

WINDY BANK LANE, LIVERSEDGE

LANDSCAPE STRATEGY
JUNE 2025
PWP 948 100 | Revision 00



PWP Design (landscape architects) have been commissioned by Brad Mitchell to develop a high level Landscape Strategy for the proposed redevelopment of 158 Windy Bank Lane, Liversedge as part of an outline planning application. This document sets out the overarching design principles for the landscape within the proposed redevelopment.

To ensure the proposed development integrates into the local landscape setting, the landscape strategy has been developed in consideration of the local landscape character and the potential landscape and visual impacts of development. This process identifies opportunities for enhancement and mitigation.

This report is based on the indicative layout produced by TS ArchDesign Ltd. Landscape proposals are in coordination with the tree survey information provided by CT Surveys (2025).

Revision	Purpose	Originated	Checked	Reviewed	Date
DR	Draft for review	RD	LW	LW	02/05/25
00	For planning	RD	LW	LW	05/06/25

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1.0 LANDSCAPE STRATEGY

SITE CONTEXT & LANDSCAPE CHARACTER

The proposed development site sits at the southern extent of the residential settlement along Windy Bank Lane, at the northwestern edge of Liversedge. The property abuts neighbouring properties to the north, with further residential development to the east of Windy Bank Lane. Windy Bank Lane runs along the eastern boundary of the site and links in with Halifax Road to the north and Leeds Road to the south, providing access to nearby larger settlements.

The proposed development site is entirely contained within the garden footprint of an existing domestic property. The proposed development consists of 2no. two storey dwellings, one of which is a replacement dwelling. The proposed redevelopment of the site has been considered in relation to Kirklees Local Plan (adopted 2019) policy LP7 'Efficient and effective use of land and buildings'. To ensure the best use of land and buildings, proposals:

- a. should encourage the efficient use of previously developed land in sustainable locations provided that it is not of high environmental value;
- b. should encourage the reuse or adaptation of vacant or underused properties;

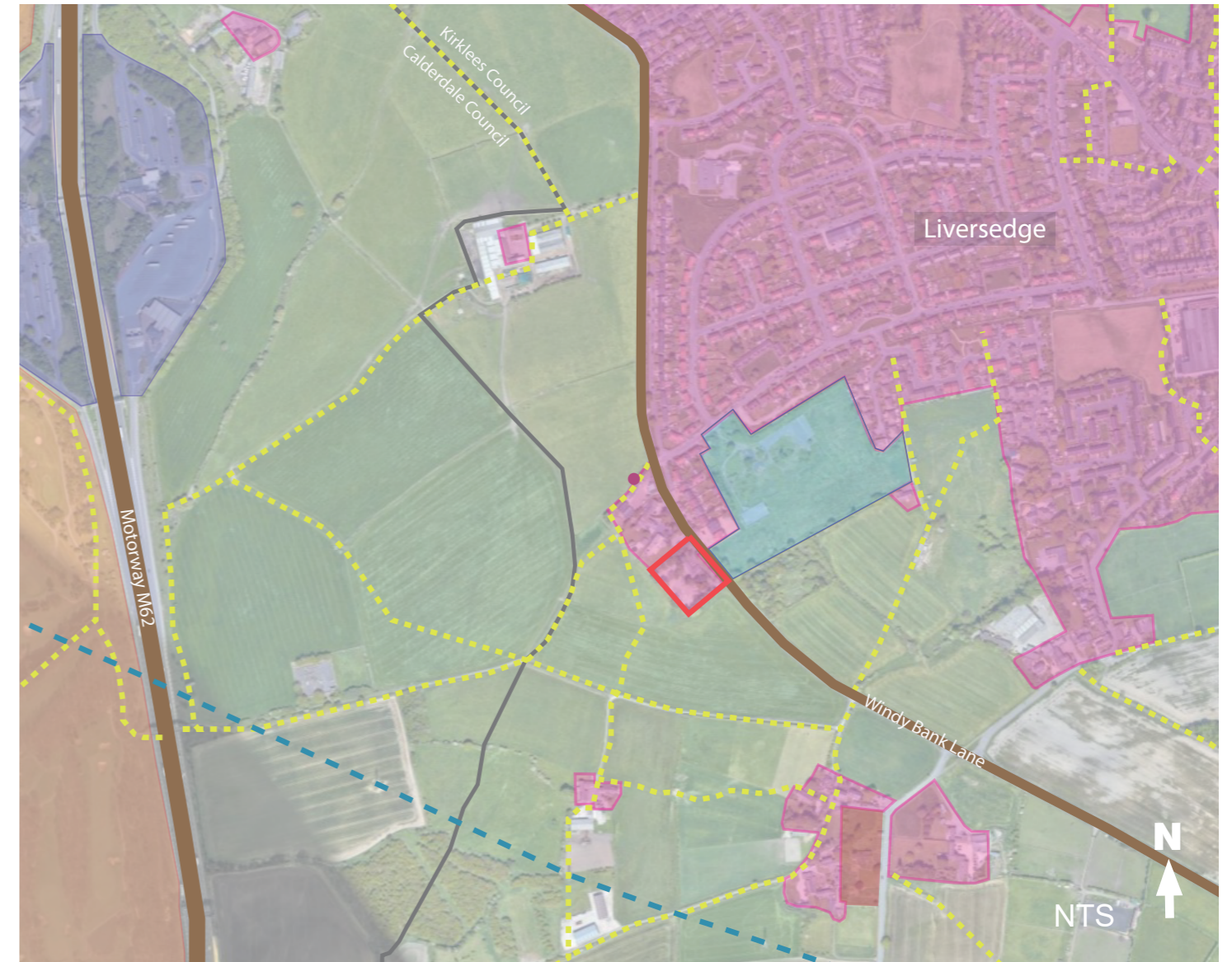
The proposed development site sits entirely within, but at the edge of Landscape Character Area E8 'Batley - Dewsbury Rural Fringes', as identified in 'Kirklees District Landscape Character Assessment', LUC (2015). The area is characterised under this assessment "a fragmented landscape forming urban fringe pockets...(with) a dense network of A roads, minor roads and narrow winding lanes...increasing urbanisation creates a landscape of transition." The site lies adjacent to the urban fringes of Cleckheaton and Liversedge to the north and east, and the M62 motorway to the west, which forms a "definitive boundary" in landscape and visual terms.

