a paved road which provides access to the dwelling Crow Royd), located immediately southeast of the site, accessed from Ouzelwood Lane, in Thornhill Lees. Views of the site are partially open; visible through gaps in hedgerow vegetation.

Receptors

Key receptors at this location are users of Public Right of Way DEW/6/50, and are considered to be of medium sensitivity to change as identified within the methodology as follows:

• Users of Public Rights of Way with restricted views, in less sensitive areas or where there are significant existing intrusive features.

Existing Conditions

A small utilities building is visible in the foreground, surrounded by vegetation which contains views. A dwelling is visible on elevated ground to the south of the view, partially screened by surrounding vegetation. Where views are open they reveal undulating pasture with bands of mature trees and hedgerows along field margins and small blocks of woodland. This gives the view a semi-rural agricultural character. Further views to the north are enclosed by a continuous band of urban development running along the southern boundary of the allocation site and extending north on rising ground to Dewsbury. Pylons and power lines are visible.

Anticipated Magnitude of Change of View

The views available from this receptor towards the north will change as the allocation site will be visible, introducing built form to the foreground of the view. The open space will become urban development and longer-range views of open countryside will be diminished. The anticipated magnitude of change is considered to be high.

Overall Impact Significance

The receptors of this view are assessed as being of medium sensitivity to change. The anticipated magnitude of change is high. An anticipated overall impact significance of moderate/major adverse would be expected.

6.1.3

View from Ouzelwell Lane

VIEW 3

Viewpoint Representation
The viewpoint is located directly outside the allocation site and consists of a row of high density, post-war, two storey houses that back onto the site. Properties will have views across the site, from both upstairs and downstairs windows. Back garden boundaries comprise mostly of tall hedging and trees or fences and provide effective screening and filtering of views. This screen effect varies from heavily filtered to open.

Receptors
Key receptors at this location are residents of Ouzelwell Lane and are considered to be of high sensitivity to change as identified within the methodology as follows:

• Residential properties with predominantly open views from garden or curtilage. Views will normally be from principal living rooms and from windows of rooms in use during the day.

Existing Conditions
Views from the houses towards the west consist of gently undulating, pasture in the foreground with hedgerows and blocks of woodland. The landform slopes down to the north presenting a more open aspect to the landscape character and linking the site with the longer range views typical of this character area. These views extend across the valley and are eventually enclosed by urban development on the southern fringe of Dewsbury, located along the bottom of the valley. Ravenshall School and the adjacent allotments can be seen to the right of the view. Pylons and power lines are visible running across the site.

Anticipated Magnitude of Change of View
The views available from this receptor towards the north will change as the allocation site will be visible, introducing highways infrastructure and built form to the foreground of the view. The open space will become urban development and longer-range views of open countryside will be diminished. The anticipated magnitude of change is considered to be high.

Overall Impact Significance
The receptors of this view are assessed as being of high sensitivity to change. The anticipated magnitude of change is high. An anticipated overall impact significance of major adverse would be expected.

6.1.4

View from Calder Farm & PROW MIR/78/40

VIEW 4

Viewpoint Representation
The viewpoint consists of a dwelling/farm and a Public Right of Way, located approximately 500m southwest of the site, accessed from Ouzelwood Lane, in Thornhill Lees. Views towards the site are generally enclosed. The western extent of the site is screened by Lady Wood.

Receptors
Key receptors at this location are users of Public Right of Way MIR/78/40, and are considered to be of medium ensitivity to change as identified within the methodology as follows:

• Users of Public Rights of Way with restricted views, in less sensitive areas or where there are significant existing intrusive features.

Existing Conditions
The foreground view is of agricultural buildings, access tracks and undulating pasture, grazed by horses. These views are largely contained by bands of mature trees and hedgerows along field margins and large blocks of woodland (Lady Wood) which screen longer views beyond into the valley. This gives the view a semi-rural agricultural character. Further views to the north extend on rising ground to the industrial and residential built form of Dewsbury and well-vegetated hillsides beyond. Pylons and power lines are visible.

Anticipated Magnitude of Change of View
The views available from this receptor towards the north will change marginally as the allocation site will be largely screened by existing woodland. There are glimpsed views between the woodland blocks, but only the fields immediately beyond are visible due to the landform falling away out of view.

