Hearing Statement – David Wilson Homes – Matter 43 – Site Ref. H664

Matter 43 – Holme Valley North Housing Allocations

Issue – Are the proposed employment, housing and safeguarded land allocations in Holme Valley North justified, effective, developable/deliverable and in line with national policy?

Site Ref. H664 – Land North of Scotgate Road, Honley (93 Dwellings)

INTRODUCTION

1.1 We write on behalf of our client David Wilson Homes to provide their hearing statement to Matter 43 of the Kirklees Local Plan Examination in Public.

1.2 David Wilson Homes want a sound Local Plan to be in place. They believe that this is paramount in achieving the District's housing and economic objectives. Particularly given that Kirklees Council is a Green Belt authority.

1.3 With specific regard to David Wilson Homes' land interest at Honley (Ref. H664) this statement responds directly to each of the Inspector's questions.

QUESTION A) SUITABILITY, PROPOSED POLICY REQUIREMENTS & MITIGATION MEASURES

2.1 The site is approximately 3.6 hectares in size and presently consists of pastoral farmland. The site is located in Flood Risk Zone 1. The site lies within a broadly triangular area of land to the north of Scotgate Road and is contained both by this road and by mature woodland to the north which forms the north facing valley side of the Mag Brook, a tributary of the River Holme.

2.2 The southern and eastern boundaries are defined by stone walling and there are internal stone wall divisions within the site. This walling is hedgerow lined along Scotgate Road. The site has a gently sloping eastern aspect with the topography falling sharply to the north and east into the steeply incised adjacent valley. A disused quarry lies centrally along the northern boundary of the site enclosed within the landform and valley side woodland. Residential properties within the north west of Honley lie immediately beyond Scotgate Road to the south. North of Scotgate Road (and adjacent to the site) Clitheroe Farm and No. 46 Scotgate Road lie adjacent to the site to the west and east respectively.

2.3 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. Bus stops are located within 650m of the site along Moor Bottom. Honley Train Station is located within 2km of the site. The site lies 800m to the west of Honley village centre and the number of services and facilities it provides. The site is also within a 900m walk of Honley Infant & Nursery School and Honley Junior School.

2.4 The answers provided below to the Inspector's remaining questions in respect of this site will identify the technical work that has already been and is currently being undertaken. The results of which will be used to ensure that the development proposals for the site will be suitable in respect of the site's neighbouring land uses and the character of the immediate settlement area within vicinity of the site.

2.5 With regards to the proposed policy criteria attached to the allocation, David Wilson Homes submitted a pre-application enquiry to Kirklees Council on the 18th December 2017. The aim of this process is to seek to collaboratively prepare a planning application with Kirklees Council.

2.6 An Indicative Draft Planning Layout was submitted alongside the pre-application request. The Draft Planning Layout is enclosed with this statement.

2.7 David Wilson Homes held a pre-application meeting with officers of Kirklees Council on the 25th January 2018. At the meeting the initial technical work that had been undertaken to underpin the Draft Planning Layout was discussed. At the meeting both parties discussed all of the key planning matters associated with the site's development, some of which are not listed in the proposed draft policy attached to the site, as these are matters that can be dealt with through the Development Management process.

2.8 David Wilson Homes' initial response to the key parameters identified in the draft policy requirement for the site and the latest position following pre-application discussions with the Council are as follows: -

- **Impact on Wider Highway Network –** An Access Appraisal has been carried out by Optima Highways & Transportation Consultancy. The appraisal concludes that a suitable access onto Scotgate Road can be achieved to serve the site which complies with the prevailing national guidance (MfS). At the pre-application meeting alternative access points were considered and further work will now take place to identify the most appropriate solution for the site's development. As requested by the Council a footway can also be provided on the site frontage with Scotgate Road. As part of any future planning application a Transport Assessment with detailed capacity analysis would be completed to establish whether any additional potential mitigation is required. Additionally, a full sustainability assessment and Travel Plan would be undertaken in order to establish any potential improvements which might be required. Overall there are no perceived highways issues that would preclude the development of the site.

- **Noise Source Near the Site** – Environmental Noise Solutions have undertaken a noise impact assessment for a potential future residential development at land to the north of Scotgate Road, Honley. The assessment concludes that the ambient noise climate across the majority of the application site is due to road traffic, with additional noise from dogs housed within the Honley Boarding Kennels across the western boundary. The assessment identifies two potential outline measures to mitigate the (not significant) impact of intermittent kennelled dogs barking on outdoor amenity space (gardens) of the potential future residential development of the site. The assessment identifies that one of the two following measures should be considered: -
  1. Close the open space between the southern end of Clitheroe Farm Building Nos. 1, 2 and 3 (Nos. 1 and 2 are Honley Board Kennels) with a circa 2.0-metre-high solid timber fence (on top of the existing ground, thus obstructing the propagation path between kennelled dogs the site and thus providing screening attenuation.
  2. Orientate the proposed future residential development along the western boundary of the site such that it 'fronts-onto' Honley Boarding Kennels, thus shielding outdoor amenity space (gardens) from the kennels by the dwellings themselves.

  The Draft Planning Layout enclosed with this statement incorporates Option 2. On this basis, the ambient noise climate does not pose a constraint to the potential future residential development of the site. Overall there are no perceived noise issues that would preclude the development of the site.

- **Site within a Wildlife Habitat Network & Consideration of Ecological Matters** – Brooks Ecological have undertaken an Ecological Appraisal and Bat Survey work at the site. This work has identified that on-Site habitats are not considered to represent a significant

constraint to the development, however woodland located immediately off-site is considered to have a higher ecological value, and potential impacts will need to be addressed during the design of the masterplan. Hedgerow should be retained and protected during construction, and any loss required to facilitate development should be mitigated via the planting of new species-rich hedgerows elsewhere on Site. A pre-commencement badger survey will also be required to update results and determine the potential impacts of the development. The Bat Activity Survey identifies that the site has been found to support low – moderate levels of bat activity, dominated by common species. The development proposed is unlikely to impact significantly on local bat populations. Standard precautions are recommended with regards to the lighting of boundary habitats. Overall there are no perceived ecology issues that would preclude the development of the site.

- **Site is Close to a Listed Building & Other Heritage Assets** – The proposals will be designed to respect the setting of the listed building located adjacent to the west of the site. With a sufficient stand-off being proposed adjacent to the property. A Heritage Statement will be submitted alongside the planning application to demonstrate how the development proposals will be designed to ensure that they do not harm the setting of the listed building. David Wilson Homes' response to Heritage matters is discussed in further detail below in response to the Inspector's specific question on this matter. We will not repeat the full conclusions of this work here for brevity.

2.9 In addition to the reports listed above, a Phase 1 Ground Investigation and Archaeological Geo-Physical Assessment have also been undertaken. Both reports have not identified any issues that would preclude the development of the site. These reports, along with those identified above are of course available on request.

2.10 David Wilson Homes acknowledge that changes will need to be made to the initially submitted Draft Planning Layout that is enclosed with this statement. They are committed to working alongside Kirklees Council to ensure that a high quality, sensitive, residential development can be delivered at the site.

2.11 On account of the evidence presented in this statement, in accordance with Footnote 11 of Paragraph 47 of the National Planning Policy Framework, we believe that the site can be considered as a ***Deliverable*** residential development site as Site Ref.H664 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.

QUESTION B) INDICTIVE DWELLING CAPACITY

3.1 David Wilson Homes supports the site's proposed indicative dwelling capacity. They believe it provides flexibility to enable the delivery of the appropriate mix of new homes at the site should housing market needs change between now and the adoption of the Local Plan.

3.2 The enclosed initial Draft Planning Layout includes the following details: -

- The development of 93 new homes.
- The proposals will seek to deliver 20% affordable homes on site.
- The current proposed housing mix of 3-bedroom and 4-bedroom homes.

- The development will deliver policy compliant areas of public open space which have been designed to respond positively to heritage, noise and ecology matters associated with the site's development.
- The proposals are currently proposed to be accessed from Scotgate Road.
- Substantial areas of landscape planting will be provided in key locations of the site. Particularly at the site's northern boundary.

3.3 As stated above in response to Question A), David Wilson Homes are in the process of working closely with Kirklees Council to respond to technical matters associated with the site's future development. This will likely lead to amendments to the initial Draft Planning Layout in order to respond to detailed design and layout matters. Which is not an unusual process when undertaking pre-application discussions.

3.4 David Wilson Homes are committed to working closely with the Council prior to the adoption of the Local Plan, to ensure that the development proposals can deliver a residential development of approximately 93 homes at the site, taking account of the site's constraints and the provision of necessary infrastructure.

QUESTION C) AVAILABILITY AND DELIVERABILITY

4.1 As identified above, David Wilson Homes submitted a pre-application enquiry to Kirklees Council in December 2017 and an initial pre-application meeting followed in January 2018.

4.2 The answer to Question A) above identifies that 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.

4.3 With regards to deliverability, the technical work that has been undertaken at this point and which is currently being undertaken is detailed in our response to Question A above. It is anticipated that the background technical work associated with the site's development will be completed within the next 6 months.

4.4 David Wilson Homes will share the results of the full suite of technical reports with officers of Kirklees Council as part of the pre-application process. Utilising the results of this work, David Wilson Homes will seek to amend the development proposals accordingly.

4.5 On account of the site's size, an Environmental Impact Assessment will not be required.

4.6 With regards to infrastructure delivery, David Wilson Homes will deliver the agreed highways and drainage infrastructure associated with the site's development. In respect of Community Infrastructure, the development of Site Ref.H664 will deliver Community Infrastructure Levy (CIL) payments towards the necessary improvements/development of local education facilities. 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.H664.

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.

4.9 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.

4.10 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 2022.

Year	No. of Homes Cumulatively
2018/2019	0
2019/2020	20
2020/2021	55
2021/2022	93

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 could be entirely completed within the first five years following the adoption of the Local Plan.

4.12 On account of the evidence provided in response to Questions A, B & C, Site Ref.H664 represents a truly deliverable residential development site that can provide up to 93 homes to contribute to the District's housing land requirements by 2021/2022.

QUESTION D) GREEN BELT & LANDSCAPE IMPACT

5.1 A Landscape & Visual Statement and Green Belt review has been carried out by Pegasus Group on behalf of David Wilson Homes in respect of the Land North of Scotgate Road site. The 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.

5.2 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 is well contained and offers virtually no potential for any sprawl beyond the edges of the proposed boundaries. Owing to the urban development lying to the south of the site, the only potential for sprawl would be to the north, east and west. In this regard, the site is physically constrained both by above and below ground arboricultural constraints associated with the mature TPO tree belt and the steep topographical form of the Mag Brook valley. Due to the contained nature of the site, it offers potential to 'round off' the urban edge of Honley in this locality. In conclusion there would be no unrestricted sprawl.

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

  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 is considered to relate to Netherton to the north. The site is considered to perform a role of lower importance in preventing built up areas from merging as continued separation would be provided by the physical constraints posed by the wooded valley. In conclusion there would be no merging of neighbouring towns.

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

  The site is not readily visible from publicly accessible locations due to the mature hedgerow along the southern boundary and mature woodland on the valley sides along the northern and eastern boundaries. The site is also isolated from the wider agricultural landscape of the plateau to the south by urban development within Honley. Although the site is visible from more distant locations, the extent to which the site contributes to the wider countryside is limited and influenced by its proximity to the urban context within Honley. There are currently no public access opportunities across the site, with no direct connections to the neighbouring woodland, adjacent footpaths and the settlement edge of Honley. Whilst the site currently demonstrates some rural characteristics in terms of its use as grazing land and the presence of rural landscape features that are characteristic of the landscape, the site has a very limited visual relationship with the wider rural landscape. The site does not currently provide any public access between the open countryside and the urban population. In conclusion, site is not part of the open countryside.

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

  The only constraint stated within the Council's Green belt edge review (appendix 4a) is a "*Listed building*". This is known to refer to the Grade II listed Clitheroe Farm to the west of the site. Master planning considerations are required such that any development would be sensitive to the listed building. The Honley Conservation Area is located approximately 25m to the east of the site at its closest point. Visibility of the site is not possible from publicly accessible locations within this conservation area, however, development within the eastern extent of the site may be visible in winter months through the tree line. These views however are already influenced by residential dwellings and effects can be minimised through sensitive master planning at this edge. In conclusion, the site is not part of an historic town.

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

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

5.3 Due to the physical and visual separation between the site and the remaining Green Belt areas, development on the site is not considered to result in any adverse landscape or visual effects. The potential to incorporate strong green infrastructure network and provide recreational linkages with the footpath and valley to the north will deliver benefits to the locality.

5.4 The enclosed nature of the site and the potential to enhance the site's existing boundaries means that a new permanent Green Belt boundary would be readily provided. The loss of the site from Green Belt would therefore not cause overall harm to the purposes of the Green Belt for the reasons identified above.

5.5 We believe that the need to meet the District's Objectively Assessed Housing Needs are exceptional circumstances for the release of Site Ref.H664 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 development sites within the first 5 years of the Local Plan without the release of Green Belt sites for new homes.

5.6 With specific regards to Site Ref.H664, the evidence presented establishes that the site is one of the least sensitive proposed Green Belt releases in the Local Plan, due to its self-contained nature and as it does not fulfil the five purposes of including land within the Green Belt. Furthermore, the proposed development can importantly enhance the site's already well defined, robust, boundaries in perpetuity to provide long term permanence to the Green Belt in this location of the District.

INSPECTOR'S SITE-SPECIFIC QUESTION – IMPACT ON HERITAGE ASSETS

6.1 Pegasus Group have been instructed to assess the impact of the proposed development on the heritage assets located within proximity of the site and to identify potential measures of mitigation to address any impact identified. Pegasus Group's Heritage Appraisal is enclosed with this statement. A summary of the document's conclusions is provided here.

6.2 The enclosed Heritage Appraisal makes reference to the Heritage Impact Assessment (HIA) prepared in 2015 by Farrell & Clark on behalf of Kirklees Council as part of the evidence base for this site when it was put forward for allocation in the Kirklees Local Plan.

6.3 The Heritage Appraisal found that the most significant of the potential impacts on heritage assets raised by the HIA have been adequately addressed by the reduction of the allocation site. The enclosed appraisal has identified no overriding constraints which would preclude the allocation and development of the site. The current proposals would result in less than substantial harm to the significance of the Grade II Listed *Clitheroe Farmhouse and Barn*. The level of harm would be likely to range in the middle of the spectrum of less than substantial harm. Any such harm would need to be weighed in the planning balance against the public benefits of a proposed scheme.

6.4 It is considered that extension of the allocation site *c*. 25m to the west, to the level of the easternmost modern portal frame barn (corresponding with the western boundary of the 'moderate significance' area in the Heritage Impact Assessment), would not increase the level of harm, particularly if this new area was to be utilised as open-space or sensitively-designed low density development.

6.5 Development of the allocation site would not result in any harm to the significance of the *Castle Hill* Scheduled Monument, as a result of distant and minor change within its setting, which would not adversely alter any key views to or from it.

6.6 With regard to the Inspector's specific questions, the enclosed Heritage Appraisal identified the following: -

- It is considered that the impact of the proposal on the heritage assets (*Clitheroe Farmhouse and Barn*) has been adequately assessed by the HIA, a site visit and this appraisal. The impact on the heritage assets has been adequately addressed by the removal of the western part of H664 surrounding these buildings from the allocation, moving the western boundary of the allocation site from *c*. 210m west of the farmhouse and barn to *c*. 65m east of the assets.

- The implications of the HIA were that allocation of the original extent of H664 could potentially result in a development which could cause substantial harm to the significance of the Grade II Listed *Clitheroe Farmhouse and Barn*. This has been addressed by the reduction of the size of the allocation site to exclude the assets.

- The non-developable area does not correspond completely with the areas of 'high' and 'considerable' significance in the HIA. The non-developable area includes both of these areas and extends partly into the area of 'moderate significance' identified in the HIA. As a result, the enclosed Heritage Appraisal recommends that the boundary of the allocation site be extended further west to correspond with the boundary of the 'moderate' and 'high significance' areas.

- Provision of a footway along Scotgate Road would not affect the significance of the heritage asset, if it was situated north of the historic boundary (wall and hedge). However, if the creation of the footway resulted in the removal of the historic boundary, this would result in a very minor negative alteration to the setting of the asset. However, the level of harm that this would cause would not raise the impact level to *Clitheroe Farmhouse and Barn* arising from the development of the overall site to substantial harm.

6.7 On account of the enclosed evidence, David Wilson Homes believe that the impact of the development proposals on the heritage assets located within proximity of the site have been assessed and can be adequately addressed through the delivery of the proposed mitigation measures identified in Pegasus Group's enclosed Heritage Appraisal.

6.8 Finally, it is our view that the identified mitigation measures should not be specifically identified in the site-specific policy attached to the proposed allocation of the site, in order to ensure that sufficient flexibility is allowed to provide for collaborative discussions through the Development Management process.

Our ref: NIA/7063/16/6941/v1 Scotgate Road, Honley

6th November 2016

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Dear Sirs,

NOISE IMPACT ASSESSMENT FOR POTENTIAL FUTURE RESIDENTIAL DEVELOPMENT LAND TO THE NORTH OF SCOTGATE ROAD, HONLEY,

1.00 INTRODUCTION

1.01 Environmental Noise Solutions Limited (ENS) has been commissioned by Barratt & David Wilson Homes Yorkshire West to carry out a noise impact assessment for the potential future residential development of land to the north of Scotgate Road, Honley (the site).

1.02 From 7 November 2016 to 19 December 2016 Kirklees Council are consulting on the Publication Draft of the Kirklees Local Plan before it is submitted to the government's Planning Inspectorate to be examined.

1.03 The site (Site H664 in the Publication Draft of the Kirklees Local Plan) has a proposed allocation for housing with an indicative capacity for 93 dwellings (note: the western part of the site has been removed from the developable area to reduce impact on Grade II listed buildings). A noise source (Honley Boarding Kennels) is located to the west of Site H664. A noise impact assessment has therefore been requested in order to determine the constraints, if any, the kennels may have on the potential future residential development of the site.

1.04 The objectives of the noise impact assessment were to:

- Determine the ambient noise climate at the site
- Assess the potential impact of the ambient noise climate on the proposed residential development with reference the National Planning Policy Framework (NPPF) and other pertinent guidelines
- If necessary, provide outline recommendations for noise mitigation measures; for reference the site and Clitheroe Farm (Honley Boarding Kennels) are under the same ownership and, if necessary, mitigation measures could be undertaken with respect to the site and/or the kennels (potentially subject to a Section 106 agreement)

1.05 This report details the methodology and results of the assessment and, if necessary, outline recommendations for noise mitigation measures.

1.06 It has been prepared as part of a technical submission to Kirklees Council to assess the suitability of the (Site H664 Publication Draft of the Kirklees Local Plan) for potential future residential development.

1.07 This report has been prepared for Barratt & David Wilson Homes Yorkshire West for the sole purpose described above and no extended duty of care to any third party is implied or offered. Third parties making reference to the report should consult Barratt & David Wilson Homes Yorkshire West, PB Planning and ENS as to the extent to which the findings may be appropriate for their use.

1.08 A glossary of acoustic terms used in the main body of the text is contained in Appendix 1.

2.00 SITE H664 SETTING AND POTENTIAL FUTURE RESIDENTIAL DEVELOPMENT

2.01 Roughly rectangular in shape, the (developable area of the) site is bound by (see Appendix 2 for annotated aerial image):

- Woodland to the north
- Scotgate Road to the south (existing residential development on opposite side of the road)
- Woodland to the east
- Open land to the west (set aside from the developable area in order to minimise the impact on listed buildings) with Clitheroe Farm (Honley Boarding Kennels) further west

2.02 Scotgate Road is lightly trafficked (circa 100 vehicles per hour) during the daytime period, very occasional traffic during the night time period.

2.03 To the south of the site, on the southern side of Scotgate Road, there is an electricity sub-station located to the west of the junction of Scotgate Road and Grasscroft Road. The electricity sub-station consists of an older sub-station on the western part (which appeared to be redundant) and a newer sub-station on the eastern part (which was operational). For reference, the noise associated with the electricity sub-station was barely audible at night at Site H664.

2.04 Clitheroe Farm (Honley Boarding Kennels) are located to the west of the site. The two buildings closest to, and immediately east of, the farmhouse (and thus furthest from the site) are used as dog boarding kennels (note: a third building is no longer used as kennels).

2.05 The kennels are open to customers (arrivals and collections) from circa 830 to 1030 hours and circa 1630 to 1730 hours. The kennels have outdoor runs which are accessible between circa 0800 and 1700 hours, however dogs are exercised under supervision (on-lead) in local fields twice a day. Between circa 1700 and 0800 hours, dogs are kept within the (insulated) kennel buildings.

2.06 For reference the site and Clitheroe Farm (Honley Boarding Kennels) are under the same ownership. If necessary, mitigation measures could be undertaken with respect to the site and/or the kennels (potentially subject to a Section 106 agreement).

2.07 No other noise sources were noted in the locality.

2.08 The concept master plan (STEN Architecture Drawing No. SK02, April 2016) is reproduced in Appendix 3 for reference and illustrates an approximate gross site area of 3.32 hectares with a net residential developable area of 2.65 hectares. At an average of 30 to 35 dwellings per hectares, this would accommodate 80 to 93 dwellings. Public open space (0.35 hectares) is illustrated in the northern part of the site, centrally located.

3.00 BASELINE NOISE SURVEY

3.01 In order to establish the ambient and background noise levels at the site, a baseline noise survey was undertaken during the daytime and night time on Wednesday 23rd November 2016.

3.02 For the purpose of the assessment, the following noise monitoring positions (in free field environments) were adopted (see Appendix 2 for reference):

- MP1 at the western boundary of the site
- MP2 at the south western corner of the site (circa 8.5 metres to centre of Scotgate Road)
- MP2a at the south western corner of the site (circa 17.0 metres to centre of Scotgate Road)
- MP3 at the southern boundary of the site (circa 8.5 metres to centre of Scotgate Road)
- MP4 at the southern boundary of the site (circa 8.5 metres to centre of Scotgate Road)
- MP5 at the south eastern corner of the site (circa 12.5 metres to centre of Scotgate Road)
- MP6 at the eastern boundary of the site
- MP7 at the north eastern corner of the site
- MP8 at the north western corner of the site

3.03 Noise measurements were undertaken using Bruel & Kjaer 2250 Type 1 integrating sound level meters. The measurement system calibration was verified immediately before the commencement of the measurement sessions and again at the end, using a Bruel & Kjaer Type 4231 calibrator. Measurements consisted of A–weighted broadband parameters, together with of linear third octave band L_{eq} levels. The following table contains a summary of the measurement data, rounded to the nearest decibel.

Table 3.1 – Baseline Noise Measurement Data

Position	Height (m)	Date	Time	$L_{Aeq,T}$ (dB)	$L_{A90,T}$ (dB)	$L_{A10,T}$ (dB)	$L_{A1,T}$ (dB)	L_{AFMax} (dB)	Comment
MP1	4.0	23/11/16	12:26-12:45	49	42	53	57	63	Kennel dogs barking, traffic
	1.5			47	42	50	53	59	
MP1	4.0	23/11/16	13:30-14:30	48	41	52	57	64	Kennel dogs barking, traffic
			14:30-15:30	49	43	53	57	63	
			15:30-16:30	48	42	51	56	62	
MP1	1.5	24/11/16	00:39-00:54	36	35	37	40	48	Traffic, single kennel dog bark
Daytime ambient noise level relatively low, intermittent kennel dogs barking audible (55 to 60 dB L_{AFMax}) Night time ambient noise level very low, (the single) kennel dog bark not significant (48 dB L_{AFMax} externally)									
MP2	4.0	23/11/16	12:52-13:07	54	42	56	67	71	Kennel dogs barking, traffic
	1.5			51	42	52	64	68	
MP2	1.5	23/11/16	13:10-13:26	53	42	57	65	68	
MP2a	1.5			48	41	53	58	60	
Daytime ambient noise level relatively low, intermittent kennel dogs barking audible (50 to 55 dB L_{AFMax}) Road traffic acts as a point source (circa 6 decibel reduction per doubling of distance)									
MP3	1.5	23/11/16	13:33-13:49	53	41	54	66	71	Traffic
MP4	1.5	23/11/16	13:50-14:05	52	41	55	64	69	
MP4	1.5	24/11/16	00:56-01:11	35	32	36	42	49	As above, substation barely audible
MP5	1.5	23/11/16	14:11-14:26	48	42	50	59	66	Traffic,
MP6	1.5	23/11/16	14:29-14:44	44	42	45	48	54	
MP7	1.5	23/11/16	14:46-15:01	45	43	46	49	56	
MP7	1.5	24/11/16	00:19-00:34	37	36	38	39	40	
Daytime ambient noise level relatively low; night time ambient noise level very low									
MP8	1.5	23/11/16	15:06-15:31	46	43	48	52	57	Kennel dogs barking, distant traffic
Daytime ambient noise level relatively low, intermittent kennel dogs barking audible (55 to 60 dB L_{AFMax})									

3.04 During the course of the baseline noise survey, the ambient noise climate across the site consisted of road traffic noise (at a relatively low level during the daytime period and a very low level during the night time period) with intermittent kennelled dogs barking audible at the western boundary of the site, but not significant in level (note: noise measurement data at MP1 (near kennels) vs. MP7 (furthest from kennels) illustrates that intermittent kennelled dogs barking does not add significantly to the ambient noise level at MP1).

3.05 Although Planning Policy Guidance 24 (PPG 24) has been superseded by the National Planning Policy Framework, it is noteworthy that the site within PPG 24 Noise Exposure Category A with the (then) associated guidance being '*noise need not be considered as a determining factor in granting planning permission*', thereby illustrating the low ambient noise levels across the site.

3.06 It is understood that there is no history of complaints in respect of noise from Honley Boarding Kennels. This is understandable considering, whilst kennelled dogs barking was audible on Scotgate Road, such noise occurred intermittently between circa 0800 and 1700 hours with periods of no such noise (i.e. during feeding and walking times) and was not significant in level. It is also considered likely that the kennels were well established at the time when much of the residential development on Scotgate Road occurred (note: it is generally accepted that new residential development moving into an area with an existing noise source attracts a lower response than a new noise source moving into an area with existing residential development).

3.07 Notwithstanding this, the third and final aim of the Noise Policy Statement for England (NPSE), which was published in March 2010, was '*Where possible, contribute to the improvement of health and quality of life through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy sustainable development'.*

4.00 NATIONAL PLANNING POLICY FRAMEWORK PLANNING PRACTICE GUIDELINES ON NOISE AND OTHER RELEVANT GUIDANCE

4.01 In terms of noise impact assessment criteria, Paragraph 123 of the National Planning Policy Framework states that planning policies and decisions should aim to '*avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development'* and '*recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put upon them because of changes in nearby land uses since they were established'.*

4.02 Planning Practice Guidance specifically dealing with noise was uploaded to the Government's Planning Portal in March 2014 as an accompaniment to the National Planning Policy Framework. This guidance is summarised herein.

4.03 The guidance states that noise needs to be considered when new developments may create additional noise. Whilst noise can override other planning concerns, neither the Noise Policy Statement for England nor the National Planning Policy Framework (which reflects the Noise Policy Statement for England) expects noise to be considered in isolation, separately from the economic, social and other environmental dimensions of proposed development.

4.04 In order to determine noise impact, local planning authorities' plan making and decision taking should take account of the acoustic environment and in doing so consider:

- Whether or not a significant adverse effect is occurring or likely to occur
- Whether or not an adverse effect is occurring or likely to occur, and
- Whether or not a good standard of amenity can be achieved

4.05 In line with the Explanatory Note of the Noise Policy Statement for England, this would include identifying whether the overall effect of the noise exposure is, or would be, above or below the significant observed adverse effect level and the lowest observed adverse effect level for the given situation.

4.06 In terms of Observed Effect Levels:

- No Observed Adverse Effect Level (NOAEL) – This is the level of noise exposure below which no effect at all on health or quality of life can be detected
- Lowest Observed Adverse Effect Level (LOAEL) – This is the level of noise exposure above which adverse effects on health and quality of life can be detected, and
- Significant Observed Adverse Effect Level (SOAEL) – This is the level of noise exposure above which significant adverse effects on health and quality of life occur

4.07 At the lowest extreme, when noise is not noticeable, there is by definition no effect. As the noise exposure increases, it will cross the no observed effect level as it becomes noticeable. However, the noise has no adverse effect so long as the exposure is such that it does not cause any change in behaviour or attitude. The noise can slightly affect the acoustic character of an area but not to the extent there is a perceived change in quality of life. If the noise exposure is at this level no specific measures are required to manage the acoustic environment.

4.08 As the exposure increases further, it crosses the lowest observed adverse effect level boundary above which the noise starts to cause small changes in behaviour and attitude, for example, having to turn up the volume on the television or needing to speak more loudly to be heard. The noise therefore starts to have an adverse effect and consideration needs to be given to mitigating and minimising those effects (taking account of the economic and social benefits being derived from the activity causing the noise).

4.09 Increasing noise exposure will at some point cause the significant observed adverse effect level boundary to be crossed. Above this level the noise causes a material change in behaviour such as keeping windows closed for most of the time or avoiding certain activities during periods when the noise is present. If the exposure is above this level the planning process should be used to avoid this effect occurring, by use of appropriate mitigation such as by altering the design and layout. Such decisions must be made taking account of the economic and social benefit of the activity causing the noise, but it is undesirable for such exposure to be caused.

4.10 At the highest extreme, noise exposure would cause extensive and sustained changes in behaviour without an ability to mitigate the effect of noise. The impacts on health and quality of life are such that regardless of the benefits of the activity causing the noise, this situation should be prevented from occurring.

