

Technical Note - Proposed Access

22 January 2018
Version 1.0
Issue



1 Introduction

Fore Consulting Limited (Fore) has been commissioned by Barratt Homes to support the promotion of land in respect of transport and highways matters at Windsor Farm, Chidswell for residential development through Kirklees Council's emerging Local Plan (site reference H559).

This technical note has been prepared to set out the work undertaken to date in respect of the proposed access arrangements.

2 Access Proposals

A range of options for accessing the proposed allocation have been investigated on a preliminary basis, taking account of the proposed mixed-use allocation (site reference MX1905) adjacent to the east. The identified access arrangements are described in the following sections.

2.1 B6128 Owl Lane

A new access junction would be provided from the B6128 Owl Lane, on the south-western frontage of the proposed allocation. Two layout options have been identified;

- The proposed residential allocation in isolation could be satisfactorily accessed via a priority-controlled junction, with a ghost-island facility for right turning traffic into the allocation from Owl Lane. A preliminary layout is demonstrated on Fore Consulting drawing 3555/SK001/02. Visibility requirements have been calculated in accordance with surveyed speeds on Owl Lane, and the required splays can be accommodated on land under the control of the promoter or within the adopted highway boundary.
- To accommodate the combined impacts of the proposed residential allocation and adjacent mixed-use allocation, it is considered that a roundabout junction will be required. A preliminary layout is demonstrated on Fore Consulting drawing 3555/SK002/02. It is considered that a roundabout with an inscribed circle diameter of 36m will be sufficient.

Both junction layout options will retain access and egress to the rugby ground west of Owl Lane, in accordance with the existing arrangements. Similarly, adequate spacing to the Owl Lane / Windsor Road junction can be achieved in both options. Operational assessments have been undertaken and the layouts provide adequate capacity.

2.2 Windsor Road Option

Given the capacity of proposed residential allocation (280 dwellings) the feasibility of delivering a second access on Windsor Lane, if considered necessary, has been investigated to maximise network permeability and resilience in the event of an emergency.

It is considered that a second access can be provided approximately 130m west of the existing junction with Chidswell Lane. This will be in the form of a simple priority-controlled junction. A preliminary layout is demonstrated on Fore Consulting drawing 3555/SK001/004. Adequate visibility splays can be achieved in accordance with the existing speed limit on Chidswell Lane.

2.3 Chidswell Lane

To serve the proposed residential allocation, the internal spine road from the junction with Owl Lane would be extended through to connect to Chidswell Lane at the eastern boundary of the site, such that the spine road forms the priority road towards the existing Chidswell Lane / Windsor Road junction. Chidswell Lane to the south will be realigned to a new junction with the internal spine road. A preliminary layout is demonstrated on Fore Consulting drawing 3555/SK001/03.

To accommodate the combined impacts of the proposed residential and mixed-use allocations, it is proposed that the spine road will be extended to the east. A junction on the spine road will provide a link to Chidswell Lane to the south. Given the proposed connection between the spine road and Windsor Road, the existing section of Chidswell Lane between Windsor Road and the spine road would effectively be redundant, and therefore it is proposed that this section of Chidswell Lane can be stopped up, and retained for use by pedestrians and cyclists only. A preliminary layout is demonstrated on Fore Consulting drawing 3555/SK005/001.

3 Summary

This technical note sets out that the access arrangements identified to accommodate the proposed residential allocation at Windsor Road, Chidswell (site H559), and the adjacent mixed use allocation (site MX1905). A flexible solution has been identified, either to suit the requirements of the residential allocation in isolation, or both allocations in combination.

At this stage, the identified works are subject to road safety audit and agreement with the local highway authority, which would be undertaken as part of a planning application. However, all land required to deliver the access works and associated visibility requirements are under the control of the scheme promoter or within the adopted highway. On this basis, the proposed access works are considered to be deliverable.

Drawings



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NOTES

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REV	DESCRIPTION	DATE	BY

CLIENT:
BARRATT HOMES

PROJECT
WINDSOR FARM, CHIDSWELL, DEWSBURY

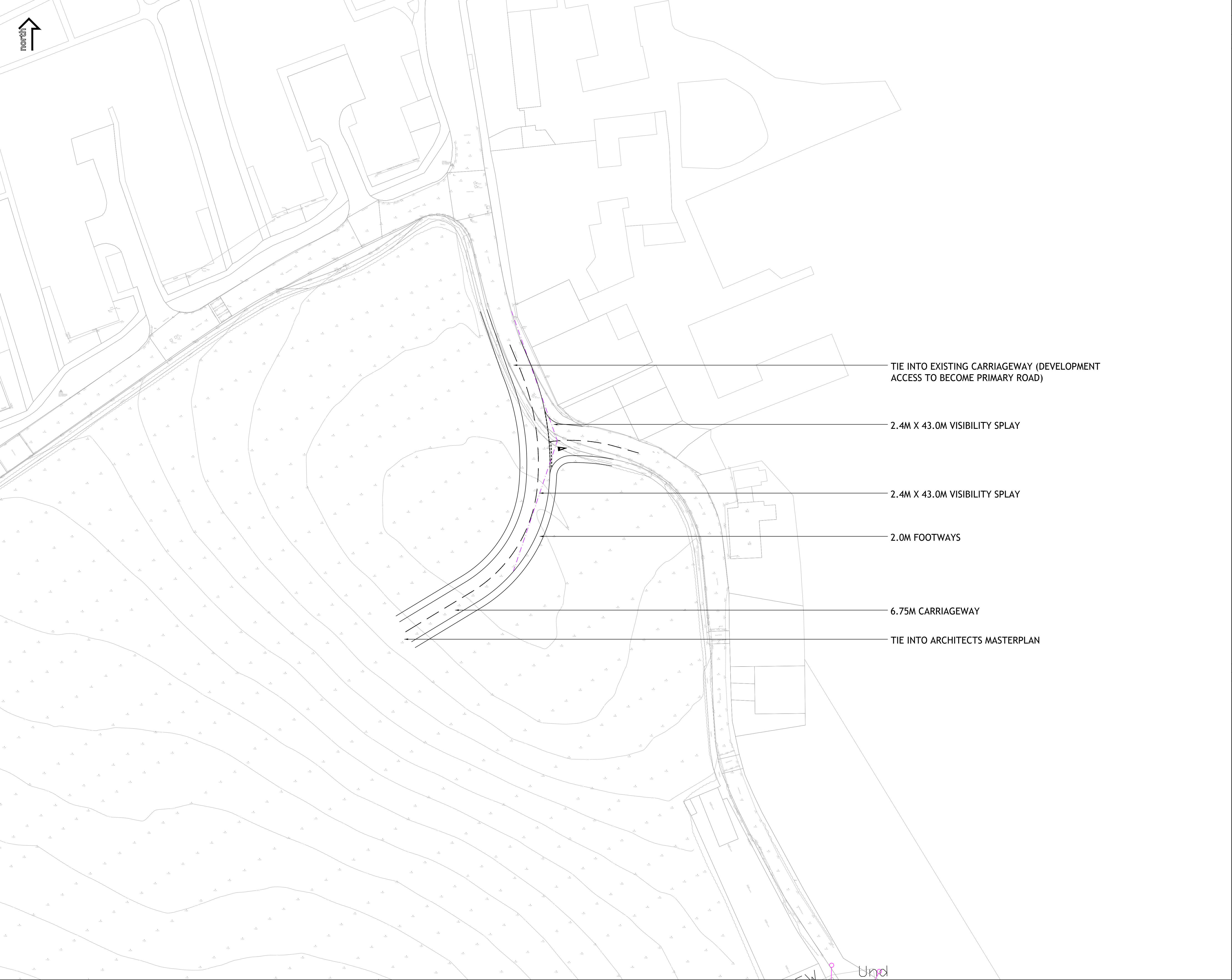
DRAWING TITLE
PROPOSED SITE ACCESS, OWL LANE

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Job Number	Drawing Number	Revision		
3555	3555 SK001 02	A		



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CLIENT:
BARRATT HOMES

PROJECT
WINDSOR FARM, CHIDSWELL, DEWSBURY

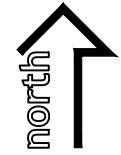
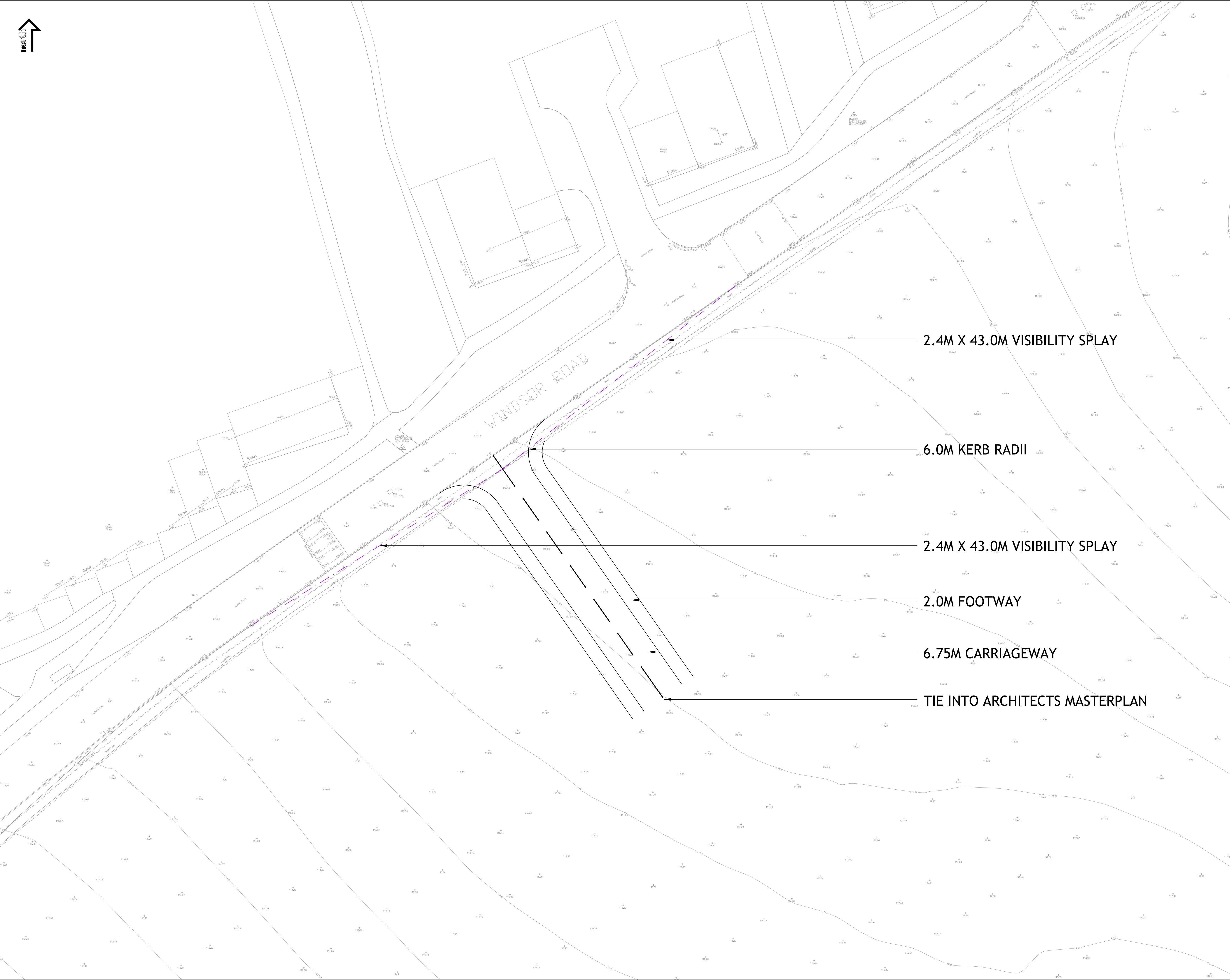
DRAWING TITLE
PROPOSED SECONDARY SITE ACCESS

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2.4M X 43.0M VISIBILITY SPLAY

6.0M KERB RADII

2.4M X 43.0M VISIBILITY SPLAY

2.0M FOOTWAY

6.75M CARRIAGEWAY

TIE INTO ARCHITECTS MASTERPLAN

A	TOPO SURVEY INCORPORATED	09/17	PJ
REV	DESCRIPTION	DATE	BY

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BARRATT HOMES

PROJECT
WINDSOR FARM, CHIDSWELL, DEWSBURY

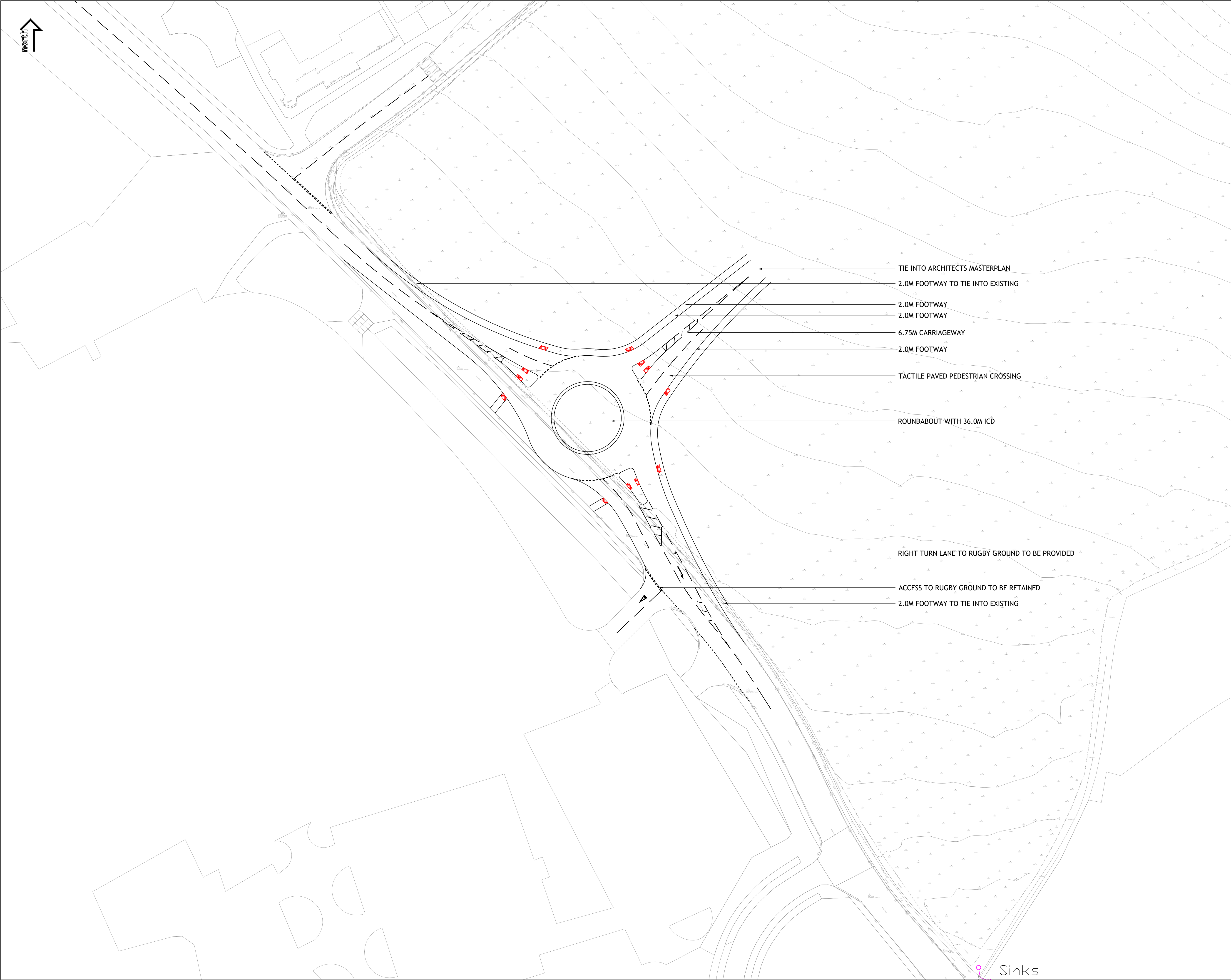
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PROPOSED SECONDARY SITE ACCESS,
WINDSOR ROAD

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NOTES	
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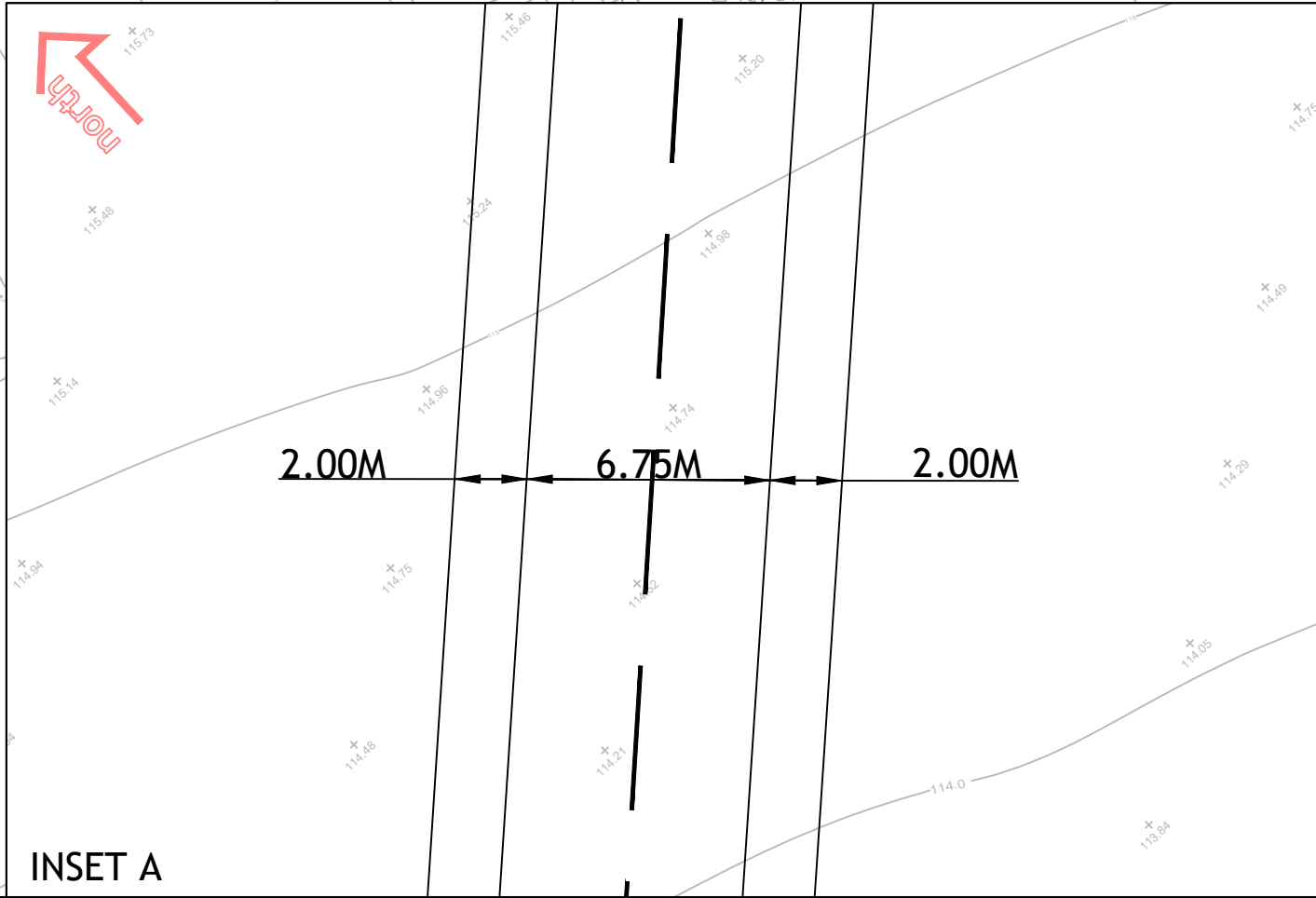
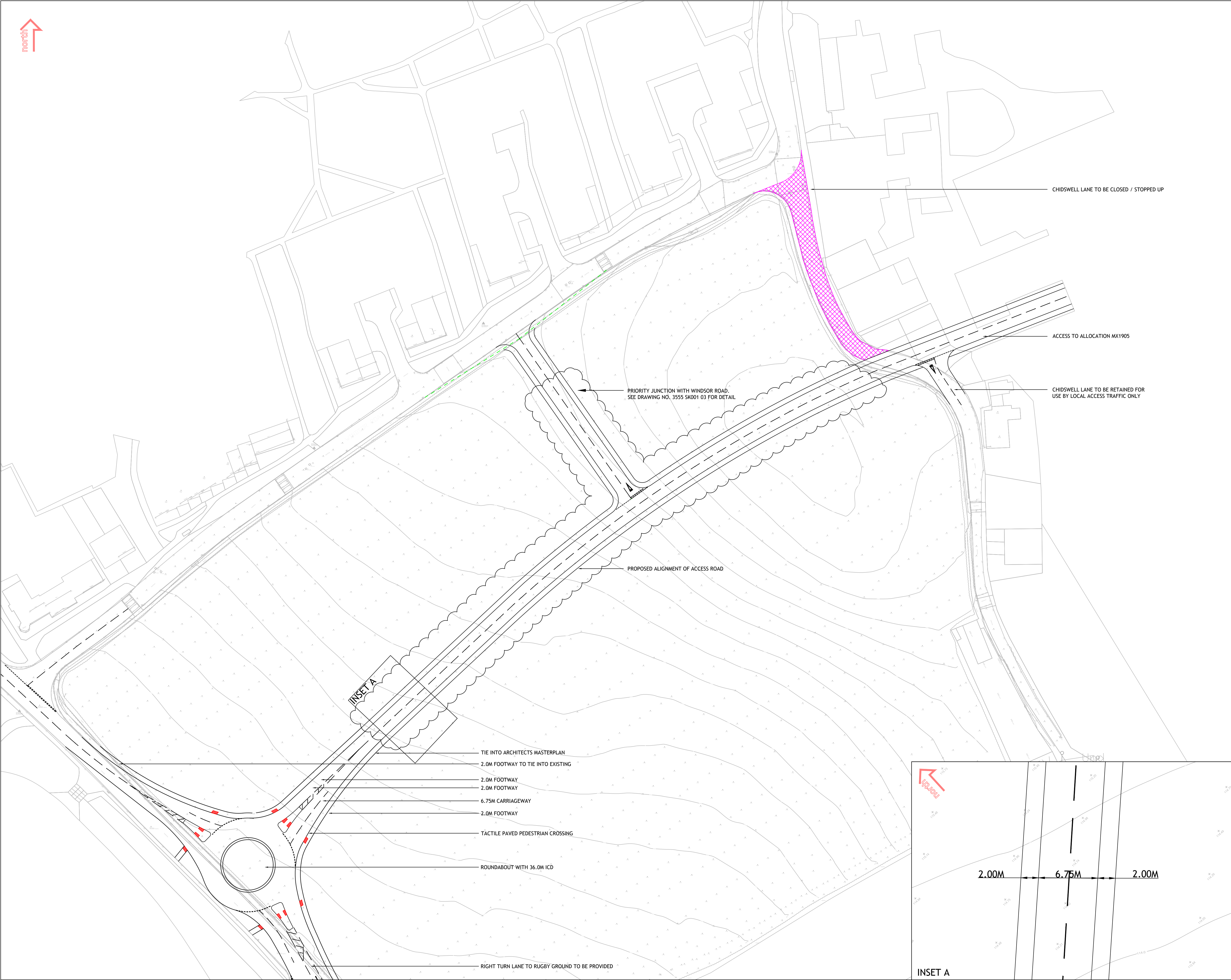
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REV	DESCRIPTION	DATE	BY
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CLIENT:
BARRATT HOMES

PROJECT
WINDSOR FARM, CHIDSWELL, DEWSBURY

DRAWING TITLE
PROPOSED ACCESS PROVISION ALLOCATIONS H559
AND OPTION 2 MX1905

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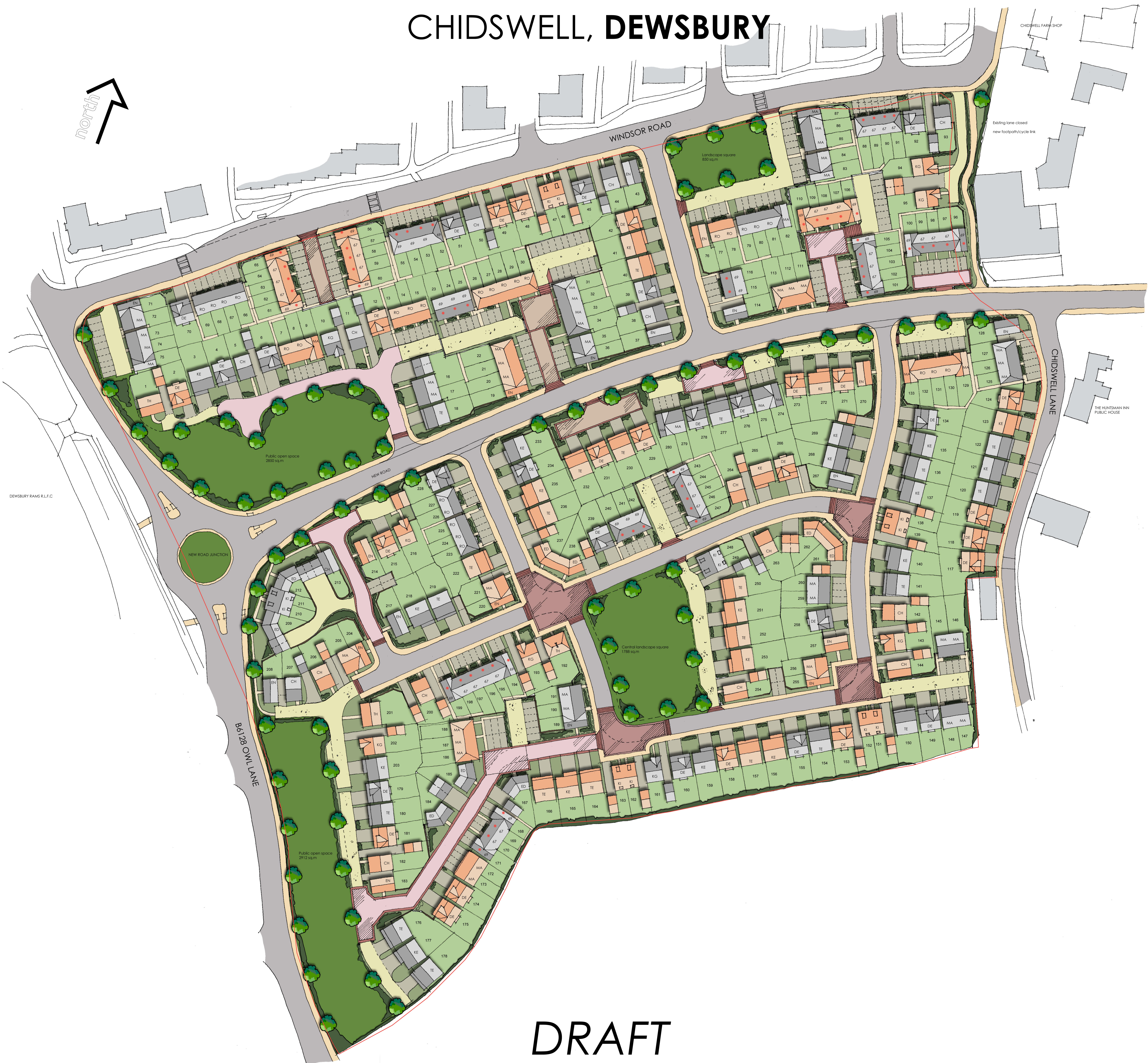
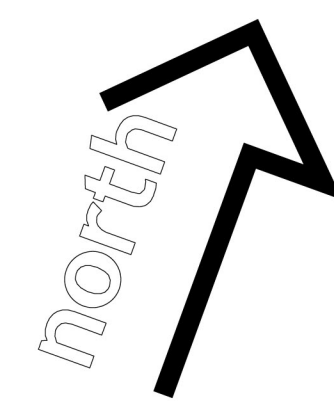
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CHIDSWELL, DEWSBURY



CHIDSWELL, DEWSBURY SCHEDULE OF ACCOMMODATION

House Type	Bed No/Storey	Type	Parking	No. Units
Private				
Rosebury	2B/4P/2	Semi/ter	PS	27
Maidstone	3B/5P/2	Semi/ter	PS	49
Derwent	3B/5P/2	Det	Int	38
Ennerdale	3B/5P/2	Semi/det	PS	19
Chester	3B/5P/2	Det	SG	17
Eskdale	3B/5P/2	Semi	SG	9
Kingsville	4B/6P/2.5	Semi	SG	12
Kingsley	4B/6P/2	Det	SG	8
Kennford	4B/8P/2	Det	Int	20
Tewkesbury	4B/8P/2	Det	Int	22
Thomton	4B/7P/2	Det	SG	3
TOTAL				224
Affordable 20%				
69	3B/5P/2	Semi/Ter	PS	28
67	2B/4P/2	Semi/Ter	PS	28
TOTAL				56
TOTAL				280

Notes:
SITE AREA
AFFORDABLE UNITS

DRAFT



Hearing Statement – Barratt Homes – Matter 34 – Site. Ref H559

Matter 34 – Dewsbury and Mirfield housing and mixed-use allocations: Green Belt releases

Issue - Are the proposed Green Belt release housing and mixed-use allocations in the Dewsbury and Mirfield Sub-Area justified, effective, developable/deliverable and in line with national policy?