It is considered that roofs/upper parts of the development nearest to the receptor may be visible as a filtered winter view. The anticipated magnitude of change is considered to be low.

Overall Impact Significance
The receptors of this view are assessed as being of medium sensitivity to change. The anticipated magnitude of change is low. An anticipated overall impact significance of minor/moderate adverse would be expected.

6.1.5

View from Dewsbury District Golf Club & PROW MIR/78/20

VIEW 5

Viewpoint Representation
The viewpoint consists of Dewsbury District Golf Club and a Public Right of Way, located approximately 1.5km southwest of the site, accessed from Sands Lane. Views towards the site are generally enclosed. The western extent of the site is screened by Lady Wood.

Receptors
Key receptors at this location are users of the golf course and Public Right of Way MIR/78/20, and are considered to be of medium sensitivity to change as identified within the methodology as follows:

• Users of Public Rights of Way with restricted views, in less sensitive areas or where there are significant existing intrusive features.

Existing Conditions
The foreground view is of the golf course, comprising grass fairways interspersed with small groups of trees and surrounded by blocks of woodland which contain longer views. This gives the view a semi-rural agricultural character. Further views to the north over the woodland extend on rising ground to the industrial and residential built form of Dewsbury and well-vegetated hillsides beyond.

Anticipated Magnitude of Change of View
The views available from this receptor towards the north will change marginally as the allocation site will be largely screened by existing woodland. There are glimpsed views between the woodland blocks, but only the fields immediately beyond are visible due to the landform falling away out of view.

It is considered that roofs/upper parts of the development nearest to the receptor may be visible as a filtered winter view. The anticipated magnitude of change is considered to be negligible.

Overall Impact Significance
The receptors of this view are assessed as being of medium sensitivity to change. The anticipated magnitude of change is low. An anticipated overall impact significance of minor adverse/neutral would be expected.

6.1.6

View from Ouzelwell Lane & PROW DEW/12/30

VIEW 6

Viewpoint Representation
The viewpoint consists of a road and Public Right of Way, located approximately 300m south of the site. Views towards the site are generally enclosed. The western extent of the site is screened by woodland.

Receptors
Key receptors at this location are users of Public Right of Way DEW/12/30, and are considered to be of medium sensitivity to change as identified within the methodology as follows:

• Users of Public Rights of Way with restricted views, in less sensitive areas or where there are significant existing intrusive features.

Existing Conditions
The foreground view is of open field, hedgerows and blocks of woodland. These views are largely contained by bands of mature trees and hedgerows along field margins, with filtered views of the site beyond and longer views into the valley beyond. This gives the view a semi-rural agricultural character. Further views to the north extend on rising ground to the industrial and residential built form of Dewsbury and well-vegetated hillsides beyond. Pylons and power lines are visible.

Anticipated Magnitude of Change of View
The views available from this receptor towards the north will change as the allocation site will be visible, introducing built form to the middle distance view. The open space will become urban development and longer-range views of open countryside will be diminished. The anticipated magnitude of change is considered to be high.

Overall Impact Significance
The receptors of this view are assessed as being of medium sensitivity to change. The anticipated magnitude of change is high. An anticipated overall impact significance of moderate/major adverse would be expected.

6.1.7

View from Ouzelwell Hall Farm, PROW DEW/15/10 & PROW DEW/12/10

VIEW 7

Viewpoint Representation
The viewpoint consists of a farm/dwelling and two Public Rights of Way, located 500m south of the site, accessed from Ouzelwood Lane. Views of the site are partially open. The western extent of the site is screened by woodland.

Receptors
Key receptors at this location are a farm and users of Public Rights of Way PROW DEW/15/10 and DEW12/10, and are considered to be of medium sensitivity to change as identified within the methodology as follows:

• Users of Public Rights of Way with restricted views, in less sensitive areas or where there are significant existing intrusive features.

Existing Conditions
Where views are open, they reveal undulating pasture with hedgerows, occasional hedgerow trees along field margins and blocks of woodland. The ground falls away steeply to the north so that part of the site and the lower lying urban area is not visible. This gives the view a semi-rural agricultural character. Further views to the north extend on rising ground to the industrial and residential built form of Dewsbury and well-vegetated hillsides beyond. Pylons and power lines are visible.