4.11 The following table summarises noise exposure hierarchy, based on likely average response.

Table 4.1 – Noise Exposure Hierarchy

Perception	Examples of Outcomes	Increasing Effect Level	Action
No Observed Adverse Effect Level (NOAEL)			
Not Noticeable	No Effect	No Observed Effect	No specific measures required
Noticeable and not intrusive	Noise can be heard, but does not cause any change in behaviour or attitude. Can slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life.	No Observed Adverse Effect	No specific measures required
Lowest Observed Adverse Effect Level (LOAEL)			
Noticeable and intrusive	Noise can be heard and causes small changes in behaviour and/or attitude, e.g. turning up volume of television; speaking more loudly; where there is no alternative ventilation, having to close windows for some of the time because of the noise. Potential for some reported sleep disturbance. Affects the acoustic character of the area such that there is a perceived change in the quality of life.	Observed Adverse Effect	Mitigate and reduce to a minimum
Significant Observed Adverse Effect Level (SOAEL)			
Noticeable and disruptive	The noise causes a material change in behaviour and/or attitude, e.g. avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep windows closed most of the time because of the noise. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area.	Significant Observed Adverse Effect	Avoid
Noticeable and very disruptive	Extensive and regular changes in behaviour and/or an inability to mitigate effect of noise leading to psychological stress or physiological effects, e.g. regular sleep deprivation/awakening; loss of appetite, significant, medically definable harm, e.g. auditory and non-auditory	Unacceptable Adverse Effect	Prevent

4.12 The subjective nature of noise means that there is not a simple relationship between noise levels and the impact on those affected. This will depend on how various factors combine in any particular situation. These factors include:

- The source and absolute level of the noise together with the time of day it occurs
- For non-continuous sources of noise, the number of noise events, and the frequency and pattern of occurrence of the noise
- The spectral content of the noise (i.e. whether or not the noise contains particular high or low frequency content) and the general character of the noise (i.e. whether or not the noise contains particular tonal characteristics or other particular features)
- The local acoustic character of the area

4.13 The National Planning Policy Framework Planning Practice Guidance on Noise further states:

'*Consideration should also be given to whether adverse internal effects can be completely removed by closing windows and, in the case of new residential development, if the proposed mitigation relies on windows being kept closed most of the time. In both cases a suitable alternative means of ventilation is likely to be necessary. Further information on ventilation can be found in the Building Regulations*.'

'*If external amenity spaces are an intrinsic part of the overall design, the acoustic environment of those spaces should be considered so that they can be enjoyed as intended.'*

'*The potential effect of a new residential development being located close to an existing business that gives rise to noise should e carefully considered. This is because existing noise levels from the business … may be regarded as unacceptable by the new residents and subject to enforcement action. To help avoid such instances, appropriate mitigation should be considered, including optimising the sound insulation provided by the new developments building envelope.'*

4.14 Building Regulations Approved Document F 'Ventilation' (2010 version incorporating 2013 amendments) states '*For mainly naturally ventilated buildings, it is common to use a combination of ventilators (e. g. for dwellings it is common to use intermittent extract fans for* ***extract ventilation****, trickle ventilators for* ***whole dwelling ventilation*** *and windows for* ***purge ventilation). …*** *Purge ventilation throughout the building to aid the removal of high concentrations pollutants and water vapour released from occasional activities such as painting and decorating and or accidental releases such as smoke and burnt food or spillage of water. Purge ventilation is intermittent i.e. required only when such activities occur. Purge ventilation provisions may also be used to improve thermal comfort, although this is* ***not controlled*** *under Building Regulations*'.

4.15 It is therefore evident that whilst ventilation may also provide a means to control thermal comfort this is not controlled under Building Regulations. Part L addresses minimising energy use due to the effects of solar gain in summer.

4.16 It is noteworthy that modern dwellings in the UK are well insulated. Insulation acts as a barrier to heat loss and heat gain. This makes a dwelling warmer in winter and cooler in summer. In a warm summer, the temperature outside a well insulated dwelling is higher than that inside the dwelling. Rather than providing thermal comfort, opening a window, simply lets warm air in thus raising the internal ambient temperature. In such a situation, the most effective means of thermal comfort is to keep windows shut and, if necessary, use a fan to circulate the cooler internal air.

4.17 It is therefore evident that trickle ventilation is considered an alternative means of ventilation under Building Regulations Approved Document F 'Ventilation' (2010 version incorporating 2013 amendments).

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4.18 British Standard 8233:2014 'Guidance on Sound Insulation and Noise Reduction for Buildings' (BS 8233) sets indoor ambient noise levels from residential dwellings (see table below).

Table 4.1 – Indoor Ambient Noise Levels in Dwellings (BS 8233:2014)

Activity	Location	Good Indoor Ambient Noise Levels	
Resting	Living Room	35 dB $L_{Aeq\ (0700–2300)}$	-
Sleeping (daytime resting)	Bedroom	35 dB $L_{Aeq\ (0700–2300)}$	30 dB $L_{Aeq\ (2300–0700)}$

4.19 Note 4 to the above table states '*Regular individual noise events (for example, scheduled aircraft or passing trains) can cause sleep disturbance. A guideline value may be set in terms of SEL or L_{AFMax} depending on the character and number of events per night. Sporadic noise events could require separate values'.*

ENS note: it is evident that BS 8233 considers that night time maxima guideline values relate to discrete, individual noise events (such as aircraft or trains, etc) rather than general road traffic noise

4.20 Note 5 to the above table states '*If relying on closed windows to meet the guide values, there needs to be appropriate alternative ventilation that does not compromise the façade insulation or the resulting noise level. If applicable, any room should have adequate ventilation (e.g. trickle ventilators should be open) during assessment*'.

ENS note: it is evident that BS 8233 considers that adequate ventilation is provided by trickle ventilators in an open position

4.21 Note 7 to the above table states '*Where development is considered necessary or desirable, despite external noise levels above WHO guidelines, the internal target levels may be relaxed by up to 5 dB and reasonable internal conditions still achieved.*'

ENS note: It is evident that BS 8233 considers that reasonable resting and sleeping conditions are achieved with indoor ambient noise levels of ≤ 40 dB $L_{Aeq\ (0700–2300)}$ and ≤ 35 dB $L_{Aeq\ (2300–0700)}$

4.22 For traditional external areas that are used for amenity space, such as gardens and patios, BS 8233 states '*It is desirable that the external noise level does not exceed 50 dB $L_{Aeq,T}$, with an upper guideline value of 55 dB $L_{Aeq,T}$ which would be acceptable in noisier environments. However, it is also recognized that these guideline values are not achievable in all circumstances where development might be desirable. In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces, but should not be prohibited.'*

4.23 It is noteworthy that the aforementioned guideline indoor and outdoor ambient noise levels relate to anonymous noise sources such as road traffic. For non-anonymous, such as barking dogs, it may be prudent to add an acoustic character correction (3 to 6 decibels is considered appropriate).

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5.00 OUTLINE NOISE MITIGATION MEASURES

5.01 During the course of the baseline noise survey, the ambient noise climate across the site consisted of road traffic noise (at a relatively low level during the daytime period and a very low level during the night time period) with intermittent kennelled dogs barking audible at the western boundary of the site, but not significant in level (note: noise measurement data at MP1 (near kennels) vs. MP7 (furthest from kennels) illustrates that intermittent kennelled dogs barking does not add significantly to the ambient noise level at MP1).

5.02 The sound insulation of a standard double glazed window (closed) with standard vents (open) in a masonry façade is of the order of 30 decibels. Based on the daytime and night time ambient noise levels measured along the western boundary of the site (i.e. nearest Honley Boarding Kennels), it is evident that good indoor ambient noise levels would be achieved within the potential future residential development (irrespective of the application of an acoustic character correction).

5.03 Whilst intermittent kennelled dogs barking was audible at the western boundary of the site, but not significant in level, it is noteworthy that:

- *The third and final aim of the Noise Policy Statement for England (NPSE) states 'Where possible, contribute to the improvement of health and quality of life through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy sustainable development'.*

- *The National Planning Policy Framework Planning Practice Guidance on Noise states 'If external amenity spaces are an intrinsic part of the overall design, the acoustic environment of those spaces should be considered so that they can be enjoyed as intended'.*

5.04 It is considered that either of the following would mitigate the (not significant) impact of intermittent kennelled dogs barking on outdoor amenity space (gardens) of the potential future residential development of the site (note: the topography is such that the land falls from west to east i.e. from the kennels to the site):

- Close the open space between the southern end of Clitheroe Farm Building Nos. 1, 2 and 3 (Nos. 1 and 2 are Honley Board Kennels) with a circa 2.0 metre high solid timber fence (on top of the existing ground , thus obstructing the propagation path between kennelled dogs the site and thus providing screening attenuation

- Orientate the proposed future residential development along the western boundary of the site such that it 'fronts-onto' Honley Boarding Kennels, thus shielding outdoor amenity space (gardens) from the kennels by the dwellings themselves

6.00 CONCLUSIONS

6.01 A noise impact assessment has been undertaken for a potential future residential development at land to the north of Scotgate Road, Honley.

6.02 The ambient noise climate across the site consisted of road traffic noise (at a relatively low level during the daytime period and a very low level during the night time period) with intermittent kennelled dogs barking audible at the western boundary of the site, but not significant in level The ambient noise climate across the majority of the application site is due to road traffic, with additional noise from dogs housed within the Honley Boarding Kennels across the western boundary.

6.03 Outline measures have been identified to mitigate the (not significant) impact of intermittent kennelled dogs barking on outdoor amenity space (gardens) of the potential future residential development of the site.

6.04 On this basis, the ambient noise climate does not pose a constraint to the potential future residential development of the site (Site H664).

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I trust the foregoing is sufficient for your needs. Should you have any queries regarding the above, please do not hesitate to contact me.

Yours sincerely,

Daniel Bailey
MIOA, Diploma in Acoustics and Noise Control, BSc (Hons)
Environmental Noise Solutions Limited

cc File
Paul Butler, PB Planninpaul.butler@pbplanning.co.uk

Appendix 1
Glossary of Acoustic Terms

Sound Pressure Level (L_p)

The basic unit of sound measurement is the sound pressure level. As the pressures to which the human ear responds can range from 20 µPa to 200 Pa, a linear measurement of sound levels would involve many orders of magnitude. Consequently, the pressures are converted to a logarithmic scale and expressed in decibels (dB) as follows:

$$L_p = 20 \log_{10}(p/p_0)$$

Where L_p = sound pressure level in dB; p = rms sound pressure in Pa; and p_0 = reference sound pressure (20 µPa).

A-weighting Network

A frequency filtering system in a sound level meter, which approximates under defined conditions the frequency response of the human ear. The A-weighted sound pressure level, expressed in dB(A), has been shown to correlate well with subjective response to noise.

Equivalent continuous A-weighted sound pressure level, $L_{Aeq, T}$

The value of the A-weighted sound pressure level in decibels of continuous steady sound that within a specified time interval, T, has the same mean-square sound pressure as a sound that varies with time. $L_{Aeq, 16h}$ (07:00 to 23:00 hours) and $L_{Aeq, 8h}$ (23:00 to 07:00 hours) are used to qualify daytime and night time noise levels.

$L_{A10, T}$

The A-weighted sound pressure level in decibels exceeded for 10% of the measurement period, T. $L_{A10, 18h}$ is the arithmetic mean of the 18 hourly values from 06:00 to 24:00 hours.

$L_{A90, T}$

The A-weighted sound pressure level of the residual noise in decibels exceeded 90% of a given time interval, T. L_{A90} is typically taken as representative of background noise.

$L_{AF\ max}$

The maximum A-weighted noise level recorded during the measurement period. The subscript 'F' denotes fast time weighting, slow time weighting 'S' is also used.

Sound Exposure Level (SEL or L_{AE})

The energy produced by a discrete noise event averaged over one second, no matter how long the event actually took. This allows for comparison between different noise events which occur over different lengths of time.

Weighted Sound Reduction Index (R_W)

Single number quantity which characterises the airborne sound insulation properties of a material or building element over a defined range of frequencies (R_W is used to characterise the insulation of a material or product that has been measured in a laboratory).

Appendix 2
Aerial Image of Site & Noise Monitoring Positions

Appendix 3
Concept Masterplan

STEN ARCHITECTURE
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Access Appraisal

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December 2015 (Initial Issue)

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Contents

Appendices

Figures

1 Introduction

1.1.1 This Access Appraisal supports the allocation of a Site located on land north of Scotgate Road, Honley for residential purposes.

1.1.2 The Site is located within Holme Valley North Ward and is referenced H664 within the Kirklees Publication Draft Site Allocations. This Access Appraisal only assesses the eastern part of this wider allocation.

1.1.3 Site H664 is a preferred allocation with an area of 4.32 and an estimated overall capacity of 102 dwellings. The following comments were raised by Kirklees Councils within their assessment of the site:

- 2.4m X 43m (30mph speed limit) visibility splays required on Scotgate Road;
- Footway required along the Site frontage;
- Site is adjacent to Grade II Listed Buildings; and
- Capacity - 102 dwellings

1.1.4 This report focuses on assessing the potential for the site in relation to the surrounding highway network as well as reviewing the possible residential Site access opportunities.

1.1.5 In arriving at our findings we have:

- Undertaken a Site visit and obtained a photographic record;
- Obtained measurements of the local highway network which have been used to amend the OS information;
- Observed the operation of the existing highway network;
- Obtained highway adoption information for the local network (plan enclosed at Appendix A);
- Undertaken a radar vehicle speed survey along Scotgate Road (results enclosed at Appendix B);
- Obtained Accident Data information (data enclosed at Appendix C); and
- Reviewed Site Allocation Boundary (enclosed in Appendix D).

2 Existing Site Conditions

2.1 EXISTING SITE

2.1.1 The proportion of the wider allocation which is subject to this appraisal, known as the 'Site' hereafter has an area of some 3.3 hectares and is located to the west of Honley some 5km south west of Huddersfield Town Centre. The Site in relation to the strategic and local highway networks is shown on Figure 1 and Image 2.1 below:

Image 2.1 – Site Location Plan

2.1.2 The Site is capable of accommodating in the region of 100 dwellings and is bound by Scotgate Road to the south with new residential properties provided to the southern extent of the carriageway, Clitheroe Farm to the west, Clitheroe Wood to the north and residential properties and the former Thirstin Mills Site to the east.

2.2 LOCAL HIGHWAY NETWORK

2.2.1 Scotgate Road routes in an east-west direction and provides a connection to Honley centre to the east. Scotgate Road is generally 5.5m in width with a 0.6m verge to the north and a 2.0m footway to the south. Scotgate Road is lit and subject to a 30mph speed limit. No traffic regulation orders preventing parking, waiting or loading are in place along the frontage of the Site.

2.2.2 Scotgate Road to the west of the Site and beyond the Honley urban area becomes a rural road subject to the national speed limit and no footway provision. Road signage also confirms that the road is unsuitable for large vehicles.

Image 2.2 - Looking West on Scotgate Road

Image 2.3 - Approaching Honley on Scotgate Road from the West

2.2.3 Grasscroft Road meets Scotgate Road at midpoint along the Site frontage and routes north-south and connects Scotgate Road to Meltham Road. Grasscroft Road has a 7.2m carriageway width with a 1.4m footway on the western side and a 1.8m footway on the eastern flank.

2.2.4 Scotgate Road meets Thirstin Road to the east of the Site at a simple priority T-junction. To the south of this junction, Thirstin Road connects with Westgate at a four arm roundabout with dropped crossing and pedestrian refuge provision.

2.3 ACCESSIBILITY

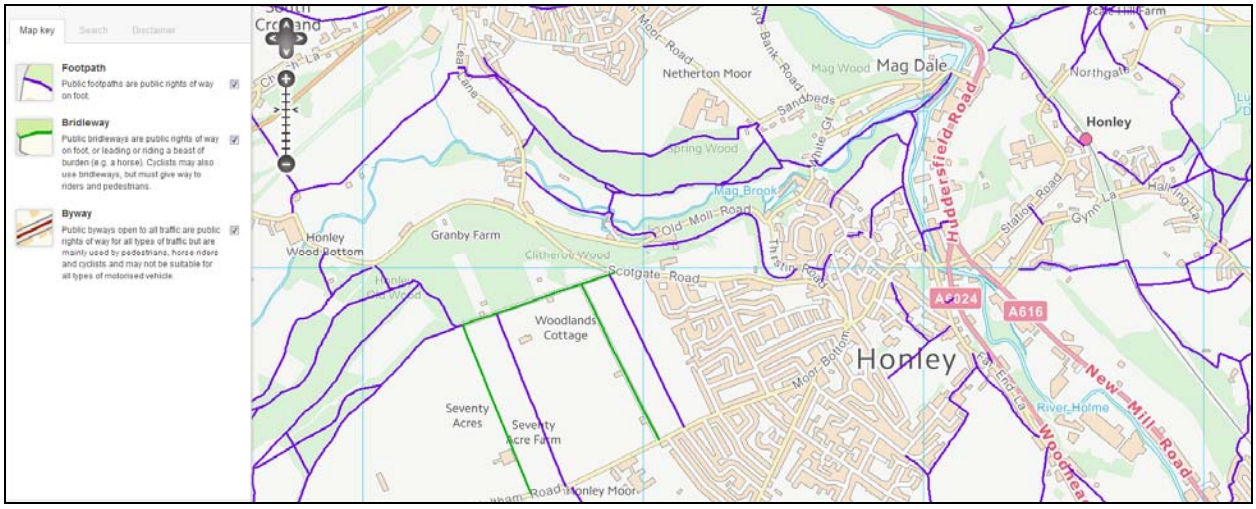
2.3.1 A lit 2.0m wide pedestrian only route connects Thirstin Road with Westcroft and footways are provided along Westcroft and Grasscroft Road. These roads provide an appropriate pedestrian connection between the Site and Honley Village Centre.

2.3.2 The following facilities are located within a 20 minute walk (1,600m) of the Site:

- Honley Infant School is located within 900m,
- Honley Junior School is located within 850m;
- Honley Village Centre including a Co-op food store is located within 800m; and
- Honley High School is located a 20 minute (1,600m) walk.

2.3.3 An extract of the Kirklees Council Public Rights of Way plan is shown below in Image 2.4. This shows that several PROWs run within proximity of the Site. No routes currently pass through it.

Image 2.4 – PROW Extract



2.3.4 The closest bus services to the Site operate along Moor Bottom approximately 650m to the south east of the Site. The 308 provides a half hourly service in each direction and provides connections to Huddersfield and Holmfirth. The 911 service operates on an hourly basis in each direction and provides connections to Meltham and Honley Station.

2.3.5 Honley Station is within a 2km walk of the Site and provides hourly connections to Huddersfield and Sheffield.

2.4 ACCIDENT DATA

2.4.1 Personal injury accident data has been obtained along Scotgate Road in the vicinity of the Site for the most recently available 5 year period between 1st November 2010 and 1st December 2015 inclusive. The accident data (including location plan) provided by Leeds City Council is contained in Appendix C.

2.4.2 Throughout the five year period there has been 1 slight accident which was potentially caused by the driver being impaired by alcohol causing a loss of control. It can therefore be concluded that there are no specific causes for concern in the vicinity of the Site relating to existing highway safety.

3 Development Proposals and Access Strategy

3.1 PROPOSED DEVELOPMENT

3.1.1 The development proposals comprise the following:

- 102 residential dwellings; and
- Associated access, parking, landscaping and infrastructure works.

3.1.2 The following section describes how access to the Site can be achieved.

3.2 PROPOSED ACCESS STRATEGY

3.2.1 The comments from Kirklees Council confirm that visibility splays of 2.4m X 43m are required from the Site access junction from Scotgate Road and a footway is required along the Site frontage. No further highway constraints are identified.

3.2.2 The Site has a frontage with Scotgate Road where there are several locations where an access point could be provided.

3.2.3 The Site Access Arrangement Drawing contained at Appendix E illustrates the preferred access position onto Scotgate Road, located to the southeastern corner of the Site. The access is located some 60m east of Grasscroft Road. There are no issues with visibility in this location as the access is located on the outside of a slight bend in the road. The entire 2.4m X 43m visibility splays can be accommodated within the Site/adopted highway.

3.2.4 The access comprises of a 5.5m carriageway, 6.0m radii and 2.0m footways to each flank. Visibility splays of 2.4m x 43m can be achieved in both directions which are suitable for the 30mph plated speed limit along Scotgate Road. The internal layout will form a loop to assist refuse collection and improve connectivity whilst a 20mph design speed on internal roads will be achieved through horizontal traffic calming measures.

3.2.5 In order to accommodate the traffic associated with circa 100 dwellings, a single access point is acceptable.

3.2.6 In order to ensure that the visibility splays requested by KC are appropriate a radar vehicle speed survey was undertaken along Scotgate Road. The vehicle speed survey was undertaken on Monday 16th November 2015 during off peak hours with a dry road surface. Full details of the speed survey are contained within Appendix B with a summary given in Table 3.1. As Scotgate Road is a lightly trafficked street the number of vehicles recorded in free flow conditions heading westbound was limited as those exiting from Grasscroft Road were not included.

Table 3.1 – 2015 Vehicle speed survey – Scotgate Road

	Westbound 60 readings	Eastbound 200 readings
Mean Speed	25.8 mph	29.7 mph
85th Percentile Speed	30 mph	34 mph
85th Percentile Wet Weather Speed	27.5 mph	31.5 mph

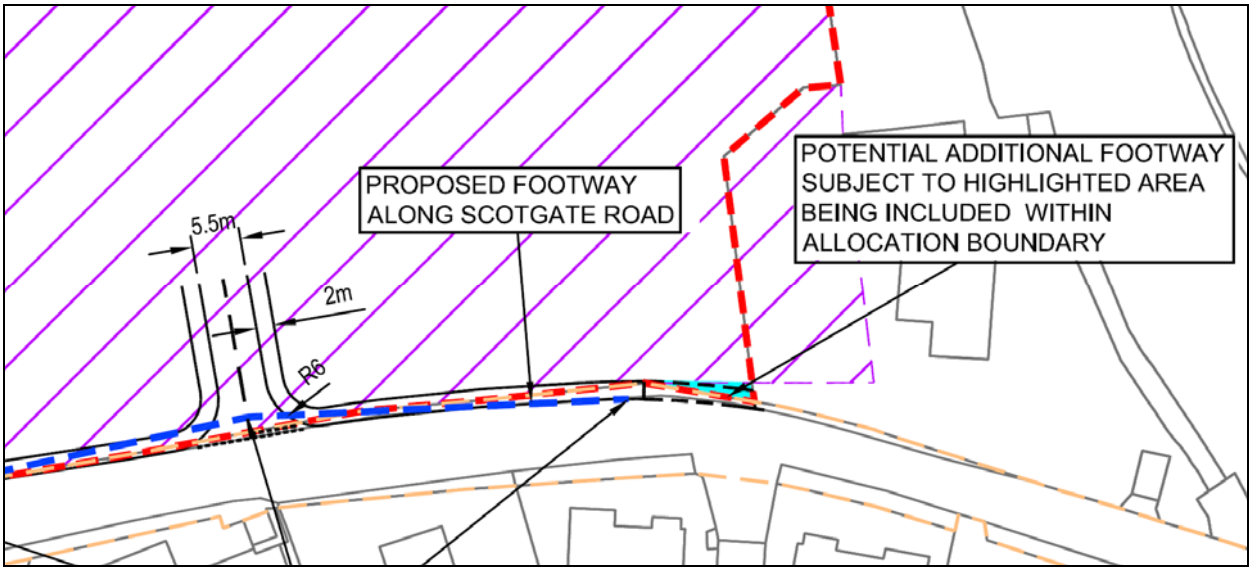
3.2.7 The speed survey demonstrates that the recorded speeds along Scotgate Road are on average below the speed limit (30mph). The corresponding visibility splays in accordance with MfS are as follows:

- Visibility to the left/east is 35.6m; and
- Visibility to the right/west is 43.6m.

3.2.8 As requested by Kirklees Council a 2.0m footway is shown along Scotgate Road on the route from the Site towards local facilities. The Site allocation boundary has also been indicated on the plan within Appendix E. This drawing shows that an area of the Site (in blue) is not within the adopted highway boundary or the new allocation boundary and as such would remain as an isolated triangle which isn't allocated for development. In order to deliver the footway along this stretch, the area in blue would need to be allocated as part of the Site.

3.2.9 It is assumed that it was not the intention of the council to retain this small area (13sqm) as greenbelt and therefore the Site Allocation Boundary should be amended to include the area of blue shown Image 3.1.

Image 3.1 Proposed Additional Area to be Site Allocation Detail - Extract of 15098-GA-02



3.3 TRAFFIC GENERATION

3.3.1 The TRICS database (version 7.2.3) has been utilised in order to calculate representative and appropriate trip rate for the residential use. The following time periods have been selected (morning peak hour of 08:00-09:00), evening peak hour of 17:00-18:00 and daily 00:00-24:00 periods). Survey sites within the database for have been chosen using the following parameters:

Land use: 03 Residential Houses Privately Owned

- Calculation options: Vehicular trip rates selected;
- Regions: Greater London and Irish sites excluded;
- Trip Rate Parameters: Number of dwellings;
- Parameter range: 50 - 432 selected (calculating an average of 127 dwellings);
- Date range: 1st January 2007 and 11th December 2014 (latest 8 years);
- Days included: Monday to Friday; and
- Location Type: Edge of Town and Suburban locations.

3.3.2 The 2015 TRICS outputs are contained within Appendix F with a summary of the trip rates shown in Table 3.2 and the resultant generated traffic shown in Table 3.3.

Table 3.2 – TRICS Vehicle Trip Rates – Residential per unit

	AM Vehicle Trips			PM Vehicle Trips			Daily		
Land Use	**Arr**	**Dep**	**Total**	**Arr**	**Dep**	**Total**	**Arr**	**Dep**	**Total**
Residential Dwellings	0.143	0.396	0.539	0.358	0.216	0.574	2.414	2.527	4.941

Table 3.3– Vehicle Trip Generations – Residential (102 Dwellings)

	AM Vehicle Trips			PM Vehicle Trips			Daily		
Land Use	**Arr**	**Dep**	**Total**	**Arr**	**Dep**	**Total**	**Arr**	**Dep**	**Total**
102 dwellings	15	40	55	37	22	59	246	258	504

3.4 TRAFFIC DISTRIBUTION

3.4.1 It is anticipated that the traffic from the Site will route to the following destinations with the approximate percentages as detailed in Table 3.4.

Table 3.4 - Indicative Distribution of Traffic

Destination	Indicative Percentage*	Route	AM Peak Trips	PM Peak Trips	Daily Trips
Honley	10%	Grasscroft Road or Thirstin Road	6	6	50
Meltham	5%	Meltham Road	3	3	25
Holmfirth	10%	Bradshaw Road or A6024	6	6	50
Huddersfield	30%	B6018	17	18	150
West Yorkshire	15%	B6018 or A616 (N)	8	9	75
Greater Manchester	15%	Bradshaw Road	8	9	75
Barnsley	5%	A616 (S)	3	3	25
South Yorkshire	10%	A616 (S)	6	6	50

*Subject to confirmation through census/count information

3.4.2 The impact during the AM and PM peak hours is likely to be minimal, however up to 30 two way trips could route through the Moor Bottom/Westgate roundabout junction with circa 20 trips traveling along Eastgate towards the A6024.

3.4.3 Any forthcoming planning application would be supported by a comprehensive Transport Assessment (TA) which will include a detailed distribution assessment along with appropriate capacity analysis of the local highway network. The TA and Travel Plan (TP) would also highlight any mitigation measures required in order to reduce vehicle trips and to ensure the development can be adequately accommodated.

4 Summary and Conclusions

4.1.1 It has been concluded that a suitable access onto Scotgate Road can be achieved to serve Site H664 which complies with the prevailing national guidance (MfS). Visibility splays in excess of the recorded speed requirement as well as those requested by Kirklees Council (2.4m X 43m) can be provided to the kerbline in both directions.

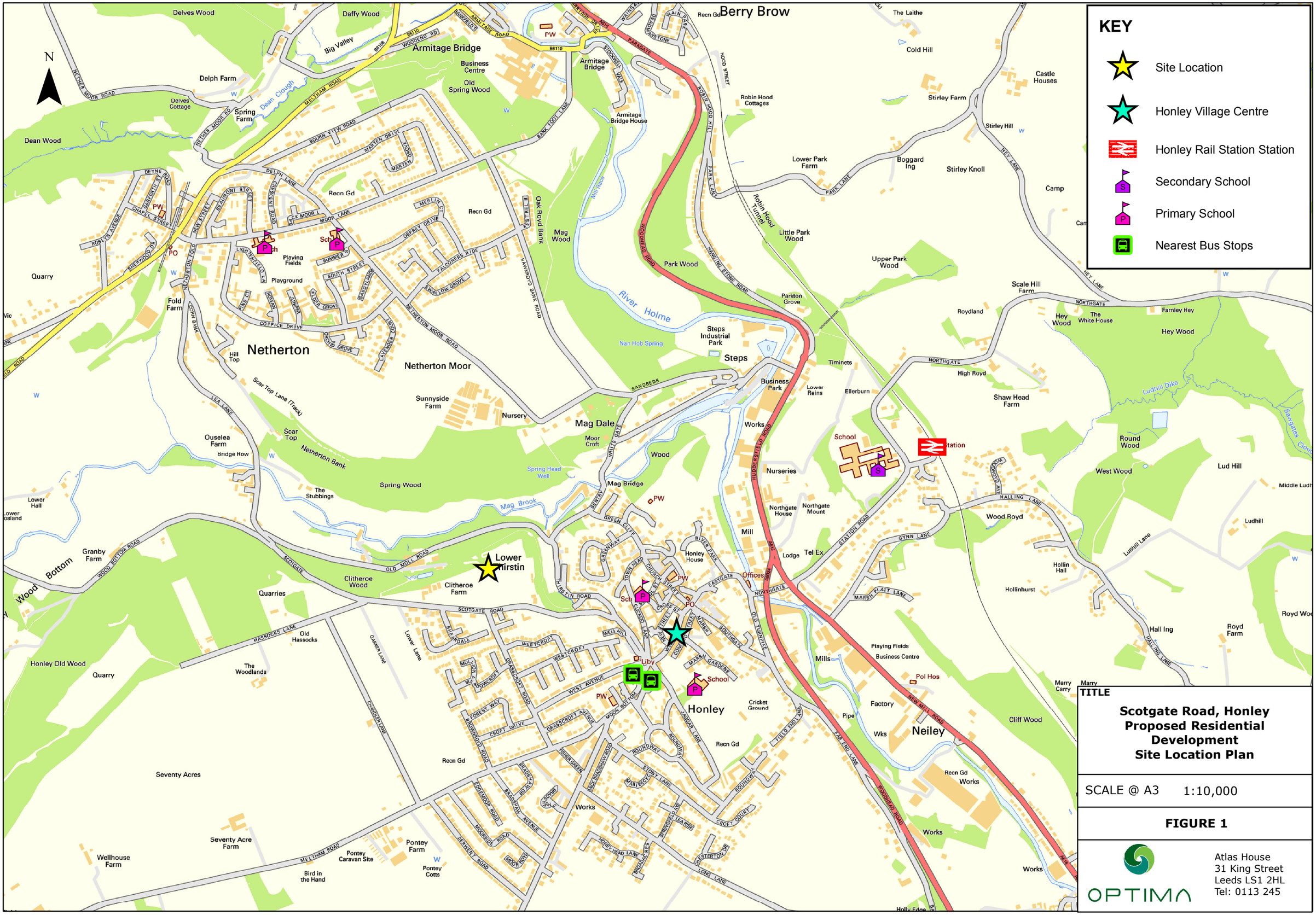
4.1.2 As requested by Kirklees Council a footway can also be provided on the Site frontage with Scotgate Road. It is recommended that there is a minor alteration in the Site Allocation Boundary on its southeastern extent and shown in blue on the drawing in Appendix E in order to provide a footway to the eastern boundary of the Site.

