

Landscape & Visual Appraisal

Land at Dunford Road, Hade Edge,
Holmfirth

August 2017



U R B A N
G R E E N

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1. Introduction and Scope of Assessment

- 1.1.1. This report provides a landscape and visual appraisal (LVA) of the proposed residential development at Land off Dunford Road, Hade Edge. The Site – referred to below as the ‘assessment Site’ – is shown in Appendix 3 **Plan 1**, and is located on the eastern extents of the settlement of Hade Edge, south of Holmfirth.
- 1.1.2. Urban Green was commissioned in July 2017 by Jones Homes to undertake this LVA.
- 1.1.3. Prior to the field work a desk review of existing and emerging planning policy and landscape character guidance relevant to the assessment Site and surrounding area was undertaken. This report does not consider the full range of planning policy considerations, which are dealt with by others.
- 1.1.4. The LVA was prepared following Site visits in July 2017. This assessment describes and evaluates the change to the landscape and visual amenity, the extent to which these affect perception and views of the landscape, and also considers the effect(s) of the proposed development on the setting of listed buildings in proximity.
- 1.1.5. Landscape character and visual assessment, although closely related to one another, have been considered separately for reasons of clarity and robustness.
- 1.1.6. Within this report, the landscape and visual baseline environment of the Site and its surroundings is established and mitigation measures described. Taking these measures into account, the effects of the development are then predicted. This report focuses on the significant effects predicted to arise from the development.
- 1.1.7. This report is structured as follows:
 - a) Section 2 sets out a description of the proposed development;
 - b) Section 3 summarises the relevant parts of planning policy in respect of landscape and visual considerations;
 - c) Section 4 deals with the baseline; in respect of the landscape baseline, it identifies published documents on local landscape character, and adds supplemental points based on site visits to the area surrounding the assessment site; and sets out a description of the visual baseline;
 - d) Sections 5 and 6 set out an assessment of the landscape and visual effects of the proposed development;
 - e) Section 7 sets out the landscape strategy for the Site and an overall conclusion;
 - f) Appendices 1-5 contain the methodology utilised to carry out this assessment along with tables, plans and photographs.

2. The Proposed Development

- 2.1.1. It is proposed to develop the Site for residential use. This will comprise up to 58 residential dwellings.
- 2.1.2. The Site will be accessed via Dunford Road to the west of the Site.
- 2.1.3. The proposed residential development will comprise of 58 dwellings in the form of two storey detached, semi-detached and terraced units. Landscaping will provide a framework which will soften and complement the proposed development, enhancing the entrance and the eastern boundary of the site in particular.
- 2.1.4. This appraisal has been prepared as part of the planning application process for the development of the assessment Site.
- 2.1.5. In the assessment of the landscape and visual effects of the proposed development, it has been assumed that the levels will generally follow the existing contours of the assessment site. The highest approximate level on site being 330.6m (southwest corner) and the lowest 320.1m AOD (northeast corner).
- 2.1.6. To help minimise impacts and mitigate for any Major/Moderate landscape and visual effects, a Landscape Strategy is outlined in Section 7, and the General Arrangement plan is located in Appendix 3 **Plan 8**. This plan strengthens and enhances green infrastructure through the implementation of new native tree, shrub and hedgerow planting as part of the development proposals. The aim of the Landscape Strategy is to further integrate the development into its wider landscape context and help screen any residual landscape and visual impacts.

3. Landscape Planning Policy Context

- 3.1.1. A comprehensive planning policy review has been considered within the Supporting Planning Statement (SPS) accompanying this application. The relevant landscape policies within both the development plan and the NPPF are noted below.

National Planning Policy Framework

- 3.1.2. National planning policy for England is set out within the National Planning Policy Framework (herein referred to as the NPPF). The NPPF is the relevant national planning policy document against which to test the proposals.

General Considerations

- 3.1.3. As a central theme, the NPPF has a presumption in favour of sustainable development (para. 14) for which it defines three mutually interdependent dimensions of sustainability (para. 7) to be jointly sought (economic, social and environmental). With relevance to landscape and visual matters the third dimension states:
- 3.1.4. *“an environmental role – contributing to protecting and enhancing our natural, built and historic environment;...”*
- 3.1.5. The planning system is identified as the vehicle for guiding development to sustainable solutions and seeking positive improvements in the quality of built, natural and historic environments based on local circumstances (para. 10, author’s emphasis).

Core Principles

- 3.1.6. Paragraph 17 lists the 12 core planning principles that should underpin planning decisions. Of these, the following are considered pertinent to landscape and visual amenity:
- 3.1.7. *(5th) take account of the different roles and character of different areas, promoting the vitality, main urban areas.... Recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.*
- 3.1.8. *(7th) 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.*
- 3.1.9. *(10th) 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.” (NPPF, para. 17).*

Section 7 (Requiring Good Design)

- 3.1.10. This section of the Framework identifies that good design is a fundamental aspect of sustainable development and indivisible from good planning, thereby establishing a connection within the NPPF between design, access, natural environment and cultural heritage issues.

- 3.1.11. Paragraph 64 of the NPPF states that planning permission should only be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 3.1.12. Paragraph 17 of the NPPF sets out a number of core planning principles that should be used to guide both plan-making and decision making. These principles include the need to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. It also states the need to take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside.
- 3.1.13. Paragraph 58 goes on to state that planning policies and decisions should aim to ensure that developments should: establish a strong sense of place; respond to local character and history, and reflect the identity of local surroundings and materials; are visually attractive as a result of good architecture and appropriate landscaping.

Section 11 (Conserving and enhancing the natural environment)

- 3.1.14. This section of the NPPF identifies a requirement in favour of protecting and enhancing valued landscapes (para 109) by focussing development on land of least environmental or amenity value (para 110).
- 3.1.15. As listed in the NPPF, areas where development should be restricted include the following:
- Sites of Special Scientific Interest;
 - Land designated as Green Belt;
 - Local Green Space;
 - Area of Outstanding Natural Beauty;
 - Heritage Coast; and
 - National Parks
- 3.1.16. The Site is not located within any of the above noted designations, however it is noted that the Peak District National Park is located approximately 930m south of the assessment site and the settlement of Hade Edge is surrounded on all sides by land designated as Green Belt.

Local Landscape Policy

- 3.1.17. A detailed supporting Planning Statement has been produced in conjunction with this project and this should be referred to for further details on relevant policies. We have briefly outlined the key policies that relate to landscape and visual matters below.

Adopted Policy

- 3.1.18. The Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a requirement upon Authorities when determining planning applications to do so in accordance with the adopted development plan unless material considerations indicate otherwise.
- 3.1.19. The Kirklees Local Plan was submitted to the Secretary of State for Communities and Local Government on 25 April 2017, so that it can be examined by an independent Inspector.
- 3.1.20. The examination hearings for the submitted Local Plan will commence on Tuesday 10th October 2017.
- 3.1.21. The current Development Plan comprises:
- Kirklees Unitary Development Plan (saved policies), 2007
 - Draft Kirklees Local Plan, submitted to secretary of state on 25th April 2017 for examination.
- 3.1.22. As a result of a direction issued by the Secretary of State for Communities and Local Government, from 28 September 2007 some of the policies in the UDP continued to have effect. These are called saved policies. Saved policies continue to be used to determine planning applications.
- 3.1.23. The relevant saved policies within the above noted UDP document(s) are as follows:

Policy R13 – Rights of Way and Public Access Areas

In considering development proposals account will be taken of the potential for new links in the public right of way network and of opportunities for increased enjoyment of the countryside. Development proposals which would affect a public right of way or public access area or which involve the creation of a public right of way or public access area should also take account of:

- i) the convenience of users of the right of way or access area; and*
- ii) the provision of facilities for people with disabilities.*

- 3.1.24. The proposals seek to ensure connections are created to existing footpaths, particularly to the west where the Site borders Dunford Road.

Policy D1 – Loss of Open Land

Development proposals which would lead to a loss of valuable open land within towns or of open countryside will not normally be permitted.

- 3.1.25. Although it is noted that the site of the proposed development is currently open land, it is also noted that the land is allocated for housing within the draft Kirklees Local Plan, therefore it is considered that the land is not considered valuable in development terms.

Policy NE8A The Peak District National Park

Development which would be intrusive in views from within the Peak District National Park, or have a harmful impact on views into the park, will not be permitted.

3.1.26. Views from the national park will be assessed within this document. The proposed development is located directly adjacent to the existing settlement of Hade Edge, on the slopes leading down from the National Park towards the Holme Valley. Given the elevation of the topography within the National Park, views are unavailable of the proposed development, other than at the very northern fringes of the National Park. Further assessment of these views is contained in section 8 below.

3.1.27. The relevant policies within the draft Kirklees Local Plan include:

Kirklees Rural Sub-Area:

Land allocation H288a – Land at Dunford Road, Hade Edge

2.5 acre site with potential identified for 66 dwellings. Key constraints identified:

- *Improvements to local highway links may be required*
- *The provision of a pedestrian footway is required across the site frontage*
- *Limited surface water drainage options*
- *Odour source near site*
- *Proximity to Special Protection Area / Special Area of Conservation*
- *Proximity to SSSI*
- *Site is close to listed buildings*

4. Baseline

The Landscape Baseline - Landscape Character

- 4.1.1. The assessment of landscape character is a method of understanding the particular attributes or factors that have influenced the historic development, current and future features of an area, and what makes that area distinctive from other areas. Natural England describes landscape character assessment as a: '*...systematic way of analysing and describing landscape identifying areas of distinctive character, classifying and mapping them. The process involves identifying the patterns, elements and features that give landscapes homogeneity and make them different from each other.*' Landscape characterisation is a process which has been developed extensively by local authorities to assist them in the planning process. Published studies of landscape character provide a source of information to enable the fuller understanding of landscape character – whether at a regional or national scale or at a local district scale; it is of course possible to carry through the process of analysis to individual sites or parts of sites. Typically, the published assessments provide character descriptions of specific areas and consider factors likely to influence future character and / or set out prescriptions for change.
- 4.1.2. There is a range of published assessments at national, regional, and county levels relevant to the assessment site. Each is considered below. That at a national level predated the guidance set out in the '*Landscape Character Assessment; Guidance for England and Scotland (2002)*' – widely regarded as the definitive guidance on the subject. That said, it is important to recognise that these assessments are purely assessments of landscape character; they are not, and are not intended to be, the development plan, and thus what the documents may say about the potential effects of development in any location cannot of itself be considered determinative as a matter of policy.

National Character Assessment

- 4.1.3. At a national level the assessment site lies within the Yorkshire Southern Pennine Fringe (NCA 37) in the *Natural England National Character Assessment* as shown in Appendix 3 **Plan 2** and Appendix 5.
- 4.1.4. The Yorkshire Southern Pennine Fringe National Character Area (NCA) is a transitional landscape from the upland areas of the Southern Pennines NCA in the west through to the low-lying land of the Nottinghamshire, Derbyshire and Yorkshire Coalfield NCA to the east. The most striking aspect of the landscape is the mingling of predominantly 'gritstone' industrial towns and villages with the strong valley forms and pastoral agriculture of the Pennine foothills. The gritstone industrial buildings and settlements bring a sense of visual unity to the landscape. The landscape is dominated by industrial buildings and structures such as factories, chimneys, railways and canals. Travellers crossing the NCA from west to east experience a change from pastoral treeless hill tops, where drystone walls are the predominant field boundary, to wooded valleys, where large urban settlements such as Bradford, Huddersfield and Sheffield are focused in the valleys and were built up around the former industries such as coal mining, steel-making and the woollen industry. The World Heritage Site of Saltaire stands as an

example model town built with the wealth produced by the industries prevalent in this area. In the east, settlements are separated by areas of arable farming with hedgerows and lowland meadows.

- 4.1.5. The NCA is characterised by steep slopes that are cut through by narrow rivers, notably the Don, the Calder, the Hebble Brook and the Colne in the north and the Sheaf, the Rivelin and the Loxley in the south near Sheffield, which open up into valleys on lower land. The river corridors provide links through the NCA from the uplands into the towns and cities in the valleys, supplying not only water for the large population in these areas but also opportunities for people to access and enjoy the natural environment and for species movement through the landscape.
- 4.1.6. The presence of locally accessible minerals and materials and the fast-flowing water from the uplands attracted development of woollen towns in the north and iron ore and smelting in the south, notably around Sheffield. The presence of more than 5,000 listed buildings and 20 Registered Parks and Gardens reveals the industrial wealth that was used to shape the area and still provides strong sense of place today. The consistent use of local sandstone helps to retain identity and links to the geology of the area.
- 4.1.7. There are many opportunities to provide increased access and recreation for the large populations living in the valleys of the NCA, encouraging them to engage with the wider countryside both between settlements and up into the more upland areas. The geology of the area has had such a strong influence on the development of the local history and sense of place that opportunities should be taken to recognise, maintain and engage people with these features.