Anticipated Magnitude of Change of View
The views available from this receptor towards the north will change as the southern edge of the allocation site will be visible, introducing built form to the middle distance of the view where it is open. The anticipated magnitude of change is considered to be medium.

Overall Impact Significance
The receptors of this view are assessed as being of medium sensitivity to change. The anticipated magnitude of change is medium. An anticipated overall impact significance of moderate adverse would be expected.

6.1.8

View from Foxroyd Lane

VIEW 8

Viewpoint Representation
The viewpoint is located 1.0km southeast of the site and consists of a cluster of high density, post-war, two storey houses that back onto the site. Properties will have open views across the site, from both upstairs and downstairs windows. Back garden boundaries comprise mostly of low level hedging or fences and provide little in the way of screening. This screen effect varies from slightly filtered to open.

Receptors
Key receptors at this location are residents of Foxroyd Lane and are considered to be of high sensitivity to change as identified within the methodology as follows:

• Residential properties with predominantly open views from garden or curtilage. Views will normally be from principal living rooms and from windows of rooms in use during the day.

Existing Conditions
Where views are open, they reveal undulating pasture with hedgerows, occasional hedgerow trees along field margins and blocks of woodland. The ground falls away steeply to the north and the site is visible below. The view has a semi-rural agricultural character with urban edge visible as a distant view. Further views to the north extend on rising ground to the industrial and residential built form of Dewsbury and well-vegetated hillsides beyond. Pylons and power lines are visible.

Anticipated Magnitude of Change of View
The views available from this receptor towards the north/northwest will change as a large proportion of the allocation site will be visible, introducing built form to the middle distance of the view where it is open. However it is seen in the context of and adjoins the existing built form, so will be viewed as an extension of the settlement edge towards the receptor. The anticipated magnitude of change is considered to be medium.

Overall Impact Significance
The receptors of this view are assessed as being of high sensitivity to change. The anticipated magnitude of change is medium. An anticipated overall impact significance of moderate/major adverse would be expected.

6.1.9

View from PROW DEW/17/10 adjacent Olympia Gardens

VIEW 9

Viewpoint Representation
The viewpoint consists of a Public Right of Way which runs along the western edge of a small residential development (Olympia gardens), located approximately 1.0km east of the site, and is accessed from Lees Hall Road. Lane. Views of the site are limited; visible only through gaps in hedgerow vegetation.

Receptors
Key receptors at this location are users of Public Right of Way DEW/17/10, and are considered to be of medium sensitivity to change as identified within the methodology as follows:

• Users of Public Rights of Way with restricted views, in less sensitive areas or where there are significant existing intrusive features.

Existing Conditions
The narrow footpath runs between garden boundary fencing and a tall hedgerow, it is heavily overgrown and is clearly unused. It is somewhat contained with very little open aspect. Limited openings in the hedgerow allow views across open fields with hedgerows and small blocks of woodland which compartmentalise the view. A dwelling is visible in the middle distance, partially screened by vegetation. The site is visible in the distance where the landform rises. Pylons and power lines are visible.

Anticipated Magnitude of Change of View
Only in those limited locations where views are available from this receptor towards the west will there be any noticeable change. In these locations, the allocation site will be partially visible, introducing additional built form to the view. Views of the development will be contained by vegetation and distant rising landform, so that it will not break the skyline. The anticipated magnitude of change is considered to be low.

Overall Impact Significance
The receptors of this view are assessed as being of medium sensitivity to change. The anticipated magnitude of change is medium. An anticipated overall impact significance of minor/moderate adverse would be expected.

6.1.10

View from Ravensthorpe Road

VIEW 10

Viewpoint Representation

The viewpoint is located directly outside the allocation site and consists of a row of high density, pre- and post-war, two storey houses that back onto the site. Properties will have open views to the south, across the site, from both upstairs and downstairs windows. Back garden boundaries comprise mostly of low level hedging or fences and provide little in the way of screening. This screen effect varies from slightly filtered to open.

Receptors

Key receptors at this location are residents of Ravensthorpe Road and are considered to be of high sensitivity to change as identified within the methodology as follows:

• Residential properties with predominantly open views from garden or curtilage. Views will normally be from principal living rooms and from windows of rooms in use during the day.

