



**STEPHENSON
HALLIDAY**

Planning, Landscape & Environment

Workshop/Storage Building at Old Stone Yard, Near Bank, Shelley

Landscape Statement

On behalf of:
Beneficial Estates Ltd

February 2022

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Document history

	Name	Date
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Approved	John Ingham	09.02.2022

1 Introduction

1.1 Purpose of the Landscape Statement

- 1.1.1 Stephenson Halliday was instructed by Beneficial Estates Ltd (the applicant) to prepare a Landscape Statement to accompany an application for retrospective planning permission to erect a workshop/storage building on land at Near Bank Park, off Brook House Lane, Shelley. The building in question was erected in 2020 and is currently in situ. The location of the building is illustrated on Figure 1 and a number of photographs showing the building are presented in Appendix 1.
- 1.1.2 The purpose of this statement is specifically to consider the landscape and visual effects of the workshop/storage building on the character of the landscape and openness of the green belt and compare these effects to those likely to result from erection of an approved structure on the same plot of land.
- 1.1.3 For the avoidance of doubt, the following report is not intended to constitute a formal Landscape and Visual Impact Assessment (LVIA) or Landscape and Visual Appraisal (LVA) as described in the Guidelines for Landscape and Visual Impact Assessment (GLVIA3, Landscape Institute and IEMA 2013). It does however draw on the principles established in this guidance as appropriate.

1.2 Qualifications

- 1.2.1 This Landscape Statement has been prepared by Chartered Landscape Architects from Stephenson Halliday who have considerable experience in landscape planning and LVIA. The primary author (John Ingham CMLI) has over 20 years' experience in landscape planning and has previously given evidence at public inquiry in relation to Green Belt matters.
- 1.2.2 The statement has been prepared following a site visit by the author to the subject building and the surrounding landscape on 1st February 2022.

1.3 Site Location

- 1.3.1 The application site is located at Near Bank Park, off Brook House Lane, near Shelley. The approximate OS grid reference of the site is SE 20859 10673.
- 1.3.2 The site lies within the administrative boundaries of Kirklees Council.

1.4 Background to Application

- 1.4.1 Beneficial Tree Care Ltd sought planning permission (application reference 2018/90242) for a change of land use on the application site from a stone yard to a tree/log storage yard including the construction of a concrete base measuring 17.5m x 14m; the erection of a covered log store measuring 17.5m in length x 5m width x 4m height; and erection of a green powder coated palisade fence (1.8m high) around the perimeter of the site. The application was approved on 17th April 2018. This application is hereafter referred to as the 'extant permission'.

- 1.4.2 It is noted that the Report of the Head of Strategic Investment (dated 5th April 2018) to the Strategic Planning Committee in relation to the extant permission concluded that:

'The proposed change of use of the existing stone yard to a log storage yard for the adjacent arboricultural depot is considered to be an appropriate use within the Green Belt. It would have no materially greater impact on the openness and visual amenities of the Green Belt than the existing stone storage yard in accordance with ... the NPPF, and would not conflict with the purposes of including land with the Green Belt. The proposed concrete base structure with a covered area for log storage would not have a detrimental impact on the openness of the Green Belt due to its limited scale and the location of the buildings in amongst existing buildings within the landscape.'

- 1.4.3 Subsequently the applicant constructed a workshop/storage building on the site occupying the footprint of the concrete base approved under the extant permission. A retrospective planning application was submitted by the applicant (application reference 2021/62/90237/E). This application sought permission for the erection of a workshop/storage building with a footprint of 17.5m x 14m and a pitched roof (4.0m to eaves height and 5.0m to ridge height). The application was refused planning permission by letter dated 21st July 2021.

- 1.4.4 The reasons for refusal of application 2021/62/90237/E were as follows:

'1. The previous and existing use as an external stone yard (now a tree / log storage yard) had/has an open-air character and the proposed workshop / storage building already in situ with associated parking and turning would have a significantly greater impact on the character and openness of the Green Belt. As such the proposed development would be inappropriate development in the Green Belt. No very special circumstances have been put forward. This is contrary to Chapter 13 of the National Planning Policy Framework and policy LP59 of the Kirklees Local Plan.

2. The proposed workshop / storage building already in situ, by virtue of its scale and massing would fail to respect or enhance the predominantly open character of the landscape. This would not promote good design and is contrary to policy LP24 of the Kirklees Local Plan and the aims of chapter 12 of the National Planning Policy Framework.'

2 Comparison Between In-Situ Workshop/Storage Building and Extant Permission

- 2.1.1 The extant permission granted consent for construction of a concrete base measuring 17.5m x 14m on the footprint of the subject building. This has been constructed in accordance with the extant permission.
- 2.1.2 In a north-south direction, the length of the in situ building is 17.5m and this is notably the same as approved under the extant permission.
- 2.1.3 In an east-west direction, the width of the in situ building is 14m. This is 9m wider than the structure consented under the extant permission which had a width of 5m.
- 2.1.4 The height of the in situ building is 4m at the eaves and 5m at the ridgeline. By comparison the structure consented under the extant permission had a maximum height of 4m.

- 2.1.5 The structure approved under the extant permission had open sides to the east and west elevation and timber paneling on the northern and southern elevations. It can be assumed that if this structure was constructed it would be filled with logs. Therefore, whilst it would in theory be open on two sides there would be no view through the structure.
- 2.1.6 By comparison the in situ building has natural stone cladding up to 750mm above ground level on all sides extending up to 2.4m on the western elevation. The remainder of the in situ building is encased in profile metal cladding, painted black. On the western elevation there is a single 2m high pedestrian door and a 3m high roller shutter door providing vehicular access into the building.
- 2.1.7 The roofing material on the in situ building is the same as that proposed on the structure approved under the extant permission.

3 Planning Policy

- 3.1.1 It is not the purpose of this landscape statement to recite in its entirety national and local planning policy relevant to this application. Planning policy is addressed fully in the Planning Statement which accompanies the application.
- 3.1.2 Nevertheless, it is noted that the reasons for refusal relating to the previous application (2021/62/90237/E) reference Chapters 13 and 12 of the NPPF and Policies LP59 and LP24 of the Kirklees Local Plan.

3.2 Green Belt Policy

- 3.2.1 The subject building lies within the Green Belt.
- 3.2.2 Paragraph 137 of the National Planning Policy Framework (NPPF) states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Paragraph 138 sets out the five purposes of Green Belts.
- 3.2.3 Paragraph 147 states that *'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.'*
- 3.2.4 Paragraph 148 states that *'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.'*
- 3.2.5 In accordance with Paragraph 149 the construction of new buildings in the Green Belt should be regarded as inappropriate. Exceptions however include:
- 'g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
- not have a greater impact on the openness of the Green Belt than the existing development'*

3.2.6 Planning Policy Guidance: *Green Belts* explains that the process of assessing the impact of a proposal on the openness of the Green Belt requires a judgment based on the circumstances of the case and recognises certain matters which may need to be taken into account in making this assessment. It notes that openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant to the consideration of openness. This principle is also established in case law.