4.1.3 The Site is within a sustainable location with good access to local infant, junior and secondary education as well as Honley Village centre with its numerous shops and facilities. Bus stops and Honley Train Station are also within walking distance from the Site.

4.1.4 A review of the personal injury accident data has been undertaken for Scotgate Road, Honley, which has shown that there has only been a single slight accident to the west of the Site and a potential cause was that the driver was impaired by alcohol.

4.1.5 As part of any forthcoming planning application, a Transport Assessment with detailed capacity analysis would be completed to establish whether any additional potential mitigation is required. Additionally a full sustainability assessment and travel plan would be undertaken in order to establish any potential improvements which might be required.

Figures & Appendices


KEY
Site Location
Honley Village Centre
Honley Rail Station Station
Secondary School
Primary School
Nearest Bus Stops
N
Berry Brow
Armitage Bridge
Delves Wood
Daffy Wood
Delph Farm
Dean Wood
Quarry
Netherton
Netherton Moor
Fold Farm
Hill Top
Playing Fields
Playground
Sunnyside Farm
Nursery
Mag Dale
Spring Wood
Scar Top
Ouselea Farm
Bridge How
Lower Hall
Granby Farm
Wood Bottom
Honley Old Wood
Quarries
Old Hassocks
The Woodlands
Seventy Acres
Seventy Acre Farm
Wellhouse Farm
Pontey Caravan Site
Pontey Farm
Pontey Cotts
Bird in the Hand
Lower Hirstin
Clitheroe Wood
Clitheroe Farm
Honley
Cricket Ground
Liby
School
Pol Hos
Mills
Neiley
Factory
Cliff Wood
Steps
Steps Industrial Park
Business Park
Works
Nurseries
Timinets
Ellerburn
Lower Reins
Shaw Head Farm
High Royd
Roydland
Scale Hill Farm
Hey Wood
The White House
Farnley Hey
Round Wood
West Wood
Lud Hill
Middle Ludh
Wood Royd
Ludhill
Ludhill Dike
Hollin Hall
Hollinhurst
Hall Ing
Royd Farm
Royd Wood
Lower Park Farm
Boggard Ing
Stirley Knoll
Stirley Hill
Stirley Farm
Castle Houses
Cold Hill
The Laithe
Robin Hood Cottages
Armitage Bridge House
Business Centre
Old Spring Wood
Spring Farm
Delves Cottage
Dean Clough
Mag Wood
Oak Royd Bank
Park Wood
Little Park Wood
Upper Park Wood
Parkton Grove
Spring Head Well
Nan Hob Spring
River Holme
Mill Race
Mag Brook
Honley House
Mill
Lodge
Tel Ex
Offices
Northgate House
Northgate Mount
Playing Fields
Business Centre
Pipe
Wks
Recn Gd
Camp
Carr
Marry Carry
Marry
Scotgate Road, Honley
Proposed Residential Development
Site Location Plan
SCALE @ A3 1:10,000
FIGURE 1
OPTIMA
Atlas House
31 King Street
Leeds LS1 2HL
Tel: 0113 245
Path: O:\Scotgate Road, Honley\DRAWINGS\GIS\ARCEDITOR\Site Location Plan.mxd

Appendix A Kirklees Council Highway Adoption Plan

Kirklees COUNCIL

Kompass

Kirklees Mapping Service

Tel: 01484 221757 (Internal 860 1757)
E-Mail: maps@kirklees.gov.uk

0 m 50 m 100 m

Scale 1: 1250

N W E S

Appendix B Radar Speed Survey

Scotgate Road, Honley - Speed Survey (Monday 16th November 2015)

Weather Conditions - Fine/Sunny Periods/Breezy (Dry Road Conditions)

Westbound

28	25	31	22	25	31	22	29	23	20
27	25	28	26	36	29	28	23	28	21
31	25	29	20	23	37	27	30	22	26
25	28	18	21	34	25	27	24	28	20
26	25	22	24	26	20	24	26	19	26
22	27	35	24	32	22	26	30	20	25

Max - 37 **Min - 18** **85% - 30** **Ave - 26** **Sp. Limit - 30**

28 - Cars/LGV's

Eastbound

23	32	20	35	29	27	31	39	27	32
32	21	31	27	30	28	36	31	27	29
23	31	24	29	32	35	25	31	33	27
30	31	34	31	36	32	34	47	29	31
33	29	39	31	29	23	35	24	30	32
28	32	34	24	32	40	24	28	32	28
31	29	26	31	33	27	32	22	26	30
36	32	29	26	39	33	31	27	23	31
30	35	31	28	35	27	31	22	27	35
34	28	38	23	30	24	32	28	30	20
44	24	30	33	30	28	19	42	26	24
31	28	25	30	25	38	27	31	34	27
28	32	27	38	33	28	20	33	28	32
33	23	26	33	30	37	25	32	27	32
22	31	33	20	24	34	28	25	37	26
30	32	35	29	26	20	24	31	28	34
25	37	31	25	35	27	40	24	31	25
29	26	29	30	25	30	28	18	24	28
29	31	26	29	32	34	31	27	30	22
30	32	42	32	30	35	28	32	23	33

Max - 47 **Min - 18** **85% - 34** **Ave - 30** **Sp. Limit - 30**

23 - Cars/LGV's **21 - HGV's/PSV's**

Appendix C Personal Injury Accident Data

1102
19508

Vicinity of Scotgate Road, Kirklees.
RTC since November 2010 to date.
Run 01.12.2015 N.T.S.

Key
▲ Fatal ■ Serious ● Slight P indicates pedestrian

For reference purposes only. No further copies may be made

RTC in the vicinity of Scotgate Road, Kirklees, from Nov. 2010 to date

110219508 SLIGHT 14/05/2011 002:00 412935 /411986 Scotgate Road 80 Metres West of Lower Lane, Honley

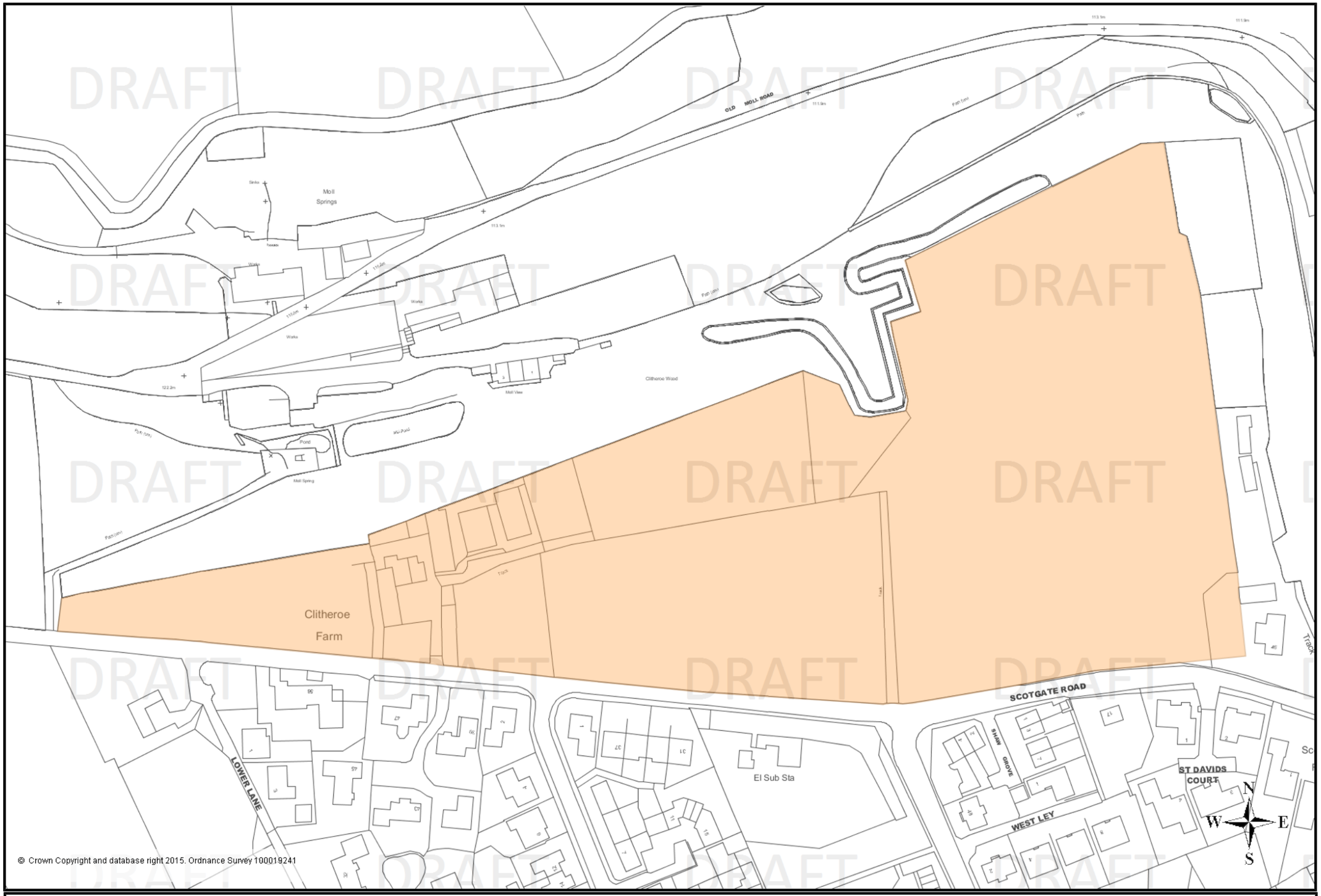
Veh 1 for Unknown Reason Moved to the Offside of the Road Where the Offside Wheels Have Come into Contact with a Grassed Verge. this Caused Veh 1 to Veer to the Offside and Collide into a Stone Wall.

Vehicles			From	To	Driver		Breath Test	Casualties			Veh	Sex	Age	Ped direction to
1	Car	Going ahead other	N	N	Male	47	Not provided	1	Driver/Rider	SLIGHT	1	Male	47	

Contributory Factors

Impaired by alcohol	V001 V.likely	Loss of control	V001 V.likely

Appendix D Site Allocation Boundary



Map Legend

Draft Local Plan Accepted Options

- AdvGreenBeltChanges_DraftNov15
- Employment_Acc_DraftNov15
- PriorityEmployAreas_DraftNov15
- GreenInfrastrPro_Acc_DraftNov15
- GypsyTraveller_Acc_DraftNov15
- Housing_Acc_DraftNov15
- LandStorthesHall_Acc_DraftNov15
- LocalGreenSpace_Acc_DraftNov15
- MineralExtract_Acc_DraftNov15
- MixedUse_Acc_DraftNov15
- RemoveGreenBelt_Acc_DraftNov15
- RemoveSmSiteGB_Acc_DraftNov15
- RemoveUrbanGS_Acc_DraftNov15
- SafeguardedLand_Acc_DraftNov15
- UrbanGreenSpace_Acc_DraftNov15
- Waste_Acc_DraftNov15
- WasteSafeguarded_Acc_DraftNov15
- TownCentreBoundaries_DraftNov15

Boundaries

- KirkleesBoundary_DraftNov15
- DistrictCommittees_DraftNov15
- WardBoundaries_DraftNov15
- PeakPark_DraftNov15

Kirklees COUNCIL

0 m 50 m 100 m

Scale 1: 1500

Map created 01-Dec-2015

Kirklees Draft Local Plan

Appendix E Indicative Access Arrangement – Optima Drawing 15098/GA/02

KEY

- INDICATIVE SITE BOUNDARY
- INDICATIVE HIGHWAY ADOPTION BOUNDARY
- 2.4M x 43M VISIBILITY SPLAY
- PROPOSED ALLOCATION H664
- ADDITIONAL AREA SUGGESTED TO BE INCLUDED WITHIN SITE ALLOCATION BOUNDARY TO DELIVER FOOTWAY ALONG ENTIRE SITE FRONTAGE

NOTES

1. PRELIMINARY LAYOUT SUBJECT TO DETAILED DESIGN INCLUDING FULL CDM COMPLIANCE, TOPOGRAPHICAL SURVEY, STATUTORY UNDERTAKERS SEARCH/ DIVERSION REQUIREMENTS, LAND AVAILABILITY AND LOCAL AUTHORITY APPROVAL.
2. ADOPTED HIGHWAY INFORMATION TRANSPOSED FROM AN OUTDATED OS BASE PLAN PROVIDED BY KIRKLEES COUNTY COUNCIL

DO NOT SCALE

N

CLITHEROE FARM

PROPOSED FOOTWAY ALONG SCOTGATE ROAD

POTENTIAL ADDITIONAL FOOTWAY SUBJECT TO HIGHLIGHTED AREA BEING INCLUDED WITHIN ALLOCATION BOUNDARY

5.5m

2m

R6

30

SCOTGATE ROAD

2.4m X 43m VISIBILITY SPLAYS

SHEARDALE

GRASSCROFT ROAD

REV	DATE	BY	DESCRIPTION	CHK	APP
A	03/12/15	SJP	INITIAL ISSUE	MEW	PMO

STATUS: PRELIMINARY

PROJECT: SCOTGATE ROAD, HONLEY

CLIENT: BARRATT DAVID WILSON HOMES YORKSHIRE WEST

DRAWING TITLE: SCOTGATE ROAD SITE ACCESS ARRANGEMENTS

CHECKED	APPROVED	DRG No.	
MEW	PMO	15098/GA/02	
DRAWN BY:	SCALE @ A3	DATE	REV.
SJP	1:1,000	DECEMBER 15	A

OPTIMA
Intelligent Highways Solutions
Atlas House, 31 King Street, Leeds, LS1 2HL
T 0113 245 1679 F 0113 245 9042

Appendix F TRICS Output

Calculation Reference: AUDIT-750701-151201-1227

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 03 - RESIDENTIAL
Category : A - HOUSES PRIVATELY OWNED
VEHICLES

Selected regions and areas:

02	SOUTH EAST		
	EX	ESSEX	1 days
	SC	SURREY	1 days
	WS	WEST SUSSEX	1 days
03	SOUTH WEST		
	CW	CORNWALL	1 days
	DC	DORSET	1 days
04	EAST ANGLIA		
	NF	NORFOLK	1 days
	SF	SUFFOLK	2 days
05	EAST MIDLANDS		
	LN	LINCOLNSHIRE	2 days
06	WEST MIDLANDS		
	SH	SHROPSHIRE	2 days
	WM	WEST MIDLANDS	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE		
	NE	NORTH EAST LINCOLNSHIRE	1 days
	NY	NORTH YORKSHIRE	3 days
	SY	SOUTH YORKSHIRE	1 days
08	NORTH WEST		
	CH	CHESHIRE	2 days
09	NORTH		
	CB	CUMBRIA	1 days
10	WALES		
	CF	CARDIFF	1 days
11	SCOTLAND		
	AD	ABERDEEN CITY	1 days
	FA	FALKIRK	1 days
	FI	FIFE	1 days
	HI	HIGHLAND	1 days
	SR	STIRLING	1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Filtering Stage 2 selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter:	Number of dwellings
Actual Range:	51 to 432 (units:)
Range Selected by User:	50 to 4334 (units:)

Public Transport Provision:
Selection by: Include all surveys

Date Range: 01/01/07 to 11/12/14

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Monday	7 days
Tuesday	6 days
Wednesday	4 days
Thursday	5 days
Friday	5 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count	27 days
Directional ATC Count	0 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaking using machines.

Selected Locations:

Suburban Area (PPS6 Out of Centre)	14
Edge of Town	13

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Residential Zone	22
No Sub Category	5

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Filtering Stage 3 selection:

Use Class:

C3	27 days

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order 2005 has been used for this purpose, which can be found within the Library module of TRICS®.

Filtering Stage 3 selection (Cont.):

Population within 1 mile:

1,001 to 5,000	2 days
5,001 to 10,000	6 days
10,001 to 15,000	4 days
15,001 to 20,000	9 days
20,001 to 25,000	5 days
25,001 to 50,000	1 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

5,001 to 25,000	1 days
25,001 to 50,000	3 days
50,001 to 75,000	3 days
75,001 to 100,000	5 days
100,001 to 125,000	6 days
125,001 to 250,000	6 days
250,001 to 500,000	3 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0	6 days
1.1 to 1.5	21 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

Yes	1 days
No	26 days

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

LIST OF SITES relevant to selection parameters

1 AD-03-A-01 SEMI-DETACHED ABERDEEN CITY
SPRINGFIELD ROAD

ABERDEEN
Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwellings: 59
Survey date: FRIDAY 18/05/12 Survey Type: MANUAL

2 CB-03-A-04 SEMI DETACHED CUMBRIA
MOORCLOSE ROAD
SALTERBACK
WORKINGTON
Edge of Town
No Sub Category
Total Number of dwellings: 82
Survey date: FRIDAY 24/04/09 Survey Type: MANUAL

3 CF-03-A-02 MIXED HOUSES CARDIFF
DROPE ROAD

CARDIFF
Edge of Town
Residential Zone
Total Number of dwellings: 196
Survey date: FRIDAY 05/10/07 Survey Type: MANUAL

4 CH-03-A-02 HOUSES/FLATS CHESHIRE
SYDNEY ROAD

CREWE
Edge of Town
Residential Zone
Total Number of dwellings: 174
Survey date: TUESDAY 14/10/08 Survey Type: MANUAL

5 CH-03-A-06 SEMI-DET./BUNGALOWS CHESHIRE
CREWE ROAD

CREWE
Suburban Area (PPS6 Out of Centre)
No Sub Category
Total Number of dwellings: 129
Survey date: TUESDAY 14/10/08 Survey Type: MANUAL

6 CW-03-A-02 SEMI D./DETATCHED CORNWALL
BOSVEAN GARDENS

TRURO
Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwellings: 73
Survey date: TUESDAY 18/09/07 Survey Type: MANUAL

7 DC-03-A-01 DETACHED DORSET
ISAACS CLOSE

POOLE
Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwellings: 51
Survey date: WEDNESDAY 16/07/08 Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

8 EX-03-A-01 SEMI-DET. ESSEX
MILTON ROAD
CORRINGHAM
STANFORD-LE-HOPE
Edge of Town
Residential Zone
Total Number of dwellings: 237
Survey date: TUESDAY 13/05/08 Survey Type: MANUAL

9 FA-03-A-02 MIXED HOUSES FALKIRK
ROSEBANK AVENUE & SPRINGFIELD DRIVE

FALKIRK
Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwellings: 161
Survey date: WEDNESDAY 29/05/13 Survey Type: MANUAL

10 FI-03-A-03 MIXED HOUSES FIFE
WOODMILL ROAD

DUNFERMLINE
Edge of Town
Residential Zone
Total Number of dwellings: 155
Survey date: MONDAY 30/04/07 Survey Type: MANUAL

11 HI-03-A-14 SEMI-DETACHED HIGHLAND
CALEDONIAN ROAD
DALNEIGH
INVERNESS
Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwellings: 73
Survey date: FRIDAY 13/05/11 Survey Type: MANUAL

12 LN-03-A-01 MIXED HOUSES LINCOLNSHIRE
BRANT ROAD
BRACEBRIDGE
LINCOLN
Edge of Town
Residential Zone
Total Number of dwellings: 150
Survey date: TUESDAY 15/05/07 Survey Type: MANUAL

13 LN-03-A-02 MIXED HOUSES LINCOLNSHIRE
HYKEHAM ROAD

LINCOLN
Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwellings: 186
Survey date: MONDAY 14/05/07 Survey Type: MANUAL

14 NE-03-A-02 SEMI DETACHED & DETACHED NORTH EAST LINCOLNSHIRE
HANOVER WALK

SCUNTHORPE
Edge of Town
No Sub Category
Total Number of dwellings: 432
Survey date: MONDAY 12/05/14 Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

15 NF-03-A-02 HOUSES & FLATS NORFOLK
DEREHAM ROAD

NORWICH
Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwellings: 98
Survey date: MONDAY 22/10/12 Survey Type: MANUAL

16 NY-03-A-06 BUNGALOWS & SEMI DET. NORTH YORKSHIRE
HORSEFAIR

BOROUGHBRIDGE
Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwellings: 115
Survey date: FRIDAY 14/10/11 Survey Type: MANUAL

17 NY-03-A-09 MIXED HOUSING NORTH YORKSHIRE
GRAMMAR SCHOOL LANE

NORTHALLERTON
Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwellings: 52
Survey date: MONDAY 16/09/13 Survey Type: MANUAL

18 NY-03-A-10 HOUSES AND FLATS NORTH YORKSHIRE
BOROUGHBRIDGE ROAD

RIPON
Edge of Town
No Sub Category
Total Number of dwellings: 71
Survey date: TUESDAY 17/09/13 Survey Type: MANUAL

19 SC-03-A-04 DETACHED & TERRACED SURREY
HIGH ROAD

BYFLEET
Edge of Town
Residential Zone
Total Number of dwellings: 71
Survey date: THURSDAY 23/01/14 Survey Type: MANUAL

20 SF-03-A-01 SEMI DETACHED SUFFOLK
A1156 FELIXSTOWE ROAD
RACECOURSE
IPSWICH
Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwellings: 77
Survey date: WEDNESDAY 23/05/07 Survey Type: MANUAL

21 SF-03-A-02 SEMI DET./TERRACED SUFFOLK
STOKE PARK DRIVE
MAIDENHALL
IPSWICH
Edge of Town
Residential Zone
Total Number of dwellings: 230
Survey date: THURSDAY 24/05/07 Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

22 SH-03-A-04 TERRACED SHROPSHIRE
ST MICHAEL'S STREET

SHREWSBURY
Suburban Area (PPS6 Out of Centre)
No Sub Category
Total Number of dwellings: 108
Survey date: THURSDAY 11/06/09 Survey Type: MANUAL

23 SH-03-A-05 SEMI-DETACHED/TERRACED SHROPSHIRE
SANDCROFT
SUTTON HILL
TELFORD
Edge of Town
Residential Zone
Total Number of dwellings: 54
Survey date: THURSDAY 24/10/13 Survey Type: MANUAL

24 SR-03-A-01 DETACHED STIRLING
BENVIEW

STIRLING
Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwellings: 115
Survey date: MONDAY 23/04/07 Survey Type: MANUAL

25 SY-03-A-01 SEMI DETACHED HOUSES SOUTH YORKSHIRE
A19 BENTLEY ROAD
BENTLEY RISE
DONCASTER
Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwellings: 54
Survey date: WEDNESDAY 18/09/13 Survey Type: MANUAL

26 WM-03-A-03 MIXED HOUSING WEST MIDLANDS
BASELEY WAY
ROWLEYS GREEN
COVENTRY
Edge of Town
Residential Zone
Total Number of dwellings: 84
Survey date: MONDAY 24/09/07 Survey Type: MANUAL

27 WS-03-A-04 MIXED HOUSES WEST SUSSEX
HILLS FARM LANE
BROADBRIDGE HEATH
HORSHAM
Edge of Town
Residential Zone
Total Number of dwellings: 151
Survey date: THURSDAY 11/12/14 Survey Type: MANUAL

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

TRIP RATE for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED
VEHICLES
Calculation factor: 1 DWELLS
BOLD print indicates peak (busiest) period

	ARRIVALS			DEPARTURES			TOTALS		
Time Range	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	27	127	0.075	27	127	0.277	27	127	0.352
08:00 - 09:00	27	127	0.143	27	127	0.396	27	127	0.539
09:00 - 10:00	27	127	0.152	27	127	0.194	27	127	0.346
10:00 - 11:00	27	127	0.143	27	127	0.178	27	127	0.321
11:00 - 12:00	27	127	0.159	27	127	0.159	27	127	0.318
12:00 - 13:00	27	127	0.186	27	127	0.167	27	127	0.353
13:00 - 14:00	27	127	0.175	27	127	0.174	27	127	0.349
14:00 - 15:00	27	127	0.178	27	127	0.186	27	127	0.364
15:00 - 16:00	27	127	0.277	27	127	0.198	27	127	0.475
16:00 - 17:00	27	127	0.308	27	127	0.190	27	127	0.498
17:00 - 18:00	27	127	0.358	27	127	0.216	27	127	0.574
18:00 - 19:00	27	127	0.260	27	127	0.192	27	127	0.452
19:00 - 20:00									
20:00 - 21:00									
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			2.414			2.527			4.941

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: COUNT/TRP*FACT. Trip rates are then rounded to 3 decimal places.

Parameter summary

Trip rate parameter range selected:	51 - 432 (units:)
Survey date date range:	01/01/07 - 11/12/14
Number of weekdays (Monday-Friday):	27
Number of Saturdays:	0
Number of Sundays:	0
Surveys manually removed from selection:	2

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are show. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

Ecological Appraisal

Land off Scotgate Road, Honley

Report reference: R-2780-01.2

January 2018

Report Title:	Ecological Appraisal Land of Scotgate Road, Honley
Report Reference:	R-2780-01.1
Written by:	Daniel Ross BSc (Hons) Grad CIEEM Ecologist
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Approved for issue	Rob Weston BSc MSc MCIEEM Technical Director
Date	Written 28.02.17 *Amended 30.03.17* *Amended 25.01.17*

The information which we have prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions. This report does not constitute legal advice.

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Contents

Summary

Purpose of report

This report is produced to present an initial assessment of the potential ecological constraints and opportunities relating to a Site known as Land off Scotgate Road, Honley; to inform the Site's potential for development.

The report has been prepared to advise the client of potential ecological constraints and opportunities, in preparing an application for planning permission.

Methodology

The report is based on a Desk Study of designated wildlife sites and records of protected or notable species, and an extended Phase 1 Habitat Survey carried out in January 2017.

Findings Key-Points

On-Site habitats are not considered to represent a significant constraint to the development, however woodland located immediately off-site is considered to have a higher ecological value, and potential impacts will need to be addressed during the design of the masterplan.

Hedgerow should be retained and protected during construction, and any loss required to facilitate development should be mitigated via the planting of new species-rich hedgerows elsewhere on Site.

A pre-commencement badger survey will be required to update results and determine the potential impacts.

Introduction

1. Brooks Ecological Ltd was commissioned by Barratt Homes and David Wilson Homes Yorkshire West to carry out a Preliminary Ecological Appraisal of land off Scotgate Road, Honley (SE 133 120).

2. This report is produced with reference to British Standard BS42020 'Biodiversity Code of Practice for Planning and Development' and the CIEEM (2013) Guidelines for Preliminary Ecological Appraisal.

Scope

3. The application site 'the Site' is an area of pasture on the northern fringe of the town of Honley. It is defined in figure 1 below.

4. The assessment uses a 2km area of search around the Site for records of protected and notable species and locally or nationally designated wildlife sites.

Figure 1 Red line survey boundary

Proposals

5. Outline proposals for the Site are for residential development, with associated access roads, and public open space.

Figure 2 Proposed development taken from Sten Architecture concept Masterplan SK04 January 2018

Site Context

6. The Site is located on the northern fringe of the small town of Honley, to the south of Huddersfield. The Site's context is illustrated in the above plans - it's being surrounded by:

- Woodland and Honley Quarry to the north,
- Scotgate Rd and residential development to the south,
- a narrow bank of residential curtilage to the east, beyond which is a strip of woodland and further residential development
- pasture to the west.

7. In the wider area, development associated with Huddersfield is found extending from c.700m to the north. To the east, south, and west farmland dominates; interspersed with towns and villages.

Wildlife corridors

8. Substantial strips of woodland form prominent features through the surrounding landscape, directly connecting the Site to habitat to the north-east and south-west via its northern boundary. Within the valley to the north Mag Brook is found which runs in association with the woodland.

Figure 3 Analysis of wildlife corridors and higher value habitat in relation to the Site.

Water bodies

9. Four ponds are found on mapping within a 500m radius of the Site. These are highlighted on the figure below.

Figure 4 Ponds within 500m

Designated Sites

Statutory Designations

10. A search has been made to identify any nationally designated sites within a 2km radius of the Site, and for internally designated sites within a 10km radius. The results are shown in the below table.