Site Ref. H559 – Land to the East of Leeds Road, Chidswell (279 dwellings)

INTRODUCTION

- 1.1 We write on behalf of our client Barratt Homes to provide their hearing statement to Matter 34 of the Kirklees Local Plan Examination in Public.
- 1.2 The site was previously promoted on behalf of David Wilson Homes. As you may be aware, Barratt Homes & David Wilson Homes are two individual housebuilding brands operated by the same company (Barratt Developments). Since the submission of the previous representations the decision has been made to develop the site using the Barratt Homes brand and not the David Wilson Homes brand. The comments made in this statement should therefore be considered alongside the previous representations to the Kirklees Local Plan submitted in the name of David Wilson Homes.
- 1.3 Barratt Homes want a sound Local Plan to be in place. They believe that this is paramount in achieving the Borough's housing and economic objectives. Particularly given that Kirklees Council is a Green Belt authority.
- 1.4 Barratt Homes believe that the Council's approach to identifying site allocations and green belt release is soundly based in respect of the majority of the proposed housing allocations.
- 1.5 With specific regard to Barratt Homes' land interest at Chidswell (Ref. H559) this statement responds directly to each of the Inspector's questions.

QUESTION A) ACCESS TO MX1905 AND PROPOSED MODIFICATION ADMM23

- 2.1 Fore Consulting Limited (Fore) has been commissioned by Barratt Homes to support the development of Site Ref. H559 in respect of transport and highways matters. A technical note prepared by Fore is enclosed with this statement which sets out the work undertaken to date in respect of the proposed access arrangements for the proposals.
- 2.2 A range of options for accessing the proposed allocation have been investigated on a preliminary basis. These investigations have included taking account of the proposed mixed-use allocation (site reference MX1905) adjacent to the site.
- 2.3 The conclusion of this work has enabled Barratt Homes to prepare a Draft Planning Layout for the proposed development of the site. The Draft Planning Layout is enclosed with this statement and identifies the inclusion of the provision of access through Site Ref.H559 to the adjacent allocation MX1905.
- 2.4 The proposed new junction with Owl Lane has been assessed in terms of capacity and a new roundabout is proposed in order to ensure that sufficient highway junction capacity is provided to cater for the proposed development of this site and allocation MX1905.

- 2.5 The enclosed Technical Note identifies that to accommodate the combined impacts of the proposed residential allocation and adjacent mixed-use allocation, it is considered that a roundabout junction will be required. A preliminary layout is demonstrated on Fore Consulting drawing 3555/SK002/02. It is considered that a roundabout with an inscribed circle diameter of 36m will be sufficient. The proposed roundabout junction option will retain access and egress to the rugby ground west of Owl Lane, in accordance with the existing arrangements. Similarly, adequate spacing to the Owl Lane / Windsor Road junction can be achieved in both options. Operational assessments have been undertaken and the proposed junction provides adequate highway capacity.
- 2.6 With regards to proposed amendment ADMM23, it is our view that this amendment isn't necessary for reasons of soundness, as this matter can be discussed in detail with the Council's Highways Officers prior to the submission of a planning application.
- 2.7 At present the enclosed draft Planning Layout identifies that a potential access link between the new proposed link road and Chidswell Lane can be provided (to enhance permeability/connectivity). However, should this create an adverse highways impact along Chidswell Lane then measures to restrict access, such as a "no right turn", will be considered.
- 2.8 The enclosed Technical Note provides an explanation how the proposed highways arrangements for the development will operate following the development of the site.
- 2.9 To serve the proposed residential allocation, the internal spine road from the junction with Owl Lane would be extended through to connect to Chidswell Lane, such that the spine road forms the priority road towards the existing Chidswell Lane / Windsor Road junction. Chidswell Lane to the south will be realigned to a new junction with the internal spine road. A preliminary layout is demonstrated on Fore Consulting drawing 3555/SK001/03.
- 2.10 To accommodate the combined impacts of the proposed residential and mixed-use allocations, it is proposed that the spine road will be extended to connect the two sites. A junction on the spine road will provide a link to Chidswell Lane. Given the proposed connection between the spine road and Windsor Road, the existing section of Chidswell Lane between Windsor Road and the spine road would effectively be redundant, and therefore it is proposed that this section of Chidswell Lane can be "stopped up" and retained for use by pedestrians and cyclists only. A preliminary layout is demonstrated on Fore Consulting drawing 3555/SK005/001.
- 2.11 For completeness, the enclosed draft Planning Layout also identifies a proposed access with Windsor Road. Given the capacity of proposed residential allocation (280 dwellings) the feasibility of delivering a second access on Windsor Lane, if considered necessary, has been investigated to maximise network permeability and resilience in the event of an emergency. It is considered that a second access can be provided approximately 130m west of the existing junction with Chidswell Lane. This will be in the form of a simple priority-controlled junction. A preliminary layout is demonstrated on Fore Consulting drawing 3555/SK001/004. Adequate visibility splays can be achieved in accordance with the existing speed limit on Chidswell Lane.
- 2.12 The Technical Note identifies that that the proposed highways access arrangements for the site are subject to road safety audit and agreement with the local highway authority, which would be undertaken as part of a planning application. However, all land required to deliver the access works and associated visibility requirements are under the control of the scheme promoter or within the adopted highway. On this basis, the proposed access works are considered to be deliverable.

- 2.13 With regards to the provision/phasing of the access road, an agreement has been reached between all of the relevant landowners that enables the provision of the link between the two sites as soon as it is required. Barratt Homes will commence with the delivery of the proposed new roundabout on Owl Lane and the length of the access road which is included Site Ref.H559 within the first year of the development of the site.

QUESTION B) DEFINITION OF SITE BOUNDARIES

- 3.1 The site's boundaries have been defined utilising land ownership boundaries, existing field patterns and the results of Landscape & Visual Assessment work undertaken by both Kirklees Council and Barratt Homes.
- 3.2 All of the land proposed within the allocation Ref.H559 is within the ownership of one landowner, who have a signed land agreement with Barratt Homes. The site is available for development now as there are no legal or ownership constraints and as Barratt Homes by virtue of this and previous submissions are expressing an intention to develop the site for residential use.
- 3.3 The allocation's proposed boundaries have been established following the submission of the site to Kirklees Council as part of the Strategic Housing Land Availability Assessment. At this stage the boundaries were proposed on grounds of the site's existing field pattern.
- 3.4 In order to define the site's proposed boundaries in detail, utilising robust landscape and visual impact evidence base work, Barratt Homes instructed Pegasus Group to prepare a Landscape & Visual Statement and Green Belt review of the site in February 2016.
- 3.5 This assessment was submitted alongside their previous representations to the Local Plan and is enclosed with this statement.

QUESTION C) PHASING AND DELIVERY

- 4.1 Barratt Homes submitted a pre-application enquiry to Kirklees Council in January 2018. The aim of the pre-application enquiry process is to seek to collaboratively prepare a planning application with Kirklees Council, so that they can submit a planning application at the earliest appropriate point in time.
- 4.2 The technical work that has been undertaken at this point and submitted alongside the pre-application enquiry includes as follows: -
- Highways Technical Note
 - Phase 2 Ground Investigation Report
 - Flood Risk & Drainage Appraisal
 - Ecological Appraisal
 - Landscape & Visual Statement and Green Belt Review
 - Landscape & Visual Statement and Green Belt Review – Addendum.
- 4.3 The technical work undertaken has enabled Barratt Homes to prepare an initial Draft Planning Layout for the site, including detailed access junction design work, which was submitted alongside the pre-application enquiry and which is enclosed with this statement. The development proposals have also been designed in accordance with the Council's latest site-specific policy requirements for proposed housing site Ref. H559.

- 4.4 The initial details of the development proposals include: -
- The development of 279 new homes.
 - The proposals will seek to deliver 20% affordable homes on site.
 - A proposed housing mix which seeks to meet the needs of first time buyers through to families through the provision of 2, 3 and 4-bedroom homes.
 - The development will deliver policy compliant areas of public open space which have been designed to provide amenity space and buffer areas located adjacent to Owl Lane and within two other central locations of the site.
 - The proposals will be principally accessed by a new roundabout junction from Owl Lane (as discussed above).
 - Areas of landscape planting will be provided in key locations of the site. Particularly on the site's southern boundary adjacent to the Green Belt.
- 4.5 On account of the site's size, an Environmental Impact Assessment Screening Request was also submitted to the Council alongside the pre-application request. The request identifies Barratt Homes' view that an Environmental Impact Assessment is not required for the sole development of Site Ref.H559.
- 4.6 With regards to infrastructure delivery, Barratt Homes are happy to work alongside Kirklees Council and the Church Commissioners (who are promoting the adjacent site MX1905), to ensure that the site is delivered comprehensively alongside the Mixed-Use Allocation MX1905 with regards to infrastructure matters. A number of meetings have taken place with both parties, including discussions over a shared access from the Barratt Homes site. Initial progress in respect of infrastructure matters is as follows: -
- The draft planning layout includes the provision of access through the site to the adjacent allocation MX1905. The new junction with Owl Lane has been assessed in terms of capacity and a new roundabout is proposed in order to ensure that sufficient highway junction capacity is provided to cater for the proposed development of this site and allocation MX1905.
 - With regards to the provision of the access road, an agreement has been reached between all of the relevant landowners that enables the provision of the link between the two sites as soon as it is required. Barratt Homes will commence with the delivery of the proposed new roundabout on Owl Lane and the length of the access road which is included Site Ref.H559 within the first year of the development of the site.
 - In respect of Community Infrastructure, the development of Site Ref.H559 will deliver Community Infrastructure Levy (CIL) payments towards the necessary improvements/development of local education facilities (whether these be existing schools or new schools delivered as part of allocation MX1905). CIL payments will also be provided to improve/deliver types of public open space (sport and recreation) that are not being proposed within Site Ref.H559.
 - Barratt Homes will also work alongside the Council and the developers of allocation MX1905 with regards to drainage infrastructure. However, the Flood Risk & Drainage Appraisal submitted with the pre-application request identifies how Site Ref.H559 can be delivered in isolation.
- 4.7 With regards to anticipated delivery timescales, due to the site's location within the Green Belt we envisage that a planning application for the proposed development could be submitted to the Council by early 2019, following the predicted adoption of the Local Plan in late 2018.

- 4.8 Taking into account the proposed application submission date, it is currently envisaged that first dwelling completions on the site will take place in the monitoring year 2019/20. Other than the delivery of the site's initial access infrastructure there are no other major infrastructure works that need to take place prior to the commencement of delivery of new homes on the site. Accordingly, the development will commence within a year of the submission of the planning application. Due to the site's size there would be one development/selling outlet delivering new homes at the site. It is therefore anticipated that the development will deliver a yield of at least 35 homes annum, with the potential to increase this output after year 1.
- 4.9 The table below provides the site's cumulative dwelling delivery projection per annum. Should output exceed 35 dwellings per annum the site would be completed earlier than 2027.

Year	No. of Homes Cumulatively
2018/2019	0
2019/2020	20
2020/2021	55
2021/2022	90
2022/2023	125
2023/2024	160
2024/2025	195
2025/2026	230
2026/2027	265
2027/2028	280

- 4.10 The identified areas of public open space, landscape planting and potential access road will be delivered commensurate with the progression of the development and made available for use at an agreed point with the Council.
- 4.11 The development proposals can therefore make a significant contribution to meeting the objectively assessed housing needs of the District and the Council's ongoing 5-year housing land supply requirements. In particular, it is anticipated that the development proposals will deliver 160 homes within the first five years following the adoption of the Local Plan.

QUESTION D) GREEN BELT & LANDSCAPE IMPACT

- 5.1 A Landscape & Visual Statement and Green Belt review of the site has been carried out by Pegasus Group on behalf of Barratt Homes in February 2016 and was submitted alongside their previous representations. Following the receipt of details of Wakefield Council's objection to the site's allocation (which related to the existing gap between Dewsbury & Gawthorpe), Barratt Homes then requested Pegasus Group to consider the details of the objections and to provide an addendum to the original report.
- 5.2 This statement provides the conclusions of Pegasus Groups' initial Landscape & Visual Statement and Green Belt assessment of the site, followed by details of their response to Wakefield Council's concerns. A full summary of the two reports was provided in David Wilson Homes' response to Main Matter 8, which is enclosed for ease of review.

LANDSCAPE AND GREEN BELT ASSESSMENT (2016)

- 5.3 With regards to the impact of the development on the Green Belt, the review concludes by stating that in combination with the revised settlement boundary created by the recent residential development (by Harron Homes) to the west of the site on Owl Lane, the site offers

considerable potential to round off the urban area, provide a robust green belt boundary and create a more subtle and natural urban edge to Chidswell.

- 5.4 Development on the proposed site would have little influence on the green belt land to the east (which is acknowledged to have been accepted as a mixed-use site option MX1905) due to the visual disconnect created through the local ridgeline that aligns broadly with Chidswell Lane. Sensitive treatment of the southern boundary has the potential to improve the character of the remaining green belt to the south through the creation of a subtler urban interface.
- 5.5 In respect of potential landscape and visual effects, and the positive benefits of development on the remaining adjacent Green Belt, the assessment identifies that the existing green belt boundary is somewhat abrupt and contributes to a somewhat fragmented urban fringe character. There is considerable potential to create an equally robust green belt boundary along the southern boundary of the site which would create a less abrupt urban edge and provide a more natural green belt boundary that would complement the remaining agricultural context. There are also opportunities to provide improved connectivity with the wider footpath network and greenspace network.
- 5.6 Whilst it is acknowledged that there are a number of sensitive visual receptors that would be able to see the development of the site, these are all within close proximity and heavily influenced by existing built form in the immediate locality. Sensitive master planning would therefore minimise visual influence of development.
- 5.7 This landscape review element of the document identified that the site is not subject to any major landscape constraints that would prohibit its development. Local constraints have been identified that can be used to inform the identification of an appropriate landscape framework to harness development. These constraints have been identified alongside opportunities for landscape creation/enhancement strategies set out in the landscape framework plan enclosed within the document.
- 5.8 Through utilising the conclusions of the assessment, Barratt Homes have sought to formulate a development which can enhance the eastern area of Chidswell and Dewsbury through a sensitive extension to the existing urban area, whilst importantly enhancing well defined, robust, boundaries in perpetuity to provide long term permanence to the Green Belt in this location of the District. A copy of the Draft Planning Layout is enclosed with this statement for ease of reference.

LANDSCAPE AND GREEN BELT ASSESSMENT – ADDENDUM (2017)

- 5.9 As identified above, Pegasus Group undertook an Addendum to their Landscape & Visual Statement and Green Belt Assessment in June 2017. The Addendum presents a further Landscape & Visual Appraisal of the Chidswell site in relation to Green Belt policy, in particular purpose 2 of the Green Belt - *‘to prevent neighbouring towns from merging into one another’*. The Addendum specifically responds to an objection to Kirklees Council’s emerging Local Plan by Wakefield Council in which they stated that the *“site plays an important role in preventing the coalescence of Chidswell and Gawthorpe to the south”*. Wakefield Council also stated that *“the southern boundary of this site shown on the draft policies map is not robust”*. The Addendum is enclosed with this statement.
- 5.10 The document, at Figure 2, includes an amalgamated plan of the current built form, proposed site allocations and Green Belt within the vicinity of the site. The plan identifies that the site is

located between two further areas of proposed allocated land; a housing allocation to the south west (ref: H46) and a mixed-use allocation to the east and north east (Ref: MX1905).

- 5.11 The proposed housing allocation to the south west (Ref. H46) has been granted planning permission and has already been developed by Harron Homes, thus creating a new southern settlement boundary. As a consequence of this development, the Green Belt boundary has in reality already been rolled back to the disused tip site south of the H46 land parcel. In terms of the effects upon the local landscape, the Harron development has not resulted in an increased perception of encroachment or sprawl in a southerly direction towards Gawthorpe due to the sensitive design of the development frontage, with dwellings being set back from the road with an area of open space. Such an approach to design could be effectively mirrored on the Chidswell site, with development set back from the road edge to maintain the perception of openness as one travels along the route.
- 5.12 The development of the proposed mixed-use allocation (Ref: MX1905) to the east and north east of the Site would result in a high degree of change in landscape character and visual amenity. Site MX1905 is located on the eastern side of a ridge line in the landscape that has a high degree of inter visibility with the open landscape to the east of Chidswell. The site's development would result in the loss of views onto Site Ref.H559 from the east and north. In terms of the Green Belt, the boundary would be rolled back to the southern boundary of site MX1905, which aligns with the boundary of Site Ref.H559.
- 5.13 The Site benefits from being located on the western side of a ridge line in the landscape and shares a high degree of inter-visibility with the urban fringe of Dewsbury, in particularly the Dewsbury Rams Rugby Ground and the industrial estate at Shaw Cross. The location of the Site in the landscape ensures that the Site is not visible from Gawthorpe or the public rights of way that pass through the Wakefield Green Belt from Gawthorpe towards Chidswell and the Site is only briefly visible when travelling by road between Gawthorpe and Chidswell/Shaw Cross.
- 5.14 In responding directly to the comments from Wakefield Council, the addendum identifies that the proposed development of the site is required to provide a robust defensible boundary to the site's southern edge. A landscape buffer would also link with existing green infrastructure to the east of the site with regards to the woodland off Chidswell Lane and would also link with the open space created at the frontage of the Harron Homes development, which is already under construction. Overall, there would be a coherent undeveloped 'green' approach to the Wakefield/Kirklees boundary.
- 5.15 The Addendum concludes that the Site does not readily contribute to a perception of separation between Gawthorpe and Chidswell. The Site is not visible from much of Chidswell Lane and the public right of network north of Gawthorpe, and the Site only becomes perceptible from Owl Lane when travelling towards Shaw Cross within close proximity to the Site itself. The south west corner of the Site is the most sensitive in terms of contributing to a sense of open space on the approach to Shaw Cross when travelling along Owl Lane from Gawthorpe.

QUESTION D) CONCLUSION

- 5.16 Overall, development within the Site would not result in the perception of coalescence of Gawthorpe and the Chidswell/Shaw Cross areas of Dewsbury.

- 5.17 On account of the evidence provided above, it is our clear view that the Council's Site Allocation & Green Belt Review process has taken full account of the remaining gap between Dewsbury and Gawthorpe and the maintenance of separate identities for each of the two settlements.
- 5.18 With specific regard to Wakefield Local Authority area, the enclosed Addendum illustrates that there are no emerging development proposals located to the north of Gawthorpe which would reduce the resulting gap with Chidswell/Shaw Cross areas of Dewsbury. A factor that Wakefield Council can continue to control as part of any future Local Plan for their Local Authority Area.
- 5.19 The resulting gap between Barratt Homes' Chidswell site and the existing Gawthorpe settlement area will represent a robust and long-term defensible area of separation between the two settlement areas. Which replicates areas of separation which currently exist in respect of both distance and visual separation.
- 5.20 We believe that the need to meet the District's Objectively Assessed Housing Needs are exceptional circumstances for the release of Site Ref.H559 from the Green Belt. Especially as it is our view that the Council will not be able to demonstrate a 5-year supply of deliverable residential developments sites within the first 5 years of the Local Plan without the release of Green Belt sites for new homes.
- 5.21 With specific regards to Site Ref.H559, the evidence presented establishes that the site is one of the least sensitive proposed Green Belt releases in the Local Plan, as it does not fulfil the five purposes of including land within the Green Belt. Furthermore, the proposed development can enhance the eastern area of Dewsbury through a sensitive extension to the existing urban area, whilst importantly enhancing well defined, robust, boundaries in perpetuity to provide long term permanence to the Green Belt in this location of the District.
- 5.22 As identified above, it is anticipated that the development proposals will deliver 160 homes within the first five years following the adoption of the Local Plan. A pre-application enquiry has been submitted to Kirklees Council and as such a planning application will be submitted at the earliest opportunity.
- 5.23 Finally, in addition to the site specific economic and social benefits that the site can deliver, it is also important to reiterate that the delivery of this site is needed to unlock an additional required access point for the proposed allocation MX1905.

Hearing Statement – Barratt Homes

Matter 8 – Approach to site allocations and Green Belt release

Issue – Is the Plan’s approach to identifying site allocations (housing, employment and mixed use), safeguarded land and Green Belt releases soundly based and in line with national policy?

INTRODUCTION

- 1.1 We write on behalf of our client Barratt Homes to provide their hearing statement to Matter 8 of the Kirklees Local Plan Examination in Public. The comments made in this statement should be considered alongside Barratt Home’s representations to the Publication Draft Kirklees Local Plan (PDLP) dated November 2016.

Hearing Statement Summary

Barratt Homes want a sound Local Plan to be in place. They believe that this is paramount in achieving the Borough’s housing and economic objectives. Particularly given that Kirklees Council is a Green Belt authority. Importantly, Barratt Homes believe that a sound Local Plan can be achieved through the modifications process.

The Local Plan provides the platform in which the quantitative and qualitative housing needs of the District can be met over the plan period. Whilst Barratt Homes support large elements of the Local Plan, they believe that additional housing sites need to be released from the Green Belt for development to ensure the delivery of the District’s Objectively Assessed Housing Needs for a 15-year period post the adoption of the Local Plan.

Barratt Homes believe that the Council’s approach to identifying site allocations and green belt release is soundly based in respect of the majority of the proposed housing allocations. There is, however, one anomaly and this is the Council’s failure to release Barratt Home’s land interest at Soothill Lane, Batley (Ref. H586).

Barratt Homes are keen to ensure that a sound Local Plan is delivered and consequently request that the modifications suggested in this statement are considered as Main Modifications to be consulted on prior to the adoption of the Local Plan.

LAND AT SOOTHILL LANE, BATLEY – SUPPORT FOR SITE REFERENCE H586

- 2.1 Barratt Homes **object** to the site being rejected as a potential housing option within the Kirklees Local Plan. It is our understanding that the Council’s principle point of concern associated with the site’s development are in relation to the impact on the Green Belt. Accordingly, Barratt Homes previously provided evidence to overcome this concern by letter dated 16th December 2016.
- 2.2 The previously submitted representations and its enclosures can of course be provided on request. Barratt Homes’ response to Matter 4 deals directly with the point raised above in respect of the site being needed to contribute to our evidenced shortfall in housing sites needed to meet the District’s Objectively Assessed Housing Needs.
- 2.3 This statement focuses on matters associated with the site’s release from the Green Belt. With regards to the Inspectors specific questions, this hearing statement responds to Question A; Question D(i); Question D(iv); and Question D(vii).

