



4th Floor Studio
10 Little Lever Street
Manchester
M1 1 HR

Tel: 0161 235 0600
email: info@tpmlandscape.co.uk

tpm landscape
chartered landscape architects

OUTLINE LANDSCAPE & VISUAL IMPACT APPRAISAL

3893 North Bierley, Bradford

1 SITE CONTEXT

BACKGROUND

TPM Landscape are appointed to prepare an Outline Landscape and Visual Impact Appraisal of a site where an extension is proposed of an approved commercial development site including a building zone and car park area. The approved commercial development was the subject of an Environmental Statement which provided a detailed assessment of the landscape and visual impacts, and identified proposed mitigation. This development received planning approval and the land is allocated as employment land in the Kirklees Local Plan. The existing baseline of the original ES has already changed as the infrastructure for the approved development has commenced on site, and much of the original landscape is currently regraded land undergoing engineering operations. This Outline LVIA provides a review of the potential additional impacts of the proposed extension of the building and car park in the context of the current landscape condition, and with regard to the consented development on land designated for employment.

The purpose of an Outline LVIA is to consider the proposed development with regard to the **potential** for landscape and visual effects. The potential landscape and visual receptors have been identified, and an outline assessment of their likely sensitivity to change and the potential magnitude of change and the potential for significant effects has been considered. If it is considered that there is a potential for landscape and visual effects which requires a greater degree of assessment through a full Landscape and Visual Impact Appraisal, this will form part of the conclusion of effects.

SITE CONTEXT

The site is located directly to the north of junction 26 of the M62 at the Chain Bar roundabout with the junction of the M606 motorway. Hanging Wood is located on elevated land which climbs steeply to the north east of the proposal site. Oakenshaw settlement lies approximately 0.5km to the north of the proposals site, and forms the southern edge of the Bradford conurbation. The location of the site is illustrated in Fig 1.

THE SITE

The site was formerly the extended grounds and access to a waste water treatment plant. The majority of the site is currently being re-graded as part of the engineering work to provide the infrastructure for the consented development on land allocated as employment land. The landscape and visual resources considered with this outline LVIA forms a small extension of the land to the south of the approved development site. The shape of the approved development follows a curved line along the southern boundary. The curved boundary cuts through an area of hardstanding/ filter bed of the former waste treatment plant, and does not follow a distinct or natural boundary (such as hedgerow, or road). This boundary follows the alignment of a potential requirement for a Highways England Improvement Scheme, however it is now considered that an alternative option for the highway improvement may now be available, and that there is therefore no logical reason why the site boundary should follow this alignment, with regard to the landscape context or site characteristics.

LANDSCAPE DESIGNATION

The proposal site is not land with a national landscape designation such as National Park or AONB, or any local landscape designation. The site is allocated in the Local Plan as Employment Land (ES7).

VISUAL AMENITY

The site is contained visually by the motorway network which borders the south-eastern and south-western boundaries, and the steep topography which prevents the visual envelope extending to the north. There are some sensitive residential and footpath receptors mid-distance to the north, however the buildings of the approved development will prevent any views of the additional development under consideration in this assessment, and the visual amenity is for the most part restricted to users of the motorway and road network in the near vicinity of the site.

THE DESIGN PROPOSALS

The proposal is for an extension of a previously approved development on land allocated in the Kirklees Local Plan as Employment Land. The design proposals comprise a commercial building and associated car parking, and are illustrated in Fig 2.

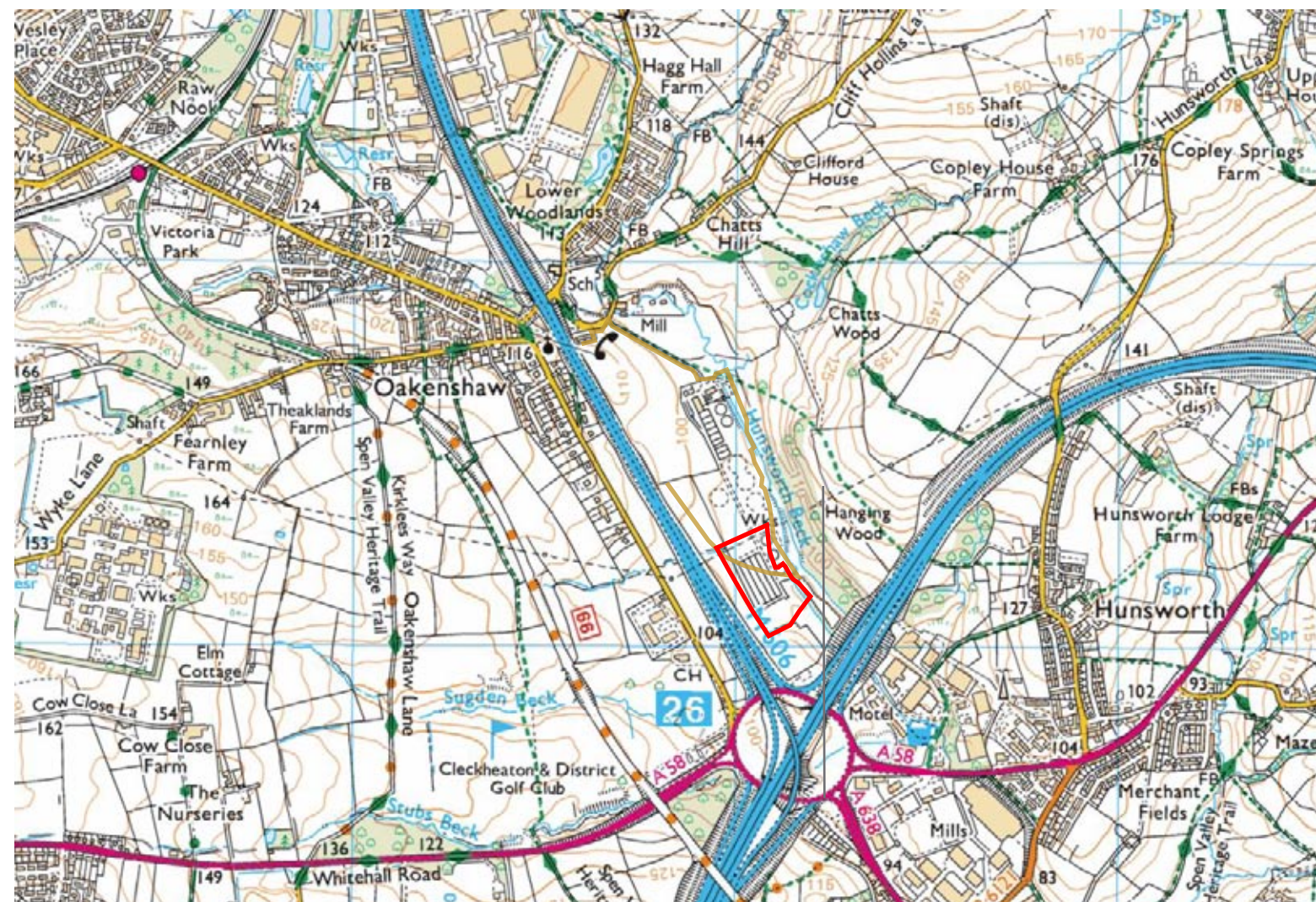
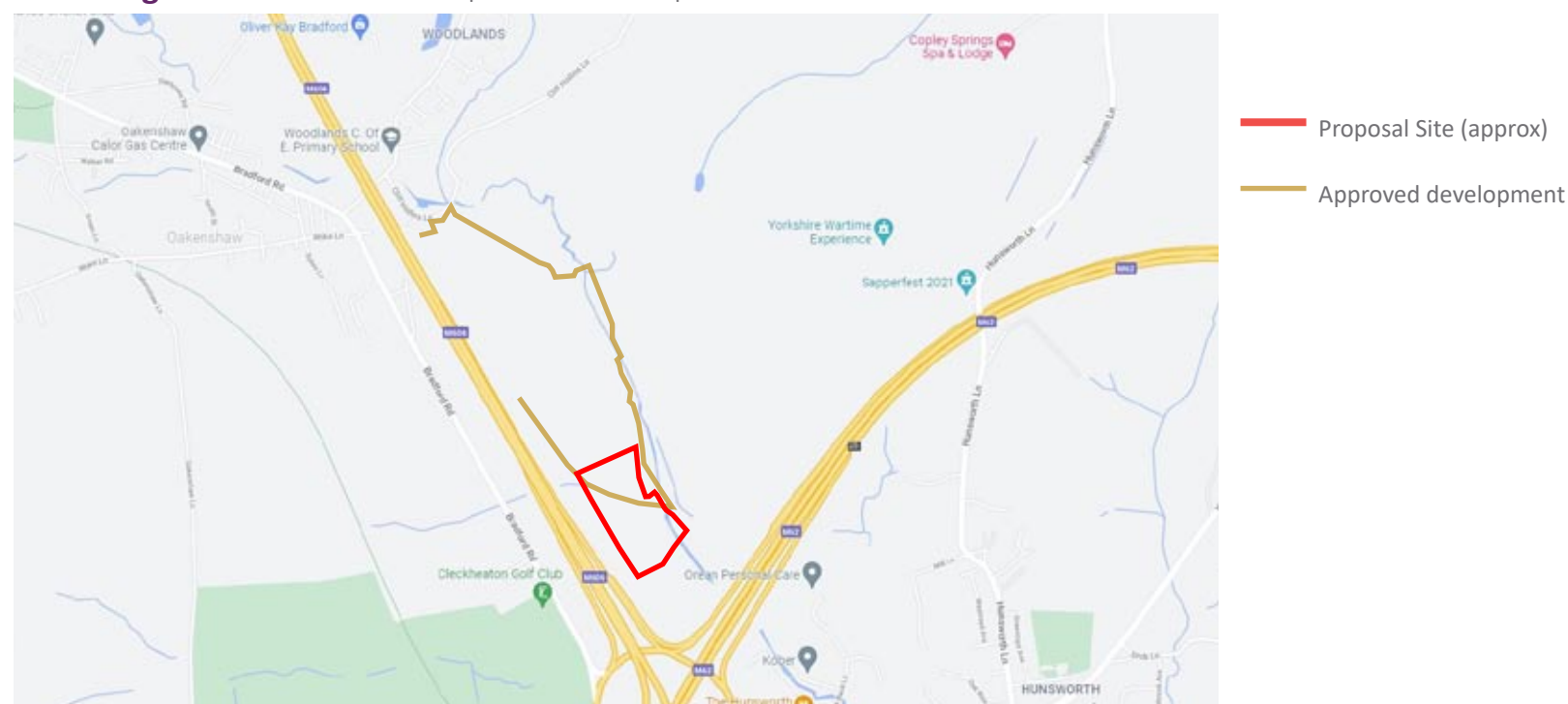