3.2.7 Policy LP59 of the Kirklees Local Plan (adopted 2019) addresses brownfield sites in the Green Belt and states that:

‘Proposals for infilling within existing brownfield sites or for their partial or complete redevelopment will normally be acceptable, provided that (inter alia):

b. in the case of partial or complete redevelopment the extent of the existing footprint is not exceeded; and

c. redevelopment does not result in the loss of land that is of high environmental value which cannot be mitigated or compensated for.’

3.2.8 It also states that *‘In all cases regard should be had to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.’*

3.3 Design Policy

3.3.1 Chapter 12 of the NPPF concerns well designed places. Paragraph 130 of the NPPF states that planning decisions should ensure that developments:

‘c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change’

3.3.2 Policy LP24 of the Kirklees Local Plan concerns Design and states (*inter alia*):

‘Proposals should promote good design by ensuring:

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

3.4 Landscape Designations

3.4.1 No landscape designations cover any part of the site or the surrounding landscape.

4 Site Context and Description

4.1.1 Figure 1 attached to this statement illustrates the site context on an aerial base map. Several photographs illustrating the subject building and immediately surrounding context are presented in Appendix 1.

4.1.2 The building is located at Near Bank, south of Shelley and accessed off Brook House Lane. It occupies a valley bottom position adjacent to Shepley Dike and lies within a complex of mills,

warehouses, industrial units, depots and storage yards. It is accessed along a private road which runs immediately to the north of the building which serves an existing larger workshop building and arboricultural depot to the east.

- 4.1.3 Until recently the site on which the workshop/storage building is now located was part of a larger stone cutting and storage yard and it is noted that in the officers' reports relating to both applications 2018/90242 and 2021/62/90237/E the site is considered to be previously developed land for the purposes of NPPF Paragraph 149 and a brownfield site for the purposes of Policy LP59.
- 4.1.4 Following planning permission 2018/90242, the part of the stone yard in which the subject building is now located was cleared and a concrete base 17.5m x 14m was constructed in accordance with the extant permission. Surrounding the subject building, the ground has been levelled and has a crushed stone surface.
- 4.1.5 Between the subject building and the access road immediately to the north there is an evergreen coniferous hedgerow approximately 5-6m in height (this hedgerow is still growing and could be expected to achieve an ultimate height of 10m or more). On the far side of the same access road a belt of native trees and a hedgerow separates the road from adjoining pasture fields.
- 4.1.6 The recently levelled site is separated from the adjoining stone yard to the west (which remains operational) by a 2m high close board timber fence alongside which a new conifer hedgerow has also been planted. Again, once established this could be expected to achieve a height of 10m or more.
- 4.1.7 To the immediate east and south of the building the former stone yard which was included within the red and blue line of the extant permission has been cleared of stone and levelled as per the permission. These areas are currently used for storage.
- 4.1.8 South and west of the storage yards, between the subject building and Brook House Lane there are several large warehouses, industrial units and depots. These buildings are considerably larger in scale, height and mass than the subject building. The most prominent building locally is a red brick mill (formerly Barncliffe Mills now marketed at Barncliffe Business Park) which lies approximately 55m to the south and is clearly visible in the photographs presented at Appendix 1. This building occupies a slightly more elevated position out of the valley bottom and by comparison to the subject building is approximately 90m long x 50m wide and 8m high. It has roof lights on the northern pitch of the roof which at night time are clearly visible from Shelley to the north. A series of similar mill buildings extend along Brook House Lane south to the junction with Long Moor Lane.
- 4.1.9 In the slightly wider context, the land rises relatively steeply from Shepley Dike across pasture fields towards Shelley to the north and more gently towards Long Moor Lane to the south.
- 4.1.10 A public footpath (KIR/147/10) descends from Near Bank Road in Shelley across the agricultural fields to a point just east of the subject building. It then runs through the storage yards and arboricultural depot, crossing Shepley Dike before then following a narrow track through more agricultural fields and emerging on Long Moor Lane adjacent to the former Hardingley Chapel (now converted to a residential property). No other public rights of way have any obvious visual relationship with the site.

5 Baseline Conditions

5.1 Baseline Landscape Character

- 5.1.1 The Kirklees District Landscape Character Assessment (LUC, 2015) identifies the site as lying within Landscape Character Area (LCA) E6: Fenay Beck Valley Rural Fringes but close to the edge of LCA G9 Fenay Beck Valley and Tributaries.
- 5.1.2 The character assessment provides little in the way of discussion regarding openness in the landscape and does not specifically mention openness as a key perceptual characteristic.
- 5.1.3 In the immediate context of the subject building, landscape character is defined primarily by the former and current industrial land use in the valley bottom surrounding the site. Adjacent buildings are utilitarian in appearance and storage yards are purely functional in terms of layout. There is no specific unity of character or design strategy underlining the arrangement of land use.
- 5.1.4 Vegetation within and around the boundary of the various storage yards is a mixture of native hedgerow/trees together with belts of planted coniferous hedgerow. The vegetation creates a series of enclosed spaces. Although there are intermittent glimpses through the boundary vegetation towards the surrounding agricultural fields, there is a clear disconnect with the wider surrounding landscape.
- 5.1.5 Regular vehicular movement and commercial activity is readily evident within the context of the surrounding yards and there is no sense of tranquility due to ongoing activity with the adjacent stone cutting yard and the arboricultural depot.
- 5.1.6 Although there are undeveloped/cleared parcels of land within the yard, any sense of visual openness is greatly limited by surrounding existing buildings, fencing and vegetation which interrupt and restrict longer distant views.
- 5.1.7 In general terms landscape condition and quality would be considered to be low and there are no landscape values specifically associated with the area immediately surrounding the site.
- 5.1.8 In the wider context, the site lies at the bottom of a valley which rises to the north and south across agricultural fields. The settlement of Shelley lies to the north and occupies an elevated position enabling long distance views across undulating rural fringes. The cluster of mills, warehouses, depots and warehouses at Near Bank is clearly associated with the valley bottom and an established component of the long distance views available from higher ground. Isolated farmsteads and residential properties are dotted along the rural lanes.

5.2 Baseline Views

- 5.2.1 Appendix 2 illustrates a series of 14 photographic viewpoints looking towards the site of the subject building from publicly accessible locations (ie the public highway and public rights of way). The photographic viewpoint locations are identified on Figure 2.
- 5.2.2 The visual envelope of the site theoretically extends as far north as the B6116 in Shelley and as far south as Long Moor Lane. Visibility to the west is limited by the mills and warehouses

along Brook House Lane and to the east by buildings and vegetation around the arboricultural depot.

5.2.3 The only publicly accessible locations within the theoretical visual envelope are, Near Bank Road, Brook House Road and Long Moor Lane as well as a public footpath (KIR/147/10) between Shelley and Long Moor Lane.