- 2.4 A Landscape and Green Belt Review has been carried out by Golby & Luck Landscape Architects to evaluate the Soothill Lane, Batley site in landscape and visual terms. The document subsequently considers the site's contribution to the surrounding Green Belt and identifies any likely constraints and opportunities relevant to an emerging development strategy. The report seeks to identify an appropriate landscape framework for development within the site, informed through the consideration of relevant landscape and Green Belt issues.
- 2.5 With regards to the site's current location within the Kirklees Green Belt, the document provides an assessment of the site against the five Green Belt purposes identified in Paragraph 80 of the National Planning Policy Framework. The conclusions of this assessment are identified below.

- ***The development of the site would not result in unrestricted urban sprawl: -***

The site has well-defined, robust and enduring boundaries. The parcel of the site located to the south of Soothill Lane is bound to the north and east by highway boundaries with associated linear development. To the west this parcel is bound by a combination of settlement, landform, and an allocated housing site. To the south the boundary of this parcel is bound by Grange Road, beyond which are areas of pasture and settlement.

The parcel of the site located to the north of Soothill Lane is bound to the north and east by significant areas of woodland. To the south this parcel is bound by highways with associated development, and to the west it is bound by existing settlement areas. There is a short section at the north-west boundary of this parcel that is defined by a remnant field boundary hedgerow and fence line with open countryside beyond. However, this boundary is made somewhat distinct from the wider landscape through the changing landform.

Whilst the site comprises open land, its boundaries are clearly well-defined robust and enduring, and if developed can contain development within a framework of settlement, vegetation cover and landform.

- ***The development of the site would not result in the merging of adjacent settlements: -***

The setting of the Soothill ridge extends between West Ardsley and the north-east fringe of Batley. The ridge comprises a more complex network of highways, development, landholdings and landform with a fragmented and compartmentalised character, contrasting with the open landscape of the east of the A653 Leeds Road. Development extends along the A653 Leeds Road between Chidswell and the Soothill Lane junction. Likewise, Soothill Lane has in part a developed character with an existing perception of settlement extending into the countryside. This in turn creates a settled appearance to the landscape associated with the boundaries of the site that separate it from the wider Green Belt to the north, and West Ardsley beyond.

Strictly in plan form the development of the site would appear to result in the creation of a pinch-point between Batley and West Ardsley. However, for the reasons set out above the perception of this pinch-point already exists, particularly when traveling along the highways between these settlements where the experience of traveling between built up areas is already compromised.

The Development of the site would result in the loss of land between settlements but would not result in their coalescence. More importantly the development of the site is not likely to erode the separate character and identity of these settlements any more than the existing built-development experienced when travelling between them.

- ***The site does not assist in safeguarding the countryside from encroachment: -***

The purpose of the Green Belt review is to assist in the identification of a strategic development allocation to meet the development needs of the Local Authority. There is an assumption that whilst some of these needs may be met on land within the urban area there will be a requirement for large allocations within the countryside, most of which is designated as Green Belt. Therefore, there is an inevitability that these allocations will result in an encroachment into the countryside (as the allocation on neighbouring land to the site did as part of the former UDP). It is important that any such allocation is concentrated on land with the least environmental value, and land making a limited contribution to the setting of the Green Belt.

The previously submitted Landscape Assessment and Green Belt review establishes that the site is: -

- Not covered by any statutory or non-statutory designation (beyond the Green Belt) that would prohibit its development for residential development;
- Considered to be of more limited landscape quality and value when compared to the wider countryside;
- Does not contain important or notable features sensitive to change, and does not form part of a green corridor containing long distance trials of District value (for example the Leeds Country Way and Kirklees Way);
- Part of a compartmentalised and fragmented landscape that creates a contained setting separate to the more open landscapes to the south-east and north-west; and
- Defined by robust and defensible boundaries limiting encroachment beyond the site into the wider countryside.

Therefore, the location of the site in combination with the value and disposition of its associated features provides a robust framework to harness development and restrict any encroachment into the surrounding countryside.

- ***The proposed development of the site will have no detrimental effect on the setting and special character of historic features: -***

The site does not form a part of or adjoin any part of the historic settlement or landscape as identified through designation (such as Conservation Area or Historic Park and Garden). The site does not contain any Listed Buildings. At the southern boundary of the site the toll gates at Grange Road are a Grade II Listed structure. The gates form part of the highway infrastructure associated with the lane bound by residential development to the north, limiting any contribution that the site makes to the setting of this asset.

To the north the site is bound by modern development associated with Soothill Lane. Soothill Manor is not a recognised heritage asset and is set within heavily treed ground that limit any relationship between the property and surrounding landscape. To the south St Pauls Church affords a prominent ridgeline location above the rolling pasture fields that fall away from the Hanging Heaton ridge into the local valley setting. The church is a Grade II Listed Buildings and therefore not a heritage asset of the highest significance (NPPF para 132) but it makes an undeniable contribution to the setting of the ridgeline to the south of the site that includes views towards it from the local network of public rights of way.

Whilst most of the site is unconstrained by heritage assets (both designated and undesignated) it is important that any development framework considers the setting of St Pauls Church and views towards this asset.

- ***To assist in urban regeneration, by encouraging the recycling of derelict and other urban land: -***

The site is not derelict or other urban land. The site comprises countryside set within a strong framework of built-form, vegetation cover, and landform providing a contained setting. However, it is unlikely that the development needs of the Local Authority will be met through the allocation of derelict or other urban land. This was not the case for the former UDP that allocated large areas of countryside to meet the needs of residential and employment growth. There is no reason to believe that this will have changed and it is therefore important to identify new allocations on land with limited landscape value that make a restricted contribution to the setting of the Green Belt.

- 2.6 The loss of the site from Green Belt would therefore not cause overall harm to the purposes of the Green Belt. The site is part of a compartmentalised and fragmented landscape that creates a contained setting separate to the more open landscapes to the south-east and north-west and is defined by robust and defensible boundaries limiting encroachment beyond the site into the wider countryside. Whilst the site comprises open land, its boundaries are clearly well-defined robust and enduring, and if developed can contain development within a framework of settlement, vegetation cover and landform.
- 2.7 This landscape review element of the previously submitted assessment also identified that the site is not subject to any major landscape constraints that would prohibit its development. Local constraints have been identified that can be used to inform the identification of an appropriate landscape framework to harness development. These constraints have been identified alongside opportunities for landscape creation/enhancement strategies set out in the landscape framework plan enclosed within the assessment.
- 2.8 The landscape constraints can be summarised as: -
- The existing public access routes associated with the site;
 - The overhead powerlines crossing the northern half of the site;
 - The sloping landform associated with the southern half of the site, and associated views towards the valley setting of St Pauls Church;
 - The valley setting of pastoral fields with more traditional built-form (that includes Grange Farm) creating an open landscape setting rising towards St Pauls Church on the opposing ridgeline;
 - The treed and wooded appearance of the higher land associated with Soothill Manor that is visible from the wider landscape setting to the east beyond the A653 Leeds Road;
 - The lower lying pastoral farmland with more intricate network of native boundary hedgerows at the north-east corner of the parcel of the site located to the south of Soothill Lane; and
 - The exposed setting of the north-west boundary of the parcel of the site located to the north of Soothill Lane at Soothill Wood that is viewed from the wider setting of the Howley Beck valley to the north-west.
- 2.9 These constraints have been used to inform the identification of an appropriate landscape framework to the site that has the potential to successfully harness development within it, and secure many landscape enhancements. The landscape framework comprises: -
1. The existing framework of built-form, woodland, and landform afforded by the site. The built-form extends to the south and west of the site in the form of the urban fringes of Batley. To the east a continuous line of residential development extends alongside the A653 Leeds Road. To the north built-form is concentrated at the junction with the Leeds Road and Soothill Lane, and at Manor Farm Drive and Solway Road. The site also affords a structured network of woodland cover at its northern boundaries providing further

containment/separation with the landscape to the north. In terms of landform the ridgelines to the north-west of the site compartmentalises the landscape creating further separation. In addition, the relatively flat nature of the main body of site in combination with the built-form running alongside the A653 Leeds Road further limits any immediate relationship with the more open land to the east. These elements combine to create strong, well-defined and enduring boundaries for development within the site.

2. The site adjoins areas of modern housing development, and is in part contained by linear forms of built-development. This will be further reinforced through the final delivery of the allocated housing development at the western boundary of the site further reinforcing the relationship between the site and settlement;
 3. St Pauls Church affords a prominent ridgeline location to the south of the site that is viewed from the southern edges of the site within the context of the rising pastoral land that defined the valley setting. This relatively small area of farmland is valuable to the setting of the church, defined by small fields and a structured network of native boundary hedgerows and tree cover. The traditional stone buildings such as Grange Farm also assist in extending the historic setting of the church and associated landscape into the southern fringes of the site. These pastures and views towards the church should be retained as part of any emerging development framework and linked with the creation of a wider green infrastructure network;
 4. The public rights of way crossing the site are clearly an important resource that should be retained and enhanced. Footpath BAT/45 crossing north/south through the site has the potential to become a primary green corridor linking the valley setting to the south of the site with Soothill Hill and associated areas publically accessible woodland. Likewise, the public footpath BAT/43 and Sykes Lane should be retained as secondary green corridors linking the settlement with the wider countryside to the east of the A653 Leeds Road;
 5. Potential exists to extend the woodland cover at the northern fringes of the site creating three new woodland features that: -
 - a. Reinforce the wooded appearance of the elevated land associated with Soothill Manor, and subsequently restricting development from the higher landform that may become visible from the east;
 - b. Extend the wooded setting of Soothill Wood and create an enhanced landscape presence at this main junction along the A653 Leeds Road; and
 - c. Extend Soothill Wood along the ridgeline at the northern boundary of the site to contain development in views from the north-west.
 6. Protect the more structured network of hedgerow cover associated with the lower lying pastoral land at the north-east corner of the parcel of the site located to the south of Soothill Lane. This may be achieved in combination with the creation of new wetland areas forming part of a sustainable drainage system, and new areas of woodland cover; and
 7. Create new areas of green space within the site that will make a valuable contribution to the setting of the site and overall morphology of the extended settlement. New green spaces should be strategically located and where possible combined with leisure, recreation, ecological and drainage enhancements to create multifunctional landscapes.
- 2.10 The identified landscape framework was fundamental in guiding the masterplan options for the site and the formulation of the amended development proposals. Through utilising the conclusions of the Landscape & Green Belt Assessment, Barratt Homes have sought to formulate a development which can enhance the eastern area of Batley through a sensitive extension to the existing urban area, whilst importantly enhancing identified areas of landscape

and habitat value in perpetuity to provide long term permanence to the Green Belt boundary in this location of the District.

- 2.11 We request that the Inspectors review the submitted Landscape & Green Belt Assessment to fully consider the conclusions raised. The proposed masterplan for the development is enclosed for ease of reference.
- 2.12 The proposed development of the Soothill Lane, Batley site can enhance the eastern area of Batley through a sensitive extension to the existing urban area, whilst importantly enhancing identified areas of landscape and habitat value in perpetuity to provide long term permanence to the Green Belt boundary in this location of the District.
- 2.13 We believe that the proposed number of homes to be delivered at this site are required to meet both the Sub Area's and District's housing needs. The development also provides the opportunity to facilitate the delivery of a significant number of environmental benefits.
- 2.14 No other site presently allocated within the Batley area can deliver a comprehensive landscape led development of market and affordable housing within the first 5 years of the plan, alongside the proposed substantial level of community and green infrastructure.

RESPONSE TO QUESTION A

- 3.1 We do not believe that the Council has undertaken a robust and comprehensive assessment of development capacity within existing urban areas and other areas outside the current Green Belt. As identified in our response to Matter 4, we believe there are deliverability concerns associated with a number of the proposed housing allocations which are not currently located in the Green Belt. Accordingly, further land will need to be released from the Green Belt to meet the District's Objectively Assessed Housing Needs.

RESPONSE TO QUESTION D(I)

- 4.1 The Council's assessment of Green Belt edge sites has not been robust or justified in respect of Barratt Homes' Soothill Lane, Batley site. Unequivocal evidence has been presented by Barratt Homes to justify the release of the Soothill Lane, Batley site from the Green Belt for residential development. The site does not fulfil Green Belt purposes and through utilising the conclusions of the Landscape & Green Belt Assessment, Barratt Homes have sought to formulate a development which can enhance the eastern area of Batley through a sensitive extension to the existing urban area, whilst importantly enhancing identified areas of landscape and habitat value in perpetuity to provide long term permanence to the Green Belt boundary in this location of the District.

RESPONSE TO QUESTION D(IV)

- 5.1 Barratt Homes do not believe that sufficient weight has been attributed to the proposed site-specific solution that Barratt Homes are seeking to deliver at the Soothill Lane, Batley site. In their original submissions to the Council, Barratt Homes were promoting the comprehensive development of the whole of the Site Ref.586. However, following the undertaking of detailed ecology, landscape and Green Belt assessment work they have amended the proposals to deliver a landscape led development which seeks to preserve and enhance the green framework of the site and its surroundings. The development proposals now seek to deliver an

exemplary development of up to 500 new homes and substantial areas of recreation, habitat and amenity areas.

RESPONSE TO QUESTION D(VII)

- 6.1 In respect of the Soothill, Batley site, the Council have not fully considered the sustainable development requirements of the NPPF or the document's housing deliverability criteria. Barratt Homes' previously submitted representations providing evidence of the site is sustainably located and is deliverable in respect of suitability, availability and achievability.
- 6.2 The site can also be categorised as an urban extension site that "infills" two areas of existing residential areas. The built-form extends to the south and west of the site in the form of the urban fringes of Batley. To the east a continuous line of residential development extends alongside the A653 Leeds Road. To the north built-form is concentrated at the junction with the Leeds Road and Soothill Lane, and at Manor Farm Drive and Solway Road. The site also affords a structured network of woodland cover at its northern boundaries providing further containment/separation with the landscape to the north. In terms of landform the ridgelines to the north-west of the site compartmentalises the landscape creating further separation. In addition, the relatively flat nature of the main body of site in combination with the built-form running alongside the A653 Leeds Road further limits any immediate relationship with the more open land to the east. These elements combine to create strong, well-defined and enduring boundaries for development within the site.
- 6.3 The site also adjoins areas of modern housing development, and is in part contained by linear forms of built-development. This will be further reinforced through the final delivery of the allocated housing development at the western boundary of the site further reinforcing the relationship between the site and settlement.
- 6.4 The site's location and surrounding built form render it an obvious site for future residential development. Especially when considering the environmental enhancements that Barratt Homes' proposed masterplan for the site can deliver.
- 6.5 Within our previously submitted representations we provided evidence to demonstrate that our client's Soothill Lane, Batley site represents a sustainable and deliverable residential development site, which could deliver new homes within the first 5-year period of the Local Plan.
- 6.6 The site is located within a sustainable location and is well located in terms of accessing jobs, shops and services via non-car modes of transport. The site is located to the east of the town of Batley, within the Batley & Spen Sub-Area where a significant level of new housing allocations are due to be located, commensurate with the number of settlements located within the Sub-Area; the number of services and facilities available within the Sub-Area's settlements; the area's location in respect of the strategic transport network; and its overall capacity for sustainable growth.
- 6.7 The Soothill Lane, Batley site is situated in a **suitable** and highly sustainable location in respect of existing settlement form and there are no technical or environmental (built and natural) constraints that would preclude the development of the site. The site is **available** now as it is under the control of a national house builder who is actively seeking to secure planning permission for the residential development of the site. The site can also be considered **achievable** as our clients can deliver new homes on the site within the next 5 years.

Kirklees Local Plan Examination – Stage 4 Hearings

Statement in relation to Matter 34:

Dewsbury and Mirfield Housing and Mixed Use Allocations – Green Belt Releases

H2089 – Land south of Ravensthorpe Road / Lees Hall Road, Dewsbury

on behalf of Ms Margaret Dugdill and Mr Brian Dugdill

January 2018



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Issue – Are the proposed Green Belt release housing and mixed-use allocations in the Dewsbury and Mirfield Sub-Area justified, effective, developable/ deliverable and in line with national policy?

H2089 – Land south of Ravensthorpe Road / Lees Hall Road, Dewsbury (2,310 dwellings within the Plan period, 1,690 dwellings beyond the Plan period)

- 1.1 Nexus Planning do not consider the proposed Green Belt release allocation in the Dewsbury and Mirfield sub-area to be justified or effective because of the skewed distribution that seems to have occurred in respect of the level of growth directed to Mirfield. The 5,000 dwellings to be delivered in Dewsbury equates to a 27% increase above the existing number of dwellings, yet by comparison Mirfield has a housing distribution of just 400, or a 5% increase. By considering Dewsbury and Mirfield under the same sub-area, and disproportionately distributing the vast majority of development towards Dewsbury, the Local Plan fails to address housing needs in Mirfield, particularly the need for additional affordable housing.
- 1.2 As we set out in our Hearing Statement in relation to Matter 2 (Doc. Ref. M2.32), Mirfield is to accommodate a vastly disproportionate amount of the overall housing growth when compared to the majority of other key settlements in the Borough, despite being the fifth largest settlement and a highly sustainable location to accommodate additional residential development.
- 1.3 Following the Stage 1 Hearings, the Council was asked to provide additional evidence to explain how the distribution and location of growth was determined across the Borough and between different settlements and how the proposed distribution takes account of the character and form/ function of settlements ('Stage 1 Hearings – interim views and key matters' – Doc. Ref. EX32). This question - about whether the proposed strategy represents a justified approach which directs development to the most sustainable locations - clearly lies at the very heart of the question of whether the Local Plan can be considered sound in accordance with the tests in Paragraph 182 of the National Planning Policy Framework ('the Framework').
- 1.4 We are therefore extremely concerned that the Council has still not provided a robust justification for the proposed distribution between the settlements.

1.5 A document titled 'Additional evidence relating to distribution of growth between settlements' (Doc. Ref. EX38) has been produced by the Council, seemingly in answer to the Inspector's request. However, this document purely represents a re-formulation of previous evidence. As stated in the introduction, the note '*does not present any new assumptions/ data which the council did not have available when preparing the plan or which is already set out in the evidence base.*' In this regard, we believe that it is important to reiterate that paragraph 7 of the Inspectors Interim Views (Doc. Ref. EX32) specifically requested 'additional' (i.e. new) evidence relating to spatial distribution. Accordingly, we do not believe that the Council's submission satisfies this clear request.

1.6 The only justification provided for the low level of housing growth attributed to Mirfield provided within this 'Additional Evidence' document is set out on page 30 as below:

"The relatively low level of green belt release [in Mirfield] is attributed to the settlement's position attached to Ravensthorpe to the east and green belt constraints to the north and south. The south-east of the settlement is in close proximity to the large strategic site at Dewsbury Riverside."

1.7 Nexus consider this rationale for such a disproportionate under-provision of new growth in Mirfield to be wholly unjustified. We consider it below with reference to the proposed Green Belt release site H2089 – land south of Ravensthorpe Road / Lees Hall Road, Dewsbury:

The first part of the above quoted paragraph within document EX38 states Mirfield is attributed a relatively low level of green belt release because of "the settlement's position attached to Ravensthorpe to the east and green belt constraints to the north and south"

1.8 We have undertaken a thorough assessment of the Green Belt Review (Doc Ref: SD19) and the accompanying Green Belt Edge Map for Dewsbury and Mirfield (Doc Ref: SD20). There is nothing presented within these evidence base documents that supports the view that the characteristics of the Green Belt around Mirfield are such that this precludes additional development in Mirfield to any greater degree than any other settlement. Green Belt represents a policy constraint as opposed to a physical constraint to development and the Local Plan preparation process is the very (indeed, the only) opportunity for the extent of the Green Belt to be reviewed. The citing of 'green belt constraints' around the settlement as a Mirfield-specific justification for limiting development is therefore unjustified.

- 1.9 Significant amounts of Green Belt is proposed for release adjacent to other settlements in the Borough. Large sections of the perimeter of Mirfield satisfied the Stage 1 and Stage 2a assessment within the Green Belt Review and of these, the majority had a final score of 3. A score of 1 is where development would be considered to represent a negligible impact upon the Green Belt and a score of 5 would lead to a significant impact. As highlighted in our Hearing Statement to Matter 8 (Doc. Ref. M8.43), a number of sites have been identified for released from the Green Belt elsewhere despite scoring 3, or even 4 or 5. It is therefore borne out in the Council's submitted evidence that opportunities to release Green Belt around sections of the perimeter of Mirfield clearly exist, particularly to the north east of the settlement.
- 1.10 A more detailed assessment of the Green Belt Review findings is provided in our Hearing Statement to Matter 8 (Doc. Ref. M8.43), but the overview of the evidence base findings provided here clearly points towards Mirfield not being constrained to the extent that housing distribution should be fettered in any way, contrary to the justification put forward within the 'Additional evidence relating to distribution of growth between settlements' (Doc. Ref. EX38).

The second reason given within document EX38 for the low level of green belt release in Mirfield is because "The south-east of the settlement is in close proximity to the large strategic site at Dewsbury Riverside."

- 1.11 The Council seem to be justifying the low number of dwellings attributed to Mirfield on the grounds that the strategic allocation at Dewsbury Riverside (site ref. H2089) is in close proximity. For the following reasons, we consider the Council's suggestion this allocation will meet the development needs of Mirfield to be entirely unjustified:
- Whilst we acknowledge that a proportion of the allocation falls within the ward boundaries of Mirfield, the Dewsbury Riverside allocation relates to the settlements of Dewsbury and Ravensthorpe, and not to Mirfield. This is evident upon a review of the Dewsbury Riverside High Level Delivery Statement (April 2017) (Doc. Ref. SS14) which describes the vision for Dewsbury Riverside as creating up to 4,000 new homes in an urban extension to Dewsbury – which will create sufficient economic impetus to deliver new infrastructure and regenerate Dewsbury Town Centre, Ravensthorpe and the riverside. The Statement does not mention Mirfield once.

- The allocation is physically separated from Mirfield by the River Calder, the trainline and a buffer of undeveloped Green Belt land. The proposed 'potential new rail and river bridge' connecting the site with Ravensthorpe will not alleviate the physical or perceived sense of separation from Mirfield.
- What is more, the majority of the eastern part of the allocation (1,690 dwellings), and that closest to Mirfield and within the Mirfield ward boundary, is not due to be delivered until after the plan period (Dewsbury Riverside Delivery Framework Doc. Ref. SS14). As such, the argument that Dewsbury Riverside will contribute towards housing need in Mirfield in this plan period, and the opportunity to release Green Belt in Mirfield discounted on these grounds, is not justified and is not an effective plan for meeting housing needs in the area.
- We appreciate that the nature of Kirklees Borough is one of multiple closely related settlements. However, the Local Plan still recognises the need to differentiate between the settlements. In terms of Mirfield and Dewsbury, the Local Plan and evidence base does indeed make a distinction between the two settlements. It recognises that each settlement is independently served by its own range of shops, services and sources of employment, which to a large degree serve the residents of each town. There is also a recognition that Mirfield, independent from Dewsbury, has a strong housing market in its own right. On this basis, there is no justification whatsoever to re-direct the vast majority of housing growth within the sub-area towards Dewsbury at the expense of Mirfield.

1.12 With regard to the above, we reiterate our serious concerns that the level of growth being directed to Mirfield in the Local Plan is wholly inappropriate with regard to its size, sustainability and capacity. This disproportionate approach has still not been justified by the Council either in the original Submission Documents or in the information submitted since, despite the Inspectors specific question on this matter. It is essential that this matter is addressed to ensure the Local Plan is based on a sustainable and effective development strategy and is able to meet the tests of soundness contained in paragraph 182 of the NPPF.

Land at Crossley Lane, Northorpe (reference H149 in Rejected Site Options and MF12 in the Green Belt Review)

- 1.13 It is in light of our above concerns that Mirfield should be attributed a higher level of housing growth, that we reiterate how land at Crossley Lane in Northorpe represents an available, suitable and achievable site for housing development that meets the required tests of deliverability such that it present an eminently sensible location to direct new housing development for Mirfield. The site measures approximately 2.2 hectares and has a regular shape. Accordingly, we envisage the site has capacity for approximately 60 to 70 dwellings.
- 1.14 It lies adjacent to the safeguarded site SL2163 – land at Balderstone Hall Lane which in our view should be allocated for housing in the local plan rather than safeguarded for beyond the plan period. It is our view that any such allocation should logically incorporate the immediately adjacent site, land at Crossley Lane (Site Ref. 149), indicated on the below extract of the proposals map. This wider side would be able to make a substantial contribution to meeting local housing needs.