County Landscape Character Assessment

- 4.1.8. The relevant assessment of landscape character which applies to the study area is the Cumbria Landscape Character Guidance and Toolkit:
- Kirklees District Landscape Character Assessment (July 2015)
- 4.1.9. As identified within the document, the assessment Site lies within local landscape character type D 'Moorland Fringes / Upland Pastures' and within landscape character area 'D7 Low Common, Royd Moor & Whitley Common'.
- 4.1.10. The key characteristics of Landscape Character Area 'D7 Low Common, Royd Moor & Whitley Common' are described as:

Topography, geology and drainage

- *Broad terrace, found between 200 and 350 metres altitude, flanking the slopes and the valleys to the east of the South Pennine, Wessenden and Maltham Moors*
- *Underlying geology of Millstone Grit heavily influenced by glacial erosion, which creates a complex landform of open footslopes contrasting with more enclosed valleys.*
- *Numerous small tributaries, typically flowing from west to east, creating incisions in the landscape.*

Woodland cover

- *Small areas of mixed woodland within the valleys, shelterbelts associated with farm buildings and some small blocks of coniferous woodland focused to the higher ground to the south.*
- *Generally, the landscape is sparsely wooded due to exposure.*

Land use and field pattern

- *Land is divided into a patchwork of small, square fields enclosed by gritstone walls or post and wire fencing, with areas of larger intakes and common land on the moorland fringes.*
- *Rough grazing land and semi-improved pastures are the main agricultural land uses. Other enclosures are intensively farmed, with the bright green sward forming a sharp distinction with the more subdued tones of the nearby moors.*
- *Parts of the moorland fringe are in a state of transition; with some areas being intensively farmed whilst others are witnessing agricultural decline with a variety of other, non-agricultural land uses.*

Semi-natural habitats

- *The outer fringes of the area, on the boundary with the National Park, are internationally and nationally designated for their mosaic of upland habitats including moorland, blanket bog, flushes and mires.*
- *Remnant unimproved upland pastures including colourful species-rich hay meadows and damp pastures form an integral part of the upland mosaic.*

Archaeology and cultural heritage

- *Former packhorse routes provide evidence of the historic strategic importance of the moorland fringes (today valued as public rights of way)*
- *Distinctive vernacular architecture dominated by the local Millstone Grit building stone, including laithe houses and weavers cottages.*

Settlement and road pattern

- *Dispersed settlement pattern comprising scattered farmsteads and occasional short terraces of houses. The density of residential properties increases towards the edges of Huddersfield.*
- *Parts crossed by the A640 and A635. Elsewhere, a network of minor roads and narrow winding lanes connect farmsteads. Stone walls with small grass verges often bound the lanes.*

Views and perceptual qualities

- *From the open slopes, frequent long views across the intersecting valleys (F4 and F5) and-or out over the urban conurbations to the east are available.*
- *From the enclosed minor valleys, focused, framed views looking down the valley towards the more settled lowlands are obtainable.*

Landscape Character

- 4.1.11. At a local level, the landscape character of the assessment Site is agricultural, being currently utilised as pastoral fields for grazing. Boundaries are formed predominantly by traditional drystone walls. The

western boundary to the site is formed by Dunford Road, with the remaining boundaries formed by adjacent agricultural fields.

Local Landscape Character

Land Use

- 4.1.12. The assessment site currently comprises principally medium scale pastoral fields used for grazing purposes.
- 4.1.13. The western boundary of the Site is formed by Dunford Road, beyond which the road is lined on the opposite side by residential properties. To the north, three small pastoral fields form the boundary, beyond which, Greave road and further residential properties are present. To the east of the site, further small – medium scale agricultural fields are present, beyond which there are scattered farmsteads and further agricultural land. To the south the site boundaries are formed by a combination of small scale agricultural fields and residential properties with associated outbuildings. Boundaries are formed predominantly by traditional drystone walls.

Topography

- 4.1.14. The assessment Site slopes gently generally from southwest to northeast. The lowest area is to the northeast corner where levels are approximately 320.1m AOD. The highest area is at the southwest corner of the Site, where levels are approximately 330.6m AOD.

Vegetation

- 4.1.15. The assessment site comprises principally pastoral agricultural fields. Boundary treatments include predominantly drystone walls.

Water Features

- 4.1.16. There are no features present on the Site.

Built Elements and Designations

- 4.1.17. There is no built form present on the Site.
- 4.1.18. Landscape and Heritage designations that lie within 1km of the site are shown in Appendix 3 **Plans 3 & 4**, and are listed in Appendix 2, table 3. Those which have potential to be impacted by the proposed development include the following:
- Listed Buildings: There are 6 Listed Buildings within 1km of the proposed Site. These include the Hade Edge Methodist Church and associated Chapel, the 8 miles post near the Bay Horse Hotel, the 8 miles post west side near Bay House Hotel, the Bank Bottom farmhouse and barn and Daisy Lee.
 - Scheduled Monuments within 2km of the assessment Site: there are no scheduled monuments within 2km of the proposed Site.
 - Conservation Areas: there are no Conservation Areas within 2km of the assessment Site.

- Registered Parks and Gardens – there are no registered parks or gardens within 2km of the proposed Site.

4.1.19. Other designations within a 2km radius of the site include:

- The Peak District National Park, located approximately 930m south of the assessment Site.
- Numerous areas of Ancient Woodland. The closest is Fox Clough to the west and southwest of the Site, located approximately 490m west of the site.

5. The Landscape Baseline

Landscape Resource

- 5.1.1. In respect of *Landscape Condition* (the physical state of the landscape), the assessment Site comprises a number of pastoral agricultural fields. Against the criteria set out in Appendix 1 Table 1, the assessment Site is considered to be in **moderate Condition**. This conclusion is reached on the basis that, although the Site has some features worthy of conservation, it also exhibits some detracting features, including agricultural buildings on the boundary in a poor state of repair, and shows scope for improvement in terms of land use management.
- 5.1.2. In respect of *Landscape Value*, the assessment Site features a number of elements of varying quality. The boundaries to the Site are generally in a good state of repair in respect of drystone walls.
- 5.1.3. Against the criteria set out in Appendix 1 **Table 2**, the assessment site is considered to be of overall medium **Quality**. This shows that there is a level of importance (or quality) within this local landscape type, but also a capability to accept change.

Landscape Receptors

- 5.1.4. From the above analysis of the Landscape Baseline, it is concluded that the Landscape Receptors relevant to the assessment Site that need to be assessed in the following section on Landscape Effects are:
- Character Areas
 - Landscape Character and features/ vegetation; and
 - Landscape Designations

6. Assessment of Landscape Effects

- 6.1.1. The landscape effects of the proposed development are set out in summary form in Appendix 2 **Tables 1-4**, which sets out the sensitivity of the identified landscape receptors, and the magnitude of the landscape effects upon the receptors. The criteria for the determination of sensitivity and magnitude of landscape effects as set out in Appendix 1 **Section 1.5** of the methodology. The following paragraphs summarise the landscape effects in respect of each main landscape receptor.

Landscape Character

- 6.1.2. At a National and Regional level the anticipated landscape effect of the proposed development would be minimal and entail limited change to the existing landscape.
- 6.1.3. At a Local level a greater impact on landscape character is present. The development proposals would change the character of the assessment Site from an agricultural site to a residential one, giving rise to a loss of semi-improved grassland which currently exists within the Site. The overall sensitivity of the landscape character (as a receptor) is therefore considered to be **Medium**. This acknowledges the local character, but also the adjacent detracting elements which have influenced the landscape (such as the adjacent agricultural buildings) and thus creates capacity for this landscape to accept change.
- 6.1.4. The assessment Site is not critical to maintaining the overall landscape character of the area, as the character would continue to be obtained in the surrounding area when the assessment site was developed. The magnitude of the effects on landscape character is therefore considered to be **Small**. This considers that the Site has been assessed as having capacity to accept change, the scale of the development would be limited within the extents of the overall assessment Site and immediate surroundings. The extent of the landscape change would be localised and generally confined to the immediate setting due to the existing vegetation and varied natural topography.
- 6.1.5. The landscape effect of the proposed development on the overall landscape character would therefore be **Slight** – bringing about some change to the existing landscape, but would not constitute an adverse landscape effect or significant environmental effect.

Landscape features and vegetation

- 6.1.6. The assessment Site comprises a variety of landscape features and vegetation. The boundaries to the site are formed by traditional drystone walls. Taking into consideration the overall condition of the landscape features, the site is considered to be of **Medium** overall sensitivity in relation to landscape features and vegetation. There are elements of landscape features in poor condition, but overall can be considered to be in **Moderate** condition, however the landscape has limited notable aesthetically pleasing elements and could be further enhanced, managed and improved. Given the overall improvements that are proposed as part of the overall scheme, the magnitude of effect of the development upon vegetation and landscape features is therefore considered to be **Small**; this

takes into account that there would be minimal vegetation loss within the site itself, however there would be large overall improvement of existing vegetation and addition of new vegetation and habitats, which is characteristic of the Site. The consequent effect on landscape features and vegetation as a landscape receptor would therefore be **Small** – entailing very limited loss of existing vegetation, with large overall improvements and addition to the existing vegetation.

Landscape and Heritage Designations

- 6.1.7. Conservation Areas: there are no Conservation areas within 2km of the Site
- 6.1.8. Within 1km of the assessment site, a total of 6 Listed Buildings exist. The closest buildings to the Site include:
- Hade Edge Methodist Church and associated Chapel (approximately 25m west of the Site),
 - the 8 miles post near the Bay Horse Hotel (approximately 340m north of the Site),
 - the 8 miles post west side near Bay House Hotel (approximately 344m north of the Site),
 - the Bank Bottom farmhouse and barn (approximately 655m northwest of the Site); and
 - Daisy Lee (approximately 880m south, southeast of the Site)
- 6.1.9. Of the above mentioned heritage assets, the only buildings anticipated to experience landscape effects as a result of the proposed development are the Hade edge Methodist Church and associated Chapel.
- 6.1.10. The effect on these above mentioned heritage assets are therefore considered in greater detail, as they are considered to be of **High** overall sensitivity. This acknowledges the national designation, highly distinctive character and aesthetic attraction of the largely intact and good condition of these buildings and structures. However, the magnitude of landscape effect of the proposed development upon these buildings is considered to be **Negligible**, with a **Negligible** magnitude of change and therefore a **Negligible** landscape effect.

Peak District National Park

- 6.1.11. The Site is located within the Peak District National Park, which is considered to be of **High** overall sensitivity. This acknowledges the national designation and highly distinctive character of the landscape. The magnitude of landscape effect of the proposed development upon this designation is considered to be **Small** in the immediate context of the Site and **Negligible** for the wider area, and therefore a **Slight** landscape effect, reducing to **Negligible** beyond the immediate vicinity of the Site.

Overall Conclusion on Landscape Effects

- 6.1.12. In overall terms in relation to landscape effects, the development of the assessment site would give rise to **Slight** landscape effect in respect of landscape character and a **Slight** effect in terms of landscape designations, features and vegetation. Whilst there would be, to varying degrees, elements of change to each of these receptors, the nature and extent of that change would be generally confined to the immediate area

and would not change the fundamental character of the landscape setting and in no way would change the overall character of the wider area. Therefore the development would not entail any unacceptable adverse landscape effects.

7. The Visual Baseline

7.1.1. The LVA considers a set area of a 2km radius from the proposed development, in order to establish the spatial parameters of the assessment, and identify potential landscape and visual effects. A 'Theoretical Visual Envelope' is shown in Appendix 3 **Plan 7**.

Table 4: Visual Receptors

VP No.	Location	Grid Ref	Viewing Direction	LCA	Visual Receptor	Distance to Development
1	Dunford Road	414414, 404746	North east	D7 – Peak Fringe Upland Pastures	Residential and Road users	20m
2	Hade Edge Church, Dunford Road	414610, 405384	east	D7 – Peak Fringe Upland Pastures	Residential and Road users	20m
3	Hade Edge School, Dunford Road	414606, 405538	South east	D7 – Peak Fringe Upland Pastures	Residential and Road users	120m
4	Greave Road	414772, 405546	south	D7 – Peak Fringe Upland Pastures	Residential and road users	117m
5	Snittle Road	414864, 405442	South west	D7 – Peak Fringe Upland Pastures	Footpath users	125m
6	Snittle Road	414872, 405321	west	D7 – Peak Fringe Upland Pastures	Footpath users	130m
7	Snittle Road	414897, 405004	North west	D7 – Peak Fringe Upland Pastures	Footpath users	530m
8	Snittle Road / Flight Road	414935, 404637	north	D7 – Peak Fringe Upland Pastures	Footpath and road users	895m
9	Flight Road	414972, 404308	north	A2 – North Peak	Residents and road users	1.13km
10	Round Close Farm, Dunford Road	414606, 404879	North east	D7 – Peak Fringe Upland Pastures	Residents and road users	320m
11	Flight Road	415623, 404354	North west	A2 – North Peak	Road users	1.2km
12	Bare Bones Road	414706, 404308	north	A2 – North Peak	Road users	860m
13	Cook's Study Hill	413176, 404146	North east	A2 – North Peak	Footpath users	1.85km

14	Track leading to Snailsden Reservoir	413384, 404166	North east	A2 – North Peak	Footpath users	1.6km
15	Upper Snailsden Moss	414576, 404129	north	A2 – North Peak	Footpath users	1.1km

7.1.2. The locations of the photographs taken from these receptors are shown in Appendix 3 **Plan 6**, and the photographs are located in Appendix 4.