A number of landscape and visual factors will underpin the proposed approach to the site:

- The urban fringe setting and the urbanising influence of features such as pylons, traffic and other infrastructure
- The M62 motorway and Hartshead Moor services to the west
- The agricultural character of the landscape to the south and west
- The impact of the landform and vegetation in filtering long and short-range views

The proposed development site sits within the Green Belt; the considerations associated with this designation are covered later in this document. There are no other allocations covering the proposed development site or designations that protects areas or assets of particular importance.

The following pages provide a strategy to explore the treatment of landscape across the proposed development site, as part of an outline planning application. The strategy will focus on the sensitive and appropriate integration of the site into the wider landscape, in line with the aims and vision of the Kirklees Local Plan and other relevant areas of local and national planning policy.



KEY:

	The Application Site		Hartshead Moor Eastbound Services		Allocated land for housing under Kirklees Local Plan (Ref: HS111)
	Key roads		Willow Valley Golf Course		St Peter's Church
	Public right of way		Residential development (including farmsteads)		Scheduled monument Walton Cross (Ref: 1012873)
	Local Authority boundary				
	Pylon line				

GREEN BELT BASELINE

The spatial and visual openness of the Green Belt in the vicinity of the site is affected by the following elements:

- A linear pattern of residential development along Windy Bank Lane which strengthens the visual association of the site with Liversedge and diminishes the extent to which the area is perceived as 'countryside'
- The definitive landscape and visual boundary created by the M62 motorway and Hartshead Moor services which lie approximately 625/680m to the west/northwest respectively
- A dense network of A roads, minor roads and electricity pylons which create a character of transitional urban fringe

GREY BELT CONSIDERATIONS

The proposed development site sits entirely within, but at the edge of the Green Belt, as identified in the 'Green Belt Review - Publication Draft Local Plan: Batley and Spenningsworth', Kirklees Council (2016). This scheme is being submitted for consideration as grey belt under the criteria defined in the National Planning Policy Framework (NPPF, 2025) and Planning Policy Guidance: Greenbelt – Advice on the role of the Green Belt in the Planning System (2025). For further context and background refer to the Planning Statement by PB Planning.

'Grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes set out in (a), (b), or (d) in paragraph 143 of the NPPF. The suitability of the proposed development site to be considered as 'grey belt' has been evaluated in consideration of the following three purposes:

a) To check the unrestricted sprawl of large built-up areas;

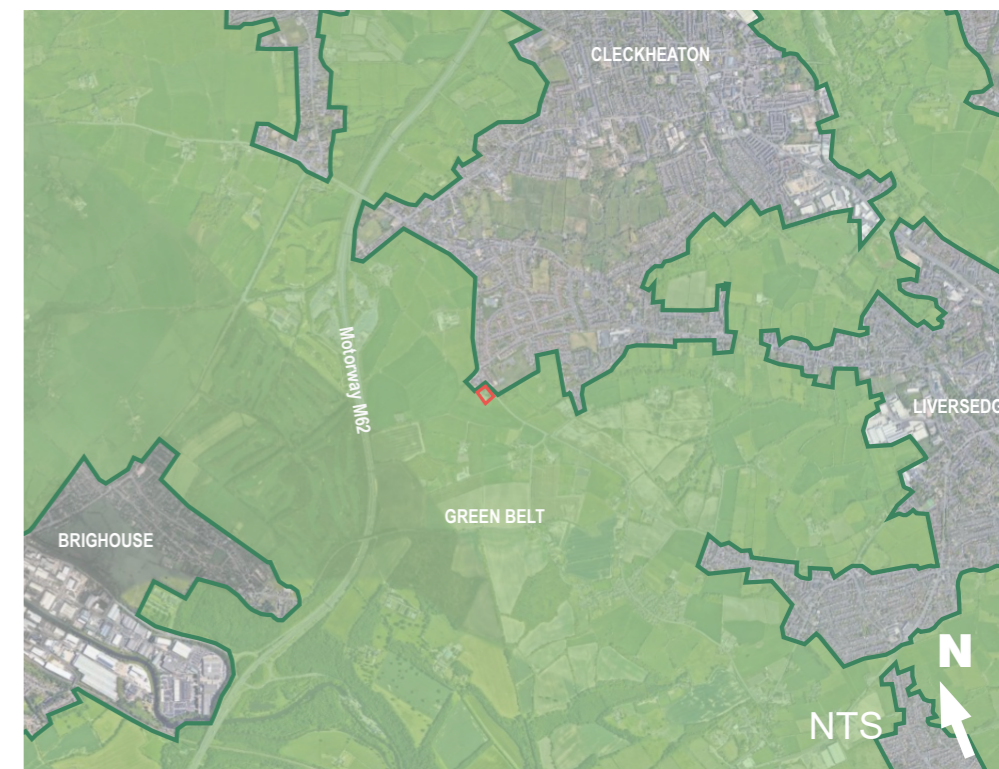
The proposed development site forms part of the urban/rural fringe of Liversedge township, which is defined by permanent features such as roads and residential housing development. The site is enclosed to the north and northeast by residential properties along Windy Bank Lane, which associate it with the urban setting and diminish the extent to which it is perceived as countryside. The site comprises of previously developed land, with no change of use proposed. The degree, location and orientation of the existing developed domestic boundaries are to remain the same, with no encroachment into surrounding Green Belt land. The site forms a very small proportion of the parcel of land which restricts the westward and southwards sprawl of Liversedge. For these reasons, it is considered that the site makes a **moderate contribution** to this Green Belt purpose.

b) To prevent neighbouring towns merging into one another

The nearest town which could be considered relevant in the fulfilment of this purpose is Mirfield, which lies approximately 2.5km to the southeast. The proposed development site forms a very small part of the gap with Mirfield. The proposed development does not alter the size or extents of the existing developed domestic site footprint and does not extend an urbanising influence or reduce open separation with other settlements. It is considered that any potential merging with towns to the west is already prevented by the permanent structure of the M62 motorway. For these reasons, the proposed development site makes a **weak/no contribution** to this Green Belt purpose.

d) To preserve the setting and special character of historic towns

The proposed development site does not form part of the setting of a historic town and has no visual, physical, or experiential connection to the historic aspects of Liversedge. It therefore makes **no contribution** to this Green Belt purpose.



WIDER GREEN BELT CONSIDERATIONS

This landscape strategy is guided by the following key principles to ensure that the fundamental purposes of the wider Green Belt across the area of the plan, as set out in national policy and guidance, are not undermined:

- Maintain the balance of spatial and visual enclosure /openness afforded by existing boundary trees, hedges and vegetation
- Maintain a strong green boundary with open agricultural fields to the south and west
- Consider the position of built form and trees to reduce the potential visual massing of domestic elements
- Consider hard and soft landscape elements sensitively in relation to the urban/agricultural fringe character of the setting

There are no other allocations covering the proposed development site or designations that protect areas or assets of particular importance in relation to footnote 7 of the National Planning Policy Framework (2025). The scheduled monument that sits approximately 100m to the north of the site (*Walton Cross, remains of*. REF: 1012873) is separated from the site by residential properties and will be unaffected by these proposals.