5.2.4 Several residential properties in Shelley also have elevated views towards Near Bank.

6 Appraisal of Effects

6.1 Effects on Landscape Character

6.1.1 The subject building is located within an area of previously developed, brownfield land which is dominated in terms of its character by the historic and current land uses immediately surrounding it. The constructed building is in keeping with this established land use.

6.1.2 The in situ building has no impact on land cover or landform as the footprint occupies the consented concrete base of the extant permission. It has no impact on vegetation or another notable landscape features of the site.

6.1.3 The constructed workshop is comparable in scale, height, massing and materials to several other buildings in the close vicinity (to the east, south and west) and is considerably smaller than other mills along Brook House Lane (most notably the former Barncliffe Mill which lies just 55m south of the subject building). Indeed, the construction materials, detailing and recessive dark colour of the building together with the improved appearance of the cleared land surrounding the building and the recent planting means that it is less prominent and of a higher aesthetic quality than these other surrounding buildings.

6.1.4 If the extant permission were to be fully implemented there would also be a structure of the same length (17.5m) and very similar height on the same plot of land. Once filled with logs this would have a very similar impact on localised visibility in an east west direction immediately surrounding the building. Whilst the constructed workshop is 9m wider than the extant permission, the extra width does not impact notably on visibility in a north south direction as a 6-7m high conifer hedge immediately north of the in situ building restricts visibility in this direction anyway. Therefore, the in situ building has no discernable impact on visibility across the site or long distance views towards the wider landscape.

6.1.5 In the wider landscape, where the in situ building is visible, it lies within the obvious boundaries of the previously developed land and is surrounded on three sides by other larger buildings and storage yards. The building clearly relates to the established complex of businesses and utilitarian buildings at this location.

6.1.6 In terms of its scale and massing and its effect on landscape character, there is a negligible difference between the constructed workshop building and the effect which would arise in any case if the extant permission was fully implemented.

6.2 Effects on Visual Amenity

- 6.2.1 Views of the subject building from publicly accessible locations are extremely limited. The photographic viewpoints illustrated in Appendix 2 and identified on Figure 2 underline the limited extent of visibility. It should be noted that these photographs were taken during the winter when much of the surrounding vegetation was not in leaf. The photographs therefore show a worst case scenario of visibility and when in leaf the vegetation surrounding the site would further restrict visibility of the subject building.
- 6.2.2 As demonstrated by Viewpoints 1, 13 and 14, there is no view of the constructed building along public footpath KIR/147/10 as it approaches the site from the south and passes through the surrounding yards and depots. Intervening vegetation, fencing and buildings obstruct the view from this section of the footpath. Notably, even at the closest point on the footpath to the building (approximately 40m east), the coniferous hedgerow along the northern boundary of the site obstructs any view of the building (see Viewpoint 1).
- 6.2.3 Viewpoints 4 and 5 demonstrate that the same coniferous hedgerow to the north of the building almost entirely screens any view of the in situ building from the footpath as it passes through the field north of the site.
- 6.2.4 Viewpoints 6, 7 and 8 demonstrate that as the footpath rises more steeply up the valley side to Shelley and from short sections of Near Bank Road and the B6116, there are distant glimpses of the roofline of the in situ building. The side elevations of the building remain almost entirely screened by the adjacent hedgerow. From these elevated locations and also from residential properties in the local vicinity, the constructed building is just visible but barely noticeable in the context of the larger mills and warehouses further south.
- 6.2.5 From these distant elevated locations, the roof of the constructed workshop building is no more visible than the extant permission would be if it was fully implemented.
- 6.2.6 Viewpoints 9, 10, 11 and 12 demonstrate that there is barely any visibility of the in situ building from Near Bank Road and Brook House Lane. Where there are heavily filtered glimpses of the building, the extant permission would be equally as visible if fully implemented.
- 6.2.7 Viewpoints 2 and 3 demonstrate that there is only a brief glimpse of the in situ building from Low Moor Lane in the vicinity of Viewpoint 3. Here the constructed building is seen in the context of much more prominent mills and the roofline of the constructed building lies below the adjacent hedgerow. The building is therefore barely noticeable from this location.
- 6.2.8 In summary the constructed building has a negligible effect on visual amenity and is no more visible from publicly accessible locations than the extant permission would be if fully implemented.

7 Conclusions

- 7.1.1 The appraisal above demonstrates that the constructed workshop building has a negligible effect on both landscape character and visual amenity. The effects are indistinguishable from those that would occur if the extant permission was fully implemented but even if this was not taken into account the effects would be negligible.

- 7.1.2 Visual openness in the landscape is entirely unaffected by the building. The constructed building has no materially greater impact on the openness and visual amenities of the Green Belt than the extant permission or indeed the former stone storage yard.
- 7.1.3 With regards to NPPF paragraph 149 g), given that the site is acknowledged to be previously developed land, it is considered that the constructed workshop building does not have a greater impact on the visual openness of the Green Belt than the development which existed prior to its construction.
- 7.1.4 Furthermore, with regards to Policy LP59 of the local plan, it is considered that redevelopment does not result in the loss of land that is of high landscape value and that the development does not materially detract from its Green Belt setting by virtue of effects on landscape character or visual amenity.
- 7.1.5 The design of the constructed building is appropriate in the context of the site and its setting. Its scale, height, massing and materials are comparable to several other buildings in the immediate vicinity (to the east, south and west). The construction materials, detailing and recessive dark colour of the building together with the improved appearance of the cleared land surrounding the building and the recent planting means that it is less prominent and of a higher aesthetic quality than other surrounding buildings.
- 7.1.6 With regards to Chapter 12 of the NPPF, the constructed development is sympathetic to local character and history, including the surrounding built environment and landscape setting.
- 7.1.7 Furthermore, with regards to Policy LP24 of the Local Plan, it is considered that the form, scale, layout and details of the constructed building respects and enhances the character of the townscape, heritage assets and landscape.

Appendices

Appendix 1 - Photographs of the Constructed Workshop



Near Bank Park

View A: South and East Elevations of Building



Near Bank Park

View B: West Elevation of Building

Date February 2022	By LN
Image Size 210mm x 297mm	QA JI
Paper Size 210mm x 297mm	Rev -
NBP-LS Visuals Portrait	





Near Bank Park

View C: Planting on Western Boundary



Near Bank Park

View D: Eastern Elevation

Date February 2022	By LN
Image Size 210mm x 297mm	QA JI
Paper Size 210mm x 297mm	Rev -
NBP-LS Visuals Portrait	





Near Bank Park

View E: Norther Elevation

Date February 2022	By LN
Image Size 210mm x 297mm	QA JI
Paper Size 210mm x 297mm	Rev -
NBP-LS Visuals Portrait	



Appendix 2 - Annotated Photographic Viewpoints



PHOTOGRAPH (HFOV 90° VFOV 27° - CYLINDRICAL) (TYPE 1)

