

LAND AT CHIDSWELL, DEWSBURY, WEST YORKSHIRE
ADDENDUM TO LANDSCAPE AND VISUAL STATEMENT & GREEN BELT ASSESSMENT

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



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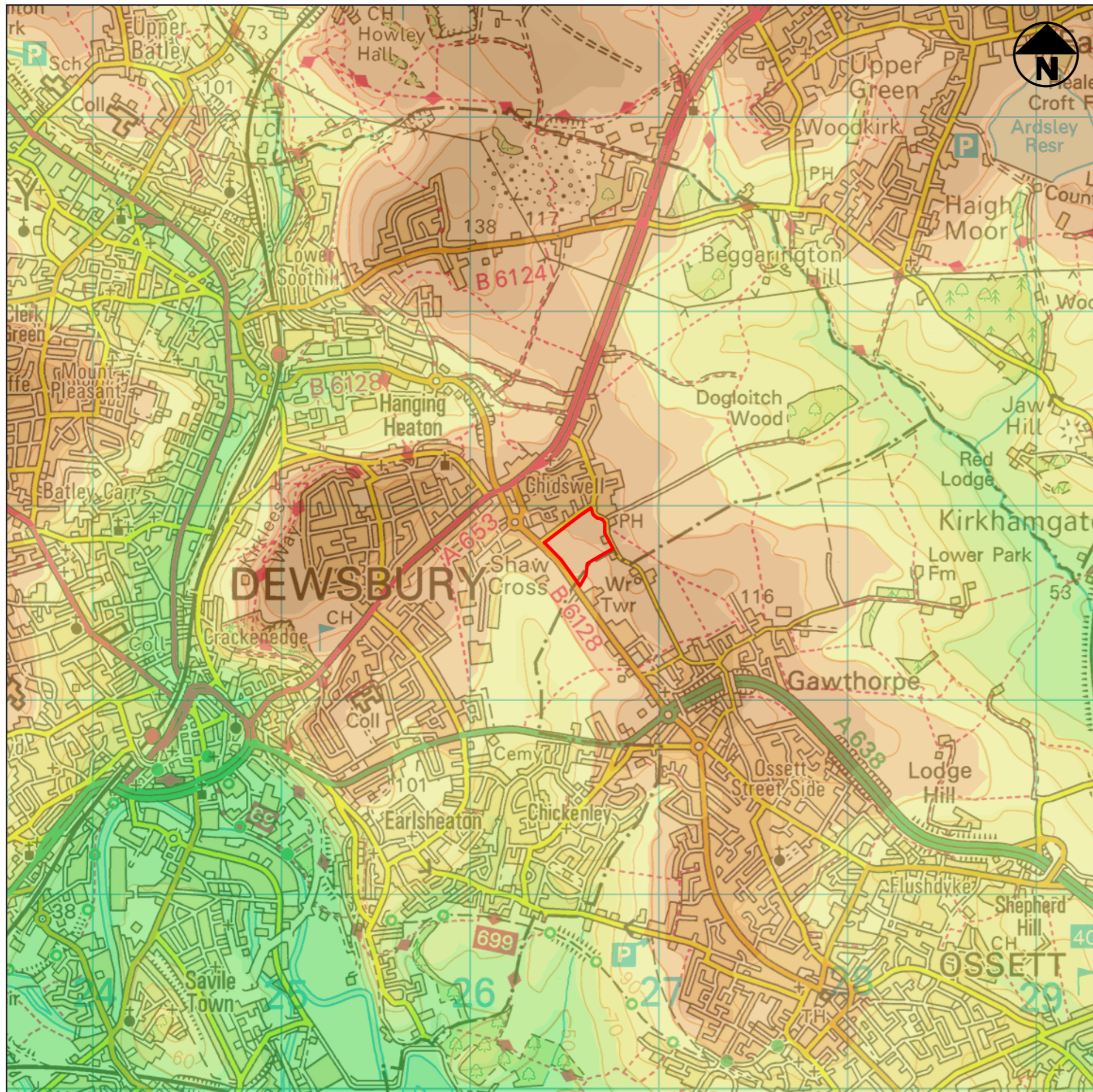
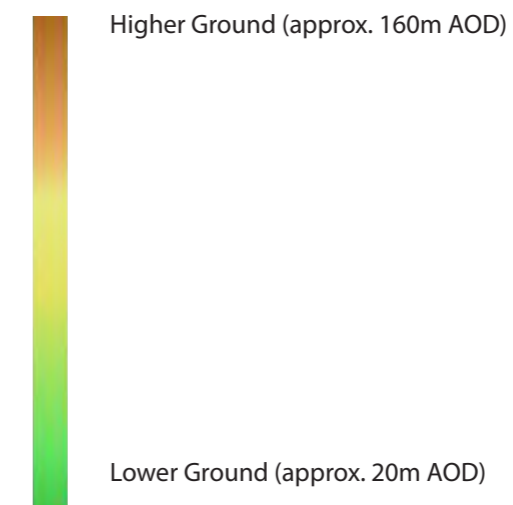