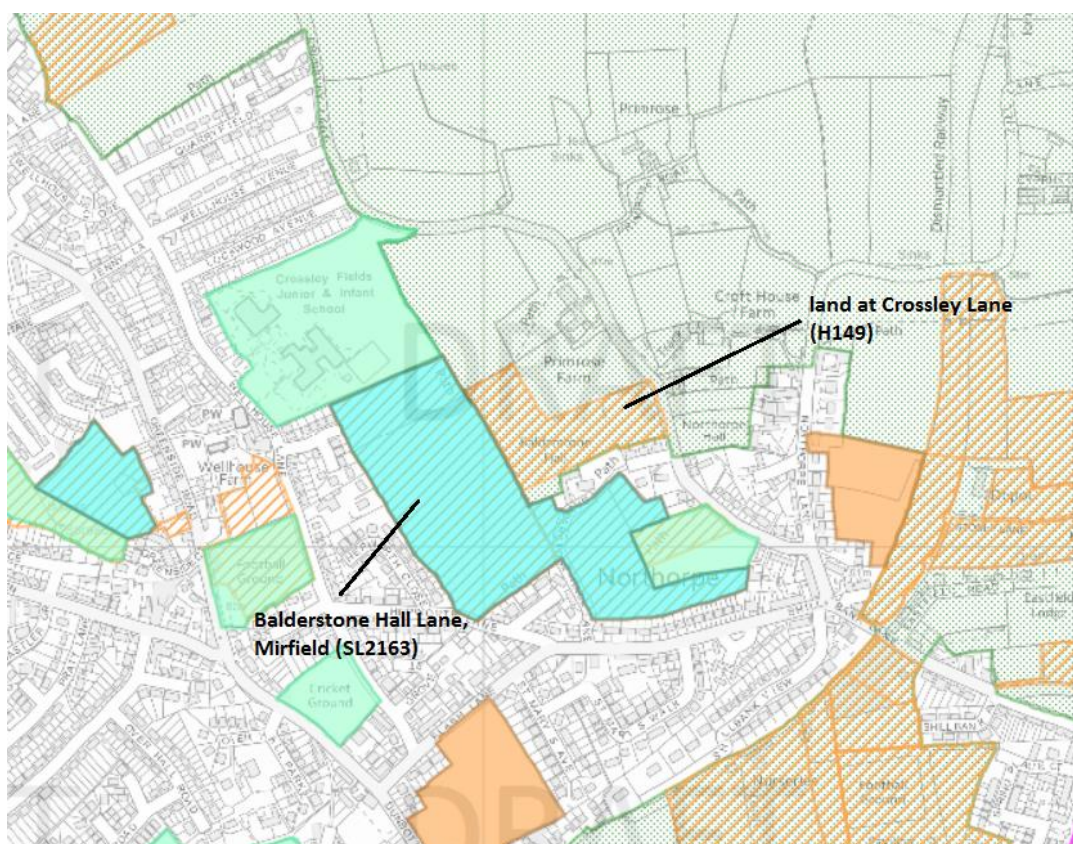


Figure 1: Extract of Submission Proposals Plan

Available

- 1.15 The site is under the single ownership of the Dugdill family, who is supportive of the sites development for housing and has promoted it for this use throughout the Local Plan preparation process. The land is not subject to any ransom strips or covenants that would restrict its development for new housing. As such, the site can be considered to be available.

Suitable

- 1.16 The site lies immediately adjacent to the existing settlement of Mirfield and therefore benefits from access to a range of local facilities and services. It is extremely well related to the existing settlement, with Crossley Land and the buildings of Northorpe Lane to its east, a further collection of residential dwellings to the immediate south, and the proposed Safeguarded site SL2163 – Balderstone Hall Lane, Mirfield to the west.
- 1.17 The site is referenced MF12 in the Green Belt Review and H149 in the Rejected Site Options Report (Doc. Ref. LE4). Site H149 is scored 'red' in respect of the 'Green Belt' criterion. We do not believe that this scoring accurately reflects the characteristics of the site or the Council's own evidence base which concludes development in this location 'would have limited impact on the openness of the Green Belt', attributing a score of 3 – where development would only lead to a moderate impact on the Green Belt.
- 1.18 In this regard, the Rejected Site Options Report commentary identifies that site H149 is separated by Crossley Lane from the wider Green Belt and confirms that the site relates well to the existing settlement pattern. Notwithstanding this, the commentary goes on to suggest that the site is 'visually linked' to the Green Belt and retains a countryside character.
- 1.19 We do not agree with this conclusion and do not believe that it is supported by the Council's Green Belt Review (April 2017) (Doc. Ref. SD19). We consider that the site's location – well related to the settlement and wholly within the strong barrier of Crossley Lane – actually provides for a very defensible future Green Belt boundary. In making this point, we note that the Green Belt Review's assessment of MF13, to the north of MF12, describes Crossley Lane as a 'strong boundary'. It is therefore in-consistent for it not to be considered a strong boundary in relation to MF12.

1.20 We now go on to demonstrate how the site makes only a limited contribution towards the five purposes of including land within Green Belt as set out in Paragraph 80 of the NPPF. As such, it represents a suitable location to identify for Green Belt release.

- **Purpose 1 – To check the unrestricted sprawl of large built-up areas.** As identified in the Council's Green Belt Review (April 2017), there is an 'extensive gap' and the nearest built up areas to the east of Dewsbury, Heckmondwike and Norristhorpe and as such the site has a low importance towards this purpose.
- **Purpose 2 – to check the unrestricted sprawl of large built-up areas.** Again, the Council's Green Belt Review recognises that the 'Crossley Lane field boundaries provide containment'. We reiterate that the key physical feature in the area is Crossley Lane, which runs to the north and to the east of the site, and that the area to the south and west falls outside the Green Belt. Accordingly, we also re-iterate our view that Crossley Lane acts as a logical defensible boundary to restrict urban sprawl and safeguard the countryside from encroachment. It is only land which lies beyond Crossley Lane that is identifiable as open countryside.
- **Purpose 3 – to assist in safeguarding the Countryside from encroachment.** The Green Belt Review describes MF12 as 'part of the wider countryside, partial urban edge'. As set out above, we disagree that the site can be viewed as part of the countryside when in fact it is acknowledged the site is well related to the settlement. It is surrounded by existing built development to the east and south, and to a safeguarded site to the immediate west, which is currently subject to a planning application for housing. Its development will not be experienced as an unnatural encroachment into the countryside, but rather a logical infilling of the emerging shape of the settlement here.
- **Purpose 4 – to preserve the setting of historic assets.** We acknowledge that the site is within the setting of the Grade II listed Balderstone Hall. The Hall is however, sited some distance from the majority of the site and its location clearly does not preclude the delivery of an appropriate residential development.

1.21 Accordingly, and with reference to the Council's own evidence base, the site identified at Crossley Lane is considered suitable for residential development.

Achievable

1.22 There are no known physical constraints which would prevent the site from coming forward for housing development.

- Access and Highways: vehicular access to the site could be achieved directly from Crossley Lane to the east, or via land to the immediate west (currently the subject of the Bellway application) connecting to Woodward Court and Wellhouse Lane. The Rejected Site Options report (Doc. Ref. LE4) identifies that improvements would be required to the road width of Crossley Lane and the provision of pedestrian facilities but confirms that the access could be achieved via the existing adopted highway.
- Flood Risk and Drainage: The entire site is located within Flood Risk Zone 1 with reference to the Environment Agency flood maps and therefore residential development would be entirely acceptable in flood risk terms. There are no topographical constraints that would automatically prevent the implementation of a drainage strategy for development of the site.
- Utilities: It is anticipated that residential development on the site will be able to connect to the existing utilities networks which serve the area. The presence of the relevant utilities networks in the area is evident given the current application for residential development to the immediate west and the long established residential settlement beyond. Further investigations and enquiries would reveal any improvement works or on site provision deemed necessary.
- Historic Environment: Whilst potentially a matter to be considered at design stage, the Grade II listed Balderstone Hall is sited some distance from the majority of the site and its location clearly does not preclude the delivery of an appropriate residential development.
- Ground Conditions: Given the previous agricultural use of the site, it is not anticipated there will be any issues with land contamination which would preclude residential development of the site. The location of the site (along with much of Kirklees) within a high risk coal referral area does not preclude its suitability for residential development and is a matter to be appropriately addressed at planning application stage.

- Ecology and Trees: There are no designated sites of nature conservation interest within or adjacent to the site. Given the agricultural use of the site, the majority of habitats with the site are common and only of local value. Existing trees and hedgerows will be incorporated into any future development layout along with appropriate buffers to preserve their value as wildlife habitat. Opportunities for ecological enhancement would be incorporated into any future development such that there would be a net biodiversity gain to the proposals. Overall, given the nature and location of the site, there are no overriding constraints to its development in respect of biodiversity and it is considered the site can be delivered in a manner which provides appropriate mitigation and enhancements.

1.23 Accordingly, it has been demonstrated that there are no physical, legal or environmental constraints which would prevent the site from coming forward for housing development. It has been demonstrated that the site is deliverable in line with the tests set out in footnote 11 of the NPPF in that it is available, suitable and achievable with no reason to believe that housing could not be delivered on site.

Modifications Sought

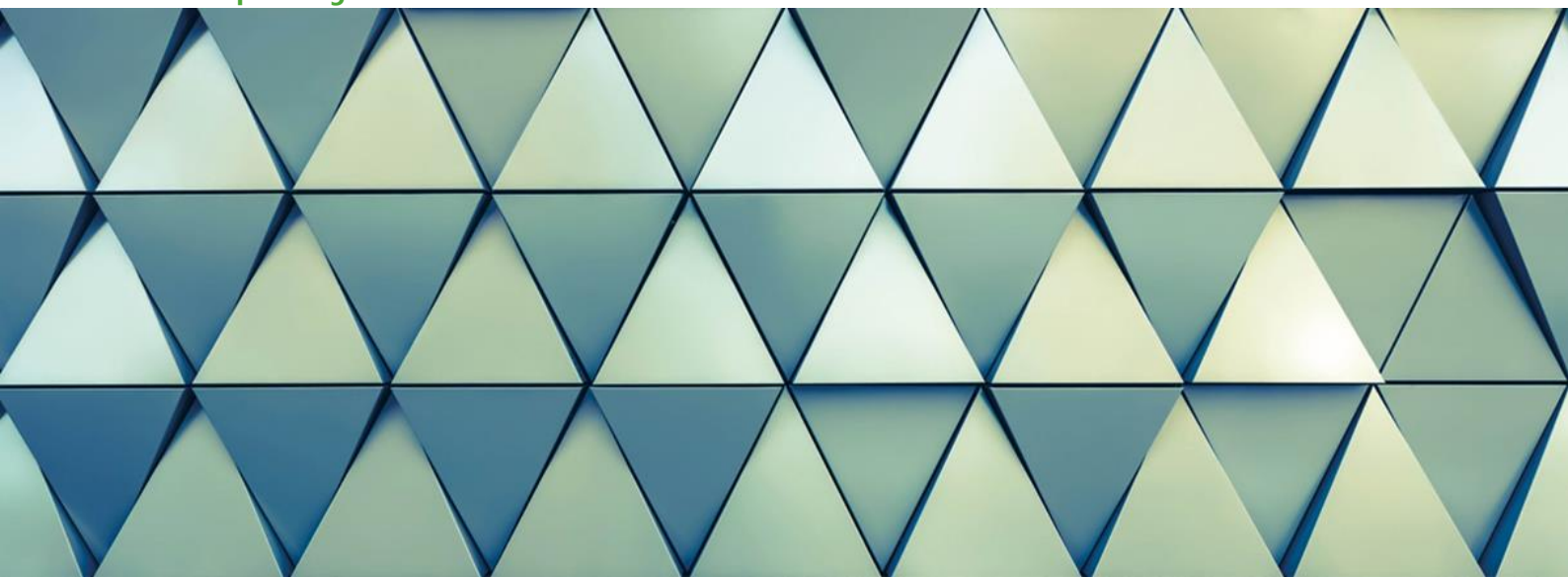
- 1.24 Our view has been consistent that a significant quantum of land needs to be released from the Green Belt for development in order that the future housing needs of Mirfield can be met; our response to Matters 8 and 34 should be referred to in that regard.
- 1.25 Given that our firm and justified view is that Site SL2163 Balderstone Hall Lane, Mirfield should be identified as a Housing Allocation, additional land should also be released from the Green Belt and identified as Safeguarded Land on the outskirts of Mirfield, particularly in the north / east of the settlement, in order that the Green Belt boundary can endure well beyond the plan period.
- 1.26 In this context, the Council should be taking the opportunity to also allocate land at Crossley Lane (Rejected Site Ref. H149) for housing as a logical part of any Green Belt release in this area.

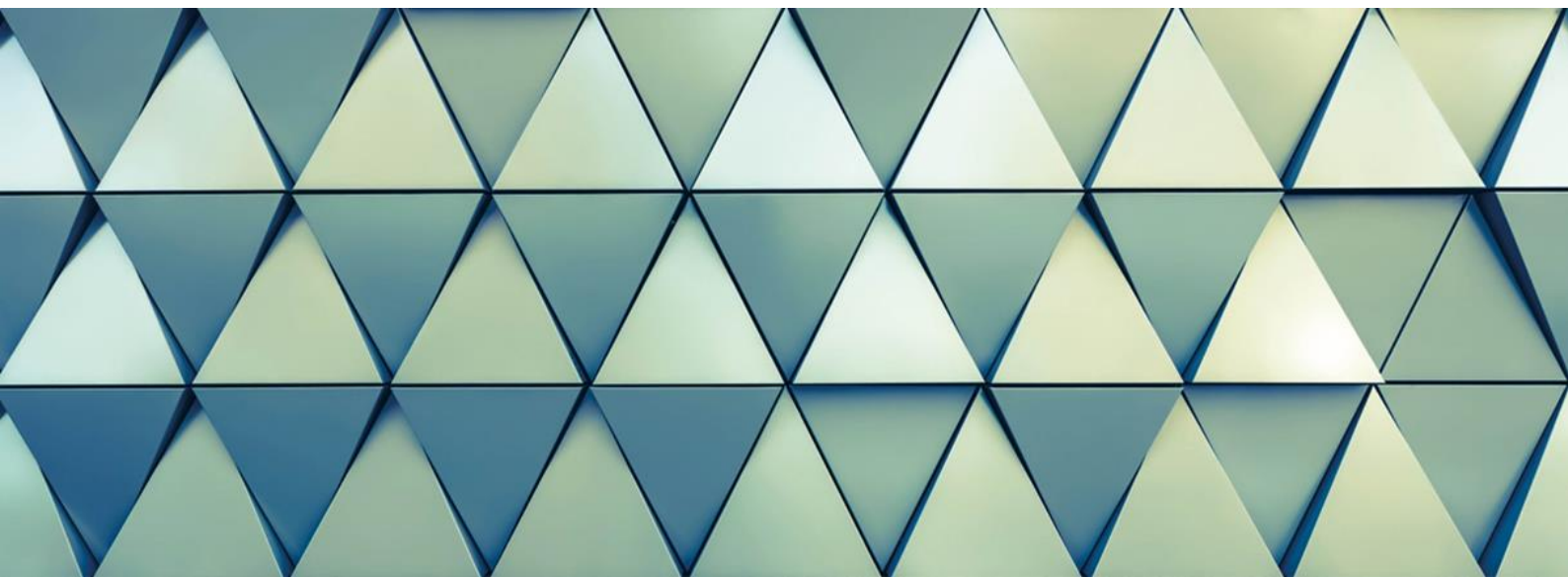
Implementing these modifications would ensure consistency with the advice set out in the Framework in respect of the release of Green Belt and the identification of Safeguarded Land, in the context of the exceptional circumstances that exist to do so. The Plan could then be considered to comply with the tests of soundness set out at paragraph 182 of the Framework.

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LAND AT CHIDSWELL, DEWSBURY, WEST YORKSHIRE

LANDSCAPE AND VISUAL STATEMENT & GREEN BELT ASSESSMENT

PREPARED BY PEGASUS GROUP ON BEHALF OF DAVID WILSON HOMES | FEBRUARY 2016 | YOR.2695_001A



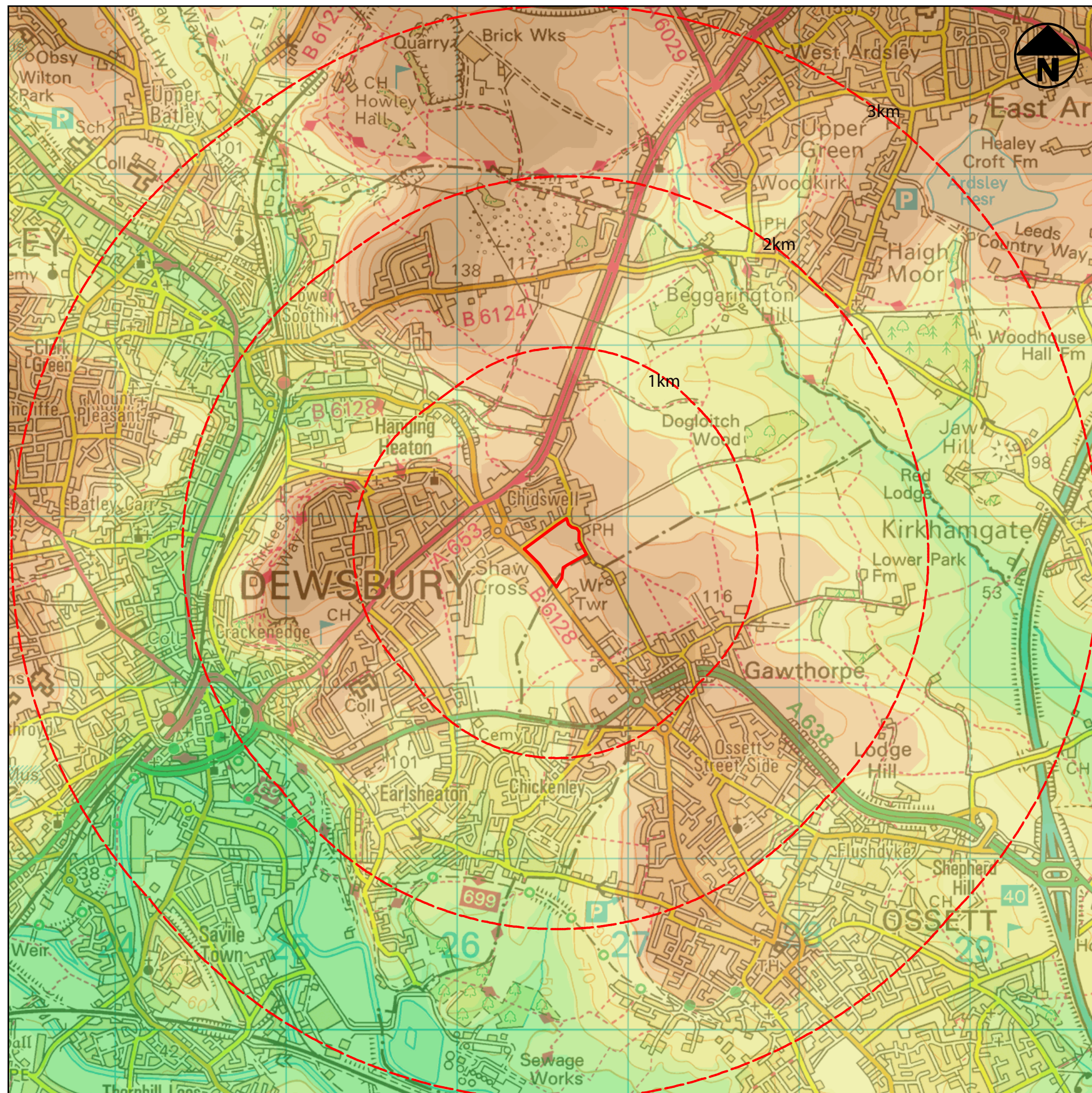
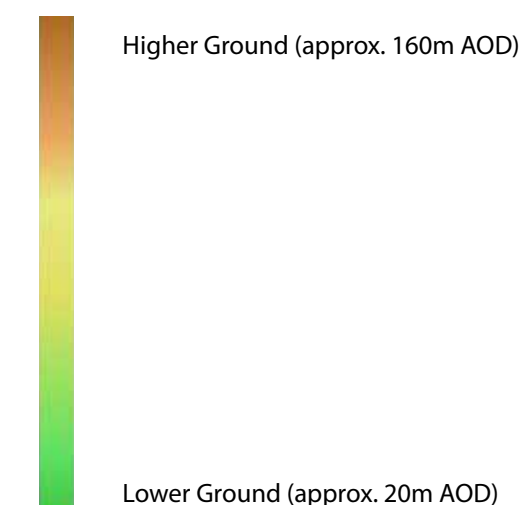


Figure 1: Site Location and Topography Plan

1.0 INTRODUCTION

- 1.1 This Landscape & Visual Statement and Green Belt review has been carried out by Pegasus Group on behalf of David Wilson Homes. It relates to an 8ha parcel of land on the southern edge of Chidswell, Dewsbury, West Yorkshire.
- 1.2 The site currently lies within the Green Belt and has recently been rejected as a site option (reference code: H559) within Kirklees Council's preparation of the new Kirklees Local Plan due for adoption in late 2017.
- 1.3 This review presents the landscape and visual context of the site as well as a consideration of the extent to which the site contributes to the purposes of the Green Belt.
- 1.4 In considering the extent to which the site contributes to the purposes of the Green Belt, masterplanning considerations are presented to illustrate how development could respond positively within the landscape and benefit the wider Green Belt. These masterplanning considerations have been informed by the analysis of the landscape and visual context.
- 1.5 The review concludes by outlining the effects that would be incurred on the Green Belt as a result of development on the site.
- 1.6 This review is not a formal assessment of landscape and visual effects but does take into consideration the Guidelines for Landscape and Visual Impact Assessment - Third Edition (2013), published by the Landscape Institute and Institute of Environmental Management and Assessment (GLVIA).

Key:



2.0 SITE CONTEXT AND DESCRIPTION

- 2.1 The site comprises approximately 8ha of arable farmland on the southern edge of Chidswell, Dewsbury, West Yorkshire. The site is contained on its north eastern, north western and south western boundaries by roads. These boundaries are defined by managed hedgerows and other variable boundary features including stone walls, post and rail fencing, post and wire fencing. Hedgerows vary in condition and intactness and are notably absent along certain sections. The south eastern boundary is defined by a small stream along which lies a gappy and intermittent hedgerow.
- 2.2 The site has a gently sloping western aspect lying as it does on the western slopes of a local ridgeline that aligns broadly with Chidswell Lane. This road forms the north eastern boundary of the site and as such, the site lies within a locally elevated location. Gawthorpe Water Tower stands prominently within 200m to the south east of the site and is a prominent landscape feature owing to this elevation.
- 2.3 Residential dwellings within Chidswell lie immediately beyond Windsor Road to the north of the site with the Dewsbury Rams Rugby League Stadium and Shaw Cross industrial development lying to the north west beyond Owl Lane (B6128). The restored site of former Shaw Cross Colliery and landfill site lies to the south west of the site although at the time of writing, it was noted that new dwellings were being built at Amberwood Close (part of a wider planning application 2014/62/90780/E, approved November 2014) to the south of the B6128.



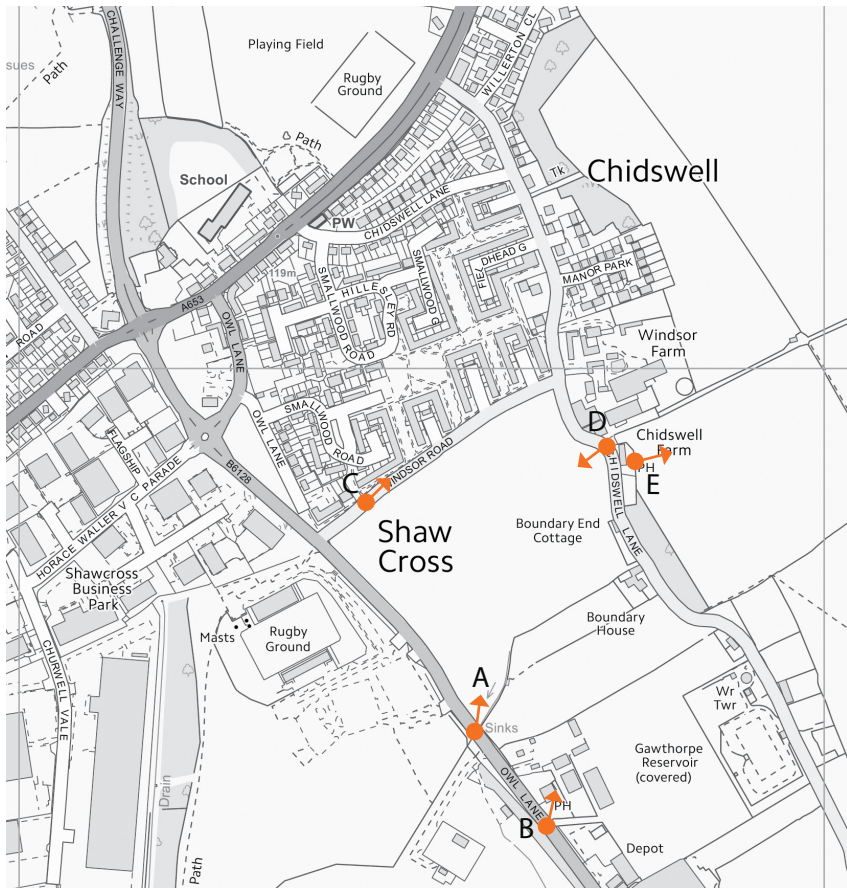
A - View from south western corner of site, from Owl Lane (B6128)



B - Industrial development to south of site, along Owl Lane (B6128)



C - Settlement edge character along Windsor Road and site boundary



D - View from eastern site boundary, Chidswell Lane



E - Character of the wider landscape to the east of the site, beyond Chidswell Lane and the ridgeline

3.0 LANDSCAPE PLANNING CONTEXT

3.1 The site is located within the administrative boundaries of Kirklees Metropolitan Council although it is noted that the south eastern boundary of the site lies at the interface with Wakefield Council. Relevant landscape planning policies are therefore set out in the Kirklees Unitary Development Plan (UDP) (Saved Policies 2007).

3.2 The primary planning designation covering the site and local landscape setting is Green Belt. Green Belt policy was controlled under Policy D8 of the UDP. Following the review of the UDP in 2007 Policy D8 was not saved with reliance on the existing national planning guidance PPG2. This has subsequently been replaced by the National Planning Policy Framework (NPPF).

Green Belt and the NPPF

3.3 The NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and that the essential characteristics of Green Belts are their 'openness and their permanence'. The NPPF requires that local planning authorities, when reviewing Green Belt boundaries, should also take account of the need to promote sustainable patterns of development.