Date February 2022	By LN	Viewpoint Information: Grid Reference: 420902E, 410688N Direction of Centre of View: 90° A3 Horizontal Field of View: 90° Vertical Field of View: 24°	Photography Information: Camera: Canon EOS 5D Mk II Lens: 50mm Fixed Focal Length Camera Height: 1.5m Photography Date: 01/02/2022 Enlargement Factor: approx. 96%
Image Size 820 x 227mm	QA JI		
Paper Size 840 x 297mm	Rev -		
NBP-LS Visuals Landscape			



Near Bank Park

Viewpoint 1: Footpath KIR/147/10 Adjacent to site



Date February 2022	By LN	Viewpoint Information: Grid Reference: 421063E, 410402N Direction of Centre of View: 39.6° A3 Horizontal Field of View: 39.6° Vertical Field of View: 27°	Photography Information:	
Image Size 820 x 227mm	QA JI		Camera:	Handheld Device
Paper Size 840 x 297mm	Rev -		Photography Date:	01/02/2022
NBP-LS Visuals Landscape				



Near Bank Park

Viewpoint 2: Long Moor Lane



Date February 2022	By LN	Viewpoint Information: Grid Reference: 420932E, 410421N Direction of Centre of View: 39.6° A3 Horizontal Field of View: 39.6° Vertical Field of View: 27°	Photography Information: Camera: Handheld Device Photography Date: 01/02/2022	
Image Size 820 x 227mm	QA JI			
Paper Size 840 x 297mm	Rev -			
NBP-LS Visuals Landscape				



Near Bank Park

Viewpoint 3: Long Moor Lane

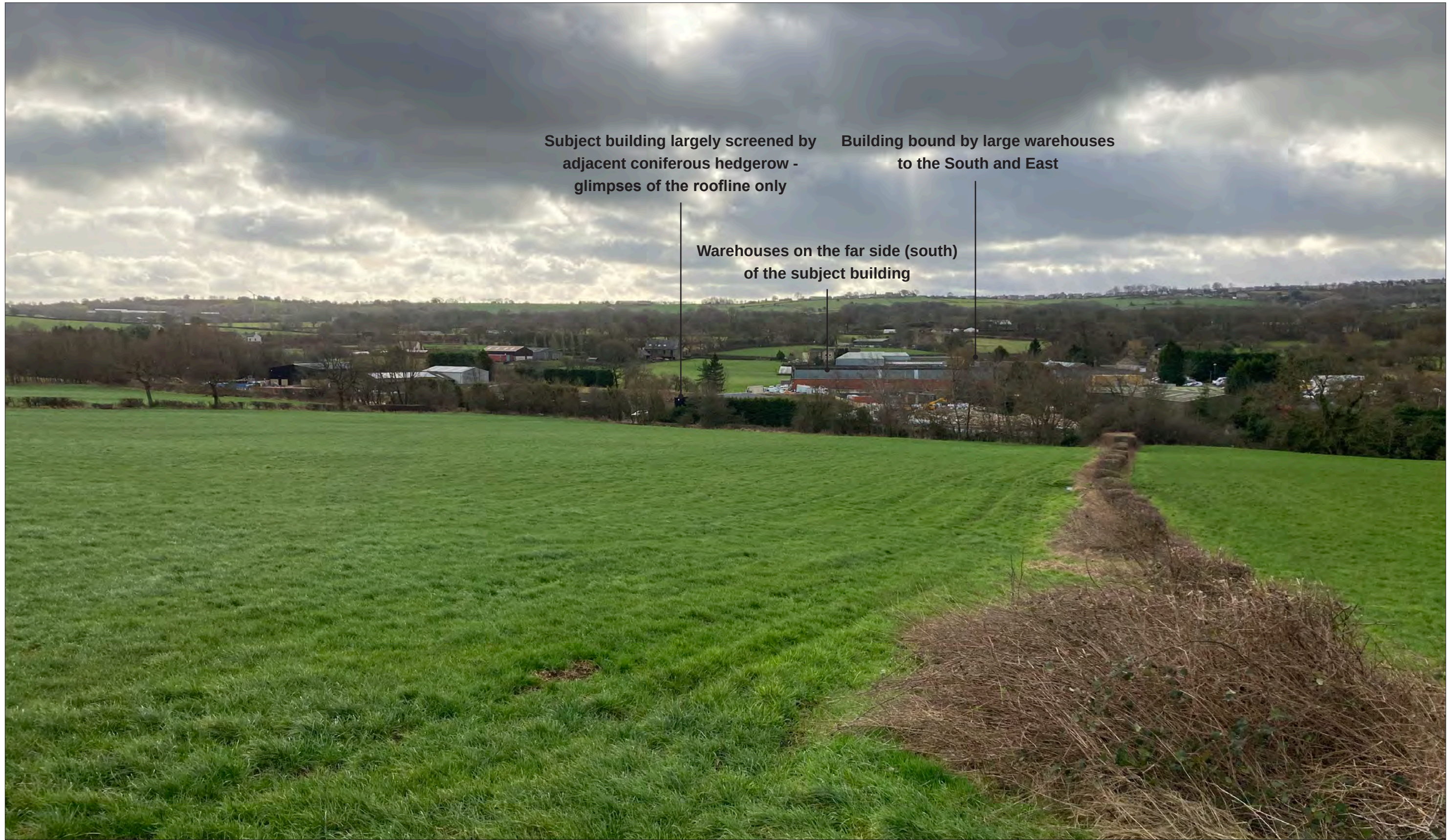


Date February 2022	By LN	Viewpoint Information: Grid Reference: 420842E, 410819N Direction of Centre of View: 39.6° A3 Horizontal Field of View: 39.6° Vertical Field of View: 27°	Photography Information: Camera: Handheld Device Photography Date: 01/02/2022	
Image Size 820 x 227mm	QA JI			
Paper Size 840 x 297mm	Rev -			
NBP-LS Visuals Landscape				