The Kirklees Local Plan Green Belt Review (2017) identified that the site sits adjacent to two sensitive Green Belt edges (HT7 & HT8). The site doesn't extend the urban/domesticated footprint any further along either of these edges and would strengthen the green infrastructure in this setting. It is noted that this review was published well before the latest NPPF (2025) which established guidance on grey belt. Assessment and scoring would also have taken into account Green Belt purpose (c) 'to assist in safeguarding the countryside from encroachment', which is not considered as part of grey belt assessment.

LANDSCAPE STRATEGY CONSIDERATIONS

This landscape strategy has been developed in response to the principles for sustainable development set out in the Kirklees Council Local Plan (adopted 2019), and include:

1. LANDSCAPE CHARACTER & DESIGN

Good quality, sustainable design principles will be followed to respect and enhance the character of the landscape (Policy LP24 & 32). Proposed hard and soft landscape features will be sensitively designed in consideration of the local landscape character, preserving the urban fringe/agricultural character of the setting. Additional targeted areas of planting will be used to strengthen the existing green character of the site.

2. VISUAL IMPACT

The visual impact of the proposed development on the landscape is mitigated by the existing built form of adjoining areas of residential development. Future development of Allocated Site HS111 will extend the built edge of Liversedge southwards in this location, further urbanising the immediate vicinity of the proposed development site. The design and layout of the proposed development site includes two moderate-sized domestic curtilages. The properties, associated parking and domestic paraphernalia are contained within the central core of the site, minimising the visual impact of these features. Existing green boundaries will be retained and enhanced to help accommodate the proposed development within the wider landscape. This reduces the visual impact of the built form on any potential nearby receptors.

3. STRONG GREEN BOUNDARIES

The site has strong existing boundaries, comprising of established trees, hedges and understorey planting. This existing matrix of planting will be retained where possible to maintain a high-level green infrastructure corridor that filters views of the development (Policy LP33). Targeted infilling and strengthening of boundary planting will be incorporated where required, such as in the southeastern corner of the site. Hard boundary treatments will be sensitively integrated and be in keeping with the urban fringe landscape character.

4. ECOLOGICAL NETWORKS

There is the opportunity to retain and improve connectivity between existing and proposed areas of green infrastructure (Policy LP30). This includes introducing additional native tree and scrub planting, and meadow seeding to create structurally diverse and ecologically valuable habitat areas. Areas for potential ecological enhancement will be identified and developed as part of the proposed design process.

5. CONNECTIVITY

Connectivity into the site, for cyclists, pedestrians and vehicles, is an important consideration (Policies LP19, 20 & 21). The two existing vehicular access points into the site will be retained and used to provide a separate driveway entrance for each property. The site is well located to utilise local bus routes and other methods of sustainable transport.



A close-range view looking north towards the site from Windy Bank Lane. The site benefits from established green boundaries, which filter and screen views from potential receptors. Targeted infilling of the boundaries, particularly in the southeastern corner of the site, will further strengthen the green matrix of the site and help to integrate the development into the surrounding landscape



A close-range view looking south towards the site from Windy Bank Lane. The existing vegetated front boundary of the site will be preserved and enhanced with additional understorey planting. The urban fringe character of the site, and the relationship with neighbouring properties is clear in this view



A long-range view looking north towards the site from Church Lane. The site can be seen in the context of the urban edge of Liversedge. The relationship of the site with the rolling, agricultural landscape to the south and west is strongly influenced by the existing established green boundaries, which enclose the existing residential development footprint

1.1 ILLUSTRATIVE LANDSCAPE STRATEGY DIAGRAM



- 1 Retain and strengthen exiting green boundaries, with additional layered understorey planting and targeted infill tree planting
- 2 Introduce new boundary planting in the southeastern corner of the site to filter views of the development and strengthen the green matrix of the site
- 3 Utilise boundary hedges and garden trees to create a spatial and visual separation between the two properties, helping to soften and break up potential visual massing of built elements
- 4 Maintain and strengthen the generous green buffer between the developed core of the site and its boundaries
- 5 Enhance green infrastructure across the proposed development site. To include layers of native tree and understorey planting, and areas of wildflower meadow
- 6 Maintain existing boundary treatments with neighbouring properties and along Windy Bank Lane. Ensure suitable and safe access for cars and pedestrians
- 7 Introduce hard boundary treatments to the southern and western edges of the site which are in keeping with the character of the wider rural landscape, such as post and rail fencing

Layout based on Proposed Site Layout by
TS ArchDesign Ltd. (2025)

Tree information based on architects plans and Tree
Protection Plan by Woodsage Consulting Ltd. (2025)