Figure 1: Site Location and Topography Plan

1.0 INTRODUCTION

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

Key:



2.0 REVIEW OF EXISTING LOCAL GREEN BELT

2.1 The site is currently located within the Kirklees Green Belt. The Green Belt boundary was established in 1999 with the adoption of the Kirklees UDP.

2.2 Kirklees Council have submitted their updated Local Plan for public examination with view for its adoption in late 2017. The Draft Local Plan Allocations and Designations submission document contains the proposed housing allocations, of which the site is Reference H559. The site location is indicated on the Allocations and Designations Appendix 2 Policies Map submission document.

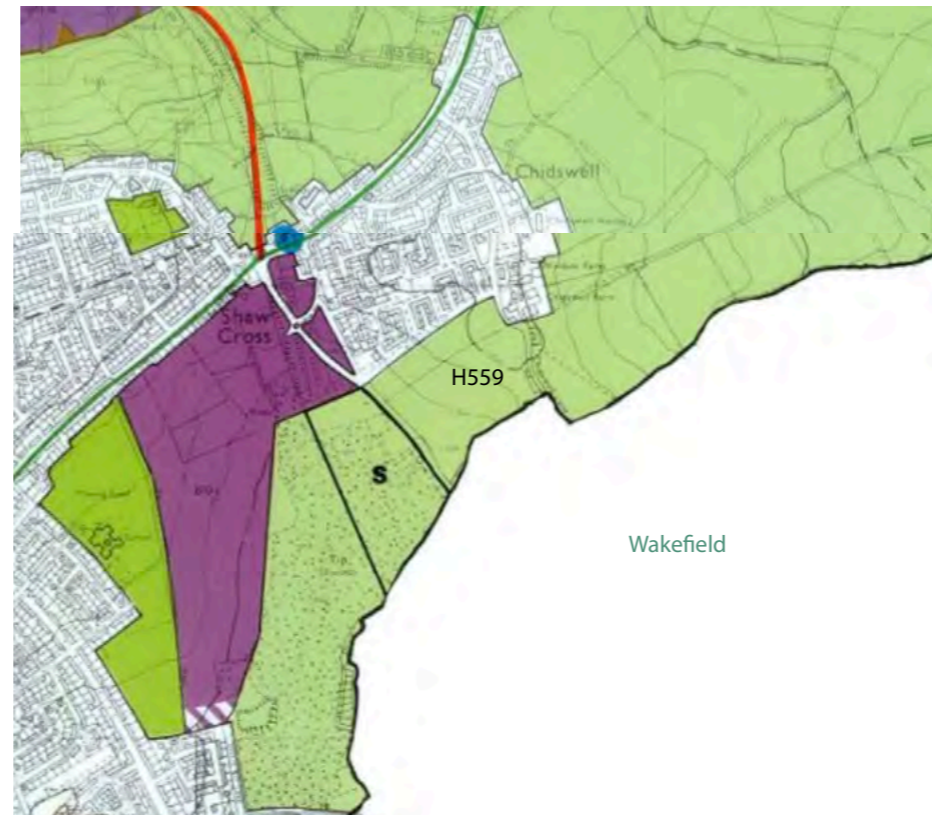
2.3 The series of adjacent extracts taken from the Kirklees UDP, Kirklees Draft Local Plan and the Wakefield Site Specific Policies Local Plan (September 2012), illustrate the current extent of the Green Belt and the proposed extent of Green Belt release.