Table 1 Statutory Designated Site's

Site name	Distance	Designation	Summary Interest
Upper Park Wood	c.1.4km north-east	Local Nature Reserve (LNR)	Mixed deciduous woodland with well-developed shrub layer
Honley Station Cutting	c.1.1km north-east	Site of Special Scientific Interest (SSSI)	Earth heritage

11. The above statutory designations are sufficiently separated from the Site for potential impacts form the development to be considered very unlikely.

SSSI Impact Risk Zones (IRZs)

12. The Site lies within the IRZ for Dark Peak SSSI, but does not fall into one of the highlighted categories which requires consultation between the Local Planning Authority (LPA) and Natural England (NE). The development is of a nature which is unlikely to impact on this SSSI.

Non-Statutory Designations

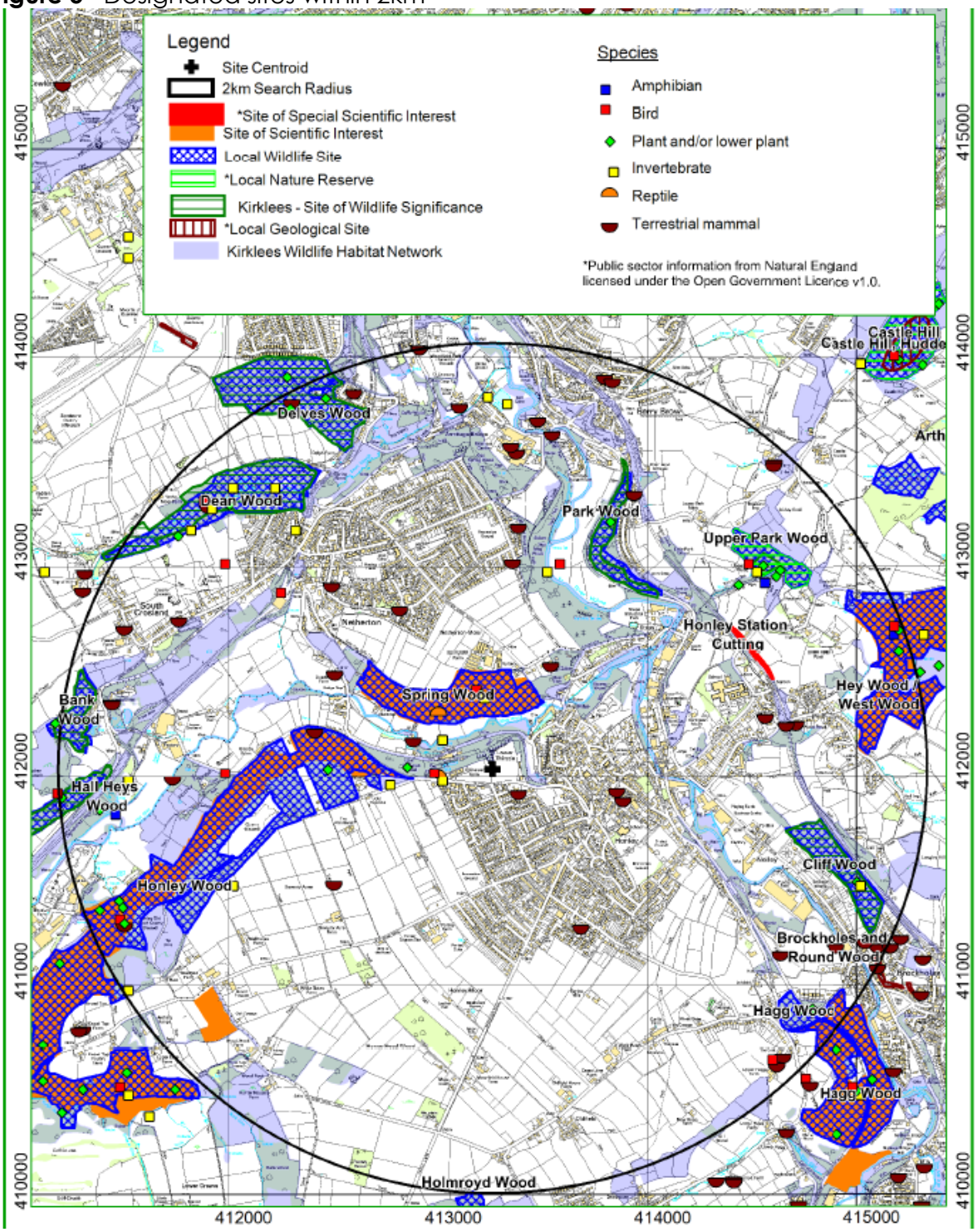
13. There are 14 locally designated sites within 2km of the Site, as listed below.

Table 2 Non-Statutory designated sites

Site name	Distance from Site	Designation
Hagg Wood	c.1.9km south-east	Site of Scientific Interest (SSI) / Local Wildlife Site (LWS)
Hey Wood / West Wood	c.1.8km east	SSI / LWS
Honley Wood	c.300m west	SSI / LWS
Spring Wood	c.120m north	SSI / LWS
Bank Wood	c.1.8km west	LWS / Site of Wildlife Significance (SWS)
Cliff Wood	c.1.4km	LWS / SWS
Dean Wood	c.1.5km north-west	LWS / SWS
Delves Wood	c.1.6km north-west	LWS / SWS
Hall Heys Wood	c.1.7km west	LWS / SWS
Holmroyd Wood	c.2km south	LWS
Park Wood	c.600m north-east	LWS / SWS
Upper Park Wood	c.1.4km north-east	LWS / SWS / Local Nature Reserve(LNR)

14. The above designations are sufficiently separated from the Site for impacts from the proposed development to be considered unlikely.

Figure 5 Designated sites within 2km



Kirklees Wildlife Habitat Network

15. Woodland to the north of the Site is mapped within the Kirklees Wildlife Habitat Network (KWHN). The relationship between the Site and the LWHN can be seen in the figure below. This should be a consideration of the development and is discussed in further detail later on in the report.

Figure 5 Relationship of the Site (red line) to KWHN (purple shading)

Habitats

Method

16. The survey was carried out during January 2017[1] and followed Phase 1 habitat survey methodology (JNCC, 2010).

Limitations

17. The survey was carried out in January when many plant species have died back however the habitat type and likelihood of supporting notable species or communities could still be assessed at this time by the surveyor.

18. Sufficient time was afforded the surveyor to carry out the survey. The survey was not constrained by poor weather.

Results

19. The following habitats were identified within the Site and on its immediate boundaries:

- Semi-improved Neutral Grassland
- Hedgerow
- Woodland

Semi-improved neutral grassland

20. The Site is almost entirely comprised of species poor, semi-improved neutral grassland separated by dry stone walls. At the time of the visit, the eastern fields were being used to graze sheep, whereas the large western field was free from grazing.

21. The sward is dominated by common grasses such as common bent (Agrostis capillaris), perennial rye grass (Lolium perenne), with occasional fescues (Festuca rubra agg.) and crested dogs tail (Cynosurus cristatus). Forb diversity is limited, and comprises ubiquitous species such as creeping buttercup (Ranunculus repens), and ribwort plantain (Plantago lanceolata), with more competitive species such as cow parsley (Anthriscus sylvestris), and broad leaved dock (Rumex obtusifolius) found towards field margins away from management / grazing.

[1] This Report has been prepared during February 2017 following a visit to the site in January 2017 and our findings are based on the conditions of the site that were reasonably visible and accessible at that date. We accept no liability for any areas that were not reasonably visible or accessible, nor for any subsequent alteration, variation or deviation from the site conditions which affect the conclusions set out in this report.

Figure 6

Typical view of grassland on Site.

Hedgerow

22. A hedgerow is found along the boundary with Scotgate Road. This comprises predominantly of hawthorn (Crataegus monogyna), and blackthorn (Prunus spinosa), with occasional beech (Fagus sylvatica), elder (Sambucus nigra), and a single pine (Pinus sp.). The hedgerow runs parallel with a dry-stone wall, as shown in the below figure, and reaches a height of around 3m. The ground layer include species found within the grassland which lies adjacent, and bramble (Rubus fruticosus).

Figure 7

View of hedgerow on Site from Scotgate Road

Woodland (Off-Site)

23. Land slopes steeply away from the northern boundary, on which is found semi-natural deciduous woodland, with oak (Quercus sp.) and birch (Betula sp.) dominating. Along an area of eastern boundary, an area of young planted woodland is found, dominated by birch. This habitat is of relatively high ecological value and is mapped on MAGIC as representing Priority Habitat.

Figure 8

Woodland sloping away from northern boundary.

Fauna

Bats

Roosting

24. No mature trees or buildings are found on Site, and as such the development is very unlikely to directly impact on roosts.

25. Honley Quarry, which lies close to the northern boundary, comprises steep exposed vertical rock faces with deep fissures and numerous cracks (see below figure). These features have the potential to support roosting, and potentially hibernating bats. Although outside of the Site boundary, the proximity and nature of these features means that significant indirect impacts (i.e. disturbance from noise and vibration) could arise from the construction activities.

Figure 9

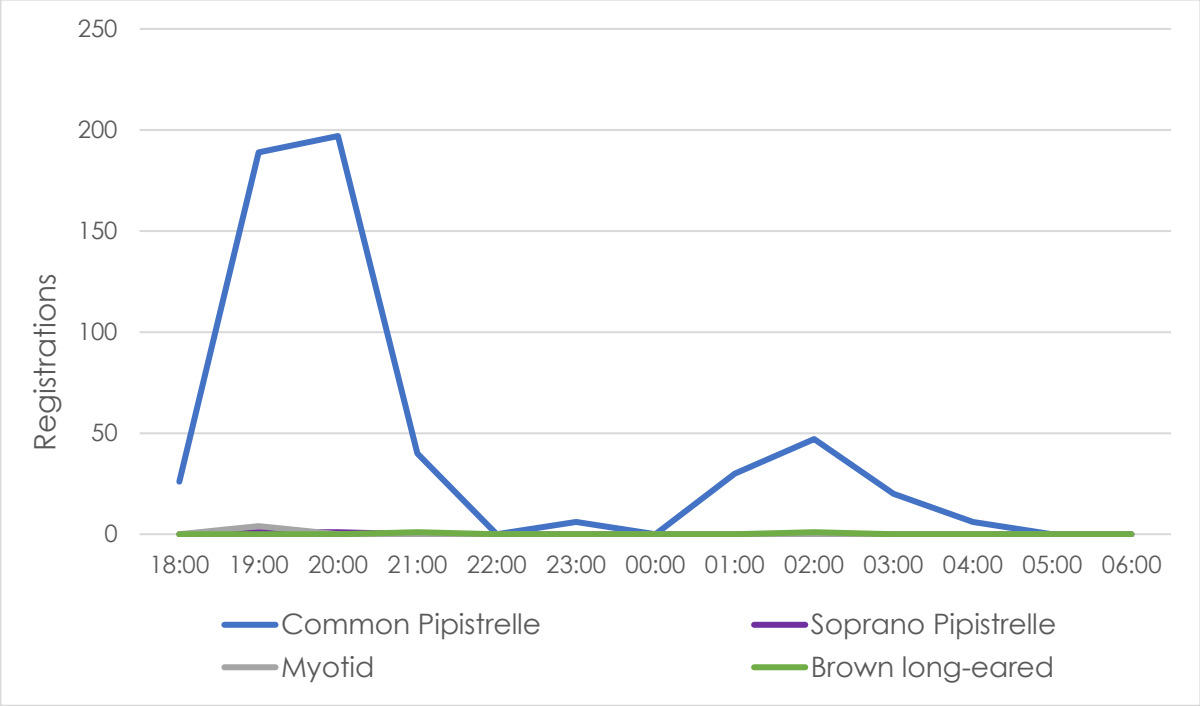
View of Honley Quarry from the Site.

26. To assess the use of Honley Quarry by bats, a period of static monitoring was undertaken from 7th until the 14th of March 2017. Activity was dominated by common pipistrelle, with occasional registrations of myotid species, soprano pipistrelle and brown long-eared bats.

27. The figure below shows the number of bat calls throughout the night summed across the monitoring period. There is a notable peak in common pipistrelle activity just after sunset, and a similar (albeit less pronounced) peak around sunrise. This suggests that roosts are located nearby.

28. Given the levels of activity around the quarry, it is highly likely that Common pipistrelle use the quarry during the winter as a hibernation roost. Although also suitable for summer roosting, this is likely to only be by low numbers of bats roosting individually, on a sporadic basis.

Figure 9



Foraging

29. The Sites value to foraging bats is likely to be restricted to the boundary hedgerows and woodland edge habitat. The woodland along the northern boundary, which extends to the north-east and south-west, and may also be of value as a commuting route for bats in the area.

30. Current proposals detail the loss of several small sections of the hedgerow to facilitate access, and the retained hedgerow is likely to be brought under management, which has the potential to decrease the value of this feature.

31. To assess the importance of the Site to bats, activity surveys were carried out across the active season in 2017 – these found the site to support only low levels of activity. As such the development is unlikely to impact significantly on local bat populations. Full survey results are provided in R-2780-02, along with recommendations on how the current value of the Site can be maintained.

Amphibians

32. The Site represents relatively low value habitat for this group (being tightly grazed pasture), and no records of the protected great crested newt (GCN) have been returned from within 2km of the Site boundaries.

33. However, as shown previously (in Figure 4), four ponds are present within a 500m radius of the Site. Of these only the closest pond (Pond A), is considered to be within influencing distance of the Site. Ponds B, C & D are all sufficiently separated from the Site by both topography, and Old Moll Rd, for it to be considered unlikely that any amphibian populations they support could be found on Site.

34. Pond A is a former mill pond which lies c.100m to the north-west and is well connected to the Site by woodland. This pond is partially terrestrialised and holds only small amounts of water, and no aquatic vegetation. Although the Site represents low value habitat at present, should amphibians be breeding within this pond, its proximity makes is possible that individuals will access the Site.

Figure 10

Pond A

35. Given the absence of records locally, the risk of this pond supporting great crested newts is considered low. However, the absence of GCN cannot be concluded at this stage, and should this species be found in Pond A, there is the potential for development to impact on this population.

36. Given the risk of the development impacting on amphibian populations which this pond supports, eDNA analysis was recommended and duly commissioned. When the surveyor visited the pond in mid-April to carry out eDNA testing, the pond was found to be completely dry. As the pond does not support water during the height of the breeding season, it is considered unsuitable for supporting breeding populations of GCN, and their likely absence from Site can be reasonable concluded.

Birds

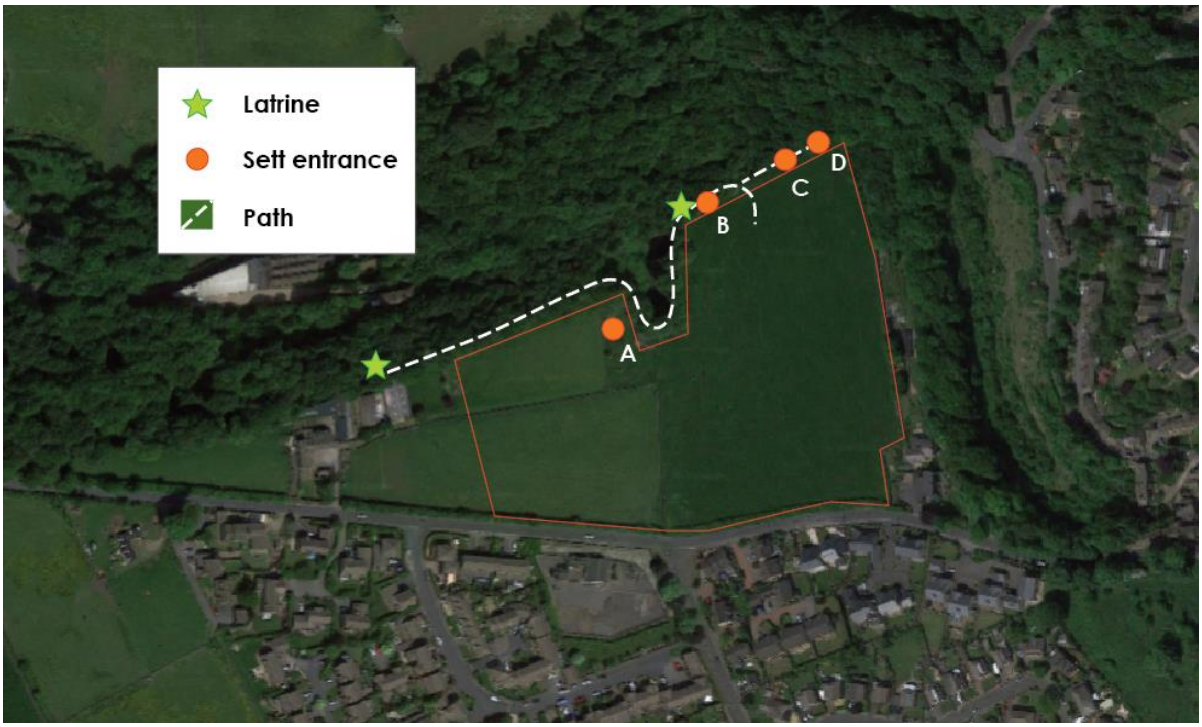
37. The value of the Site to birds is largely restricted to hedgerows and the woodland edge, which are likely to provide shelter/nesting and foraging opportunities for a range of common garden / farmland species, but are not likely to be significant to any protected or otherwise notable species. The short, tightly grazed / managed sward makes this slightly unsuitable for ground nesting species.

Badger

38. Multiple badger records have been returned from within a 2km radius, within habitats well connected to the Site.

39. Off Site woodland to the north was surveyed for evidence of badger activity, the findings are summarised in the figure below.

Figure 11 Badger evidence



40. Sett A is located under a stack of asbestos sheets along a drystone wall to the north of the Site. In order to assess the status of this sett, and ensure it could be attributed to badger, a period of remote monitoring with camera trap was carried out from the 14th of March 2017 for 5 nights. No badger activity was recorded during this time, suggesting that the sett is not currently active, and is not regularly used.

Figure 12 Sett A

41. In the woodland to the north 3 sett entrances were found, as well as 2 latrines along well-worn paths. Sett entrances B and D are single holes which are found under gritstone outcrops associated with the fault line of Honley Quarry. Although in close proximity to the Site boundary, these are well below the level of the Site (illustrated in figure below), and as such are very unlikely to be impacted directly by on Site activities.

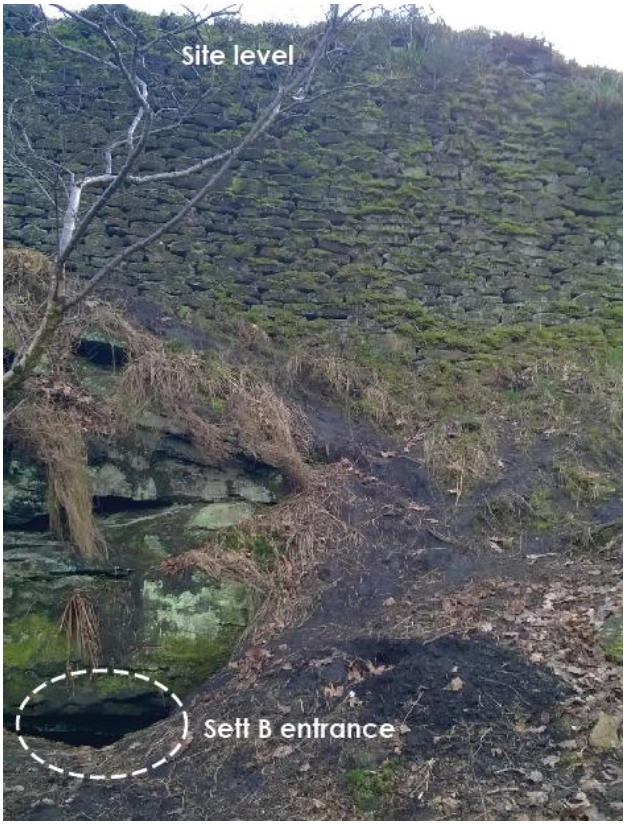


Figure 13

Sett B entrance shown in relation to the Site level.

42. Sett entrance C is a small tunnel formed under another outcrop, bedding material within and around this feature suggest use by badger. Where this tunnel leads is unknown. As with other off-site setts, the location of this sett, well below the level of the Site, is likely to buffer from impacts of disturbance from on Site activities.

Figure 14

Sett entrance C

43. Evidence of badger foraging activity was also noted on Site in the form of snuffle holes.

44. Clearly, the high level of badger activity in close proximity to the north increases the risk of setts being established within the Site boundary. This has potential ramifications for any proposed development, as the damage/ destruction of setts is an offence under the Protection of Badgers Act 1992.

Reptiles

45. Two records of reptiles have been returned relating to slow worm, and grass snake, from 1868 and 1914, respectively. The Site represents only marginal habitat for this group which is only likely to support incidental usage. Should reptiles be active on Site, this activity will be on the periphery, allowing individuals to disperse into adjacent woodland during construction. The risk of impacting on this group is low, and no further survey work is deemed necessary in support of this conclusion.

Hedgehog

46. The Site is likely to be used by this species for foraging. As hedgehog are a Species of Principle importance under Section 41 of the NERC Act 2006, standard mitigation / compensation is recommended later.

Invasive Species

47. No species listed on Schedule 9 of the Wildlife and Countryside Act (1981) were found at the Site during the survey.

Conclusions and Recommendations

48. The habitats on Site are of low ecological value and do not represent a significant constraint to the development.

49. Hedgerows have intrinsic and wildlife value and are listed in the NERC Act 2006 as a Habitat of Principle Importance and should be retained and protected during development (via BS5837:2012 tree protective fencing). Where loss is unavoidable, this should be mitigated via the planting of species rich hedgerow elsewhere on Site, and enhancement of retained areas.

50. The deciduous woodland situated off Site, but overhanging the northern boundary, is assessed as being of higher value, being classified as Priority Habitat under the NERC Act 2006, as well as forming part of the Kirklees Wildlife Habitat Network (KWHN). This represents a potential constraint to development but which can be addressed during the design of the masterplan.

51. To minimise potential impacts of development on this sensitive habitat, it is recommended that a suitable green buffer be incorporated along this boundary. This buffer should be planted with native trees and shrubs, and graded up towards the woodland edge. Private garden plots are generally not accepted as suitable buffers between woodland and development. In addition to reducing impacts on the woodland, such a green buffer would act to enhance the function of the KWHN, reduce the risk of impacts on bats and badgers and provide a gain for ecology.

Bats

52. Although the Site supports no potential for roosting bats, Honley Quarry, which is found close to the northern boundary does have the potential to be used. The stable conditions which are likely to prevail within the exposed rock face provide habitat for hibernating bats.

53. The risk of impacts can however be reduced by the creation of a buffer along the northern boundary – in line with other recommendation in this report. Should any significant ground works be required adjacent to the quarry, further survey may be necessary, and a European Protected Species Mitigation (EPSM) licence is likely to be required for the development. Results of activity survey are presented in R-2780-02.

Badgers

54. A single on Site sett (Sett A) has been shown not to be in regular use. The Site generally does not represent high risk habitat for the creation of setts, however the storage of asbestos sheets appears to have made this area more attractive for sett creation.

55. The removal of the asbestos sheeting which currently shelters the sett entrance is likely to reduce its suitability and likelihood of future usage in the first instance.

56. Well in advance of the sites development, an updating badger survey should be carried out, this will allow active setts to be identified and dealt with in good time prior to construction. If setts are established in areas to be impacted by the development, closure will have to proceed under licence from Natural England.

57. Off Site setts, although in close proximity, are considered to be buffered from impacts due to the topography of the area, and bedrock under which they appear to be established.

Hedgehog

58. Modern gardens often restrict the movement of this species. Garden boundaries could be designed in a way which ensures connectivity across the Site. This can be achieved by installing garden fencing with gaps along the bottom, or creating regular holes along fences of a sufficient size to allow the passage of hedgehog.

Ecological Enhancement

59. The requirement for development to make a positive contribution to biodiversity is clearly set out guidance such as the NPPF and BS:42020 - beyond mitigating or compensating any potential impacts.

60. The following themes provide opportunities for the proposals to deliver such a contribution, and should be included and expanded on through the production of a Biodiversity Management Plan (BMP):

- Use of native canopy forming and understorey trees within the soft landscaping.
- Sow and manage areas of wildflower rich grassland within the POS.
- Installation of bird and bat boxes within retained mature trees and suitable new builds.

Further Ecological Input Required

61. Guidance provided by Clause 8 BS:42020 and ODPM circular 06/05 (2005) makes it clear that proposals and planning decisions should be informed by sufficient information - this is particularly the case in respect of European Protected Species (EPS).

62. Further surveys will inform precautions taken during the Site's development, but will not impact on the layout or planning decisions. These are best carried out once timescales are known. They can be time constrained and information on those required at this Site is provided below to aid project planning.

Table 4 Additional survey required **pre-commencement**

Survey	Rationale	Timing
Badgers	Adjacent woodland represents good habitat for the establishment of badger setts. Updating survey should be carried out closer to the start date, but allowing enough time to deal with any setts established.	Prior to construction. Survey spring in the year prior to start date (ideally).
Nesting bird surveys	Destruction of active nests is prohibited by law. Survey will be needed prior to the Site clearance of only if carried out during the period March - August (inclusive). This would allow any active nests to be identified and protected.	Immediately prior to clearance

* Information on relevant legislation is provided in Appendix 4 of the report

Issues to be addressed in layout or project design

63. The following features should be incorporated into the project in relation to the protection of ecology and compliance with policy and best practice.

Table 5 Issues to be addressed in layout or project design

Requirement	Themes
Ecological Design Strategy (EDS)	Proposals for the Site should consider the constraints highlighted within this report, and detail enhancements to increase biodiversity. Themes which will inform the Site layout in early stages of the design process could include the following - - Retention and protection of valuable hedgerow. - How the layout can be designed in order to maximise the value of green space in the proposals. - How the function of the KWHN will be protected and enhanced through development.

Requirement	Themes
Construction Environmental Management Plan (CEMP: Biodiversity).	A Construction Environmental Management Plan (CEMP: Biodiversity) should be produced detailing – - How construction activities will be carried out in a way which minimizes impacts on adjacent habitats. - How hedgerow will be protected via installation of tree protective fencing.
Biodiversity Management Plan (BMP)	Provide details of general enhancements outlined above, and a strategy for the site management in the longer term.

Appendices

1. Extended Phase 1 Habitat Plan
2. Explanatory Notes and Resources
3. Bat Activity Survey Rationale
4. Information on legislation / protection

References

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Appendix 1 – Extended Phase 1 Habitat Plan

Neutral Grassland

Hedgerow

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Project: Land off Scotgate Road

Title: Habitat Plan

Drawing Number: D-2780-01.1

Scale: Do not scale Date: February 2017

Revision:

Appendix 2 – Explanatory Notes and Resources Used

Site context
Aerial photographs published on commonly used websites were studied to place the site in its wider context and to look for ecological features that would not be evident on the ground during the walkover survey. This approach can be very useful in determining if a site is potentially a key part of a wider wildlife corridor or an important node of habitat in an otherwise ecologically poor landscape. It can also identify potentially important faunal habitat (in particular ponds) which could have a bearing on the ecology of the application site. Ponds may sometimes not be apparent on aerial photographs so we also refer to close detailed maps that identify all ponds issues and drains. We use Promap Street + scale maps for this purpose.

Designated Sites
A search of the MAGIC (Multi-Agency Geographic Information for the Countryside) website was undertaken. The MAGIC site is a Geographical Information System that contains all statutory (e.g. Sites of Special Scientific Interest [SSSI's]) as well as many non-statutory listed habitats (e.g. ancient woodlands and grassland inventory sites). It is a valuable tool when considering the relationship of a potential development site with nearby important habitats. In addition, information from the local record holders was referred to on locally designated sites.

Functional linkage with off-Site habitats

When assessing these we consider whether the Site could be functionally linked to them, considering links such as;

- Hydrological links - is the Site upstream downstream, or could ground water issues affect it?
- Physical links - is the site in close proximity and could it be directly or indirectly affected by construction and operational effects? Conversely it may be that despite proximity major barriers separate the two.
- Recreational links - Do footpaths and roads make it likely that increased recreational pressure could be felt?
- Habitat links - Is the site part of a network of similar habitat types in the wider area? These could be joined by linear corridors or could simply be 'stepping stones of habitat of similar form or function.

Wildlife Habitat Network
Kirklees council draft local plan (November 2016) states that development proposals are require to –

'(iii) safeguard and enhance the function and connectivity of the Kirklees Wildlife Habitat Network at a local and wider landscape-scale unless the loss of the site and its functional role within the network can be fully maintained or compensated for in the long term and

(iv) establish additional ecological links to the Kirklees Wildlife Habitat Network where opportunities exist'

Method
Phase 1 habitat survey methodology (JNCC, 2010). This involves walking the site, mapping and describing different habitats (for example: woodland, grassland, scrub). The survey method was "Extended" in that evidence of fauna and faunal habitat was also recorded (for example droppings, tracks or specialist habitat such as ponds for breeding amphibians). This modified approach to the Phase 1 survey is in accordance with the approach recommended by the Guidelines for Baseline Ecological Assessment (IEA, 1995) and Guidelines for Preliminary Ecological Appraisal (CIEEM 2012).

Faunal appraisal
This section first looks at the types of habitat found on Site or within the sphere of influence of potential development, then considers whether these could support protected, scarce or NERC Act 2006 Section 41 species (referred to collectively as 'notable species').

Records of notable species supplied from a 1-2km area of search are used to inform this appraisal.

We discuss further only notable species or groups which could be a potential constraint due to the presence of suitable habitat and their presence (or potential presence) in the wider area. We screen out and do not present accounts of notable species or groups which do not meet these criteria – in some cases it may be necessary to explain this reasoning.