Fig 1 Site Location Plan: OS Map above - Street Map below



- Proposal Site (approx)
- Approved development

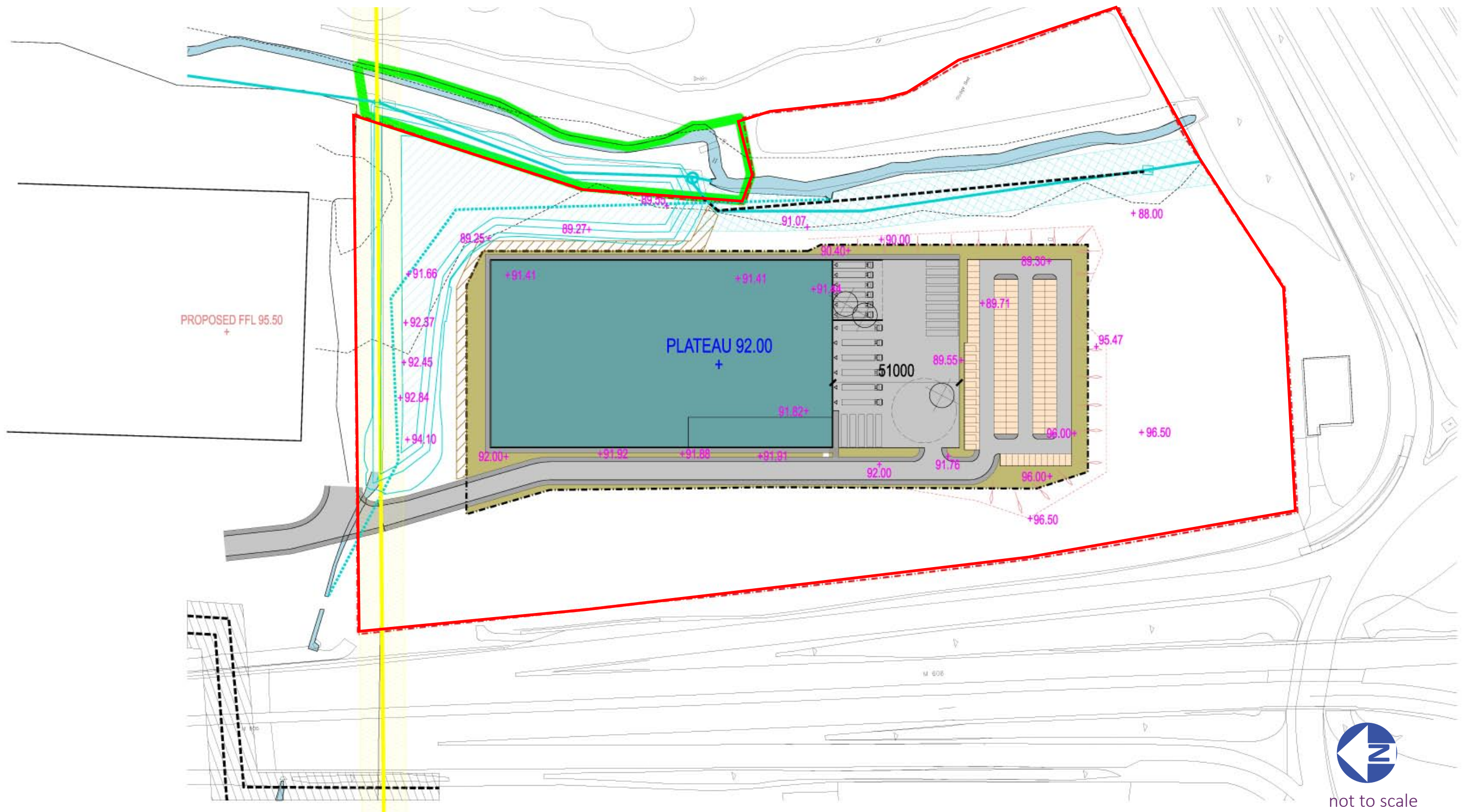


Fig 2 Above: Extract of Design Proposals prepared by KPP Architects (drawing Ref: 1773-01 Rev B)
Below: Elevation of typical building for adjacent approved site: Indicated at 18m high



not to scale



Fig 3 Aerial Photograph of wider site context





 Site context photo locations

 Proposed Site Boundary

 Site boundary to scheme assessed in ES for approved development for employment space 2018 (Ref 2016/60/92298/E)



Fig 4 Aerial photograph of the site context, and photograph location plan



Photo P1 View looking south across engineering and regrading works to the approved development site. The proposal site is located beneath the overhead electricity cables to the rear of the photograph. The view is from a temporary elevated location on a spoil mound.



Photo P2 View looking west across engineering works. The proposal site is located beyond the left of the photograph. The view is from a temporary elevated location on a spoil mound.



Photo P3 View looking north towards rural fringe. Bradford conurbation is located beyond the hills in the view. The view is from a temporary elevated location on a spoil mound.



Photo P4 View looking north towards the proposal site from Chain Bar roundabout J26 of the M62/M606 interchange. The proposal site is located beyond the elevated section of motorway in the centre of the photograph.



Photo P5 Photograph looking south along the existing access to the waste water treatment plant and the proposal site is located beyond and beneath the electricity cables in the distance.



Photo P6 Context view looking north on Cliff Hollins Lane near the access road to the approved development site.



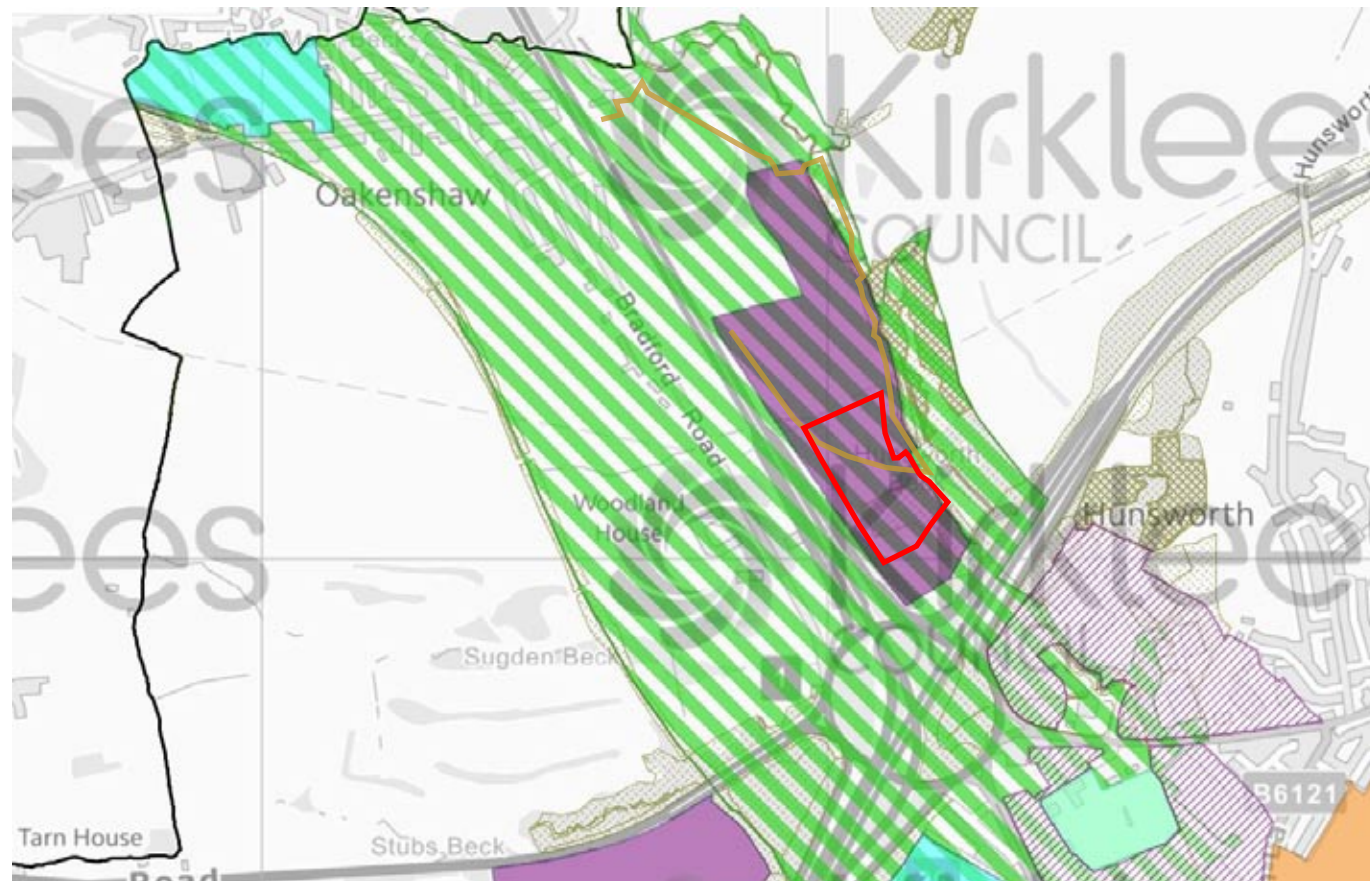
Photo P7 Context view of the access road to the approved development site.



Photo P8 Context view looking south on Cliff Hollins Lane near the access road to the approved development site.

