

# Kirklees Local Plan Examination Hearing Statement

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**Our ref** 50579/JG/AJk  
**Date** January 2018

**Subject** **Matter 30 Hearing Statement on behalf of Persimmon Homes West Yorkshire – Sites H102 & H660**

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## **1.0 Introduction**

1.1 This Hearing Statement has been prepared by Lichfields on behalf of Persimmon Homes West Yorkshire (“Persimmon”) and responds to the questions set by the Inspector in relation to sites H102 and H660 within Matter 30.

1.2 This Hearing Statement should be read in conjunction with our representations submitted during the Local Plan Consultation (2016) on behalf of Persimmon (Lichfields representor ID: 969464, Persimmon representor ID: 975291).

### **Persimmon in Kirklees**

1.3 Persimmon has control of the following proposed allocations and is committed to delivering residential development at these sites at the earliest opportunity in accordance with the emerging Plan:

- Housing allocations H102 and H660 at Netherton – discussed in this Statement;
- Housing allocation H502 at Skelmanthorpe; and,
- Part of site mixed-use site MX1911 in Lindley

1.4 Persimmon also has control of Urban Green Space designation UGS2151 at Rumble Road in Dewsbury (also referred to as rejected housing site H357) where planning permission has recently been granted for 149 dwellings, as well as the following rejected housing allocations:

- H575 in Kirkburton;
- H231 in Gomersal; and,
- H476 in Mirfield

1.5 Given the need for additional sites to be identified in the Plan to address the full objectively assessed need for housing and make up for the shortfall in delivery from the three strategic allocations (H1747, H2089 and MX1905), as well as other sites which have been demonstrated to be undeliverable as proposed, Persimmon would welcome the opportunity to bring the above rejected sites into the Plan in order to help meet identified housing needs. A suite of technical information is available for each of Persimmon’s sites which show that they are suitable and deliverable for residential development.

**2.0 Issue – Are the proposed Green Belt release housing allocations in the Huddersfield Sub-Area justified, effective, developable/deliverable and in line with national policy?**

**H102 – land west of Netherton Moor Road, Netherton (123 dwellings)**

**H660 – land east of Netherton Moor Road, Netherton (155 dwellings)**

**Question (a) – Has the impact of the proposal on heritage assets been adequately assessed and addressed? Should protection and mitigation measures linked to the Heritage Impact Assessment (LE78) be specified in the Plan?**

- 2.1 The potential impact of the proposal on nearby heritage assets has been adequately assessed within document LE78 and within the Built Heritage Statement produced by Johnson Mowatt on behalf of Persimmon Homes and submitted as part of Persimmon’s representations to the Publication Draft consultation (see **Annex 1**).
- 2.2 Document LE78 includes an assessment of future residential development on the setting of Castle Hill, some 2km north-east of site H660, and also, at the request of Historic England, a Cairnfield in Honley Old Wood - a scheduled ancient monument 900m south-west of site H102.
- 2.3 Both LE78 and the appended Built Heritage Statement conclude that the development of these allocations would have no adverse impact on the Cairnfields within Honley Old Wood due to the absence of existing inter-visibility between the sites. LE78 states that, assuming the scale and density of development will be similar to that of the existing adjacent housing:
- ‘...the development will not be visible from the scheduled monument, and as such will have no adverse impact on the setting.’*
- 2.4 With regards to Castle Hill, a Setting Study undertaken by Atkins (LE63) found that, as both sites are directly adjacent to an area of existing housing, they are unlikely to pose any significant issues to the setting of the asset. Document LE78 builds on the Setting Study and assesses the sites’ impact based on three distinct situations (the undeveloped land and ridgelines around Castle Hill; distant ridgelines; and the slopes and summit of Castle Hill). The sites were concluded to not have any impact on these situations.
- 2.5 The appended Built Heritage Statement notes that whilst the development will, to some degree, interrupt views towards the Castle Hill site currently available from Netherton Moor Road and from within the northern sections of the site itself. However, it concludes that these are not publically prominent vantage points or identified as key views from which to appreciate the significance of the monument.
- 2.6 To mitigate the loss of some views of the Castle Hill monument from Netherton Moor Road (less than substantial harm), LE78 recommends that possible viewing areas and vantage points be included in any future site layout, and Persimmon is willing to provide these.
- 2.7 Overall it is considered that the impact of the proposed allocations on heritage assets has been adequately assessed for the purposes of allocating the sites and establishing that residential development will be acceptable in principle.
- 2.8 It is not considered that additional mitigation measures need to be listed in the Plan. The Plan already specifies that a Heritage Impact Assessment and a pre-determination archaeological evaluation will be required to support any application on either allocation. Any necessary

mitigation measures will therefore be agreed following the review and agreement of these assessments during the determination of a planning application.

**Question (b) – Has the impact of the proposal on i) biodiversity and ii) the setting of Netherton been adequately assessed and appropriate mitigation measures put in place?**

- 2.9 There are no national or local nature conservation designations covering the sites which would prohibit their development for residential use. The sites have been intensively farmed for many years and their biodiversity value is considered to be low.
- 2.10 The sites do lie within the Honley Station Cutting SSSI Impact Risk Zone, and Mag Wood to the east of H660 is designated as an Ancient Replanted Woodland and a locally designated a Habitat of Principal Importance. However, the woodland is separated from the site by Hawkroyd Bank Road, and a full Ecological Impact Assessment would be carried out prior to the development of the site to assess the potential impact on the SSSI and any other locally designated sites.
- 2.11 The impact of the proposal on the setting of Netherton has been adequately assessed through the Council's site assessment (BP29), which includes an assessment of heritage and Green Belt impact, the Heritage Impact Assessment (LE78) and also the Landscape Statement prepared by Pegasus Group on behalf of Persimmon (**Annex 2**) which was submitted to the Council as part of representations to the Publication Draft Plan.
- 2.12 In reference to Site H660, BP29 comments that:  
*'The extent of the site presents no risk of merger with Magdale and would result in a well proportioned and contained settlement extension.'*
- 2.13 Netherton as a settlement is contained by wooded areas and steeply sloping land to the north, east and west. The land immediately to the south of the settlement in the location of allocations H102 and H660 provides the best opportunity to deliver an appropriately sized settlement extension which does not adversely affect or change the setting of the settlement or impact upon the wider Green Belt. Green and open areas will remain to the south of the allocations and to the west of Netherton, maintain its character.
- 2.14 The appended Landscape Statement notes that the allocations provide an opportunity to improve the settlement edge, gateways to Netherton, and the transition between built form and the wider countryside. Also, use of a local vernacular design could strengthen the quality of the urban interface with the wider countryside.

**Question (c) - Is the site available and deliverable in the timescale set out in the Council's housing trajectory?**

- 2.15 The Housing Trajectory within document EX30.2 shows the delivery of dwellings at Site H102 from 2020/21, and at site H660 from 2022/23. The trajectory phases the delivery of homes across the two allocations so that the maximum cumulative output from both sites is 50 dwellings per annum.
- 2.16 Persimmon supports this proposed delivery timescale, and it is committed to delivering housing on these allocations in line with the trajectories, if not sooner subject to relevant planning consents. Persimmon has full control of the site, and there are no barriers or land ownership issues which would prevent early delivery of these allocations.

**Question (d) - What effect would the proposed boundary change and allocation have on the Green Belt and the purposes of including land within it? Are there exceptional circumstances that justify altering the Green Belt? If so, what are they?**

- 2.17 District wide it is clear that it is not possible to accommodate the full objectively assessed housing need without removing land from the Green Belt. In this part of the District the built up areas are highly constrained by Green Belt, and as such it is simply not possible to deliver an appropriate level of housing within the Huddersfield sub-area without amending Green Belt boundaries. The Council's assessment of the allocations includes an assessment of exceptional circumstances, which notes:
- 'After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.'*
- 2.18 The Council's Green Belt Review (SD19/SD20) concluded that development of allocations H102 and H660 would have an almost negligible impact on the role and function of the Green Belt. It also adds that urban containment is actually provided by the existing built development along Sandbeds.
- 2.19 The Council's own site assessments (BP29) note the following:
- Site H660 is contained by existing development to the north and by roads to the west and east which could form a strong and defensible new green belt boundary.*
- Site H102 is contained by existing residential development to the north-west and by Netherton Moor Road to the east. The existing buildings constituting Hinchliffe's farm and shop are immediately to the south east and so the site appears to be infilling between built form [although it should be noted that a gap between H102 and the farm shop will remain].*
- 2.20 At a strategic level, an extensive Green Belt separation will remain between the south of Netherton and north of Honley. The heavily wooded areas and varying topography to the south of the allocations also limit views out of and towards the allocations, and Persimmon agrees with the conclusions of the Council (BP29) that the development of the allocations will:
- '...result in a well proportioned and contained settlement extension.'*
- 2.21 It is therefore considered that the removal of both allocations from the Green Belt is justified given the need to identify housing land to meet the OAHN in Kirklees, and the negligible impact it would have on the role of the Green Belt. The presence of Green Belt land which tightly bounds all settlements in Kirklees means that Green Belt land is required to meet identified housing needs, and this represents exceptional circumstances.