8. Assessment of Visual Effects

The visual effects of the proposed development are set out in summary form in Appendix 2 **Table 4**, which sets out the sensitivity of the identified visual receptors, and the magnitude of the visual effects upon the receptors. The criteria for the determination of sensitivity and magnitude of visual effects are set out in Appendix 1 the methodology. The following paragraphs summarise the visual effects in respect of each identified category / group of visual receptor.

Residential Properties

- 8.1.1. The principal views to the proposed development from residential properties will be those views that are available from within the existing dwellings and gardens of residential properties on / adjacent to the boundaries of the assessment Site, represented by viewpoints 1, 2, 3 and 4.
- 8.1.2. The extent and nature of these views will vary depending on whether the adjoining properties are single or two storey, the nature and height of any garden boundary fencing, the presence and height of any boundary hedges or vegetation within the assessment site, and how individual properties are orientated in terms of windows etc. relative to the assessment Site. All of these views are essentially 'private' views, in that they are particular to individual properties and are not available to the public as a whole. In that context, the basic question is whether the proposal would unacceptably affect amenities and the existing use of land and buildings. That said, it is acknowledged that an effect on a number of residents might be considered to give rise to an effect on a community, and thus it is pertinent that in seeking to assess the effects of development that some account should be taken of these visual effects; it is not that they are of no weight, but clearly, in the light of the above, such purely private interests carry less weight than public interests, but still require to be considered.
- 8.1.3. All of the views from adjoining residential properties can be considered together, as the same issue would arise in all cases. The proposed development would change the nature of the outlook available from the properties, in that the existing views to and over the undeveloped assessment site would be affected, with a change from open fields to residential development. These changes to views would be experienced from those properties that adjoin or lie close to the assessment site along or adjacent the boundaries, as noted and described in Appendix 2 **Table 4**.
- 8.1.4. The susceptibility and sensitivity of these residential visual receptors is considered to be **High**. The value of the receptors in close proximity such as on Dunford Road and Greave Road are considered to be **High** and at further distances, for example individual properties at Flight Road, **Medium**. The value of the view is judged because of the relatively moderate scale of the proposed development and intervening vegetation on the varied topography.
- 8.1.5. In terms of magnitude, the visual effects are considered to be **Medium** for those properties located adjacent to the boundary (as represented by viewpoints 1, 2 and 4) and **Small** for residential properties further afield (as

represented by viewpoint 10). This takes into account that the majority of the development will be screened by the intervening woodland vegetation and undulating topography. Thus in overall terms, the overall visual effect on residential properties would be **Moderate** for properties in close proximity and **Slight** for those properties further afield. The proposed development would bring about change to the existing landscape within the immediate context but only limited change within the wider view and would thus not constitute a significant adverse, visual or environmental effect.

- 8.1.6. Any Moderate visual effects can also be mitigated through the implementation of a landscape strategy and planting plan proposed to help further reduce these visual effects to only limited and restricted change.

Heritage

- 8.1.7. There are no nearby Registered Park and Gardens (within 2km), that are anticipated to experience any views of the proposed development. Therefore, they are not considered further within this report
- 8.1.8. There are no Conservation Areas that exist within 2km of the Site, and none beyond 2km that are anticipated to experience any views of the proposed development. Therefore, they are not considered further within this report.
- 8.1.9. There are two listed buildings in close proximity to the site (Hade Edge Methodist Chapel and associated Sunday School on Dunford Road) and an additional four located within 1km of the Site. Views from all but the closest two of the listed properties within 2km of the Site are anticipated to be screened by intervening topography, vegetation and built form.
- 8.1.10. Hade Edge Methodist Sunday School is oriented such that the gable end of the property faces onto Dunford Road and therefore the assessment site. No windows are present within the gable wall, therefore, no views are anticipated from the Sunday School. The Hade edge Methodist Chapel is oriented such that direct views would be available of the proposed development from the Chapel. The Chapel is offset approximately 34m from the assessment site, with boundary vegetation and a stone boundary wall forming a screening effect at lower levels. Although views are anticipated from the Chapel, resulting in a **High** magnitude of change, the proposed development would not be uncharacteristic of the existing residential context of the Chapel to the north, west and south.
- 8.1.11. Overall, heritage assets are considered to be of **High** sensitivity. This acknowledges the national designation, highly distinctive character and aesthetic attraction of the largely intact and good condition of these buildings and structures.
- 8.1.12. The visual effect of the proposed development on the Hade Edge Methodist Chapel is considered to be Major, given the direct views available. However, given the proposed development will reflect the existing residential context to the north, west and south of the Chapel, the effect is considered to be **Major/Moderate**. The remaining five listed

buildings are considered to experience a **Negligible** magnitude of change and therefore a **Negligible** visual effect.

- 8.1.13. The consequent overall effect of the proposed development on the heritage receptors would therefore be assessed as **Slight**.

Roads

- 8.1.14. The potential visual effects of the development on road users varies depending upon the road in question and the distance of road users from the assessment site.
- 8.1.15. The key roads anticipated to experience visual effects as a result of the proposed development lie on the west and north boundaries of the site – Dunford Road and Greave Lane, respectively.
- 8.1.16. The susceptibility and sensitivity of roads as visual receptors is considered to be **Medium**. The value of these passing and transient views is therefore considered to be **Low**. This is because the observation of passing road users and commuters is brief and momentary and the proposed development falls within the existing context of the built form at Hade Edge.
- 8.1.17. Glimpsed views are available into the Site where gaps in the vegetation exists, the most evident gap being located to the north of the Site, where the proposed access point is located.
- 8.1.18. Given the transient views that are a feature of road users, along with the existing residential context, the magnitude of change is considered to be **Medium** for users of Dunford Road and Greave Lane, **Small** for users of Flight Road and Bare Bones Road to the south, and **Negligible** for all other road users.
- 8.1.19. Therefore, it is considered that road users in close proximity to the Site will experience **Slight** visual effects, with all other roads experiencing a **Negligible** visual effect.

Public Rights of Way

- 8.1.20. The principal visual effect on public rights of way (PRoW) will be **Small**. The nearest PRoW/Bridleway is located to the south west of the assessment Site (HOL/173/10) and to the east (HOL/156/20). Represented by viewpoints 1 and 5, respectively. Views will predominantly be screened by intervening built form from footpath HOL/173/10 to the west of the assessment site. Brief views will be available from the most western point of footpath HOL/156/20, with views from the remainder of the footpath being predominantly screened by sloping topography. The proposals include for additional tree planting along the eastern and western boundaries of the assessment site, which will serve to soften the view of the proposed development.
- 8.1.21. Views from all other footpaths within 2km of the Site are screened by intervening built form, topography and vegetation. The majority of footpaths within the 2km study area are located on land that slopes away from the site, or within dense coniferous woodland, resulting in limited opportunities for medium to long distance views towards the site.
- 8.1.22. Public rights of way generally as visual receptors are considered to be of **High** sensitivity and susceptibility. Given that the views from public rights of

way within the study area comprise views typical of the area, with neither distinguishing nor undistinguishing elements, the value of the view is assessed as **Medium**. In terms of magnitude of effect, the visual effect of the proposed development on PRoW would be **Small**, for footpath HOL/156/20 and **Negligible** for all other footpaths within the 2km study area. This results in a **Moderate** visual effect for footpath HOL/156/20 and a **Slight** effect for all other footpaths in the study area.

Peak District National Park

- 8.1.23. The potential visual effects of the development on the Peak District National Park are assessed within the 2km study area. Views beyond 2km are not considered to have the potential for significant effects. However, the highest point in topography from the Peak District National Park within proximity to the site is located at 2.4km south west of the assessment site, at Snalsden Edge. This point was visited as part of the site assessment. This confirmed that there were no views available of the proposed development from this point, therefore assessment viewpoints 12, 13, 14 and 15 are used to describe the visual effects of the proposed development. Of the four assessment viewpoints within the Peak District National Park, only two have views available of the assessment site (viewpoint 12 and 15). The remaining two viewpoints (viewpoints 13 and 14) did not have views of the assessment site, as a result of intervening coniferous woodland and sloping topography, screening views. Both viewpoints 12 and 15 have panoramic, long distance views looking north across the Holme Valley. The existing settlement of Hade Edge is visible, forming a small element within the overall view. The proposed development would be noticeable as an addition to the existing built form, however would appear as a very minor element in the overall view. Given the close proximity of the proposed development to the existing built form, in combination with the distance of the National Park from the site (960m), it is considered that the proposed development would be viewed in context with the existing settlement and would not form a noticeable element in the view.
- 8.1.24. Overall, views from the Peak District National Park are considered to be of **High** sensitivity. This acknowledges the national designation, highly distinctive character and aesthetic attraction of the landscape.
- 8.1.25. Of the four viewpoints assessed within the National Park, only two viewpoints (12 and 15) would experience views of the proposed development. The magnitude of change for these viewpoints is considered to be **Small**, given the small element the proposed development forms within the wider panoramic view. The remaining viewpoints are assessed as having a **Negligible** magnitude of change, given that views of the proposed development are screened by intervening sloping topography and coniferous woodland.
- 8.1.26. The consequent effect of the proposed development on the Peak District National Park would therefore be assessed as **Moderate** for viewpoints 12 and 15 (which is not considered to be a significant effect) on the very northern edge of the National Park and **Slight** for the National Park as a whole.

Overall Conclusion on Visual Effects

- 8.1.27. The Site is visible from the immediate context, from adjacent residents and road users, particularly along Dunford Road and Greave Road. Medium to longer distance views towards the Site are available to the south from roads and individual residential properties, due to rising topography. To the north, east and west of the Site, sloping topography, in combination with intervening built form and vegetation result in the majority of views towards the Site being screened. Views are limited (with the exception of the northernmost edge) from the Peak District National Park to the south, southwest of the Site, as a result of topography that rises and then flattens, in combination with the dense coniferous woodlands that lie in the intervening ground between the National Park and the assessment site.
- 8.1.28. In overall terms, the proposed development of the assessment site would only give rise to a **Moderate** visual effect on the closest footpath to the Site, a **Major/Moderate** effect on the Grade II listed Hade Edge Methodist Chapel adjacent to the western boundary of the Site, a **Moderate** visual effect on the very northern edge of the Peak District National Park and a few **Major/Moderate** visual effects on the residential properties immediately adjacent to the site boundaries at Dunford Road and Greave Lane. However, it is anticipated that these **Major/Moderate** and **Moderate** effects will reduce to **Moderate** and **Slight** over time, as proposed planting outlined in the landscape strategy plan (**Appendix 3 Plan 8**) matures and contributes further to a screening effect.
- 8.1.29. Given the limited weight that can be attached to the effects on the private interests of residential properties, the development of the assessment site would not, of itself, constitute an adverse visual effect or significant environmental effect given the wider landscape setting and residential context in which it lies.

9. Landscape Strategy

9.1.1. When the need for landscape change and opportunity for that change – are considered together it is possible to develop a simple but effective landscape strategy for the site that is appropriate in terms of context and scale to minimise landscape and visual effects. The proposed landscape strategy and separate assessments of landscape character considered in Section 4 above identify a number of common themes in relation to guidance on how the local landscape - and development within it - could (and should) be managed to retain its inherent distinctive character and further help reduce impacts. These themes include:

- Retain existing vegetation along boundaries and use a landscape framework to plan development constraints and design for new planting;
- Retain trees and plant further trees where possible, particularly along the fringes of the Site adjacent to existing residential properties to help screen views;
- Encourage the use of native species to preserve the landscape character;
- Enhance the ecological value of part of the site through the creation of new areas of planting, including an improved network of hedgerows and increased tree planting;

9.1.2. Based on these themes, a number the following landscape strategy is proposed:

- New planting to all boundaries where possible to screen and filter views to the development from residential properties and road users Dunford Road and Greaves Lane;
- New areas of planting including tree planting throughout the whole site.
- Provision of hedgerows where possible throughout the Site, along with additional supplementary native planting to retain landscape character and enhance biodiversity connectivity, assist in assimilating the development into its wider context, and help to screen and filter views from road users along Dunford Road and Greaves Road;

9.1.3. The disposition of these elements of planting relative to the development proposals is shown on the Landscape Strategy in Appendix 3 **Plan 8**. The Landscape Strategy and Planting Plan proposed helps to further reduce any moderate landscape and visual effects to slight effects, which would entail only limited change.