Existing Conditions

Views from the houses towards the south consist of gently undulating, pasture in the foreground. The landform rises to the south presenting a more open aspect to the landscape character and linking the site with views typical of this character area. The view extends up the valley side as far as the ridge approximately 1km to the south, which forms the skyline. The overall effect is of fields and agricultural land with hedgerows and small blocks of woodland.

Anticipated Magnitude of Change of View

The views available from this receptor towards the south will change as the allocation site will be visible, introducing built form to the foreground of the view. The open space will become urban development and longer-range views of open countryside will be diminished. The anticipated magnitude of change is considered to be high.

Overall Impact Significance

The receptors of this view are assessed as being of high sensitivity to change. The anticipated magnitude of change is high. An anticipated overall impact significance of major adverse would be expected.

6.1.11

View from Lees Hall, Lees Hall Road

VIEW 11

Viewpoint Representation
The viewpoint is located approximately 300m to the north of the allocation site and consists of a group of dwellings which are listed buildings. The buildings are clearly noted as private property and access was limited, so the viewpoint was established as the shared access road (Lees Hall Road) to the front of the buildings

Receptors
Key receptors at this location are residents of Lees Hall Road and are considered to be of medium sensitivity to change as identified within the methodology as follows:

- Residential properties with views from windows, garden or curtilage. Views from ground floor windows will be oblique or partially obscured by garden and/or other intervening vegetation.

Existing Conditions
Views from this location; a tree-lined access road, are partially open to the south, through vegetation and across horse grazing pasture in the foreground, to the rear of properties on Ravensthorpe Road. Beyond this, the site is visible as open fields on rising ground with dense vegetation to the upper parts and on the skyline. Built form comprises a mix of residential, agricultural and industrial. Pylons and power lines are visible.

Anticipated Magnitude of Change of View
There will be a noticeable change in the view from this receptor towards the south, as the allocation site will be visible, introducing built form to the middle distance. The open fields will become urban development and longer-range views of open countryside will be diminished although the development will be seen in the context of the existing built form in the middle distance and will not break the skyline. The anticipated magnitude of change is considered to be medium.

Overall Impact Significance
The receptors of this view are assessed as being of medium sensitivity to change. The anticipated magnitude of change is medium. An anticipated overall impact significance of moderate adverse would be expected.

6.1.12

View from River Calder footpath PROW DEW/155/10

VIEW 12

Viewpoint Representation
The viewpoint consists of a Public Right of Way which runs along the south bank of the River Calder, located approximately 800m northeast of the site. Views towards the site are generally enclosed and contained by dense vegetation along the course of the river.

Receptors
Key receptors at this location are users of Public Right of Way DEW/155/10, and are considered to be of medium sensitivity to change as identified within the methodology as follows:

• Users of Public Rights of Way with restricted views, in less sensitive areas or where there are significant existing intrusive features.

Existing Conditions
The river runs through the industrial heart of Dewsbury and its heritage is visible in the bridges and other associated structures. However, the landscape is degraded due to dereliction and modern industrial activities. The gravel path along the riverbank occupies the foreground view (in places it is overgrown and inaccessible). Tall vegetation to the side of the path screens and filters views to the south. The site is largely obscured by vegetation and earth bunding on the adjacent quarry site. Gaps in the vegetation allow filtered and glimpsed views of the upper part of the site and the elevated landscape beyond.

Anticipated Magnitude of Change of View
The views available from this receptor towards the south may change marginally as the allocation site will be largely screened by existing vegetation and landform. There are glimpsed and filtered views to the upper part of the site, where development may be visible, and the elevated landscape beyond.

It is considered that roofs/upper sections of the southernmost part of the development on higher ground furthest from the receptor may be visible as a filtered winter view. The anticipated magnitude of change is considered to be negligible.

Overall Impact Significance
The receptors of this view are assessed as being of medium sensitivity to change. The anticipated magnitude of change is low. An anticipated overall impact significance of minor adverse/neutral would be expected.

6.1.13

View from Dewsbury Cemetery, off Cemetery Road

VIEW 13

Viewpoint Representation
The viewpoint consists of a public cemetery which lies approximately 1.5km north of the site. The photograph was taken from the steps at the eastern entrance to the cemetery. Views towards the site are generally enclosed and contained by dense vegetation and built form.