Evaluation

In evaluating the site the ecologist will take into account a number of factors in combination, such as;

- the baseline presented above,
- the site's position in the local landscape,
- its current management and
- its size, rarity or threats to its integrity.

There are a number of tools available to aid this consideration, including established frameworks such as Ratcliffe Criteria or concepts such as Favourable Conservation Status. Also of help is reference to Biodiversity Action Plans in the form of the Local BAP and Section 41 of the NERC Act (2006) to determine if the site supports any Priority habitats or presents any opportunities in this respect.

The assessment of impacts considers the generic development proposals from which potential effects include:

- Vegetation and habitat removal
- Direct effects on significant faunal groups or protected species
- Effects on adjacent habitats or species such as disturbance, pollution and severance
- Operation effects on wildlife such as noise and light disturbance

Consideration is given to the Local Biodiversity Action Plan (LBAP), which for this site is the 'Kirklees **Biodiversity Action Plan'**.

Species/group	**Habitat**
Floating water plantain	Semi-natural pasture
Great-crested newt	Lowland and upland meadows
Marsh helleborine	Lowland dry acid grassland
Northern wood ant	Blanket bog
Twite	Upland heathland
Watervole	Upland flushes
White-clawed crayfish	Lowland heathland
	Upland oak woodland
	Lowland deciduous and other woodland
	Upland mixed ashwoods
	Wet woodland
	Arable field margins
	Hedgerows
	Rivers, riverine corridors and associated habitats
	Reedbeds
	Scrub and habitat mosaics on previously developed land

Appendix 3 – Bat Activity Survey Rationale

The Bat Conservation Trust Guidelines (BCTG) (Collins 2016) is now widely accepted as providing a basis and rationale for scoping and conducting bat surveys. It is acknowledged that the guidelines provide a wealth of background and are a very useful tool in standardising approaches to survey, it is also felt that an over reliance on some of the guidelines within this document can result in the provision of complicated surveys where they have significant consequences for the cost, or timescale of a large project, but could never deliver positives for bat conservation.

Taking the BCTG document as a whole, Chapter 2 helps the reader understand whether or not surveys are required, and that in the context of planning and development survey is required in relation to ensure;

- the avoidance of legal offences, and;

- the provision of a sufficient level of information - such that will allow the Local Planning Authority to make an informed decision on the proposals and their potential impacts on the Favourable Conservation Status (FCS) of bats.

Attendance at seminars presented by, and discussions with, those involved in production of the BCTG document has emphasised the point that it is within the remit of the consultant ecologist to make a decision on the necessity and scope of surveys - they will use the guidelines in doing so but are not in any way bound by them: this is reflected in Section 1.1 of the guidelines -

> *'The Guidelines do not aim to either override of replace knowledge and experience. It is accepted that departures from the guidelines (e.g. either decreasing or increasing the number of surveys carried out or using alternative methods) are often appropriate. However, in this scenario an ecologist should provide documentary evidence of (a) their expertise in making this judgement and (b) the ecological rationale behinethe judgement. '*

Such decisions require a consideration of the potential of the project to impact on bat habitat, alongside analysis of the value of habitat on and around the site and of local records and the likelihood that bats might occur in significant numbers. Our reports aim to present information on how we have arrived at our decision on the site, what assumptions we have based this on, and where further survey is recommended we indicate what the objective of this survey should be and how best this would be achieved.

The Site is of relatively low suitability for foraging / commuting bats, with value restricted largely to hedgerow and boundary woodland. In order to assess the usage of the site, and the potential impacts on the development survey is recommended in Spring, Summer & Autumn. This should be in the form of walked transects, accompanied by a minimum of 5 nights of remote monitoring at a single recording station along hedge lines.

Objectives of these surveys should be:

- confirm levels of use and the assemblage of bats present on the site generally
- confirm patterns of activity and identify key features
- identify levels of use of the affected foraging or commuting features to be and inform levels of mitigation require (if any).

Appendix 4 Wildlife Legislation, Policy and Guidance

This is not an exhaustive list but sets out briefly the relevance of Legislation, Policy and Guidance in terms of planning applications and this assessment.

Legislation

Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora (EC Habitats Directive).

Provides framework at an international (EU) level for the consideration / protection of European Protected Species (EPS), and habitats through the designation of sites.

Council Directive 79/409/EEC on the Conservation of wild birds (EC Birds Directive) and The Ramsar Convention on Wetlands of International Importance (1971)

Provides framework at an international (EU) level for the consideration / protection of important bird populations and the sites on which they are dependant.

The Conservation of Habitats and Species Regulations (2010)

This transposes 1 into UK law and provides the basis on which all EPS are protected and impacts on them can be licensed in the UK.

The Wildlife and Countryside Act (1981) as amended

This provides the basis on which UK species are legally protected or restricted and confers protection on Sites of Special Scientific Interest SSSIs. It contains annexes of plants and animals which are legally protected as well as those which are considered to be invasive or harmful. It provides the basis on which impacts on such species can be licensed in the UK and provides controls on work on or near SSSIs.

The Countryside and Rights of Way Act 2000 (CRoW)

Provides a statutory basis for nature conservation, strengthens the protection of SSSIs and UK protected species and requires the consideration of habitats and species listed on the UK and Local Biodiversity Action Plans (UKBAP / LBAP).

Natural Environment and Rural Communities Act 2006 (NERC)

Sets out the responsibilities of Local Authorities in conserving biodiversity. Section 41 of the Act requires the publishing of lists of habitats and species which are "of principal importance for the purpose of conserving biodiversity". At present these largely reflect those making up the UKBAP lists.

Hedgerows Regulations (1997)

Define and provide protection for Important Hedgerows.

Protection of Badgers Act (1992)

Protects badgers from persecution, this includes excavation / development in the proximity of setts.

Protected Sites

Statutory EU / International Protected Sites

Special Areas of Conservation (SACs); and Special Protection Areas (SPAs) and Ramsar Sites contain examples of some of the most important natural ecosystems in Europe. Work on or near these sites is strictly protected and Local Authorities will be expected to carry out 'Appropriate Assessment' of development in proximity of them. In this case there is often an increased burden on the developer in relation to provision of information and assessment.

Statutory UK Protected Sites

Local Nature Reserves (LNRs); National Nature Reserves (NNRs); Sites of Special Scientific Interest (SSSIs) all receive strict protection under UK legislation. Work in or in proximity to these sites would be restricted with any needing to be agreed with Natural England. Natural England now provide guidance on the nature of development which could impact on SSSIs through Impact Risk Zones.

Locally Protected Sites

Local Authorities have a variety of protected wildlife sites designated at a local or regional level. These are gradually being brought under the banner of Local Wildlife Sites (LWS) but at present a plethora of different designations exist - all subject to local policy.

Protected Species

European Protected Species

A number of species (most relevantly bats, great crested newts [GCN], and otters) receive strict protection from killing, injury and disturbance under The Conservation of Habitats and Species Regulations (2010). Protection is also conferred on the habitats on which they rely such as roost space in the case of bats and ponds and fields etc. in the case of GCN.

UK Protected Species

A number of species (including bats, GCN, watervole and white clawed crayfish) are strictly protected under The Wildlife and Countryside Act (1981) as amended, from killing, injury, disturbance and damage or destruction of their resting places etc. Certain species (such as reptiles) and some birds (such as barn owl) receive partial protection e.g. at certain times of the year or form certain activities only. All nesting bird species are protected from damage or destruction of their nests - whilst active.

Invasive species

Schedule 9 of the Wildlife and Countryside Act (1981) as amended, lists these species and makes it an offence to cause or allow their spread in the wild. This often has impacts on development and planning in relation to the presence of invasive plant species such as: himalayan balsam (*Impatiens glandulifera),* japanese knotweed (*Fallopia japonica*) and giant hogweed *(Heracleum mantegazzianum*).

Planning Policy / Guidance

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework was published in 27 March 2012 replacing the majority of previous Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs). The most relevant paragraphs from the NPPF are set out below.

The general approach to assessing the natural environment is now embedded within the definition of what 'sustainable development' is. Paragraph 7 (P7) of the NPPF states that sustainable development should "contribute to protecting and enhancing our natural environment" and "help to improve biodiversity". There is also a need for positive inclusion of the natural environment in development design and "moving from a net loss of bio-diversity to achieving net gains for nature" (P9). P14 sets out the Frameworks presumption in favour of sustainable development.

The natural environment is stated within the NPPF core principles: development should "*recognise the intrinsic character and beauty of the countryside*" and contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should, "*prefer land of lesser environmental value, where consistent with other policies in this Framework*" (P17).

Section 11 of the NPPF details the approach to the natural environment. The Framework states that development should "*minimise impacts on biodiversity and provide net gains in biodiversity, where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures*" (P109).

The Framework sets out ways to minimise the impacts on biodiversity through "*promoting the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets*" (P117).

The NPPF requires the consideration of the impacts of development on the natural environment. The Framework also encourages "*opportunities to incorporate biodiversity in and around developments*" (P118). Importantly this paragraph (P118) sets out the hierarchy of avoiding, mitigating and compensating harm from development - plans should ensure that they can demonstrate engagement with this hierarchy when required.

Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services.

This strategy builds on the Natural Environment White Paper (June 2011) - The Natural Choice: securing the value of nature. Setting out the current UK Government's approach to nature conservation. It promotes a more coherent and inclusive approach to conservation and the valuing in economic and social terms of economic resources.

The strategy promotes initiatives such as Biodiversity Offsetting, Nature Improvement Areas and a focus on well-connected natural networks and introduces the concept of securing a 'no net loss' situation with regard to UKBAP / Section 41 habitats and species.

ODPM circular 06/05 (2005) Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within the Planning System

Provides guidance to Local Authorities on their obligations to biodiversity – particularly in relation to assessing planning applications and ensuring the adequacy of information.

BSI (2013) British Standards Institute BS 42020:2013 Biodiversity — Code of Practice for Planning and Development.

Provides a standard for the biodiversity assessment and development industries and decision makers such as Local Planning Authorities to work to.

Bat Activity Survey

Land off Scotgate Road, Honley

Report reference: R-2780-02

January 2018

Report Title:	Bat Activity Survey Land off Scotgate Road, Honley
Report Reference:	R-2780-02
Written by	Daniel Ross BSc (Hons) Grad CIEEM Ecologist
Technical review:	Sam Kitching BSc (Hons) Grad CIEEM Ecologist
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Summary Statement

The Site has been found to support low – moderate levels of bat activity, dominated by common species. The development proposed is unlikely to impact significantly on local bat populations. Standard precautions are recommended with regards to the lighting of boundary habitats.

Introduction

1. Subsequent to the recommendations made in Brooks Ecological's report (R-2780-01.2) detailed bat survey was commissioned at land off Scotgate Road, Honley, West Yorkshire (SE 133 120).

2. The need for survey and the scale of study applied to the site is discussed in our previous report (R-2780-01.2) and not repeated here, these two reports should therefore be read in conjunction for full context.

Box 1 *Legal background*

Bats are afforded full protection under The Wildlife and Countryside Act (1981) plus amendments, and the Conservation of Habitats and Species Regulations 2010. Under these Acts it is an offence among others, to recklessly kill, injure or disturb bats. It is also an offence to destroy or obstruct a roost even if bats are not in occupancy at the time of the action.

There are no defences against contravention of the Conservation of Habitats and Species Regulations 2010 which means that it is important for detailed and well designed bat surveys to be carried out, prior to carrying out activities that may impact upon bat roosts such as demolition of buildings or removal of trees.

Where bats are found within a potential development site, a license from Natural England may need to be secured if works that could otherwise contravene legislation are to be carried out. These licences are only issued where Natural England is satisfied that works are unavoidable and would not have a negative impact on the favourable conservation status of bats. A Natural England license requires that the potential development site has full planning permission and that bats were a material consideration of the planning permission.

Box 2 *Bat roosts*

Bats roost in buildings and trees in different locations depending upon time of year and environmental factors such as position of the sun, proximity to heat sources and feeding grounds. The following types are commonly referred to:

Transitional roosts:
Bats frequently gather early in the season (March to April) before dispersing to summer roosts. Bats can be found in high numbers in these roosts for a very short period. Transitional roosts can also be found shortly before hibernation in August to October when bats (depending upon species) can gather in roosts not used earlier in the season.

Maternity roosts:
These are among the most important roosts and are normally occupied from May to August. Depending on the species involved, some maternity roosts can contain a very significant proportion of the local population.

Summer (non-breeding) roosts
Small groups of non-breeding female and male bats can gather in these roosts or bats from a local population may choose to roost individually. There are normally a large number of suitable locations for summer non-breeding roosts and these may be routinely used or used only on an occasional basis. Irregularly used summer roosts can be very hard to find without unreasonable survey effort.

Mating roosts
Around September bats will gather in roost to mate; these are often in different locations than summer or breeding roosts.

Hibernation roosts
As bats in hibernation roosts are highly vulnerable to disturbance and bats can be present in large numbers these are considered to be among the most important bat roosts. Many species of bats roost in large and nationally important hibernation roosts associated with underground sites, many of which are well known and protected. However, the most common bat in the UK (the common pipistrelle) is largely unaccounted for in winter but thought to disperse and roost individually or in small groups in thermally stable cracks and crevices in thick walls or trees.

Local Status

3. The application site is within the natural range of species of bats listed in Table 1.

Table 1: Bat species recorded within 100km of the application site

Species	National status
Pipistrelles (*Pipistrellus pipistrellus* and *P. pygmaeus*)	widespread/common
Nathusius' Pipistrelle (*Pipistrellus nathusii*)	widespread/rare
Noctule (*Nyctalus noctula*)	widespread/frequent
Leisler's (*Nyctalus leisleri*)	widespread/rare
Brown long-eared (*Plecotus auritus*)	widespread/common
Natterer's (*Myotis nattereri*)	widespread/frequent
Daubenton's (*Myotis daubentonii*)	widespread/common
Whiskered/Brandt's (*Myotis mystacinus* and *M. brandtii*)	widespread/scarce
Alcathoe's (*Myotis alcathoe*)	local/unknown
Serotine (*Eptesicus serotinus*)	south restricted/uncommon

Method

4. The objective of the survey was to characterise how local bat populations currently make use of the site, so that an accurate assessment of the potential impacts of development on the site could be made. Transect and remote monitoring surveys were carried out to collect the following data (BCT survey guidelines 2016):

    - The assemblage of bat species using the site;
    - The relative frequency with which the site is used by different species;
    - The nature of activity for different bat species, for example foraging, commuting and roosting.

5. The transects began around sunset and continued up to 2 hours after when all bats were thought to have emerged, and thus were actively foraging and commuting. Conditions and dates are summarised in table1 below.

6. The transect was walked by a single surveyor, equipped with a heterodyne detector as well as a Titley Scientific Anabat Express, used to track the transect route and aid species identification. Notes taken during the survey were then used to produce the activity 'heat map'. Activity was split into three categories; low irregular, low regular and medium regular. Low activity was classified as up to 2 individual bats, with medium being anything over 2.

7. Surveys were directed by Daniel Ross BSc (Hons). Daniel has over 7 years of experience conducting bat surveys in a professional capacity and is registered to use the Class Survey Licence WML CL18 (Level 2).

Table 2: Survey summary

Survey	Date	Sunset	Weather	Invertebrate activity
Spring	24.04.16	20:25	Fine, Dry, clear, 12°C	Moderate
Summer	20.06.16	21:41	Fine, dry, clear, 17°C	Moderate
Autumn	07.09.16	19:41	Fine, dry, clear, 15°C	Low

8. To supplement data collected during transects, static monitoring devices (Wildlife Acoustic SMZC) was deployed adjacent to the northern boundary woodland prior to the start of each survey. This were then left to run for a minimum of 5 nights.

9. Static monitoring can only reliably provide information on what species of bat are regularly making use of a site. More detailed information on bat activity, such as frequency of bats, nature of activity (foraging, commuting, flight path), etc. can only be gleaned through walked transects. The frequency of calls recorded can, to some extent, suggest whether activity on site is low, moderate or high, by comparing data collected with that of similar sites that have been surveyed.

10. A single registration accounts for up to 15 seconds of continuous bat call. Large batches of registrations can be interpreted in several different ways, i.e. a single bat foraging continuously for only an hour can result in many hundreds of registrations being logged; similarly, many hundreds of bats commuting quickly past the detector can result in the same number of registrations.

Results

Spring Transect

11. The transect began along the northern boundary, with the surveyor initially assessing for commuting bats along the woodland edge.

12. Activity during the transect consisted solely of a single audio registration of a noctule – although this bat was not seen and was likely commuting high over / near the Site. No other activity was noted.

Spring Static Monitoring

13. A single SMZC device was deployed at the northern boundary. This was deployed on the 24th April 2017 and left to run for 10 nights.

14. Activity is dominated by common pipistrelle, with other species noted including noctule, and soprano pipistrelle (see pie-chart overleaf). An average of 70

registration per night were logged across the monitoring period, which represents very low-level activity.

15. Activity can be seen to peak between 8-9pm, with peaks also noted between 3-4am. This activity is likely indicative of bats using the northern boundary to commute from roost locations to foraging habitat.

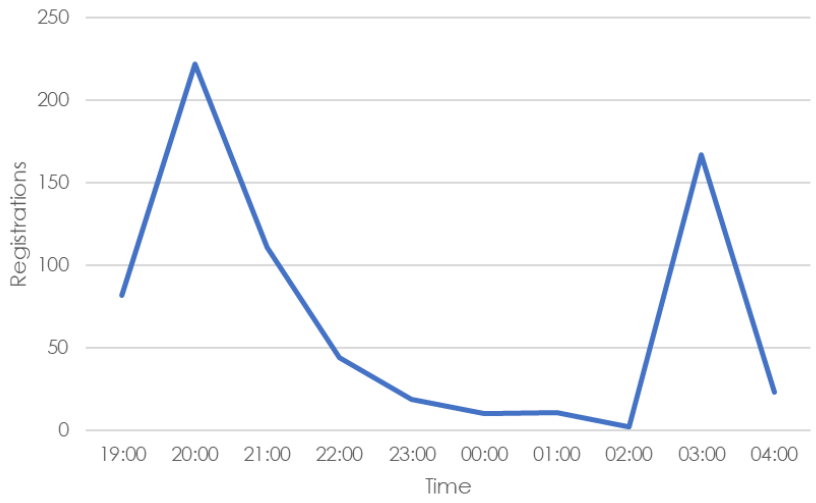


Figure 1

Bat activity through the night across spring monitoring period.

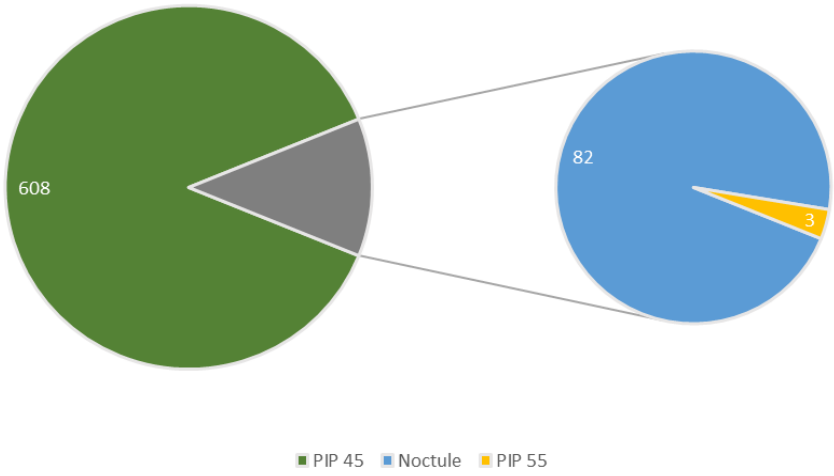


Figure 2

Species composition across spring monitoring period

Summer Transect

16. As before, the transect began with the surveyor positioned at the northern boundary. Again, activity was relatively low, comprising occasional commuting common pipistrelle, predominantly focused along the northern boundary, with occasional foraging activity along garden boundaries to the east.

Summer Static Monitoring

17. A single SMZC device was deployed at the northern boundary. This was deployed on the 8th June 2017 and left to run for 12 nights.

18. Across the monitoring period there was an average of 54 registrations per night. This represents very low activity, which is consistent with activity noted on the transect.

19. Figure 3 below shows the number of registrations throughout the night across the monitoring period. As was the case in spring, two distinct peaks are evident, between 22:00 and 23:00, and then again between 3:00 and 4:00 am. Again, it is concluded that this activity represents bats commuting between roost locations, and foraging habitat.

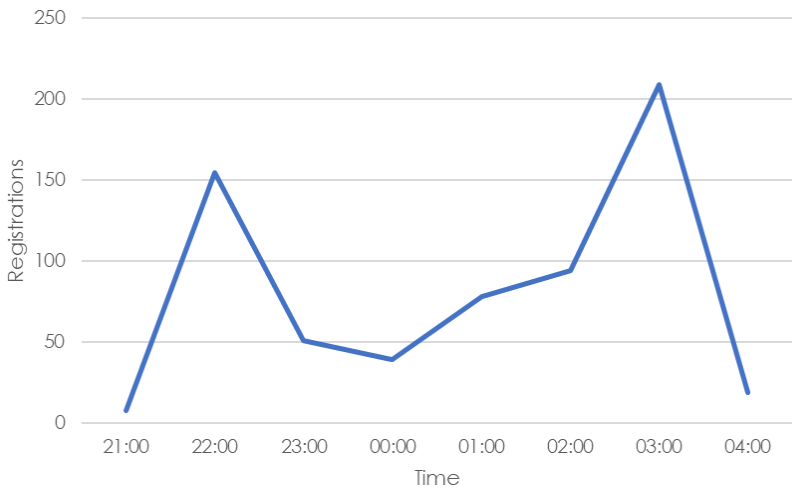


Figure 3

Bat activity through the night across summer monitoring period.

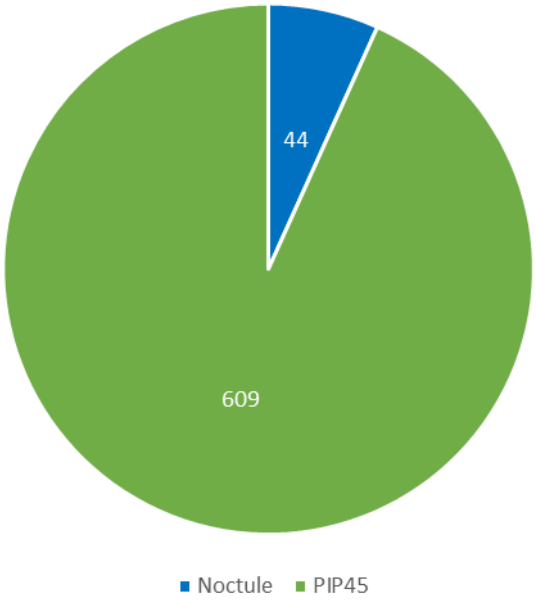


Figure 4

Species composition across summer monitoring period

Autumn Transect

20. Survey commenced at the north-western corner of the Site. Activity levels were increased, when compared with spring / summer, although still low. A maximum of 2 bats were noted foraging at any one time. Activity was focused along the northern boundary, with occasional activity along the southern hedge line. Activity was of common pipistrelle only.

Autumn Static Monitoring

21. A single SMZC device was deployed at the northern boundary. This was deployed on the 9th October 2017 and left to run for 7 nights.

22. Registrations were markedly higher than in previous seasons, although with an average of 476 registrations per night this still represents only low to moderate levels of activity. Activity was dominated by common pipistrelle, which accounts for more than 98% of the registrations, with very low numbers of noctule and soprano pipistrelle.

23. Again, peaks in activity recorded suggest the Site is used as a commuting corridor between roosts and foraging habitat.

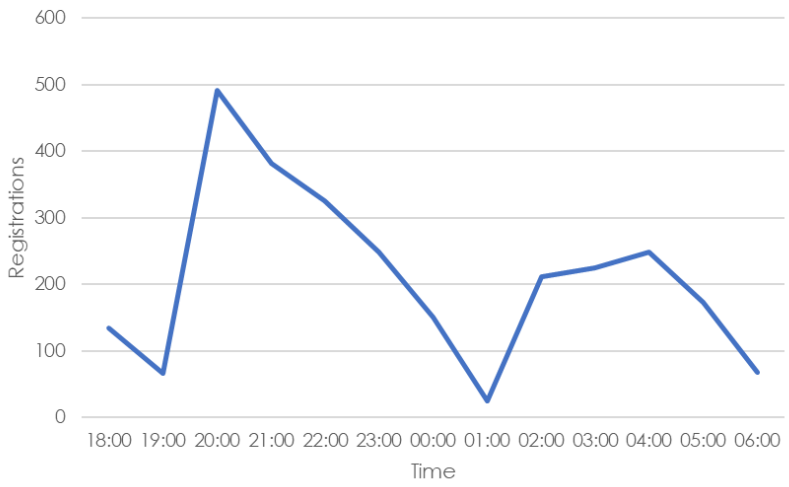


Figure 5

Bat activity through the night across spring Autumn period.

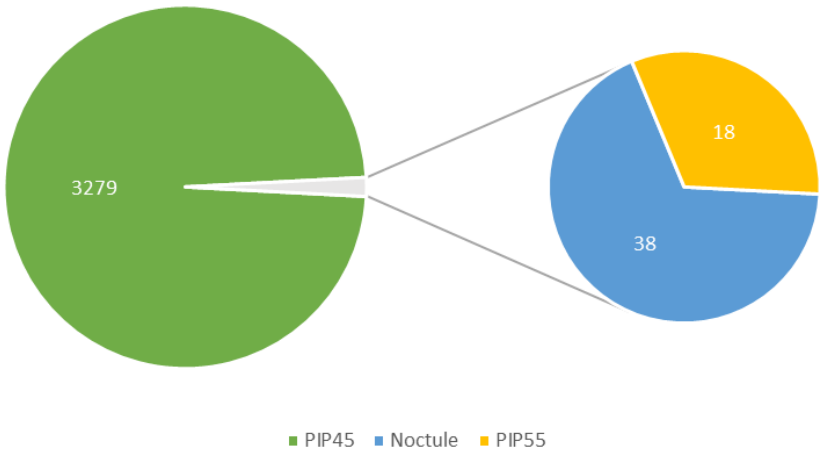


Figure 6

Species composition across Autumn monitoring period

Summary

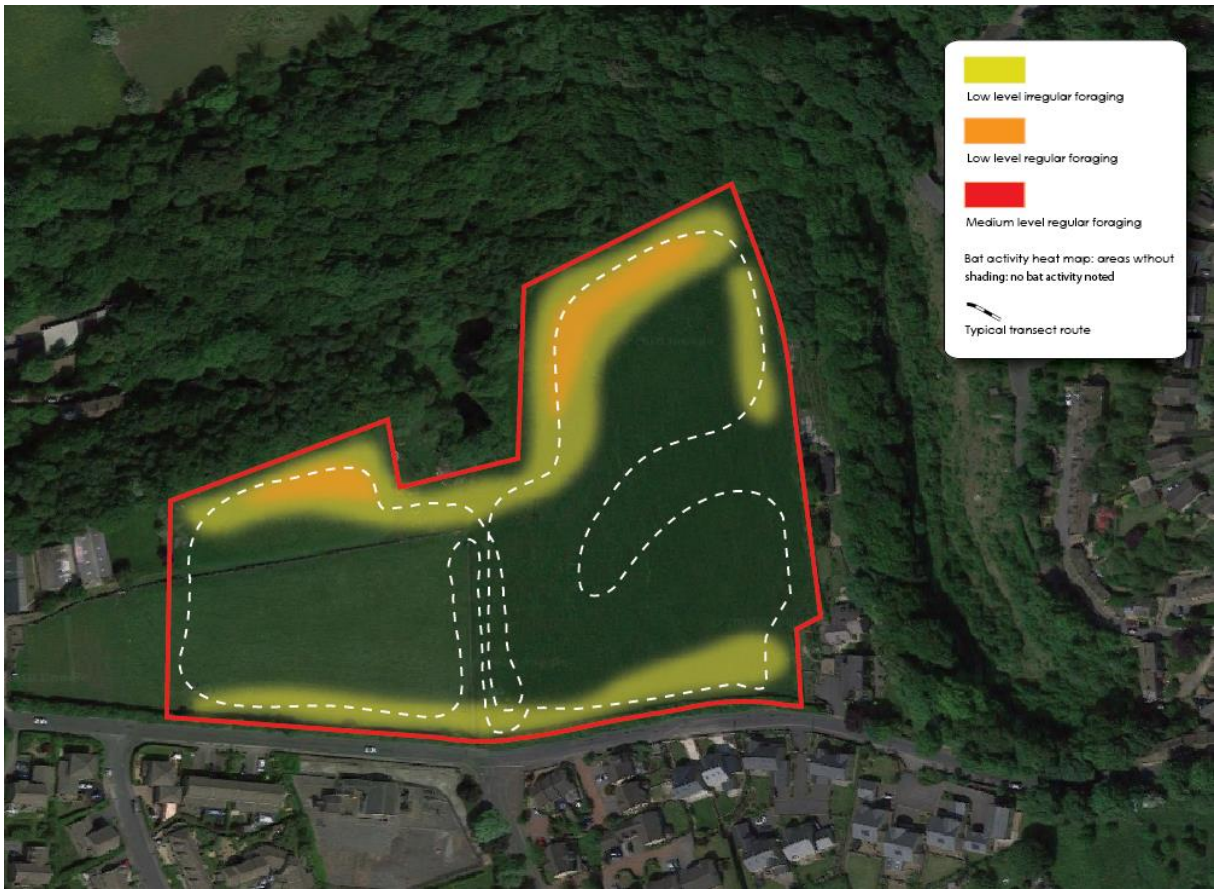
24. Recorded data corroborates the findings of the transect surveys with the activity dominated by common and soprano pipistrelle which account for over 96% of recordings.

25. During all monitoring periods a peak in activity is noted at times when bats would be expected to be commuting to and from roosts.