**Annex 1: Built Heritage Statement**



**JohnsonMowat**  
Planning & Development Consultants

**PERSIMMON HOMES**

**HERITAGE STATEMENT**

**PROPOSED RESIDENTIAL DEVELOPMENT  
LAND AT NETHERTON MOOR ROAD, NETHERTON**

**Heritage Statement  
Proposed Residential Development  
Land at Netherton Moor Road, Netherton**

**Client: Persimmon Homes**

**Date: November 2016**

Johnson Mowat  
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## 1.0 INTRODUCTION

- 1.1 This Statement, prepared on behalf of Persimmon Homes, sets out an assessment of the potential impact upon the historic environment of potential residential development on land off Netherton Moor Road to the south of Netherton in Kirklees. In preparing the assessment regard is had to guidance contained within paragraph 128 of the National Planning Policy Framework, 2012 (hereafter the Framework) which sets out the information requirements for proposals affecting heritage assets. It states that:

*“In determining applications local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected, including any contribution made by their setting.”<sup>1</sup>*

- 1.2 The assessment site comprises three parcels of land currently being considered for allocation for residential development through the emerging Kirklees Local Plan. Two parcels to the east and west of Netherton Moor Road, referenced H660 and H102 respectively, are allocated for residential development within the publication draft version of the Plan which was published in November 2016. In respect of both sites potential constraints are identified with respect to proximity to the Honley Conservation Area, the setting of the Castle Hill scheduled monument and proximity to an archaeological site. A third parcel of land, referenced H629 and situated to the south-east of H660, is rejected for allocation and is not proposed for development. The assessment of the site, in respect of the historic environment, states that the *“site forms part of the area that may impact upon the setting of Castle Hill. Site is located close to Honley Conservation Area and development of this area may affect the openness and setting in this area.”* The nature and extent of potential impacts upon these designated heritage assets is considered below.
- 1.3 The Statement follows Framework and good practice guidance in assessing the heritage significance of those identified designated and non-designated assets potentially affected by the proposals and the contribution made by their setting. The report is structured as follows:

### **Section 2 - Policy Context and Methodology**

Summarises the principal policy guidance and the approach taken to the identification of heritage assets, baseline data sources and assessment criteria used.

### **Section 3 – Baseline Assessment**

Summarises data sources consulted and the historical context of the site. Identifies the heritage assets, both designated and non-designated potentially affected by the proposals.

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<sup>1</sup> Paragraph 128, National Planning Policy Framework, 2012. DCLG



#### **Section 4 - Assessment of Significance and Development Proposals**

Provides an assessment of the heritage significance of the identified heritage assets and their setting and considers development impacts upon the significance having regard to national and local planning policy.

- 1.4 The assessment is based primarily on published and archival information and this is referenced as appropriate within the report. A site survey visit was undertaken during November 2016.

## 2.0 PLANNING POLICY CONTEXT

### Statutory Context

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a general duty for local planning authorities, in the exercise of planning functions in relation to listed buildings. It states that:

*“In considering whether to grant planning permission which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

- 2.2 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a general duty as respects conservation areas in the exercise of planning functions, indicating that *“with respect to any buildings or other land in a conservation area ..... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”* The subject site falls outside of the relevant conservation area boundaries and as such this statutory duty is not engaged. As discussed below policies within the National Planning Policy Framework do however provide protection for developments which affect the significance of a conservation area, including development within its setting.

### National Planning Policy and Guidance

- 2.3 The policies contained within the National Planning Policy Framework (hereafter the Framework), taken together, comprise the Government’s view of what sustainable development should constitute in practice. A key dimension of sustainability is protecting and enhancing our historic environment (paragraph 7) and the pursuit of sustainable development involves, amongst other things, seeking positive improvements to the quality of the historic environment (paragraph 9).
- 2.4 A core planning principle set out within the Framework (paragraph 17) is to:
- “Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”*
- 2.5 A heritage asset is defined within the Framework as:

*“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)”*

2.6 Significance, for heritage policy, is defined in the Framework as:

*“The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”*

2.7 The aim of any heritage assessment is to demonstrate understanding of the nature of significance and the particular interest which contributes to that significance, the extent of the building fabric that holds this interest and its comparative level of importance.

2.8 The Framework does not provide a definition of what constitutes architectural, artistic or historic interest. Paragraph 9 of Principles of Selection for Listed Buildings (DCMS March 2010) does provide definitions of architectural and historic interest in the national context:

***Architectural Interest.*** *To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;*

***Historic Interest.*** *To be of special historic interest a building must illustrate important aspects of the nation’s social, economic, cultural or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing”*

2.9 Further practical guidance informing the understanding of significance can be taken from Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment (English Heritage 2008). This sets out a heritage value driven approach to the assessment of significance. These values are inter-related and fall into four categories:

***Evidential Value:*** *The potential of a place to yield evidence about past human activity*

***Historical Value:*** *The ways in which past people, events and aspects of life can be connected through a place to the present*

***Aesthetic Value:*** *The ways in which people draw sensory and intellectual stimulation from a place*

**Communal Value:** *The meaning of a place for the people who relate to it or for whom it figures in their collective experience or memory*

2.10 These values closely relate to the consideration of archaeological, architectural, artistic and historic interest and help to inform and articulate the derivation of significance.

2.11 The Framework indicates that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to an asset's conservation (paragraph 132). For heritage policy 'conservation' is defined as:

*"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance"*

2.12 The Framework requires applicants for development proposals to provide a description of the significance of heritage assets affected and indicates, at paragraph 128, that, in any such description:

*"The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."*

2.13 Paragraph 131 of the Framework indicates that, in determining planning applications, local planning authorities should take account of:

- *"The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness."*

2.14 Paragraph 132 indicates that great weight should be given to an asset's conservation. The more important the asset the greater weight that should be given. It notes that significance can be harmed or lost through development within the setting of the heritage asset and indicates that any harm or loss should require clear and convincing justification.

- 2.15 Paragraph 133 states that, where it is concluded that an application will lead to substantial harm to, or total loss of, significance to a designated heritage asset, authorities should refuse consent unless it can be demonstrated that:

*“The substantial harm or loss is necessary in order to achieve substantial public benefits that outweigh that harm of loss”*

- 2.16 Where less than substantial harm is identified to the significance of a designated heritage asset the Framework advises, at paragraph 134, that authorities should weigh the public benefits of the proposal against the harm identified.

- 2.17 The Framework does not provide a definition of “substantial harm” but National Planning Practice Guidance (accessed 23<sup>rd</sup> April 2015) does consider the process of assessment and states that:

*“Whether a proposal causes substantial harm will be a judgement for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases.....*

*It is the degree of harm to the asset’s significance rather than the scale of development that is to be assessed, the harm may arise from works to the asset or from development within its setting.”*

- 2.18 The NPPG also considers what is meant by the terms ‘public benefits’ and states that:

*“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7).”*

- 2.19 In considering development affecting conservation areas and their setting as heritage assets Policy 137 states that:

*“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.”*

- 2.20 As regards the consideration of what constitutes the setting of a heritage asset the Framework provides the following definition:

*“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative*

*contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”*

- 2.21 Historic England recently issued updated and consolidated guidance in respect of the setting of heritage assets (Historic Environment Good Practice Advice in Planning, Note 3, The Setting of Heritage Assets, 2015). It indicates, at paragraph 9, that:

*“Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset’s surroundings.”*

- 2.22 The advice note sets out a staged approach to proportionate decision-taking and recommends a broad approach to assessment, undertaken as a series of steps that may be applied proportionately to complex and more straightforward cases (paragraph 12):

**Step 1:** *Identify which heritage assets and their setting are affected*

**Step 2:** *Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)*

**Step 3:** *Assess the effects of the proposed development, whether beneficial or harmful, on that significance*

**Step 4:** *Explore the way to maximise enhancement and avoid or minimise harm*

**Step 5:** *Make and document the decision and monitor outcomes*

- 2.23 The advice note articulates each of these steps in more detail and the framework of this approach is adopted within this statement.

- 2.24 The consideration of the development in the light of national planning policy is set out in section 4 of this Statement.

## 3.0 BASELINE ASSESSMENT

3.01 In order to understand the nature of the historic environment in the vicinity of the site and to identify those heritage assets likely to be impacted by the development proposals a baseline assessment study has been undertaken which identifies, where relevant:

- Designated heritage assets, including buildings statutorily listed as being of special architectural or historic interest, conservation areas and scheduled monuments.
- Non-designated heritage assets, including buildings or structures of local interest
- The elements, both built and within the human-made landscape, which contribute to the significance and setting of the identified heritage assets

3.02 To inform the baseline the following information sources have been reviewed:

- The National Heritage List as maintained by Historic England
- The West Yorkshire Historic Environment Record
- The Historic England Archive
- The Heritage Gateway
- Historic maps of the site and surrounding area

### **Heritage Assets**

3.02 The National Heritage List for England (NHLE) holds 98 records within a 1km radius of the site centre. The majority of these records relate to listed buildings within the historic core of settlement within Netherton, Honley and Armitage Bridge. One scheduled monument falls within the search area this being a Cairnfield located in Honley Old Wood (list entry number 1018556) around 1km to the west of the site. Those records in closest proximity (up to 500m from site centre) are six individually grade II listed 18<sup>th</sup> century dwellings on Moor Lane in Netherton, a grade II terrace of three late 18<sup>th</sup> century dwellings at Mag Bridge (1228218) to the south of the site and Virginia House a grade II listed Art Deco detached house built in 1937-38 and located on Sandbeds immediately to the south of the site.

3.03 A number of scheduled monuments fall at the edge of the 1km search area. These include a Bronze Age cairnfield in Honley Old Wood to the south-west (1018556) and the 14<sup>th</sup> century Crosland Lower Hall moated site (1013896). To the east, and prominent, is the scheduled Castle Hill site (1009846) which includes the remains of Bronze and Iron Age hillforts, a 12<sup>th</sup> century motte and bailey castle and the site of a deserted medieval village. Excluded from the scheduling, but listed grade II, is the Victorian Jubilee Tower (1210385) which was erected atop the Castle Hill site in 1897-99.