Receptors
Key receptors at this location are users of the public cemetery and are considered to be of low sensitivity to change as identified within the methodology as follows:

• Users of outdoor recreational facilities with restricted views and where the activity is focussed within the area.

Existing Conditions
The cemetery is an open public space with a number of mature specimen trees. The residential and industrial built form of Dewsbury is visible to the south, beyond Dewsbury Country park, which forms a dense screen of vegetation so there are no views of the River Calder and the valley bottom. Views above this vegetation are open to the south and the rising landform and open countryside of the valley side is visible. Pylons, power lines and other detracting urban elements are visible.

Anticipated Magnitude of Change of View
The distant views available from this receptor towards the south may change marginally as the allocation site will be largely screened by existing vegetation and landform. There are glimpsed and filtered views to the upper part of the site, where development may be visible, and the elevated landscape beyond.

It is considered that roofs/upper sections of the southernmost part of the development on higher ground furthest from the receptor will be visible, although the development will be seen in the context of the existing adjacent built form and will not break the skyline. The anticipated magnitude of change is considered to be low.

Overall Impact Significance
The receptors of this view are assessed as being of low sensitivity to change. The anticipated magnitude of change is low. An anticipated overall impact significance of minor adverse would be expected.

6.1.14

View from Dewsbury Country Park

VIEW 14

Viewpoint Representation
The viewpoint consists of Dewsbury Country Park which lies approximately 1.8km north of the site. The photograph was taken from a path on an elevated part of the park. Views towards the site are generally enclosed and contained by dense vegetation and built form.

Receptors
Key receptors at this location are users of the public cemetery and are considered to be of high sensitivity to change as identified within the methodology as follows:

• Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside

Existing Conditions
The country park is a large public open space of undulating landform, comprising paths through open meadow/grassland with areas of young woodland planting and scrub vegetation. The residential and industrial built form of Dewsbury is visible to the south, beyond a dense screen of vegetation so there are no views of the River Calder and the valley bottom. Views above this vegetation are open to the south and the rising landform and open countryside of the valley side is visible. Pylons, power lines and other detracting urban elements are visible.

Anticipated Magnitude of Change of View
The distant views available from this receptor towards the south may change marginally as the allocation site will be largely screened by existing vegetation and landform. There are glimpsed and filtered views to the upper part of the site, where development may be visible, and the elevated landscape beyond.

It is considered that roofs/upper sections of the southernmost part of the development on higher ground furthest from the receptor will be visible, although the development will be seen in the context of the existing adjacent built form and will not break the skyline. The anticipated magnitude of change is considered to be low.

Overall Impact Significance
The receptors of this view are assessed as being of high sensitivity to change. The anticipated magnitude of change is low. An anticipated overall impact significance of moderate adverse would be expected.

6.1.15

View from PROW MIR/48/30 adjacent St Mary the Virgin Church, Mirfield

VIEW 15

Viewpoint Representation
The viewpoint consists of a Public Right of Way which lies approximately 1.8km northwest of the site. The footpath is accessed from St Mary the Virgin Parish Church on Church Lane, in Mirfield. The church itself is hidden behind trees but its tower is visible above. There are no views of the site from the churchyard.

Receptors
Key receptors at this location are users of Public Right of Way PROW MIR/48/30 and are considered to be of high sensitivity to change as identified within the methodology as follows:

• Users of Public Rights of Way with predominantly open views and of recreational use.

Existing Conditions
The foreground view is of open field, hedgerows and groups of trees lining the field edges. Middle distance views are largely screened by the mature trees and hedgerows along field margins, with long distance views beyond to the south on the rising landform, where wooded hillside forms the skyline. The industrial and residential built form of Dewsbury can be seen as filtered views through and above the vegetation. Pylons, power lines and other detracting urban elements are visible.

Anticipated Magnitude of Change of View
The distant views available from this receptor towards the southeast may change marginally as the allocation site will be largely screened by existing vegetation and landform. There are glimpsed and filtered views to the upper part of the site, where development may be visible, and the elevated landscape beyond.

It is considered that roofs/upper sections of the southernmost part of the development on higher ground furthest from the receptor will be visible, although the development will be seen in the context of the existing adjacent built form and will not break the skyline. The anticipated magnitude of change is considered to be low.