26. An increase in activity is noted in the Autumn monitoring period; although this still only represents relatively low activity - this could be due to the presence of transitional roosts in the area.

27. The data and transects builds a picture of the northern boundary being used by low numbers of bats commuting between roost sites and foraging habitat, but does not suggest the Site is of significant importance to local populations. Additionally, it suggests that the Site is only used by common and widespread species.

Figure 7 Bat activity summary



Evaluation & Recommendations

28. Survey has found foraging activity to be generally low throughout the active season. Although not likely to be of significant importance to local bat populations, the woodland edge along the northern boundary has been shown to facilitate the movement of small numbers of common pipistrelle. As such it is recommended that precautions be taken in order to ensure the connective function of this feature is maintained post development.

29. The current proposals show the buffering of the woodland edge by public open space across the north-eastern extent, and rear gardens to the north-west. Illumination of this feature could prejudice its use by bats and as such, where lighting is necessary, impacts should be minimised by implementing the following (Stone, E.L. (2013):

    - Use of narrow spectrum lights with no UV or warm white light;
    - Directing lighting downwards;
    - Use of low level lighting (e.g. 2m high lighting columns);
    - Use of hoods and cowls to direct lighting onto required areas and not onto adjacent habitats;
    - Restrict hours of light.

30. The above measures should ensure that the woodlands connective function is maintained and that local populations are not adversely impacted by the development.

Enhancement

31. UK government's guidance on nature conservation in relation to development (NPPF) makes it clear that opportunities should be sought through their planning system to use development as an opportunity to enhance sites for wildlife where possible.

32. The area of public open space represents an opportunity to increase the value of the woodland edge to foraging bats. This could be achieved by sowing with a wildflower mix, and planting with native trees / scrub to create a woodland edge habitat.

33. To further enhance the Site, bat boxes could be erected on new buildings. These should be focused along the northern boundary, in areas of minimal disturbance.

34. Landscaping should also consider the use of night flowering plants such as honeysuckle and evening primrose.

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Heritage Appraisal: Land off Scotgate Road, Honley, Kirklees

REF: DL/P18-0086 **DATE:** 19th January 2018

1. INTRODUCTION

1.1 A heritage appraisal has been commissioned by Barratt Homes & David Wilson Homes Yorkshire West to provide heritage information to support the promotion of land off Scotgate Road, Honley, also known as site H664 within the Allocations and Designations section of the Kirklees Publication Draft Local Plan (Figure 1). The allocation site is located directly to the north of Scotgate Road in Honley. It is described further in the site visit section below

1.2 This document makes reference to a 2015 Heritage Impact Assessment (HIA) which was prepared for Kirklees Council by Farrell & Clark Architects to assess the potential impacts on the heritage resource which could arise from the allocation and development of H664. It should be noted that the current allocation site comprises the central and eastern parts of H664, as following completion of the HIA the allocation site was reduced to its current extent to mitigate potential harm to the significance of the Grade II Listed *Clitheroe Farmhouse and Barn* (which was formerly located within H664) as a result of change within its setting.

1.3 This appraisal will identify the heritage assets that have the potential to experience harm to their significance from the development of the allocated site.

1.4 This appraisal has also been prepared in response to questions raised by the Inspector which will be addressed within the hearing sessions taking place as part of the Local Plan adoption process.

2. LEGISLATION AND PLANNING POLICY

Legislation

2.1 Legislation relating to the built historic environment is primarily set out within the Planning (Listed Buildings and Conservation Areas) Act 1990 which provides statutory protection for Listed Buildings and Conservation Areas.

2.2 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: "*In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*".

2.3 In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case,[1] Sullivan LJ held that: "*Parliament in enacting section 66(1) did intend that the*

[1] East Northamptonshire District Council v SSCLG (2015) EWCA Civ 137

desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."

2.4 Recent judgement in the Court of Appeal[2] ('Mordue') has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied, this is in keeping with the requirements of the 1990 Act.

The National Planning Policy Framework (March 2012)

2.5 National policy and guidance is set out in the Government's National Planning Policy Framework (NPPF) published in March 2012. This replaced the previous suite of national Planning Policy Statements, Planning Policy Guidance notes and some Circulars, including those related to heritage, with a single streamlined document. The NPPF needs to be read as a whole, and is intended to promote the concept of delivering sustainable development.

2.6 The NPPF sets out 12 no. core planning principles for delivering sustainable development. For the purposes of this Appraisal, particular regard should be had to the tenth core principle, which identifies at paragraph 17 of the NPPF that planning should "*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*".

2.7 Heritage Assets are defined in Annex 2 of the NPPF as: "*A building, monument, site, place, area or landscape meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the Local Planning Authority (including Local Listing)*".

2.8 The NPPF goes on to define a Designated Heritage Asset as: "*World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation* ".

2.9 Significance is defined as: "*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting*".

2.10 Section 12 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 126 that: "*Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment,29 including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

[2] Jones v Mordue Anor (2015) EWCA Civ 1243

- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*"

2.11 Paragraph 129 states that: "*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal*".

2.12 With regard to the impact of proposals on the significance of a heritage asset, paragraph 132 is relevant and reads as follows: "*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alterations or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites should be wholly exceptional*".

2.13 In the context of the above, it should be noted that paragraph 133 reads as follows: "*Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss or all of the following apply:*

- *the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use*"

2.14 Paragraph 134 goes on to state: "*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should*

be weighed against the public benefits of the proposal, including securing its optimum viable use"

Current Local Planning Policy

2.15 Planning applications within Kirklees are considered under the 2007 'saved' policies of the Kirklees Unitary Development Plan. Policy BE3, which addressed applications for planning permission which would affect the setting of a Listed Building, was not saved. Planning applications within Kirklees affecting Listed Buildings should therefore be considered under paragraphs 132 – 134 of the NPPF and Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Emerging Local Planning Policy

2.16 The 2016 Publication Draft of the Kirklees Local Plan was submitted to the Secretary of State for Communities and Local Government for consideration in April 2017. Policy PLP 35 Historic Environment states:

1) *Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should conserve those elements which contribute to its significance. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances.*

2) *Development proposals affecting archaeological sites of less than national importance should conserve those elements which contribute to their significance in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development. Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place are permitted only where the public benefits of the development would outweigh their harm.*

3) *Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:*

a) *ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;*

b) *ensure that proposals within Conservation Areas conserve those elements which have been identified as contributing to their significance in the relevant Conservation Area Appraisals;*

c) *secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm buildings, places of worship and*

civic and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity;

d) *identify opportunities, including use of new technologies, to mitigate, and adapt to, the effects of climate change in ways that do not harm the significance of heritage assets and, where conflict is unavoidable, to balance the public benefit of climate change mitigation measures with the harm caused to the heritage assets' significance;*

e) *accommodate innovative design where this does not prejudice the significance of heritage assets;*

f) *preserve the setting of Castle Hill where appropriate and proposals which detrimentally impact on the setting of Castle Hill will not be permitted.*

3. SITE VISIT

3.1 The *c*. 3.2ha allocation site comprises two fields of pasture (Plate 1, Plate 2) on a gentle north-north-east-facing slope above the deep, narrow valley of the Mag Brook to the north. The site is bounded by a stone boundary wall along the Scotgate Road to the south (Plate 3). The site is bounded by semi-detached houses and woodland to the east, by woodland and a former quarry to the north, and to the west by open pastureland adjacent to the Grade II Listed *Clitheroe Farmhouse and Barn*.

Plate 1: View across centre of site, looking north-west

Plate 2: View across eastern part of site, looking north-east to Castle Hill on the skyline

Plate 3: View north-east along southern site boundary on Scotgate Road

4. DESIGNATED ASSETS

4.1 There are no Registered Parks and Gardens, Registered Battlefields or World Heritage Sites within or in the vicinity of the allocation site. A Conservation Area and a number of Listed Buildings are located in the vicinity of the allocation site, and a Scheduled Monument in the wider area, including a number set out below. The designated assets discussed below are referenced in the text in bold with their National Heritage List reference number and shown on Figure 2 and Figure 3.

- Honley Conservation Area *c*.20m to the east of the site, including a number of Listed Buildings in the vicinity of the site: Grade II Listed *66, 68, 70, Thirstin Road* (**1134782**) *c*. 125m north-east; Grade II Listed *Sundial House* (1313603) *c*. 185m to the east; and the Gr ade II Listed *1, 3, 5, Scotgate Road* (1134815) *c*. 240m east of the site;
- Grade II Listed *Clitheroe Farmhouse and Barn* (**1228468**) *c*. 65m to the west;
- Grade II Listed *20, 22, 24, Grasscroft Road* (**1134869**) *c*. 295m south of the site;
- Grade II Listed *5, Old Moll Road* (**1134834**) *c*. 250m west of the site;
- Grade II Listed *Lord's Mill* (**1134835**) *c*. 290m north-west of the site; and
- Scheduled Monument *Cairnfield in Honley Old Wood, 280m north west of the Woodlands* (**1018556**) c. 575m west of the site.

4.2 Due to the nature of the topography and the surrounding woodland and built form, the allocation site does not form part of the setting of Honley Conservation Area, the Scheduled *Cairnfield* or the Listed Buildings mentioned above, apart from *Clitheroe Farmhouse and Barn* (discussed further below). Development within the allocation site would not therefore result in harm to the significance of any of these designated heritage assets.

Castle Hill Scheduled Monument

4.3 Additionally, the Scheduled Monument *Castle Hill: slight univallate hillfort, small multivallate hillfort, motte and bailey castle and deserted village* (**1009846**) *c*. 2.44km north-east of the allocation site (Figure 3) has also been considered. The 2016 Castle Hill Setting Study[3] forms part of the evidence base for the Publication Draft Kirklees Local Plan, to inform Local Plan allocations and future development management functions. The allocation site is not located on a 'significant ridgeline' as identified in the Setting Study, and development would comprise an extension of an existing urban area already visible from Castle Hill. The allocation site is not located within any key views to Castle Hill, and is not located within a view between Castle Hill and any associated historic sites - development of the site would not intrude upon views between Castle Hill and the *Cairnfield in Honley Old Wood* Scheduled

[3] Atkins, 2016, Castle Hill Setting Study

Monument. Allocation and development of the site would not therefore result in any harm to the significance of Castle Hill Scheduled Monument as a result of a minor and distant change within its setting.

Grade II Listed Clitheroe Farmhouse and Barn

4.4 The Grade II Listed *Clitheroe Farmhouse and Barn* (**1228468**) are located *c*. 65m west of the allocation site (Plate 4, Plate 5). The buildings comprise an attached perpendicular farmhouse and barn, with the primary elevation of the farmhouse facing south. The barn is attached to the west side of the farmhouse and projects southward. The Historic England Listing Description describes the buildings as follows:

"*Handed pair, with barn at 90°. Late C18. Hammer dressed stone. Quoins. Stone slate roof. Gable copings on carved kneelers. Two storeys. South elevation: 2 central doors with one 4-light stone mullioned window to each side (each with 2 mullions removed). To first floor: four 4-light stone mullioned windows (each with 2 mullions removed). Barn at 90°: coursed rubble. Quoins. Gable copings on carved kneelers. East elevation: large door to right with round arch with small light over. Small doorway. Later single light at high level. West elevation: central doorway. One 3-light stone mullioned window. At high level: two 3-light stone mullioned windows (blocked). Later extension to south*."

4.5 The buildings primarily derive their significance from the architectural and historic interest of their built fabric, and from their aesthetic value. They also derive some of their significance from their setting. The principal element of their setting is the farmyard including gardens, later farm structures (the modern portal frame barns less so) and stone boundary walls, which make a contribution to their historical value as farm buildings. The surrounding agricultural land also makes a moderate contribution to their aesthetic value and to their historical value as farm buildings. This also includes historic boundaries in the surrounding farmland, where they survive. The surrounding agricultural land comprises the farmland uphill to the west and downhill to the east of the farmhouse; the former farmland to the south has been developed with modern suburban residences. However, it should be noted that the farmhouse is a practical building, and its primary relationship appears to be with the historic route of Scotgate Road to the south.

Plate 4: 2016 aerial image of Clitheroe Farmhouse and Barn

Plate 5: View of Clitheroe Farmhouse and Barn from Scotgate Road, looking north

4.6 The allocation site forms part of the surrounding agricultural land which makes a moderate contribution to the significance of the Grade II Listed *Clitheroe Farmhouse and Barn*, although it has suffered extensive boundary loss since the 19th century. The current proposals include the retention of some of the surviving historic boundaries, which is of benefit to the setting of the asset.

4.7 It should be noted that a 65m-wide buffer of rural land between the buildings and the allocation site is currently proposed for retention, preserving the sense of the rural aspect to the east. This could be further enhanced by sensitive design, e.g. judicious

use of open space or development offsets, planting or low-density development in the western part of the allocation site.

4.8 No key views of the asset from important vantage points will be screened as a result of development within the site. The current scheme will enable views of the farmhouse and barn from the north-east within the site, looking along a historic stone boundary wall which will be retained within a green corridor, which will help to mitigate some of the harm to the setting of the asset.

4.9 Development within the allocation site would therefore result in less than substantial harm to the significance of the Grade II Listed *Clitheroe Farmhouse and Barn*. The level of harm would be in the middle of the spectrum of less than substantial harm. This harm would need to be weighed against the public benefits of a proposed scheme.

4.10 Furthermore, it is considered that extension of the allocation site *c*. 25m to the west, to the level of the easternmost modern portal frame barn (corresponding with the western border of the 'Moderate Significance' area identified in the HIA), would not increase the level of harm above what has been set out above. It would therefore be viable to slightly increase the size of the allocated site.

5. ARCHAEOLOGY

5.1 No Class 1 (Scheduled Monuments) or Class 2 (Sites of Special Archaeological Value – regionally/nationally important) Archaeological Sites, as identified on the Unitary Development Plan Proposals Map, are located within or in the vicinity of the allocation site.

6. RESPONSE TO INSPECTOR'S QUESTIONS

6.1 The Inspector's Questions regarding H664 are as follows:

1) Has the impact of the proposal on heritage assets been adequately assessed and addressed?

2) What are the implications arising from the Heritage Impact Assessment (HIA) (LE79)?

3) Does the non-developable area identified in the proposal correspond to the areas of 'high' and 'considerable' significance in the HIA?

4) How would the provision of a footway along the Scotgate Road frontage affect the heritage asset?

Question 1

6.2 It is considered that the impact of the proposal on the heritage assets (*Clitheroe Farmhouse and Barn*) has been adequately assessed by the HIA, a site visit and this appraisal. The impact on the heritage assets has been adequately addressed by the removal of the western part of H664 surrounding these buildings from the allocation, moving the western boundary of the allocation site from *c*. 210m west of the farmhouse and barn to *c*. 65m east of the assets.

Question 2

6.3 The implications of the HIA were that allocation of the original extent of H664 could potentially result in a development which could cause substantial harm to the significance of the Grade II Listed *Clitheroe Farmhouse and Barn*. This has been addressed by the reduction of the size of the allocation site to exclude the assets.

Question 3

6.4 The non-developable area does not correspond completely with the areas of 'high' and 'considerable' significance in the HIA. The non-developable area includes both of these areas, and extends partly into the area of 'moderate significance' identified in the HIA. As a result, this Heritage Appraisal has recommended that the boundary of the allocation site be extended further west to correspond with the boundary of the 'moderate' and 'high significance' areas.

Question 4

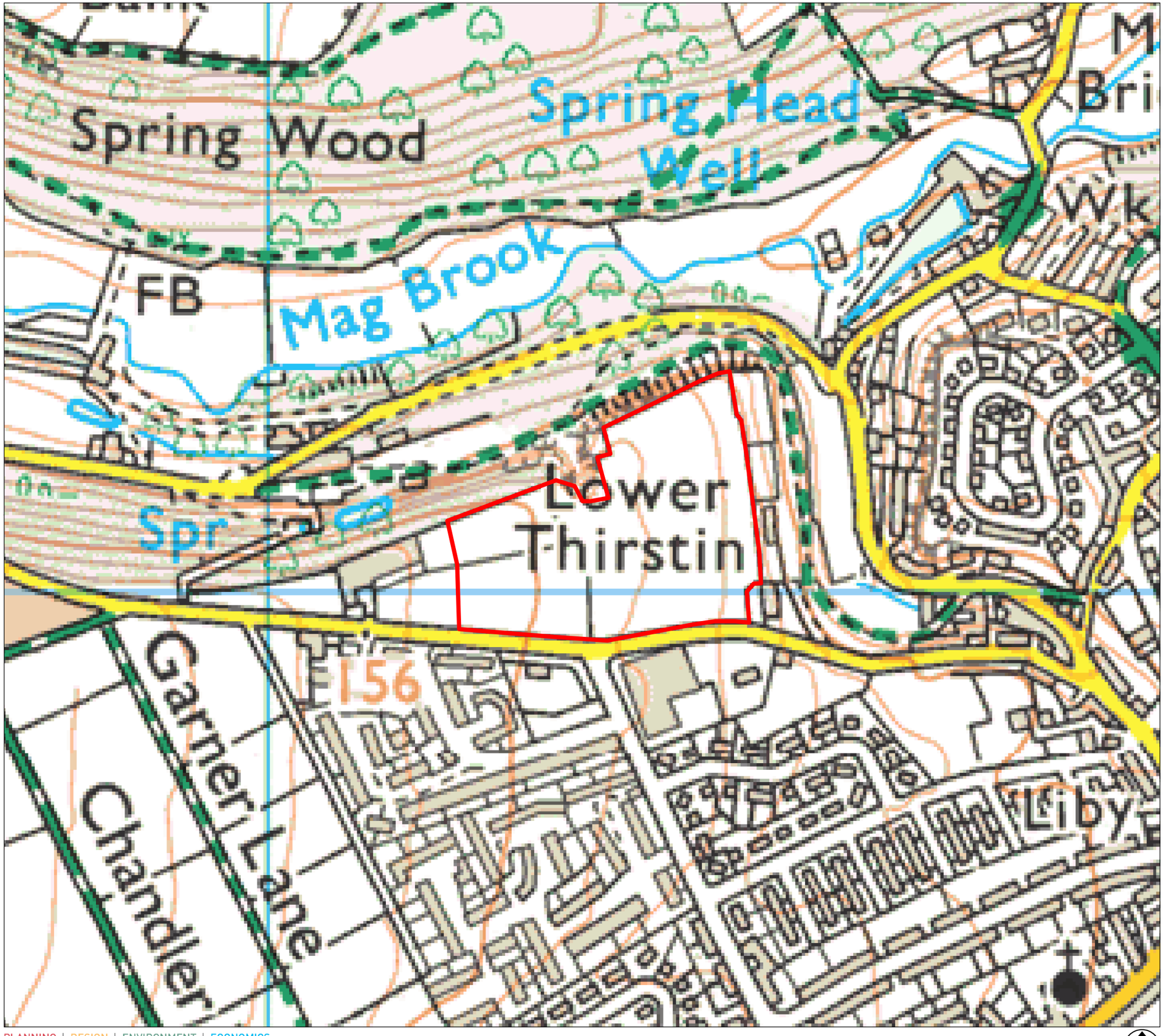
6.5 Provision of a footway along Scotgate Road would not affect the significance of the heritage asset, if it was situated north of the historic boundary (wall and hedge). However, if the creation of the footway resulted in the removal of the historic boundary, this would result in a very minor negative alteration to the setting of the asset. However, level of harm that this would cause would not raise the overall level to *Clitheroe Farmhouse and Barn* arising from the development of the overall site to substantial harm.

7. CONCLUSIONS

7.1 This Heritage Appraisal found that the most significant of the potential impacts on heritage assets raised by the Heritage Impact Assessment have been adequately addressed by the reduction of the allocation site. This appraisal has identified no overriding constraints which would preclude the allocation and development of the site. The current proposals would result in less than substantial harm to the significance of the Grade II Listed *Clitheroe Farmhouse and Barn*. The level of harm would be likely to range in the middle of the spectrum of less than substantial harm. Any such harm would need to be weighed in the planning balance against the public benefits of a proposed scheme.

7.2 It is considered that extension of the allocation site *c*. 25m to the west, to the level of the easternmost modern portal frame barn (corresponding with the western boundary of the 'moderate significance' area in the Heritage Impact Assessment), would not increase the level of harm above what has been set out above, particularly if this new area was to be utilised as open-space or sensitively-designed low density development.

7.3 Development of the allocation site would not result in any harm to the significance of the *Castle Hill* Scheduled Monument, as a result of distant and minor change within its setting, which would not adversely alter any key views to or from it.



Legend

Site

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

 T 01285 641717 www.pegasuspg.co.uk

0 200 Meters

N

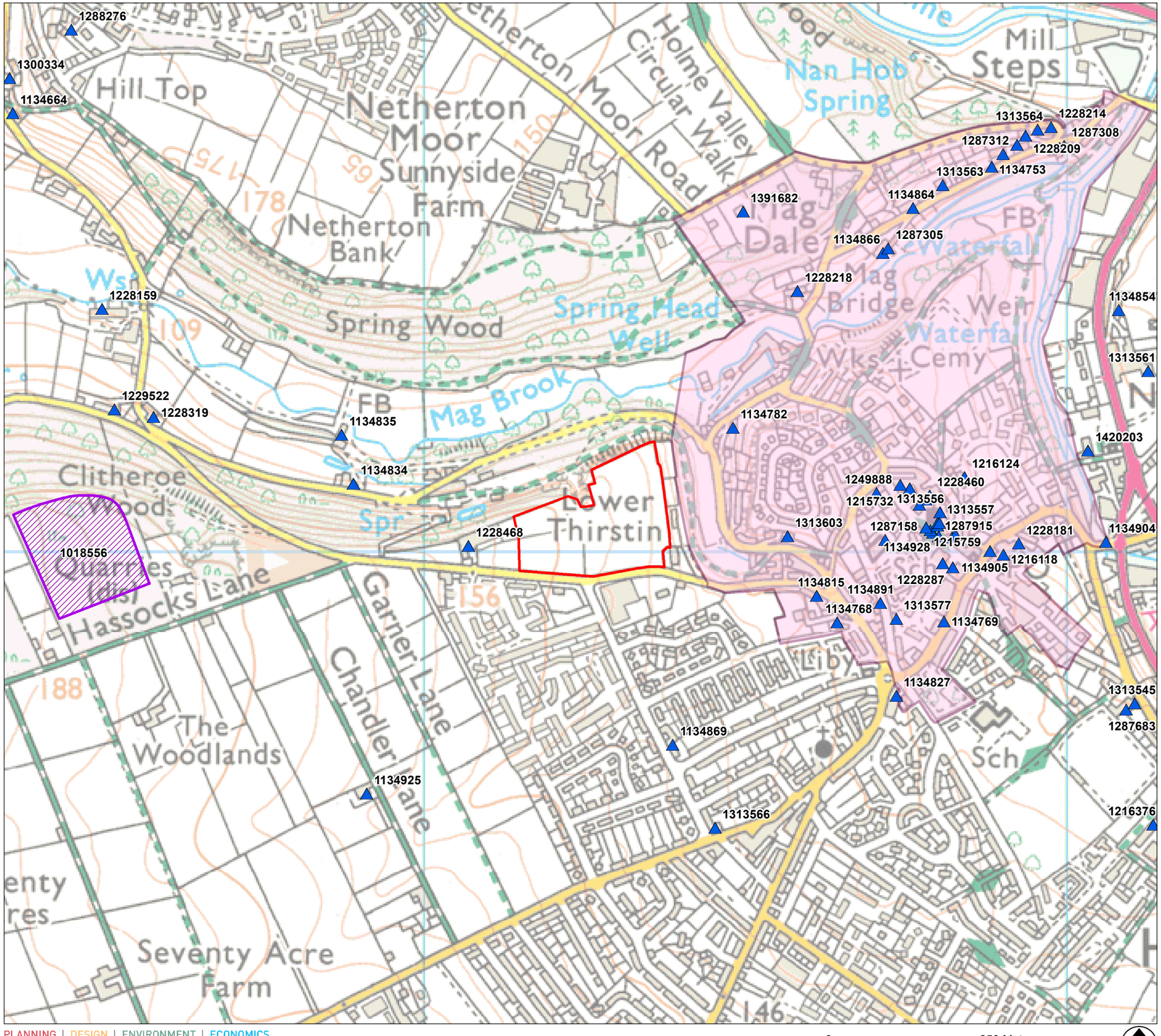
Revisions:
First Issue- 18/01/2018 DL

Figure 1: Site location plan

Land at Scotgate Road, Honley, Kirklees

Client: Barrat & David Wilson Homes
DRWG No: **P18-0085.1** Sheet No: - REV:-
Drawn by: DL Approved by: LG
Date: 18/01/2018
Scale: 1:3,000 @ A3

Pegasus Planning



PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

0 250 Meters

N

Legend

- Site
- Scheduled Monuments

Listed Buildings

- Grade I
- Grade II*
- Grade II
- Honley Conservation Area

Revisions:
First Issue- 18/01/2018 DL

Figure 2: Designated heritage assets in the vicinity of the allocation site

Land at Scotgate Road, Honley, Kirklees

Client: Barrat & David Wilson Homes
DRWG No: **P18-0085.2** Sheet No: - REV:-
Drawn by: DL Approved by: LG
Date: 18/01/2018
Scale: 1:6,000 @ A3

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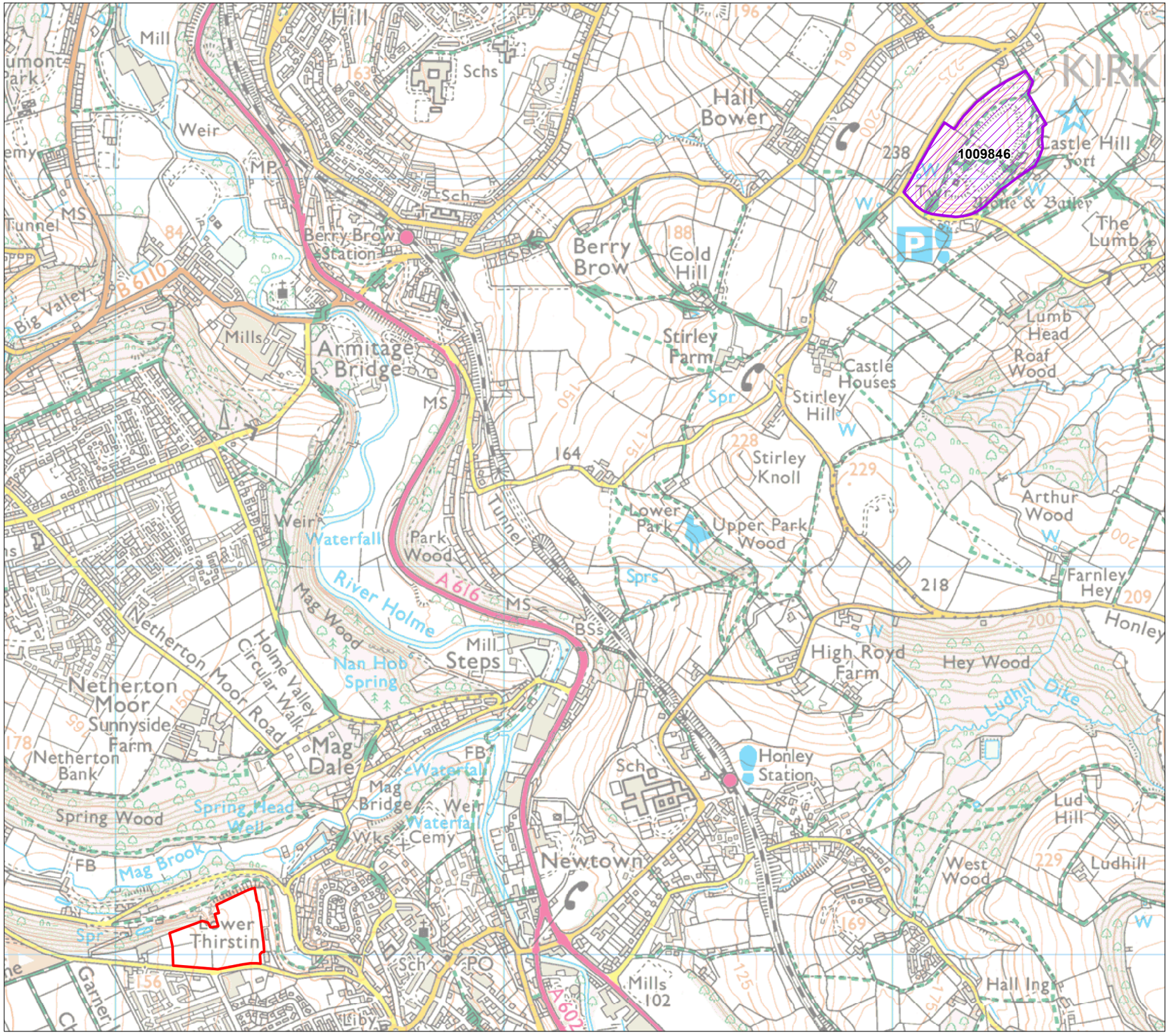

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0 1,000 Meters

N

Legend

- Castle Hill Scheduled Monument
- Site

Revisions:
First Issue- 18/01/2018 DL

Figure 3: Castle Hill Scheduled Monument

Land at Scotgate Road, Honley, Kirklees

Client: Barrat & David Wilson Homes
DRWG No: **P18-0085.3** Sheet No: - REV:-
Drawn by: DL Approved by: LG
Date: 18/01/2018
Scale: 1:10,000 @ A3

