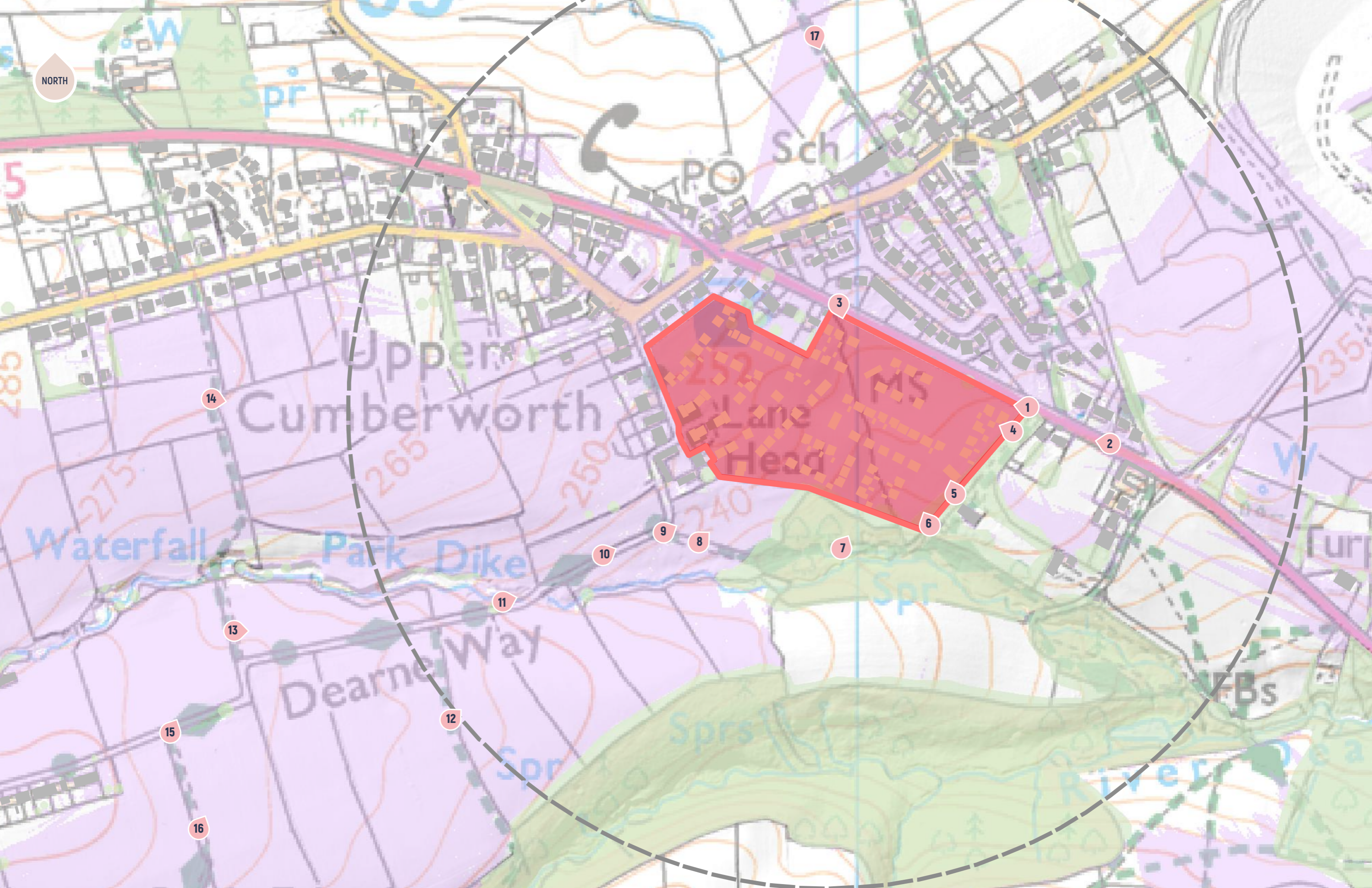


6. SUMMARY & CONCLUSIONS

- 6.1.** The approximate centre of Site location is National Grid Reference SE 21001 08562 and the elevation is 238m AOD. The Site is located to the south west of Barnsley Road, which is in Upper Cumberworth, Kirklees, and sits between the villages of Denby Dale and Shepley, which is to the south of the village of Lower Cumberworth.
- 6.2.** The proposed development Site covers 5.53ha (13.67 acres) of green belt land, and houses surround the Site on its western, northern, and eastern sides. The Site mostly consists of open grassland, with three farm buildings located in the southwest corner. Three mature trees stand in the central area, with more trees growing along the southern and eastern boundaries. To the south, the land gently slopes down toward Dearne Park woodland and the River Dearne. The Site sits outside flood risk zones 2&3.
- 6.3.** Kirklees Council is the local planning authority and this appraisal has taken into account the landscape related policies and documentation relating to landscape character and the visual amenity. Green Belt is primarily a spatial designation but the appraisal has considered the visual consequences affecting the openness of the Green Belt where appropriate.
- 6.4.** The proposals seek to provide a residential development that will include:
- the demolition and removal of existing buildings within the site boundary;
 - a new access point of Barnsley Road with appropriate landscape treatments that allow for visibility splays;
 - the introduction of 123 new two-storey homes of mixed tenure;
 - the retention of existing boundary vegetation and infilling of hedgerows where necessary along all boundaries;
 - introduction of mixed native hedgerows to enhance the existing boundaries especially on the northern and southern perimeters;
 - native and ornamental trees will be planted to reflect the local landscape characteristics;
 - introduced landscape buffers to mitigate potential adverse effects;
 - a sensitive, high quality green infrastructure network that maintains and improves biodiversity in the area, whilst retaining as much of the existing hedgerows where possible.
- 6.5.** The Site is gently undulating with a fall to the north from the south and the wider topography within the study area is demonstrated in Figure 6.
- 6.6.** Access to the Site is currently taken from Lane Head Farm in the west of the Site and the proposal require a new access from Barnsley Road and the existing farm access would be closed off by enclosure from the new housing and remediated with new landscape treatments.
- 6.7.** There are no public footpaths within the Site boundary and the closest runs alongside the south eastern boundary at a lower level. Figure 7, Access and Circulation, demonstrate the Public Rights of Way and promoted routes within the locality.
- 6.8.** The Site is located within Kirklees Council and this Appraisal has taken into account the landscape related policies and documentation relating to landscape character and the visual amenity.
- 6.9.** Refer to the accompanying Design and Access Statement and Planning Statement for further descriptions of the proposed development.
- 6.10.** The Site does not fall within any national or local landscape or environmental designations or contain any historical assets.
- 6.11.** The layout and landscape strategy for the proposed development has taken full account of the advice and guidelines provided in the NPPF, Local Plan as well as Local Planning Guidance Notes.
- 6.12.** The assessment of the landscape sensitivity of the Site is determined as being medium. The potential effects on the landscape concludes that there will be an obvious and immediate change in the character of the existing Site as the proposed housing and associated infrastructure are introduced. However, there are opportunities to improve the landscape condition of the Site by enhancing hedgerow boundaries, introducing ecological habitats to allow for naturalisation and introducing street trees, native hedgerows and shrub planting into the developed part of the Site.
- 6.13.** There is potential for the identified adverse effects identified at year one of the operational stage to be reduced over time as the planting and landscape framework within the Site matures. All existing boundary treatments will be retained and be enhanced where necessary retaining the key local landscape characteristics as well as improving the landscape condition and extending ecological corridors.
