SF 3469 Whinney Close Farm

LANDSCAPE AND VISUAL APPRAISAL

December 2023

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DOCUMENT REVISION RECORD

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Job No: SF3469	Job Name: Whinney Close Farm	Client: Shaw & Jagger Architects Ltd on behalf of Thomas Crompton		
Rev	Date	Notes	By	Approved
-	20.12.2023	Issued	JA	MS

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LANDSCAPE AND VISUAL APPRAISAL METHODOLOGY FLOWCHART

This flowchart represents the factors which are taken into account when assessing the landscape and visual effects of a proposal. It is intended as a guide and is not exclusively formulaic, rather it is intended to assist in understanding the terminology that is used throughout the assessments

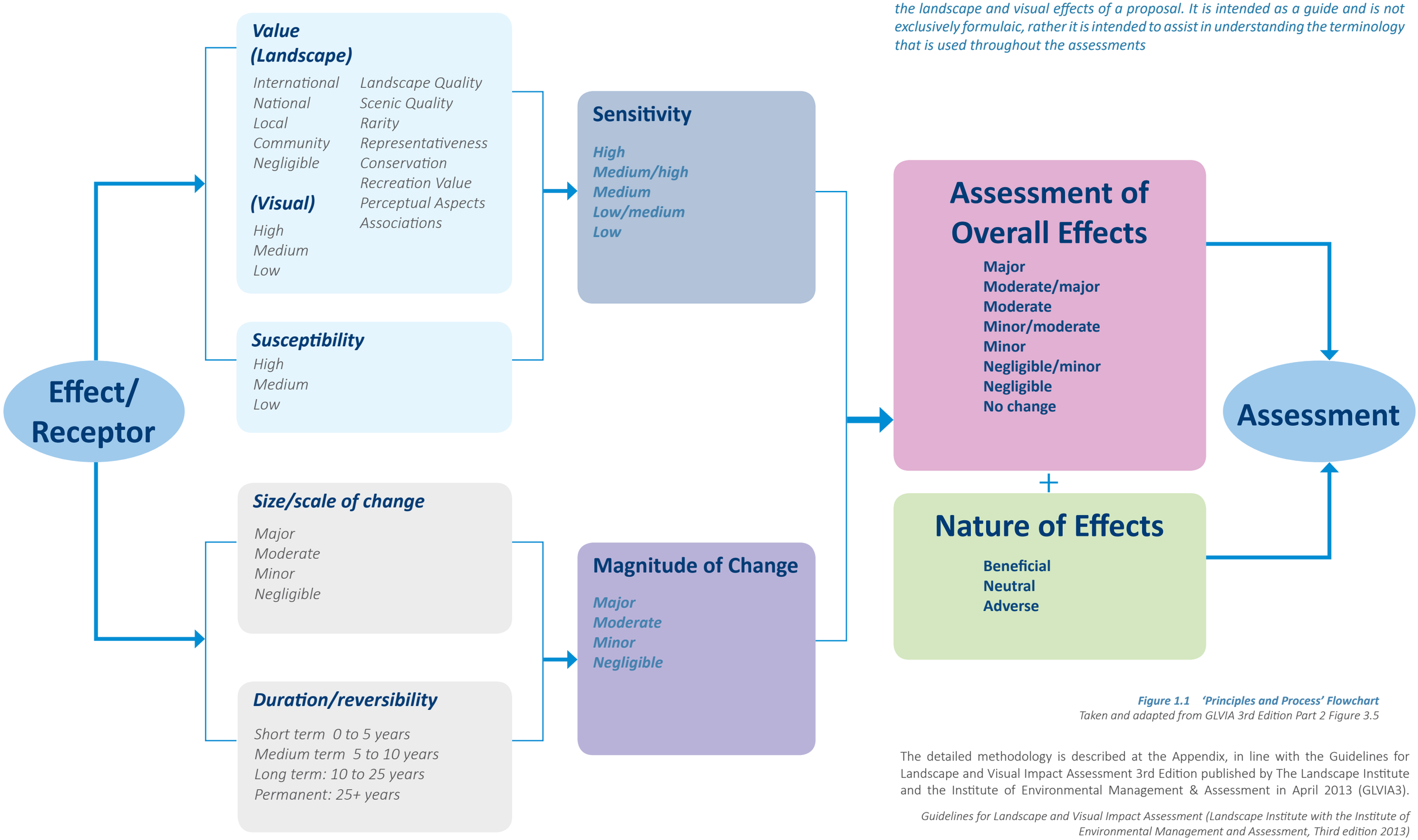

Figure 1.1 'Principles and Process' Flowchart
Taken and adapted from GLVIA 3rd Edition Part 2 Figure 3.5

The detailed methodology is described at the Appendix, in line with the Guidelines for Landscape and Visual Impact Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in April 2013 (GLVIA3).