3.04 No NHLE records fall within the site boundaries.

- 3.05 The West Yorkshire Historic Environment Record (WYHER) holds 23 entries within 1km of the site centre. A gazetteer summarising these records is provided at Appendix 1 of this statement. These include reference to a number of NHLE records and also non-designated built heritage assets at Berry Croft (PRN 9979) and at Upper Reins, off Huddersfield Road to the south-east of the site (PRN 10168). The WYHER also records a number of historical find spots within the vicinity of the site including Iron Age and Roman coin finds at Stones Wood (PRN 1822) and Thurston (PRN 1823) and a Bronze Age cairn site within Mag Wood to the east (PRN4203).
- 3.06 No WYHER entries fall within the site boundaries. Whilst this Statement does not consider archaeological potential within the site it is recommended that desk-based archaeological assessment is undertaken prior to any development given evidence of pre-historic, Roman and early medieval activity in the locality. Given historical and continuing agricultural use of the site and historic separation from the main settlement centres it is considered that archaeological potential is likely to be low.
- 3.07 Two conservation areas fall within relatively close proximity to the site. Netherton Conservation Area is situated to the northwest and west of the site and is focused upon the post-medieval core of settlement extending southward along Netherton Fold from its junction with Moor Lane. Historic development was largely linear in form with properties fronting onto the main street and generally in two storeys constructed in stone under slate roofs with stone, some rendered, stacks. The Area is significant in illustrating the earlier agrarian foundations of settlement as evidenced by retained 17<sup>th</sup> century farmhouses such as Fold Farmhouse on Netherton Fold. It also highlights the importance of the textile industry to growth of the settlement during the late 18<sup>th</sup> and early 19<sup>th</sup> century and includes terraces of former weaver's cottages to the south of the historic core. These include the four storey terraces on Lea Lane and Bank End. A number of higher status detached and semi-detached houses, set in large landscaped grounds, can also be seen around Hill Top and on Corn Bank to the south of the conservation area. Areas of open space and woodland contribute positively to character and appearance.
- 3.08 The Honley Conservation Area is located to the south and southwest of the site and extends to take in properties to the south side of Sandbeds immediately opposite the southernmost extent of the site. It takes in the historic post-medieval core of the settlement around Market Place and Church Street and extends to the north to take in areas of parkland and the corridors of the River Holme and Mag Brook which became the focus for industrial textile trade activity during the 18<sup>th</sup> and 19<sup>th</sup> centuries. This includes the sites of Steps Mill and Honley Mill, known to be the location of a 14<sup>th</sup> century corn mill and fulling mill, and of the Thurstin Dyeworks located close to Mag Bridge. North of the Mag Beck the boundary takes in a linear cluster of late 18<sup>th</sup> century houses and weavers cottages set between Magdale and Sandbeds. It extends along Sandbeds to the west to take in, opposite the site, a series of detached dwellings set within substantial landscaped



and wooded grounds. The three earliest houses, constructed during the inter-war period of the first half of the 20<sup>th</sup> century, likely during the 1930s, were at Stonecrest, Virginia House and Rednal.

- 3.09 In undertaking an initial scoping of potential affects upon the historic environment it is noted that no direct impacts, through direct physical interaction, will arise upon currently known designated or non-designated heritage assets. As such impacts, where they will arise, will be upon the setting of the relevant asset. In the majority of instances the site holds no functional, historical or visual inter-relationship with those heritage assets falling within the search area.
- 3.10 With respect to the Netherton Conservation Area, the setting of the Area draws significance from the historical relationship with its agricultural context which provides evidential value in illustrating the agrarian foundations of the settlement. To the north, west and east, this context has been largely lost by later residential estate development. To the south the visual connection with the agricultural and woodland landscape remains more intact and makes a significant contribution to setting. The site itself, whilst part of a wider agricultural setting, is separated from the conservation area by both agricultural fields and by intervening 20<sup>th</sup> century estate development on Orchard Grove and Lavender Court. This latter built form limits inter-visibility as does the topography of the intervening landscape. Given this it is considered that the site is sufficiently distant from the conservation area such that such that no adverse impacts upon setting are anticipated.
- 3.11 The boundary of the Honley Conservation Area runs along the north side of Sandbeds and as such immediately bounds the south section of the site and the parcel of land referenced H629 in the draft Local Plan. Viginia House, a grade II listed building, is situated to the south side of Sandbeds and, whilst the building curtilage has a strong landscape visual enclosure, the southern sections of the site as its rises up towards Netherton is prominent. As such the wider site forms part of the setting to both the conservation area and listed building and the potential impacts are discussed below.
- 3.12 The Castle Hill scheduled monument and Victoria Tower, situated around 2.5km to the east of site, are sensitive and highly prominent landmarks within the locality and the wider Kirklees and Huddersfield Area. The heritage values of both assets are well represented in views available from the site and as such potential impacts are assessed below. The significance of the Castle Hill site is reflected in Local Plan evidence studies including the Castle Hill Setting Study (2015) produced on behalf of the Council by Atkins Ltd. This document provides a baseline for the assessment set out below.

## 4.0 ASSESSMENT OF DEVELOPMENT PROPOSALS

### The Proposed Development

- 4.1 At this stage the detailed design of the proposed development has not been established and no timescale for the submission of planning applications advanced. As part of representations to the Local Plan consultation process an indicative layout has been produced and this is included at Appendix 2 to this Statement. The layout plan indicates two distinct development parcels to the southwest and northeast of Netherton Moor Road. Landscape buffers are shown to the northern development parcels with built form set back from the Road and from external site boundaries. No built development is indicated within the south-western section of the site as it extends to the boundary with Sandbeds. Access points are shown off Netherton Moor Road and principal estate roads orientate on a broadly east-west axis.

### Potential Development Impacts

- 4.2 As noted the development of the site will not directly impact (through physical interaction) upon the significance of any currently known heritage asset. It does however fall within the setting of a number of designated heritage assets. Therefore in considering potential impacts it is appropriate to consider the proposals having regard to Historic England guidance in respect of setting and the five-step approach to the assessment of development impacts (see paragraphs 2.20 – 2.21 above). These steps are considered below.

#### *Identify which heritage assets and their settings are affected*

- 4.3 The proposed development falls within the setting of the Honley Conservation Area, the grade II listed Virginia House (1391682) and Victoria Tower (1210385) and the Castle Hill scheduled monument (1009846), which can be considered designated heritage assets for the purposes of assessment against the provisions of the Framework.

#### *Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset*

- 4.4 The Honley Conservation Area extends to a relatively wide area taking in the historic core of post-medieval built form within the settlement centre and northwards along the Mag Beck and River Holme corridors. The historic setting of the Area to the south and east has been largely lost through later 20<sup>th</sup> century residential and industrial development. To the west and north the setting is more open onto the surrounding agricultural landscape but has a strong sense of woodland enclosure notably enhanced by the extensive Spring Wood to the northwest and Mag Wood to the north. This woodland setting is a strongly positive element within the setting of the conservation area and closes off views to and from area. This, in combination with rising topography to the north, limits long distance views onto the surrounding landscape. It also prevents inter-visibility with the site from within the majority of the conservation area.

- 4.5 Visual connection with the site is largely confined to views available from Sandbeds and the detached properties located to the south of the road. Views onto the agricultural landscape open out to the north and northwest moving west from the junction of Sandbeds with White Gate with Mag Wood a strongly positive visual element to the east. The rising topography of the fields does however prevent longer distance views across this landscape and the houses to the south of Sandbeds have very limited visual presence give woodland setting and their setback from the road. Conversely views towards Sandbeds from the northern approaches along Netherton Moor Road and Hawkroyd Back Road are closed off by this woodland and visual penetration into the conservation area largely restricted.
- 4.6 The openness to this landscape and prevailing rural character is a positive element to the setting of the conservation area and evidences the historic context of settlement within both Honley and Netherton. It is however notable that this openness tends to diminish as the Sandbeds Road rises moving towards the west and the 20<sup>th</sup> century built form of the Hinchcliffe Farm complex and residential estate development to the south side of Netherton become visible. Notwithstanding this it is considered that the southern section of the site, in combination with the woodland setting of Mag Wood provides a significant area of openness which contributes positively to the setting of the conservation area. The majority of the site falling to the north has more limited inter-visibility given topography and is viewed more within the urban context provided by Netherton.
- 4.7 Virginia House comprises one of a number of houses constructed in the 1930s with extensive wooded grounds to the south side of Sandbeds. The house, possibly to designs bought from the Ideal Home Exhibition, was constructed by a local builder in the Art Deco Moderne style in sandstone with flat roof and the use of Crittall style windows. The building was renovated in around 2014 and new walling, gate piers and railings constructed to the road frontage.
- 4.8 It is evident that, as conceived, the house was constructed with the intention to create a relatively strong sense of visual enclosure with a number of mature trees and hedgerows screening much of the building and curtilage. The north facing orientation of the house does however indicate an intention to create a relationship with the road frontage and visual connection with the open landscape to the north. This openness does contribute positively to the setting of the building and does provide a degree of historic context. No functional relationship is evident and the house does not appear to have served an agricultural role. It is also notable that northward views from the house and entrance (and presumably from within the curtilage itself although this has not been inspected) partially take in the modern residential estate development along Swallow Grove and Greenfinch Road. As with the conservation area the southern sections of the site do contribute positively to the setting of the building primarily in terms of providing openness and historic context.
- 4.9 The Castle Hill scheduled monument is located at Almondbury to the east of the site on a hill top rising above the Holme Valley near the confluence with the River Colne. It includes the remains of

a late Bronze Age or early Iron Age univallate hillfort, a later Iron Age multivallate hill fort, a twelfth century motte and bailey castle and the site of a deserted medieval village. The grade II listed Victoria Tower is situated to the southwest side of the hilltop and was erected 1897-99 to commemorate Queen Victoria's jubilee. The stone tower is square in plan form and incorporates embattled/crenellated parapet, machicolations and corbel blocks with numerous paired and single windows. The tower adds to the prominence of the monument in the landscape and the visual setting of both assets can reasonably be considered in combination.

- 4.10 The 2015 setting study produced by Atkins provides an extended description of the heritage values of the Castle Hill site and its immediate and extended setting. It notes that the site has a very extensive visual influence extending to over 10km in some places. Its position in the landscape ensures it is a prominent landmark feature in the landscape of Kirkstiles and dominates the local landscape around the hilltop. It also notes that the position and identity of Castle Hill within the surrounding historic landscape means that the site has a series of identifiable relationships with chronologically related features in the wider area. These include both visual and non-visual relationships with other medieval settlements and prehistoric sites which may be considered to contribute positively to the significance of the monument. In addition views to and from the hilltop make a major contribution to setting and the significance of the assets.
- 4.11 The site is situated to the southwest of Castle Hill and is available in views from the monument to the west and south. In terms of views west from the hilltop the study notes that it takes in a mixed landscape with the urban conurbation to the south of Huddersfield town centre forming a considerable component. This suburban character is broken up by the wooded river valleys of the Colne and Holme and by areas of farmland and woodland along with the moorland ridges beyond. The view south (shown in Plate 5 of the study although the site itself falls within the western zone as shown on Figure 7) again takes in the steep river valleys before rising to the ridgeline of Holme Moss and the Peak District National Park. Character is largely rural although pockets of urban development are notable including that of Netherton and Honley.
- 4.12 The study notes that views towards Castle Hill from the south are notable for the open and rural character of the landscape in the immediate vicinity of the hilltop this providing a separation from surrounding urban development. Views from the Hill tend to have a more urban, residential or industrial character although this separation remains evident. The study identifies a significant viewpoint along Moor Lane in Netherton (Viewpoint 19) as an example of the dominance of the hill within an urban landscape when residential streets are aligned with the hilltop.
- 4.13 The site itself is available, in part, in views from Castle Hill as part of a pocket of agricultural land falling between the woodland of Mag Wood and Spring Wood and the urban development of Netherton. The Hinchcliffe Farm complex is prominent in the view and the site is seen very much within a wider mixed urban and rural context. In views from the site and particularly along the length

of Netherton Moor Road the monument and Victoria Tower has prominence and its significance is well represented. The skyline dominance of the Tower is unchallenged and much of the intervening urban form is screened in the view by land form and woodland, particularly by Mag Wood in the foreground.