10. Overall Conclusions

- 10.1.1. The assessment site comprises of agricultural land use, being currently utilised as pastoral fields. Boundaries are formed by traditional drystone walls. The boundaries to the north, east and south are formed by further small scale pastoral fields, with the boundary to the west being formed by Dunford Road.
- 10.1.2. There are no perceived critical areas or parts of the assessment site that are highly distinctive or distinguished, in terms of landscape value and quality, from other similar areas or parts in which it lies. The character of the landscape would therefore continue to be obtained in the surrounding area when the assessment site was developed. The assessment site is therefore of medium importance (or quality) within the landscape and has potential for substitution and capacity to accept change.
- 10.1.3. The assessment Site is not critical to maintaining the overall landscape character of the area, as the character would continue to be obtained in the surrounding area when the assessment site was developed. The magnitude of the effects on landscape character is therefore considered to be **Small**. This considers that the site has been assessed as having capacity to accept change, the scale of the development would be limited within the extents of the overall assessment Site and immediate surroundings. The extent of the landscape change would be localised and generally confined to the immediate setting due to the existing vegetation, particularly dense areas of surrounding woodland and varied topography.
- 10.1.4. In overall terms in relation to landscape effects, the development of the assessment site would give rise to **Slight** landscape effect in respect of landscape character and a **Moderate** effect in terms of landscape designations, features and vegetation. Whilst there would be, to varying degrees, elements of change to each of these receptors, the nature and extent of that change would be generally confined to the immediate area and would not change the fundamental character of the landscape setting and in no way would change the overall character of the wider area. Therefore the development would not entail any unacceptable adverse landscape effects.
- 10.1.5. In respect of visual effects, the scale of development of the assessment site, would only give rise to a few **Major/Moderate** and **Moderate** visual effects, the most significant of which would be on adjacent residents on Dunford Road and Greaves Road and footpath users along the closest footpaths (footpath HOL/156/20).
- 10.1.6. The effect of the proposed development on the Peak District National Park has been considered and assessed as **Moderate** for viewpoints 12 and 15 (which is not considered to be a significant effect) on the very northern edge of the National Park and **Slight** for the National Park as a whole.
- 10.1.7. Effects of the development upon heritage assets are also considered, with limited visual effects anticipated, given the residential context of the closest heritage assets (Hade Edge Methodist Church Listed Buildings) from the Site. Visual effects as a result of the proposed development are considered not to be significant.

- 10.1.8. The proposed landscape strategy for the development site would reinforce the existing structure to the site through the planting of species rich areas of vegetation. To provide physical and visual linkages between site features, new areas of planting would be developed primarily along the edges of the site. This type of planting would be consistent with existing areas of vegetation in the surrounding landscape. The balance of landscaping of the site would incorporate new tree planting to define and frame the key routes within the site; along with new planting to provide screening and enhanced areas of biodiversity throughout the Site. Together these elements would provide a landscape context for the proposed development that is consistent, in scale with, and reinforces the landscape character of the locality and of the landscape character area that surrounds it.
- 10.1.9. Development of a predominantly open site will always give rise to some moderate landscape and visual impacts which would be long term and irreversible. However, the effects from the proposed, small scale, development would only bring about some change to a limited number of landscape and visual receptors in close proximity to the assessment site. For the majority, the development would not give rise to any adverse or significant landscape or visual effects.
- 10.1.10. This LVA demonstrates that there are no sustainable landscape, visual or heritage reasons that would preclude the grant of planning permission.
- 10.1.11. The landscape strategy and planting plan proposed help to further negate any concerns over moderate effects, which would entail only limited change.

Appendices

1. Appendix 1 - Landscape and Visual Assessment Methodology

Guidelines

- 1.1.1. This appraisal has been carried out in light of the guidance set out in “*Guidelines for Landscape and Visual Impact Assessment*” (GLVIA3) published by the Landscape Institute and the Institute of Environmental Management and Assessment 2013, and “*Landscape Character Assessment. Guidance for England and Scotland*” (LCA) published by the Countryside Agency and Scottish National Heritage 2002. Neither of these documents set out a prescriptive approach to how assessments or appraisals should be done, but both identify principles and good practice.
- 1.1.2. Reference has also been made to the following guidelines:
- National Character Areas (NCA) profiles; Natural England
 - The Kirklees Landscape Character Assessment (2015)
- 1.1.3. The assessment comprises the following stages:
- A description of the development proposed on the assessment site.
 - A summary of the relevant aspects of extant and emergent landscape planning policies.
 - Defining the scope of the assessment, site reconnaissance and desktop background research.
 - A description of the existing conditions in respect of the landscape baseline (dealing with matters of current landscape character and existing landscape resources), and the visual baseline (dealing with matters relating to the visibility of the assessment site).
 - A description of the impacts – i.e. the action being taken – and an assessment of the landscape effects – i.e. the changes resulting from that action – of the proposed development upon the landscape baseline.
 - Using the same terminology, a description of the impacts, and an assessment of the visual effects of the proposed development upon the visual baseline.
 - An overall conclusion on the significant likely landscape and visual effects of the proposed development.

Baseline Assessment Methodology

- 1.1.4. The following specific desk-based tasks have been undertaken:
- A review of the planning policy associated with the assessment site;
 - A review of the landscape character assessment within the 2km study area;

- A review of landscape designations from the English Heritage database and local authority sources; and
- Identification of landscape character and its key landscape elements.

1.1.5. The baseline description in this Appraisal comprises two separate elements:

- a) Landscape Baseline, and
- b) Visual Baseline.

1.1.6. In this Appraisal, a distinction has been drawn between the study area and the assessment site. The assessment site is the area proposed for development whilst the study area takes in the wider surrounds of the assessment site. The determination of the study area has been informed by desk top studies of maps and aerial photographs to assess how topography, vegetation and built form in the area surrounding the site were likely to control views towards the assessment site. This work was followed by a site visit/ visits to determine the potential visibility of the assessment site. The study area boundaries were then set to ensure that all relevant areas of potential visibility were assessed. In general terms, it is assumed that the extent of visibility of the assessment site (and ultimately of proposed development upon it) will not exceed a 2km radius, given the type of development and the landscape context in which it sits.

The Landscape Baseline

1.1.7. The Landscape Baseline comprises two elements, existing Landscape Character and the existing Landscape Resource.

1.1.8. Landscape Character is defined in GLVIA3 as '*A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.*' As such, character is influenced by the physical constituent components of the landscape including geology, soils, topography, vegetation, water features, land utilisation and built elements. Landscape Character Assessment is the process of identifying variation and change in the landscape, and using that information to assist in managing future landscape change (arising from development or other factors). Landscape Character Assessments – at differing scales – have typically been prepared by, or on behalf of, national and local government or agencies, and provide a starting point for the consideration of landscape character. As a generality, the more detailed the existing Landscape Character Assessment, the more relevant it will be to the specific assessment site and/ or the development proposal. There are four main levels at which landscape character assessment has been, or may be carried out, as follow:-

- a) National Level (The National Character Area Profiles prepared by Natural England);
- b) Regional Level (Typically produced for Natural England or a regional grouping of local authorities);
- c) Local Authority Level (Normally at a County, or District level, or for a number of Districts (or specific parts thereof)); and

- d) Local Level (typically of a settlement or a group of settlements within a local authority).

1.1.9. This Appraisal considers the Landscape Character Assessments set out in the following documents:

- a) National Level: National Character Area Profile: 37. Yorkshire Southern Pennine Fringe (Natural England)

- b) Local Authority Level: Kirklees Landscape Character Assessment (2015)

1.1.10. In addition to referencing these published documents, a local level character assessment of the assessment site and its surrounding has been undertaken, which describes, in summary the following elements:

- a) Existing Land Use;
- b) Adjoining Land Uses;
- c) Topography;
- d) Vegetation;
- e) Water Features;
- f) Built Elements; and
- g) Public Rights of Way.

1.1.11. The **Landscape Resource** baseline considers two separate aspects: landscape condition – the physical state of the landscape – and landscape value – how different areas of landscape are valued by society. The following criteria have been used to categorize landscape condition, which is described in the Appraisal text. The typical examples given provide an indication of the likely landscape condition but it does not necessarily follow that because a site is within a specific designated area that the categorisation of landscape condition will automatically follow; much will depend on specific site conditions.

Table 1: Landscape Condition

Category	Criteria	Typical Example
Exceptional	i) Strong landscape structure, characteristic patterns, balanced combination of landform and landcover; ii) Appropriate management for land use and landcover; iii) Distinct features worthy of conservation; iv) Sense of place; v) No detracting features.	Internationally or Nationally recognised e.g. all or the great majority of which would be World Heritage Site, National Park or AONB.
High	i) Strong landscape structure, characteristic patterns, balanced combination of landform and landcover; ii) Appropriate management for land use and landcover but potentially scope to improve; iii) Distinct features worthy of conservation; iv) Sense of place; v) Occasional detracting features.	Nationally or Regionally recognised e.g. parts of National Park or AONB, all or the great majority Area of Great Landscape Value (AGLV).
Good	i) Recognisable landscape structure, characteristic patterns and combinations of landform and cover are still evident; ii) Scope to improve management for land use and landcover; iii) Some features worthy of conservation; iv) Sense of place; v) Some detracting features.	Nationally or Regionally recognised e.g. localised areas within National Park, AONB or AGLV. Locally recognised e.g. all or the great majority of Area of Local Landscape Importance (ALLI).
Ordinary	i) Distinguishable landscape structure, characteristic patterns of landform and landcover often masked by land use; ii) Scope to improve management of vegetation; iii) Some features worthy of conservation; iv) Some detracting features.	
Poor	i) Weak landscape structure, characteristic patterns of landform and landcover are often masked by land use; ii) Lack of management and intervention has results in degradation; iii) Frequent detracting features.	
Very poor	i) Degraded landscape structure, characteristic patterns and combinations of landform and landcover are masked by land use; ii) Lack of management / intervention has resulted in degradation; iv) Extensive detracting features.	
Damaged	i) Damaged landscape structure; ii) Disturbed or derelict land requires treatment; iii) Detracting features dominate.	
Derelict	i) Land so damaged by industrial or other development that it is incapable of beneficial use without treatment.	

1.1.12. The following criteria have been used to categorise the landscape value of the site. The categories of Exceptional and High are informed directly by reference to development plan documents; the other categories entail a judgement in respect of the attributes of the area / locality, or may be informed by published landscape character assessments.

Table 2: Landscape Value

Value	Typical Criteria	Typical Scale	Typical Example
Exceptional	Very high importance (or Quality) and Rarity. No or extremely limited potential for substitution.	International, National.	World Heritage Site, National Park or AONB.
High	High Importance (or Quality) and Rarity. Limited potential for substitution.	National, Regional, Local	National Park, AONB, AGLV, ALLI
Moderate	Medium Importance (or Quality) and Rarity. Limited potential for substitution.	Regional, Local	Undesignated but value perhaps expressed through non-official publications or demonstrable use.
Poor	Low Importance (or Quality) and Rarity.	Local	Areas identified as having some redeeming feature or features and possibly identified for improvement.
Very poor	Low Importance (or Quality) and Rarity.	Local	Areas identified for recovery.

- 1.1.13. From these separate assessments of landscape character and the landscape resource, landscape receptors – defined as those aspects of the landscape that have the potential to be affected by the proposed development.

The Visual Baseline

- 1.1.14. The extent of visibility of the assessment site, and of the proposed development is determined by the buildings/development surrounding the site, as well as by existing vegetation and topography. An initial assessment was made, using OS mapping and aerial photographs of potential locations from where the assessment site might be seen by visual receptors - defined as individuals or groups who have the potential to be affected by the proposal. Potential locations that are identified include residential and commercial properties, roads, PRoW, and areas of public open space/ recreational land.
- 1.1.15. Field assessment was carried out in July 2017. The site was viewed from the surrounding area from a range of locations, including those identified through the desk study and other locations that became apparent from the field assessment.
- 1.1.16. In the appraisal the potential visual receptors are identified on plan and described in tabular form, which categorizes the receptor by type (i.e. residential property etc.) and distance from the edge of the assessment site (using the terms set out in Table 3 below).

Table 3: Distance of Views

Distance of View	Definition
Adjoining	On the edge of the assessment site
Close	Less than 250m from the edge of the assessment site
Middle	From 250m to 1500m from the edge of the assessment site
Long	1500m or greater from the edge of the assessment site

- 1.1.17. From the field assessment, a number of viewpoints to the assessment site from potential visual receptors have been identified through the field assessment. The viewpoints selected essentially cover three types of views:

- *Representative viewpoints*: typical of a particular type of visual receptor, e.g. certain points along a PRoW.
- *Specific Viewpoints*: a key or promoted viewpoint within the landscape possibly related to local visitor attractions or associated with a designated landscape or a cultural landscape.
- *Illustrative Viewpoints*: where a particular effect may only be available from certain locations.

1.1.18. Not all of these types of viewpoints will necessarily be present, or need to be considered in all assessments. Generally, but not exclusively, the majority of viewpoints identified will be representative viewpoints. All of the viewpoints identified are public viewpoints. Whilst private locations, such as houses, were not visited during the field assessment, an assessment of the likely views from these properties and their visual context was made from nearby locations.

1.1.19. Viewpoint locations are shown in plan form and the views available from the selected viewpoints shown as photographs in the appraisal.

Assessment of Landscape and Visual Effects – General Approach

1.1.20. As defined in GLVIA3, landscape effects are those effects on the landscape as a resource in its own right, and visual effects are those effects on specific views and on the general amenity as experienced by people. The judgement made in respect of both landscape and visual effects is a combination of an assessment of the sensitivity of the receptor against the magnitude of the landscape or visual effect.

1.1.21. The judgement to be made in respect of *sensitivity* is a combination of the susceptibility of those receptors to the specific change occasioned by the proposed development (for both landscape and visual receptors) along with the value attached to that receptor (again for both landscape and visual receptors). Similarly, the judgement to be made in respect of the magnitude of landscape and / or visual effects is derived from a combination of the size or scale of the effect(s); the duration of the effect(s); and whether such effect(s) is / are reversible (or not). The assessment of landscape and visual effects give rise to separate considerations and these are set out in more detail below.