Guidelines for Landscape and Visual Impact Assessment (Landscape Institute with the Institute of Environmental Management and Assessment, Third edition 2013)

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EXECUTIVE SUMMARY

This executive summary lists the judgements that have resulted from this Landscape and Visual Appraisal. The full report covers these assessments and demonstrates in detail how these assessments have been reached in Chapters 1 to 4. The Appendix explains the methodology which has been used as the basis for the assessment.

THE PROPOSED DEVELOPMENT

The applicant is seeking permission to build a replacement property at Whinney Close Farm, Cockley Hill Lane, Kirkheaton, Huddersfield.

The application site is a former farmstead and associated grounds, the original farmhouse has undergone a series of redevelopment and extensions resulting in an mix of building styles. The existing property is set on a level plateau just below a steep wooded slope to the north. There are terraced gardens to the south with long distant views across the valley.

The development would replace the existing two storey detached property with a two storey detached country house of a similar size, with the same orientation and broadly similar location, overlapping the existing footprint.

The proposed house would be built using traditional materials including local sandstone block work, natural slate roof tiles and timber framed glazing. A formal garden is proposed to the existing terraces, which would include meadow grass, replacement hedges and further tree planting. All existing trees are proposed to be retained.

LANDSCAPE AND VISUAL APPRAISAL ASSESSMENT SUMMARY

A landscape and visual appraisal has been undertaken following current best practice guidance. As this project falls outside the scope of EIA, this report is referred to as a **Landscape and Visual Appraisal (LVA)**.

This has included a desk top study, including relevant planning policy, published landscape character assessments and supplemented with field study. The findings are summarised below.

Landscape Effects

In line with the LVA methodology, the site is assessed to have a **Community** landscape value. The application site has no formal designations however there is a public footpath running though the site and it is likely valued for recreational walking where experience of the landscape is important.

The site is assessed to have a **low** susceptibility to the overall change with minimal change to the overall character.

The application site would retain the overarching character of a detached property set with a terraced landscape. The overall landscape sensitivity is assessed as **low.**

The magnitude of change is assessed as **minor**, the existing building is to be replaced with one of a similar size and scale. Key landscape features such as drystone walling and mature tree would be retained and enhanced.

Taking the above into consideration, the overall landscape effects on the site and its immediate setting are assessed to be **minor beneficial.**

Visual Effects

The base line study identified seven viewpoints of the site, which formed the basis of the assessment of visual effects. A study area of 1.5 km was selected as this encompasses areas near to the site from where greater levels of effect would be expected and long distant views to the south where it is theoretically possible to view the site.

Views to the north of the application site are limited due to topography and vegetation.

The visual sensitivity of receptors at the identified viewpoints ranges between **medium** to **medium/high**, depending on the value of the view and susceptibility of the receptor.

The nature of effects of the proposed development ranges between **neutral** and **beneficial.**

Viewpoints 1 to 4 are located at close proximity to the proposed development, they are located either on the public right of way or permissive path running through the application site. The magnitude of visual change ranges from **negligible to moderate**. View 2 is taken from the bottom south west corner of the lower terrace and would see a **negligible** magnitude of change, the replacement property would be screened by proposed hedge planting.

The replacement property would be visible from viewpoint 1,3 & 4 with a **minor** to **moderate** magnitude of visual change. The nature of effects is assessed as **beneficial** for all four views within close proximity the development. The existing farmhouse is an unsympathetically modified building and would be replaced with a dwelling with a visual coherence. Landscape proposals would further enhance the existing landscape.

Viewpoints 5-7 are relatively long distant views across the valley. The magnitude of change is negligible for all three views from these distances, the proposed changes would be barely perceptible so the nature of effects is assessed as **neutral**.