2.4 Extract 1 illustrates the extent of the Green Belt at the adoption of the Kirklees UDP in 1999. The site and surrounding fields are all located within the Green Belt, albeit with an allocation for a stadium off Owl Lane, immediately west of the site. The Dewsbury Rams stadium was opened in 1994, prior to the adoption of the UDP proposals map.

2.5 Extract 2 illustrates the proposed extent of Green Belt release in the vicinity of the site. The site itself (H559) is an accepted housing allocation with a mixed use accepted allocation to the immediate east (MX1905). Housing allocation H46 has already received planning permission for residential development and has been partly built out with further construction under way.

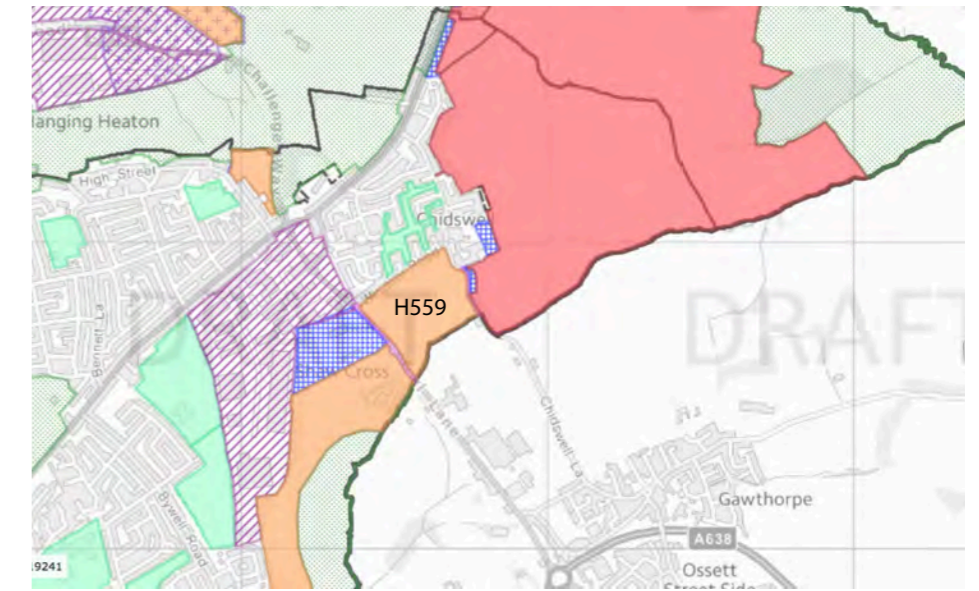
2.6 Extract 3 illustrates the extent of the Wakefield Green Belt at adoption of the Site Specific Policies Local Plan in 2012. There have been no changes to the Green Belt in the vicinity of Gawthorpe.

2.7 The information provided by these Plan extracts have been amalgamated at Figure 2 - Proposed Site Allocations and Green Belt (overleaf) to demonstrate the existing land use in the vicinity of the site in addition to the proposed site allocations. Further discussion as to the consequence of the proposed site allocations on landscape character and visual amenity is discussed overleaf.