- 6.14.** At time of completion the noticeable effects on the landscape setting of the development Site will be mostly apparent at the access point from Barnsley Road whereby a section of the existing stone wall will be removed to provide the access road with appropriate visibility splays etc. The existing tree that is in proximity to the northern setting will be retained and be located in an area of POS.
- 6.15.** Stephen Wood is designated as an ancient woodland and contributes to the setting in the south of the Site. However, the proposals will not involve any intrusion into the woodland and also the edge will be enhanced with scrub planting to further accentuate the setting as well as providing additional ecological enhancement.
- 6.16.** The proposed development will be of high quality building materials and there will be an enhancement to the existing boundary treatments, especially to the north west and south and other areas adjacent to the existing settlement edge. Reinforcing the existing boundary vegetation will assist in setting the development into the Site giving it an instant sense of maturity as well as integrating the development into the wider countryside. The development will be considered as an extension to the existing settlement edge with an improved setting on the northern edge provided by the treatments for the public open space. The built form will be softened by the high-quality landscape framework surrounding and within the Site and the long term effects are likely to be minor moderate adverse.
- 6.17.** The proposed development is likely to have long term minor adverse effects on the broad landscape character. The Site is currently adjacent to the settlement edge of Upper Cumberworth as well as being comprised of arable crop fields bound by mature hedgerows and trees. The proposals are seeking to introduce a high-quality residential development that works with the existing mature green infrastructure surrounding the Site.
- 6.18.** The landscape proposals are also considered to be potentially beneficial and will help to reduce and neutralise any perceived adverse effects and will increase the opportunity for providing ecological enhancement and increased biodiversity to the area.
- 6.19.** The closest residential dwellings are off Barnsley Road to the north and there is also existing housing off Carr Hill Road and Park Lane that adjoins the Site along its western boundary.
- 6.20.** None of the frontages of the existing dwellings on Barnsley Road face onto the Site, apart from the bungalow at no 81, and most are separated from the Site boundary by their own private gardens of varying lengths and sizes. The gardens also have varying degrees of trees and hedges that provide some screening in certain locations, but it is apparent that many will be able to experience varying degrees of views of the proposed development from the upper storey windows to the rear of the properties.
- 6.21.** This is also the case for the dwellings of Carr Hill Road that back onto the Site. The houses on Park Lane face onto the north western portion of the Site and most have clear views across to Barnsley Road.
- 6.22.** There are a small number of farmsteads and dispersed houses within the surrounding landscape to the south and west of the Site which were considered and these were mostly discounted from the assessment due to the minimal or no visual connectivity with the proposed built form of the development.
- 6.23.** Generally, the long-term visual effects of the dwellings will range from minor to moderate adverse for these receptors once the landscape mitigation has fully matured.
- 6.24.** There is a PRoW network, which includes public footpaths and Promoted Walking and Cycling Routes within the vicinity of the Site which contain varying levels of visibility due to the intervening vegetation and other buildings within the landscape.
- 6.25.** There are no public footpaths that cross the Site and the closest is DEN/82/10 that is approximately 5m to the east of the Site boundary.
- 6.26.** Public footpaths DEN/81/70 and DEN/81/80 are to the south of the Site and travel through Stephen Wood and there are varying degrees of visibility of the proposed development depending on the location on the routes.
- 6.27.** Further west the key public footpaths are the Dearne Way; DEN/76/100 and DEN/79/20 and these provide varying degrees of visibility of the proposed development.

