

FARNLEY MASTERPLAN POTENTIAL DEVELOPMENT SITES

Site 03+06 - Land to the south of Woodsome Drive, Fenay Bridge, and, Land to the south east of Hermitage Park, Lepton

Site Area: 3.24 + 6.10Ha (9.34Ha)

Existing Site Description:

The site consists of two separate areas (site 03 to the west and site 06 to the east) consisting of open agricultural fields, bisected by a dismantled railway line and viaduct, and associated mature vegetation, running north to south. The railway line and viaduct create a physical and visual barrier between the two sites

Penistone Road (A629) runs along the western boundary of site 03 with Rowley Lane to the northern boundary. An office complex and residential properties at Woodsome Park lie to the east of the dismantled railway, south of site 03 and west of site 06. Both sites sit at the edge of the open countryside with a number of residential properties lying along the northern boundaries.

Planning Context:

The site is located within Green Belt, however, it is proposed that it be allocated as an "Accepted-Site Option" in the Kirklees Council Draft Local Plan - November 2015.

A Green Belt Review and Outcome survey carried out as part of the Draft Local Plan identifies development on this "green belt boundary site" and concludes that it would have a negligible degree of conflict with green belt purposes.

The dismantled railway and associated vegetation between the sites is proposed as Urban Greenspace and a potential Core Walking, Cycling and Riding Network within the Draft Local Plan. A public right of way runs along the northern and western site boundaries of site 06.

The site is located at the edge of the Fenay Beck Green Infrastructure Corridor, as identified within the Draft Local Plan.

Landscape Character Area:

The site is located within National Character Area (NCA) **37: Yorkshire Southern Pennine Fringe** and the Kirklees District Landscape Character Assessment: **G9: Fenay Beck Valley & Tributaries**. A site visit was also undertaken to carry out a localised character assessment.

The landscape character of the site and its surrounding area can be summarised as:

- made up of the main valley of the Fenay Beck River
- broadleaved woodland cover
- regular fields of medium scale, with smaller fields found around the edges of settlements. Land is



- predominantly pastoral with occasional arable use.
- Field boundaries are commonly hedgerows or stone walls
- visually enclosed along the bottoms of the valley.

Existing landscape features and assets:

Topography: Rolling: slope north east to south west.

Vegetation Cover: Generally open with boundary vegetation to site boundaries with main green corridor along railway line

Public Rights of Way: Public right of way runs along site's northern and western boundary of site 06. Dismantled railway is proposed as Urban Greenspace and a potential Core Walking, Cycling and Riding Network