3.4 The NPPF identifies that the Green Belt serves five purposes as follows:

- To check the unrestricted sprawl of large built up areas;
- To prevent neighbouring towns from merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and,
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

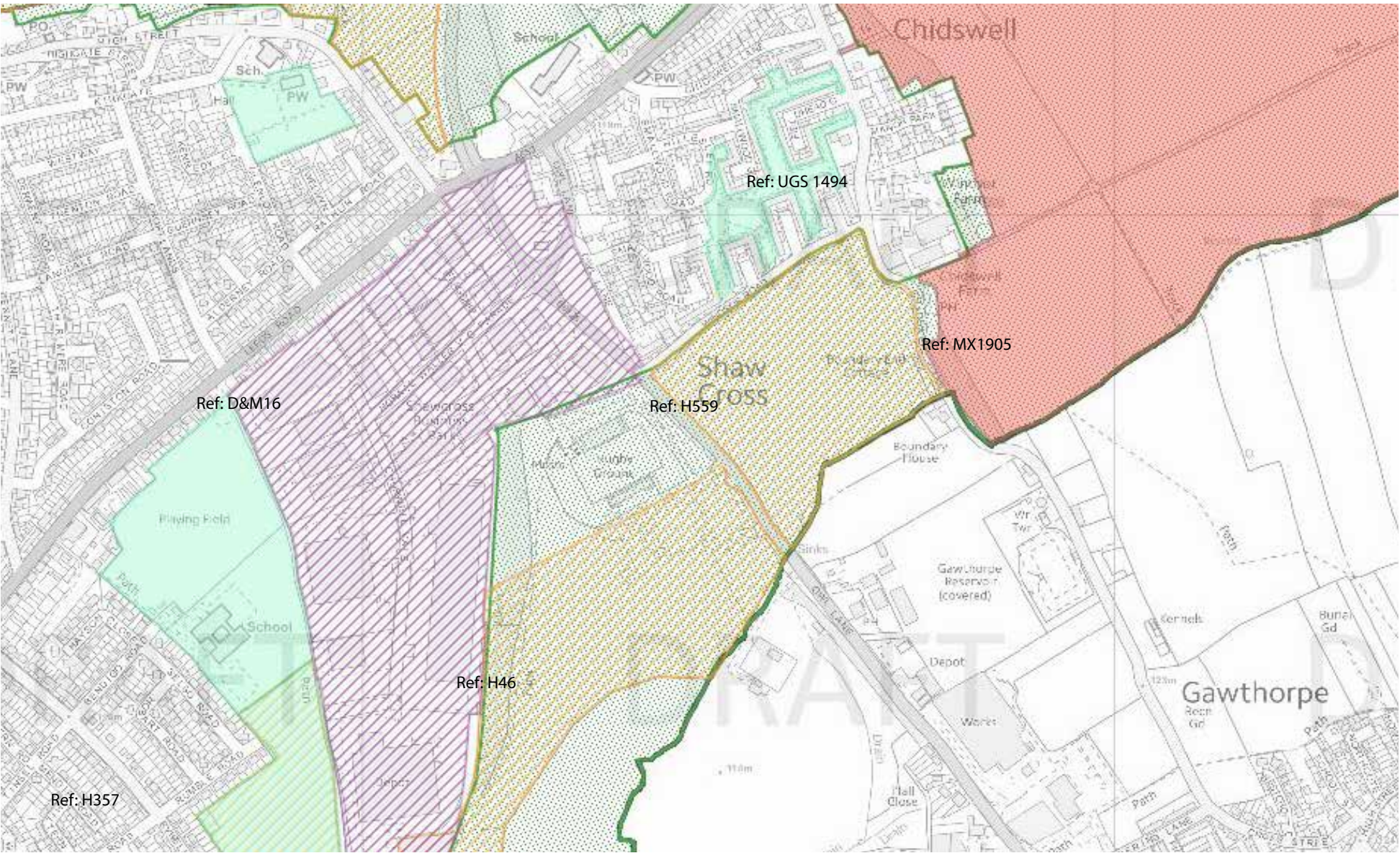
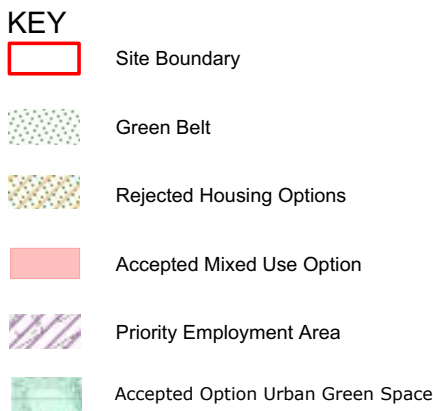


Figure 2: Extract from Kirklees Local Plan Map



4.0 LANDSCAPE CHARACTER

4.1 The following section provides an overview of the landscape character of the site and its locality. Different combinations of the physical, natural and cultural components (including aesthetic, perceptual and experiential aspects) of the landscape and their spatial distribution create the distinctive character of landscapes in different places.

4.2 When considering the landscape character, a number of published documents have been used as a reference. Published landscape character assessments that cover the site have been interrogated and are detailed below

- National Character Area Profiles (2013-14); and
- Kirklees District Landscape Character Assessment (2015).

Landscape Value

4.3 The site is typical of the local agricultural landscape and settlement fringe character around Chidswell. It is not subject to any landscape designations, although, as noted, it does fall within the Green Belt. There are no listed buildings or identified historical interest associated with the site. The site is not accessible to the public for recreation purposes. The site forms part of a gently undulating landscape on the edge of Dewsbury. A large number of large scale industrial buildings and warehouses lie to the west of the site, beyond the Dewsbury Rams rugby stadium. Immediately to the south lies a garden nursery with large glasshouses present. Further large scale industrial buildings/warehouses are located to the south, beyond. Settlement adjoins the site along its north western edge, and large scale farm buildings sit to the north east. A new housing development (Amberwood Chase) lies to the south west of the site. The site is strongly influenced by the surrounding urban edge development and large scale industrial buildings. In addition, and as previously explained earlier within this report, a large area of Mixed Use development has been identified within the Draft Local Plan - September 2015, on the Accepted Options plan, immediately adjacent to the east of the site. This area would cover a large area to the north east of the site, and extend as far south as the site boundaries. It has been judged therefore that the landscape value of the site is low.

Landscape Features and Elements

4.4 Land form across the site slopes from north east to south west and is gently undulating. A small stream marks the south eastern boundary, however no other known watercourses cross the site. Landform and drainage are fairly typical of the surrounding landscape. Vegetation comprises arable crops, with recently cut hedgerows, typically hawthorn, defining the site boundaries. A stone wall defines a short section of the north eastern boundary, and the south western boundary. The most southerly part of the south western boundary is more open, with rough grassland vegetation defining this edge. A mix of scrub, hedgerow and rough grassland define the south eastern edge, alongside the stream. A block of woodland lies to the east of the site, beyond Chidswell Lane. Windsor Road and residential properties on the settlement edge of Chidswell flank the north western boundary, with a large

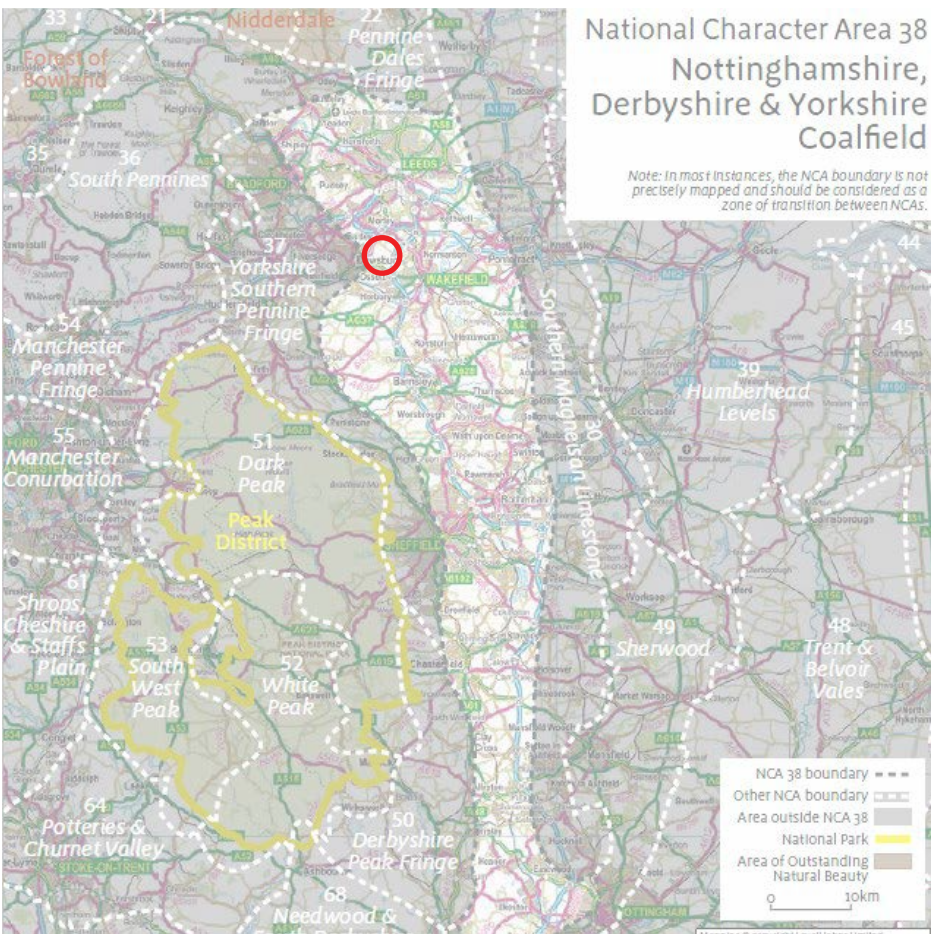


Figure 3: Extract of Natural England NCA 38 Nottinghamshire, Derbyshire and Yorkshire Coalfield(2013) with approximate site location circled

farmstead located at the north eastern corner. Scattered residential buildings and a public house are located along Chidswell Lane to the north east, and a distinctive tall water tower is located beyond the site to the south east. This forms a notable feature in the landscape. New housing development (Amberwood chase) immediately joins the south western part of the site, and extends south west along the settlement edge of Dewsbury. Larger scale buildings including Dewsbury Rams rugby stadium and large warehouses lie to the west. Farmland continues to the south, with a garden nursery and large scale industrial buildings located further south along the B6128 (Owl Lane).

Landscape Character

National level landscape character

4.5 The site falls entirely within National Character Area (NCA) 38 Nottinghamshire, Derbyshire and Yorkshire Coalfield as defined in the Natural England character area profile published in 2013. The key characteristics of the landscape character area are detailed below from the National Character Area Profile:

- A low-lying landscape of rolling ridges with rounded sandstone escarpments and large rivers running through broad valleys, underlain by Pennine Coal Measures.

- Local variations in landscape character reflecting variations in underlying geology.
- Several major rivers flow through the rural and urban areas of the NCA, generally from west to east in broad valleys.
- A mixed pattern of built-up areas, industrial land, pockets of dereliction and farmed open country.
- Small, fragmented remnants of pre-industrial landscapes and more recent creation of semi-natural vegetation, including woodlands, river valley habitats and subsidence flashes, with field boundaries of clipped hedges or fences.
- Many areas affected by urban fringe pressures creating fragmented landscapes, some with a dilapidated character, separated by substantial stretches of intact agricultural land in both arable and pastoral use.
- A strong cultural identity arising from a history of coal mining, steel making and other heavy industry which resulted from the close relationship between underlying geology and resource availability, notably water power, iron ore and coal.
- Features of industrial heritage such as mills, goits, tips, old railway lines, canals and bridges are evident, along with former mining villages.
- Many large country houses and estates established by wealthy industrialists in the 18th and 19th centuries and ancient monuments create focal points and important recreational opportunities within the landscape, such as Bretton Hall, Wentworth, Woodhouse, Temple Newsam, Nostell Priory, Bolsover Castle and the ruins of Codnor Castle.
- Extensive urbanisation, such as in the major cities of Leeds and Sheffield, with terraced and back-to-back housing and grand 19th-century municipal buildings and churches at their centres, now surrounded by extensive housing and industrial development.
- Widespread influence of transport routes, including canals, roads and railways, with ribbon developments emphasising the urban influence in the landscape.
- An extensive network of multi-user trails on former railway lines and canal towpaths, such as the Trans Pennine Trail and the Ebor Way.
- Continuing development pressure including land renewal and regeneration projects, especially along river corridors and around towns.

4.6 This national scale assessment is useful in providing a broad contextual overview of landscape character, however it is not intended to be applicable at a site specific level. Despite this, a number of these characteristics are of relevance to the landscape local to the site.

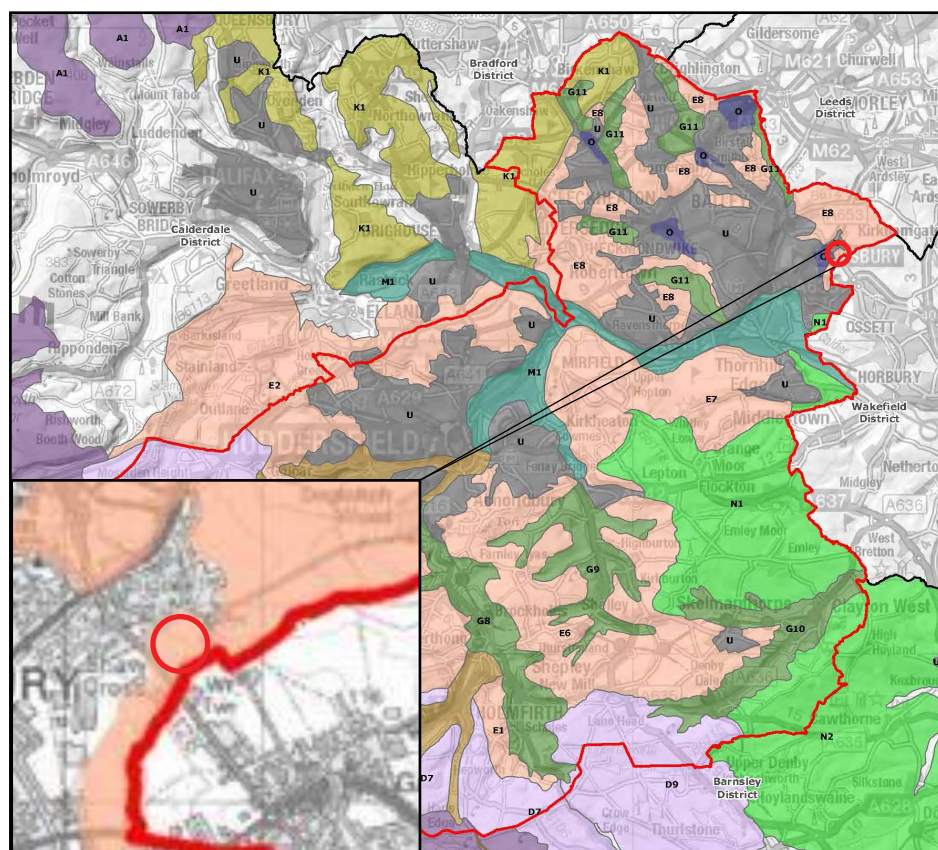


Figure 4: Extract of Landscape Character Types and Areas, from the Kirklees District Landscape Character Assessment (2015), with approximate site location circled

Local level landscape character

- 3.1 The site and study area falls entirely within the scope of the Kirklees District Landscape Character Assessment (2015) and is identified as falling within Landscape Type E8 - Batley - Dewsbury Rural Fringes. The site lies immediately adjacent to the District boundary, which adjoins its southern edge.
- 4.1 It is noted that within the character document that the key characteristics of Landscape Type E8 - Batley - Dewsbury Rural Fringes are as follows:

Topography, geology and drainage

- Gently undulating land, found between approximately 100 and 200 metres altitude. The land typically falls in elevation towards the surrounding urban areas.
- Local variations in topography create areas of more complex landform, including some elevated ridges and hill summits and parts where the slopes are deeply incised by valleys.
- Bedrock geology consists of the Pennine Coal Measures formation typical of much of the District, with areas of alluvium deposits associated with watercourses.

- To the west a number of tributaries flow into the River Calder, including Nun Brook.

Woodland cover

- Varied tree cover, with trees in shelterbelts, along field boundaries and some areas of broadleaved woodland, which follow streams.

Land use and field patterns

- Typical pattern of small scale grassland pastures with some more limited areas of more intensive arable cultivation.
- Urban expansion and associated land uses spreading into the farmland landscape, including horse paddocks and equestrian enterprises.
- Mix of field boundary types including stone walls, hedgerows and fences.

Semi-natural habitats

- Isolated remnants of species-rich grasslands (hay meadow and wet pastures) exist within the improved grassland, including some wildflower meadows at Colliery Field in Oakwell Hall Country Park.
- Some of the areas of broadleaved woodland are also locally important for wildlife, including Dogloitch Wood and Dunn Wood.

Archaeology and cultural heritage

- There are numerous Listed Buildings and the fringes of Conservation Areas around Batley and Gomersal fall in this LCA. Traditional stone-built cottages, Victorian terraces and farmsteads provide a contrasting historic sense of place within the urban context.
- Part of the Grade II listed Kirklees Park is also located to the far west of this LCA, and the landscape includes the nationally important remains of a motte and bailey castle at Castle Hall Hill.
- Disused railways and industrial works provide evidence of the area's coal mining heritage.

Settlement and road pattern

- A fragmented landscape forming urban fringe pockets within and around the Dewsbury, Batley, Mirfield, Liversedge and Cleckheaton conurbation.
- A dense network of A roads, minor roads and narrow winding lanes link the LCA's small villages to the surrounding urban centres. The M62 forms a definitive boundary to the north and west.

Views and perceptual qualities

- There are distant views from elevated ridgelines (e.g. in Upper Batley) south towards Emley Moor (including its landmark transmission station)

and north towards the industry and urban development of Huddersfield.

- Some areas still retain a relative sense of tranquillity and rural character, however increasing urbanisation creates a landscape of transition.

- 4.2 The site and surrounding study area generally conform to the key characteristics of the character type E8. The site lies on gently undulating land, and comprises arable farmland on the edge of Chidswell. Large scale industrial and mixed use developments on the edge of this settlement have an influence on the overall character. The site has urban fringe character, and a closer affiliation with the settlement of Chidswell, rather than the more open countryside to the east. The most elevated part of the site lies along the north eastern boundary, which marks the higher point of a ridgeline which passes through this part of the landscape. Landform slopes south westerly across the site away from this ridgeline, and similarly slopes away to the east, beyond the site. This topography subtly defines the difference in character, with land to the east being more strongly characterised by open farmland, and land to the west (including the site) being more closely characterised by the settlement edge and urban elements.

5.0 VISUAL AMENITY

5.1 This section provides an overview of general viability of the site as well as identifying the key visual receptors to whom development of the site would most notably affect. A Zone of Theoretical Visibility (ZTV) map has been produced using digital terrain data and a maximum development height of 10m above ground level to illustrate locations where views of the proposed development are theoretically available before the effect of screening elements such as buildings and vegetation are taken into account. It demonstrates the influence that the local topography has on theoretical views. A site visit has revealed that, the visual envelope is generally limited to within approximately 500m of the immediate site environs, with longer distance views available from a small number of locations, extending to an approximate maximum distance of 2.5km to the north east and east only and 1km to the south. An approximate area of key visibility has been illustrated. General observations noted during the site visit are as follows:

VIEWES FROM THE NORTH

The majority of potential views from the north of the proposal would be restricted by the settlement of Chidswell in combination with topography, which slopes gently away to the north of Chidswell and south across the site. Views generally limited to the residential receptors along the settlement edge of Chidswell and motorists along Windsor Road and Chidswell Lane (as it travels north through the settlement). Longer views extend across farmland from the north east, and would be possible from the settlement edge of West Ardsley, local footpaths and the Leeds Country Way, as well as roads such as Bately Road. Although the site itself if not visible from here, due to landform descending across the site, development on the site would rise above the ridgeline.

VIEWES FROM THE EAST

From the east partial views in the direction of the site extend across open and undulating farmland. Although the site itself is not visible from his direction, located beyond the ridgeline, development on the site would rise above this edge. Immediate, close distance views would be limited to users of Chidswell Lane and individual properties along this road, adjacent to the site.

VIEWES FROM THE SOUTH

Close proximity views from the south are typically restricted to users of the B6128 (Owls Lane) on the approach to Dewsbury. Landform drops away across the open space formed by the spoil from the former Shaw Cross Colliery, further to the south, towards Chickenley. As such, topographical change restricts views from the south. Some residential receptors on the steeper sloping topography to the south of Wakefield Road, such as from Syke Lane and Westfield Avenue may have glimpsed and filtered views towards the site.

VIEWES FROM THE WEST

From the west views would be limited to immediately adjacent receptors, including motorists along the B6128 (Owls Lane), recreational users of Dewsbury Rams rugby stadium, and residential receptors within the newly developed Amberwood Chase housing development. Beyond this, views are screened by this intervening development.

5.2 The following viewpoint photographs seek to illustrate the nature of views available.

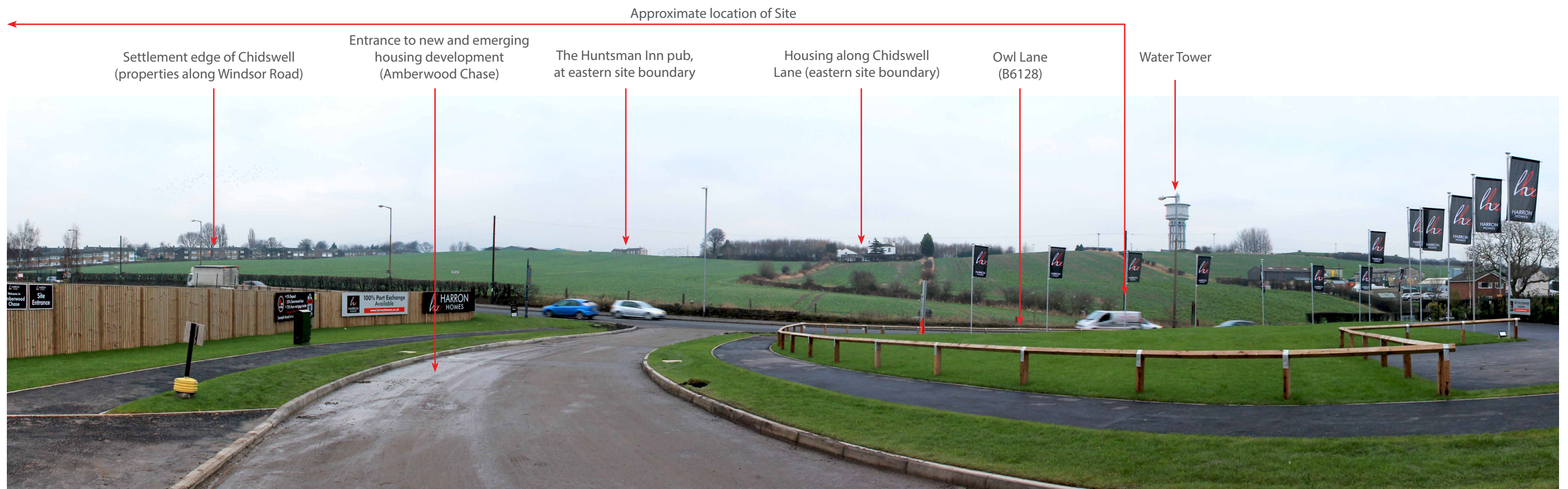


Figure 5: Zone of Theoretical Visibility and Viewpoint Locations



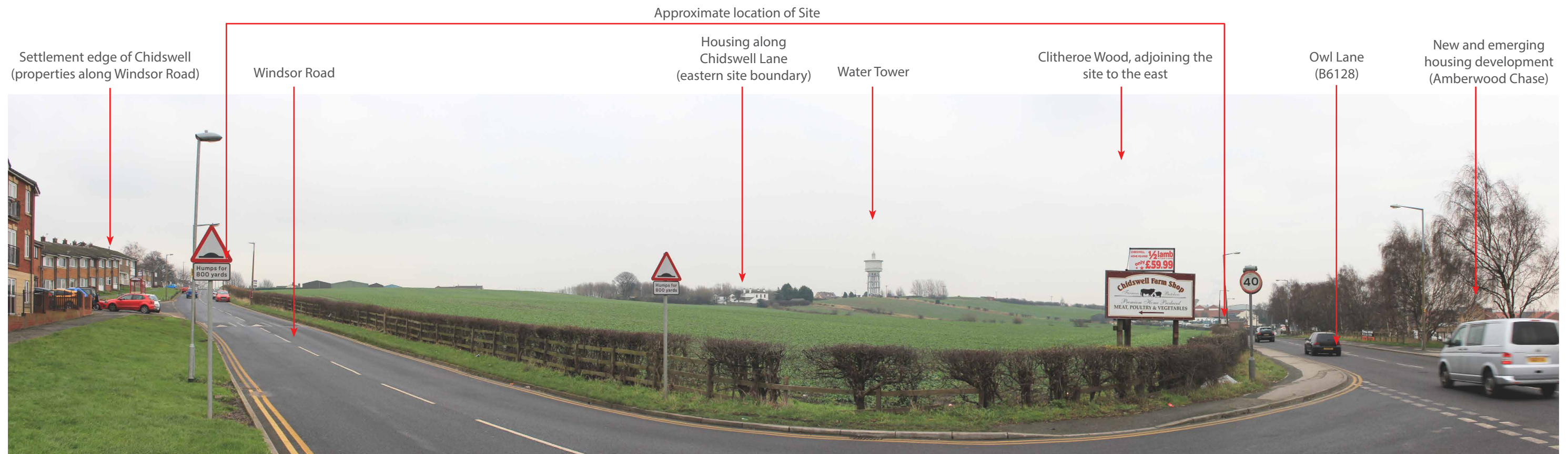
PHOTOGRAPH LOCATION 1

View looking north from Owl Lane (B6128), adjacent to entrance to Owl Lane Farm Nurseries



PHOTOGRAPH LOCATION 2

View looking north east from the edge of the new and emerging housing development (Amberwood Chase), just off Owl Lane (B6128)



PHOTOGRAPH LOCATION 3

View looking west across the site, from the junction of Windsor Road and Owl Lane (B6128)