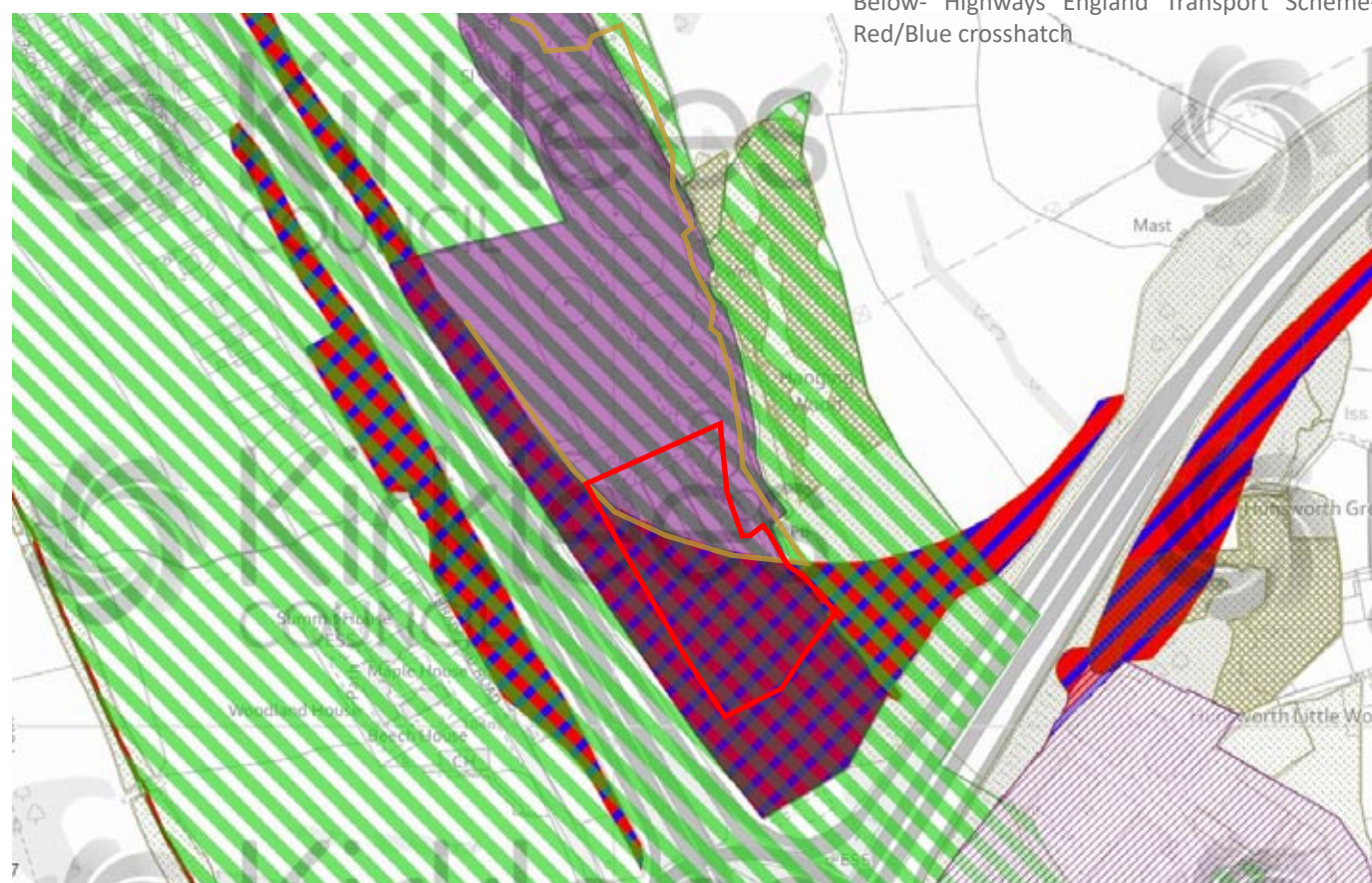


Photo P9 Context view of the access road to the approved development site

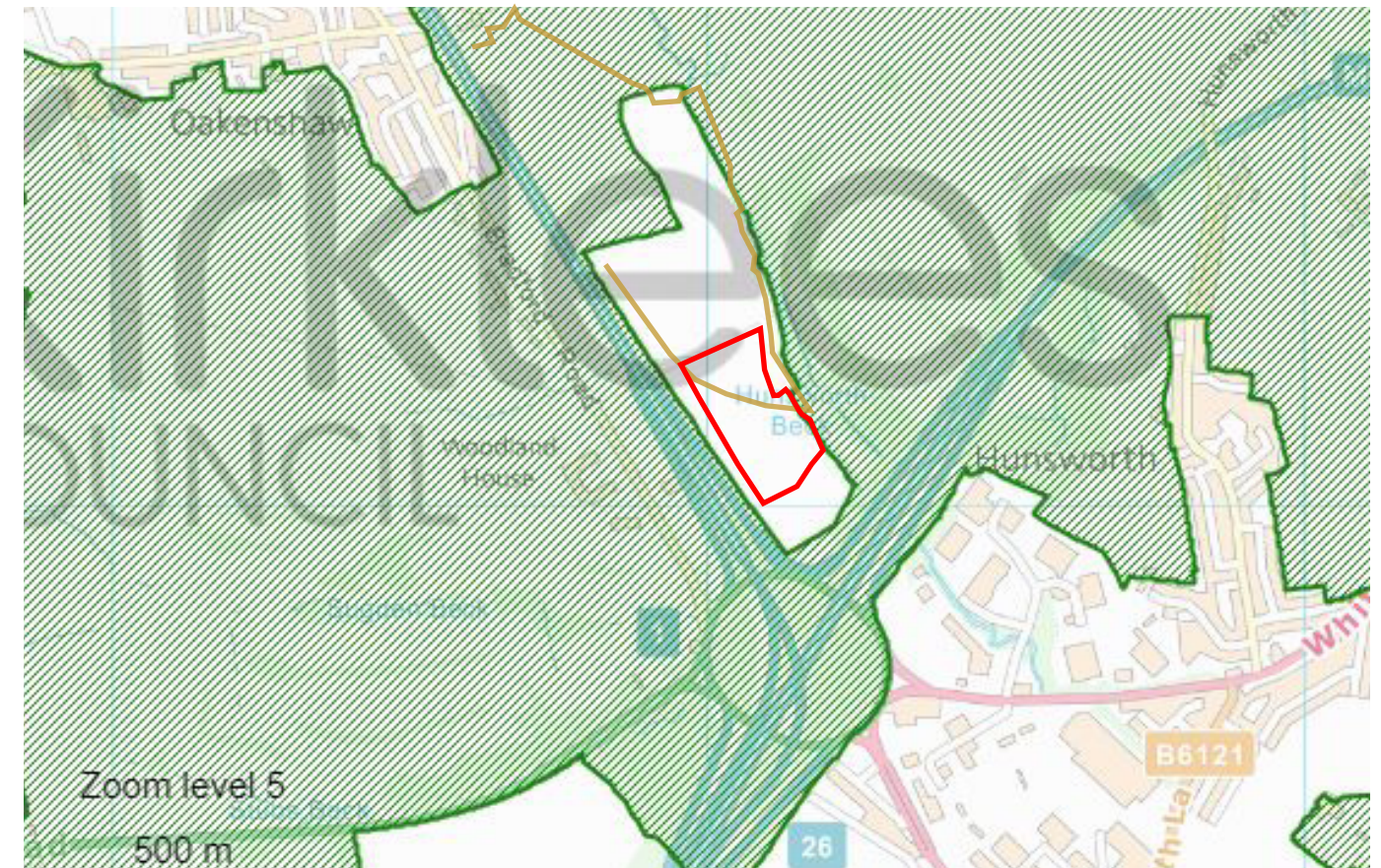


Above - ES7 Employment Land - Purple hatch

Fig 5 Kirklees Planning Policy - Local Plan 'Proposals Map' extracts



Below- Highways England Transport Scheme- Red/Blue crosshatch



Above - Green Belt Land - Green hatch

— Proposal Site - Approximate location

PLANNING POLICY - KIRKLEES COUNCIL LOCAL PLAN ADOPTED 27 FEBRUARY 2019

The proposal site is located entirely within land allocated as ES7 Employment Land within the Kirklees Adopted Local Plan (2019). Land to the south of the ES7 allocated land is identified as a 'Highways England Transport Scheme', which restricted the extent of the development under consideration for the planning approval (2016/60/92298/e), and the area of development assessed in the Environmental Statement which accompanied the approved scheme.

The requirement to include the future highway improvement land as part of the consented scheme resulted in a curved southern boundary which does not follow any site characteristics, either natural or built form, but which follows a potential road re-alignment. The proposal site encroaches into this land, however it is understood that an alternative highways scheme is potentially available, which would allow this land to be developed in the ES7 allocation land.

The proposal site (and the building parameter zone of the approved development) does not lie within the Green Belt.

It is therefore considered that the principle of the proposed development is entirely consistent with planning policy, subject to confirmation on a suitable alternative to the Highways England Transport Scheme (or it no longer being required).

Environmental Statement Addendum – Non Technical Summary

Land at former North Bierley WWTW November 2017

The proposed development site was the subject of an Environmental Statement (Addendum 2017), which provided a detailed assessment of all the potential environmental impacts, including impacts to the Landscape and Visual resource. The Non Technical Summary was prepared by Turley Associates and states the following with regard to Landscape and Visual Impacts:

An abstract of the Parameters Plan which was included in the Environmental Statement is included in Fig 6a and the proposed extension of the boundaries of the Parameters Plan is included in Fig 6b, which illustrates the additional development being considered in this Outline LVIA.

5.3 Chapter 7 of the Environmental Statement has been completely replaced by Chapter A7 of the ESA. It considers the landscape and visual impact assessment (LVIA) of the Proposed Development at North Bierley WwTW and associated infrastructure. The LVIA has been carried out by TGP Landscape Architects (North) Ltd and Topia Landscape. Addendum Technical Appendices (A7.0) have been provided and include baseline information as well as photomontages.

5.4 A comprehensive assessment of the existing landscape character in the vicinity of the application site was undertaken to identify and evaluate significant environmental considerations for visual impact assessment. In particular the landscape appraisal was used to determine the capacity of the landscape to withstand change. A study area of 5km radius was established for the landscape and visual impact assessment.

5.5 The significance of landscape and visual effects are determined by considering the combination of landscape or visual sensitivity with the predicted magnitude of change. These have been classified as Major, Moderate, Minor or None. In this LVIA, effects that are described as Major or Major/Moderate are considered to be significant effects as defined by the Environmental Impact Regulations 2011. It should be noted that significant effects need not necessarily be unacceptable or negative.

5.6 The Proposed Development will change the character of the site in the vicinity of the existing WwTW both during construction and once building has been completed. However, the assessment confirms that in the longer term with the landscaping in place the effect is beneficial.

5.7 The assessment shows that there will be significant adverse effects on the Batley Fringe Incised Valleys Landscape Character Area designation in the vicinity of the Application Site.

5.8 There will also be significant visual effects on the users of some properties occupying the higher ground to the north (including Cliff Hollins Farm) of the Proposed Development and on users of the local footpath network.

5.9 Mitigation measures have been proposed that seek to address these significant effects. The parameters plan includes a new landscape infrastructure using topography, woodland blocks, hedgerows and trees to aid screening of the development from visual receptors and to break up the massing of the development. The assessment confirms that the visual impact

5.10 It is considered that the effect on Hanging Wood to the north of the site could be beneficial once the long term mitigation measures have established and more wildlife corridors adjoining the ancient woodland have been created.