Pegasus Planning

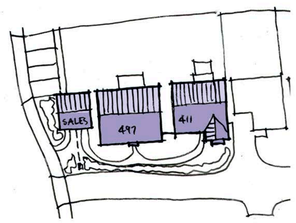
DAVID WILSON HOMES
WHERE QUALITY LIVES

Honley

STEN ARCHITECTURE

Sales name	Reference	Code	Floor Area (Sqft)	Beds	Storeys	Total	Total Sqft	% of Mix
Private								
3 BEDS								
Bradwell	H316	H316---7	995	3	2	11	10945	11.8
Hadley (det)	P341	P341--D7	1001	3	2	3	3003	3.2
Hadley (Wdet)	P341	P341-WD7	1001	3	2	2	2002	2.2
4 BEDS								
Mitchel	H452	H452---7	1240	4	2	2	2480	2.2
Millford	H411	H411---7	1335	4	2	14	18690	15.1
Cornell	H433	H433---7	1374	4	2	8	10992	8.6
Holden	H469	H469--X7	1536	4	2	14	21504	15.1
Layton	H436	H436--X7	1605	4	2	4	6420	4.3
Chelworth	H497	H497---7	1703	4	2	7	11921	7.5
Sub-Total						65	87957	69.9
Affordable								
SH64 (end)	SH64	SH64-E-7	733	3	2	4	2932	4.3
SH69 (mid)	SH69	SH69-I-7	787	3	2	6	4722	6.5
SH69 (end)	SH69	SH69-E-7	787	3	2	18	14166	19.4
Sub-Total						28	21820	30.1
Total						**93**	**109777**	

		hectares	acres
Approx gross area		3.61	8.92
Public Open Space		0.31	0.77
Approx nett area		2.91	7.19
coverage		15268	13



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SK04 | JANUARY 2017 | 1:500 @ A1 SCOTGATE ROAD, HONLEY

LAND AT HONLEY, WEST YORKSHIRE

LANDSCAPE AND VISUAL STATEMENT & GREEN BELT ASSESSMENT

PREPARED BY PEGASUS GROUP ON BEHALF OF DAVID WILSON HOMES | FEBRUARY 2016 | YOR.2696_001A

Pegasus Group

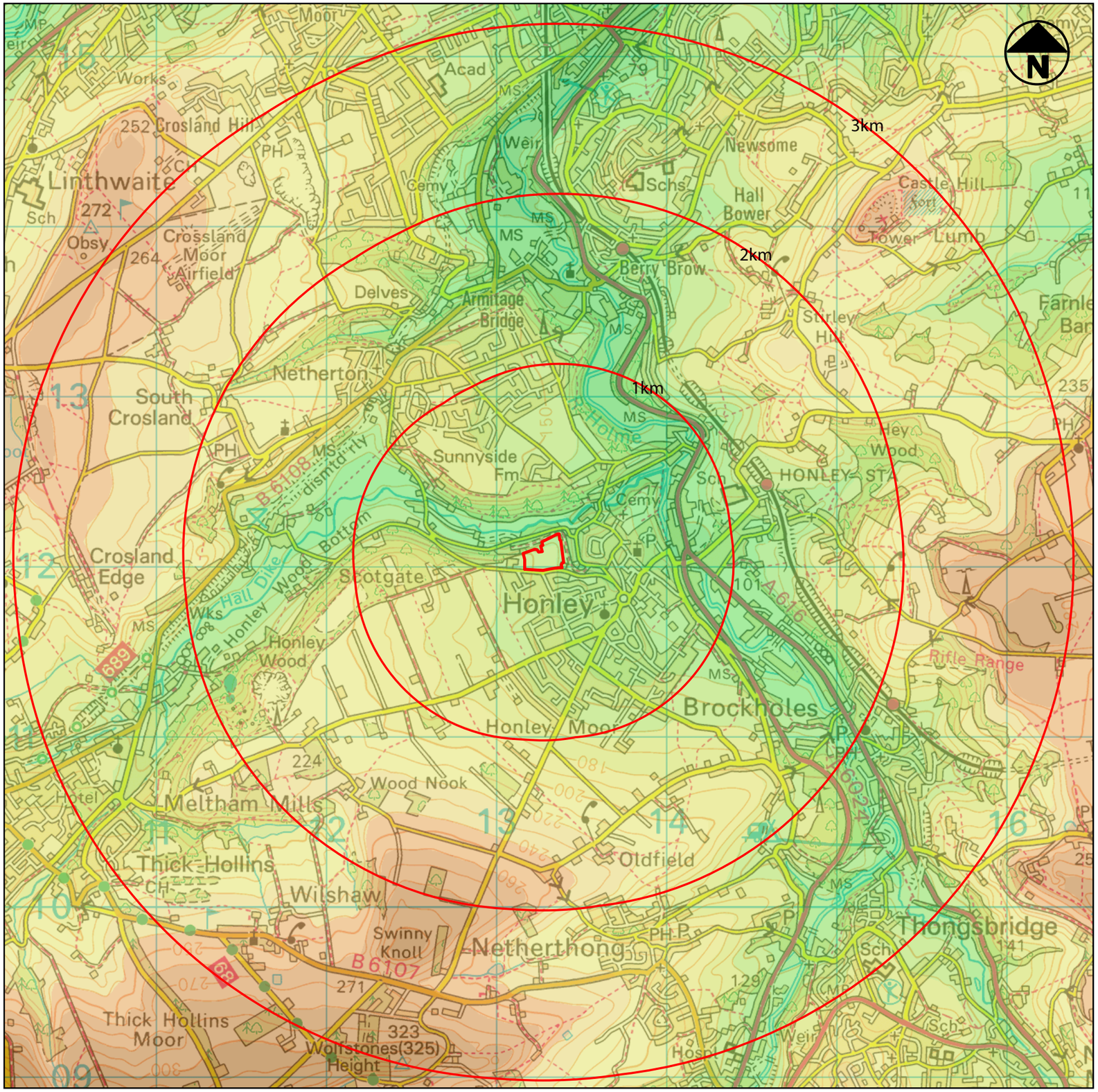


Figure 1: Site Location and Topography Plan

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 a 3ha parcel of land (currently within Green Belt) on the northern edge of Honley, West Yorkshire.

1.2 The site currently lies within the Green Belt but has recently been accepted as a site option (reference code: H664) 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:

Higher Ground (approx. 300m AOD)

Lower Ground (approx. 70m AOD)

2.0 SITE CONTEXT AND DESCRIPTION

2.1 The site comprises approximately 3ha of pastoral farmland on the northern edge of Honley, West Yorkshire. The site lies within a broadly triangular area of land to the north of Scotgate Road and is contained both by this road and by mature woodland to the north which forms the north facing valley side of the Mag Brook, a tributary of the River Holme.

2.2 The southern and eastern boundaries are defined by stone walling and there are internal stone wall divisions within the site. This walling is hedgerow lined along Scotgate Road. The site has a gently sloping eastern aspect with the topography falling sharply to the north and east into the steeply incised adjacent valley. A disused quarry lies centrally along the northern boundary of the site enclosed within the landform and valley side woodland.

2.3 Residential properties within the north west of Honley lie immediately beyond Scotgate Road to the south. North of Scotsgate Road (and adjacent to the site) Clitheroe Farm and Nr. 46 Scotsgate Road lie adjacent to the site to the west and east respectively.

A - View north east across the site from field gate off Scotgate Road, along the southern site boundary

B - View north west across the site from field gate off Scotgate Road, along the southern site boundary

C / D - Settlement edge character along Scotgate Road and site boundary (electricity substation visible in right hand photograph)

E - Quarry along the northern site boundary

F - Entrance and approach into Honley from the west along Scotgate Road

3.0 LANDSCAPE PLANNING CONTEXT

3.1 The site is located within the administrative boundaries of Kirklees Metropolitan 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.

Other designations

3.5 It is also noted that the mature vegetation lying along the northern boundary of the site is covered by Tree Preservation Orders (TPO) - references HO1/49/w2d and 18/78/w5 and Clitheroe Farm (Grade II listed) lies in close proximity to the western boundary of the site.

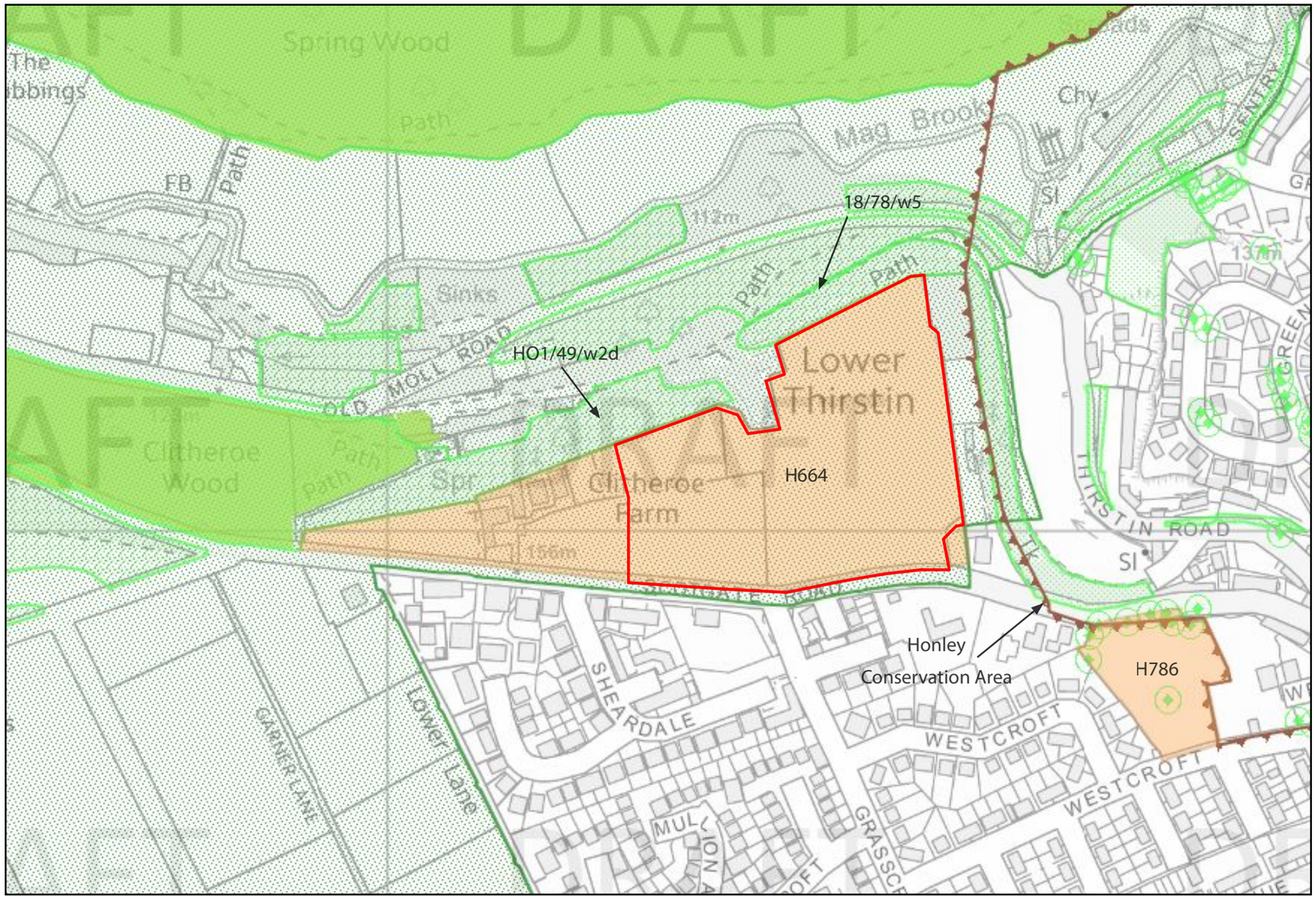


Figure 2: Extract from Kirklees Local Plan Map

Key:

- Site Boundary
- Green Belt
- Tree Protection Orders (TPOs)
- Ancient Woodland
- Conservation Area
- Accepted Housing Option

4.0 LANDSCAPE CHARACTER

4.1 The following section provides and 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. These include the 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 Honley. It is not subject to any landscape designations, although, as noted, it does fall within the Green Belt. The Peak District National Park lies almost 4km away at its closest point to the south west. The closest listed building (Clitheroe Farmhouse and Barn) is located under 100m to the west of the site. The site is not publically accessible, however a public footpath passes close to the east and north boundaries, albeit through adjacent woodland. Landform steeply drops away from the site along these edges and the footpaths therefore lie at lower elevations to the site. Clitheroe Wood immediately bounds the site to the north and east, which extends to the east of Honley Wood, which forms ancient woodland to the west of the site. Within woodland to the north lies a former quarry. The site forms part of a sloping valley landscape with landscape elements of higher value immediately surrounding it such as mature trees and hedgerows. It is judged therefore that the landscape value of the site is medium.

Landscape Features and Elements

Land form across the site slopes gently from south west to north east. The site forms the gently sloping valley tops of Mag Brook, with landform steeply sloping into the valley immediately beyond the northern and eastern site boundaries. There are no watercourses which cross the site. Landform and drainage are fairly typical of the higher ground which lies above the valley. Vegetation comprises rough grassland used for grazing, with mature, mixed species hedgerows defining the southern boundary of the site, alongside Scotgate Road. Dense, mature woodland adjoins the site immediately to the north and south. This woodland is dominated by oak species, with birch trees typically located along the higher slopes, closer to the site. The site comprises farmland used for grazing, with stone walls delineating field boundaries across the site and along its edges (with the exception of the southern boundary). Overhead electricity lines cross the site in a north west to north east direction. Scotgate Road and residential properties on the settlement edge of Honley flank the southern boundary. Larger, individual dwellings lie to the south east and west of the site. Within woodland to the north west lies a small group of residential dwellings and large scale industrial buildings associated with the former quarry works.

Figure 3: Extract of Natural England NCA 37 Yorkshire Southern Pennine Fringe (2013) with approximate site location circled

Landscape Character

National level landscape character

4.4 The site falls entirely within National Character Area (NCA) 37 Yorkshire Southern Pennine Fringe 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 transitional landscape dissected by steep-sided valleys, dropping from the high gritstone hills in the west to lower land in the east, and thus creating an important backdrop to the many industrial towns and villages within and beyond the NCA.
- Sandstones and gritstone beds of Millstone Grit (Namurian) age underlying smooth hills and plateaux in the west. These are overlain in the east by beds of sandstone, siltstone and mudstone of Coal Measures age.
- Rivers creating a deeply dissected landscape, with high plateaux cut by steep-sided valleys, and fanning out in 'fingers' across valleys of the NCA.
- Treeless hill tops with tracts of rough grazing and extensive areas of enclosed pasture to the west, but with broadleaved woodland on steeper valley sides, giving the impression of a well-wooded landscape, especially to the north and west of Sheffield.
- Predominantly pastoral farming, especially in western areas, with a shift to more arable land in the drier eastern areas.
- Boundary features that change from distinctive patterns of drystone walls on the upland hills, to hedgerows becoming the predominant field boundary in the east.
- Close conjunction between rural landscapes and the rich industrial heritage of the urban areas, including settlements associated with the textile industry, with large mills and tall chimneys, and large factories and forges associated with the iron, steel and manufacturing industries.
- Urban development constrained within valley floors and up side slopes, with location and layout strongly influenced by the landform.
- Industrial wealth revealed in magnificent civil architecture in town centres, notably Bradford, Halifax, Huddersfield and Sheffield, and several stately homes with designed parklands.
- Evidence of bronze-age and Roman habitation still present on uplands, and old pack-horse routes that once joined settlements across the Pennines still in place, or now forming modern major road routes.
- Extensive and dramatic views from higher land out over lower-lying land to the east, even from within urban areas.
- Several reservoirs contained within narrow valleys contributing a distinct character as well as providing popular places to visit.
- Small patches of fragmented priority habitats providing important refuges locally for wildlife. Grassland mosaics are particularly important in supporting waders and the twite that breeds on adjacent moorland areas; lowland woodland is also an important feature.
- In places a dense network of roads and urban development, with many road, rail and canal routes crossing the NCA, and a high density of footpaths throughout.

4.5 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.

Local level landscape character

4.6 The site and study area falls entirely within the scope of the Kirklees District Landscape Character Assessment (2015) and is identified as falling within, and close to the boundary of, Landscape Type G8 - Holme River Valley. The site lies immediately adjacent to Landscape Type E1 - Holmfirth - Meltham, at its southern edge.

4.7 It is noted that within the character document that the key characteristics of Landscape Type G8 - Holme River Valley are as follows:

Topography, geology and drainage

- Main valley of the River Holme which runs north towards Huddersfield, and is joined from the west and east by tributaries.
- Geology is typical of the wider area with Millstone Grit bedrock overlain by the coal rich Lower Pennine Formation.
- The valley sides rise up very steeply in the south east, around Jackson Bridge.

Woodland cover

- Deciduous woodland is frequent along watercourses and on the steeper slopes. There is greater woodland coverage in the more sparsely settled valleys of the tributaries which join the River Holme.

Land use and field patterns

- Generally small scale fields between areas of development, mostly rectilinear but with some more irregular shapes on higher ground. Most agriculture consists of dairy and sheep farming.
- Stone walls supplemented by fencing are common as field boundaries. Mature trees are frequently found around the edges and within fields.

Semi-natural habitats

- Semi-natural habitats within the farmed landscape are largely focused on areas of woodland, many of which are locally designated for their wildlife importance.

Archaeology and cultural heritage

- The LCA includes several Conservation Areas including Armitage Bridge and Honley, Hepworth and Butterley – particularly reflecting the settlements' Victorian stone-built architecture.
- Textile mills with prominent chimneys are common features along the river, as are weirs.
- The valley has a cultural association with the famous BBC sitcom 'Last of the Summer Wine'.

Settlement and road pattern

- The main A616 road runs the length of the valley. The main Huddersfield to Sheffield railway line also runs along the valley bottom, turning east at Brockholes.
- A densely settled landscape, with numerous villages concentrated on the valley floor. These are characterised by rows of terraces facing the main road and extending up the valley sides.
- At Armitage Bridge there are prominent high rise blocks of flats on the development of Holme Park Court – standing out in the valley landscape.

Views and perceptual qualities

- The valley is generally low lying and visually enclosed by the steep valley sides. Views to the east are mostly contained by the steep topography.
- Where the land rises in the south, views are more extensive and the landscape feels more open. There are distant views west to the Peak District National Park, visible as an upland horizon.
- Urban influence from Huddersfield is evident in the north of the valley, while the southern areas are more rural and tranquil, as are the higher tributary valleys which feel more open and exposed.

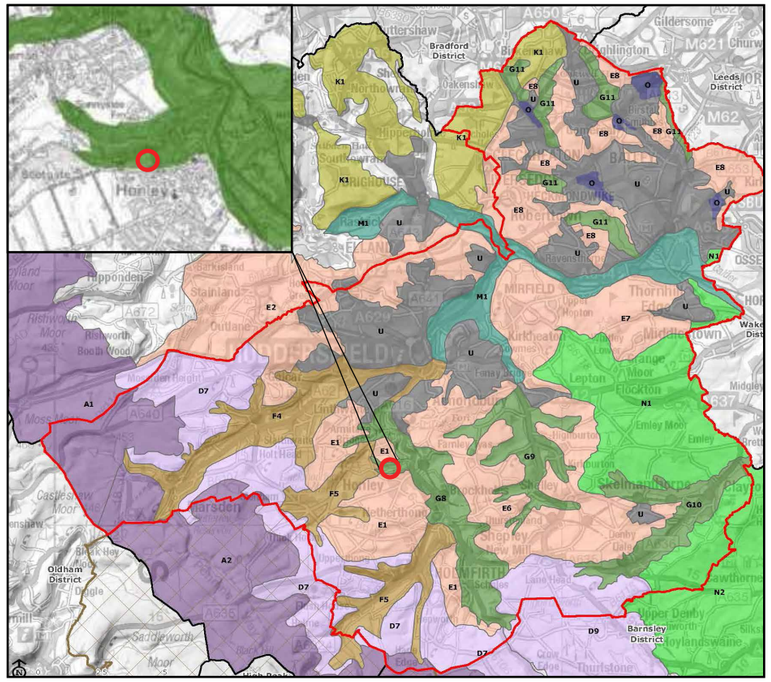


Figure 4: Extract of Landscape Character Types and Areas, from the Kirklees District Landscape Character Assessment (2015), with approximate site location circled

4.8 The site lies immediately adjacent to Landscape Type E1 - Holmfirth - Meltham, which adjoins the southern edge. The Key Characteristics of this LT are as follows:

Topography, geology and drainage

- Gently undulating plateaux often sloping up to the higher moorlands nearby, ranging from between 150 and 300 metres altitude.
- Landscape underlain by Carboniferous Millstone Grit and sandstone.
- Some slopes deeply incised by valleys, through which small tributaries and springs flow to join the Holme River below.

Woodland cover

- Considerable tree and woodland cover, with shelterbelts, field boundary trees, and numerous broadleaved woodlands - many of ancient origin, as well as small scale coniferous plantations.

Land use and field patterns

- Small to medium-scale regular pattern of grassland pastures enclosed by gritstone walls or hedgerows.
- Majority of the fields are improved pastures or managed for silage production.

Semi-natural habitats

- Isolated remnants of species-rich grasslands (hay meadow and wet pastures) exist within the farmed landscape. Flushed meadows are of special nature conservation interest.
- Some substantial areas of ancient woodland, particularly south of Huddersfield.

Archaeology and cultural heritage

- A strong historic sense of place with traditional Millstone Grit farmhouses and cottages combining with stone wall field boundaries to create a unified local vernacular.
- A large concentration of Listed Buildings associated with the area's small settlements, many of which include Conservation Areas.
- Disused quarries provide evidence of industrial heritage.

Settlement and road pattern

- Distinctive settlement character of scattered farms, individual rural houses and groups of dwellings clustered into hamlets and small villages.
- A number of larger settlements also exist (including Scholes, Netherton Moor, Honley and Netherthong).
- Dense network of minor roads and narrow winding lanes linking to nearby urban centres mainly focused to the east.

Views and perceptual qualities

- Proximity of the urban centres exerts an influence on landscape character with urban fringe land uses evident in many areas.
- The elevated nature of the landscape affords long views across the valley settlements and beyond, including into Barnsley and Calderdale districts.
- A strongly rural landscape with pockets of relative tranquillity away from the main settlements. This is enhanced in the west due to the proximity and intervisibility with the Peak District National Park.

4.9 The site and surrounding study area generally conform to the key characteristics of the character type G8, which shares similar key characteristic with character type E1. The site lies on elevated land above the river valley, and comprises a pocket of small to medium scale grazing farmland, which is closely contained by woodland and steeply sloping topography to the north and east, and the settlement edge of Honley to the south. The site is nestled between this woodland and the settlement edge and thus has a closer affiliation with the settlement edge of Honley rather than the wider countryside to the north and west.

5.0 VISUAL AMENITY

5.1 This section provides an overview of general visibility 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 400m 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 2km to the south. An approximate area of key visibility has been illustrated. General observations noted during the site visit are as follows:

VIEWS FROM THE NORTH

The majority of potential views from the north of the site would be restricted by Clitheroe Wood which immediately adjoins the site, together with other intervening areas of woodland, such as Spring Wood (on the opposite side of the valley), and changing topography. As such, close proximity views are screened, and longer distance views would only be possible from elevated locations, such as from Castle Hill Fort to the north east. Longer distance views are therefore limited to recreational users of Castle Hill, where the site is visible as a minor component in the more urban context of Honley.

VIEWS FROM THE EAST

Views from the east are restricted by the change in topography, which steeply drops away from the site, into the valley. Woodland along this edge also provides screening. Nearby settlement steeply rises to the east of the site, with views towards the site generally limited to residential receptors which are situated on this sloping landform, such as along Thirstin Road, Dyson's Hill and Greenway, albeit heavily filtered by intervening woodland. Longer views are limited, but extend to elevated ground on the higher eastern side of the Holme Valley, from a small number of footpaths and roads where vegetation and topography permits. Where the site is visible, it is seen in the more urban context of development along the River Holme valley floors and slopes.

VIEWS FROM THE SOUTH

Close proximity views from the south are generally limited to settlement edge properties & motorists along Scotgate Road. A dense, mature hedgerow along this road provides some screening along this edge, with landform across the site gently sloping away from this edge. Beyond the edge of Honley, some longer distance views are possible from elevated locations along rising ground to the south; where the site would be partially screened by the settlement of Honley. Receptors would include road users of Bradshaw Road & Oldfield Road, residential receptors within Oldfield, and footpath users of the Holme Valley Circular Walk, however views of the site are minimal and fleeting.

VIEWS FROM THE WEST

Views from the west are greatly limited. On the approach to Honley, from the junction of Hassocks Lane and Scotgate Road, views towards the site would be possible, albeit heavily filtered by intervening woodland vegetation. Again, from nearby local footpaths across farmland to the west of Honley filtered views towards the site would be possible. Longer distance views from the west are screened out by intervening woodland vegetation, field boundary vegetation and the change in topography.

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

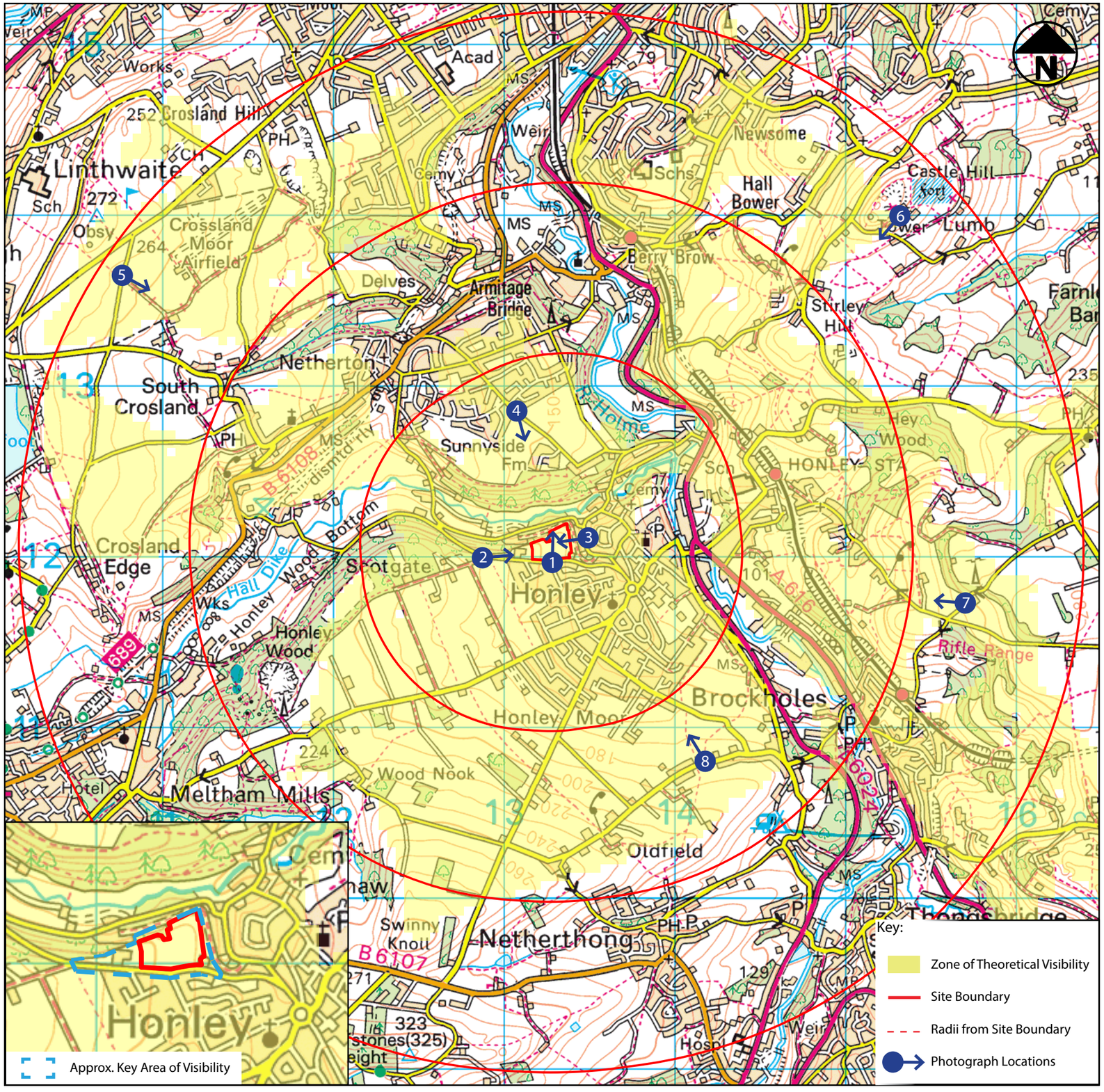
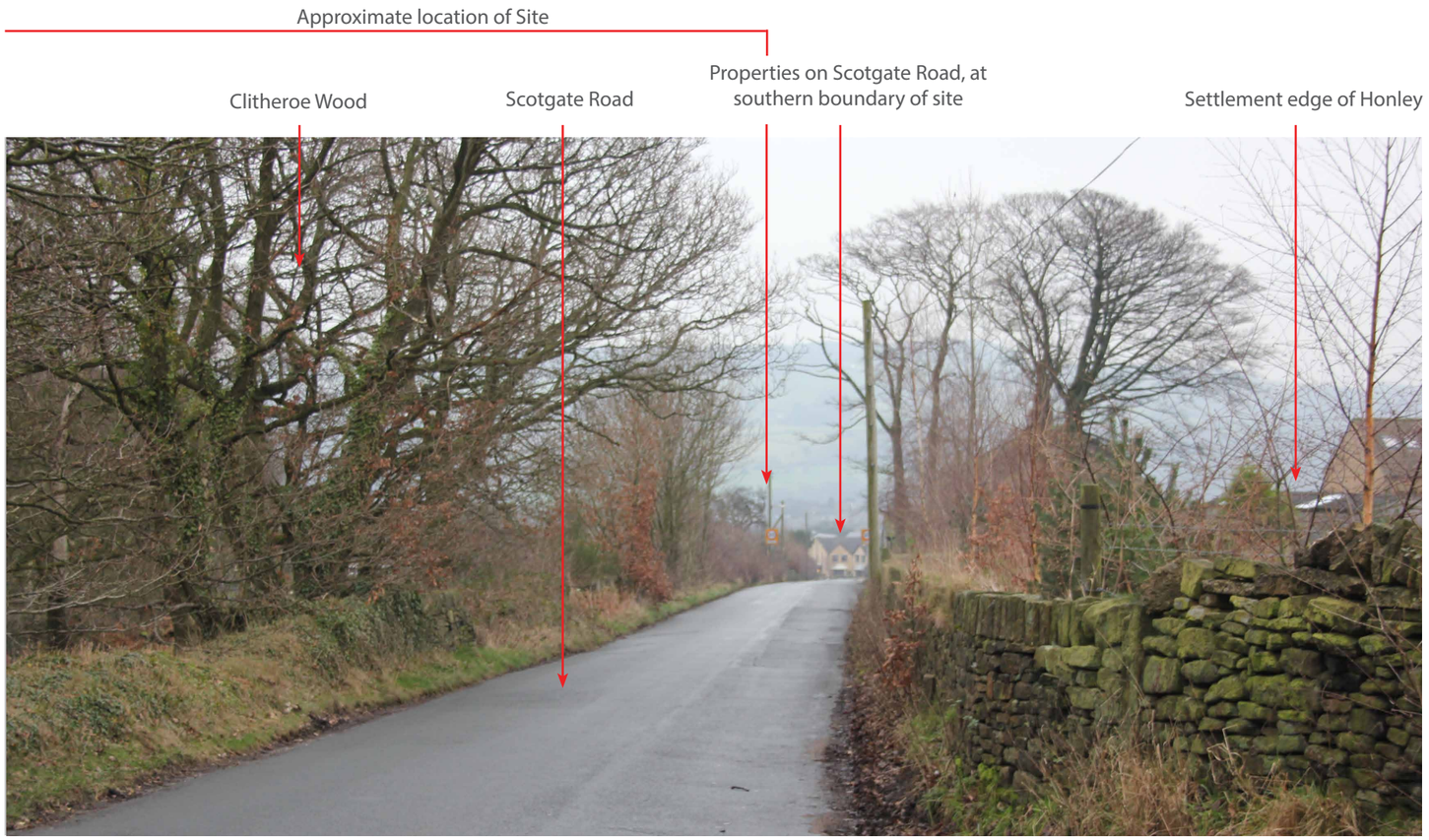