- 6.28. DEN/83/10 footpath is located to the north and although the ZTV suggest that some visibility could be experienced by receptors on the footpath field study has demonstrated that this is unlikely due to the intervening buildings of Upper Cumberworth.
- 6.29. The sensitivity to change of the footpaths is considered to be medium.
- 6.30. The ZTV demonstrates that long range views of the Site are unlikely and limited due to the distance, relatively flat topography and intervening landform, settlements and vegetation within the landscape.
- 6.31. Generally, the long-term visual effects will range from minor to minor moderate adverse for these receptors once the landscape mitigation has fully matured.
- 6.32. Travelling receptors include those using major and minor roads in proximity to the Site. In this case the closest road is Barnsley Road which passes the northern boundary and will provide the new access point to the proposed development.
- 6.33. Park Lane and Carr Hill Road are located on the west of the Site but are small lanes and roads that service the dwellings off them.
- 6.34. The sensitivity of the receptor is considered to be medium low to account for the majority of the receptors travelling relatively fast in vehicles. Potential equestrian and pedestrian users of the road network are of medium high sensitivity.
- 6.35. It is anticipated that none of the effects arising from the proposed development will be higher than minor adverse with some being negligible neutral.
- 6.36. There are no Listed Buildings or Scheduled Monuments that affect the Site but there are a number of listed buildings within the vicinity, mostly in the Upper Cumberworth Conservation Area to the north within the village. These are identified in Figure 3. The cultural receptors do not have any direct visual connectivity with the application Site and have therefore not been assessed as significant receptors in this report.
- 6.37. Where it is possible to see the development it will be viewed in context of the existing settlement edge of Upper Cumberworth and will not be incongruous to the local landscape character. Some views will also be heavily filtered through the dense and boundary treatments. The proposed high quality dwelling and enhancements to the boundary and access point will also be seen as beneficial as the landscape condition is improved reinforcing the landscape character.
- 6.38. In conclusion, the majority of the long term residual effects of the development are not likely to exceed minor moderate adverse in terms of significance to the overall landscape and visual amenity. Potential adverse effects that have been identified to be present at the operational stage, especially within the Site and its setting will be reduced and offset by the mitigation provided in the potential planting scheme described within the landscape strategy.
- 6.39. Therefore, the findings of this report demonstrate that the Site is able to accommodate the proposed residential redevelopment without causing undue harm to the landscape character and visual amenity of the Site and surrounding countryside and the local and broad footpath network.