5.11 In conclusion the landscape and visual impact of the Proposed Development changes the landscape character of the site and has significant visual effects on elements within the study area, however, with sensitive design and a responsive landscape scheme, these effects may be mitigated.



Fig 6a Above: Parameters Plan as assessed in the ES Addendum Nov 2017 Fig 6b Below: Parameters Plan with current application overlaid

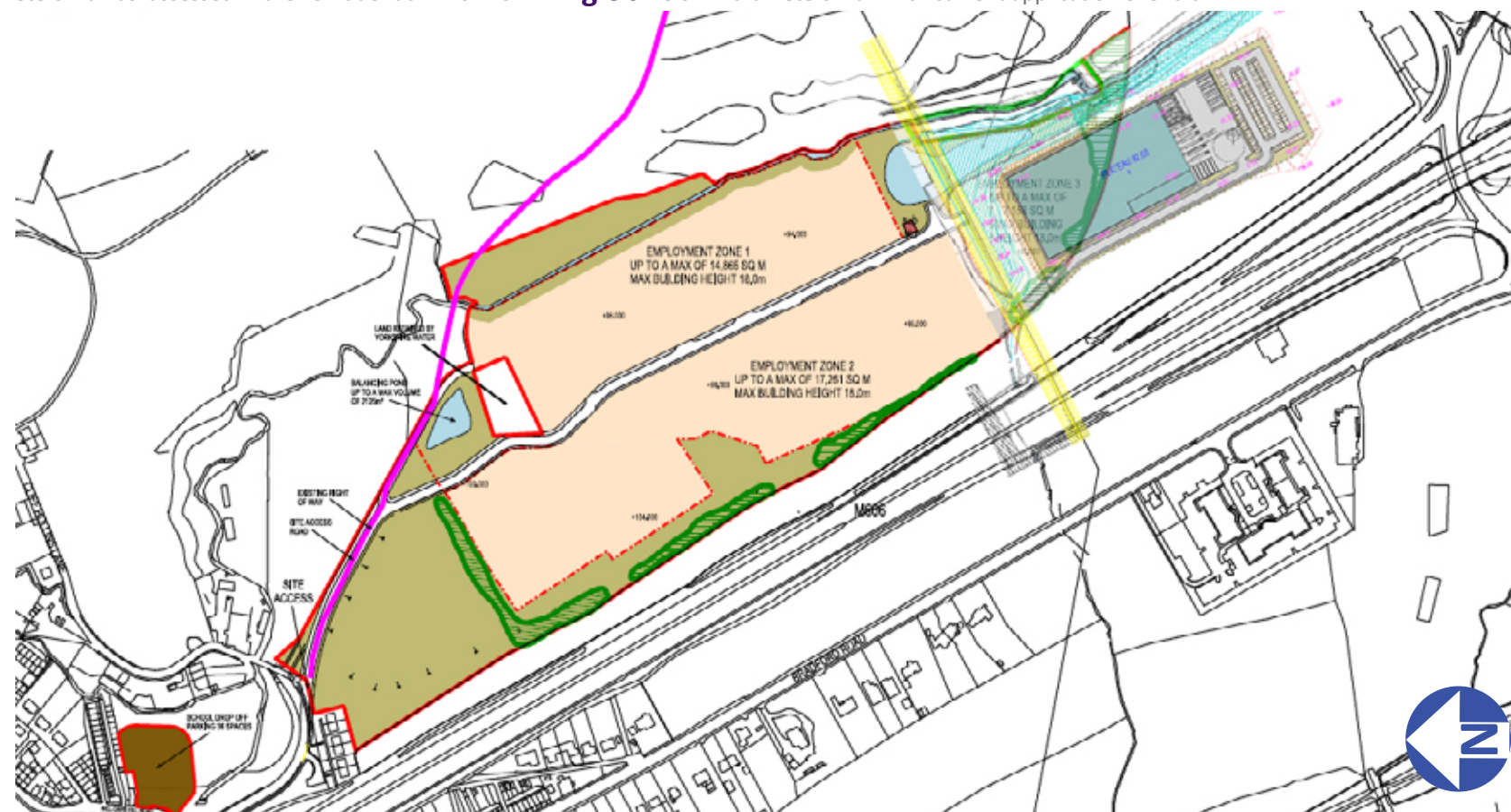
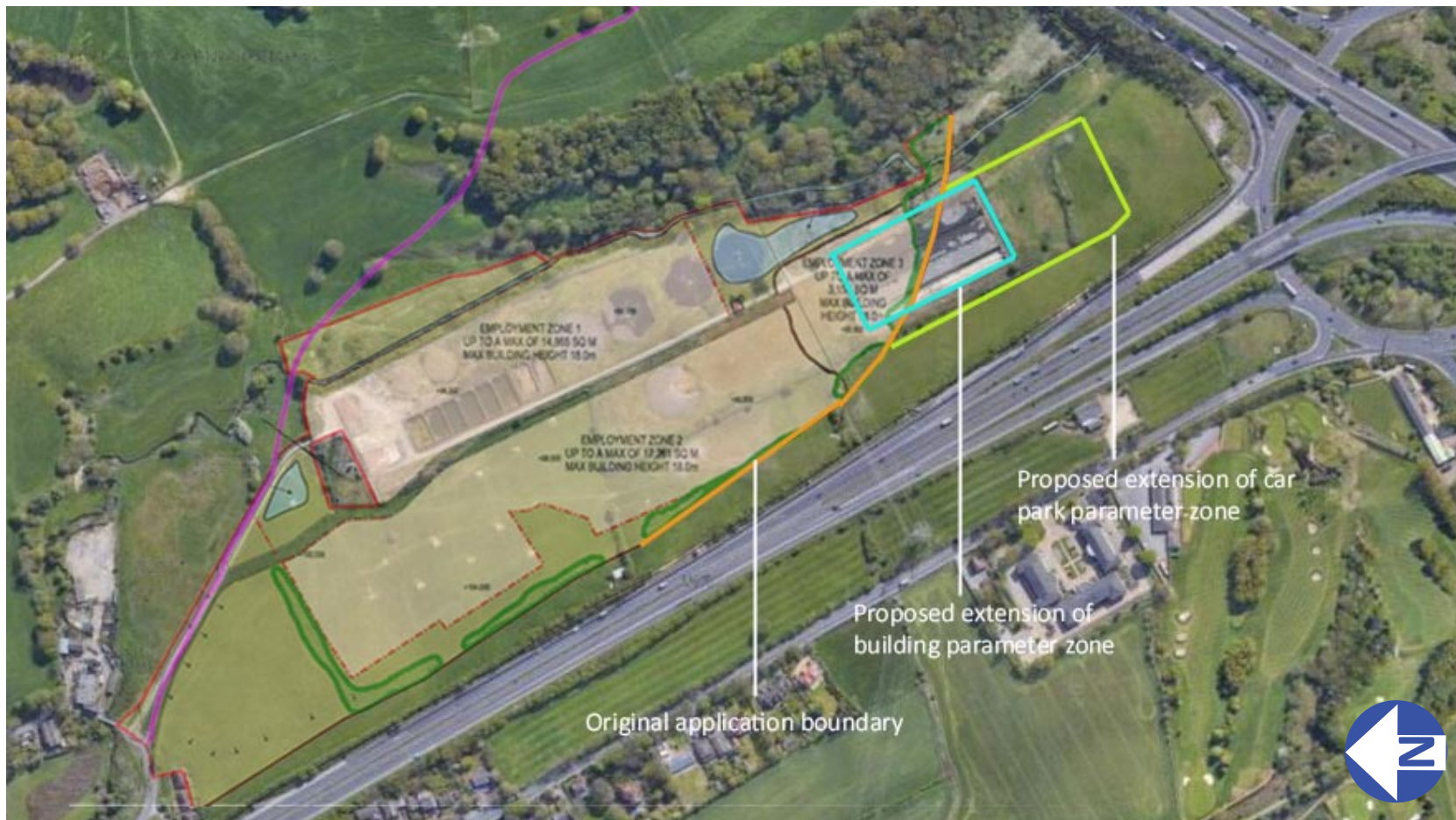




Fig 7a Above: Aerial photograph of the application site **Fig 7b** Below: Aerial photograph with approved development parameters plan and additional parameter zones for proposed built form and car park areas



Appraisal of the proposed development with regard to the Environmental Statement (November 2017)

The proposed development of this application has been considered with regard to potential impacts which were assessed as part of the Environmental Statement. The proposed development comprises an extension of consented development land into an additional parcel of land to the south of the consented scheme, which was assessed in the ES. This land had previously not been included in the consented scheme as it was identified as potentially being required to fulfil future highways junction improvements to the M62 northbound slip road, however it is now considered that an alternative highways solution may be available, and that this land may now be available for inclusion as part of the proposals for employment use, identified in the Local Plan Allocations Map (see Planning Policy).

This review has considered (at a high level), whether the extension of the commercial/ warehouse buildings into this land is likely to create additional adverse impacts to the landscape and visual resource, beyond those described in the ES. Only potentially moderate or severe adverse changes have been considered in this Outline LVIA.

The following provides a summary of the potential additional changes assessed in the Environmental Statement, which could be introduced by the development of the extension of the commercial/ warehousing facilities into the land to the south of the original ES boundary. Only the 'additionality' of the development has been considered here, as the former proposal has a planning application, and the baseline condition of the landscape has already changed and it is therefore anticipated that the proposal site will be developed within the parameters set out in the approved Parameters Plan.

Change to Land Use

Figures 7a and 7b and the aerial photograph Figure 4 illustrate that the additional changes to the land use are as follows:

- The proposed additional extension of the potential buildings identified on the Parameters Plan are contained entirely within an area of hardstanding which was the former filtration beds of the water treatment facility, and is not therefore considered that this change will necessarily be adverse, nor will it be incongruous in the context of the approved buildings identified on the Parameters Plan.

- The proposed additional car park areas to the south of the filtration beds described above will result in the loss of a small area of field, and some hedgerow.

Change to Landscape Character

The majority of the impacts to the landscape character described in the ES have already occurred with the implementation of the infrastructure works for the approved development (see Site Photographs in the Site Context section of this Outline LVIA). The landscape character will lose a small area of fields and hedgerow, however this land has already, for the most part, been separated from any association with the wider rural landscape, due to the enabling works described above. This additional loss of fields will only be a slight adverse additional impact in relation to the development as a whole, and the loss of the hedgerow can be easily mitigated as demonstrated on the Landscape Framework Plan. Figure 8 illustrates abstracted maps from the ES with regard to The Wider Landscape Context, Landscape Character Types and Key Connections.