*Assess the effects of the proposed development, whether beneficial or harmful on that significance*

- 4.14 As noted, the site makes, to some degree, a positive contribution to the setting of the Honley Conservation Area and to that of Virginia House. This contribution is based upon the openness and sense of rural character it provides and the evidential value it holds in illuminating historic context and setting. This positive contribution is however limited to the lower southerly sections of the site towards Sandbeds where it has a more distinct visual connectivity with the conservation area and listed building. It diminishes towards the north-west as land rises and views become more urbanised within the context of modern residential estate development in Netherton.
- 4.15 The proposed illustrative layout limits development to the two north-western land parcels with no development shown within the land to the south west which will remain in agricultural use. This will maintain the sense of openness to both heritage assets and, whilst the development will be available in views, the visual impact of development can be mitigated subject to appropriate design, layout and landscaping treatment to the southern aspects of the development. The scheme provides a suitable degree of separation to protect the openness to the setting of Virginia House.
- 4.16 As noted the site is visible from the Castle Hill site as a pocket of agricultural land enclosed by woodland and the urban form of Netherton. The northern development parcels will very much be seen as part of the built up settlement and visually will have minimal effect upon the character of the existing westerly view. The retention of open land to the south will maintain the existing visual separation between the Hinchcliffe Farm complex and the settlement and the surrounding agricultural context will be retained to the west. Development will not intervene in views towards the rising moorland ridgeline to the west or diminish the woodland separation and enclosure. No substantive impact upon other medieval or prehistoric sites are noted given the absence of existing inter-visibility with sites to the west including the cairnfields within Honley Old Wood. Overall, in views from Castle Hill, the development, subject to satisfactory layout and landscaping treatment, will be seen as part of a wider mixed rural and urban setting. Whilst diminishing the extent of agricultural land to the south of Netherton to some degree significant open areas will remain and, in the context of the wider setting of the monument and Victoria Tower impacts are not considered to be substantive.
- 4.17 The development will, to some degree, interrupt views towards the Castle Hill site currently available from Netherton Moor Road and from within the northern sections of the site itself. These are not publically prominent vantage points or identified as key views from which to appreciate the

significance of the monument. Notwithstanding this a minimal degree of impact can be identified through the closure of these views although in the wider context of the setting to the Hill as a whole this has a negligible effect upon heritage values. Opportunities are provided within the illustrative for the alignment of estate roads to allow for the creation of new framed views towards Castle Hill. Subject to these being realised it is considered that the impact upon the setting of the monument will be negligible.

- 4.18 In overall conclusion it is considered that the proposed development will cause very limited harm to the setting of the designated assets identified and primarily through the introduction of built form. This harm is related to the loss of openness and evidential value in terms of the historic agrarian setting of the conservation area. It is however considered that, through the retention of open space to the south-western parcel and detailed consideration of layout and landscape approach, this harm can be mitigated.

*Explore the way to maximise enhancement and avoid or minimise harm*

- 4.19 Whilst development, as proposed has the potential to give rise to harm to the significance of the heritage assets identified it is considered that this can be moderated and removed through later more detailed consideration of design, layout and landscape treatment. The retention of open space to the southwest will protect the immediate openness to the setting of the conservation area and listed Virginia House. It will also retain elements of the visual separation between the built form of Netherton and the valley side woodland of Spring Wood in views from Castle Hill.

- 4.20 The creation of a new urban edge to the south of the site can also provide an opportunity to secure enhancement. Massing to this edge can be reduced by providing variation in both scale and orientation of dwellings to allow visual permeability and through structural landscaping the southern site boundary and within the site itself in order to screen or soften development parcels. This will potentially provide a softer interface of development with the open landscape to the south.

*Make and document the decision and monitor outcomes*

- 4.21 The decision in respect of any future detailed residential proposals will be a matter for the local planning authority. It is considered that, subject to more detailed consideration of the proposals, particularly in terms of layout and landscape treatment the limited harm to the significance of the heritage assets discussed above can be moderated and minimised to an acceptable degree such that no substantive impacts will arise. Subject to this it is not considered that built heritage issues raise any in principle objection to the development of the site.

**APPENDIX 1: GAZETTEER OF HISTORIC ENVIRONMENT RECORDS**

**WEST YORKSHIRE HISTORIC ENVIRONMENT RECORD**

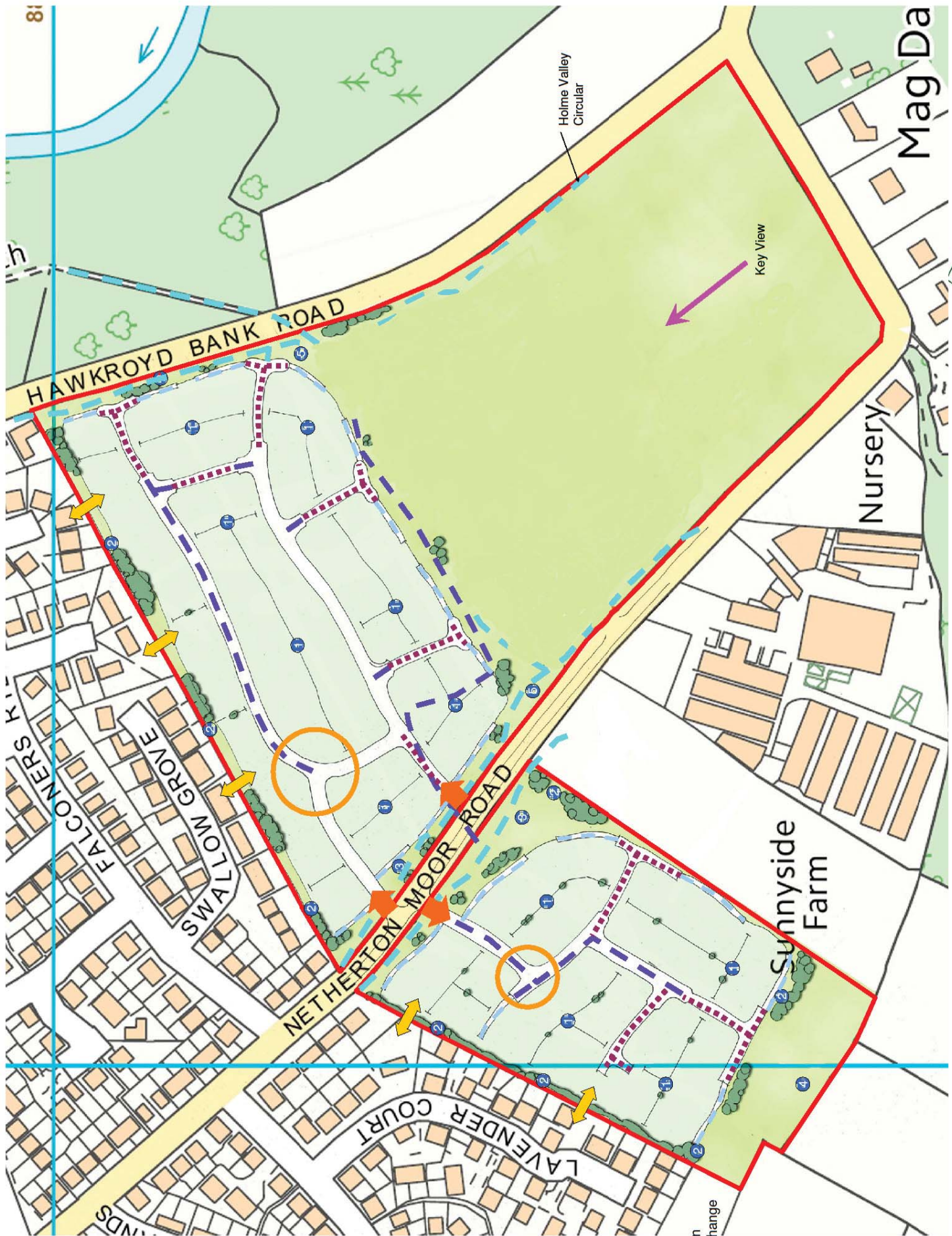
**RECORDS WITHIN 1KM OF SITE CENTRE**

Primary Record Number	Common Name	NGR	Record Type	UDP Class	Description
1150	St. Mary's, Honley	SE13804 12060	Building	1	Church of St. Mary the Virgin, Honley. Gothic revival church of 1843 by RD Chantrell. Grade II listed building.
1822	Hoard, Stones Wood	SE13810 12410	Find Spot	3	Find spot (1893) of Coritanian (Iron Age) and Roman coins, bronze box, fibula and rings.
1823	Roman Coins, Thurston	SE13520 12110	Find Spot	4	Roman coins found prior to 1775. Present location unknown.
3574	Lord's Mill	SE12870 12170	Building	1	Early 19 <sup>th</sup> century woollen mill with later additions. Grade II listed building.
3576	Armitage Bridge Mills, Armitage Bridge	SE13353 13600	Building	1	Early 19 <sup>th</sup> century woollen mill comprising two grade II listed buildings.
3840	Spring Wood	SE13200 12400	Earthwork	4	Possible post-medieval linear earthwork banks and trackway
4324	No name	SE12900 13100	Find Spot	4	Waste flints, pre-early 5 <sup>th</sup> century found in an area known as Wolfstones.