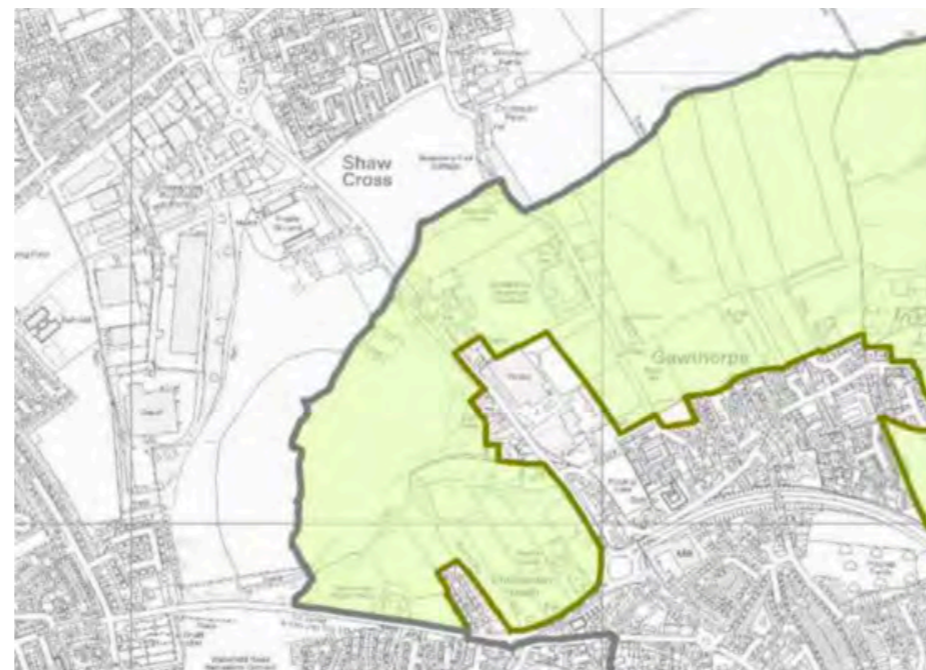
Key:
 Green Belt
 Site for Business and Industry
 Urban Greenspace
S Stadium Site

Extract 1 - Kirklees UDP 1999



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

Extract 2 - Kirklees Draft Local Plan December 2016



Key:
 Green Belt

Extract 3 - Wakefield Site Specific Policies Local Plan 2012

3.0 REVIEW OF SITE ALLOCATIONS WITHIN THE GREEN BELT

3.1 The adjacent Figure 2 - Site allocations and Green Belt, illustrates the extent of proposed Green Belt release within the Chidswell area of Kirklees. The site (ref: H559) is located between two further areas of proposed allocated land; a housing allocation to the south west (ref: H46) and a mixed use allocation to the east and north east (ref: MX1905).

3.2 The proposed housing allocation to the south west has been granted planning permission and has already been developed by Harron Homes, thus creating a new southern settlement boundary. As a consequence of this planning permission, the Green Belt boundary has in reality already been rolled back to the disused tip site south of the H46 land parcel. In terms of the effects upon the local landscape, the Harron development has not resulted in an increased perception of encroachment or sprawl in a southerly direction towards Gawthorpe due to the sensitive design of the development frontage, with dwellings being set back from the road with an area of open space. The use of open space directly off the B6128 Owl Lane is beneficial to retaining a degree of openness along the route, which is otherwise characterised by ribbon development. Such an approach to design could be effectively mirrored on the Site, with development set back from the road edge to maintain the perception of openness as one travels along the route.