Near Bank Park

Viewpoint 4: Footpath KIR/147/10 North of Site

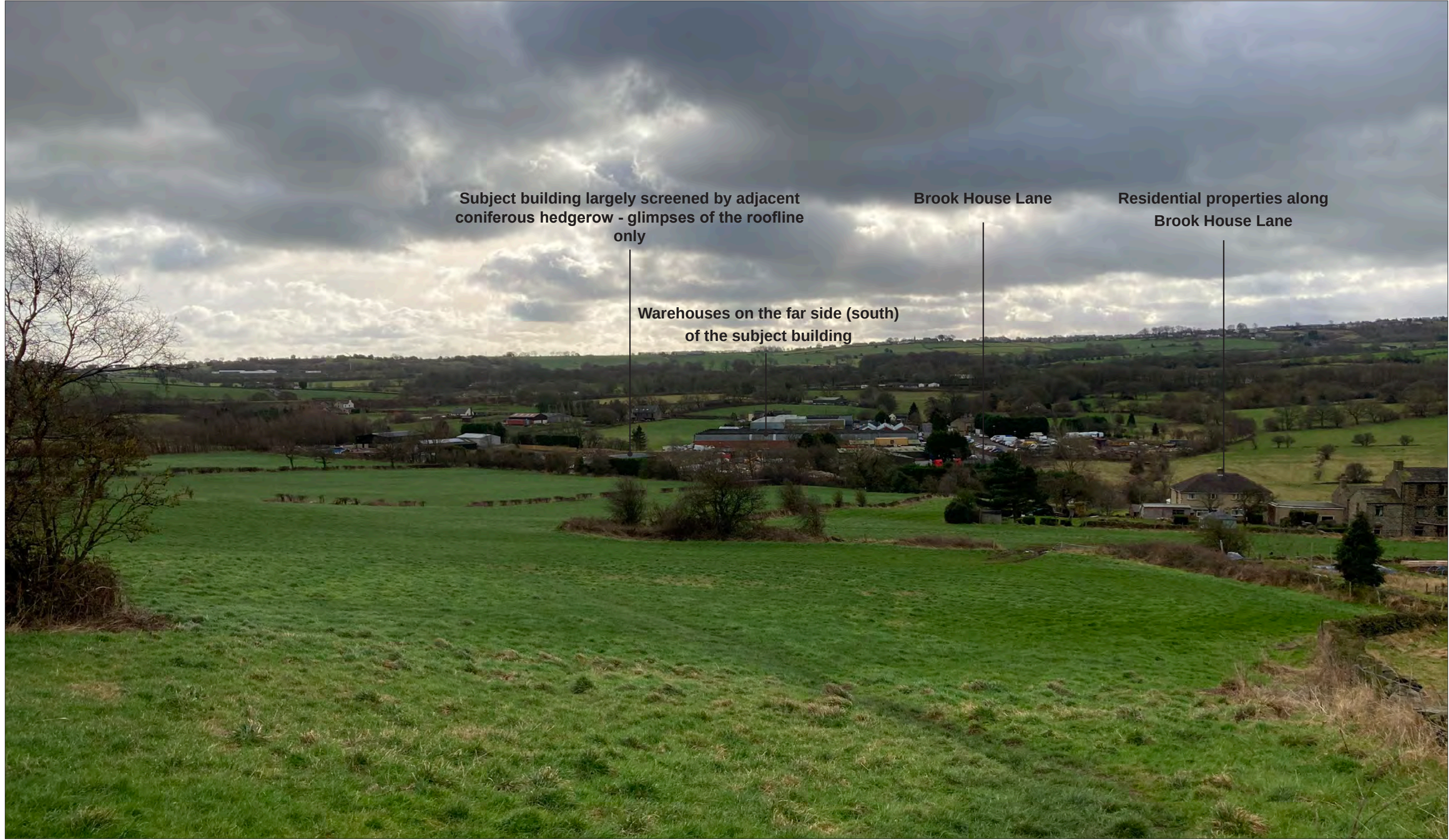


Date February 2022	By LN	Viewpoint Information: Grid Reference: 420784E, 410917N Direction of Centre of View: 39.6° A3 Horizontal Field of View: 39.6° Vertical Field of View: 27°	Photography Information: Camera: Handheld Device Photography Date: 01/02/2022	
Image Size 820 x 227mm	QA JI			
Paper Size 840 x 297mm	Rev -			
NBP-LS Visuals Landscape				



Near Bank Park

Viewpoint 5: Footpath KIR/147/10

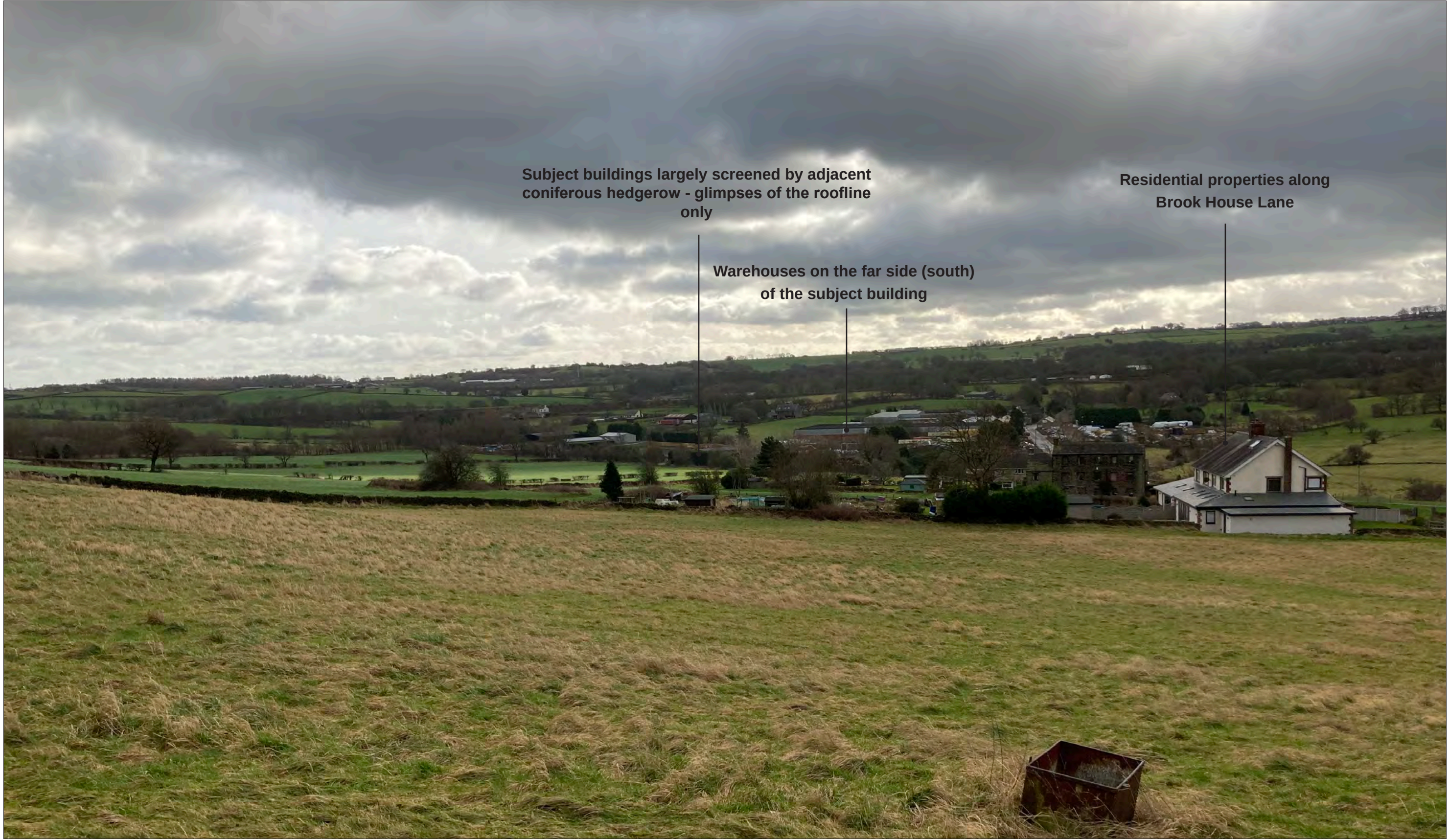


Date February 2022	By LN	Viewpoint Information: Grid Reference: 420680E, 411037N Direction of Centre of View: 39.6° A3 Horizontal Field of View: 39.6° Vertical Field of View: 27°	Photography Information: Camera: Handheld Device Photography Date: 01/02/2022
Image Size 820 x 227mm	QA JI		
Paper Size 840 x 297mm	Rev -		
NBP-LS Visuals Landscape			