Change to Visual Envelope

The proposed additional building of this assessment will represent a relatively small additional amount of new built form of the consented scheme, and will be approximately of the same height. The buildings of the consented scheme will for the most part obstruct any potential views of the extended build area from the north, and predominantly from the north-west. The elevated nature of the M62 and Chain Bar roundabout, together with the general landform and large number of trees and woodland groups, will mean that for the most part there will be no additional change to the visual envelope beyond that described in the ES. An abstract of the Zone of visual Influence described in the ES is illustrated in Figure 8B.

Change to Visual Amenity

There will be some additional building visible, however this will be contained to a small section of the M606, the elevated section of the M62 and the northern part of the Chain Bar roundabout. Views will therefore be predominantly from vehicles and are not considered to be sensitive receptors, and it is not considered that the additional buildings will result in a notable additional impact to visual amenity beyond the effects described in the ES, and for which mitigation was considered to be effective. Note the mitigation will need to be amended to incorporate the additional building and car park area and is illustrated on the Landscape Framework Plan (Figure 12).

Change to Views

Extracts of the principle visual receptors assessed in the ES are illustrated in Figure 8A. The zone of visual influence is unlikely to change with the additional proposed extended building zone, and it is considered that the only change to identified views in the ES will be to the view (View 2) from Chain Bar roundabout. From this location it is considered that there will potentially be a small additional amount of building visible, however this will be in the context of the approved building zone, and it is not considered that the receptors in this locality (predominantly vehicle users on a motorway interchange) are sensitive receptors. The predicted change and effect of the additional building zone is considered to be slight from this viewpoint.

Change to Mitigation

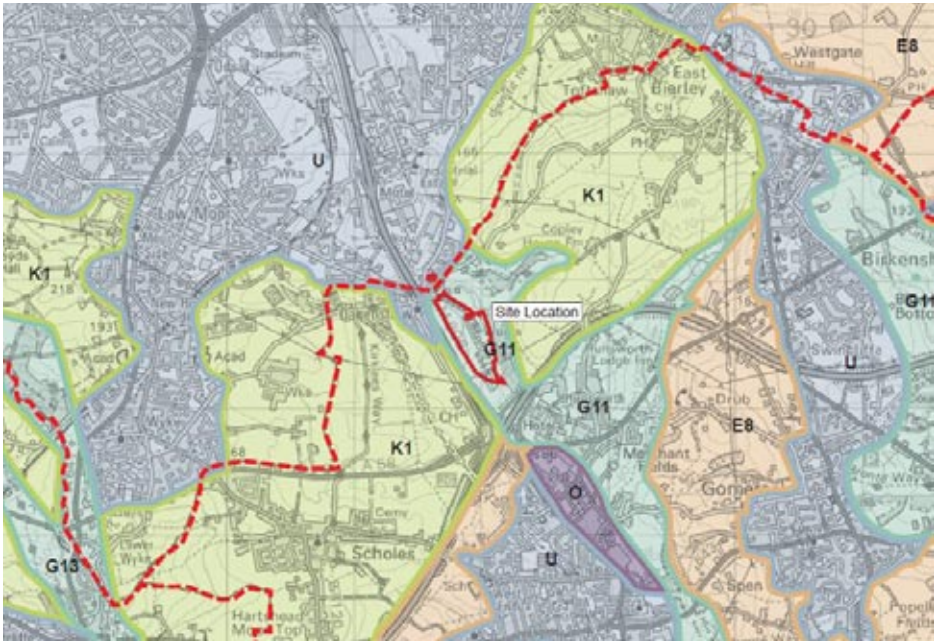
The proposed extended building and car park zone will require the mitigation proposed in the ES of the approved scheme to be relocated to the southern boundary of the new application area, as indicated in the Landscape Framework plan of this Outline LVIA Figure 12.

Summary of Changes from the approved development assessed in the Environmental Statement

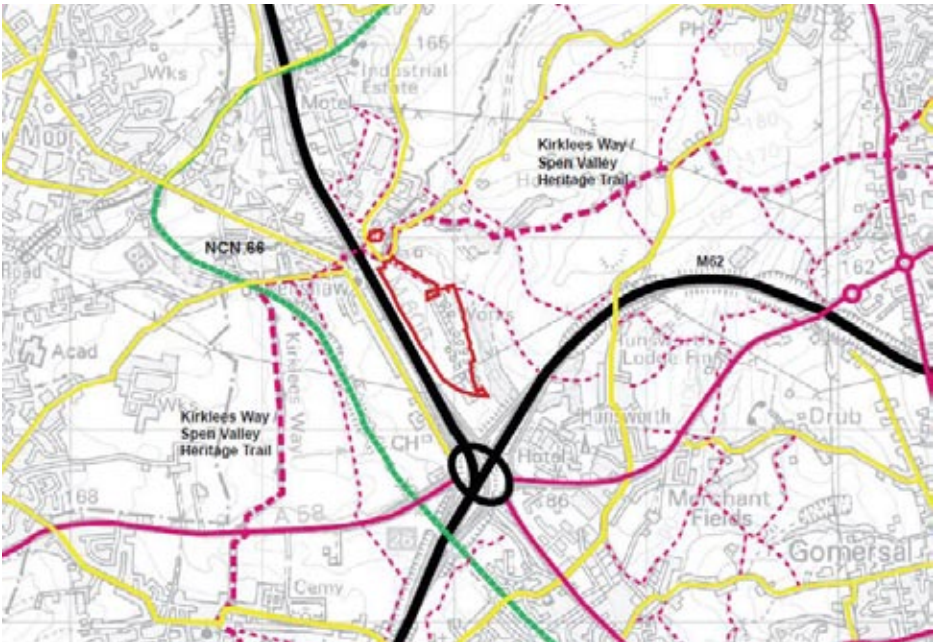
The proposed additional zone of building and car parking is indicated on the design layout Figure 2. The proposed additional building zone is located on land which was formerly the hardstanding/ filtration beds of the former waster water treatment plant, and represents an extension of the potential building zone from the previously approved Parameters Plan. The proposed additional car park area will extend into an area of field, which will result in the loss of some hedgerow, however it is considered that this can be easily mitigated. The majority of the proposal site is already undergoing substantial change as the infrastructure for the approved development is under construction, and any sense of association with the wider rural landscape has already been lost, and the loss of the small additional field is not considered to have any further impact on wider landscape character than has already occurred (or been consented). It is considered that the proposed extension of the building parameter zone will not extend the visual envelope or affect additional visual receptors or views beyond those already assessed in the ES, and that any changes to views assessed in the ES will for the most part be obstructed by the approved new buildings, and will not in any event be a large change in the context of the approved development. It is therefore considered that the proposed additional building zone will not have any significant effects on the landscape and visual resource beyond those effects assessed in the ES and currently under construction of the consented scheme. The proposed mitigation illustrated on the approved Parameters Plan will need to be relocated to the new southern boundary, and it is considered that there is ample space on the site to provide this, and that the mitigation proposed for the ES will be able to be effectively accommodated on the updated Parameters Plan of this application.



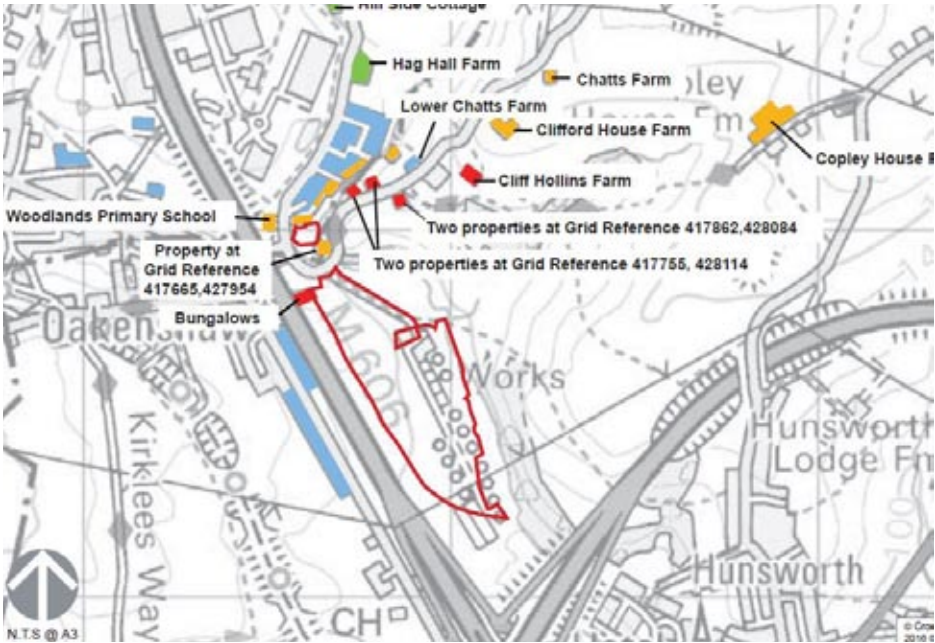
Wider Landscape Context



Landscape Character Types



Key Connections



Location of Properties

Fig 8a Extract Maps abstracted from ES: Prepared by TGP Landscape



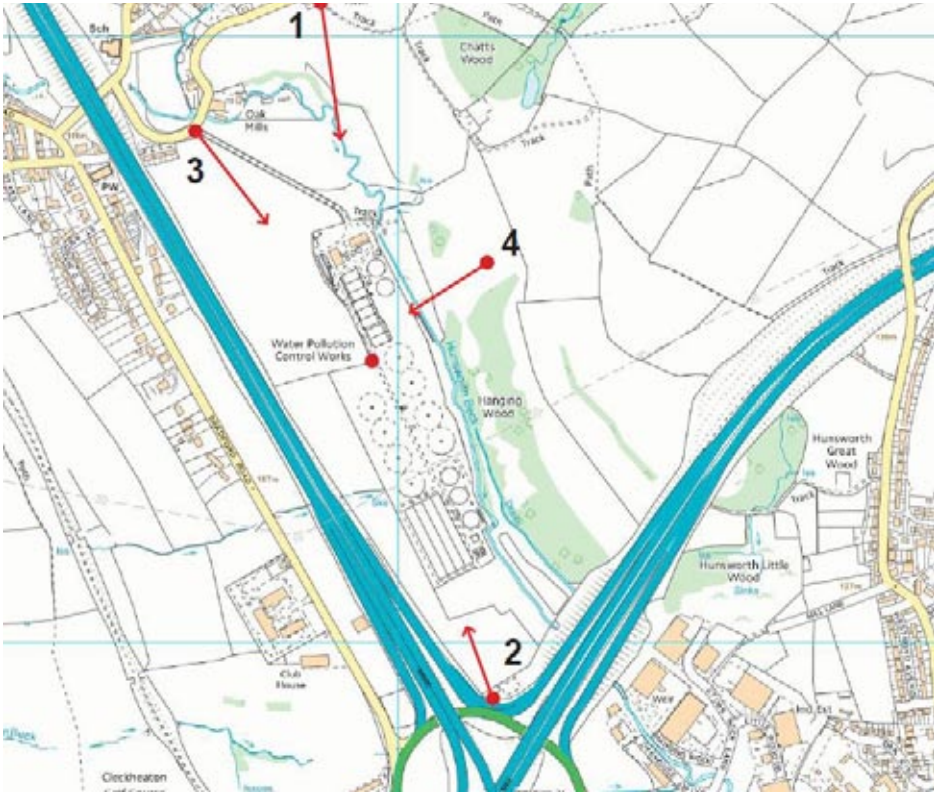
Aerial Photograph



View 2 Photomontage with mitigation (10 years)