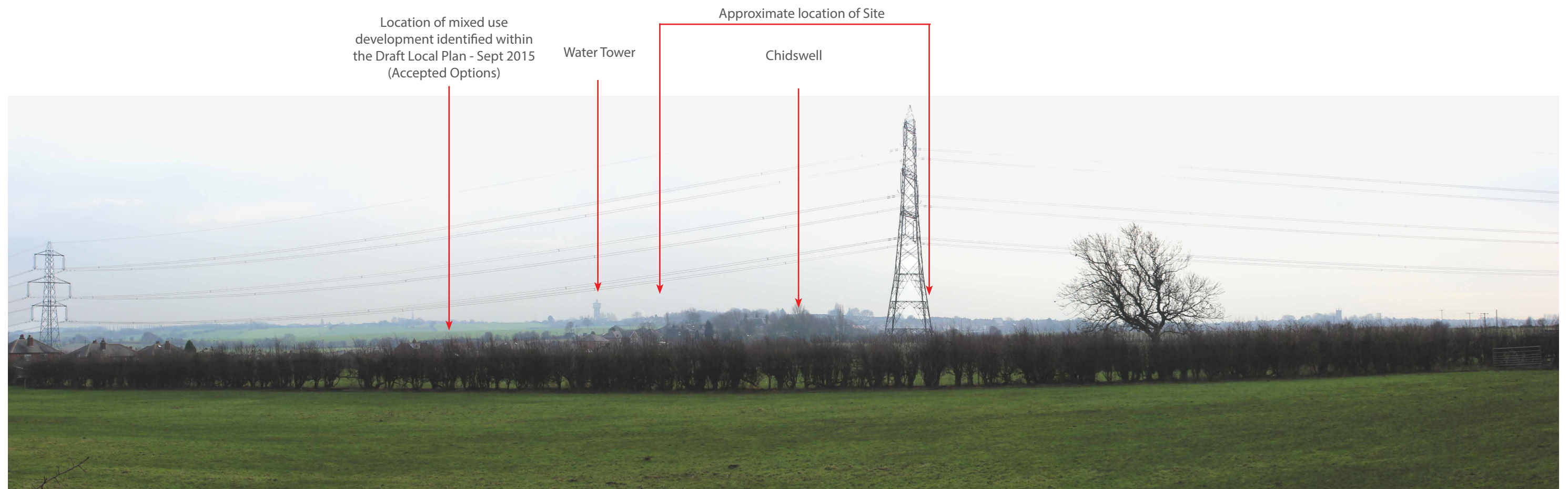
PHOTOGRAPH LOCATION 4

View looking north west from local footpath (Ossett 3) near the settlement edge Gawthorpe (site not visible)



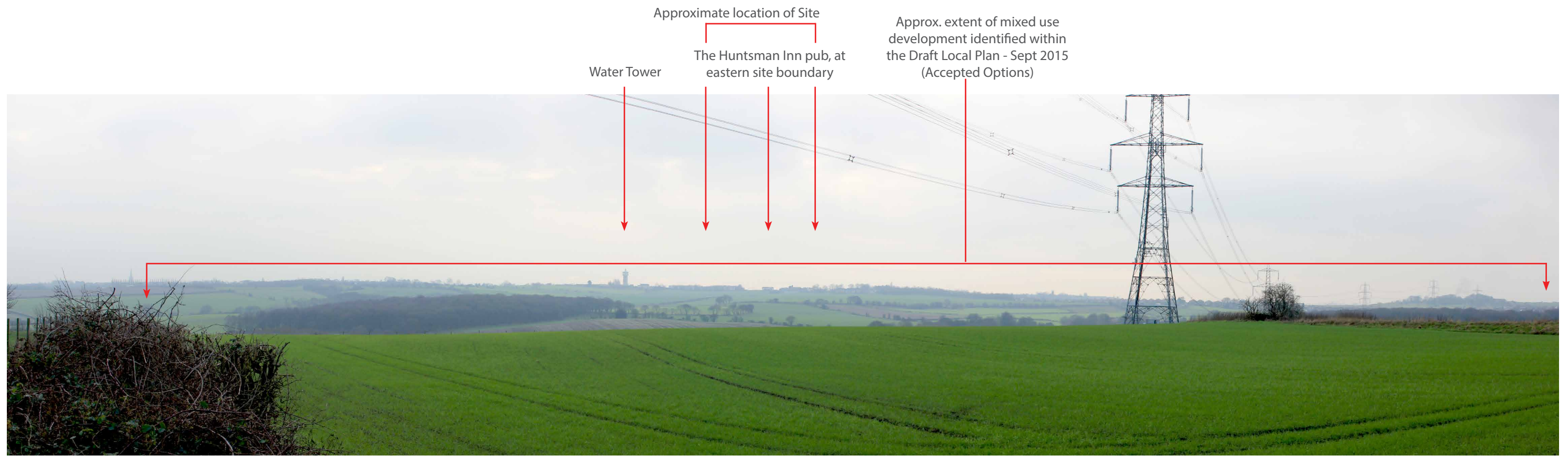
PHOTOGRAPH LOCATION 5

View looking north east from Syke Lane, adjacent to cemetery.



PHOTOGRAPH LOCATION 6

View looking south from the B6124 (Soothill Lane) on the edge of Woodkirk (site not visible)



PHOTOGRAPH LOCATION 7

View looking south west from Batley Road, at the junction with Haigh Moor Road (corresponding with the Leeds Country Way), on the edge of West Ardsley (site note visible).

6.0 GREEN BELT SETTING

- 6.1 The current Green Belt boundary in Kirklees within which the site falls was established in March 1999 with the adoption of the Kirklees Unitary Development Plan (UDP).
- 6.2 As part of the preparation of the new Kirklees Local Plan due for adoption in late 2017, the existing Green Belt boundary has been reviewed by Kirklees Council. The results of a series of technical assessments including the Green Belt and Green Belt edge (i.e. Green Belt boundary review) are set out in the ‘Rejected Site Options Report’ and the ‘Green Belt Review and Outcomes Report’.
- 6.3 The ‘Rejected Site Options Report’ identifies the site options put forward for inclusion in the local plan which have been rejected. In the introduction to the Rejected Site Options Report it states that ‘The decision about whether to reject each option is based on a cumulative judgement of technical assessments and consultee responses about each site’.
- 6.4 The site is identified within the report under reference code: H559 – Land to the east of Leeds Road, Chidswell. It has been rejected as a site option.
- 6.5 Extract 1 provides the outcome of H559, taken from the Rejected Site Options Report. The site received a ‘red’ score in relation to the 2015 existing Green Belt edge review process undertaken by Kirklees Council (as detailed in the Green Belt Review and Outcomes document), and a ‘red’ overall site assessment score in relation to the Green Belt. The ‘red’ overall site assessment criteria for the Green Belt Technical Assessment is set out below (as presented in Appendix A of the Rejected Site Options Report).

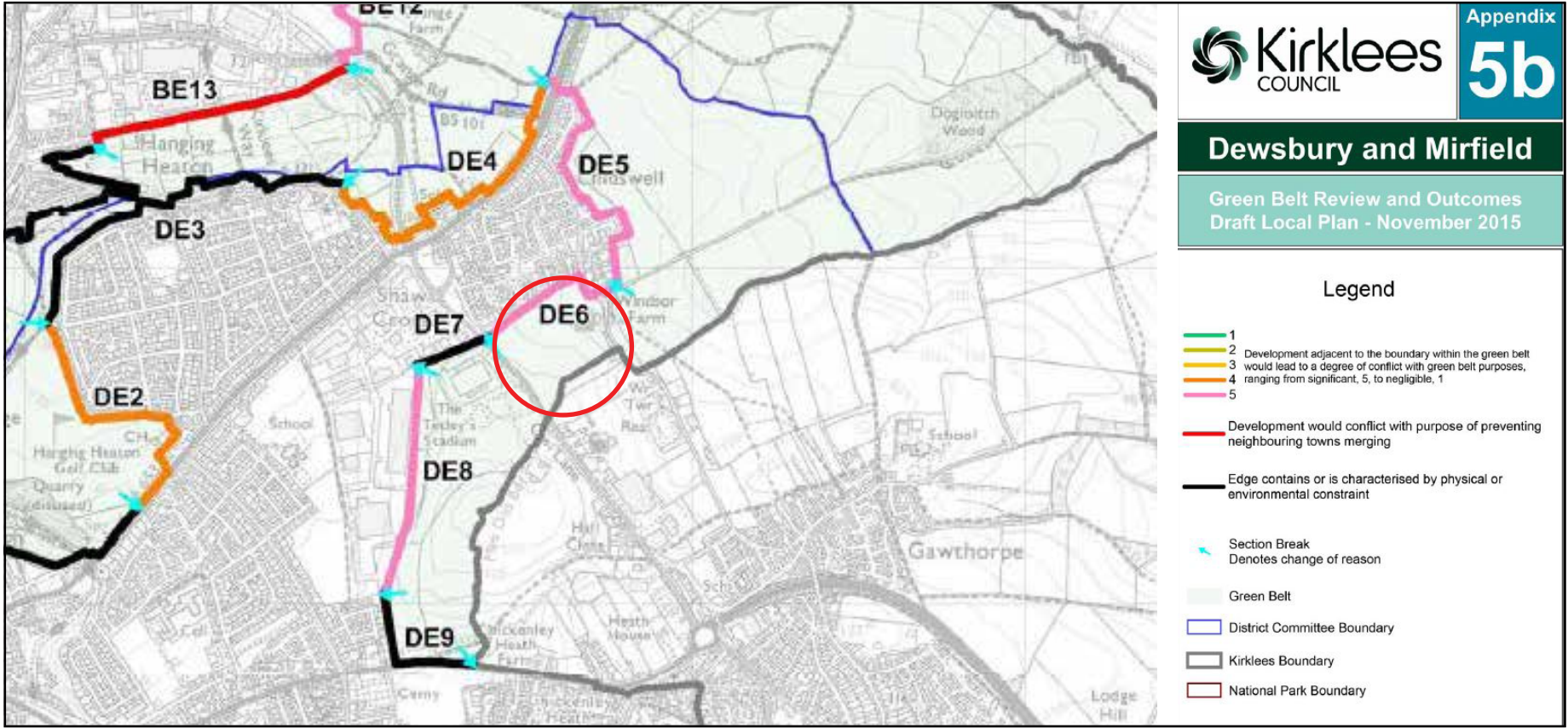
Green	The site would present a reasonable extension relative to the settlement it abuts, would have little or no impact on the purposes of including land in the green belt and presents the opportunity to create a strong new defensible green belt boundary
Amber	The site is located adjacent to a part of the green belt edge where assessment has shown that development would have some detrimental impact on the purposes of including land in the green belt and/or the site does not present a strong new defensible green belt boundary but opportunity exists that could mitigate this impact, such as the minor alteration to the option boundary or the removal of some additional land from the green belt
Red	The site would not present a reasonable extension relative to the settlement it abuts and/or the site is located adjacent to a part of the green belt edge where assessment has shown that development would have a significant detrimental impact on the purposes of including land in the green belt, and/or it is located adjacent to a part of the green belt edge that is deemed to be significantly constrained and/or the option is remote from any settlement

- 6.6 Whilst the methodology for the Green Belt edge review is set out in the Green Belt Review and Outcomes document it is not clearly set out how the ‘red’ Green Belt judgement is arrived at. Potential explanation appears limited to paragraph 4.48 of a further document, the Kirklees Local Plan Methodology Part 2: Site Allocation Methodology as follows ‘Overall site assessment: this applied to all development options in the green belt. Assessment included the configuration and relationship of the site to the settlement it abuts, the degree of infill or rounding off that could be achieved and the ability of the option to present a strong new defensible green belt boundary’.

Kirklees Draft Local Plan - Rejected Sites: Housing

Kirklees Draft Local Plan - Rejected Sites: Housing										Outcome of technical assessments										Green belt edge ID	Other reason for rejection (see footnote for details)
Site ID	Address	Green belt site Settlement Position	Greenfield /Brownfield	Gross Area (Ha)	Housing Capacity	Employment Floorspace	Public Health	Transport	Education	Other constraints	Flood/drainage	Env Protection	Biodiversity	Historic Env	Open space	Green belt	Green belt edge				
Dewsbury and Mirfield	Dewsbury East																				
H559	Land to the east of, Leeds Road, Chidswell	E	Y	G	8	239	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	DE6			

Extract 1 - Rejected housing site H559 taken from the Rejected Site Options Report



Extract 2 - Appendix 5b of the Green Belt Review and Outcomes document

Ref.	TEST 1: CONSTRAINTS				TEST 2: GREEN BELT PURPOSES				Conclusion	Test 2 score
	1a Topographical	1b Physical	1c Environmental	Existing use	2a Prevents merging	2b Checks Sprawl	2c Safeguards from encroachment	2d Preserves setting & character		
DE6	Minor	None	None	Cultivated land	Restricted gap.	Development would breach existing strong boundary south east of Windsor Road. Contained on three sides but fourth side is the Wakefield boundary (green belt)	Narrow extent of green belt in Wakefield with sporadic development. High risk of encroachment.	No impact	Development pattern in adjoining Wakefield green belt gives high risk of encroachment with potential to significantly harm the undeveloped gap.	5

Extract 3 - from Appendix 4a of the Green Belt Review and Outcomes document

6.7 In terms of the edge review results, Appendix 4a of the ‘Kirklees Draft Local Plan – Green Belt Review and Outcomes, November 2015 document provides outcomes of tests 1 to 2d (as shown in Extract 3) in relation to the site (identified as edge reference DE6) illustrated in Extract 2.

6.8 Critical analysis from this study against the purposes of the Green Belt is discussed further later in the report.

Changing Green Belt Context in the immediate locality

6.9 It is noted that to the west of the site, the first phase of a larger development (planning application 2014/62/90780/E, approved November 2014) has commenced. This site is identified within the Rejected Site Options Report under reference code: H46 – Land to the south west of, Dewsbury Rams RLFC, Owl Lane, Shaw Cross and was also rejected as a site option (see Figure 2).

6.10 It too received a ‘red’ score in relation to the 2015 existing Green Belt edge review and a ‘red’ overall site assessment score in relation to the Green Belt.

6.11 Appendix 4a of the ‘Kirklees Draft Local Plan – Green Belt Review and Outcomes, November 2015 document provides more detail in relation to the site (identified as edge reference DE8) in relation to tests 1 to 2d, as illustrated in Extract 4.

6.12 It is also noted that an approximately 118ha area to the east of the site has been accepted as a mixed use site option (reference MX1905). This accepted site option area extends eastwards from Chidswell Lane adjacent to the eastern boundary of the site (see Figure 2).

6.13 It too received a ‘red’ scores in relation to the 2015 existing Green Belt edge review. Appendix 4a of the ‘Kirklees Draft Local Plan – Green Belt Review and Outcomes’ document provides more detail in relation to the site (identified as edge reference DE5) in relation to tests 1 to 2d, as illustrated in Extract 5.

Kirklees Green Belt Review 2011

6.14 An earlier Green Belt Review of various areas of Green Belt in Kirklees was undertaken in 2011. Within this review, the site forms part of potential Green Belt Release Area N12b – South Chidswell which included an area to the west of Chidswell in addition to the site. The area was assessed as having a ‘moderately important’ Green Belt role scoring 3 out of a possible 5 points as stipulated within the methodology of the review.

6.15 In conclusion, area N12b is described as “No merger between Chidswell and Ossett but helps prevent sprawl of Chidswell southwards. Part urban fringe but eastern area helps prevent encroachment into open countryside”. (see extract 6).

6.16 Critical analysis from this study against the purposes of the Green Belt is discussed further later in the report.

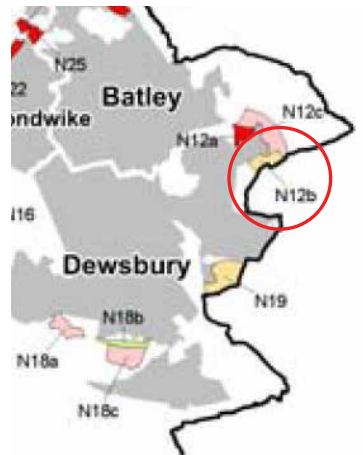
TEST 1: CONSTRAINTS					TEST 2: GREEN BELT PURPOSES				Conclusion	Test 2 score
Ref.	1a Topographical	1b Physical	1c Environmental	Existing use	2a Prevents merging	2b Checks Sprawl	2c Safeguards from encroachment	2d Preserves setting & character		
DE8	None	None	Landfill gas	Grazing land	Restricted gap	Development would breach strong existing boundary	Undeveloped character of green belt in Wakefield provides visual separation but little scope for containment. New strong boundary would need to be found.	No impact	Would breach the existing strong boundary formed by edge of industrial development and trees.	5

Extract 4 - from Appendix 4a of the ‘Kirklees Draft Local Plan – Green Belt Review and Outcomes, November 2015

TEST 1: CONSTRAINTS					TEST 2: GREEN BELT PURPOSES				Conclusion	Test 2 score
Ref.	1a Topographical	1b Physical	1c Environmental	Existing use	2a Prevents merging	2b Checks Sprawl	2c Safeguards from encroachment	2d Preserves setting & character		
DE5	None	None	Protected trees	Cultivated land	Extensive gap	Potential for sprawl east of current boundary. Limited opportunities for containment.	Part of wider countryside.	No impact	Limited potential to contain development . New strong eastern boundary would need to be found.	5

Extract 5 - from Appendix 4a of the ‘Kirklees Draft Local Plan – Green Belt Review and Outcomes, November 2015

N12b South Chidswell	Prevents sprawl of Chidswell. Part of northern boundary and western edge adjoin existing built up area.	Western portion comprises urban fringe land whilst remainder forms part of larger area of open countryside to the east.	No relationship.	No merger of Chidswell with Ossett but helps prevent sprawl of Chidswell southwards. Part urban fringe but eastern area helps prevent encroachment into open countryside.	3
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Extract 6 - from Table 4 and Map 1 of the Green Belt Review 2011

7.0 SITE APPRAISAL AND LANDSCAPE FRAMEWORK

Opportunities

- Characteristic landscape features present within the site (such as hedgerows and stone walling) offer potential to enhance the setting of the development.
- Opportunities to develop strong green infrastructure within the site and provide recreational linkages with the wider landscape.
- Potential to improve the approach to Chidswell from the south at this gateway location.
- Potential to 'round off the urban edge which is influenced in this locality by the new development to the west of Owl Lane

Constraints

- The site is clearly visible (although it is noted that this is limited to locations in the immediate vicinity)
- Sensitive visual receptors such as residents and users of public footpaths lie within close proximity.
-

Masterplanning considerations

- 7.1 A zone plan has been used to describe key issues pertaining to each part of the site in terms of guiding a sensitive masterplanning.

Zone A

- 7.2 Undeveloped part of the site on the lower slopes that offers potential to achieve higher densities most discretely.

Zone B

- 7.3 An extension to zone A with no physical differences excepting being at a greater elevation. Development has the potential to be more conspicuous in this locality from locations to the east and masterplanning should seek to incorporate open space, lower densities and reduced building heights to minimise adverse effects.

Zone C

- 7.4 Comparable qualities to other zones but this edge would require sensitive masterplanning in terms of its relationship with Owl Lane on the approach into Chidswell. There is potential to retain and incorporate existing and established landscape features into the masterplanning layout and augment this through additional planting and open space.

Zone D

- 7.5 Potential to create a strong landscape buffer and new Green Belt boundary that will provide a less abrupt and more sensitive transition to the existing green belt this improving the character of the remaining green belt to the south.

Zone E

- 7.6 Comparable qualities to other zones but this edge would require sensitive masterplanning in terms of its relationship with the existing urban edge. There is potential to retain and incorporate existing and established landscape features into the masterplanning layout as well as create linkages with the urban greenspace network to the north.

Access and linkages

- 7.7 Due to the proximity of the site to the local road network, access into the site would be available from Owl Lane, Windsor Road or Chidswell Lane.
- 7.8 The development of the site offers potential for strong linkages and green infrastructure improvements to be implemented including a connection between the adjacent urban greenspace to the north of Windsor Road and connections with the wider public footpath network to the east.
- 7.9 Connections could also be implemented with the new development to the west.

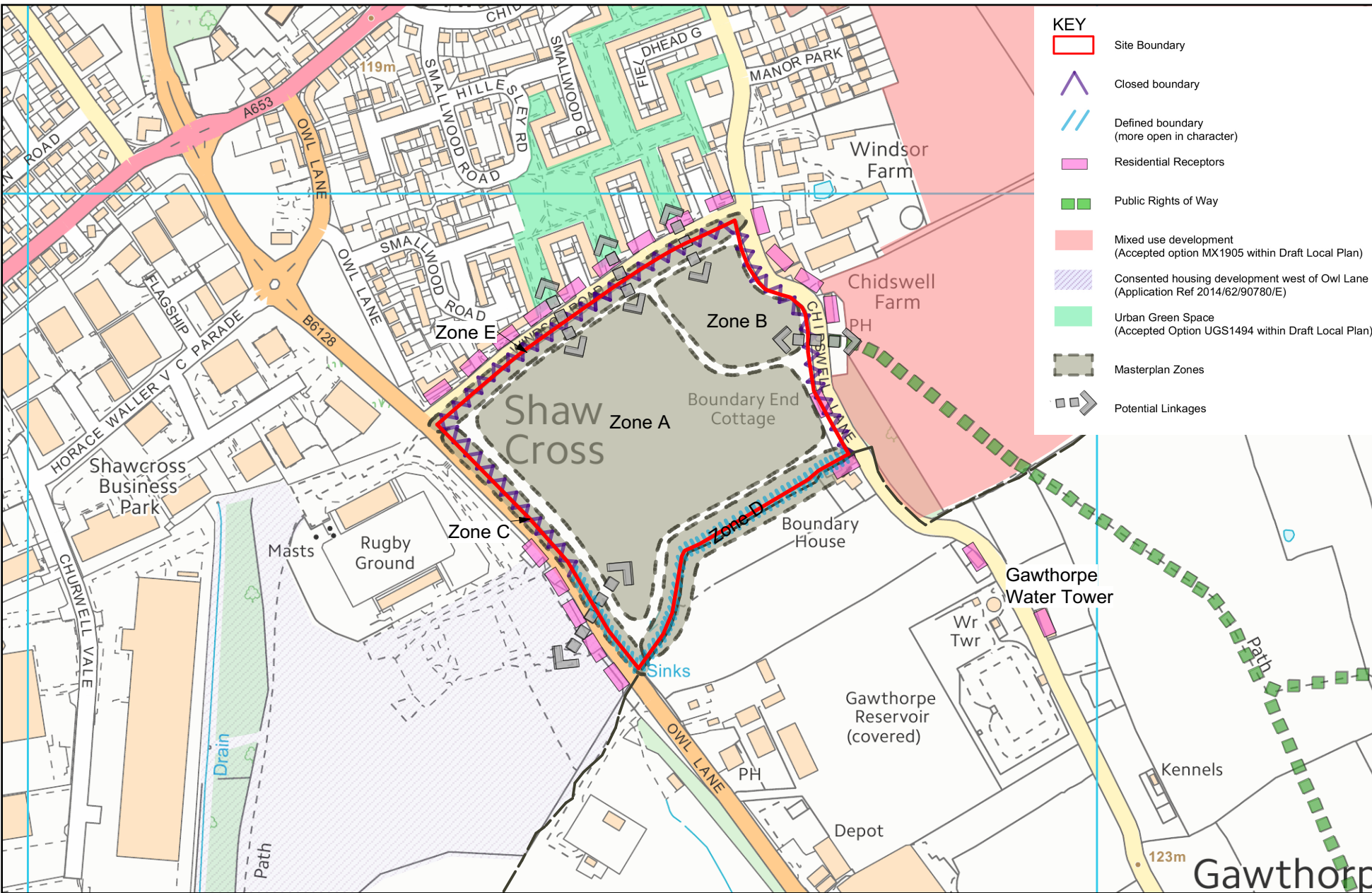


Figure 6: Masterplan Considerations

8.0 GREEN BELT REVIEW

8.1 The following section provides an assessment of the site against the five purposes of the Green Belt as set out in the NPPF. This assessment has been undertaken by a Chartered Landscape Architect using a combination of site visits and desk study.

Purpose 1 ‘to check the unrestricted sprawl of large built up areas’

8.2 The assessment of the relationship of the proposed site and the existing Green Belt area with the current built up area boundary requires consideration in relation to the potential for urban sprawl. The degree of containment provided by adjoining built up areas can indicate how much proposed development may potentially project development from the existing boundaries of the built up area.

8.3 It is stated within the Green Belt edge review (appendix 4a) that *“Development would breach existing strong boundary south east of Windsor Road. Contained on three sides but south side is the Wakefield boundary (green belt)”*.

8.4 In the earlier Green Belt Review undertaken in 2011 its function (as an identified parcel of land) against this purpose is described as *“prevents sprawl of Chidswell. Part of northern boundary and western edge adjoin existing built up area”*. In conclusion it states *“No merger of Chidswell with Ossett but helps prevent sprawl of Chidswell southwards”*.

8.5 The site is constrained by the local road network on three sides and these features would act to prevent sprawl in these directions. The only potential for sprawl would be to the south and in this regard the review fails to acknowledge the presence of a small watercourse along this boundary which as a physical landscape feature forms the administrative boundary between Kirklees and Wakefield. This boundary has the potential through sensitive masterplanning to form a robust green belt boundary as well as improve the character of the remaining green belt south of this stream.

8.6 In addition it is noted that the approved development to the west of Owl Lane (Planning Application reference 2014/62/90780/E, approved November 2014) brings the settlement edge (and green belt edge) further south along Owl Lane in the vicinity of the site entrance to Amberwood Close (currently under construction).

8.7 Given the topography of the site and the limited intervisibility with the landscape to the east of Chidswell Lane, with appropriate masterplanning considerations the site offers considerable potential to round off the urban area and provide a more subtle and natural urban edge.

8.8 Conclusion: There would be no unrestricted sprawl.

Purpose 2 ‘to prevent neighbouring towns from merging into one another’

8.9 Strategically in the context of Kirklees, assessment of this Green Belt purpose is the identification of the role this portion of the Green Belt performs in terms of preventing built up areas (i.e. land not in the Green Belt), from merging into one another. In the context of the proposed site this relates to the settlement of Ossett (located within Wakefield) to the south.