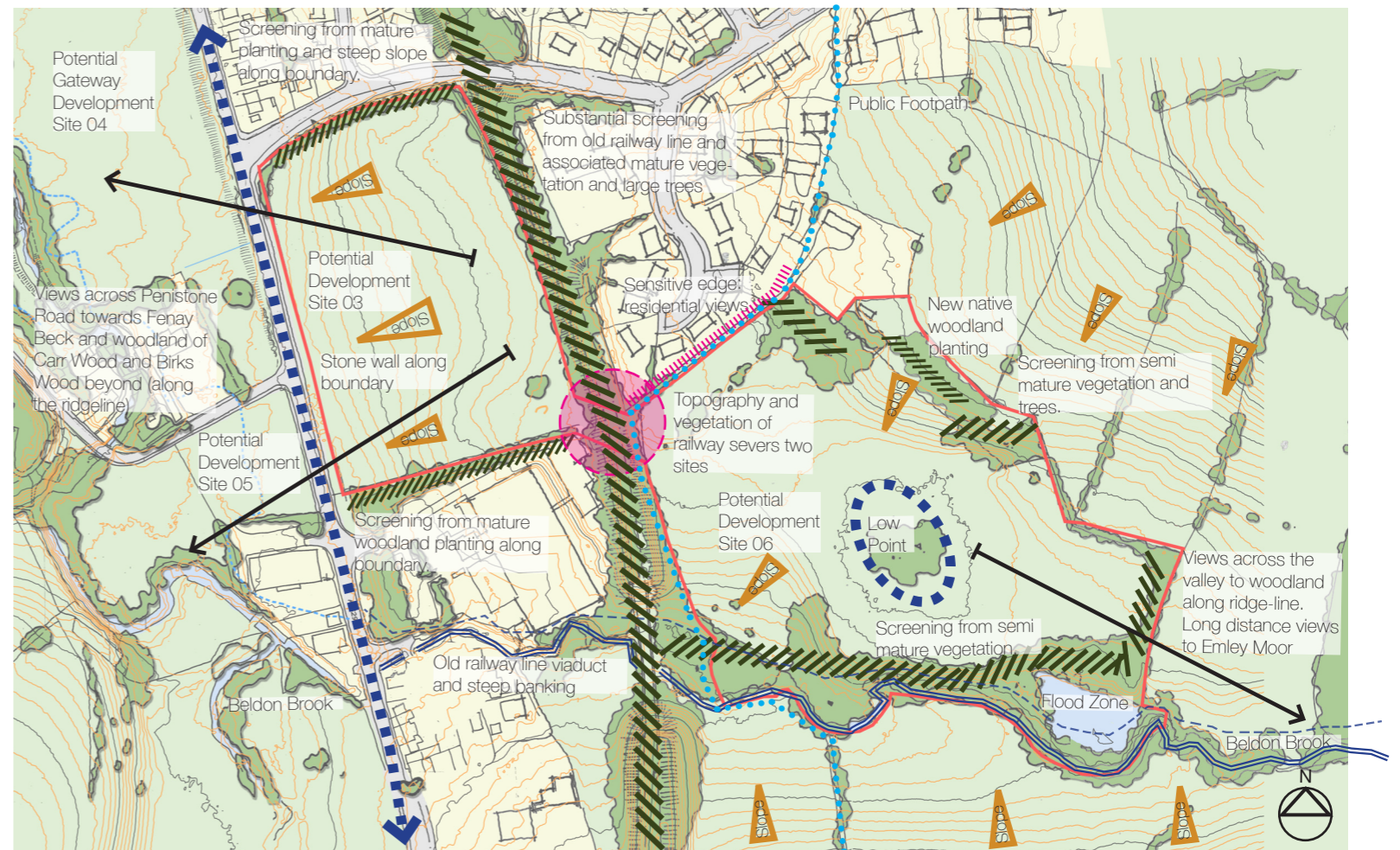
Ecological Features: Boundary Vegetation / Kirklees Wildlife Habitat Network

Water features and Flood Zones: Beldon Brook to the southern boundary of site 06 with small part of the southern tip of site 06 within flood risk Zones 2 and 3, however, this is located within existing woodland.