Near Bank Park

Viewpoint 6: Footpath KIR/147/10

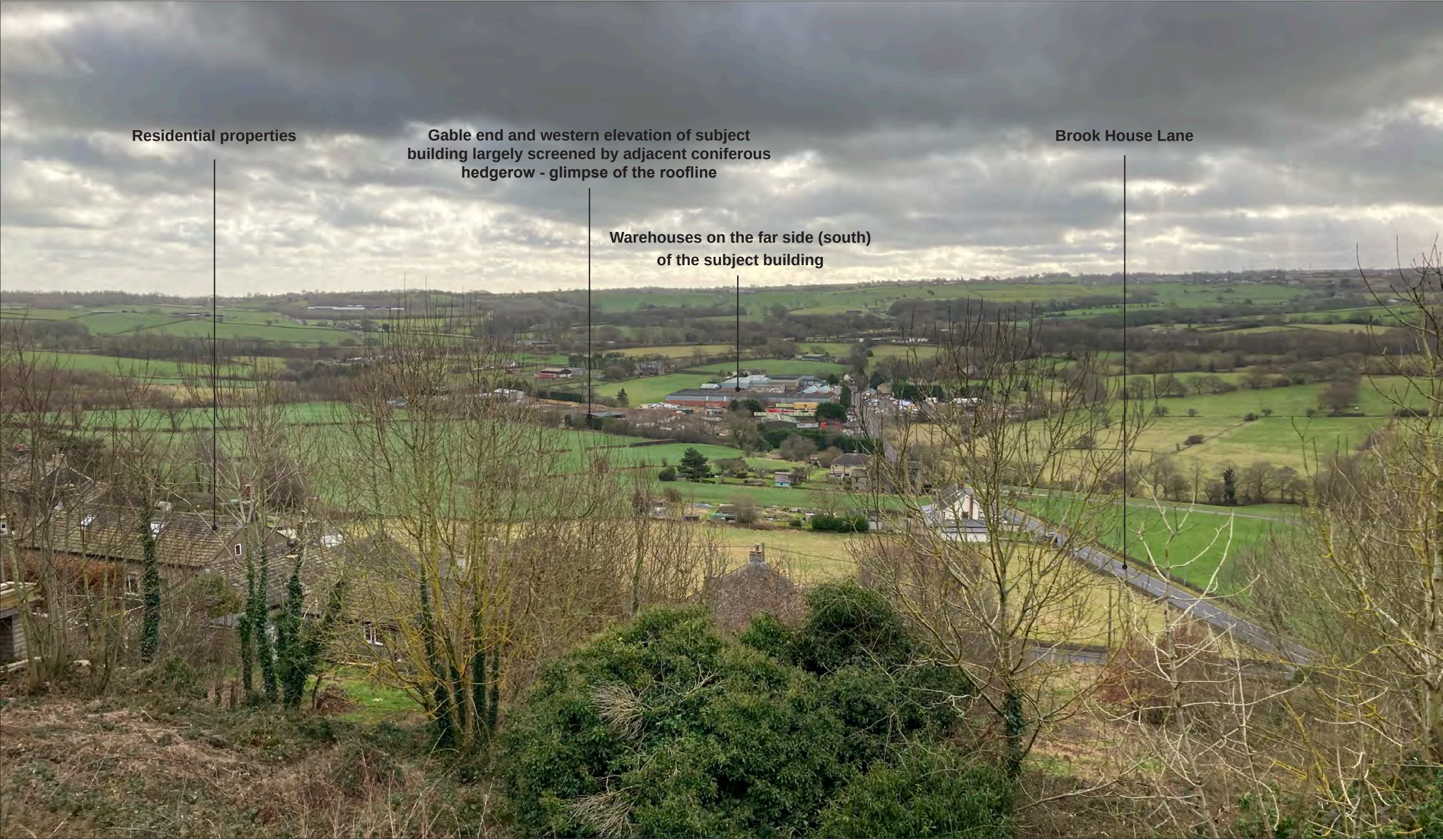


Date February 2022	By LN	Viewpoint Information: Grid Reference: 420604E, 411076N Direction of Centre of View: 39.6° A3 Horizontal Field of View: 39.6° Vertical Field of View: 27°	Photography Information: Camera: Handheld Device Photography Date: 01/02/2022	
Image Size 820 x 227mm	QA JI			
Paper Size 840 x 297mm	Rev -			
NBP-LS Visuals Landscape				