8.10 It is stated within the Green belt edge review (appendix 4a) that the site forms part of a *“Restricted gap”*.

8.11 In the earlier Green Belt Review undertaken in 2011 its function against this purpose was also assessed. It was identified as Area N12b (South Chidswell) where it was considered that *“some development could take place without resulting in a merger, or the appearance of built up areas merging together”*. Area N12b was described as *“Part of a larger green belt area between Chidswell and the settlement of Ossett in neighbouring Wakefield District. Not critical to maintaining the gap between these two settlements”*.

8.12 In conclusion the review states *“No merger of Chidswell with Ossett but helps prevent sprawl of Chidswell southwards”*.

8.13 Whilst it is acknowledged that there is development along Owl Lane, the character and more open and sporadic nature of this development (relative to the separate areas of settlement) is not considered to have the potential to result in a ‘merging’ effect as a result of the development of the site. There would remain an undeveloped parcel of land between the settlements.

8.14 The site therefore is considered to perform a role of lower importance in preventing built up areas from merging.

8.15 Conclusion: There would be no merging of neighbouring towns.

Purpose 3 ‘to assist in safeguarding the countryside from encroachment’

8.16 To assess this aspect of the five purposes of the Green Belt, an appraisal of the extent to which the land constitutes “open countryside” can be made.

8.17 At a local level, the site falls within Landscape Type E8 - Batley - Dewsbury Rural Fringes. The site displays landscape characteristics associated with this landscape type being as it is a limited area of intensive arable cultivation in an otherwise predominantly pastoral agricultural context. However, the landscape type is described as a “fragmented landscape” with “urban fringe pockets”. This is especially true of the site given the strong influence of the immediate urban context on landscape character. The sense of tranquility and rural character present in some areas of the Landscape Type are not displayed here where urban expansion is a more defining characteristic (as identified within the landscape character assessment).

8.18 It is stated within the green belt edge review (appendix 4a) *“Narrow extent of Green belt in Wakefield with sporadic development. High risk of encroachment”*.

8.19 In the earlier Green Belt Review undertaken in 2011 its function (as a specific parcel of land) against this purpose was assessed. In this review it was stated that the *“western portion comprises urban fringe land whilst the remainder forms part of larger area of open countryside to the east”*. In this regard it is noted that the western portion represents the proposed site and was therefore assessed as being *“urban fringe”*.

8.20 The site has a gently sloping western aspect lying as it does on the western slopes of a local ridgeline that aligns broadly with Chidswell Lane. This western aspect coupled with development and vegetative features present along Chidswell Lane act to visually separate the site from the landscape to the east. Excepting a small number of locations along the boundary of the site on Chidswell Lane where the site can be seen in opposing views to views of the landscape to the east, there are no locations where these are seen together.

8.21 Whilst the site currently demonstrates some rural characteristics in terms of its arable agricultural use and the presence of rural landscape features, it has a very limited visual relationship with the wider rural landscape to the east and is considered to perform a role of lower importance in this regard.

8.22 It is also noted that there is no public accessibility across the site and no connectivity with the wider landscape.

8.23 Conclusion: The site is not part of the open countryside.

Purpose 4 ‘to preserve the setting and special character of historic towns’

8.24 Both the 2011 and 2015 Kirklees Green Belt reviews identify that there are no historic towns within Kirklees.

8.25 In order to assess this purpose in relation to this site, consideration is given to conservation areas, listed buildings and other features of historic significance. There are no listed buildings or features of designated historic significance within or immediately surrounding the site and there is no intervisibility between the site and any such features within the wider landscape.

8.26 In the earlier Green Belt Review undertaken in 2011 its function against this purpose was assessed where “no relationship” was identified. As such the site performs no role in terms of this purpose.

8.27 Conclusion: The site is not part of an historic town.

Purpose 5 'to assist in urban regeneration, by encouraging the recycling of derelict and other urban land'

- 8.28 It has been identified as part of the production of the new Local Plan process that there is insufficient capacity available from urban regeneration to meet proposed future development growth in Kirklees, therefore sites will have to be sought outside the currently defined urban area.
- 8.29 Conclusion: The site does not perform a role in this purpose.

9.0 CONCLUSIONS

Proposed Green Belt Boundary and the wider Green Belt context.

- 9.1 In combination with the revised boundary associated with the approved development to the west of Owl Lane, the site offers considerable potential to round off the urban area, provide a robust green belt boundary and create a more subtle and natural urban edge to Chidswell.
- 9.2 Development on the proposed site would have little influence on the green belt land to the east (which is acknowledged to have been accepted as a mixed use site option) due to the visual disconnect created through the local ridgeline that aligns broadly with Chidswell Lane.
- 9.3 Sensitive treatment of the southern boundary has the potential to improve the character of the remaining green belt to the south through the creation of a more subtle urban interface.

Potential landscape and visual effects and positive benefits of development on the remaining adjacent Green Belt.

- 9.1 The existing green belt boundary is somewhat abrupt and contributes to a somewhat fragmented urban fringe character. There is considerable potential to create an equally robust green belt boundary along the southern boundary of the site which would create a less abrupt urban edge and provide a more natural green belt boundary that would complement the remaining agricultural context.
- 9.4 There are also opportunities to provide improved connectivity with the wider footpath network and greenspace network.
- 9.5 Whilst it is acknowledged that there are a number of sensitive visual receptors that would be able to see the development of the site, these are all within close proximity and heavily influenced by existing built form in the immediate locality. Sensitive masterplanning would minimise visual influence of development.

Effects of the development of the site on the purposes of the Green Belt

- Purpose 1 'to check the unrestricted sprawl of large built up areas'
Conclusion: There would be no unrestricted sprawl.
- Purpose 2 'to prevent neighbouring towns from merging into one another'
Conclusion: There would be no merging of neighbouring towns.
- Purpose 3 'to assist in safeguarding the countryside from encroachment'
Conclusion: The site is not part of the open countryside.
- Purpose 4 'to preserve the setting and special character of historic towns'
Conclusion: The site is not part of an historic town.
- Purpose 5 'to assist in urban regeneration, by encouraging the recycling of derelict and other urban land'
Conclusion: The site does not perform a role in this purpose.

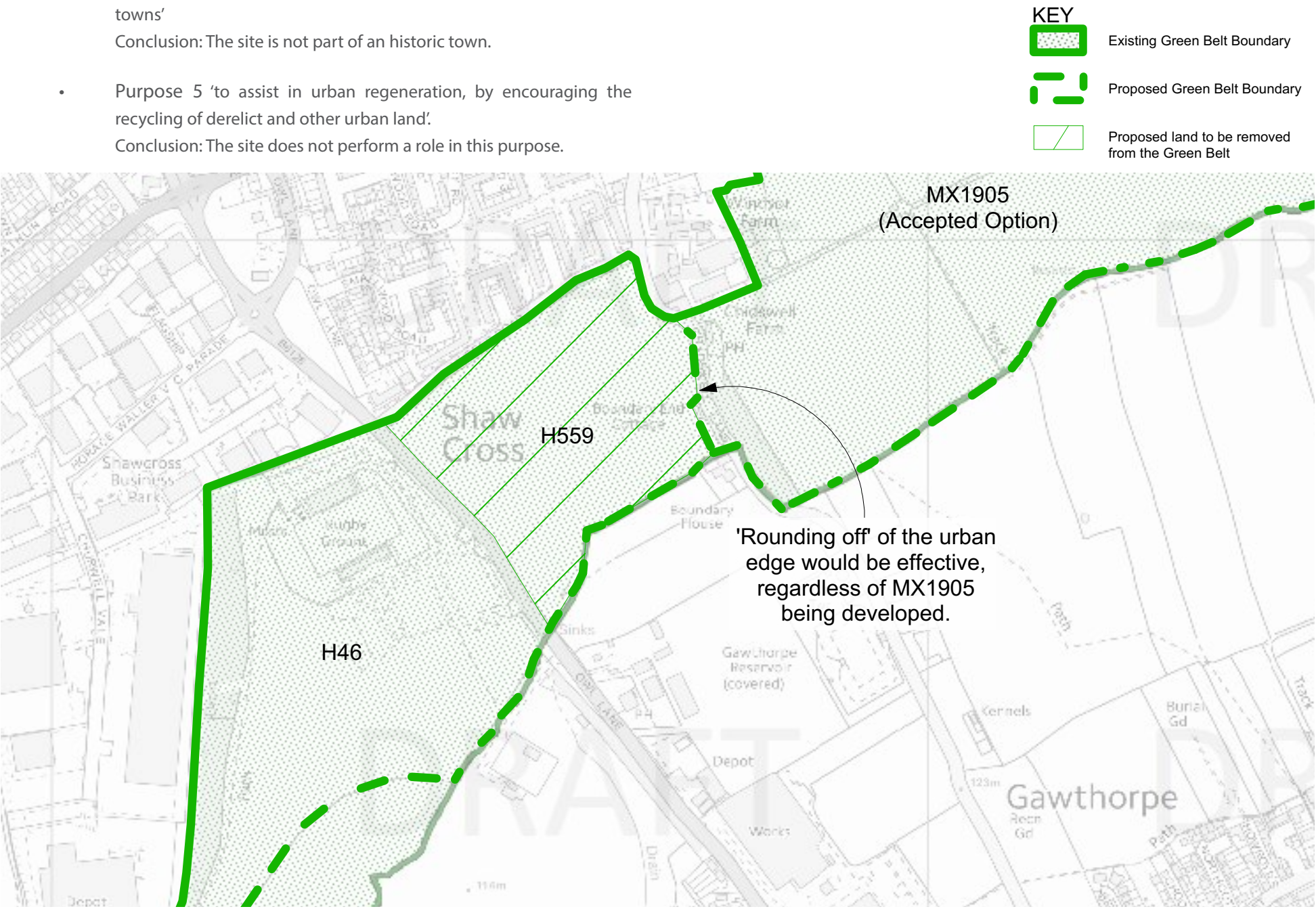


Figure 7: Proposed Green Belt Boundary Modification



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LAND AT CHIDSWELL, DEWSBURY, WEST YORKSHIRE

ADDENDUM TO LANDSCAPE AND VISUAL STATEMENT & GREEN BELT ASSESSMENT

PREPARED BY PEGASUS GROUP ON BEHALF OF DAVID WILSON HOMES | JUNE 2017 | YOR.2695_002A



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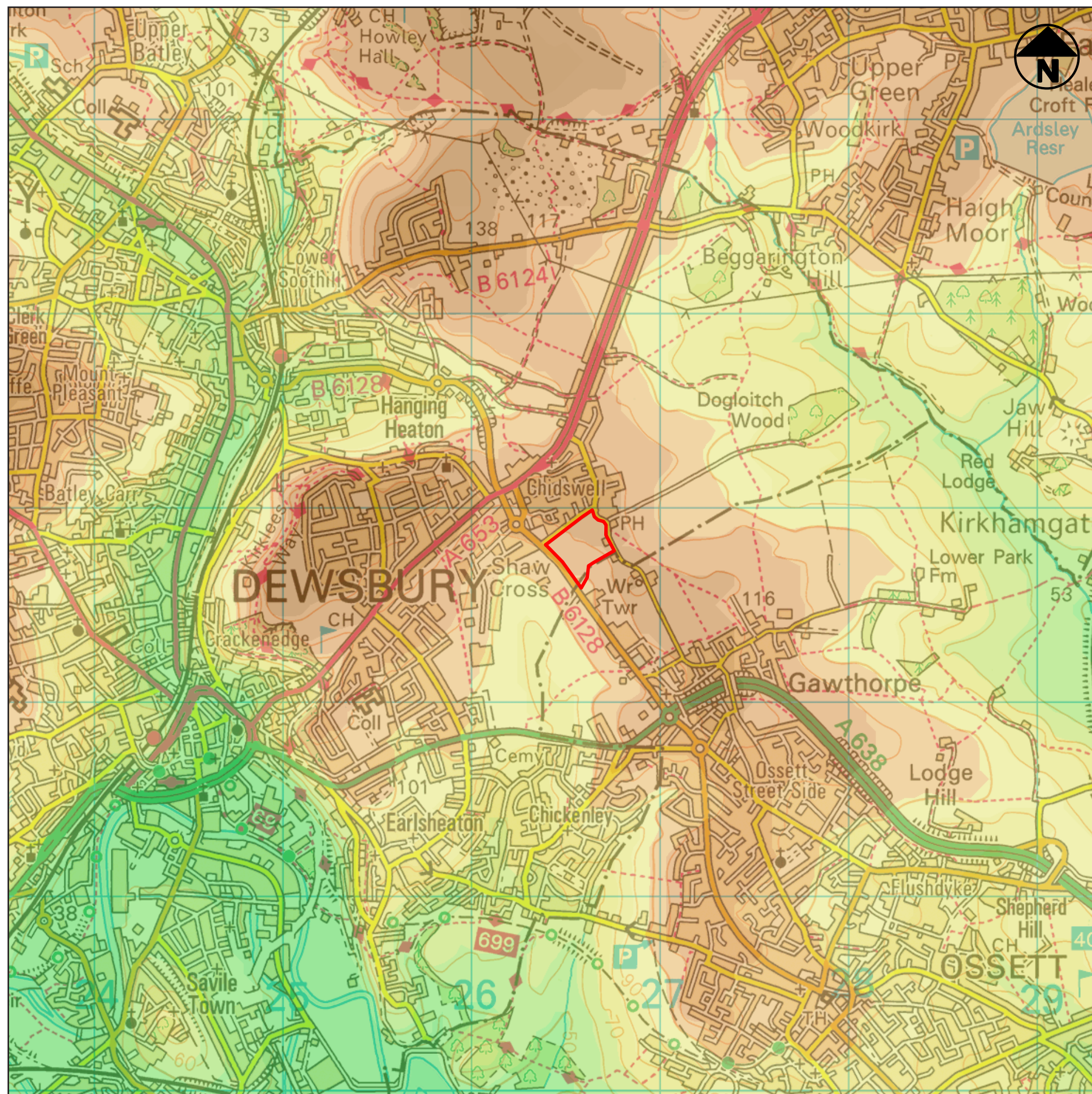
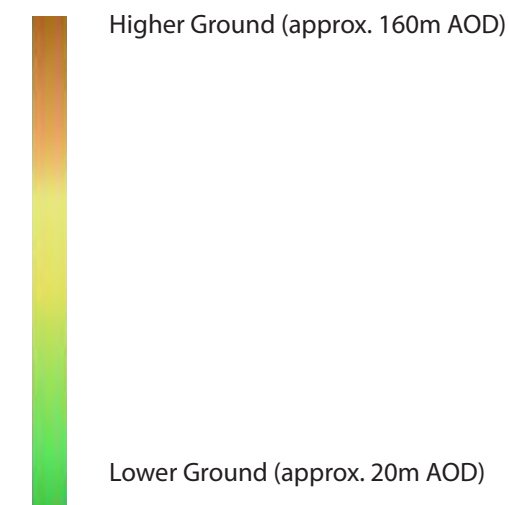


Figure 1: Site Location and Topography Plan

1.0 INTRODUCTION

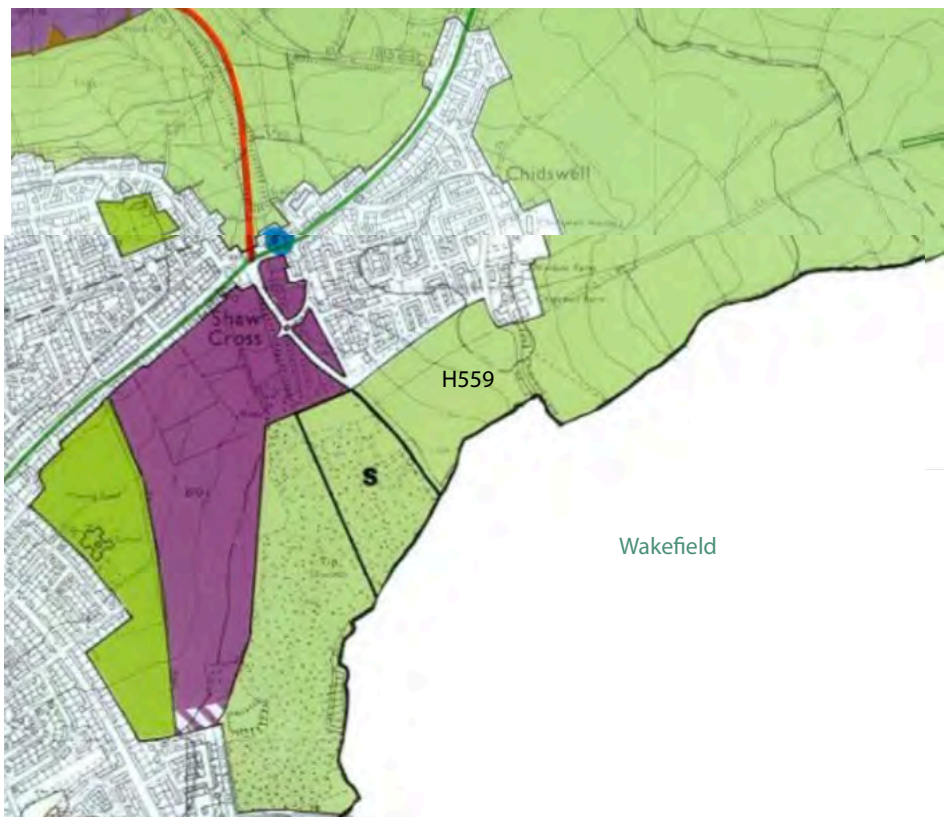
- 1.1 This Addendum presents further Landscape & Visual Appraisal of the Chidswell site in relation to Green Belt policy, in particular purpose 2 of the Green Belt - 'to prevent neighbouring towns from merging into one another'.
- 1.2 The Addendum should be read in conjunction with the Pegasus Landscape and Visual Statement and Green Belt Assessment, February 2016.
- 1.3 This Addendum specifically responds to an objection to Kirklees Council's emerging Local Plan by Wakefield Council in which they state that the "site plays an important role in preventing the coalescence of Chidswell and Gawthorpe to the south".
- 1.4 In considering the extent to which the site contributes to the purposes of the Green Belt, in particular purpose 2, this report is structured as follows:
 - Review of the wider Green Belt context of Kirklees and Wakefield;
 - Review of other proposed site allocations within the local Green Belt and analysis of likely effects on landscape character and visual amenity;
 - Visual analysis of publicly accessible linear routes in close proximity to the site;
 - Analysis of the extent the site functions in relation to purpose 2 of the Green Belt.
- 1.5 The Pegasus Landscape and Visual Statement and Green Belt Assessment, February 2016 provides a review of the site in relation to the five purposes of the Green Belt and this is not repeated in this addendum. However, to summarise, the report concluded that the site did not perform a role in relation to any of the five purposes.
- 1.6 This review is not a formal assessment of landscape and visual effects but does take into consideration the Guidelines for Landscape and Visual Impact Assessment - Third Edition (2013), published by the Landscape Institute and Institute of Environmental Management and Assessment (GLVIA).

Key:



2.0 REVIEW OF EXISTING LOCAL GREEN BELT

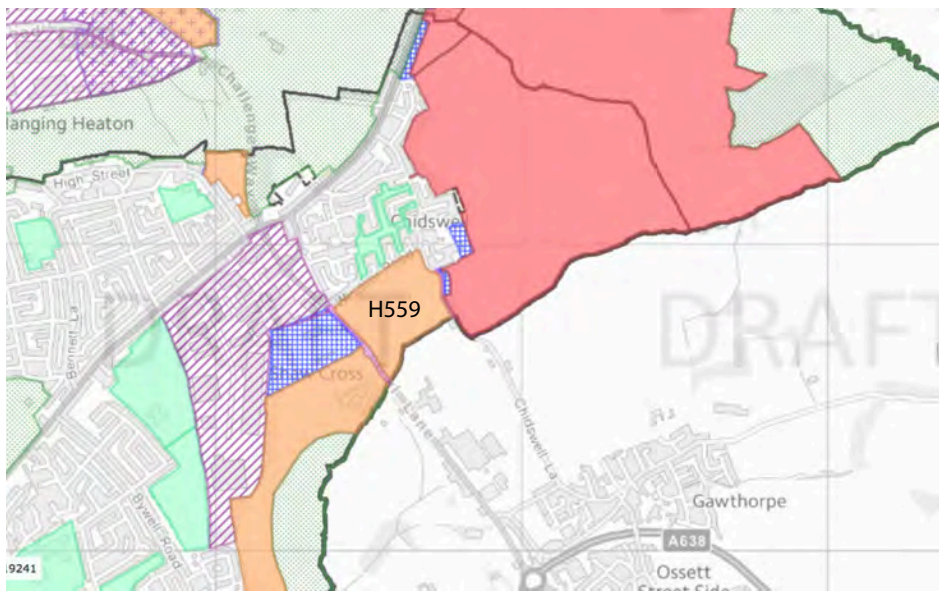
- 2.1 The site is currently located within the Kirklees Green Belt. The Green Belt boundary was established in 1999 with the adoption of the Kirklees UDP.
- 2.2 Kirklees Council have submitted their updated Local Plan for public examination with view for its adoption in late 2017. The Draft Local Plan Allocations and Designations submission document contains the proposed housing allocations, of which the site is Reference H559. The site location is indicated on the Allocations and Designations Appendix 2 Policies Map submission document.
- 2.3 The series of adjacent extracts taken from the Kirklees UDP, Kirklees Draft Local Plan and the Wakefield Site Specific Policies Local Plan (September 2012), illustrate the current extent of the Green Belt and the proposed extent of Green Belt release.
- 2.4 Extract 1 illustrates the extent of the Green Belt at the adoption of the Kirklees UDP in 1999. The site and surrounding fields are all located within the Green Belt, albeit with an allocation for a stadium off Owl Lane, immediately west of the site. The Dewsbury Rams stadium was opened in 1994, prior to the adoption of the UDP proposals map.
- 2.5 Extract 2 illustrates the proposed extent of Green Belt release in the vicinity of the site. The site itself (H559) is an accepted housing allocation with a mixed use accepted allocation to the immediate east (MX1905). Housing allocation H46 has already received planning permission for residential development and has been partly built out with further construction under way.
- 2.6 Extract 3 illustrates the extent of the Wakefield Green Belt at adoption of the Site Specific Policies Local Plan in 2012. There have been no changes to the Green Belt in the vicinity of Gawthorpe.
- 2.7 The information provided by these Plan extracts have been amalgamated at Figure 2 - Proposed Site Allocations and Green Belt (overleaf) to demonstrate the existing land use in the vicinity of the site in addition to the proposed site allocations. Further discussion as to the consequence of the proposed site allocations on landscape character and visual amenity is discussed overleaf.