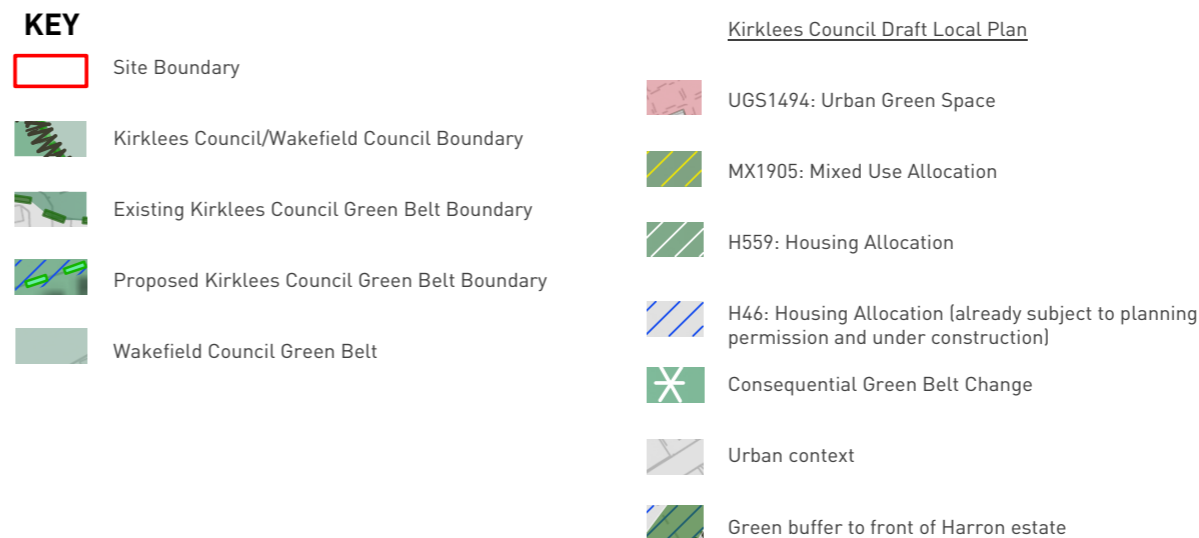
3.3 The development of the proposed mixed use allocation (ref: MX1905) to the east and north east of the Site would result in a high degree of change in landscape character and visual amenity. Site MX1905 is located on the eastern side of a ridge line in the landscape that has a high degree of intervisibility with the open landscape to the east of Chidswell. The proposed allocation would result in a fundamental change in the character of the existing landscape to the east of Chidswell. The character of the northern portion of Chidswell Lane would be altered by development and the existing open views available from the Lane in an easterly direction towards West Ardsley and Kirkhamgate would be lost to built form. Similarly, views in an easterly and northerly direction from the public right of way network between Gawthorpe and Chidswell and the Site is only briefly visible when travelling by road between Gawthorpe and Chidswell/Shaw Cross.

3.4 Assuming that the proposed mixed use allocation is developed, the Site would become located within a largely urban area and the character of the local landscape would have been inevitably altered. The Site benefits from being located on the western side of a ridge line in the landscape and shares a high degree of intervisibility with the urban fringe of Dewsbury, in particularly the Dewsbury Rams Rugby Ground and the industrial estate at Shaw Cross. The location of the Site in the landscape ensures that the Site is not visible from Gawthorpe or the public rights of way that pass through the Wakefield Green Belt from Gawthorpe towards Chidswell and the Site is only briefly visible when travelling by road between Gawthorpe and Chidswell/Shaw Cross.

3.5 A comprehensive visual analysis of the Site from publicly accessible locations has been carried out and is discussed in Section 4.



Figure 2: Proposed Site Allocations and Green Belt



4.0 VISUAL ANALYSIS

4.1 The following section provides a detailed visual analysis of the Site from three publicly accessible linear routes that pass between Gawthorpe and Chidswell. The location of site photography is shown on Figure 3.

4.2 The three linear routes considered as part of the visual analysis are:

- Public Right of Way Ossett 3 leading to DEW/146/10;
- Chidswell Lane; and
- B6128 Owl Lane.

Public Rights of Way

4.3 Travelling in a northerly direction, public footpath Ossett 3 starts at School Street, on the northern edge of Gawthorpe and heads north towards Chidswell, as shown at photograph 1. The footpath passes through an arable field used for growing oil seed rape. The crop, at peak growing season, is very tall and is completely impassible. As a consequence, the route of the footpath passes around the western edge of the field and on into a further large field of oil seed rape. The footpath was extremely difficult to use due to the presence of the crop, and there was no evidence of frequent use during the main crop season. Photograph 2 illustrates the nature of the footpath. The alternative route taken along the field perimeter is shown on Figure 3.