5203	No name	SE13500 12900	Earthwork	3	Bronze Age cairns found in Mag Wood, Netherton.
6224	No name	SE13600 13400	Documentary	3	Site of medieval hermitage document from around 1212 AD. Not yet identified on the ground.
8252	No Name	SE12390 13065	Building	1	Victorian lampstand known as the Netherton Cross. Grade II listed building.
9931	Exchange Fold	SE13792 12009	Building	3	Two early 18 <sup>th</sup> century adjoining cottages in Honley.
9933	Nos. 2, 3 & 4 France Fold	SE13754 12091	Building	1	Late 18 <sup>th</sup> century terrace. Grade II listed building.
9979	Berry Croft	SE13655 12024	Building	3	Terrace of houses built in the 18 <sup>th</sup> century.
9980	10, 12 & 14 Church Street, Honley	SE13828 12010	Building	1	Originally a single late-17 <sup>th</sup> century dwelling now 3 houses. Grade II listed building.
10155	27 Church Street	SE13793 12028	Building	1	Large house dated to late 18 <sup>th</sup> century. Grade II listed building
10162	52, 54, 56, 66 Huddersfield Road	SE14171 12616	Building	1	Part of an early 19 <sup>th</sup> century terrace of weavers cottages, now divided into four dwellings. Grade II listed building.
10168	No. 26 Upper Reins	SE14070 12320	Building	3	One of a row of 11 stone cottages built in

10169	Nos. 1 & 2, St. Mary's Square	SE13772 12072	Building	1	around 1830 probably for textile workers. Pair of weaver's cottages circa 1780. Grade II listed building.
10171	No. 5, St. Mary's Square	SE13788 12086	Building	1	House dated 1685 with later rebuilding. Grade II listed building.
10187	Honley CoE School	SE13719 12017	Building	1	National School dated 1846. Grade II listed building.
10188	No. 30, Huddersfield Road	SE14082 12375	Building	1	Pair of semi-detached dwellings, now one house, with datestone of 1754. Grade II listed building.
12112	Arbour at Armitage Bridge House, South Crossland	SE13693 13467	Building	1	Early 19 <sup>th</sup> century grotto with and entrance façade. Grade II listed building.
12193	Virginia House, Honley	SE13498 12529	Building	1	House in 'Moderne' Art Deco style, 1937-38. Grade II listed building.



**LAND AT NETHERTON MOOR, HUDDERSFIELD**  
**INDICATIVE MASTERPLAN 1:1000 @ A1**

-  Potential vehicular access
-  Primary street
-  Secondary street
-  Tertiary street
-  Key nodal point
-  Residential interface
-  Proposed landscape buffer
-  Line & planting indicating rear garden boundaries
-  Buffer planting to be native in species
-  Development set back from Netherton Moor Road to improve 'Arrival'
-  Potential strong green buffer / boundary to development cells
-  Off road footpath connections
-  Significant POS separation between cells to allow a change in density and a softer Development edge





**Annex 2: Landscape Statement**

Land at Netherton,  
**Huddersfield**

Landscape Statement  
in relation to proposed residential development



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## **Appendices**

Appendix A – Figure 1 Visibility Plan including (ZTV).

Appendix B – Figure 2 Landscape Character and Designations

Appendix C – Figure 3 Photographic Record

Appendix D – Figure 4 Landscape Framework Plan

## **1. Introduction and scope**

- 1.1. Pegasus has prepared this Landscape Statement for a 40 acre (16.2 ha) parcel of land at Netherton Moor south of Netherton approximately 4km south west of Huddersfield. The site lies within the administrative boundaries of Kirklees Council.
- 1.2. This statement provides Persimmon Homes West Yorkshire with an outline appraisal of the landscape and visual issues relating to the land at Netherton Moor to assist in the strategic promotion of the site through the emerging Local Plan process. Potential issues considered include local landscape planning policy and those related to the visual amenity of sensitive visual receptors in the locality.
- 1.3. The statement has been prepared through a desk study analysis of the site and its policy context as well as a site visit on 6th March 2015 to gain an appreciation of the visual context of the site.
- 1.4. In lieu of outline proposals for the site, this statement assumes that residential development would comprise of a sympathetic vernacular housing typology to a maximum height of 2.5 storeys with development constructed at a housing density comparable with that in the adjoining residential areas to the north and potentially to the south. The statement concludes with key landscape and visual considerations and a suggested landscape framework to help inform appropriate design and mitigation as part of a masterplanning process.
- 1.5. This statement does not replace the requirement from the local planning authority for detailed Landscape and Visual Impact Assessment (LVIA) as required to support a planning application, however it has been undertaken with reference to the principles of best practice, principally the third edition of the Guidelines for Landscape and Visual Assessment (GLVIA3), (Landscape Institute and the Institute for Environmental Management and Assessment, 2013).

## 2. Designation and policy context

2.1. This section provides an overview of the policies and designations of particular relevance to the landscape and visual issues. Figure 2, Appendix B illustrates relevant designations with geographic constraints.

**Table 2.1 - Relevant Designations**

Site (lies within)		Yes	No	General comments
Statutory sites (National)	National Park (NP)		x	The Peak District National Park is located approximately 4.3km to the south west beyond Meltham.
	Area of Outstanding Natural Beauty (AONB)		x	The closest AONB is the Forrester of Bowland approximately 40km to the north west beyond Burnley.
	Green Belt	x		The Site is designated as Green Belt within the Kirklees Unitary Development Plan. The northern extent of the green belt in relation to Netherton follows the northern extent of the red line boundary of the land parcel.
	National trails		x	There are no national trails in the vicinity of the site, the closest is the Pennine Way 7.9km to the south west.
	National Cycle Network		x	The closest link to the Sustrans National Cycleway Network is route 689, 2.5km to the south west at Meltham which connects into route 68 the Pennine Cycleway.
	Scheduled Ancient Monuments (Heritage)		x	The closest SAM is the Cairn field in Honley Old Wood approximately 900m to the south west within an area of woodland.  Of particular note are the clear views from the site towards Castle Hill Fort, Motte and Bailey Castle and deserted village 2.5km to the north east.
Listed Buildings (Heritage)		x	The closest listed building is the Grade II listed building Virginia House on Netherton Moor Road adjacent to the south eastern extent of the red line boundary.	
Non-statutory sites	Registered Park & Garden (Heritage)		x	The closest registered Park and Garden is the Grade II Beaumont Park, Huddersfield's first public park and



Site (lies within)		Yes	No	General comments
(County/ District/ Local)				recreation ground 1km to the north beyond Netherton.
	Conservation Area (CA) (Heritage)		x	The southern redline boundary lies adjacent to the Honley Conservation Area and includes the properties along the southern section of Netherton Moor Road  Netherton Conservation Area is located approximately 600m to the north west at Hill Top  Armitage Bridge Conservation Area is located approximately 900m to the north east.
	Country Park		x	Not close to the two country parks listed for Kirklees.
	Area of High Landscape Value <b>(Not Saved)</b>	x		Was located within an extensive area of high landscape value to the south of Huddersfield detailed on the UDP map. Policy NE8 <b>(Not Saved)</b>
Other	Public Right of Way (PRoW)		x	Footpaths HUD/206/10 and HOL/1/30 run adjacent to and connect into the redline site boundary.
	Long Distance Routes	x		The Holme Valley Circular Walk, a 24 mile route passes along Hawkroyd Bank Road through the eastern section of the parcel connecting to HUD/206/10 through Mag Wood.
	Tree Preservation Order (TPO)		x	Extensive areas of woodland to the south and east are subject to tree preservation orders.  21/81/a1, HU1/49/W7 and HO1/49/W1

Table 2.2 - Relevant Landscape Policy Context

- 2.2. The current Local Development Plan is the Kirklees UDP Adopted 1999 Saved Policies 2007 and Policy Map. A new Local Plan for Kirklees is currently under preparation, presently due for adoption in late 2017.

Policy	Summary	Relevant interpretation/mitigation
NPPF: Paragraph 58 of Chapter 7	Development must function well and add to the overall quality of the area, establish a strong sense of place, respond to local character and be visually attractive as a result of good architecture and appropriate landscaping.	National Policy requires new development to be sensitive to the local surroundings
UDP NE5 Wildlife Corridors	<i>Development proposals involving land identified on the proposals map as part of a wildlife corridor should make provision for the retention of the corridor and the protection of the wildlife value of the land.</i>	TPO'ed Woodland to east is identified as a wildlife corridor and may have implications on proposed built form and lighting etc.
UDP NE 8 Area of High Landscape Value  <b>(Not saved)</b>	<i>Development which would adversely affect landscape quality will not be permitted within areas of high landscape value. In these locations particular attention should be paid to siting, design and construction materials and the treatment of associated land.</i>  (This policy was not saved because it had been superseded by the content of PPS7 (also now replaced) whereby landscape quality is replaced by landscape character.)	Policy not saved but indicates that potential effects on landscape character may be a key consideration.
UDP NE9 Trees	<i>Development proposals should normally retain any mature trees within the application site. Where development is approved on sites containing mature trees no construction, including changes in levels, drainage works and the formation of access roads will be permitted within the crown spread of the trees unless it can be demonstrated that satisfactory precautions will be taken to ensure their continued viability.</i>	Trees are mainly located around the periphery of the site so not expected to be a key concern, within the site.  Potential effects on adjacent TPO'ed trees will need to be considered.  See NE5 above)

### **Summary**

- 2.3. The most notable designation/policy issue relates to the location of the parcel within the Kirklees Green Belt. The policy (NE8) relating to High Landscape Value has not been saved. The requirements of this policy have transferred via PPS7 (now cancelled) to the NNPF paragraph 58 in relation to Landscape Character as detailed above.
- 2.4. The site is currently identified as Green Belt land in the Kirklees Unitary Development Plan (UDP) Adopted 1999 (Saved Policies 2007) and detailed on the UDP Policy Map. A green belt review would be required for the parcel to identify a suitable roll back position to feed into reviews taking place at district level.
- 2.5. Whilst there is limited tree cover within the site the adjacent TPO'ed woodlands and associated wildlife corridors will need to be considered particularly during the masterplanning stages.