Zone visual Influence



Viewpoint Locations

Fig 8b Extract Maps abstracted from ES: Prepared by TGP Landscape

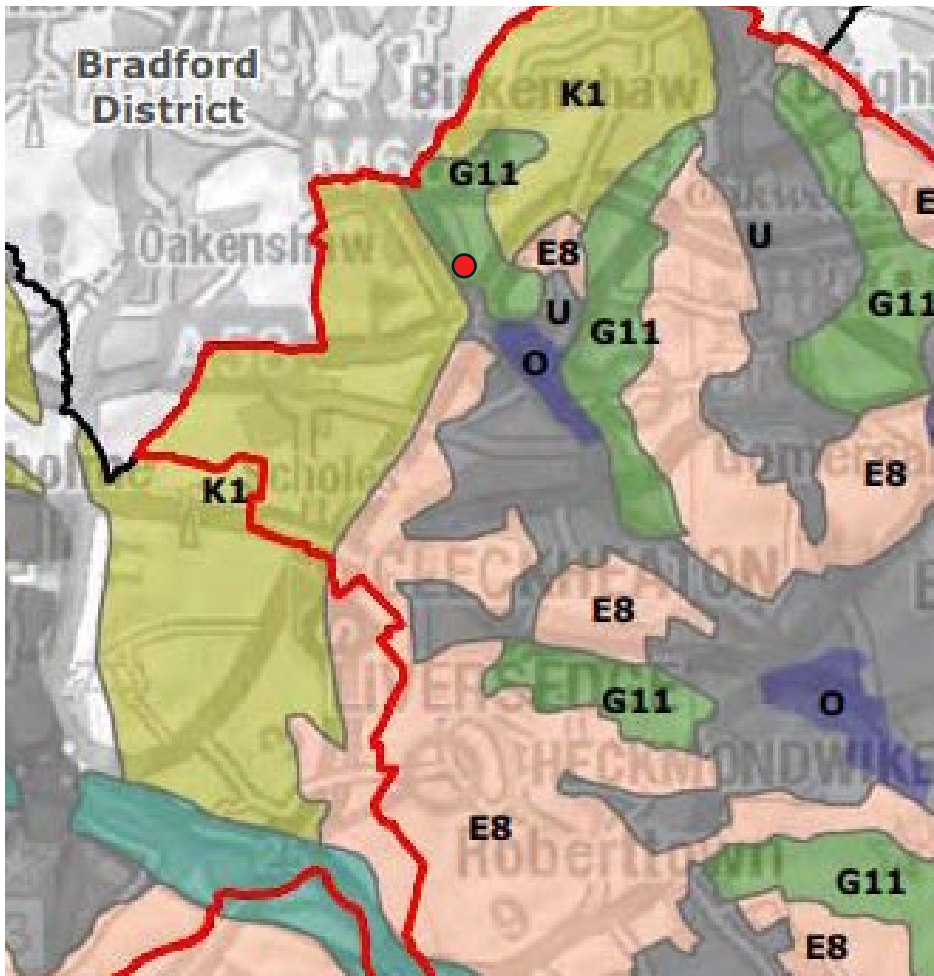
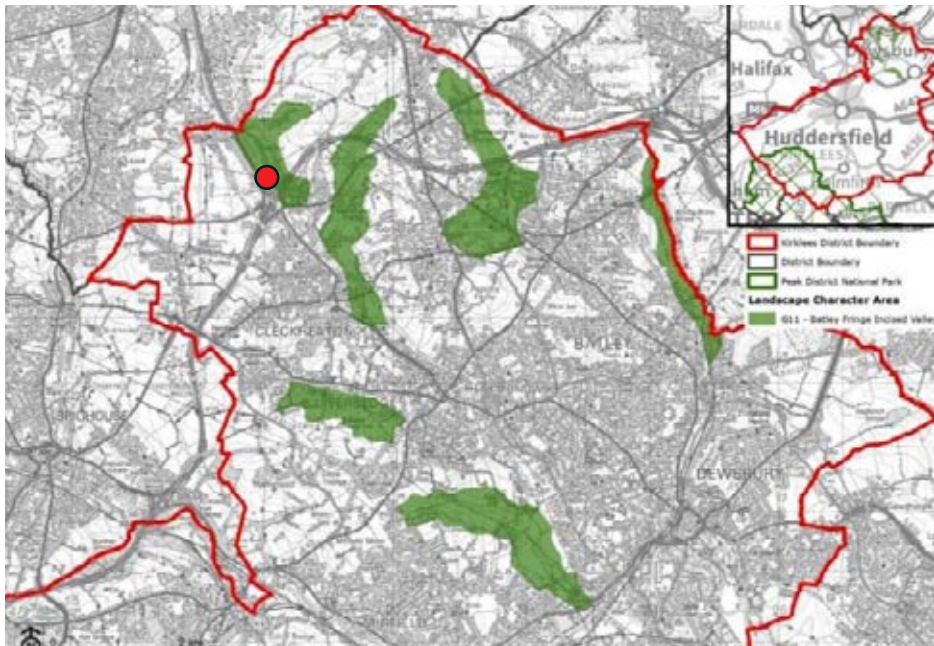


Fig 9 Extract maps of Kirklees Landscape Character Assessment Map - LCA G11
● Proposal Site



KIRKLEES COUNCIL LANDSCAPE CHARACTER ASSESSMENT (LUC 2015)

KEY LANDSCAPE CHARACTERISTICS

LCA G11: Batley Fringe Incised Valleys

Topography, geology and drainage

- Discrete, small scale tributary valleys surrounding the towns of Batley and Cleckheaton.
- Typical bedrock geology of Millstone Grit overlain by the Pennine Lower Coal Formations
- Alluvium deposits occur in localised areas a result of past flooding events.
- Character influenced heavily by drainage patterns of the various watercourses draining into the valleys.

Woodland cover

- Some significant bands of broadleaved riparian woodland, particularly sited along the streams and rivers.
- Mature trees and shrubs can also be found along field boundaries, with occasional in-field trees contributing to the landscape's wooded character.

Land use and field patterns

- A varied and mixed field pattern, often dictated by topography with both pasture and some limited areas of arable cultivation.
- Horse paddocks and equestrian enterprises are common close to settlements.
- Field boundaries are also varied, with some hedgerows with trees. These have been replaced by post and wire fencing in places.

Semi-natural habitats

- The semi natural riparian woodland and wetland habitats are havens for wildlife and act as important wildlife corridors.
- Several sites are locally designated for their natural and wildlife value, including Spen Valley, Oakwell Park and Hanging Wood.

Archaeology and cultural heritage

- Oakwell Hall is a Grade I listed Elizabethan Manor house which was famously used as inspiration for a setting in a Charlotte Brontë novel Shirley. It is now a museum.
- Mills, dismantled railways and stone-built workers' terraces indicate the industrial past of the area.
- Contains a small part of the Registered Battlefield of Adwalton Moor which was the site of an English Civil War battle on 30 June 1643.

Settlement and road pattern

- This LCA is, for the most part, free of settlement, although there are incidences of ribbon development creeping along roads from the urban areas surrounding the valleys.
- The M62 motorway crosses through the northerly parts of this LCA, and there are numerous other main A roads linking the surrounding urban areas.

Views and perceptual qualities

- Views are generally restricted by the low lying topography, the surrounding urban development and frequent trees along roadsides which limit visibility.
- From higher ground and the open upper valley slopes there are longer views to the north and east, including to Bradford from northern parts of the LCA.
- Although mostly undeveloped, there is a strong urban influence, particularly in close proximity to main roads. Despite the urbanising influence, there are locally valued pockets of tranquillity associated with streams and woodland, such as Oakwell Country Park.

Landscape Sensitivity.

The Environmental statement noted the following with regard to the landscape sensitivity of landscape character area G11:

The G11 Wooded Rural Valleys are a special feature of the area. They are narrow valleys with abundant woodland and largely inaccessible except by foot despite being adjacent to densely urbanised areas. This character area is considered to be of good quality, moderate value and of Medium susceptibility to change when considering the Revised Development. The Site falls within this landscape character type. The overall sensitivity is therefore considered to be Medium.

Landscape Effects

The Environmental statement noted the following with regard to the landscape effects to landscape character area G11:

The Revised Development will alter the landscape character of the local G11 Batley Fringe Incised Valleys, one of the G11 character areas, within which the site sits. The sensitivity of this character area is considered to be Medium, the magnitude of change to the local character is considered to be Moderate. The key features of the proposed development are similar to that of the characteristics of large industrial sheds present within the local area. The effect would be localised due to the siting on the valley floor with limited effects on other adjacent landscape character areas. The overall effect on Batley Fringe Incised Valleys (in the vicinity of the site) would be Moderate Adverse. This is not considered a significant effect under the EIA Regulations.

LANDSCAPE CHARACTER SUMMARY

The proposal site is located in National Character Area 37: Yorkshire Southern Pennine Fringe, and within Regional Landscape Character area G11 (Batley Fringe Incised Valleys) within the Kirklees Landscape Character Assessment prepared by Land Use consultants.

The landscape character of the proposed development area was comprehensively assessed as part of the Environmental Statement, which concluded that there would be a moderate adverse impact on the landscape character of the area, however this was not assessed as significant in EIA terms.