4.4 The route of Ossett 3 continues to pass around the western edge of the second larger field, to the rear of the properties at Chidswell Dene and the stables located to the immediate south. The rear boundaries of the properties and stables are vegetated or fenced, limiting overall intervisibility with Chidswell Lane, as shown at photographs 3, 4 and 5. The prominent Gawthorpe Water Tower is a key feature in the local landscape and can be clearly seen from the route.

4.5 Beyond the arable field, the footpath passes through a narrow gap enclosed by vegetation and then passes over a stile and a small watercourse before entering a further arable field as illustrated by photographs 6 and 7.

4.6 Footpath Ossett 3 meets footpath DEW/146/10 at the Wakefield/Kirklees border, marked by the small watercourse. The route in theory heads north west towards Chidswell, but as the field is in arable use, the route passes around the edge of the field, parallel to Chidswell Lane, immediately east of a thick woodland belt. This woodland belt completely screens views of the site during the months when foliage is present on the vegetation as shown at photographs 8 and 9.

4.7 After passing through the arable field, the route enters the garden of the Huntsman Public House, directly off Chidswell Lane, immediately east of the Site. The site becomes visible from the pub garden as shown at photograph 10.

4.8 In summary, visibility of the Site from the footpath network located between Gawthorpe and Chidswell is extremely limited. The site is only readily perceptible from the public house garden immediately east of the Site. It

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

Chidswell Lane

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

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

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

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

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

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

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

B6128 Owl Lane

4.16 Owl Lane is the primary vehicular route between Chidswell/Shaw Cross and Gawthorpe. The route is largely developed to both sides of the road between Gawthorpe and the Dewsbury Rams rugby ground.

4.17 The visual analysis of Owl Lane begins in Gawthorpe at the junction with Leeds Road and travels northwards. Photograph 17 illustrates that the view is predominantly industrial with the Newly Weds food factory curtailing views towards Chidswell.

4.18 Further along Owl Lane, in a north westerly direction towards the Site, the Newly Weds factory remains the dominant feature of the view. A small brow in the road also limits views towards the Site, as illustrated by photograph 18.

4.19 Beyond the food factory, the view towards the Site is limited by the presence of further built form immediately east of Owl Lane, and by a tall belt of coniferous trees that line the road, as shown at photographs 19 and 20. It is acknowledged that the Site can be seen beyond a haulage depot located just off Owl Lane, as seen in photograph 19, but it does not form a major part of the view and does not contribute to a perception of separation between Gawthorpe and Chidswell.

4.20 On closer approach to the Site, in the vicinity of the Royal Oak public house, the Site does become more apparent. The lower part of the Site adjacent to Owl Lane is the most visible part of the Site. Photographs 21 and 22 illustrate the nature of the view available when travelling along Owl Lane towards the Site and although Site is a clearly visible undeveloped field, it is considered that there is not a strong perception of separation between Gawthorpe and Chidswell due to the presence of ribbon development along much of the road corridor. Indeed, this development continues along the full length of the western side of Owl Lane now that the Harron Homes development has been largely constructed.

4.21 The Site becomes fully visible as one passes the public house. It is seen in the context of the Harron Homes development on the opposing side of the road. The 'Dewsbury' signpost appears just past the Harron Homes development at the Dewsbury Rams rugby ground, but there is not a strong perception of having left Gawthorpe, Wakefield and entered Dewsbury, Kirklees.

4.22 Overall, the Site is not visible in views from Owl Lane as one leaves Gawthorpe and passes the Newly Weds factory. The Site only becomes a readily perceptible feature in views as one passes a tall belt of coniferous trees south of the Royal Oak public house, by which time the presence of the built form Dewsbury is already apparent and influencing the view. The lower slopes of the Site are the most visible in views, and through careful masterplanning, such views could be retained to provide a gateway to Dewsbury. This is illustrated in the illustrative masterplan at Figure 3.

4.23 It is considered that the Site does not greatly contribute to a perception of separation between Gawthorpe and Chidswell.