### 3. Potential issues relating to landscape features

3.1. This section provides an overview of the landscape features present on and immediately adjacent to the site. It also provides an indication of their sensitivity to residential development and the implications the features pose to potential development of the site.

Table 3.1 – Individual landscape features

Features observed	On site	Off site	General commentary, condition and quality	Implications
Individual trees	x	x	Tree cover is limited within the red line parcel. There is a scattering of individual trees mainly located on the boundaries or along field boundaries within the red line.	A tree survey will be required to understand the quality of the existing trees and extent of the root protection zones.
Groups of trees/ woodland		x	Extensive belts of woodland lie beyond the red line of the parcel, all of which are subject to Tree Preservation Orders and form part of an identified wildlife corridor much of which are also identified as Ancient and Semi-Natural Woodland and Ancient Replanted Woodland.	The TPO'ed woodlands will need to be considered in relation to any future proposals and also in terms of any future construction phase in relation to deliveries etc. particularly in terms of the woodland lining Hawkroyd Bank Road.
Hedgerows		x	Dry stone walls are the main form of enclosure across the parcel. Some properties on the northern boundary have planted hedgerows adjacent to the stone wall within their boundaries.	Any existing hedgerows are within the control of others.
Grassland	x	x	Land cover over the entire parcel is grass.	This is a common land cover in the surrounding area.
Walls	x	x	The external boundaries and the internal field divisions are marked by stone walls of varying condition.	Integration of the existing walls into a proposed layout would be of benefit to local distinctiveness.

Features observed	On site	Off site	General commentary, condition and quality	Implications
Buildings			There are no buildings within the red line area. The parcel is edged by housing to the north, (many of these houses have conservatories on their southern elevations).  Hinchliffe's Farm Shop is located off Netherton Moor Road in semi permanent accommodation.	Development interfacing with existing properties will be an important consideration.
Water course		x	There are no water courses within the site. The River Holme is located to the east beyond Mag Wood. Mag Brook lies to the south of Spring Wood connecting into the River Holme to the southwest.	None
Water body			There are no water bodies within the site or within the vicinity.	None

**Table 3.2 - Site features**

Feature	Sensitivity	Justification	Implications
<u>Vegetation</u>			
Trees	<b>High</b>	The sparse existing tree cover within the redline boundary	Individual trees would require protection and integration into the scheme.
Land cover	<b>Low</b>	Grassland is the predominant agricultural land use in the surrounding area, with woodland clothing steeper slopes.	
Topography	<b>High</b>	The site slopes significantly from 150m 165m	Mainly in terms of potential visual impact of any proposals.
<u>Features</u>	<b>Medium</b>	The stone walls are a distinctive landscape feature.	Integration of the existing wall into a future proposal would benefit local distinctiveness.
Dry stone walls			

### ***Summary***

- The local topography and the gain in level from the southern portions of the parcel towards the north has potential implications particularly in terms of visibility towards, into (and out) of any proposed development.
- Whilst the site is surrounded by significant areas of woodland to the south and east tree cover is sparse within the parcel.
- The stone boundary walls providing enclosure to the parcel, whilst in differing states of repair, are a strong landscape feature.
- Interfaces with adjacent existing development would be important.

## 4. Potential issues relating to Landscape character

- 4.1. This section provides an overview of the landscape character of the site and its locality. It provides an indication of the sensitivity of the landscape character to residential development.
- 4.2. Kirklees Council do not currently have published landscape Character Assessments for the district. A 'Landscape Capacity Study for Wind Energy Developments in the South Pennines' (Local Plan Supporting Information) has been prepared by Julie Martin Associates for a consortium of six councils in the South Pennines area including Kirklees Council. Whilst specifically aimed at wind energy development the study provides identification of broad landscape character types.
- 4.3. The current absence of a study identifying detailed local character areas means it is likely that a bespoke local landscape character assessment focused on the site and surrounds would be required as part of a landscape and visual assessment to form part of any future planning application.

Table 4.1 – Landscape Character

Character area	Sensitivity	Key characteristics and justification
<u>National</u> Character Area (NCA) 37: Yorkshire Southern Pennine Fringe	N/A	<p>The Yorkshire Southern Pennine Fringe NCA is described as a transitional landscape between the upland areas of the Southern Pennines in the west to the low lying land of the Coalfields to the east. The area is cut through by narrow rivers which have created steep slopes. Communication links and large urban settlements such as Huddersfield to the north are focused in the valleys and grew up around former industries such as wool processing. The rural landscape is characterised by pastoral treeless hilltops where dry stone walls are the predominant field boundary and wooded valleys.</p> <p>Key Characteristics Identified include:</p> <ul style="list-style-type: none"> <li>■ Rivers creating a deeply dissected landscape, with high plateaux cut by steep-sided valleys, and fanning out in 'fingers' across valleys of the NCA.</li> <li>■ Treeless hill tops with tracts of rough grazing and extensive areas of enclosed pasture, with broadleaved woodland on steeper valley sides, giving the impression of a well-wooded landscape,</li> <li>■ Predominantly pastoral farming,</li> <li>■ Close conjunction between rural landscapes and the rich industrial heritage of the urban areas, including settlements associated with the textile industry, with large mills and tall chimneys, and large factories and forges associated with the iron, steel and</li> </ul>

		<p>manufacturing industries.</p> <ul style="list-style-type: none"> <li>■ Urban development constrained within valley floors and up side slopes, with location and layout strongly influenced by the landform.</li> <li>■ Extensive and dramatic views from higher land out over lower-lying land to the east, even from within urban areas.</li> </ul>
<p><u>District</u></p> <p>South Pennines Capacity Study</p> <p>Area 8 Huddersfield and Dark Peak Fringes</p> <p>Type E – Rural fringes</p>	<p><b>Medium</b></p>	<p>The site appears to be located in a Rural Fringe' area surrounded to the north east and south by landscape type G- Wooded Rural Valleys.</p> <p>The key characteristics identified of Type E Rural Fringe include:</p> <ul style="list-style-type: none"> <li>■ A sheltered settled 'domestic' landscape on the gentle lower slopes fringing the South Pennine uplands.</li> <li>■ Pattern of grassland pastures enclosed by gritstone walls as well as some hedgerow boundaries.</li> <li>■ Considerable tree and woodland cover with trees in shelterbelts and along field boundaries , numerous broadleaved woodlands – many of ancient origin, as well as small scale coniferous plantations.</li> <li>■ Isolated remains of species rich grasslands (hay meadow and wet pastures) exist within the improved grassland. Flushed meadows are of special nature conservation interest.</li> <li>■ Dense network of narrow winding lanes, with some roads, which link the area to the urban centres on the periphery of the south Pennines.</li> <li>■ Distinctive settlement character of scattered farms, individual rural houses and groups of dwellings clustered into small villages sheltering below the uplands.</li> <li>■ Vernacular building style and consistency in building material and design visually connects the rural fringes to the core of the South Pennine area.</li> </ul>
<p><u>Local</u></p>	<p><b>Medium to High</b></p>	<p>The limited nature of published Landscape character information would require a more detailed study of local landscape character as part of a full LVIA Document.</p>



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### **Historic / cultural value**

- 4.4. Historic OS mapping shows that the settlement of Netherton has expanded significantly since the 1850's. Whilst current field patterns are largely intact; some divisions have been lost where boundaries have been removed to enlarge fields. The properties to the south of the parcel appear to date from around the 1930' and Sunnyside Farm which is now Hincliffe's Farm Shop was developed in the 1960's.
- 4.5. It is noted that the site is located within an area identified as the 'South Pennines Heritage Area' which is promoted by an organisation called Pennine Prospects. The company is owned by the key local authorities, water companies, Natural England and voluntary/community sector. The focus of the organisation is upon protecting the built, natural and cultural heritage for the benefit of the area's residents and to link the urban and rural regeneration processes across the three city regions of Leeds, Manchester and Central Lancashire.

### **Summary**

- Whilst the parcel displays many of the key characteristics identified in the published character data detailed above, there is an opportunity to strengthen local character in respect of the positive characteristics using development as a mechanism. In particular the settlement edge is currently of relatively weak character and does not display a consistency in the use of a local vernacular building style. The boundary between urban and rural is also abrupt and lacking in transition. Repair and integration of local features such as the existing stone walls and use of local building materials within a proposed development would be of benefit.

## 5. Potential issues relating to visual amenity

- 5.1. This section provides an overview of general visibility towards the site as well as identifying the key visual receptors to whom visual effects of the development of the site would be most notable.
- 5.2. A site visit was undertaken in March 2015 during, bright/sunny weather conditions with reasonable visibility.

Table 5.1 - General views

View from the:	Description and key receptors	Screening elements
North	<p>Views from the north are principally from residential properties immediately to the north of the red line site boundary.</p> <p>Beyond the first row of properties on the settlement edge views are limited by the intervening built form. Longer views of the surrounding landscape can be gained down Netherton Moor Road and Hawkroyd Bank Road.</p>	<p>The northern boundary of the properties is contiguous with the southern boundaries of the properties i.e. a remnant stone wall. Any intervening vegetation forming a screen lies within the gardens of the existing properties.</p> <p>An intervening buffer may require consideration to provide physical separation between existing and future proposed development.</p>
South	<p>Views from the south are gained from the continuation of Netherton Moor Road along the southern extent of the red line. There are several large properties located within substantial vegetation to the south of the lane. Principle elevations of these properties face towards the parcel.</p> <p>Hinchliffe's Farm Shop is also located to the south. This is a popular local attraction which is accessed both by vehicle and by foot along Netherton Moor Road.</p> <p>Two footpaths access onto Netherton Moor Road from Spring Wood.</p>	<p>The rising landform of the bank on which the parcel is located creates a ridge which restricts views of the upper portion of the site from the properties south of Netherton Moor Road. The ridge creates a line beyond which to the south development would be more difficult to integrate into the existing landscape pattern.</p> <p>The woodland of Spring Wood screens out any potential wider views of the site from the south.</p>
East	<p>Views are gained of the parcel from Hawkroyd Bank Road which runs immediately adjacent to the eastern boundary. The Holme Valley Circular Walk also shares the lane at this point before entering Mag Wood on footpath number</p>	<p>Beyond Hawkroyd Bank Road potential views from the east and the River Holme valley are screened out by the significant belt of</p>

View from the:	Description and key receptors	Screening elements
	<p>HUD/206/10 further to the north.</p> <p>Potential long distance views are available from higher ground to the north and south east (toward Castle Hill Fort) over the surrounding woodland. Occasional glimpses of the farm shop buildings can be gained from between gaps in hedgerows from these positions.</p>	<p>woodland on the valley side to the east</p>
West	<p>Views of the parcel from the west are gained from the footpaths that run along the northern edge of Spring Wood (HUD/447/10 &amp; HOL/1/30).</p> <p>Views are gained of the western sections of the parcel from the properties on the eastern edge of the Hill Top Conservation Area.</p>	<p>Potential views from further west are screened out by the landform of the Mag Brook valley and the woodland of Spring Wood clothing the valley side.</p>

- 5.3. An understanding of theoretical visibility was gained through a computer generated Zone of Theoretical Visibility (ZTV) map based on up to 10m height properties. This enabled an understanding of locations from where the proposed development would be theoretically visible within a bare earth scenario. This is included in Appendix A, an indication of the actual zone of visibility is also shown on this drawing. The ZTV is based on ground levels only and does not include the screening effect of woodland blocks etc.
- 5.4. Appendix C includes a number of site photographs that were taken from the local landscape to illustrate views towards the site and general visibility. The location of these is illustrated in on Figure 1 Appendix A.