Figure 5: Zone of Theoretical Visibility and Viewpoint Locations

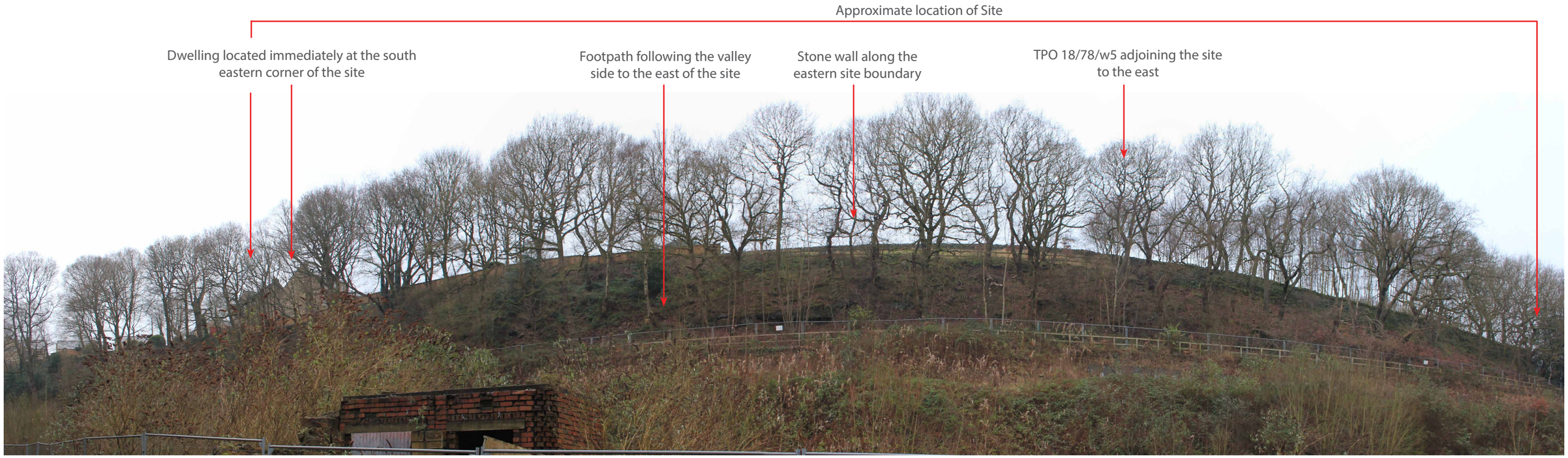
PHOTOGRAPH LOCATION 1

View looking north from junction of Scotgate Road and Grasscroft Road to the south of the site



PHOTOGRAPH LOCATION 2

View looking east from junction of Scotgate Road and Hassocks Lane to the west of the site, on the approach into Honley (site not visible)

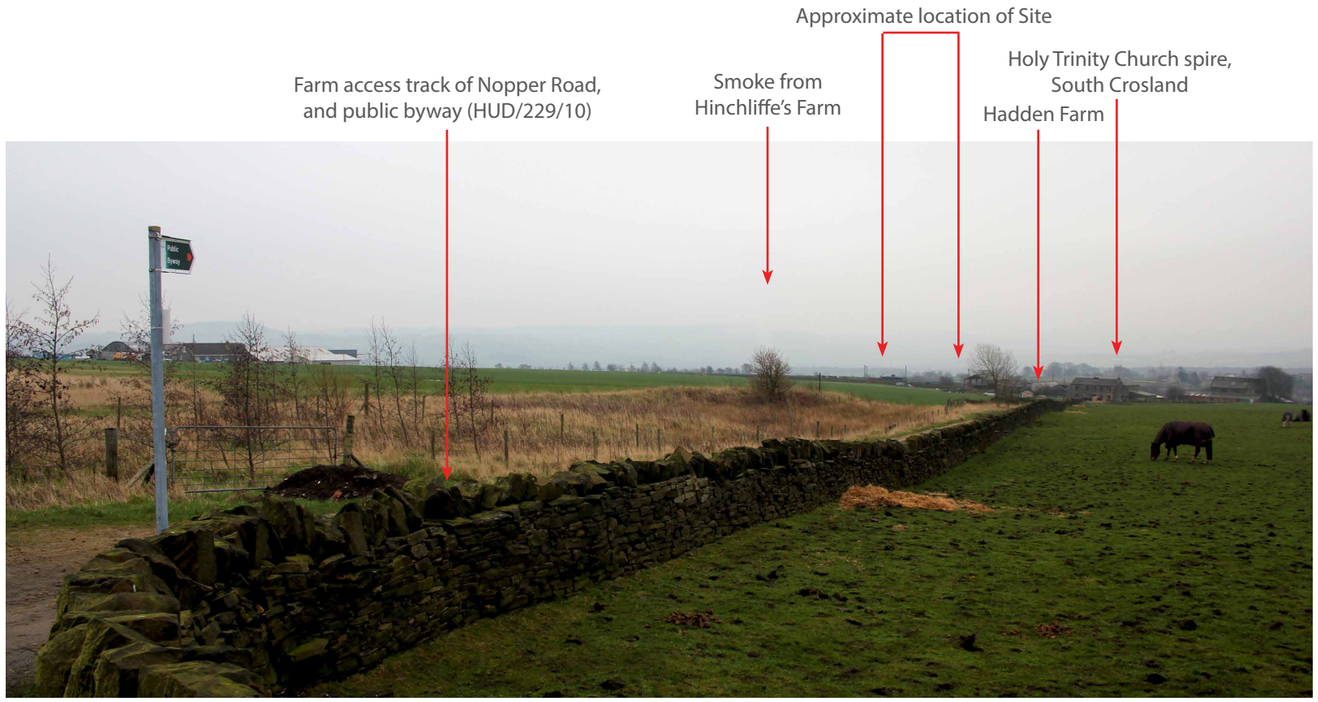


PHOTOGRAPH LOCATION 3

View looking west along the east facing valley side, from Thirstin Road. Eastern boundary wall within the site is visible through the tree line.

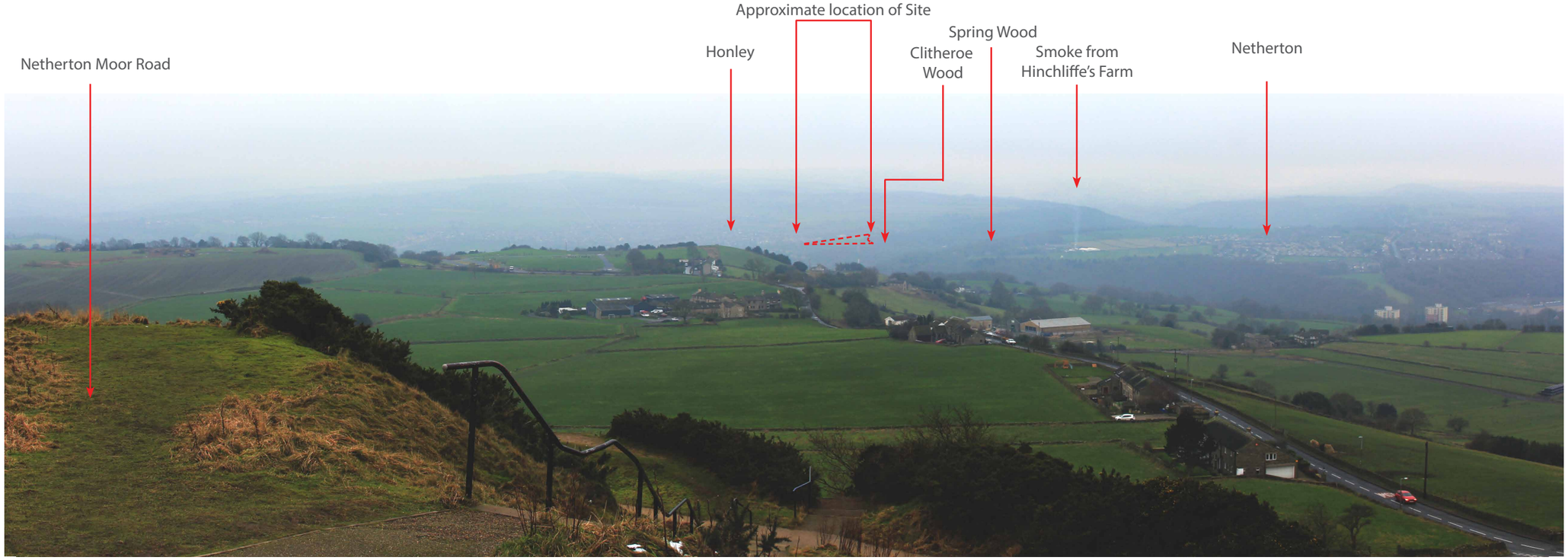
PHOTOGRAPH LOCATION 4

View looking south from the settlement edge of Netherton, on Netherton Moor Road (site not visible)



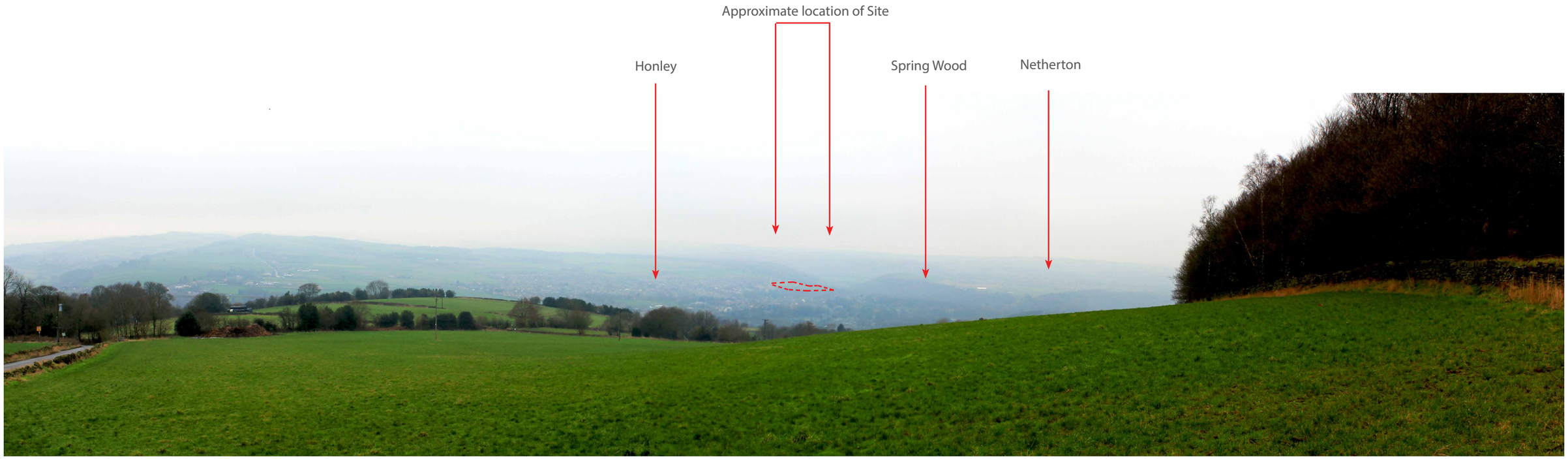
PHOTOGRAPH LOCATION 5

View looking south east from the junction of Nopper Road, with access track to Farm (corresponding with public byway HUD/229/10) (site not visible)



PHOTOGRAPH LOCATION 6

View looking south west from Castle Hill, next to Victoria Tower



PHOTOGRAPH LOCATION 7

View looking west from Brockholes Road

PHOTOGRAPH LOCATION 8

View looking north west from eastern edge of Oldfield settlement, from Oldfield Road (Close to Leeds Country Way footpath)

6.0 GREEN BELT SETTING

6.1 The current Green Belt boundary in Kirklees within which the site currently 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 site is identified under reference code: H664 – Land to the north of, Scotgate Road, Honley, Holmfirth, within the new Kirklees Local Plan, and has been accepted as a site option, meaning that it has been deemed appropriate to remove this land from the Green Belt in the new Local Plan, once adopted.

6.4 Constraints for H664 are identified as:

- 2.4m x 43m (30mph speed limit) visibility splays required on Scotsgate Road;
- Footway required along the site frontage
- Detailed surface water drainage investigation required
- The site is adjacent to Grade II Listed Buildings

6.5 Specific to potential masterplanning considerations, it is stated that the design of the site will need to be sensitive to the Grade II listed buildings at Clitheroe Farm.

6.6 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 1), in relation to the site (identified as edge reference HB23), illustrated in Extract 2.

6.7 In terms of the edge test score, it is noted that HB23 received a test score of 2, which indicates it as having a less important Green Belt role.

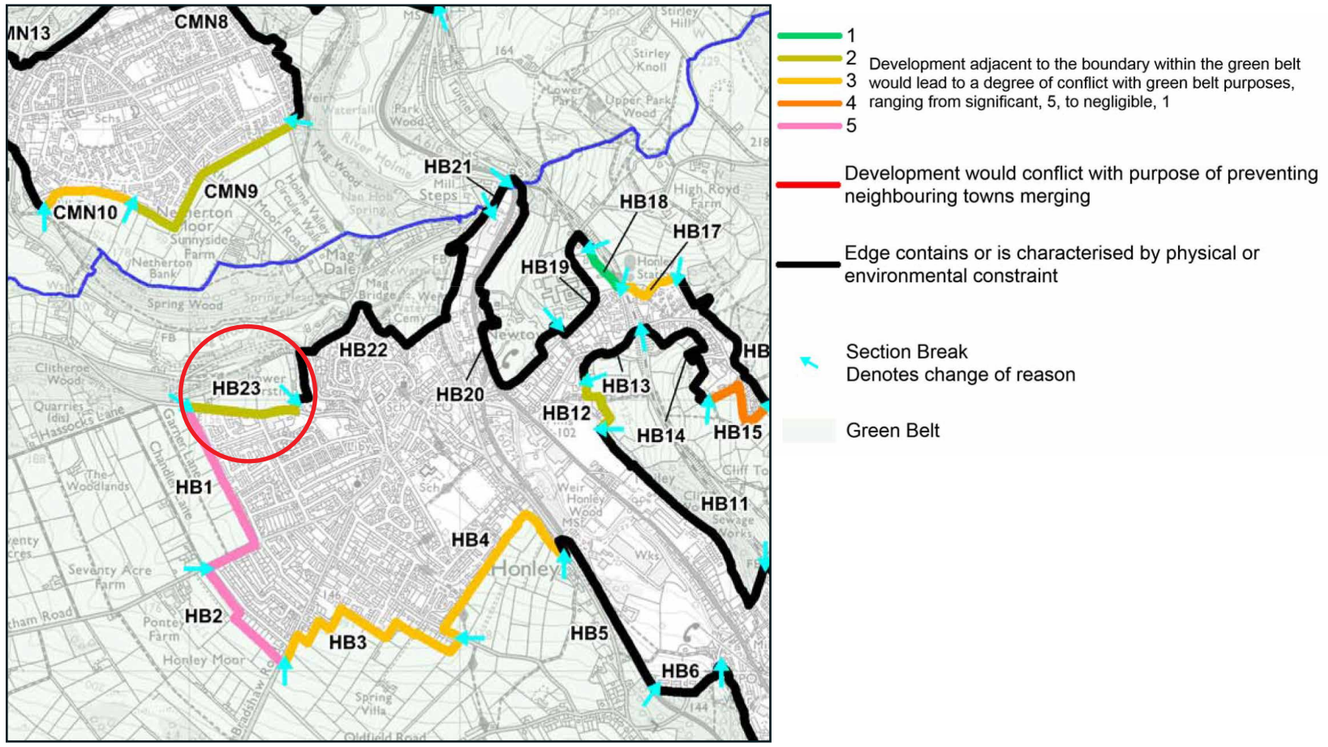
Kirklees Green Belt Review 2011

6.8 An earlier Green Belt Review of various areas of Green belt in Kirklees was undertaken in 2011, this site was not part of the areas reviewed at this time.

Appendix 4a: Outcomes of the green belt edge review (tests 1 to 2d)

	TEST 1: CONSTRAINTS				TEST 2: GREEN BELT PURPOSES					
Ref.	1a Topographical	1b Physical	1c Environmental	Existing use	2a Prevents merging	2b Checks Sprawl	2c Safeguards from encroachment	2d Preserves setting & character	Conclusion	Test 2 score
HB23	None (plateau - severe to east and north west)	Farm buildings. Pylons	Protected trees, landfill gas in west	Grazing land	Extensive gap	Scotgate Road forms strong boundary but constraints prevent risk of sprawl and boundary already partly breached to the east.	Trees restrict visual relationship with wider countryside	Listed building	Extent of unconstrained development would have limited impact on openness	2

Extract 1 - from Appendix 4a of the 'Kirklees Draft Local Plan – Green Belt Review and Outcomes, November 2015



Extract 2 - from Appendix 4a of the 'Kirklees Draft Local Plan – Green Belt Review and Outcomes, November 2015

7.0 SITE APPRAISAL AND LANDSCAPE FRAMEWORK

7.1 Relative to the Green Belt in the wider landscape, this parcel of land is isolated by urban development within Honley to the south and by vegetation and physical constraints (steep landform) to the north. Opportunities and constraints are detailed below.

Opportunities

- The site is generally well screened and is strongly associated with the existing urban edge of Honley.
- Characteristic landscape features present within the site (such as hedgerows and stone walling) have the potential to enhance the setting of the development.
- Opportunities to develop strong green infrastructure within the site and provide recreational linkages with the footpath and valley to the north.
- Potential to incorporate the quarry as a positive cultural landscape feature as well as views towards Castle Hill to the north east.

Constraints

- Above and below ground arboricultural constraints imposed by TPO woodland and existing vegetation present within and around the boundaries of the site
- Sensitive visual receptors such as residents and users of public footpaths lie within close proximity.
- The site is adjacent to Grade II Listed Buildings and therefore development would require sensitive masterplanning in respect to its setting.

Masterplanning considerations

7.2 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

7.3 Undeveloped part of the site that is not readily discernible from any publically accessible locations in the wider landscape. Potential to achieve higher densities more discretely.

Zone B

7.4 Comparable but physically detached from Zone A by merit of a characteristic boundary wall feature running through the centre of the site. Zone B has a somewhat more contained character (by merit of these landscape features) and is potentially more conspicuous to residential receptors at Clitheroe Farm than Zone A. Potential to achieve higher densities more discretely.

Zone C

7.5 Comparable qualities to both Zones A and B but with the additional constraints from both above and below ground arboricultural constraints of TPO woodland and visual impacts in terms of views from within the valley looking up. An appropriate landscape buffer including additional planting works would be appropriate mitigation and could be incorporated as part of the green infrastructure and open space strategy.

Zone D

7.6 Comparable qualities to other zones but this edge would require sensitive masterplanning in terms of its relationship with the existing urban edge and Scotgate Road. There is potential to retain and incorporate existing and established landscape features into the masterplanning layout.

Zone E

7.7 Comparable qualities to other zones but this edge would require sensitive masterplanning in terms of minimising adverse effects on the Grade II listed farmhouse. Sensitive plot design will be important at this edge.

Access and Linkages

7.8 Access would be available from Scotgate Road and the development of the site offers potential for strong linkages and green infrastructure improvements to be implemented including a connection between the adjacent settlement of Honley to the south and the wooded valley landscape to the north of the site.

7.9 The site benefits from established characteristic landscape features which have the potential to form the basis of a strong open space network.

Figure 6: Masterplanning 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 "*Scotgate Road forms a strong boundary but constraints prevent risk of sprawl and boundary already partly breached to the east".*

8.4 The site is well contained and offers virtually no potential for any sprawl beyond the edges of the proposed boundaries. Owing to the urban development lying to the south of the site, the only potential for sprawl would be to the north, east and west. In this regard, the site is physically constrained both by above and below ground arboricultural constraints associated with the mature TPO tree belt and the steep topographical form of the Mag Brook valley.

8.5 Due to the contained nature of the site, it offers potential to 'round off' the urban edge of Honley in this locality.

8.6 Conclusion: There would be no unrestricted sprawl.

Purpose 2 'to prevent neighbouring towns from merging into one another'

8.7 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 is considered to relate to Netherton to the north.

8.8 The site is considered to perform a role of lower importance in preventing built up areas from merging as continued separation would be provided by the physical constraints posed by the wooded valley.

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

Purpose 3 'to assist in safeguarding the countryside from encroachment'

8.10 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.

8.11 At a local level, the site falls within Landscape Type G8 - Holme River Valley. Whilst the site generally conforms with the key characteristics of Landscape Type G8 (owing to the deciduous woodland and steep valley sides that form the immediate context of the site to the north and east), it is closely associated with the adjacent Landscape Type E1 - Holmfirth – Meltham, which is described as a *"gently undulating plateau"* with a closer affiliation with the settlement edge of Honley.

8.12 It is stated within the Green Belt edge review (appendix 4a) that *"Trees restrict visual relationship with wider countryside".* The site is not readily visible from publically accessible locations due to the mature hedgerow along the southern boundary and mature woodland on the valley sides along the northern and eastern boundaries. The site is also isolated from the wider agricultural landscape of the plateau to the south by urban development within Honley. Although the site is visible from more distant locations, the extent to which the site contributes to the wider countryside is limited and influenced by its proximity to the urban context within Honley.

8.13 There are currently no public access opportunities across the site, with no direct connections to the neighbouring woodland, adjacent footpaths and the settlement edge of Honley.

8.14 Whilst the site currently demonstrates some rural characteristics in terms of its use as grazing land and the presence of rural landscape features that are characteristic of the landscape, the site has a very limited visual relationship with the wider rural landscape. The site does not currently provide any public access between the open countryside and the urban population.

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

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

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

8.17 The only constraint stated within the Green belt edge review (appendix 4a) is a "Listed building". This is known to refer to the Grade II listed Clitheroe Farm to the west of the site. Masterplanning considerations are required such that any development would be sensitive to the listed building.

8.18 The Honley Conservation Area is located approximately 25m to the east of the site at its closest point. Visibility of the site is not possible from publically accessible locations within this conservation area, however development within the eastern extent of the site may be visible in winter months through the tree line. These views however are already influenced by residential dwellings and effects can be minimised through sensitive masterplanning at this edge.

8.19 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'.

8.20 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.

8.21 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 The site is isolated by urban development to the south and physical constraints to the north. The TPO woodland that forms the northern boundary of the site could form a strong and permanent Green Belt Boundary.

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

9.2 Whilst the site has a number of positive attributes particularly in the form of the mature tree belt along the northern boundary of the site and stone walling within and bounding the site, the site is heavily influenced by the adjacent road infrastructure and overhead pylons which erode the rural elements of the character. The extent of visibility towards the site is also reduced by the site's location behind mature hedgerows and by mature vegetation present on the valley side. Key visual receptors include immediately adjacent residents and road users and pedestrian/walkers using the public footpath to the north. More distant visual receptors to whom any changes would constitute a negligible change are not considered to be influenced notably by development in this location. The site does not currently provide public access to the open countryside for the urban population of Honley, with local footpaths instead looping around the site, and not direct connections through the site.

9.3 The areas of strong tree cover along the northern and eastern boundaries of the site (Protected by TPOs) would be retained as part of a layout with suitable offsets afforded for tree protection. The boundaries of the site could be enhanced and supplemented with additional planting to filter views of new development. Stone walling could be retained and incorporated within the proposals to enhance the setting of the development and retain features of importance to the local landscape character.

9.4 Due to the physical and visual separation between the site and the remaining Green Belt areas, development on the site is not considered to result in any adverse landscape or visual effects. The potential to incorporate strong green infrastructure network and provide recreational linkages with the footpath and valley to the north.

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.

Key:

- Existing Green Belt Boundary
- Proposed Green Belt Boundary
- Proposed land to be removed from the Green Belt

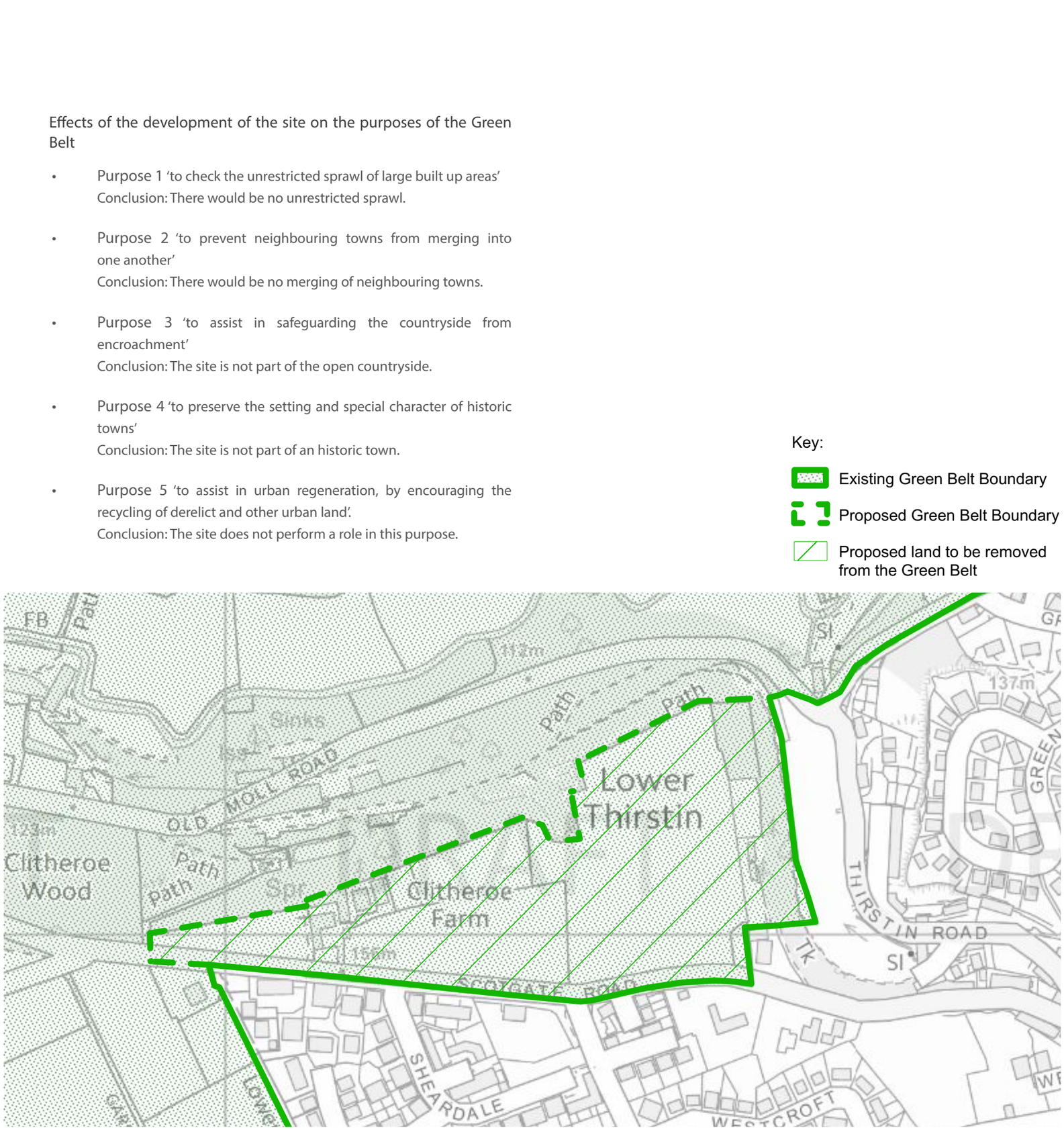


Figure 7: Proposed Green Belt Boundary Modification

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