Key:

- Green Belt
- Site for Business and Industry
- Urban Greenspace
- Stadium Site

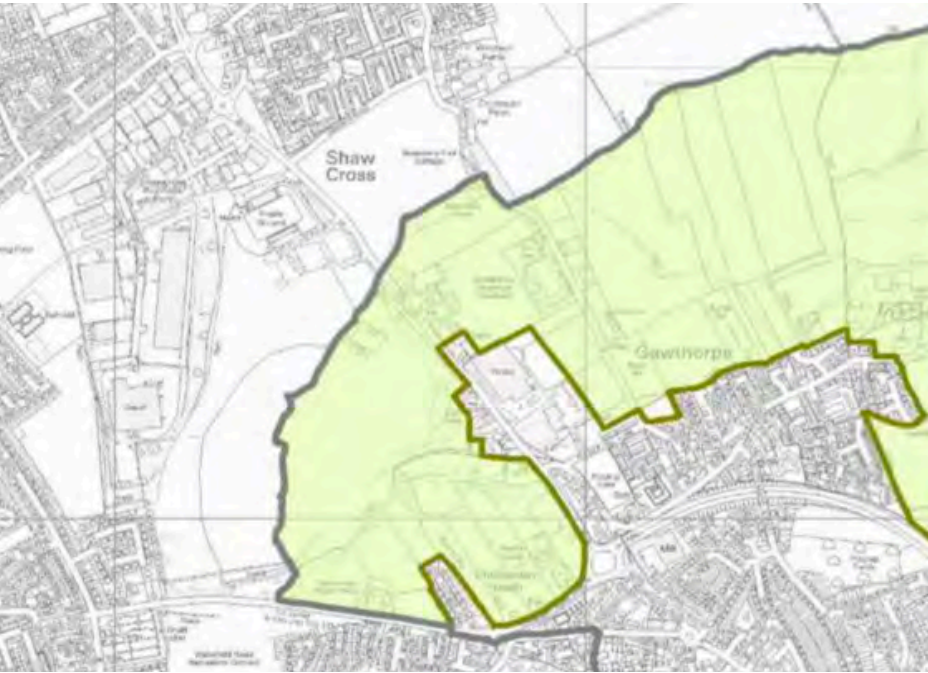
Extract 1 - Kirklees UDP 1999



Extract 2 - Kirklees Draft Local Plan December 2016

Key:

- Urban Green Space
- Priority Employment Area
- Green Belt
- Consequent Change
- Housing Allocation
- Mixed Use Allocation



Key:

- Green Belt

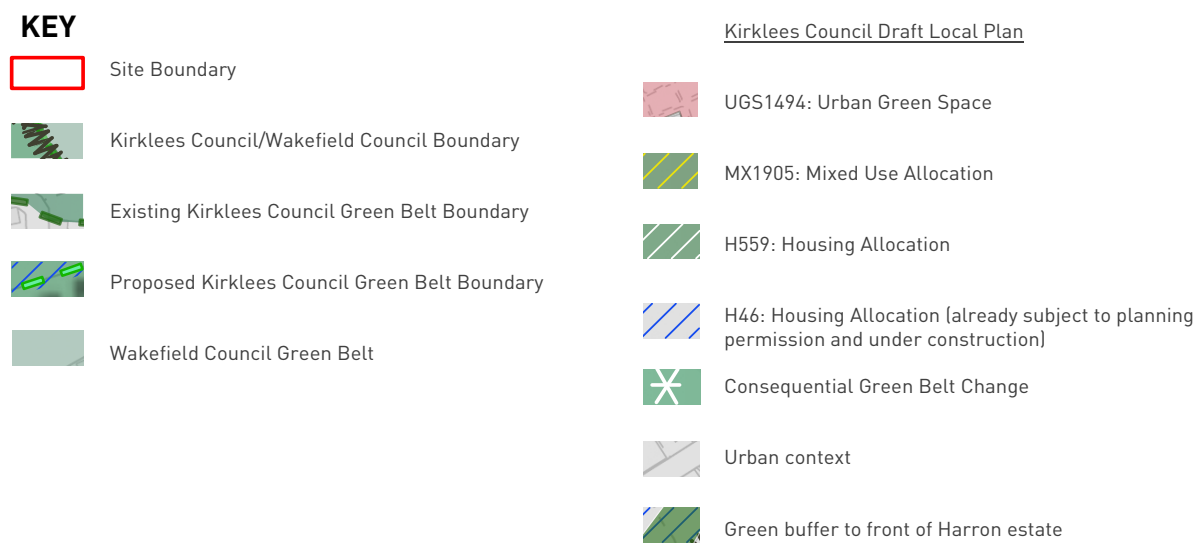
Extract 3 - Wakefield Site Specific Policies Local Plan 2012

3.0 REVIEW OF SITE ALLOCATIONS WITHIN THE GREEN BELT

- 3.1 The adjacent Figure 2 - Site allocations and Green Belt, illustrates the extent of proposed Green Belt release within the Chidswell area of Kirklees. The site (ref: H559) is located between two further areas of proposed allocated land; a housing allocation to the south west (ref: H46) and a mixed use allocation to the east and north east (ref: MX1905).
- 3.2 The proposed housing allocation to the south west has been granted planning permission and has already been developed by Harron Homes, thus creating a new southern settlement boundary. As a consequence of this planning permission, the Green Belt boundary has in reality already been rolled back to the disused tip site south of the H46 land parcel. In terms of the effects upon the local landscape, the Harron development has not resulted in an increased perception of encroachment or sprawl in a southerly direction towards Gawthorpe due to the sensitive design of the development frontage, with dwellings being set back from the road with an area of open space. The use of open space directly off the B6128 Owl Lane is beneficial to retaining a degree of openness along the route, which is otherwise characterised by ribbon development. Such an approach to design could be effectively mirrored on the Site, with development set back from the road edge to maintain the perception of openness as one travels along the route.
- 3.3 The development of the proposed mixed use allocation (ref: MX1905) to the east and north east of the Site would result in a high degree of change in landscape character and visual amenity. Site MX1905 is located on the eastern side of a ridge line in the landscape that has a high degree of intervisibility with the open landscape to the east of Chidswell. The proposed allocation would result in a fundamental change in the character of the existing landscape to the east of Chidswell. The character of the northern portion of Chidswell Lane would be altered by development and the existing open views available from the Lane in an easterly direction towards West Ardsley and Kirkhamgate would be lost to built form. Similarly, views in an easterly and northerly direction from the public right of way network between Gawthorpe and Chidswell would be altered, from undeveloped land to built development. In terms of the Green Belt, the boundary would be rolled back to the southern boundary of site MX1905 which is the administrative boundary with Wakefield, beyond which lies the Wakefield Green Belt.
- 3.4 Assuming that the proposed mixed use allocation is developed, the Site would become located within a largely urban area and the character of the local landscape would have been inevitably altered. The Site benefits from being located on the western side of a ridge line in the landscape and shares a high degree of intervisibility with the urban fringe of Dewsbury, in particularly the Dewsbury Rams Rugby Ground and the industrial estate at Shaw Cross. The location of the Site in the landscape ensures that the Site is not visible from Gawthorpe or the public rights of way that pass through the Wakefield Green Belt from Gawthorpe towards Chidswell and the Site is only briefly visible when travelling by road between Gawthorpe and Chidswell/Shaw Cross.
- 3.5 A comprehensive visual analysis of the Site from publicly accessible locations has been carried out and is discussed in Section 4.



Figure 2: Proposed Site Allocations and Green Belt



4.0 VISUAL ANALYSIS

- 4.1
- The following section provides a detailed visual analysis of the Site from three publicly accessible linear routes that pass between Gawthorpe and Chidswell. The location of site photography is shown on Figure 3.
- 4.2
- The three linear routes considered as part of the visual analysis are:
 - Public Right of Way Ossett 3 leading to DEW/146/10;
 - Chidswell Lane; and
 - B6128 Owl Lane.
- Public Rights of Way
- 4.3
- Travelling in a northerly driection, public footpath Ossett 3 starts at School Street, on the northern edge of Gawthorpe and heads north towards Chidswell, as shown at photograph 1. The footpath passes through an arable field used for growing oil seed rape. The crop, at peak growing season, is very tall and is completely impassible. As a consequence, the route of the footpath passes around the western edge of the field and on into a further large field of oil seed rape. The footpath was extremely difficult to use due to the presence of the crop, and there was no evidence of frequent use during the main crop season. Photograph 2 illustrates the nature of the footpath. The alternative route taken along the field perimeter is shown on Figure 3.
- 4.4
- The route of Ossett 3 continues to pass around the western edge of the second larger field, to the rear of the properties at Chidswell Dene and the stables located to the immediate south. The rear boundaries of the properties and stables are vegetated or fenced, limiting overall intervisibility with Chidswell Lane, as shown at photographs 3, 4 and 5. The prominent Gawthorpe Water Tower is a key feature in the local landscape and can be clearly seen from the route.
- 4.5
- Beyond the arable field, the footpath passes through a narrow gap enclosed by vegetation and then passes over a stile and a small watercourse before entering a further arable field as illustrated by photographs 6 and 7.
- 4.6
- Footpath Ossett 3 meets footpath DEW/146/10 at the Wakefield/Kirklees border, marked by the small watercourse. The route in theory heads north west towards Chidswell, but as the field is in arable use, the route passes around the edge of the field, parallel to Chidswell Lane, immediately east of a thick woodland belt. This woodland belt completely screens views of the site during the months when foliage is present on the vegetation as shown at photographs 8 and 9.
- 4.7
- After passing through the arable field, the route enters the garden of the Huntsman Public House, directly off Chidswell Lane, immediately east of the Site. The site becomes visible from the pub garden as shown at photograph 10.
- 4.8
- In summary, visibility of the Site from the footpath network located between Gawthorpe and Chidswell is extremely limited. The site is only readily perceptible from the public house garden immediately east of the Site. It

is acknowledged that there would be views of the Site from the northern extremity of footpath DEWS/146/10 during winter months but such views would be heavily filtered by the presence of woodland. Overall, the Site does not contribute to the visual separation of Gawthorpe and Chidswell as experienced from the footpath network north of Gawthorpe.

Chidswell Lane

4.9

Chidswell Lane passes between the A653 at Chidswell and Pickering Lane in Gawthorpe. The Lane passes the Site to the immediate east. The following visual analysis begins at the Recreation Ground off Chidswell Lane, on the northern edge of Gawthorpe.

4.10

Travelling northwards, the Site is not visible from the northern edge of Gawthorpe due to the rising nature of the topography. Views are orientated towards Gawthorpe Water Tower due to its prominence in the landscape. Photograph 11 illustrates the nature of the view from the recreation ground at the southern end of Chidswell Lane.

4.11

From the recreation ground, heading in a northerly direction towards Chidswell, the road is generally visually enclosed by a field hedgerow to both sides of the Lane. There is a distinctive mound in the landscape to the immediate west of the Lane that limits views to the west, and the rising topography to the north curtails views towards the site, as illustrated at photograph 12.

4.12

The visual enclosure by roadside hedgerows continues along Chidswell Lane for much of the route between Gawthorpe and the Site. There are views beyond the hedgerows available at field gates and entrances to Gawthorpe Water Tower but the Site is not visible due to the orientation of the view and the orientation of the landscape relative to the Site, as illustrated by photograph 13.

4.13

The Site does not become visible until one almost reaches Boundary House, immediately south east of the Site. The road turns to the north west and thus the view is orientated towards the Site. Photograph 14 is representative of the view available.

4.14

Beyond Boundary House the Site is located immediately west of Chidswell Lane. There is a very narrow view of the Site alongside Boundary House, as shown at photograph 15 but the Site does not come fully into view until one passes a belt of vegetation north of the property. The stone wall that forms the Site boundary allows for views across the Site towards Chidswell, Shaw Cross, the Harron Homes development off Owl Lane, and the Dewsbury Rams rugby ground. The view is influenced by the urban edge and features both industrial and residential land uses, as illustrated by photograph 16.

4.15

In summary, the Site is not visible from Chidswell Lane until one almost reaches the edge of the Site at the Kirklees and Wakefield administrative boundary. The Site does not therefore contribute to the visual separation of Gawthorpe and Chidswell as experienced along Chidswell Lane as a whole.

- B6128 Owl Lane
- 4.16
- Owl Lane is the primary vehicular route between Chidswell/Shaw Cross and Gawthorpe. The route is largely developed to both sides of the road between Gawthorpe and the Dewsbury Rams rugby ground.
- 4.17
- The visual analysis of Owl Lane begins in Gawthorpe at the junction with Leeds Road and travels northwards. Photograph 17 illustrates that the view is predominantly industrial with the Newly Weds food factory curtailing views towards Chidswell.
- 4.18
- Further along Owl Lane, in a north westerly direction towards the Site, the Newly Weds factory remains the dominant feature of the view. A small brow in the road also limits views towards the Site, as illustrated by photograph 18.
- 4.19
- Beyond the food factory, the view towards the Site is limited by the presence of further built form immediately east of Owl Lane, and by a tall belt of coniferous trees that line the road, as shown at photographs 19 and 20. It is acknowledged that the Site can be seen beyond a haulage depot located just off Owl Lane, as seen in photograph 19, but it does not form a major part of the view and does not contribute to a perception of separation between Gawthorpe and Chidswell.
- 4.20
- On closer approach to the Site, in the vicinity of the Royal Oak public house, the Site does become more apparent. The lower part of the Site adjacent to Owl Lane is the most visible part of the Site. Photographs 21 and 22 illustrate the nature of the view available when travelling along Owl Lane towards the Site and although Site is a clearly visible undeveloped field, it is considered that there is not a strong perception of separation between Gawthorpe and Chidswell due to the presence of ribbon development along much of the road corridor. Indeed, this development continues along the full length of the western side of Owl Lane now that the Harron Homes development has been largely constructed.
- 4.21
- The Site becomes fully visible as one passes the public house. It is seen in the context of the Harron Homes development on the opposing side of the road. The ‘Dewsbury’ signpost appears just past the Harron Homes development at the Dewsbury Rams rubgy ground, but there is not a strong perception of having left Gawthorpe, Wakefield and entered Dewsbury, Kirklees.
- 4.22
- Overall, the Site is not visible in views from Owl Lane as one leaves Gawthorpe and passes the NewlyWeds factory. The Site only becomes a readily perceptible feature in views as one passes a tall belt of coniferous trees south of the Royal Oak public house, by which time the presence of the built form Dewsbury is already apparent and influencing the view. The lower slopes of the Site are the most visible in views, and through careful masterplanning, such views could be retained to provide a gateway to Dewsbury. This is illustrated in the illustrative masterplan at Figure 3.
- 4.23
- It is considered that the Site does not greatly contribute to a perception of separation between Gawthorpe and Chidswell.

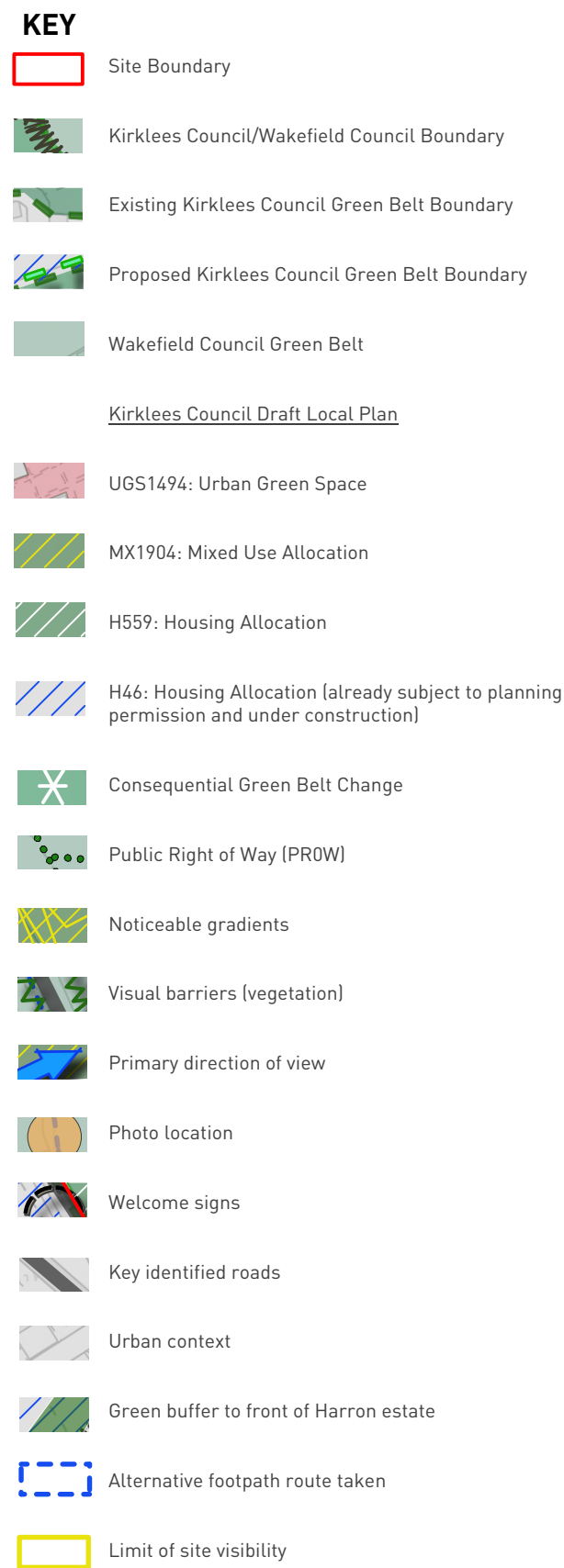


Figure 3: Site allocations and Green Belt with Photograph Locations



Photograph 1 - View from School Street looking towards route of public footpath Ossett 3



Photograph 2 - Route of public footpath Ossett 3 impassible due to nature of crop



Photograph 3 - View towards Chidswell Lane and properties at Chidswell Dene



Photograph 4 - View of rear boundary of properties at Chidswell Dene



Photograph 5 - View of rear boundary of properties at Chidswell Dene



Photograph 6 - View towards Site from northern end of Ossett 3

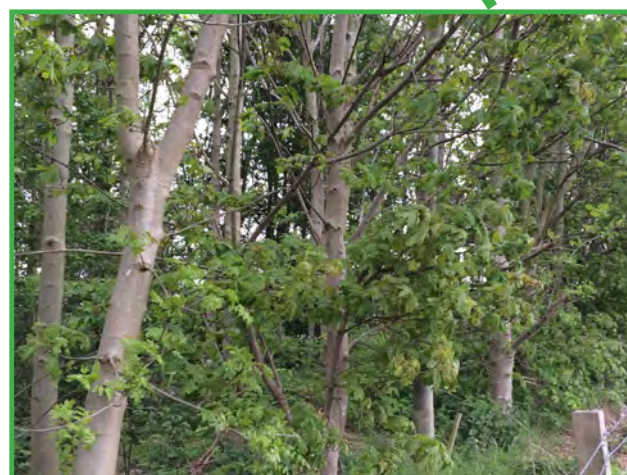


Photograph 7 - Nature of view towards Site at Kirklees/Wakefield border



Photograph 8 - View towards Chidswell Lane from public footpath Dews/146/10

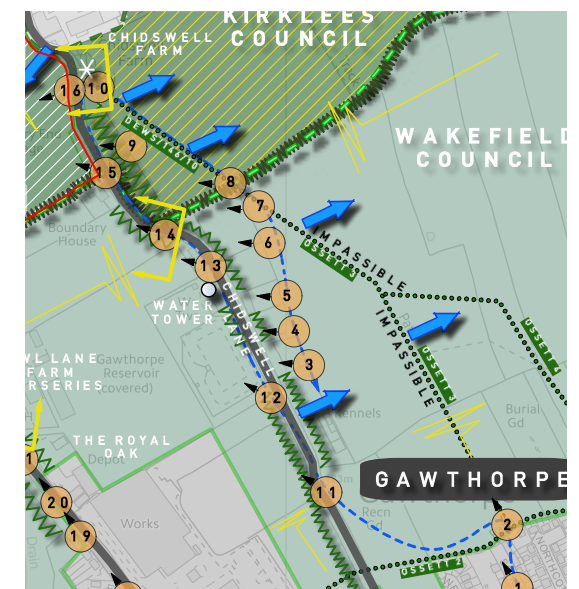
SITE NOT VISIBLE <.....> SITE VISIBLE



Photograph 9 - View through woodland towards Chidswell Lane from public footpath Dews/146/10



Photograph 10 - View from pub garden of The Huntsman towards Chidswell Lane and the Site



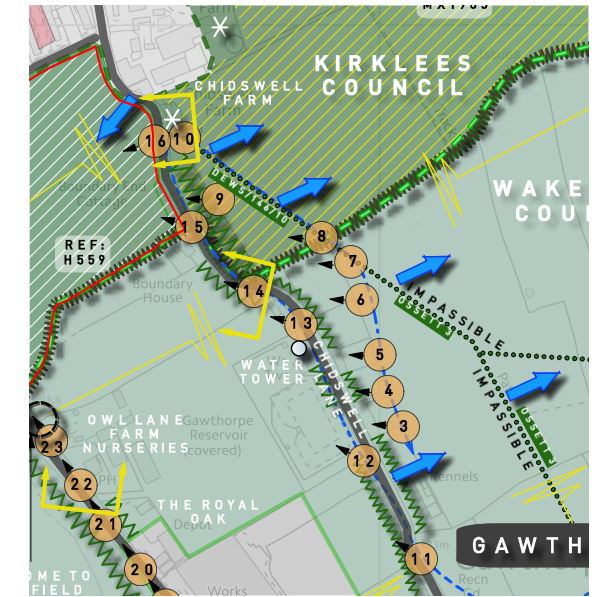
VISUAL ANALYSIS - PUBLIC RIGHTS OF WAY



Photograph 11 - View from southern end of Chidswell Lane looking towards the Site



Photograph 12 - View from Chidswell Lane on the approach to Gawthorpe Reservoir and Water Tower



SITE NOT VISIBLE

SITE VISIBLE



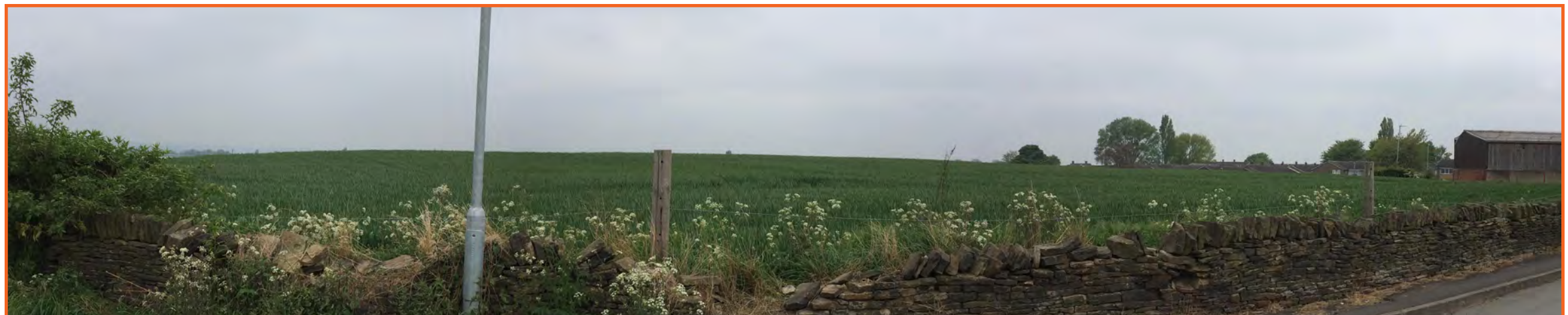
Photograph 13 - View from Chidswell Lane from gap in roadside hedgerow



Photograph 14 - View from Chidswell Lane towards Site, south of Boundary House



Photograph 15 - Narrow view of Site from Chidswell Lane at Boundary House



Photograph 16 - View of Site from Chidswell Lane



Photograph 17 - View from Owl Lane from Leeds Road junction, towards Newly Weds factory



Photograph 18 - View from Owl Lane towards Site - a small brow in the road limits extent of view



Photograph 19 - View along Owl Lane towards Site - a belt of coniferous trees limits view of Site

SITE NOT VISIBLE

SOUTH WEST CORNER OF SITE VISIBLE

SITE VISIBLE



Photograph 20 - View from Owl Lane at haulage depot



Photograph 21 - View towards Site from Owl Lane curtailed by coniferous vegetation



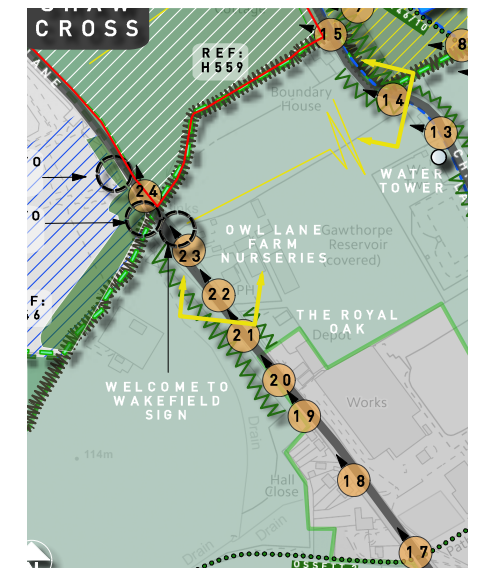
Photograph 22 - View of Site beyond the Royal Oak public house



Photograph 23 - View of Site beyond the Royal Oak public house



Photograph 24 - View of Site from Owl Lane as one crosses the Kirklees/Wakefield administrative boundary



5.0 SITE ANALYSIS IN RELATION TO PURPOSE 2 OF THE GREEN BELT

- 5.1 The visual analysis of the Site, as set out above, illustrates the limited degree of intervisibility between the Site and publicly accessible linear routes that pass between Gawthorpe and Chidswell.
- 5.2 This addendum has been produced in relation to the consultation response made by Wakefield Council with regards to the allocation of housing on the Site within the Kirklees Draft Local Plan, in which they state that “the site plays an important role in preventing coalescence of Chidswell and Gawthorpe to the south”. Wakefield Council also go on to state that “the southern boundary of this site shown on the draft policies map is not robust”
- 5.3 The visual analysis at Section 4 demonstrates that the Site is not visible from the public right of way network, or Chidswell Lane, until one almost reaches the Site itself. The Site does not from a visible feature in the wider landscape as seen from the routes, and thus the Site does not and cannot contribute to the perception of separation between Gawthorpe and Chidswell. Therefore, there would be no perception of coalescence between Chidswell and Gawthorpe.
- 5.4 In terms of views from Owl Lane, the Site forms a small part of the overall view available when travelling towards Shaw Cross from north of the Newly Weds food factory. The Site is not visible from the settlement edge of Gawthorpe. Owl Lane is developed to both sides for much of the route between Shaw Cross/Chidswell and Gawthorpe. There is no perception that the buildings and businesses located to the east of Owl Lane are located within the Wakefield Green Belt, and the undeveloped land beyond these buildings is not readily visible along the route as a whole.
- 5.5 It is acknowledged that the lower slopes of the south western corner of the site form the most visible part of the land parcel, but it does not become readily perceptible until one approaches the site from the vicinity of the Royal Oak public house.
- 5.6 The extent of visibility of the south western part of the site has been recognised as part of the master planning process. The illustrative masterplan at Figure 4 indicates that an area of open space would remain at this portion of the Site to create an undeveloped gateway to Kirklees when travelling from Wakefield.
- 5.7 The illustrative masterplan also indicates that the southern site boundary would be planted to create a landscape buffer which would provide a robust and defensible boundary to the Green Belt. The landscape buffer would also link with existing green infrastructure to the east of the site with regards to the woodland off Chidswell Lane, and would also link with the open space created at the frontage of the Harron Homes development, which is already subject to planning permission and is under construction. Overall, there would be a coherent undeveloped ‘green’ approach to the Wakefield/Kirklees boundary.



Figure 4: Illustrative Masterplan

6.0 CONCLUSIONS

- 6.1 The Site is a proposed allocation for housing development by Kirklees Council within the draft Local Plan. The Site is located within a wider area of proposed Green Belt release on the edge of Shaw Cross and Chidswell, with some of this Green Belt already developed for housing, namely the Harron Homes development which is subject to planning permission and under construction, thus creating a new settlement boundary to Shaw Cross/Chidswell.
- 6.2 The detailed visual analysis presented within this addendum demonstrates that the Site does not readily contribute to a perception of separation between Gawthorpe and Chidswell. Indeed, the Site is not visible from much of Chidswell Lane and the public right of network north of Gawthorpe, and the Site only becomes perceptible from Owl Lane when travelling towards Shaw Cross within close proximity to the Site itself.

- 6.3 The south west corner of the Site is the most sensitive in terms of contributing to a sense of open space on the approach to Shaw Cross when travelling along Owl Lane from Gawthorpe. The illustrative masterplan at Figure 4 demonstrates that this sense of open space can be retained as part of future development.
- 6.4 In terms of creating a strong Green Belt southern boundary, the illustrative masterplan indicates that a landscape buffer can be created at the Kirklees/ Wakefield boundary which would define this boundary. This buffer would also visually soften the appearance of development from the local environs.
- 6.5 Overall, development within the Site would not result in the perception of coalescence of Gawthorpe and the Chidswell/Shaw Cross areas of Dewsbury.



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