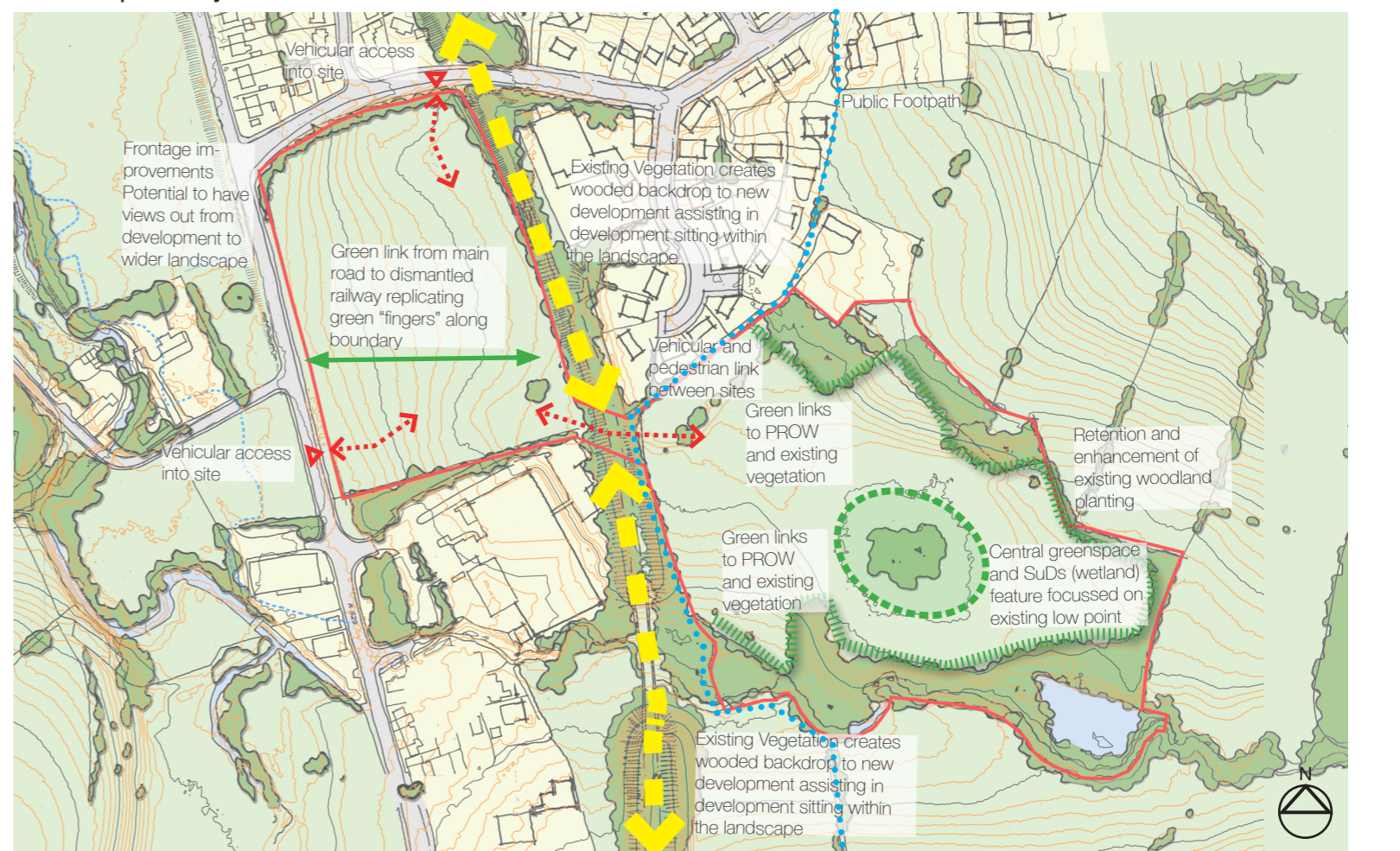
Visual Analysis:

A site visit was undertaken to carry out a visual appraisal of key views into and out of the site. Due to the topography of the site, medium distance views are afforded from site 06 to the surrounding wooded ridge-lines and the Emley Moor mast is visible to the south east.

Due to the sloping nature of site 03, clear views are afforded to the west across Fenay Beck towards mature woodland of Carr Wood and Woodsome Hall Golf Club.