Assessment of Landscape Effects

1.1.22. In respect of the judgment to be made of the *sensitivity of landscape receptors, the susceptibility to specific change* for each landscape receptor is categorized as set out below.

Table 4: Susceptibility of Landscape Receptors to Change

Receptor	Susceptibility of Receptor to Change		
	High	Medium	Low
Landscape Character	A highly distinctive and coherent landscape character, with an absence of detracting or intrusive elements. Low or no capacity to accept change.	Distinctive character, with a general consistency, notwithstanding the presence of some detracting or intrusive elements. Some capacity to accept change.	Mixed character, where there is a lack of coherence and detracting or intrusive elements have become dominant or have eclipsed original character. Significant capacity to accept change.
Designated Areas	Nationally Designated landscape such as National Park and AONB	Local landscape Designations (e.g. AGLV/ Areas of Local Landscape Importance (ALLI)(or similar)	Not designated
Landscape Features	Largely or completely intact, in good condition	Largely in moderate condition – may be in process of improvement	Poor or improving condition
Aesthetic / Perceptual Aspects	Recognised formally as a coherent area/ feature of aesthetic attraction	Some areas/ features of aesthetic attraction	Not noted for aesthetic qualities

1.1.23. The value for each landscape receptor is taken from Table 2 above. The overall sensitivity of each receptor is then categorised on a High/ Medium / Low/ Negligible basis.

1.1.24. In respect of the magnitude of landscape effects, Table 5 below sets out the judgements to be made, and the categories adopted in respect of the separate considerations of scale, geographic extent, duration.

Table 5: Magnitude of Landscape Effects

Type of Effect	Magnitude of Effects			
Size/Scale	Large	Medium	Small	Negligible / None
	Total loss of, or major alteration to key elements/ features/ characteristics of the site and/ or the introduction of elements totally uncharacteristic to the receiving landscape	Partial loss of or alteration to one or more key elements/ features/ characteristics of the site and/or introduction of elements that would be evident, but not necessarily uncharacteristic to the receiving landscape	Limited loss of or alteration to one or more key elements/ features/ characteristics of the site and/or introduction of elements characteristic with the receiving landscape.	Very minor or no loss or alteration to one or more key elements/ features / characteristics of the site and/ or introduction of elements characteristic within the surrounding landscape – approximating to a “no change” situation.
Geographic Extent	Extensive	Major	Localised	Restricted
	Effects would be experienced over a number of landscape	Effects would extend over the	Effects would be confined to the	Effects would not extend beyond the assessment site

	character types or area	major part of the landscape character type or area	immediate setting of the assessment site	
Duration	Long	Medium	Short	Construction Stage
	Over 15 years after completion of construction works	5-15 years after completion of construction works	0-5 years after completion of construction works	Restricted to construction stage (explain likely length of construction and any key stages)

1.1.25. The overall magnitude of landscape effects is then described on the basis of professional judgement on a High / Medium / Low / Negligible basis. The separate assessments in respect of sensitivity and magnitude have been drawn together in the appraisal in a single tabular form. An overall conclusion in respect of landscape change – the likely significant landscape effects - is set out in the appraisal text. That overall conclusion is expressed by reference to the terms set out in the matrix at Table 6, showing the interrelationship between sensitivity of the landscape receptor and the magnitude of landscape effect. The principal conclusions deriving from the tabular presentation are then summarised in the appraisal text.

Table 6: Landscape Effects

		Magnitude of Landscape Effect			
		<i>Large</i>	<i>Medium</i>	<i>Small</i>	<i>Negligible/None</i>
Sensitivity of Landscape Receptor	<i>High</i>	MAJOR	MAJOR/ MODERATE	MODERATE	SLIGHT
	<i>Medium</i>	MAJOR/ MODERATE	MODERATE	SLIGHT	MINIMAL
	<i>Low</i>	MODERATE	SLIGHT	MINIMAL	NONE
	<i>Negligible</i>	SLIGHT	MINIMAL	NONE	NONE

1.1.26. In Table 6 the terms used to describe overall landscape effects are taken to have the following meanings, particularly in respect of the purpose of the Appraisal to identify likely significant environmental effects:

- *Major*: Would fundamentally change the existing landscape and would thus constitute a significant environmental effect.
- *Major / Moderate*: Would substantially change the existing landscape and would thus constitute a significant environmental effect.

- *Moderate*: Would bring about some change to the existing landscape but would not constitute a significant environmental effect.
- *Slight*: Would entail only limited change to the existing landscape and would not constitute a significant environmental effect.
- *Minimal*: Would entail negligible change to the existing landscape and would not constitute a significant environmental effect.

Assessment of Visual Effects

1.1.27. In respect of the judgment to be made of the sensitivity of visual receptors, the susceptibility to specific change for each landscape receptor is categorised as set out below.

Table 7: Susceptibility of Visual Receptors to Change

Type of Visual Receptor	Susceptibility of Specific Change	Notes
Residential Property	High	Residential properties are considered the most sensitive of potential visual receptors and are thus accorded a High susceptibility. It is an established tenet that the planning system does not serve to protect private interests; the issue is not whether owners and occupiers of neighbouring properties would experience financial or other loss (including visual effect) from a particular development but whether such development would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest. Thus in seeking to assess the visual effects of development account should be taken of the effects on residential property, but it is pertinent to note that purely private interests may carry less weight than public interests.
Commercial Property / Places of Employment	Low to Medium	Indoor workers are likely to have a Low susceptibility; outdoor workers (e.g. in agriculture) a Medium susceptibility.
Public Roads	Low to Medium	The degree of susceptibility will vary according to the nature of the road and its primary purpose for users. Motorways and trunk roads are taken to have a Low susceptibility; A class roads a Low to Medium susceptibility, and all other roads a medium susceptibility.
Public Rights of Way / Cycleways	High	The degree of susceptibility will vary according to the nature of the PRow and its primary purpose for users. Bridleways and PRow designated locally as specific routes are taken to have a High susceptibility.
Informal Paths	Medium to High	Informal paths have been taken to have a Medium to High susceptibility.
Public Open Space	High	Users of areas of POS are likely to be at leisure, and thus such areas are taken to have a High susceptibility.
Cultural Heritage Sites	High	Users of areas of cultural heritage sites are likely to be at leisure, and thus such areas are taken to have a High susceptibility.
Recreational Land	Medium	Users of recreational land are likely to be at leisure, but are taken to be focussed primarily on the recreational activity, and thus such areas are taken to have a Medium susceptibility.

1.1.28. The value of views is categorised as set out below:

Table 8: Criteria for Value of Views

Magnitude	Criteria
High	A unique or identified view (e.g. shown as such on OS map or marked on a tourist map) or one noted in literature

Medium	A typical and/ or representative view from a particular receptor/ receptor type
Low	Undistinguished or unprepossessing view

1.1.4. In respect of the magnitude of visual effects, Table 9 below sets out the judgements to be made, and the categories adopted in respect of the separate considerations of scale, geographic extent, duration, and reversibility.

Table 9: Criteria for Determination of Visual Effect

Type of Effect	Magnitude of Effects			
Size / Scale	Large	Medium	Small	Negligible / None
	The proposals form a significant and immediately apparent part of the view that will change its overall character.	The proposals will form a visible and recognisable new element within the overall view and will be readily noticed by the observer.	The proposals constitute only a minor component of the wider view, which might be overlooked by the casual observer. Awareness of the proposals will not have a marked effect on the overall quality of the view.	Only a very small Part (or no part) of the proposal will be discernible and / or it will be at such a distance that it will be scarcely appreciated, and consequently it will have very little/ no effect on the view.
Geographic Extent	Extensive	Major	Localised	Restricted
	Effects would affect all the visual receptor/ and/ or would be seen at close distance.	Effects would extend over the major parts of the visual receptor and/ or would be seen at close to medium distance.	Effects would be confined to part/s of the visual receptor and/ or would be seen at medium to long distance.	Effects would be confined to edges of/ glimpse views from the visual receptor and/ or would be seen at long distance.
Duration	Long	Medium	Short	Construction Stage
	The visual effect, even taking into account mitigation works, will still obtain 15 years after completion of construction works	The visual effect, taking into account mitigation works, will obtain for between 5-15 years after completion of construction works	The visual effect, taking into account mitigation works, will obtain for up to 5 years after completion of construction works	Restricted to construction stage (explain likely length of construction and any key stages)
Reversibility	Irreversible		Reversible	
	The development will entail a permanent effect on the view.		If the development was deconstructed/ demolished the existing view (i.e. without development) would be returned.	

1.1.5. The overall magnitude of visual effects is then described on the basis of professional judgement on a High / Medium / Low / Negligible basis. The separate assessments in respect of visual sensitivity and magnitude have been drawn together in the appraisal in a single tabular form. An overall conclusion in respect of visual change – the likely significant visual effects – is set out in the appraisal text. That overall conclusion is expressed by reference to the terms set out in the matrix at Table 10, showing the interrelationship between sensitivity of the visual receptor and the magnitude of visual effect. The principal conclusions deriving from the tabular presentation are then summarised in the appraisal text.

Table 10: Visual Effects

		Magnitude of Visual Effect			
		<i>Large</i>	<i>Medium</i>	<i>Small</i>	<i>Negligible/None</i>
Sensitivity of Visual Receptor	<i>High</i>	MAJOR	MAJOR/ MODERATE	MODERATE	SLIGHT
	<i>Medium</i>	MAJOR/ MODERATE	MODERATE	SLIGHT	MINIMAL
	<i>Low</i>	MODERATE	SLIGHT	MINIMAL	NONE
	<i>Negligible</i>	SLIGHT	MINIMAL	NONE	NONE

1.1.6. In Table10 the terms used to describe overall visual effects are taken to have the following meanings, particularly in respect of the purpose of the Appraisal to identify likely significant environmental effects:

- *Major: Would fundamentally change the existing view and would thus constitute a significant environmental effect.*
- *Major/ Moderate: Would substantially change the existing view and would thus constitute a significant environmental effect.*
- *Moderate: Would bring about some change to the existing view but would not constitute a significant environmental effect.*
- *Slight: Would entail only limited change to the existing view and would not constitute a significant environmental effect.*
- *Minimal: Would entail negligible change to the existing view and would not constitute a significant environmental effect.*

Overall Assessment of Landscape and Visual Effects

1.1.7. The separate conclusions in respect of likely significant landscape and visual (as described at sections 5 and 6 above) are set out in the appraisal text.

Visual Baseline Conditions

1.1.8. The following specific desk-based tasks have been undertaken:

- Consultation with the local planning authority within the detailed study area, regarding methodology, key views and viewpoint locations.
- Identification and field assessment of potential receptors within the visual envelope and an appraisal of their sensitivity.

- Appreciation of the nature and importance of existing views experienced by the identified receptors.

The visual assessment involved an initial desk-based review of OS mapping to establish the wider context within which views initially appear to be set, followed by site surveys to establish the form and nature of specific views and the role of the proposed development area in such views. The site survey was informed by the computer generated ZTV mapping which indicates where the development may be visible from.

- 1.1.9. Appendix 2 Table 4 shows the chosen viewpoints and reasons for inclusion in the assessment.

Methodology for Preparation of Photographs

- 1.1.10. The site survey includes a photographic record of the viewpoints. At each of the viewpoints the following details are recorded;
- the grid reference (of the viewpoint)
 - the viewer height (measured to the lens of the camera)
 - the date (of survey)
 - the distance to the development (from the viewpoint)
- 1.1.11. The photographs have been taken using a digital SLR camera with a 50mm fixed focal length lens, giving a focal length equivalent to 75mm on a 35mm film camera.