- KEY**
-  Site Boundary
 -  Kirklees Council/Wakefield Council Boundary
 -  Existing Kirklees Council Green Belt Boundary
 -  Proposed Kirklees Council Green Belt Boundary
 -  Wakefield Council Green Belt
 -  Kirklees Council Draft Local Plan
 -  UGS1494: Urban Green Space
 -  MX1904: Mixed Use Allocation
 -  H559: Housing Allocation
 -  H46: Housing Allocation (already subject to planning permission and under construction)
 -  Consequential Green Belt Change
 -  Public Right of Way (PROW)
 -  Noticeable gradients
 -  Visual barriers (vegetation)
 -  Primary direction of view
 -  Photo location
 -  Welcome signs
 -  Key identified roads
 -  Urban context
 -  Green buffer to front of Harron estate
 -  Alternative footpath route taken
 -  Limit of site visibility



Figure 3: Site allocations and Green Belt with Photograph Locations



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



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



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



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



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



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



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



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



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



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



VISUAL ANALYSIS - PUBLIC RIGHTS OF WAY



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



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



SITE NOT VISIBLE

SITE VISIBLE



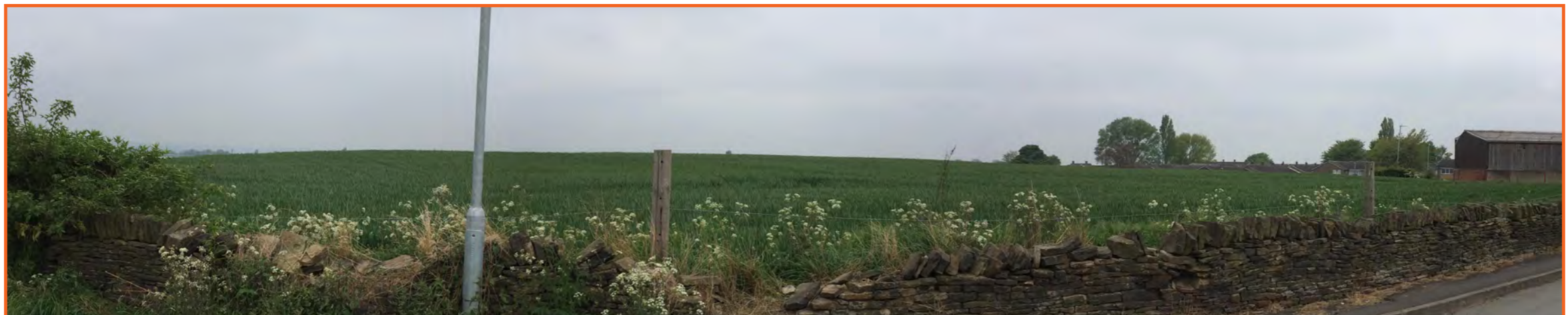
Photograph 13 - View from Chidswell Lane from gap in roadside hedgerow