Landscape Opportunities and Structure Plan. NTS



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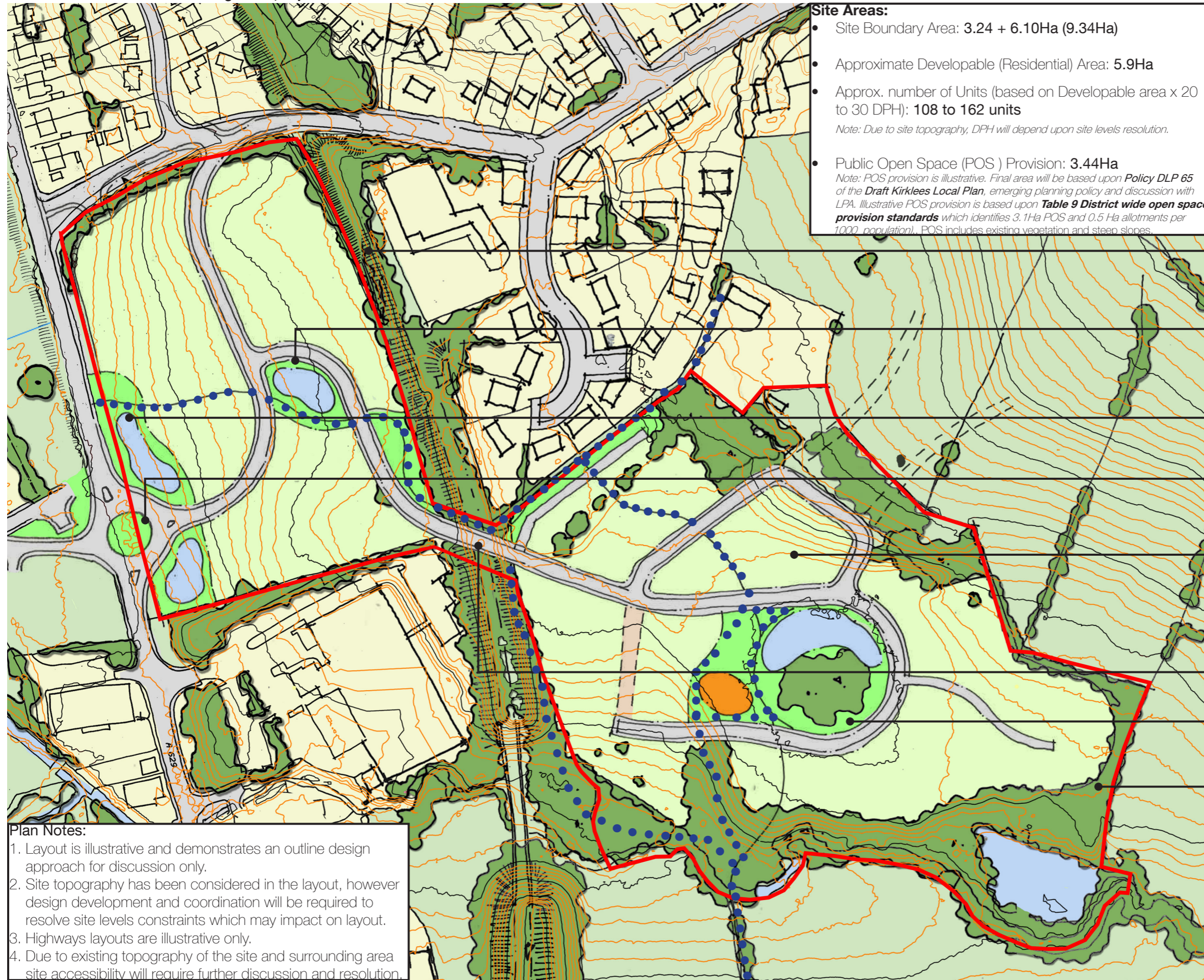
DLA DESIGN



22nd January 2016

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Site Areas:

- Site Boundary Area: 3.24 + 6.10Ha (9.34Ha)
- Approximate Developable (Residential) Area: 5.9Ha
- Approx. number of Units (based on Developable area x 20 to 30 DPH): 108 to 162 units
- Note: Due to site topography, DPH will depend upon site levels resolution.*
- Public Open Space (POS) Provision: 3.44Ha
- Note: POS provision is illustrative. Final area will be based upon Policy DLP 65 of the Draft Kirklees Local Plan, emerging planning policy and discussion with LPA. Illustrative POS provision is based upon Table 9 District wide open space provision standards which identifies 3.1Ha POS and 0.5 Ha allotments per 1000 population). POS includes existing vegetation and steep slopes.*

Aims for Landscape and Masterplan Strategy:

- Respond to the site and its context; and
- Develop a robust landscape structure.

Landscape and Masterplan Opportunities:

- Retain key landscape features
- Provide links to existing wildlife habitats;
- Provide space for recreational and amenity use;
- Creating a network of engaging green spaces that link to potential PROW networks;
- Connect the development to the landscape;
- Integrate the development into the local landscape

- Dismantled Railway
- POS with paths and SuDs features integrated to create connected multi functional green infrastructure
- Northern parcel shown as housing for layout purposes. Subject to LPA requirements area may be utilised as POS and/or allotments.
- Vehicular Access via roundabout on Penistone Road. SuDs features and greenspace created to soften engineered feature and provide pedestrian links.
- Housing Development: with housing fronting onto greenspace where possible (secure by design principles).
- Link between two sites over dismantled railway.
- POS centred on existing vegetation with play area, paths and SuDs features integrated to create connected multi functional green infrastructure
- Existing Vegetation

Plan Notes:

1. Layout is illustrative and demonstrates an outline design approach for discussion only.
2. Site topography has been considered in the layout, however design development and coordination will be required to resolve site levels constraints which may impact on layout.
3. Highways layouts are illustrative only.
4. Due to existing topography of the site and surrounding area site accessibility will require further discussion and resolution.

Note: Plan is illustrative only.
Final design and layout subject to detail design, site surveys and coordination with other consultants and LPA.