2. Appendix 2 – Tables

Table 1: Character Areas – Sensitivity of Landscape Receptors and Summary of Magnitude of Effects and Overall Significance of Effects

Character Area/ Feature/ Designation	Approximate Distance to assessment site	Description/ Rationale for judgement	Sensitivity of Receptor to Change	Magnitude of Effect		Overall Significance of Effect
				Size / scale, Geographic extent and Duration	Overall Magnitude	
National Landscape Character Areas (NLCA)						
Yorkshire Southern Pennine Fringe (NCA 37)	Site falls within NCA	The most striking aspect of the landscape of NCA 37 is the mingling of predominantly 'gritstone' industrial towns and villages with the strong valley forms and pastoral agriculture of the Pennine foothills. The gritstone industrial buildings and settlements bring a sense of visual unity to the landscape. The landscape is dominated by industrial buildings and structures such as factories, chimneys, railways and canals. Travellers crossing the NCA from west to east experience a change from pastoral treeless hill tops, where drystone walls are the predominant field boundary, to wooded valleys, where large urban settlements such as Bradford, Huddersfield and Sheffield are focused in the valleys and were built up around the former industries such as coal mining, steel-making and the woollen industry.	Medium	Negligible, Localised and Long duration	Negligible	MINIMAL
Kirklees Landscape Character Assessment						
Landscape Character Area 'D7 Low Common, Royd Moor & Whitley Common'	Site falls within LCA	- Broad terrace, found between 200 and 350 metres altitude, flanking the slopes and the valleys to the east of the South Pennine, Wessenden and Maltham Moors. - Small areas of mixed woodland within the valleys, shelterbelts associated with farm buildings and some small blocks of coniferous woodland focused to the higher ground to the south. - Land is divided into a patchwork of small, square fields enclosed by gritstone walls or post and wire fencing, with areas of larger intakes and common land on the moorland fringes. - From the open slopes, frequent long views across the intersecting valleys (F4 and F5) and-or out over the urban conurbations to the east are available. - From the enclosed minor valleys, focused, framed views looking down the valley towards the more settled lowlands are obtainable.	Medium	Small, Localised and Long duration	Small	SLIGHT

F5 – Holme and Hall Dyke	165m west of site	Steep incised valleys associated with the upper parts of River Holme and its tributaries, including Hall Dyke which passes through the town of Meltham. Mixed semi-natural woodlands are found along the waterways and on the steepest slopes of the valleys, including Honley Wood and Malkin House Wood. The valley near Meltham is more wooded than the Holmfirth valley. Regular, rectilinear pastoral fields are bounded by low stone walls, sometimes supplemented by wire fencing. Scattered trees are often found along field boundaries.	Medium	None, Localised and Long duration	Negligible	MINIMAL
A2 – North Peak (Wessenden and Waltham Moors)	435m south of site	Large scale sweeping open plateau crossed by ridges and rounded moorland summits, reaching 437m at Pule Hill. Woodland cover is sparse due to exposure, limited to occasional shelterbelts associated with isolated farmsteads. Open in character, with expansive views and unbroken skylines affording intervisibility with the Peak District National Park immediately adjacent to the south, Marsden Moor (LCA A1) to the north and the Colne Valley (LCA F4) below to the east.	Medium	None, Localised and Long duration	Negligible	MINIMAL

Table 2: Landscape Character and Features - Sensitivity of Landscape Receptors and Summary of Magnitude of Effects and Overall Significance of Effects

Character Area/ Feature/ Designation	Approximate Distance to assessment site	Description/ Rationale for judgement	Sensitivity of Receptor to Change	Magnitude of Effect		Overall Significance of Effect
				Size / scale, Geographic extent and Duration	Overall Magnitude	
Landscape Character & Features						
Existing Land Use	On site	The assessment site currently comprises principally medium scale pastoral fields used for grazing purposes.	Medium	Moderate, Localised and Long duration	Medium	MODERATE
Adjoining Land Use	Less than 250m from the edge of the assessment site	The western boundary of the Site is formed by Dunford Road, beyond which the road is lined on the opposite side by residential properties. To the north, three small pastoral fields form the boundary, beyond which, Greave road and further residential properties are present. To the east of the site, further small – medium scale agricultural fields are present, beyond which there are scattered farmsteads and further agricultural land. To the south the site boundaries are formed by a combination of small scale agricultural fields and residential properties with associated outbuildings. Boundaries are formed predominantly by traditional drystone walls.	Medium	Small, Localised and Long duration	Small	SLIGHT

Topography	On site	The assessment Site slopes gently generally from southwest to northeast. The lowest area is to the northeast corner where levels are approximately 320.1m AOD. The highest area is at the southwest corner of the Site, where levels are approximately 330.6m AOD.	Medium	Small, Localised and Long duration	Small	SLIGHT
Vegetation	On site	The assessment site comprises principally pastoral agricultural fields. Boundary treatments include predominantly drystone walls.	Medium	Small, Localised and Long duration	Small	SLIGHT
Water Features	On site	There are no features present on the Site.	Medium	Small, Localised and Long duration	Small	SLIGHT
Built Elements	On site	There is no built form present on the Site. There are 6 listed buildings located within 1km of the site, There are no conservation areas or registered parks and gardens or scheduled monuments within 2km of the site. Other designations within 2km include Peak District Moors SSSI, SAC and SPA.	Medium	None, Localised and Long duration	Negligible	MINIMAL
Public Rights of Way	On site and up to 2km from site boundary	There are a total of 16 public rights of way within 1km of the Site, the closest being footpath HOL/173/10, located approximately 160m to the south west of the Site leading off Dunford Road.	Medium	Small, Localised and Long duration	Small	SLIGHT
Landscape Condition	On site	Moderate - Site has some features worthy of conservation, it also exhibits some detracting features, including hedgerows in a poor state of repair, and shows scope for improvement in terms of land use management.	Medium	None, Localised and Long duration	Negligible	MINIMAL
Landscape Value	On site	Moderate – Medium Importance or Quality and Rarity at a local level. No landscape designations on site, although southern-central area of site designated locally as a Nature Conservation Site (Policy EN2.1).	Medium	None, Localised and Long duration	Negligible	MINIMAL

Table 3: Landscape Designations – Sensitivity of Landscape Receptors and Summary of Magnitude of Effects and Overall Significance of Effects

Character Area/ Feature/ Designation	Approximate Distance to assessment site	Rationale for judgement	Sensitivity of Receptor to Change	Magnitude of Effect		Overall Significance of Effect
				Size / scale, Geographic extent and Duration	Overall Magnitude	
National Parks						
Peak District National Park	1km south	The Peak District National Park is located approximately 1km south of the site. The entire area of National Park that falls within the 2km study area is Open Access Land. There are no formal footpaths, though informal tracks exist. Elevated long distance views looking north across the valley landscape are available, however views of the site are only possible at the very northern edge of the NP, due to the effects of topography.	High	Small, Localised and Long duration	Very Small	MINIMAL
Areas of Outstanding Natural Beauty						
None	N/A	Not located within 2km Study Area	N/A	N/A	N/A	N/A
Conservation Areas						
None	N/A	Not located within 2km Study Area	N/A	N/A	N/A	N/A

Listed Buildings & Scheduled Monuments (Representation taken within approximately 1km of assessment site due to proximity of built form and limited visibility/association)						
Hade Edge Methodist Chapel and Sunday School	25m	Designation – Grade II listed	High	Large, Localised and Long duration	Medium	MAJOR/ MODERATE
8 Miles Post near Bay Horse Hotel	335m	Designation – Grade II listed	High	Negligible, Restricted and Long duration	Negligible	SLIGHT
Bankbottom Farmhouse and Barn	655m	Designation – Grade II listed	High	Negligible, Restricted and Long duration	Negligible	SLIGHT
Daisy Lee	875m	Designation – Grade II listed	High	Negligible, Restricted and Long duration	Negligible	SLIGHT

Table 4: Viewpoint Receptors – Sensitivities and Summary of Magnitude of Effects and Overall Significance of Effects

View Point Ref	Location	Grid Ref	Approximate Distance to assessment site	Reason for inclusion	Sensitivity of Receptor to Change	Value of View	Magnitude of Effect		Overall Significance of Effect
							Size / scale, Geographic extent and Duration	Overall Magnitude	
1	Dunford Road	414414, 404746	20m	Residential and Road users	High for residents and Medium for road users	High for residents, Medium for road users	Medium, localised, long duration and irreversible	Medium	MAJOR/MODERATE for residents and MODERATE for road users
2	Hade Edge Chapel, Dunford Road	414610, 405384	20m	Residential and Road users	High for residents and Medium for road users	High for residents, Medium for road users	Small, restricted, long duration and irreversible	Small	MAJOR/MODERATE for residents and MODERATE for road users
3	Hade Edge School, Dunford Road	414606, 405538	120m	Residential and Road users	High for residents and Medium for road users	Medium	Small, restricted, long duration and irreversible	Small	MODERATE for residents and SLIGHT for road users
4	Greave Road	414772, 405546	117m	Residential and road users	High for residents and Medium for road users	High for residents, Medium for road users	Medium, localised, long duration and irreversible	Negligible	MAJOR/MODERATE for residents and SLIGHT for road users
5	Snittle Road / Holme Valley Circular Walk	414864, 405442	125m	Footpath users	High	Medium	Medium, localised, long duration and irreversible	Medium	MODERATE
6	Snittle Road / Holme Valley Circular Walk	414872, 405321	130m	Footpath users	High	Medium	Small, localised, long duration and irreversible	Medium	MODERATE
7	Snittle Road / Holme Valley Circular Walk	414897, 405004	530m	Footpath users	High	Medium	Small, localised, long duration and irreversible	Small	SLIGHT

8	Snittle Road / Flight Road	414935, 404637	895m	Footpath and road users	High for footpath users and Medium for road users	Medium	Small, localised, long duration and irreversible	Small	MODERATE for footpath users and SLIGHT for road users
9	Catch Bar, Dunford Road	414606, 404879	320m	Residents and road users	High for residents and Medium for road users	Medium	Small, localised, long duration and irreversible	Small	MODERATE for residents and SLIGHT for road users
10	Lamb's Cote / Dunford Road	414972, 404308	1.13km	Residents and road users	High for residents and Medium for road users	Medium	Small, localised, long duration and irreversible	Small	MODERATE for residents and SLIGHT for road users
11	Flight Road	415623, 404354	1.2km	Road users	Medium	High	Small, localised, long duration and irreversible	Small	SLIGHT
12	Bare Bones Road	414706, 404308	860m	Road users & Peak District National Park	High for visitors to the Peak District and Medium for road users	High	Small, localised, long duration and irreversible	Small	MODERATE for visitors to the National Park and SLIGHT for road users
13	Cook's Study Hill	413176, 404146	1.85km	Footpath users & Peak District National Park	High	High	Small, localised, long duration and irreversible	Negligible	SLIGHT
14	Track leading to Snailsden Reservoir	413384, 404166	1.6km	Footpath users & Peak District National Park	High	High	Small, localised, long duration and irreversible	Negligible	SLIGHT
15	Upper Snailsden Moss	414576, 404129	1.1km	Footpath users & Peak District National Park	High	High	Small, localised, long duration and irreversible	Small	MODERATE for visitors to the National Park

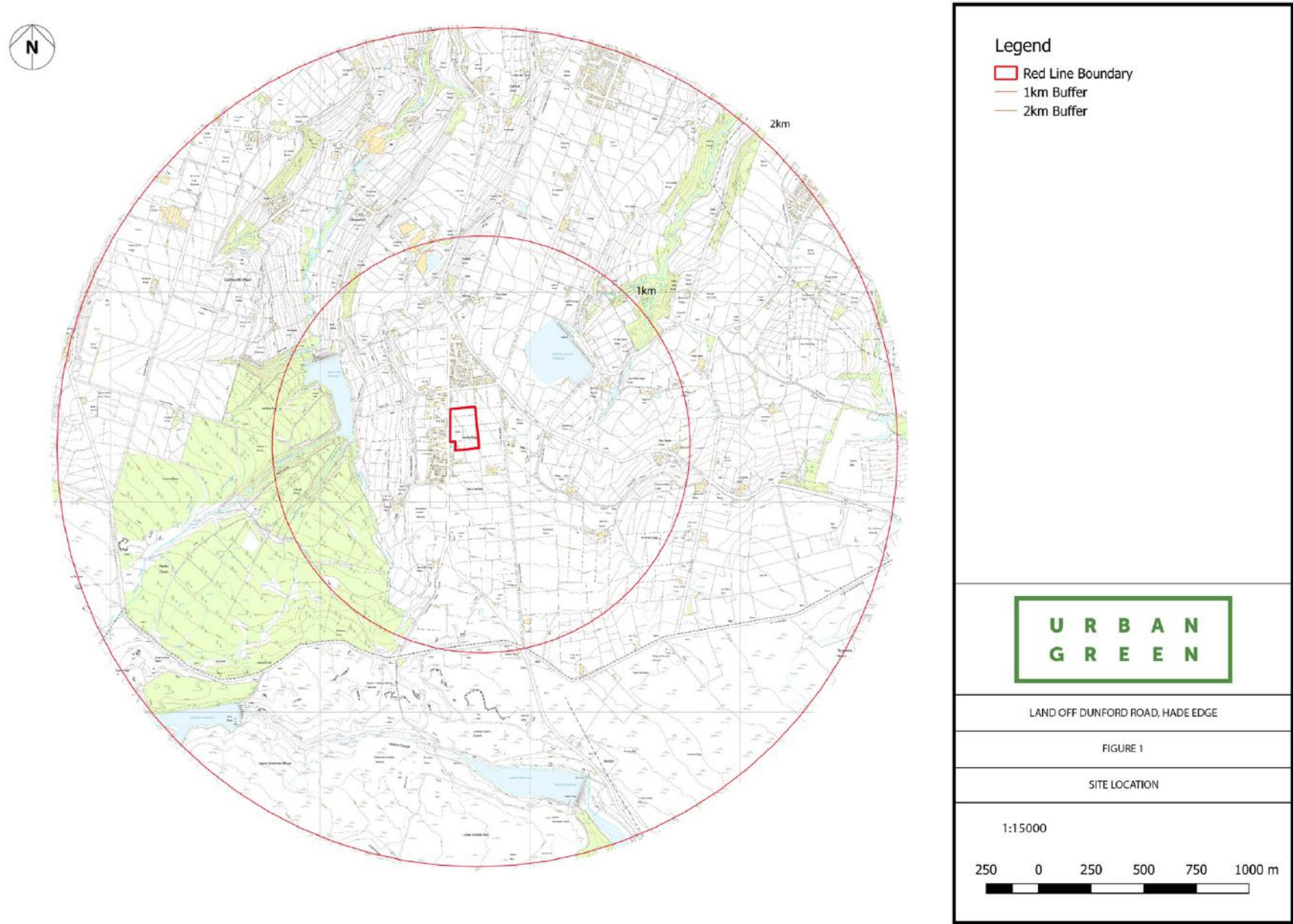
Table 5: Other Visual Receptors – Sensitivities and Summary of Magnitude of Effects and Overall Significance of Effects