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



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



Photograph 16 - View of Site from Chidswell Lane



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



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



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

SITE NOT VISIBLE



Photograph 20 - View from Owl Lane at haulage depot



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

SOUTH WEST CORNER OF SITE VISIBLE



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

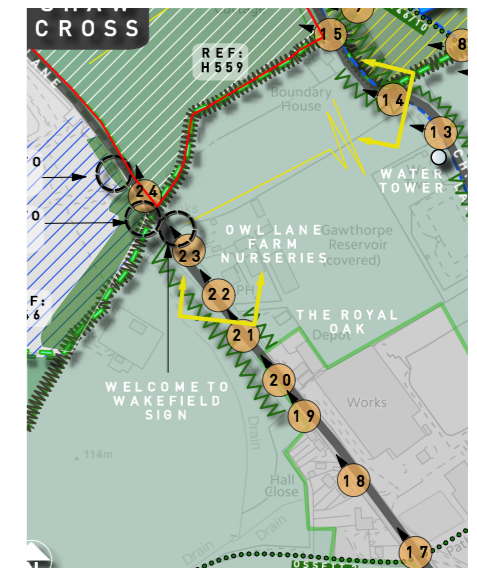
SITE VISIBLE



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



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



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

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

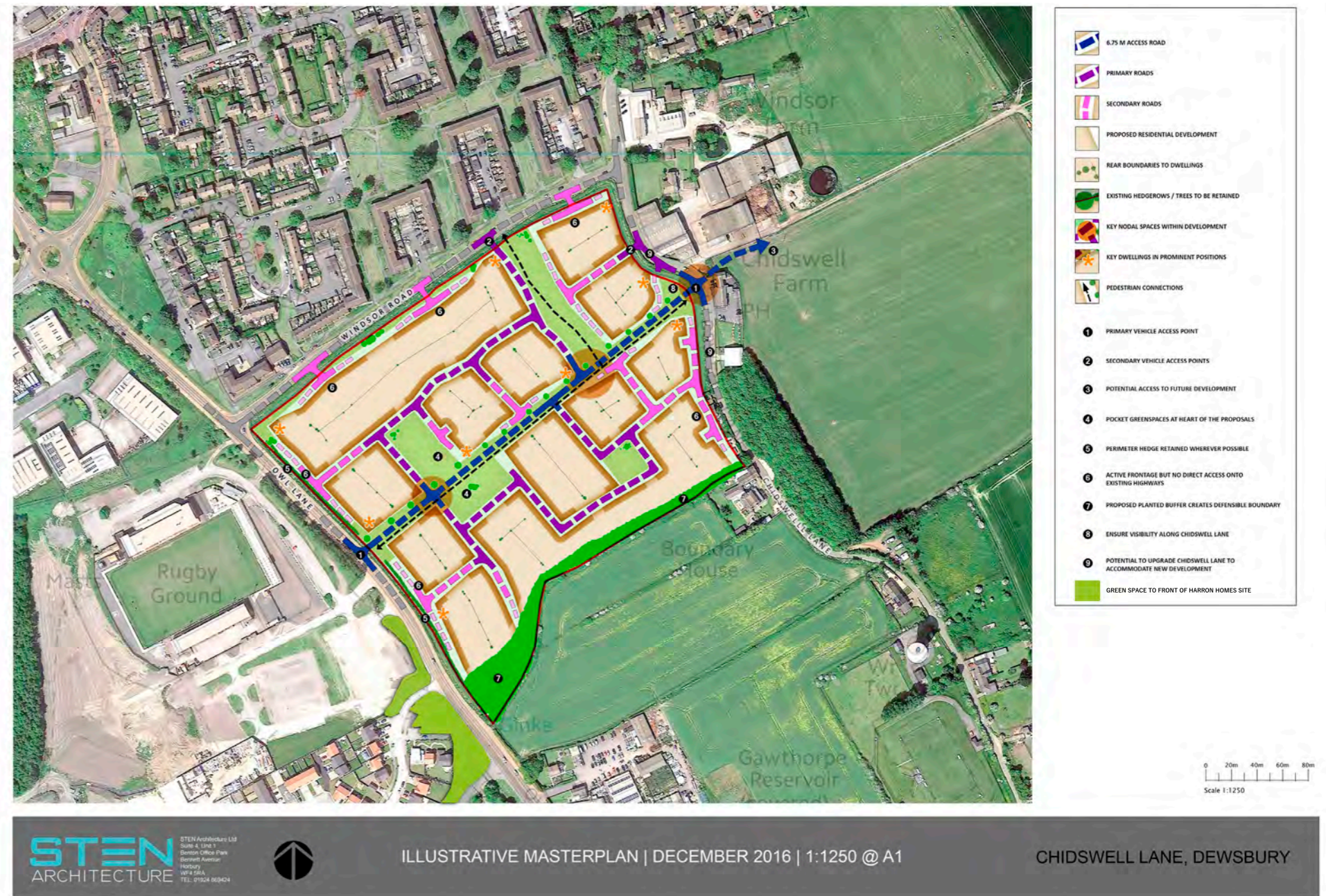


Figure 4: Illustrative Masterplan

6.0 CONCLUSIONS

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

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



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