Since the ES was prepared, the proposal site has been allocated as Employment Land in the approved Kirklees Local Plan (2019), and planning permission has been obtained for the approved development. Works have already commenced on remediation and re-grading engineering operations for the landscape infrastructure for the approved development, and the baseline is no longer the same as that assessed in the Environmental Statement. The landscape is now an operational construction site, and the character is no longer the same as was assessed for landscape character area G11: Batley Fringe Incised Valleys.

The small piece of remnant farmland which will be encroached on for this proposed extension of the approved development has lost all sense of connection to the wider G11 landscape character area, and does not in itself contribute to the key characteristics identified for this area, as a result of the small scale of the area concerned and the lack of physical and visual connectivity with the G11 LCA..

It is therefore considered that the adverse effects to the G11 Landscape Character Area have already occurred (or have permission to be carried out), and the small additional loss of land will not result in additional significant adverse impacts to the character of the landscape beyond those which have already occurred or are approved.

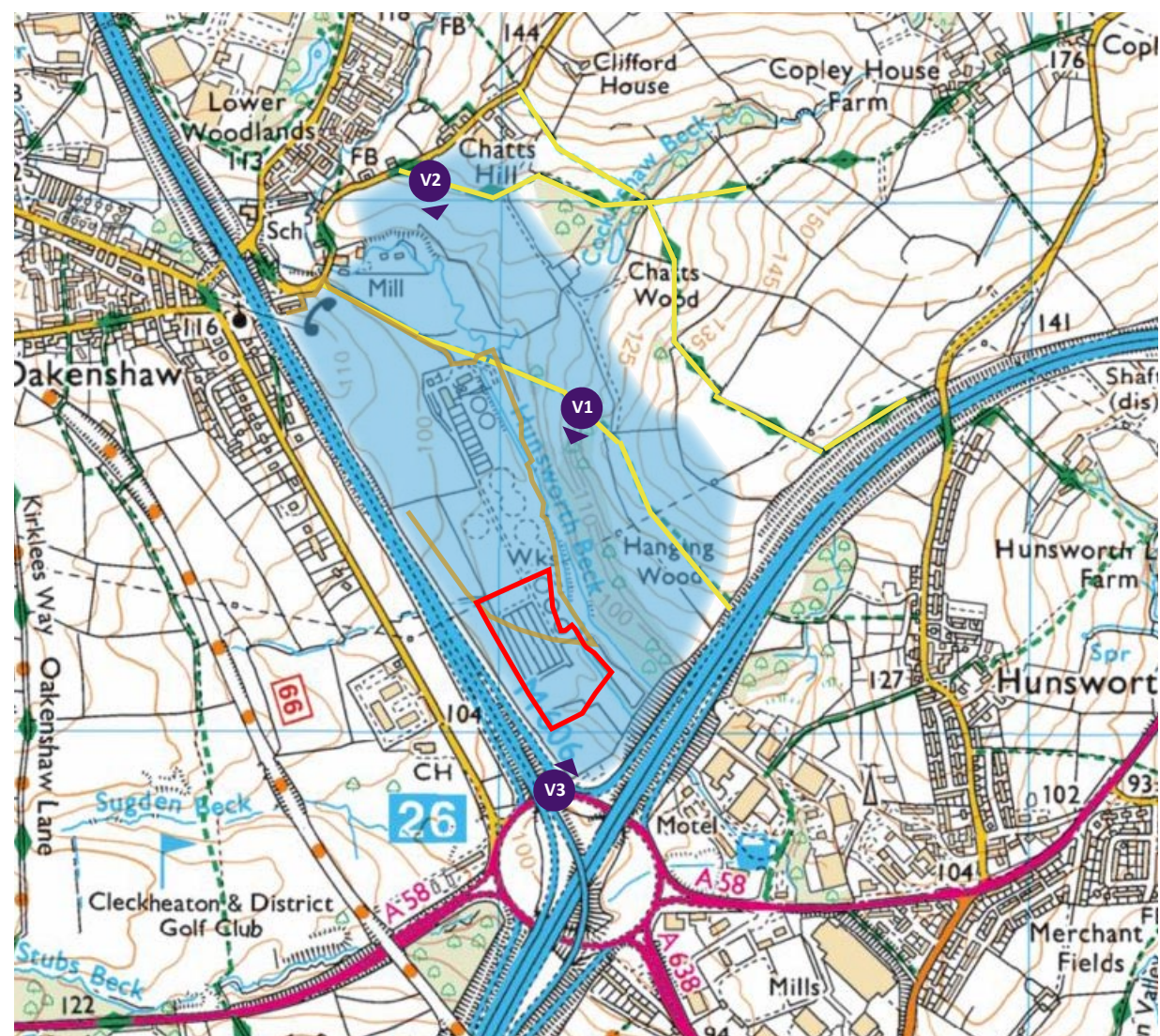


Fig 10 OS Map showing the location of considered visual receptors in the vicinity of the site and extent of predicted potential visual envelope. The following pages show a photograph taken from each of the considered visual receptors

VISUAL ENVELOPE

The proposal site is located to the south of an approved development site on land allocated as Employment Land in the approved Kirklees Local Plan. The majority of land to the north of the proposal site is currently in the process of remediation and engineering works to create the infrastructure for the approved development. The views considered within this outline LVIA are assessed with regard to the approved planning approval for the main part of the employment land having been carried out, (either in part or in full), as it is unlikely that the proposed development assessed in this review would be carried out without the approved development to the north having been completed (at least to some extent).

VIEWPOINTS AND CONSIDERED VIEWPOINTS

The viewpoints in Figure 10 were chosen to represent a variety of receptors who might be affected by the proposals. Representative photographs were taken for each identified receptor.

Where necessary, representative photographs have been taken for 'Considered Viewpoints', where desktop study indicates that a view of the site may be possible, however existing features such as hedgerows, settlement, trees or walls, prevent the site from being visible. The photograph records the features which prevent the view.

SENSITIVITY OF RECEPTORS

Sensitivity is often synonymous with the importance placed on the view to the receptor (viewer). Visual receptors are described as being High, Medium or Low, with views from main living areas of residential properties and public footpaths in a rural location generally being considered to be of High Sensitivity, and views for people at work or travelling in vehicles (where the view is not a considered part of the journey such as a coastal road) generally considered to be of a lower sensitivity.

3 Representative viewpoints have been considered in this Outline LVIA, identified with regard to the viewpoints considered in the detailed ES assessment and with regard to the approved development.

V1 Viewpoint (V1 to V3)
from public location

Approximate potential visual envelope, however this will reduce substantially to the north when the consented scheme is completed.

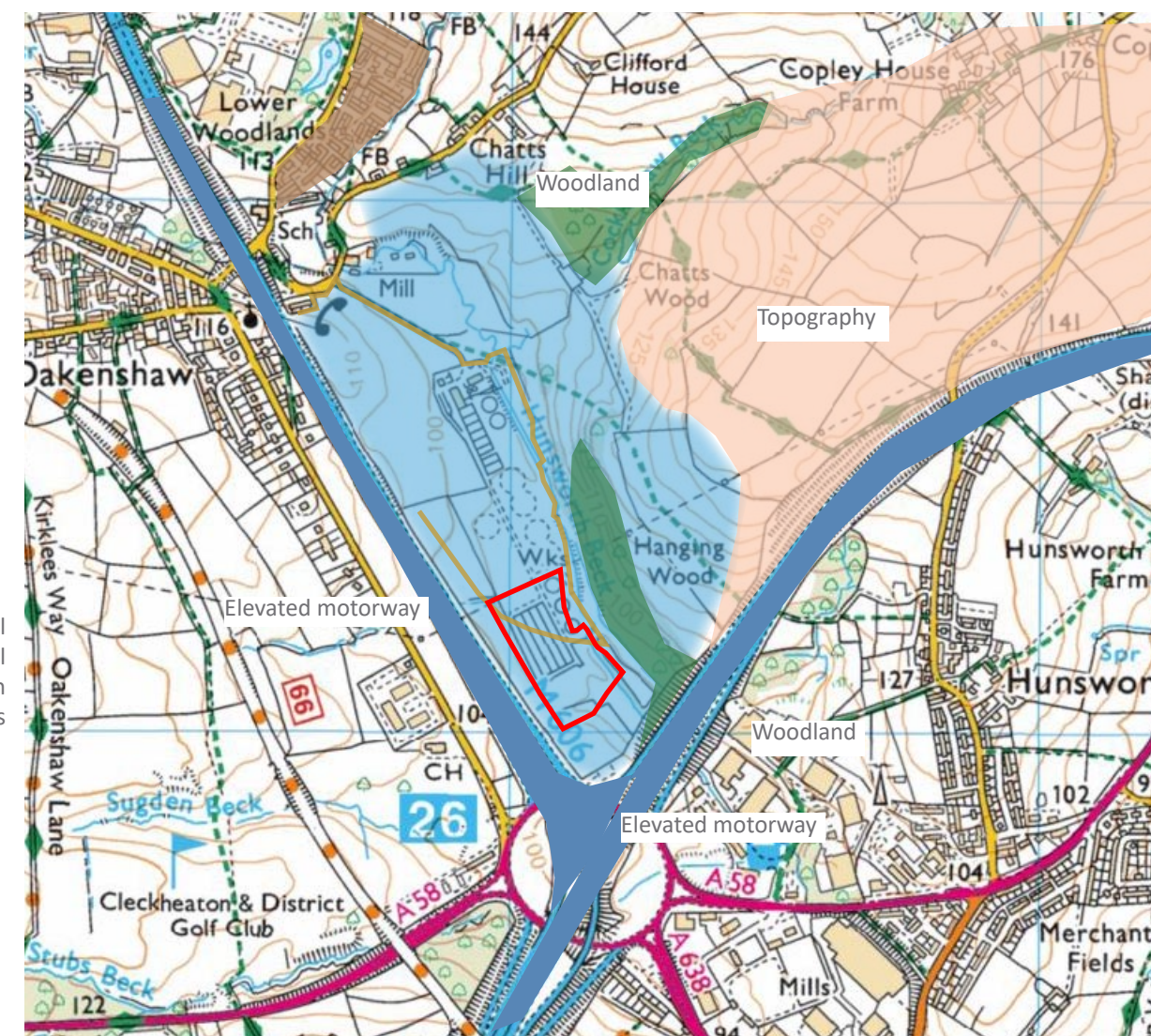


Fig 11 OS Map showing factors restricting the extent of the visual envelope

Viewpoint 1 is representative of views for people using the footpath between Oakenshaw and Hanging Wood to the north of the proposal site, and also for general mid distance views from the north-east of the proposal site.