Visual Receptor	Approximate Distance to assessment site	Rationale for judgement	Sensitivity of Receptor to Change	Value of View	Magnitude of Effect		Overall Significance of Effect
					Size / scale, Geographic extent and Duration	Overall Magnitude	
National Trails							
None	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Regional Trails							
Kirklees Way	90m	Footpath users	High	Medium	Small, Localised, Long duration and Irreversible	Small	MODERATE for footpath users
Holme Valley Circular Walk	125m	Footpath users	High	Medium	Small, Localised, Long duration and Irreversible	Small	MODERATE for footpath users
Barnsley Boundary Walk	1.19km	Footpath users	High	Medium	Small, Localised, Long duration and Irreversible	Small	MODERATE for footpath users
National Cycle Network							
West Yorkshire Cycle Route No.68	1km	Cycle route users	High	Medium	Small, Localised, Long duration and Irreversible	Small	MODERATE for cycle route users
Regional Cycle Network							
None	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Public Rights of Way – Footpaths (Representation taken within approximately 1km of assessment site due to proximity of built form and limited visibility/association)							
Footpath HOL/173/10	165m	Footpath users	High	Medium	Small, Localised, Long duration and Irreversible	Small	MODERATE for footpath users
Footpath HOL/156/20	305m	Footpath users	High	Medium	Negligible, Restricted, Long duration and Irreversible	Negligible	SLIGHT for footpath users
Footpath HOL/156/10	525m	Footpath users	High	Medium	Negligible, Restricted, Long duration and Irreversible	Negligible	SLIGHT for footpath users
Footpath HOL/172/10	247m	Footpath users	High	Medium	Negligible, Restricted, Long duration and Irreversible	Negligible	SLIGHT for footpath users
Footpath HOL/171/10	447m	Footpath users	High	Medium	Negligible, Restricted, Long duration and Irreversible	Negligible	SLIGHT for footpath users
Footpath HOL/171/30	490m	Footpath users	High	Medium	Negligible, Restricted, Long duration and Irreversible	Negligible	SLIGHT for footpath users

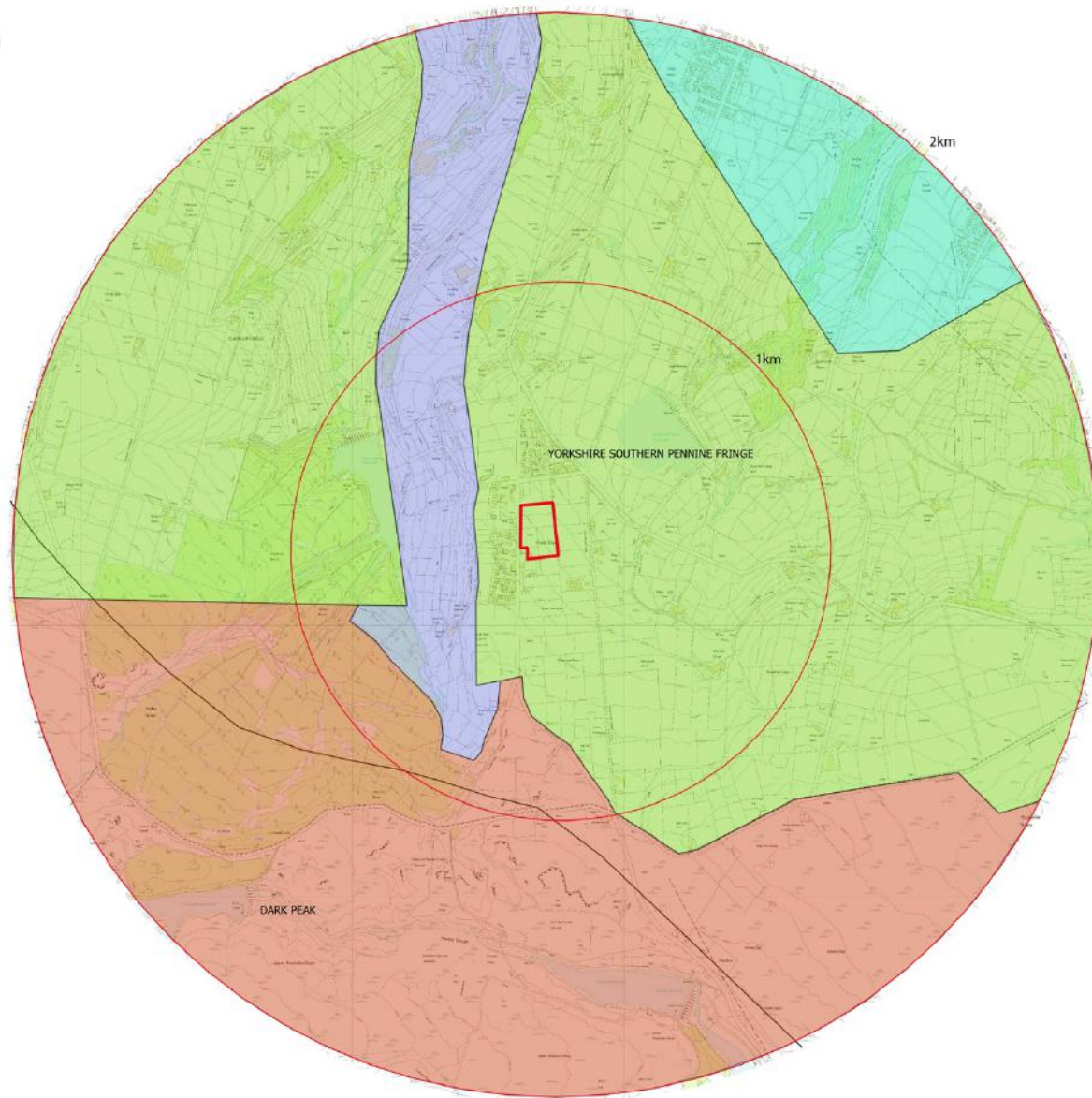
Footpath HOL/175/80	768m	Footpath users	High	Medium	Negligible, Restricted, Long duration and Irreversible	Negligible	SLIGHT for footpath users
Footpath HOL/174/20	875m	Footpath users	High	Medium	Negligible, Restricted, Long duration and Irreversible	Negligible	SLIGHT for footpath users
Footpath HOL/174/10	1km	Footpath users	High	Medium	Negligible, Restricted, Long duration and Irreversible	Negligible	SLIGHT for footpath users
Footpath HOL/170/40	396m	Footpath users	High	Medium	Negligible, Restricted, Long duration and Irreversible	Negligible	SLIGHT for footpath users
Footpath HOL/169/20	360m	Footpath users	High	Medium	Negligible, Restricted, Long duration and Irreversible	Negligible	SLIGHT for footpath users
Footpath HOL/170/30	457m	Footpath users	High	Medium	Negligible, Restricted, Long duration and Irreversible	Negligible	SLIGHT for footpath users
Footpath HOL/170/50	517m	Footpath users	High	Medium	Negligible, Restricted, Long duration and Irreversible	Negligible	SLIGHT for footpath users
Footpath HOL/176/20	580m	Footpath users	High	Medium	Negligible, Restricted, Long duration and Irreversible	Negligible	SLIGHT for footpath users
Footpath HOL/166/30	535m	Footpath users	High	Medium	Negligible, Restricted, Long duration and Irreversible	Negligible	SLIGHT for footpath users
Footpath HOL/167/10	705m	Footpath users	High	Medium	Negligible, Restricted, Long duration and Irreversible	Negligible	SLIGHT for footpath users
Footpath HOL/155/10	810m	Footpath users	High	Medium	Negligible, Restricted, Long duration and Irreversible	Negligible	SLIGHT for footpath users
Footpath HOL/200/10	862m	Footpath users	High	Medium	Negligible, Restricted, Long duration and Irreversible	Negligible	SLIGHT for footpath users

3. Appendix 3 – Plans

Plan 1: Location Plan



Plan 2: Landscape Character



Legend

- Red Line Boundary
- 1km buffer
- 2km buffer
- National Character Area
- Kirklees LCA
- A2 North Peak (Wessenden & Meltham Moors)
- D7 Peak Fringe Upland Pastures
- E1 Holmfirth-Meltham
- F5 Holme & Hall dyke (Holmfirth & Meltham)

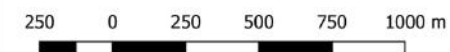


LAND OFF DUNFORD ROAD, HADE EDGE

FIGURE 2

LANDSCAPE CHARACTER

1:15000



Land at Dunford Road, Hade Edge LVA

August 2017

Plan 3: Landscape Designations



Legend

- Red Line Boundary
- 1km buffer
- 2km buffer
- ▨ National Park
- spa, sca & sssi
- Ancient Woodland
- Green Belt

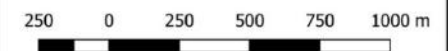


LAND OFF DUNFORD ROAD, HADE EDGE

FIGURE 3

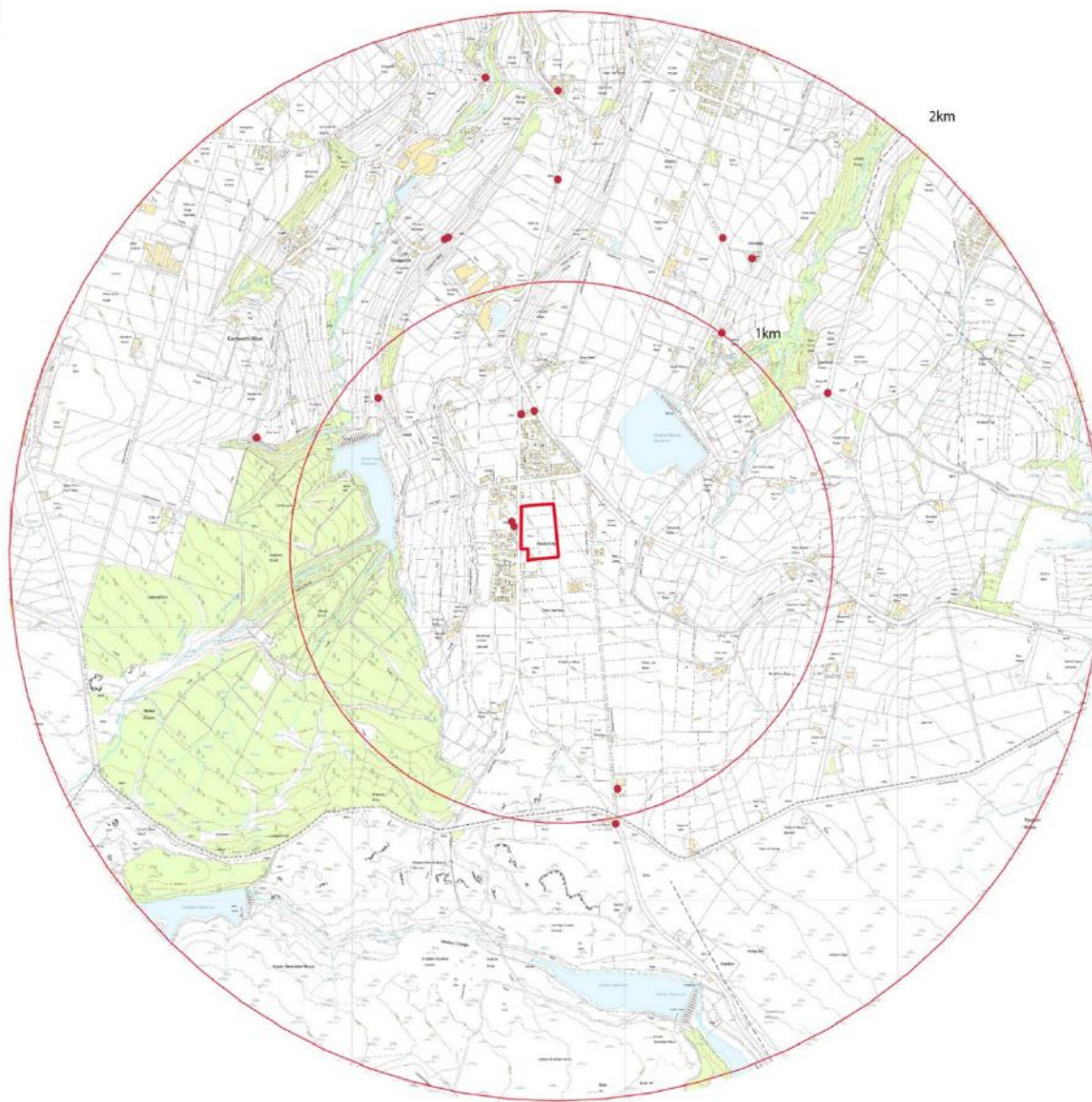
DESIGNATIONS

1:15000



Land at Dunford Road, Hade Edge LVA

Plan 4: Heritage



Legend

- Red Line Boundary
- 1km buffer
- 2km buffer
- Listed Buildings

U R B A N
G R E E N

LAND OFF DUNFORD ROAD, HADE EDGE

FIGURE 4

HERITAGE

1:15000

250 0 250 500 750 1000 m

Plan 5: Public Rights of Way



- Legend
- Red Line Boundary
 - 1km buffer
 - 2km buffer
 - Open Access Land
 - Kirklees PRoW