### **Summary**

- Positioned on elevated and sloping land adjacent to the southern edge of Netherton the site is potentially highly visible from the surrounding area; however the significant areas of woodland clothing the valley sides at Spring Wood and Mag Wood significantly limit visibility largely to close range views from the immediate surrounds of the site.
- Longer distance views are potentially available where the ground rises sufficiently to the north and south east to gain views in over the surrounding woodland. These longer distance views would be set against the context of the existing settlement edge to the north and the Hincliffe's Farm Shop buildings.
- Netherton Moor Road and Hawkroyd Bank Road located around the site are popular with walkers and people visiting the farm shop who would be visual

receptors. The lanes also form connections to the local footpath network. Clear views of the site are gained from the footpath on the northern edge of Spring Wood and the Holme valley Circular Walk which leads into Mag Wood.

## 6. Masterplanning and mitigation considerations

### *Site opportunities and constraints*

6.1. A series of opportunities and constraints are presented by the site as set out below:

#### Opportunities

- The site is located immediately adjacent to the southern extent of the settlement of Netherton.
- Opportunity to improve the settlement edge, gateways to the town and the transition between built form and the wider countryside.
- Limited arboricultural constraints due to minimal on site trees.
- High quality views out over the wider landscape particularly from the more elevated sections of the site.
- Existing stone walls provide a strong landscape structure.
- Adjacent woodland provides enclosure and shelter.
- A natural ridge across the site provides a potential break point for development.
- Footpath links could be extended across the site and an off road route provided to Hinchcliffe's Farm Shop.
- Use of local vernacular design could strengthen the quality of the urban interface with the wider countryside.

#### Constraints

- The site lies within Green Belt land.
- Whilst located adjacent to the edge of the settlement the enclosure provided by the surrounding woodland creates a distinctive area of open agricultural space of value to the setting of Netherton.
- The sloping topography provides greater visibility of the site area from southern viewpoints.
- Sensitive visual receptors including residents and users of local footpaths exist within the immediate surrounds.
- Adjacent woodland is identified as Ancient & Semi natural and ancient replanted woodland.

### Landscape Framework Plan

6.2. A landscape framework plan has been prepared for the site based in the findings of the desk study and site visit. The plan aims to identify what proportion of the site could realistically be provided for development, taking into account all the identified opportunities and constraints, and also what proportion of the site would need to be promoted as open space and green infrastructure benefits to support the proposed built form.

6.3. The key areas of sensitivity are as follows:

- Views from 'Hill Top' within the Netherton Conservation Area should be preserved as open countryside therefore the western section of the parcel should remain free of development.
- The lower southern section of the parcel is important to the setting of the properties on the southern section of Netherton Moor Road and Hinchcliffe's Farm shop and should remain in agriculture.
- The agricultural field to the east should also remain as part of the agricultural landscape the required offsets from the existing trees, undulating levels and unique character would make it difficult to develop. It is also remote from the existing settlement.
- The entrance to Netherton from Netherton Moor Road and Hawkroyd Bank Road are sensitive in terms of providing appropriate transitions.

### ***Masterplanning considerations (for developable area)***

- Offsets from Netherton Moor Road and Hawkroyd Bank Road would improve the transition from the urban to rural landscape and provide suitable protection to adjacent TPO'ed woodland and associated wildlife corridors.
- The southern extent of development should be limited to the natural ridge across the site.
- Medium density development could be extended from the existing settlement southwards.
- Potential offsets from existing development should be considered to enable suitable boundaries to be formed adjacent to existing development.
- Integrate existing stone walls into the proposals.
- Provide additional connections to existing public rights of way and an off-road route to farm shop.

- Ensure an appropriate transition from rural to urban using green wedge offsets.
- Allow provision for a strong green boundary on western edge.
- Consider potential for a low density development cell on the southern periphery of the development.
- Use of local vernacular housing typologies to strengthen local character.

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## 7. References

7.1. The following documents have been consulted during the preparation of this statement:

- Department for Communities and Local Government (2012) National Planning Policy Framework, DCLG
- Department for Communities and Local Government (2012) Technical Guidance to the National Planning Policy Framework, DCLG
- Kirklees UDP Adopted 1999 Saved Policies 2007 and Policy Map.
- Institute for Environmental Management and Assessment (IEMA) (2004) The Guidelines for Environmental Impact Assessment, IEMA
- Landscape Institute and IEMA (2013) The Guidelines for Landscape and Visual impact assessment (3rd ed.) London: Spon
- Landscape Institute (June 2013) GLVIA3 Statement of Clarification 1/13, LI;
- Natural England (2013) National Character Area (NCA) 37: Yorkshire Southern Pennine Fringe, Natural England
- Landscape Capacity Study for Wind Energy Developments in the South Pennines Final Report January 2010 Julie Martin Associates
- Ordnance Survey (2009) Bradford and Huddersfield, OS Explorer Map 288, 1:25,000. Southampton: Ordnance Survey (Explorer series)



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**Appendix A**     Figure 1 Visibility Plan including (ZTV).

# Land at Netherpton

## Visibility Plan

**KEY**

- Site boundary
- 500km radii from site boundary
- Actual key zone of visibility
- Zone of theoretical visibility
- Significant vegetation barriers
- Significant physical barriers
- Photograph locations
- HUD/5
- HOL/5

N.B. The Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development would be visible from, assuming 100% visibility. It is generated using terrain data only and does not take into account any screening that vegetation or the built environment may provide. It is, as such, 'a worst case' ZTV and the actual extent of visibility is likely to be much less extensive than indicated.

Date: 07.04.2015

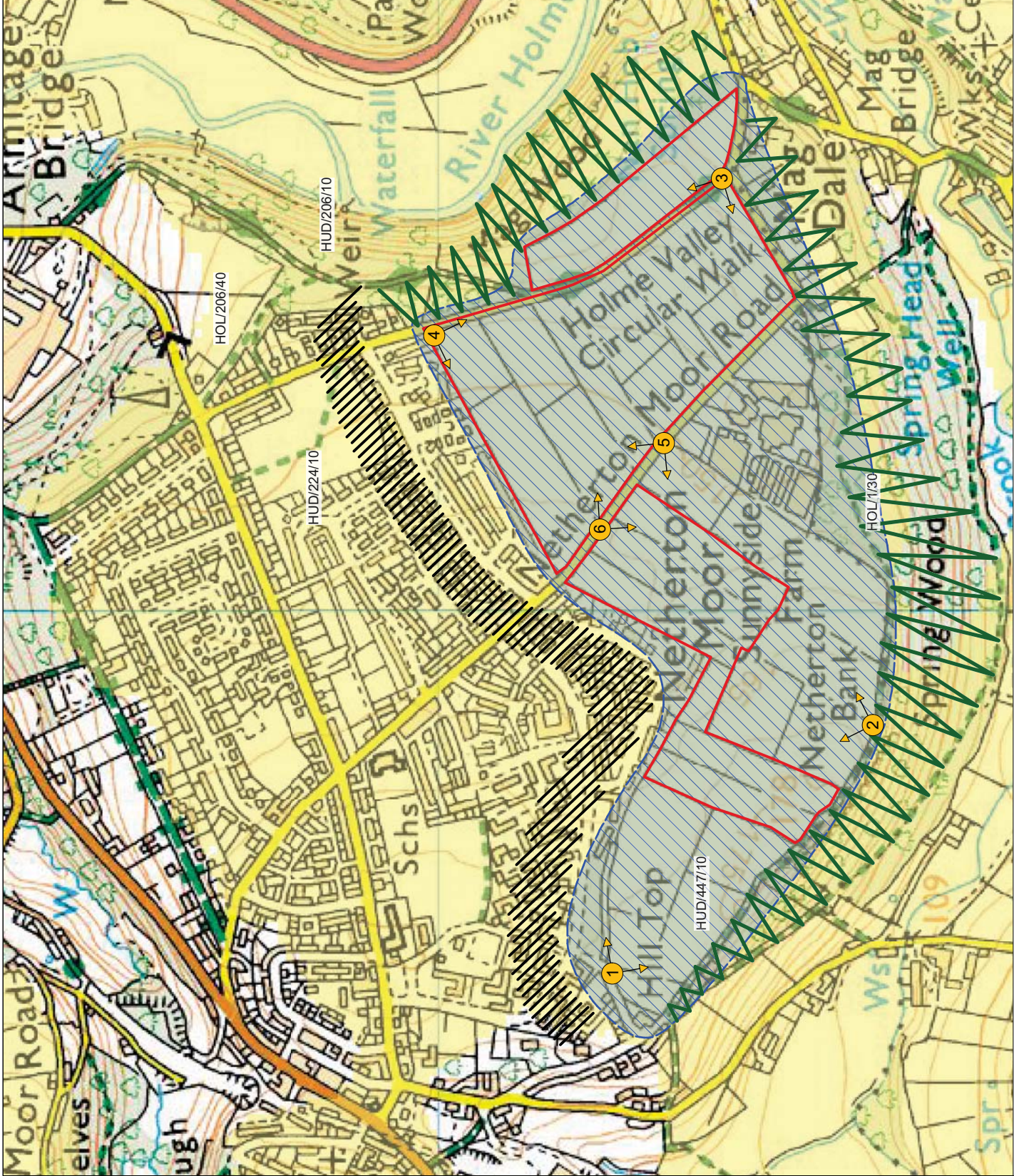
YOR.2467.001

Drawn by: LF

Checked by: KC



**Pegasus**  
Group



Scale: 1:5000 @ A3



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**Appendix B**      Figure 2 Landscape Designations