Viewpoint 2 is taken from a footpath on Chatts Hill approximately 1km to the north of the proposal site, and is representative of views from longer distance locations to the north which are on a more elevated position with views towards the site.

Viewpoint 3 is taken from the Chain Bar roundabout on the M606 slip-road which lies on J26 of the M62. It is representative of (predominantly) vehicle users in the near vicinity of the site.

NATURE AND QUALITY OF THE VIEW

This is assessed with regard to aesthetic characteristics, and is defined on a scale from exceptional (such as might be found at a National Park) to ordinary (a normal view typical of the area and usually without designation), to low (where there is a predominance of detracting elements within the landscape).

The views from the landscape are generally considered to be poor to ordinary, with many detracting elements such as the motorway network and settlement edge reducing any sense of remoteness or tranquility. Views of the more rural countryside are considered to be ordinary to good, where there are few urbanising features.

MAGNITUDE OF CHANGE TO THE VIEW

The potential change is assessed for each of the receptor types in consideration of several factors, including (but not confined to):

- The proximity of the viewer to the proposal site
- The relative elevation of the viewer and the proposed development
- The existing field of view (a wide panorama to a contained view)
- The relative proportion of view taken by the proposals
- Whether the view is open or filtered

NEAR DISTANCE VIEWS

Residential Receptors

Occupiers of residential properties are generally considered of High sensitivity with views from principal rooms or outdoor spaces. It is considered that any potential views from nearby residential receptors (assessed in detail the ES) would be obscured by the built form of the approved development, and that there would not be any additional impact to nearby residential properties.

Public Footpath Receptors

A public footpath runs to the north-east of the proposal site, linking Oakenshaw to Hanging Wood. Viewpoint 1 is representative of the users of this footpath, which rises steeply up the hillside to the north, and then continues behind Hanging Wood, which

obscures views of the proposal site. The proposal site may be partially visible from the elevated location on the slope, however will, for the most part, be obscured by the buildings of the consented scheme, and the additional built form of this proposed application will only create a small additional amount of built form visible from this location, and will not substantially change the nature of the view following construction of the approved development.

Vehicle Receptors

There may be some views towards the approved development for users of the M62 and M606 from elevated sections of the motorway in the near vicinity of the site, however given the relative speed and orientation of views, it is unlikely that these receptors would notice any difference between the approved scheme and the proposed additional building element of this proposal. The proposed additional building element of this application will be visible to vehicles (and other road users) on the M606 southbound slip road, and the northern part of the Chain Bar roundabout. Viewpoint V3 is the representative view for this receptor group which is considered to be of Low visual sensitivity (and corresponds approximately to V2 in the ES). It is considered that the additional buildings will only be a small to medium increase in the additional built form in the context of the wider development area of the approved development, and that the additional effect will only be slight and not therefore potentially significant. The mitigation described in the Environmental Statement will need to be relocated along the southern boundary in order to reduce the visual effects of the proposed additional built element, by softening the built form and providing a landscape buffer as the proposed trees and hedgerow mature. The relocated mitigation is illustrated on the Landscape Framework Plan - Figure 12.

MID AND FAR DISTANCE VIEWS (1km - 2km)

The potential visual envelope is restricted as a result of the steep topography and woodland of Hanging Wood to the north, and the containment of the elevated sections of the M62 and M606, and the approved development (under construction). This means that there will be very little potential for impacts to views of the additional built form element of the proposed development from mid or far distance locations. Viewpoint 2 from the footpath off Cliff Hollins Lane on elevated land to the north of the proposal site is representative of the potential views for receptors from this location. The change to the views for these receptors was assessed in detail in the Environmental Statement, and it is considered that the proposed additional built element of this application would not be readily notable from this distance in the context of the approved development, and that any additional changes to these views beyond those already assessed in the ES, would be Low or negligible.

SUMMARY OF POTENTIAL VISUAL EFFECTS

The proposed additional built element of the extended land of the approved Employment Area development will only be readily notable to near views experienced by uses of the elevated sections of the motorway network and Chain Bar roundabout in the near vicinity of the site, all of which are considered to be low sensitivity receptors. The additional change to views will not cause a substantial effect beyond those described in the Environmental Statement for the approved development. The views of the receptors described in the approved development ES have already changed as the site is now undergoing substantial remediation and earth grading works. When the buildings of the approved development are constructed there will be very few locations where the additional built elements of this application site will be visible from, as the approved buildings will obscure most views from the north and west. The motorway network will restrict the visual envelope extending south, and there will be no additional changes to sensitive visual receptors beyond those described in the ES.

V1 View from the public footpath which runs between Oakenshaw and Hanging Woods to the north-east of the proposal site





V2 View from footpath on Chatts Hill to the north of the proposal site. The proposal site is located beneath the pylon electricity cables, beyond the engineering remediation works in the centre of the photograph.



V3 View looking towards the proposal site from the slip road of the M606 junction on the Chain Bar roundabout at J26 of the M62

SUMMARY

ASSESSMENT CONTEXT - ORIGINAL APPLICATION AND ENVIRONMENTAL STATEMENT

The proposal site comprises an extension of land approved for commercial development in land allocated for employment use in the adopted Kirklees Local Plan. The approved development had an Environmental Statement prepared as part of the application, and mitigation was incorporated into a Site Parameters Plan, to reduce potential impacts to landscape and visual receptors. The site is currently under construction with substantial engineering works to remediate the land and to provide the infrastructure for the approved development, and the baseline has therefore changed from that assessed in the Environmental Statement, and the adverse impacts to landscape character have already occurred to the greater part of the original application site.

The proposal site will require the loss of a small additional area of pasture land, and a small amount of (non functional) hedgerow to the south of the approved development site. This Outline Landscape and Visual Impact appraisal (LVIA) has been prepared with regard to the current site condition, and in the context of the approved development. The proposed additional extension to the building element of the original application is located on land which was the former hardstanding/ filtration beds of the former waste water treatment works, and the incursion into the field to the south is for associated car parking and has a landscape buffer on an embankment.

The shape of the approved development site formed a curve along the southern boundary, which follows the alignment of a Highways England Transport Scheme’. However it is understood that there is now an alternative option, and the curved boundary does not follow any natural or built site characteristics, and does not represent a logical site boundary.

POTENTIAL LANDSCAPE CHANGE

Wider Landscape Characteristics

The wider landscape is described in the National Character Area 37: Yorkshire Southern Pennine Fringe, and within regional Landscape Character Area G11 (Batley Fringe Incised Valleys) within the Kirklees Landscape Character Assessment. However, since the Kirklees Landscape Character Assessment was carried out the site has been allocated as Employment Land in the adopted Local Plan, and has received planning approval for commercial development. Major site remediation and ground modelling engineering works have commenced across the entire approved site, and the landscape therefore has none of the rural characteristics described in the character assessments, and the adverse impacts to landscape character described in the Environmental Statement have already occurred.

The proposal site is predominantly located on the hardstanding of the former water treatment plan (for the proposed building element), and requires the removal of a small area of pasture field to accommodate the car park and embankments for the build up of levels. This area of land is a small fragmented parcel of remnant land remaining from the former G11 landscape character area, which is now contained entirely by the motorway network to the south-east and south-west, and by the approved development to the west. The steep wooded embankment of Hanging Wood to the north-east of the site prevents this land having any association with the wider rural landscape, and prevents it from having any meaningful use as farmland. It is therefore considered that the adverse impacts to the landscape character have already occurred, and that the removal of the small area of pasture land required for this application will not further erode the landscape character to any meaningful extent.

The Setting of the Proposal Site

The proposed development is of a similar scale and design to the approved development and it is therefore considered that the proposed development will be in context with its surroundings as a part of the wider approved development envelope. Proposed mitigation planting of native trees and hedgerows around the southern and western boundaries will help to assimilate the built form in its setting when it starts to reach maturity. It is not considered that this land makes an important contribution to the character and setting of any identified settlement or historical asset.

Landscape Designations and Green Belt

The proposal site is not located in a designated landscape at either national level (National Park/ AONB), or regional level, and is not in the Green Belt, although all the land surrounding it is.

POTENTIAL VISUAL CHANGE

Visual Envelope

The visual envelope for the proposal site is restricted by the steep wooded embankment (Hanging Wood) to the north-east, and the elevated motorway network to the south-east and south-west. There are potential views to the north-east, in particular from more elevated locations on the rising land at Chatts Hill, however these potential views will be mostly obscured by the approved development, and the small additional built element of this application will not extend the visual envelope beyond that assessed in the Environmental Assessment of the approved development proposal.

Residential Receptors

There are no residential properties in the immediate vicinity of the site, and there are no properties which will experience additional visual effects of the proposed development, beyond the effects of the principal consented development.

Public Footpath Receptors

A public footpath runs between Oakenshaw and Hanging Wood to the north-west of the proposal site, however the proposal site is mostly screened by the topography and woodland. Where some views may be afforded, this will be a small additional element to the consented development, and any small additional parts of built form visible will only cause a negligible additional effect. There are no other public footpaths where any additional change will be readily notable.

Vehicle and Road Footpath Receptors

The additional built element of the proposed development will be visible for a small section of the motorway network where it is elevated, and also for users of the northern part of Chain Bar roundabout in the near vicinity of the proposal site, however these are low sensitivity receptors, and the proposed development will be viewed in the context of the wider approved development and not be incongruous. The proposed native tree and hedgerow planting along the southern and eastern boundary will soften the built form and screen views.

Mid and Long Distance Views

The proposed additional built form of the proposed development will not have an impact on sensitive receptors from mid or long distance locations due to the contained visual envelope (described above), and the consented scheme which when constructed will obscure most views from the north.

DESIGN AND MITIGATION MEASURES

The design of the proposal site has been carefully considered to help integrate the proposed development in the area, and was illustrated in the Environmental Statement of the approved development. The Key Objective of the design as outlined on the TPM Landscape Strategy Plan (Figure 12 of the LVIA) is to relocate the proposed mitigation described in the Environmental Statement to the southern and eastern boundary to provide a landscape screen of native trees and hedgerow to the buildings and car parking in order to help soften the built form in its setting.

CONCLUSION

The proposals for warehousing/ commercial buildings are consistent with the employment allocation of the adopted Local Plan, and are consistent with the scale of buildings illustrated and assessed in the Environmental Statement of the approved development for the wider employment site to the north.

There will be minimal additional visual impacts (beyond those of the consented scheme) due to the contained visual envelope, the limited number of potential receptors, the development of the consented scheme and the nature of the proposals.