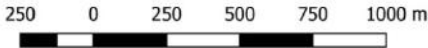


LAND OFF DUNFORD ROAD, HADE EDGE

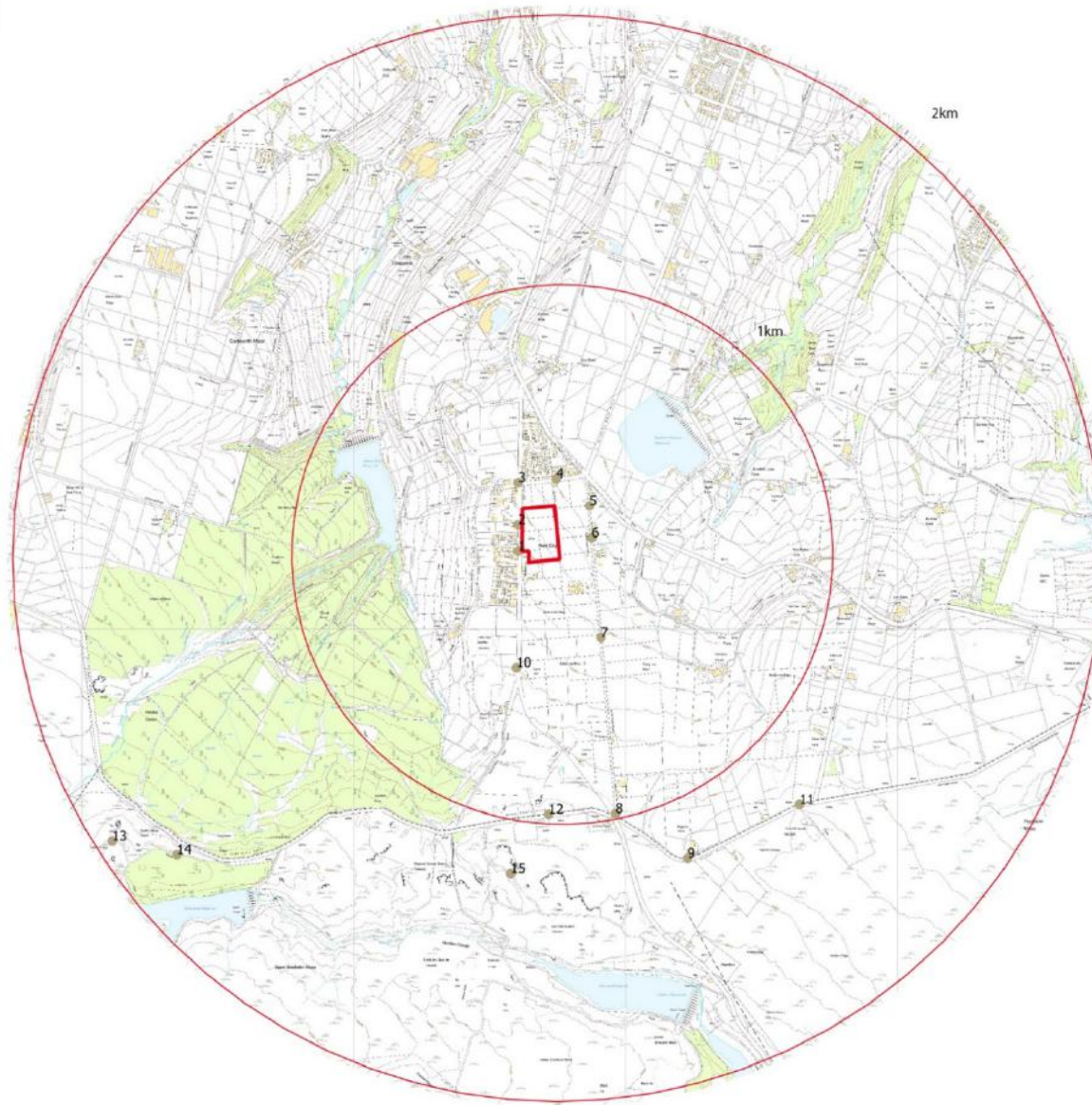
FIGURE 5

PUBLIC RIGHTS OF WAY

1:7000



Plan 6: Viewpoints



Legend

- Red Line Boundary
- 1km Buffer
- 2km Buffer
- Viewpoints

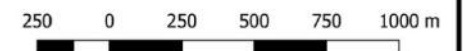


LAND AT DUNFORD ROAD, HADE EDGE

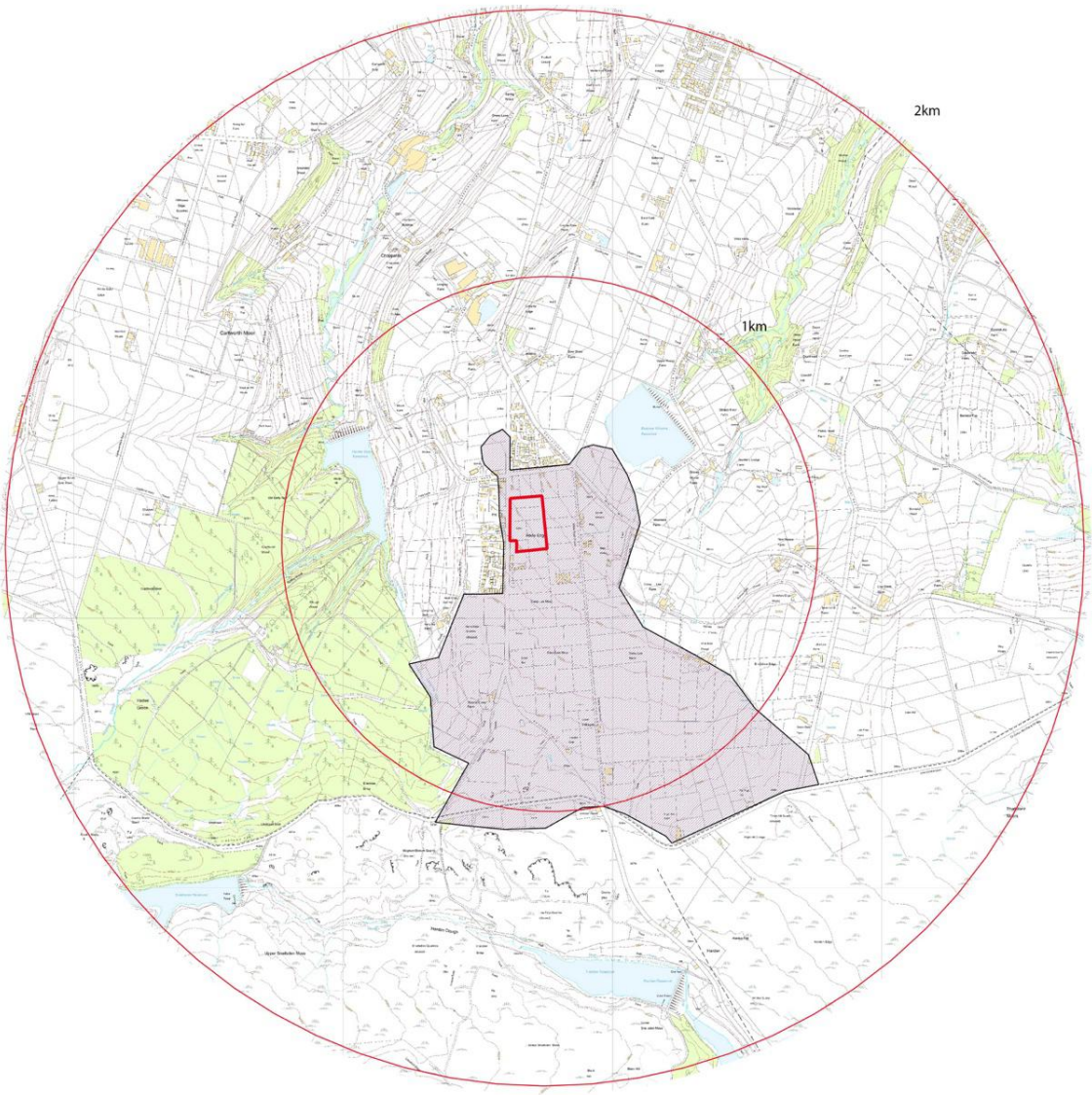
FIGURE 6

VIEWPOINT LOCATIONS

1:15000



Plan 7: Theoretical Visual Envelope



Legend

- Red line boundary
- 1km Buffer
- 2km Buffer
- ZTV

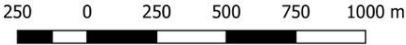


LAND AT DUNFORD ROAD, HADE EDGE

FIGURE 7

THEORETICAL VISUAL ENVELOPE

1:15000



Plan 8: Site Masterplan



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KEY

- Site application boundary
- Proposed trees to housing plots
Extra Heavy Standard
14-16cm girth
- Proposed specimen shrubs to housing plots / FCS / Greenways
- Formal native hedge planting
To be maintained at 1.2m height
- Proposed ornamental & native shrub planting to housing plots
15L pot
- Proposed ornamental & native shrub planting to housing plots
7L pot
- Proposed Rolawn Medallion lawn turf to housing plots or equal approved

Project: Land at Dunford Road, Hade Edge	Status: PLANNING	Drawn: MS	Checked: CS	Approved: MT	Scale @ A0: 1:250
Title: General Arrangement		Drawing No: UG_11535_LAN_01	Date: 07/08/17	Client: Jones Homes	Revision: P01



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4. Viewpoint Photographs



Viewpoint 1: View looking east, northeast across the assesment Site from Dunford Road, located on the Site boundary (VISIBLE)





Viewpoint 2: View looking east across the assessment Site from Dunford Road and Hade Edge Methodist Chapel, located on the Site boundary (VISIBLE)



Viewpoint 2: View looking east across the assessment Site from Dunford Road and Hade Edge Methodist Chapel, located on the Site boundary (VISIBLE)



Land off Dunford Road, Hade Edge



Viewpoint 3: View looking south, southeast towards the assessment Site from Dunford Road, adjacent to Hade Edge School, approximately 120m from assessment Site (VISIBLE)



Viewpoint 3: View looking south, southeast towards the assessment Site from Dunford Road, adjacent to Hade Edge School, approximately 120m from assessment Site (VISIBLE)



Viewpoint 4: View looking north towards the assessment Site from Greave Lane, located approximately 117m from the Site boundary (VISIBLE)



Viewpoint 4: View looking north towards the assessment Site from Greave Lane, located approximately 117m from the Site boundary (VISIBLE)





**Viewpoint 5: View looking west towards the assessment Site from Snittle Road / Holme Valley Circular Walk, approximately 125m away.
(VISIBLE)**



**Viewpoint 5: View looking west towards the assessment Site from Snittle Road / Holme Valley Circular Walk, approximately 125m away.
(VISIBLE)**





Viewpoint 6: View looking west from Snittle Road / Holme Valley Circular Path, approximately 130m from assessment Site (VISIBLE)



Viewpoint 6: View looking west from Snittle Road / Holme Valley Circular Path, approximately 130m from assessment Site (VISIBLE)





Viewpoint 7: View looking north from Snittle Road / Holme Valley Circular Path, approximately 530m from assessment Site (VISIBLE)



Viewpoint 8: View looking north from Snittle Road / Flight Roadh, approximately 895m from assessment Site (VISIBLE)





Viewpoint 9: View looking north towards the assessment Site from Round Close Farm, Dunford Road, approximately 320m (VISIBLE)



Viewpoint 9: View looking north towards the assessment Site from Round Close Farm, Dunford Road, approximately 320m (VISIBLE)





Viewpoint 10: View looking north from Lamb’s Cote on Dunford Road, approximately 1.13km from assessment Site (VISIBLE)



Viewpoint 11: View looking north, northwest from Flight Road, approximately 1.2km from assessment Site (VISIBLE)





Viewpoint 12: View looking north from Bare Bones Road, approximately 860m from assessment Site (VISIBLE)



Viewpoint 12: View looking north from Bare Bones Road, approximately 860m from assessment Site (VISIBLE)





**Viewpoint 13: View looking northeast from Cooks Study Hill, approximately 1.85km from assessment Site
(NOT VISIBLE)**



**Viewpoint 14: View looking north east from track leading to Snailsden Reservoir, approximately 1.6km from assessment Site
(NOT VISIBLE)**





Viewpoint 15: View looking north from Upper Snailsden Moss, approximately 1.1km from assessment Site (VISIBLE)



Viewpoint 16: View looking north from Snailsden Edge, approximately 2.4km from assessment Site (NOT VISIBLE)



5. National Character Area Summary

Key characteristics

- 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.