Overall Impact Significance
The receptors of this view are assessed as being of high sensitivity to change. The anticipated magnitude of change is low. An anticipated overall impact significance of moderate adverse would be expected.

6.2 LIKELY SIGNIFICANT EFFECTS

For visual impact this relates to:

- Degree of change to existing views;
- Distance of the receptor from the application site; and,
- Whether the impact is permanent or temporary.

It is considered that the project would be highly visible for the residents along Ravensthorpe Road to the north, the users of Ravenshall School, the residential area to the southeast of the site and the users of the PROWs within the vicinity of the site. The potential for local views of the site would also exist from adjacent and nearby roads and the surrounding PROW network.

There will inevitably be greater impacts during the construction process, however these will be short-lived and dependant on the construction programme. 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. A Construction Environmental Management Plan (CEMP) will be prepared to control construction impacts.

Below is a table which summaries the visual effects of the completed development as considered in the visual appraisal for viewpoints and receptors;

Viewpoint No.	Location	Sensitivity	Magnitude of Change	Effects Pre-Mitigation
1	PROW DEW/6/50	High	High	Major
2	PROW DEW/6/50	Medium	High	Moderate/Major
3	Ouzelwell Lane	High	High	Major
4	PROW MIR/78/40/Calder Farm	Medium	Low	Minor/Moderate
5	Dewsbury District Golf Club/ PROW MIR/78/20	Medium	Negligible	Minor/neutral
6	Ouzelwell Lane/PROW DEW/12/30	Medium	High	Moderate/Major
7	Ouzelwell Hall Farm/PROW DEW/15/10 & DEW/12/10	Medium	Medium	Moderate
8	Foxroyd Lane	High	Medium	Moderate/Major
9	PROW DEW/17/10	Medium	Low	Minor/Moderate
10	Ravenstorpe Road	High	High	Major
11	Lees Hall	Medium	Medium	Moderate
12	PROW DEW/155/10	Medium	Negligible	Minor/Neutral
13	Dewsbury Cemetery	Low	Low	Minor
14	Dewsbury Country Park	High	Low	Moderate
15	PROW MIR/48/30	High	Low	Moderate

Table 3 Visual Effects of the Completed Development

Note: All visual effects on the above receptors are considered adverse.

The proposed development has been considered from 15 representative viewpoint locations. Of these, three receptors have been assessed as potentially experiencing major adverse effects. This is due to the sensitivity of the receptors and closeness to the site.

Seven receptors have been assessed as potentially experiencing moderate/major or moderate effects, due to the sensitivity of the receptors.

The remaining five receptors identified will have either minor/moderate, minor or minor/neutral effects. This is due in part to the screening and filtering of views by existing vegetation around the site, and the fact that the development would be viewed in the context of the surrounding environment.

The topography, vegetation, adjacent built form and other detracting elements reduce the visual impact of the development and contextualise it, restricting major/moderate visual impact to those receptors closest to the site.

6.3 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 visually 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. Where feasible, 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. There are a limited number of long distance views from public locations, and some long distance views from residential properties. Local receptors will experience a change of view, both from residences bordering the masterplan area, and people using the footpath and bridleway network.

The development proposals can be successfully visually 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

- 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.

The Landscape Masterplan (Figure 6) illustrates how landscaping measures can be introduced to mitigate landscape and visual impacts of the development.

This assessment has used the parameter plan for the purposes of assessment. Whilst it is illustrative and indicative only, the Landscape Masterplan is based on the Parameters Plan, showing the key land uses and maximum development heights that the planning application seeks approval in principle to. It accommodates landscape and visual mitigation measures identified in the appraisals. It indicates proposed development access route, the general extent of the potential building zone, proposed landscape buffers, existing trees to be retained, biodiversity enhancement areas etc.