# Land at Netherton

## Landscape Character & Designations

**KEY**

**Designations**

- Site boundary
- Green Belt
- SAM

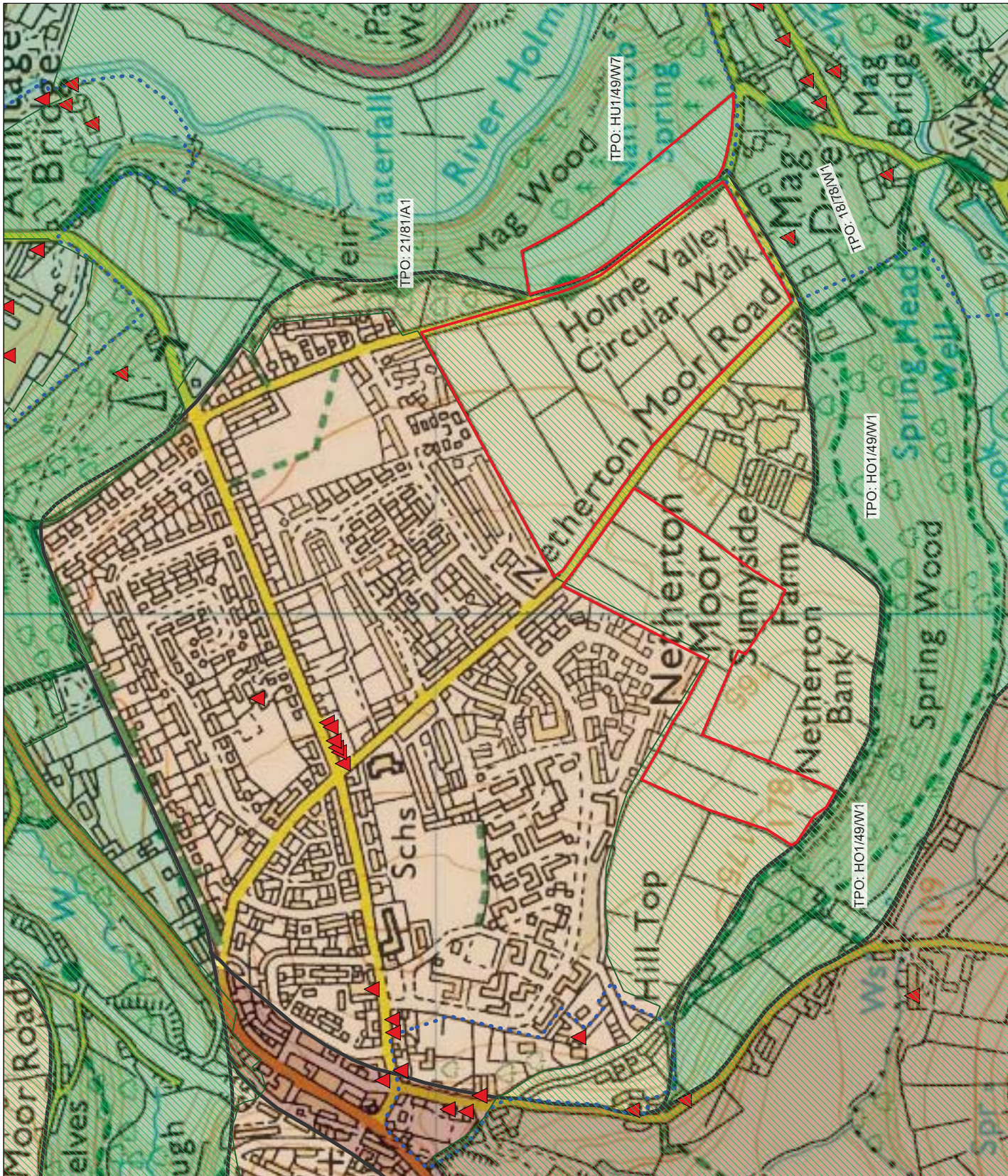
**Listed Buildings**

- Conservation Areas
  - Netherton
  - Armitage Bridge

TPO: HU1 Tree Preservation Orders (← numbers)

**Landscape Character**

- Rural Fringes
- Settled Valleys
- Wooded Rural Valleys



Date: 07.04.2015	YOR.2467.002
Drawn by: LF	Checked by: KC



**Appendix C**      Figure 3 Photographic Record



**Photograph 1** - View from 'Hill Top', south east towards western extent of development parcel.



**Photograph 2** - View from footpath HOL/1/30 along the northern edge of Spring Wood looking north east.



**Photograph 3** - View from junction of Hawkroyd Bank Road, Netherton Moor Road and Sandbeds looking northwest.

Mag Wood      Hawkroyd Bank Road      Sunnyside Farm / Hinchcliffe's Farm Shop      Hawkroyd Bank Road      Spring Wood



**Photograph 4** - View from Hawkroyd Bank Road (north eastern extents of parcel) looking south west.



**Photograph 5** - From Netherton Moor Road looking north west towards the southern extents of Netherton.











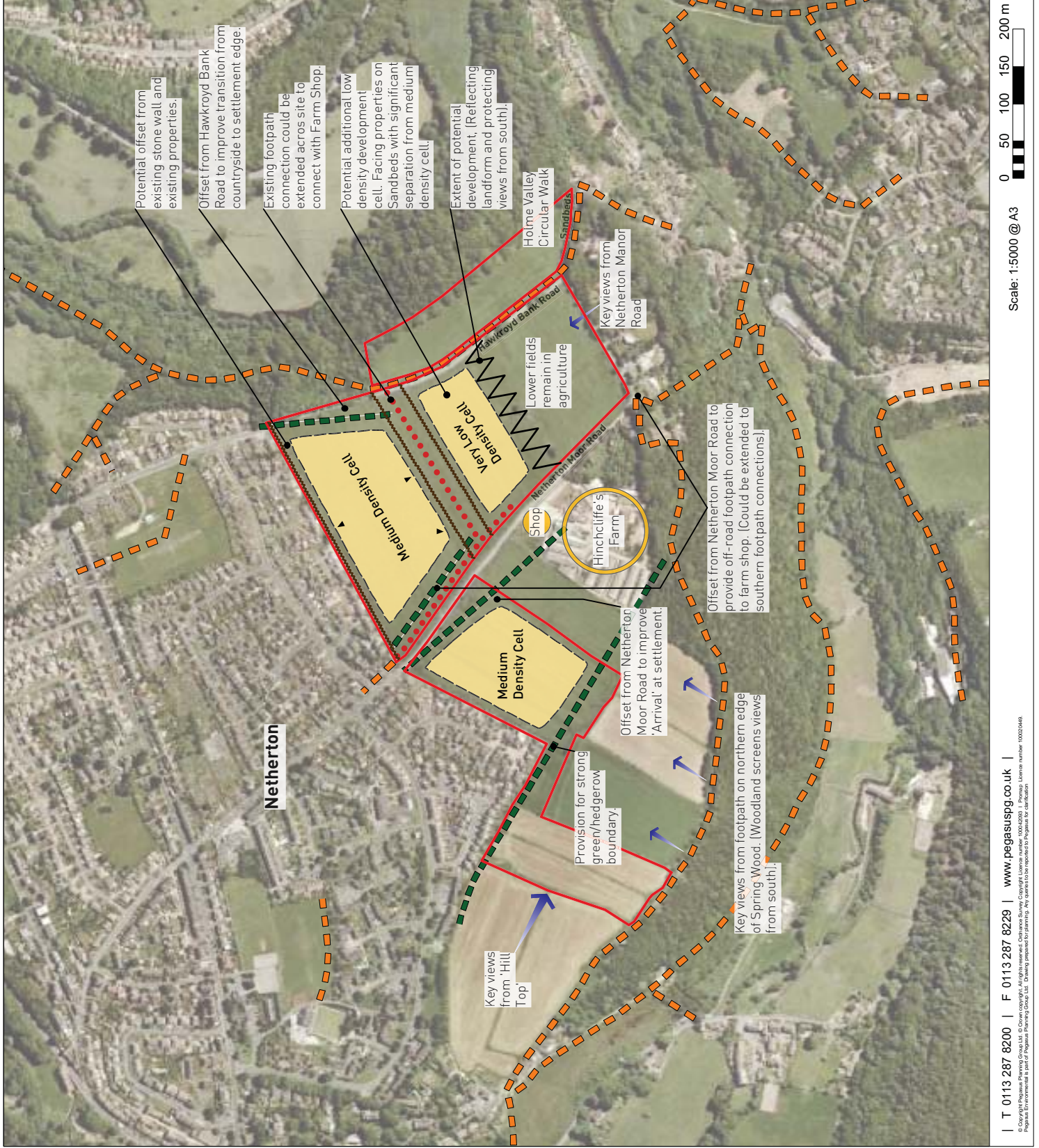
**Photograph 6** - From Netherton Moor Road looking south east.



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**Appendix D**      Figure 4 Landscape Framework Plan

<b>Land at Nethererton</b>			
<b>Landscape Framework Plan</b>			
<b>KEY</b>  Existing Public Right of Way  Key Development Offset  Key Views  Proposed Footpath  Development Extent  Potential Development Cell  Proposed Main Elevation of Properties			
Date: 07.04.2015	YOR.2467.004		
Drawn by: LF	Checked by: KC		
		 <b>Pegasus Group</b>	





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