Near Bank Park

Viewpoint 7: Near Bank Road

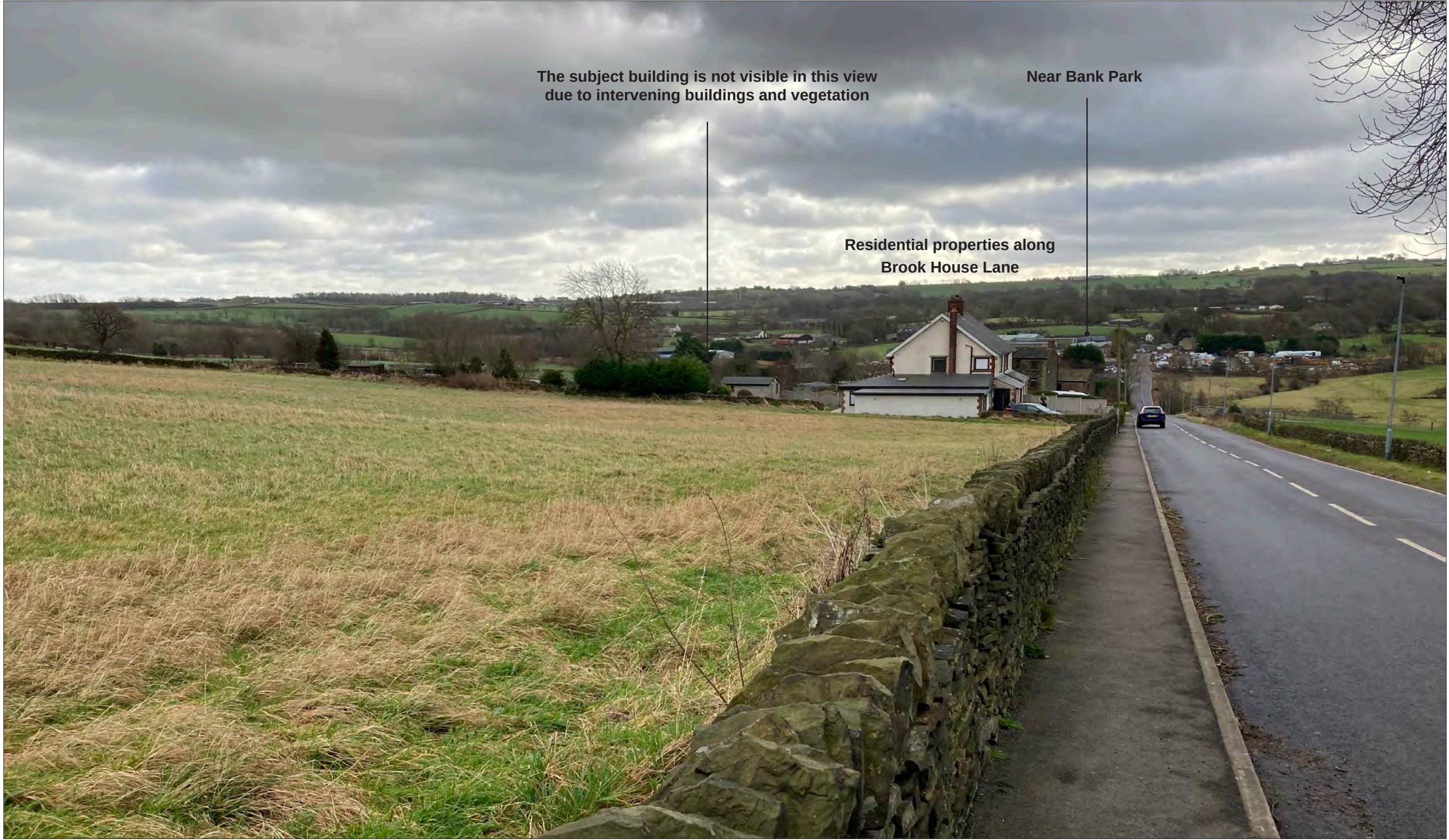


Date February 2022	By LN	Viewpoint Information: Grid Reference: 420560E, 411178N Direction of Centre of View: 39.6° A3 Horizontal Field of View: 39.6° Vertical Field of View: 27°	Photography Information: Camera: Handheld Device Photography Date: 01/02/2022	
Image Size 820 x 227mm	QA JI			
Paper Size 840 x 297mm	Rev -			
NBP-LS Visuals Landscape				



Near Bank Park

Viewpoint 8: B6116



Date February 2022	By LN	Viewpoint Information: Grid Reference: 420575E, 411001N Direction of Centre of View: 39.6° A3 Horizontal Field of View: 39.6° Vertical Field of View: 27°	Photography Information: Camera: Handheld Device Photography Date: 01/02/2022	
Image Size 820 x 227mm	QA JI			
Paper Size 840 x 297mm	Rev -			
NBP-LS Visuals Landscape				



Near Bank Park

Viewpoint 9: Near Bank Road



Date February 2022	By LN	Viewpoint Information: Grid Reference: 420612E, 410908N Direction of Centre of View: 39.6° A3 Horizontal Field of View: 39.6° Vertical Field of View: 27°	Photography Information:	
Image Size 820 x 227mm	QA JI		Camera:	Handheld Device
			Photography Date:	01/02/2022
Paper Size 840 x 297mm	Rev -			
NBP-LS Visuals Landscape				



Near Bank Park

Viewpoint 10: Near Bank Road



Date February 2022	By LN	Viewpoint Information: Grid Reference: 420684E, 410750N Direction of Centre of View: 39.6° A3 Horizontal Field of View: 39.6° Vertical Field of View: 27°	Photography Information: Camera: Handheld Device Photography Date: 01/02/2022	
Image Size 820 x 227mm	QA JI			
Paper Size 840 x 297mm	Rev -			
NBP-LS Visuals Landscape				



Near Bank Park

Viewpoint 11: Brook House Lane



Date February 2022	By LN	Viewpoint Information: Grid Reference: 420734E, 410608N Direction of Centre of View: 39.6° A3 Horizontal Field of View: 39.6° Vertical Field of View: 27°	Photography Information: Camera: Handheld Device Photography Date: 01/02/2022	
Image Size 820 x 227mm	QA JI			
Paper Size 840 x 297mm	Rev -			
NBP-LS Visuals Landscape				



Near Bank Park

Viewpoint 12: Brook House Lane



Date February 2022	By LN	Viewpoint Information: Grid Reference: 420968E, 410496N Direction of Centre of View: 39.6° A3 Horizontal Field of View: 39.6° Vertical Field of View: 27°	Photography Information: Camera: Handheld Device Photography Date: 01/02/2022	
Image Size 820 x 227mm	QA JI			
Paper Size 840 x 297mm	Rev -			
NBP-LS Visuals Landscape				



Near Bank Park

Viewpoint 13: Footpath KIR/147/10



Date February 2022	By LN	Viewpoint Information: Grid Reference: 420940E, 410626N Direction of Centre of View: 39.6° A3 Horizontal Field of View: 39.6° Vertical Field of View: 27°	Photography Information: Camera: Handheld Device Photography Date: 01/02/2022	
Image Size 820 x 227mm	QA JI			
Paper Size 840 x 297mm	Rev -			
NBP-LS Visuals Landscape				