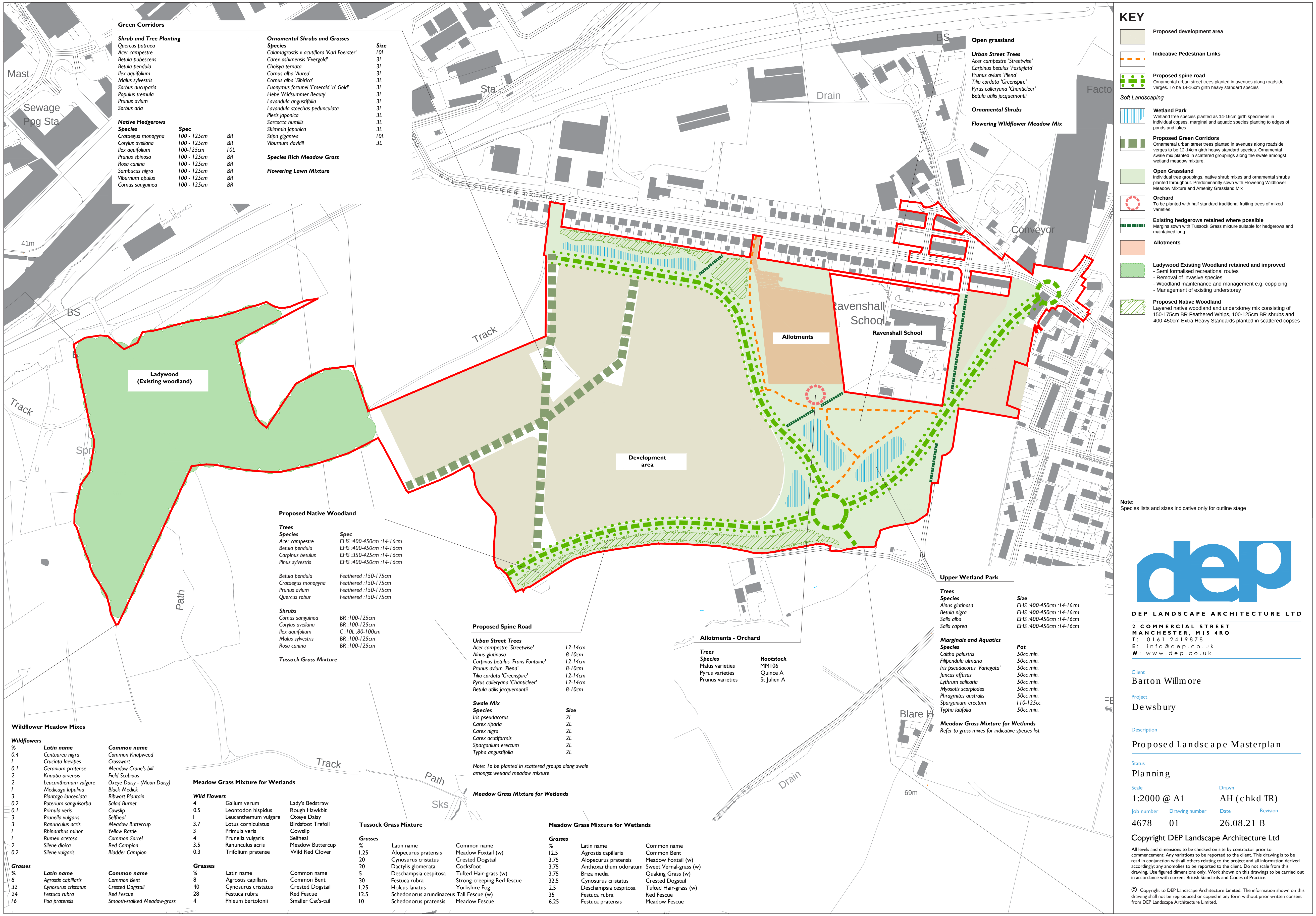

FIGURE 8 - LANDSCAPE MASTERPLAN

7.0 SUMMARY

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. 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. 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. Refer to Appendix 1 for detailed methodology.

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 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.

7.1 LANDSCAPE SUMMARY

Published recognised character appraisals were used in the assessment of the landscape character and include the Kirklees District Landscape Character Assessment and Natural England National Character Areas. This information together with a site specific appraisal, was used to assess the landscape quality, value and sensitivity of the development and this in turn was used to help determine the landscape effects.

For the wider rural areas the 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.

The magnitude of change to the adjacent urban area is assessed as negligible and landscape effects neutral. 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.

For the Site and the urban fringe area within which it is located, the 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.