Viewpoints 1-17 + Location Plan



Public Footpath DEN/82/10

Lane Head Farm

Existing Field Access

Upper Cumberworth

Barnsley Road



Visual Baseline

Location Map



VIEWPOINT 1

DESCRIPTION OF RECEPTOR	Located on the junction of footpath DEN/82/10 and Barnsley Road
RECEPTOR TYPE	Transport / Residential / Recreational
LOCATION OS GRID	SE 21186 08554
ELEVATION IN METRES	234m AOD
APPROXIMATE DISTANCE FROM SITE	3m

VISUAL APPRAISAL

Viewpoint 1 is located on Barnsley Road looking north westerly across the Site. The outbuildings of Lane Head Farm and the rear gardens and houses on Carr Hill Road are visible on the horizon. Views towards Birdsedge are visible to the right of Stephen Wood.

The view from this location will undergo major change with the introduction of the residential development and the houses fronting onto Barnsley Road. The new drive will be flanked with wildflower grass verges to soften the effects of the road infrastructure. Houses and the carriageway on Barnsley Road will remain unchanged.

The sensitivity of the receptor is Medium and the magnitude of change will be Major leading to likely effects of Moderate Major Adverse at Year 1 of completion.

The likely long term effects will be reduced to Moderate Adverse when the full effects of the landscape mitigation has matured in 10 years.



Barnsley Road

Site

Visual Baseline

Location Map



VIEWPOINT 2

DESCRIPTION OF RECEPTOR

Located on Barnsley Road looking north westerly

RECEPTOR TYPE

Residential / Transport

LOCATION OS GRID

SE 21244 08532

ELEVATION IN METRES

232m AOD

APPROXIMATE DISTANCE FROM SITE

7m

VISUAL APPRAISAL

Viewpoint 2 is located on Barnsley Road looking north westerly at a location opposite an open parcel land. The northern edge of the Site is visible.

The view from this location will undergo minor change with the likely visibility of the residential development and the houses fronting onto Barnsley Road on the northern edge. The existing tree will be retained and the new trees will also be visible especially after fully maturing. Houses and the carriageway on Barnsley Road will remain unchanged.

The sensitivity of the receptor is Medium Low and the magnitude of change will be Minor leading to likely effects of Minor Adverse at Year 1 of completion.

The likely long term effects will be reduced to Negligible when the full effects of the landscape mitigation has matured in 10 years.