Near Bank Park

Viewpoint 14: Footpath KIR/147/10

Figures

Figure 1 – Local Landscape Context

Figure 2 – Photographic Viewpoint Locations

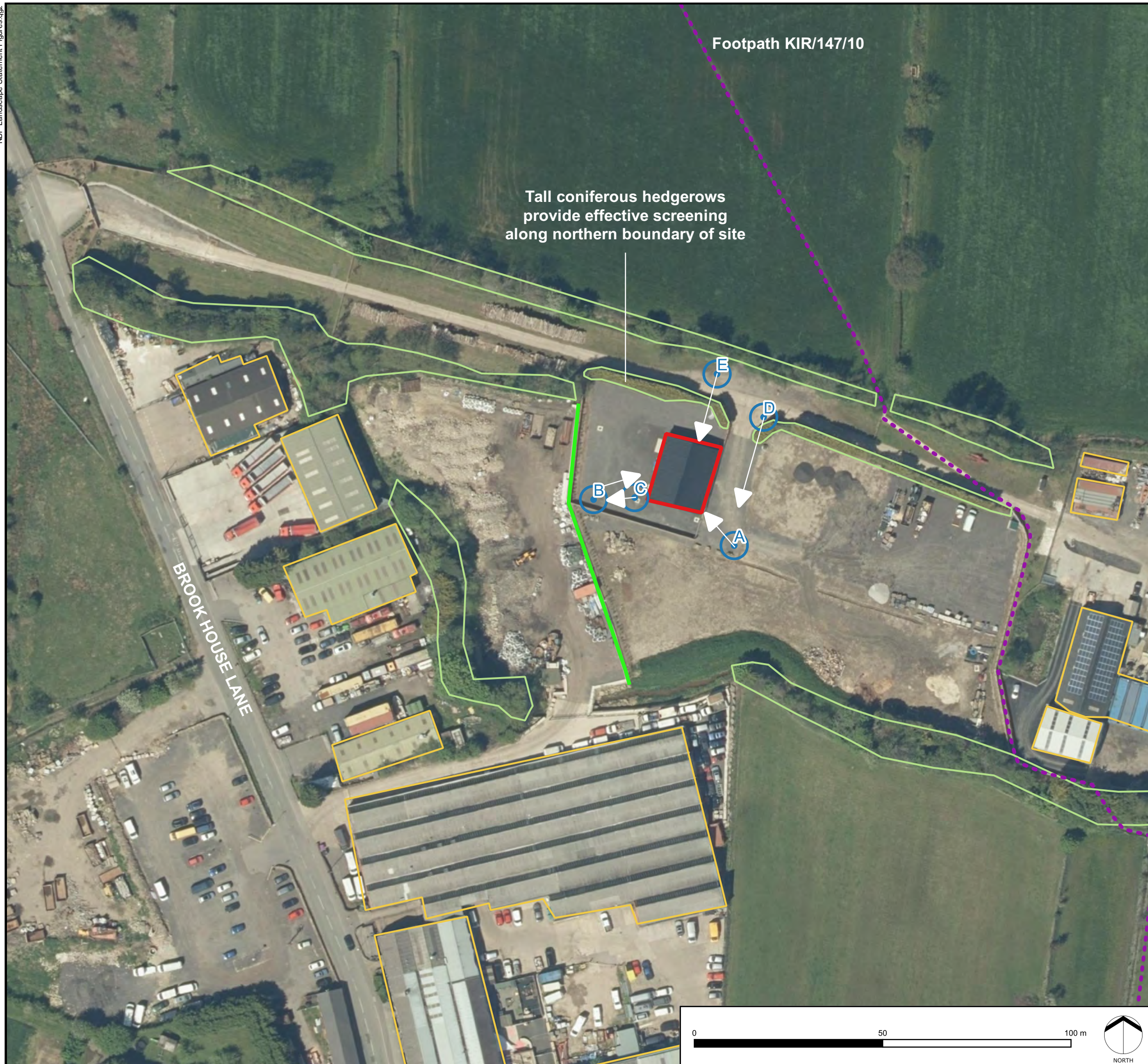
NEAR BANK PARK

FIGURE 1

Local Landscape Context

KEY

-  Focus Building
-  Photograph Locations
-  Public Footpath (KIR/147/10)
-  Mature Vegetation
-  Built Form
-  Newly Planted Coniferous Hedgerow (not shown on aerial imagery)



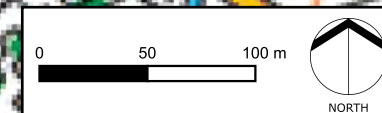
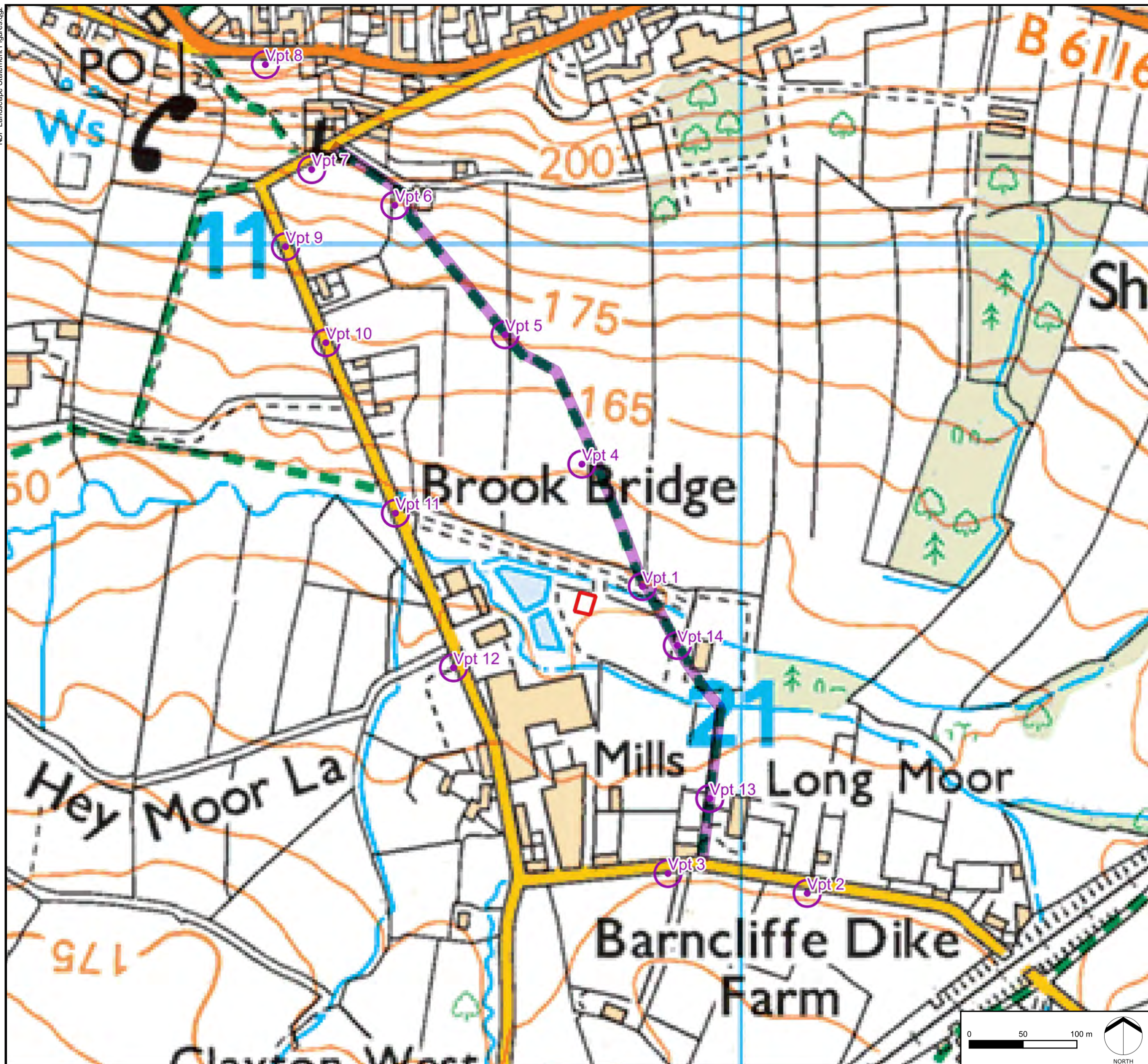
NEAR BANK PARK

FIGURE 2

Photographic Viewpoint Locations

KEY

-  Focus Building
-  Photographic Viewpoint Locations
-  Public Footpath (KIR/147/10)



Projected Coordinate System: British National Grid

DATE	BY	PAPER	SCALE	QA	REV
FEB 2022	LN	A3	1:3,500	JI	-