LANDSCAPE RECEPTOR	EFFECTS PRE-MITIGATION	RESIDUAL EFFECTS POST-MITIGATION
Rural Area	Moderate	Minor/Moderate
Urban Area	Neutral	No change
Site/Urban Fringe	Moderate/Major	Moderate

Table 4 Landscape Effects of the Completed Development

The table above summarises the permanent adverse landscape effects as considered in the landscape appraisal. It is expected that post mitigation, as illustrated (after a period of 15 years when planting has had the opportunity to establish), the site will become a more integral part of the landscape.

The residual landscape effects of the proposed development would be reduced to minor/moderate adverse for the surrounding rural area, no change for the urban area and moderate adverse for the site itself. Once established the development would be viewed in the context of the adjacent built form within a well-vegetated setting, becoming an integral part of the settlement edge of Dewsbury.

7.2 VISUAL SUMMARY

Viewpoints and potential receptors were selected from various locations identified through the desktop study and site visit. They have been chosen to provide a representation of the range of receptors that have views towards the site, and to provide a baseline for the visual amenity of the local area.

The proposed development has been considered from 15 representative viewpoint locations. The table below summarises the visual effects as considered in the visual appraisal.

VIEW	RECEPTOR	EFFECTS PRE-MITIGATION	RESIDUAL EFFECTS POST-MITIGATION
1	PROW DEW/6/50	Major	Moderate/Major
2	PROW DEW/6/50	Moderate/Major	Moderate
3	Ouzelwell Lane (residential)	Major	Moderate/Major
4	PROW MIR/78/40/Calder Farm	Minor/Moderate	Minor/Neutral
5	Dewsbury District Golf Club/ PROW MIR/78/20	Minor/Neutral	No change
6	Ouzelwell Lane/PROW DEW/12/30	Moderate/Major	Moderate
7	Ouzelwell Hall Farm/PROW DEW/15/10 & DEW/12/10	Moderate	Minor/Moderate
8	Foxroyd Lane (residential)	Moderate/Major	Moderate
9	PROW DEW/17/10	Minor/Moderate	Minor/Neutral
10	Ravenstorpe Road (residential)	Major	Moderate/Major
11	Lees Hall (residential)	Moderate	Minor/Moderate
12	PROW DEW/155/10	Minor/Neutral	No change
13	Dewsbury Cemetery	Minor	Neutral
14	Dewsbury Country Park	Moderate	Minor
15	PROW MIR/48/30	Moderate	Minor

Table 5 Visual Effects of the Completed Development

Of these, on completion of the development, three receptors have been assessed as potentially experiencing major adverse effects, and three as experiencing moderate/major adverse effects. This is due to the sensitivity of the receptors (residential and/or Public Rights of Way) and their close proximity to the site.

Four receptors have been assessed as potentially experiencing moderate adverse effects, due to the sensitivity of the receptors.

The remaining five receptors identified will have either minor/moderate adverse, minor adverse/neutral or neutral effects. This is due in part to the screening and filtering of views by existing vegetation around the site, and the fact that the development would be viewed in the context of the surrounding environment.

The topography, vegetation, adjacent built form and other detracting elements reduce the visual impact of the development and contextualise it, restricting major and moderate adverse visual impact to those receptors closest to the site.

It is expected that post mitigation, as illustrated (after a period of 15 years when the planting has established and begun to reinforce the existing screening around the site) the effects of the proposed development would be reduced.

The only representative receptors post mitigation, which would experience a moderate/major adverse effect are the following:

- Users of Public Right of Way DEW/6/50, adjoining the southern edge of the Site (Viewpoint 1);
- Residents of properties on Ouzelwell Lane, adjoing the eastern edge of the Site (Viewpoint 3), and
- Residents of properties on Ravensthorpe Road adjoining the northern edge of the site (Viewpoint 10).

Generally, as demonstrated by the ZTV Map (refer to Appendix Figure 2.2), views of the proposed development will be limited to receptors south of and relatively close to the site. The majority of longer views are screened by topography, built form and vegetation. However, there are limited views from more open publicly accessible areas to the north/northwest, up to 2km distant.

It is considered that the project would be highly visible for the residents along Ravensthorpe Road to the north, the users of Ravenshall Primary School, the residential area to the southeast of the site and the users of the PROWs within the vicinity of the site. The potential for local views of the site would also exist from adjacent and nearby roads and the surrounding PROW network.

It is assessed that the effects of the completed development will be permanent.