EXECUTIVE SUMMARY TABLES

SUMMARY TABLE: ASSESSMENT OF OVERALL LANDSCAPE EFFECTS

Table 1 Assessment of Overall Landscape Effects

Landscape Receptor	Landscape Value	Susceptibility	Landscape Sensitivity	Magnitude of Change	Overall Landscape Effects	Nature of Effects	Overall Landscape Effects Assessment
The Site and its Immediate Setting	*Community*	*Low*	*Low*	*Minor*	*Minor*	*Beneficial*	Minor Beneficial

SUMMARY TABLE: ASSESSMENT OF OVERALL VISUAL EFFECTS

Table 2 Assessment of Overall Visual Effects

Number	Viewpoint	Receptors identified	Viewpoint/Visual Sensitivity	Magnitude of Visual Change	Overall Visual Effects	Nature of Effects	Overall Visual Effects Assessment
1	Public right of way (PRoW), KIR9/30, from access lane within application site	Users of PRoW and residents of Whinney Close Farm	*medium/high*	*minor*	*Minor/ Moderate*	*Beneficial*	*Minor/ Moderate Beneficial*
2	Public right of way, KIR9/30, from southwest corner of application site	Users of PRoW and residents of Whinney Close Farmx	*medium/high*	*negligible*	*Minor/negligible*	*Beneficial*	*Minor/negligible Beneficial*
3	Public right of way, KIR9/30, from north west corner of the lower terrace	Users of PRoW and residents of Whinney Close Farm	*medium/high*	*minor*	*Minor/ Moderate*	*Beneficial*	*Minor/ Moderate Beneficial*
4	Permissive path within application site	Users of PRoW and residents of Whinney Close Farm	*medium/high*	*moderate*	*Moderate*	*Beneficial*	*Moderate Beneficial*
5	Public right of way, KIR9/8/20, east of Kirkheaton	Users of PRoW and residents of Kirkheaton	*medium/high*	*negligible*	*Minor/negligible*	*Neutral*	*Minor/negligible Neutral*
6	Gawthorpe, public right of way, kir/13/40	Users of PRoW ,residents of Gawthorpe and agricultural workers	*medium/high*	*negligible*	*Minor/negligible*	*Neutral*	*Minor/negligible Neutral*
7	Public right of way, kir/10/10, carr mount	Users of PRoW and agricultural workers	*medium*	*negligible*	*Minor/negligible*	*Neutral*	*Minor/negligible Neutral*

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01

Introduction

1.0 INTRODUCTION

1.1 PURPOSE OF THE DOCUMENT

Smeeden Foreman Ltd has been commissioned by Thomas Crompton to undertake this Landscape and Visual Appraisal (LVA) for a replacement detached residential dwelling at Whinney Close Farm, Cockley Hill Lane, Kirkheaton.

The LVA identifies landscape and visual effects that are likely to result from changes arising from the proposed development in the context of landscape and visual receptors.

An LVA was undertaken during November 2023 and is reported below.

1.2 THE SITE

Whinney Close Farm, a former farmstead, comprises an existing 2 storey detached house and associated grounds.

The existing property is located on Cockley Hill Lane approximately 0.5 km east of Kirkheaton, Huddersfield in the borough of Kirklees.

Please see item 3.4 for a detailed description of the existing site.

Figure 1.2 Site Location - OS Map 1:25,000
(Not to scale)

Figure 1.3 Site Location - Aerial Photograph
(Not to scale)

1.3 THE PROPOSED DEVELOPMENT

The applicant is seeking permission to replace the existing property with a detached 5 bedroom 2 storey dwelling and replacement garage.

Whinney Close Farm historically belonged to the Denby Grange Estate, located near Grange Moor approximately 5km south east of the application site. The proposed property is designed to reflect an 18th century Georgian country house inspired by the former Denby Grange Hall and architectural designs of John Carr (1723-1807). Please see the Design and Access Statement for details of the design inspiration.[1]

The proposed property would be double fronted to the north and south, with a portico entrance to either side. The proposals reflects Georgian symmetry and proportions including two prominent chimneys one at each end of the roof ridge, 5 bay windows, floor to ceiling, divided into smaller panes. Detailing includes finials to the parapet, dentled cornices and classical decoration to the pediment.

The proposed house would be built using traditional materials including local sandstone block work, natural slate roof tiles and timber framed double glazing.

The replacement property would be positioned slightly further forwards (south) on the terrace, overlapping the existing footprint and in line with the existing garage, please see figure 1.4 *Proposed Site Plan*. The proposed footprint would be 46.9m^2 larger and the proposed building would be approximately 3m higher than the existing, please see figure 1.6 *Proposed Sections*.

Formal gardens, in keeping with the replacement property, are proposed to the south facing terraced escarpment. Existing trees are proposed to be retained, existing hedges would be replaced with a topiary hedge to the top terrace and perimeter hedges maintained at 1.8-2 metres high. Meadow grass with mown paths are proposed to the front lawn and the existing tennis courts would be replaced with a formal garden.

To the north of the property the existing driveway would be retained, squared off to the northeast corner. A replacement double garage is proposed to the east side of the house. The driveway access onto Cockley Hill Lane is proposed to be widened, please see figure 1.8 site location plan

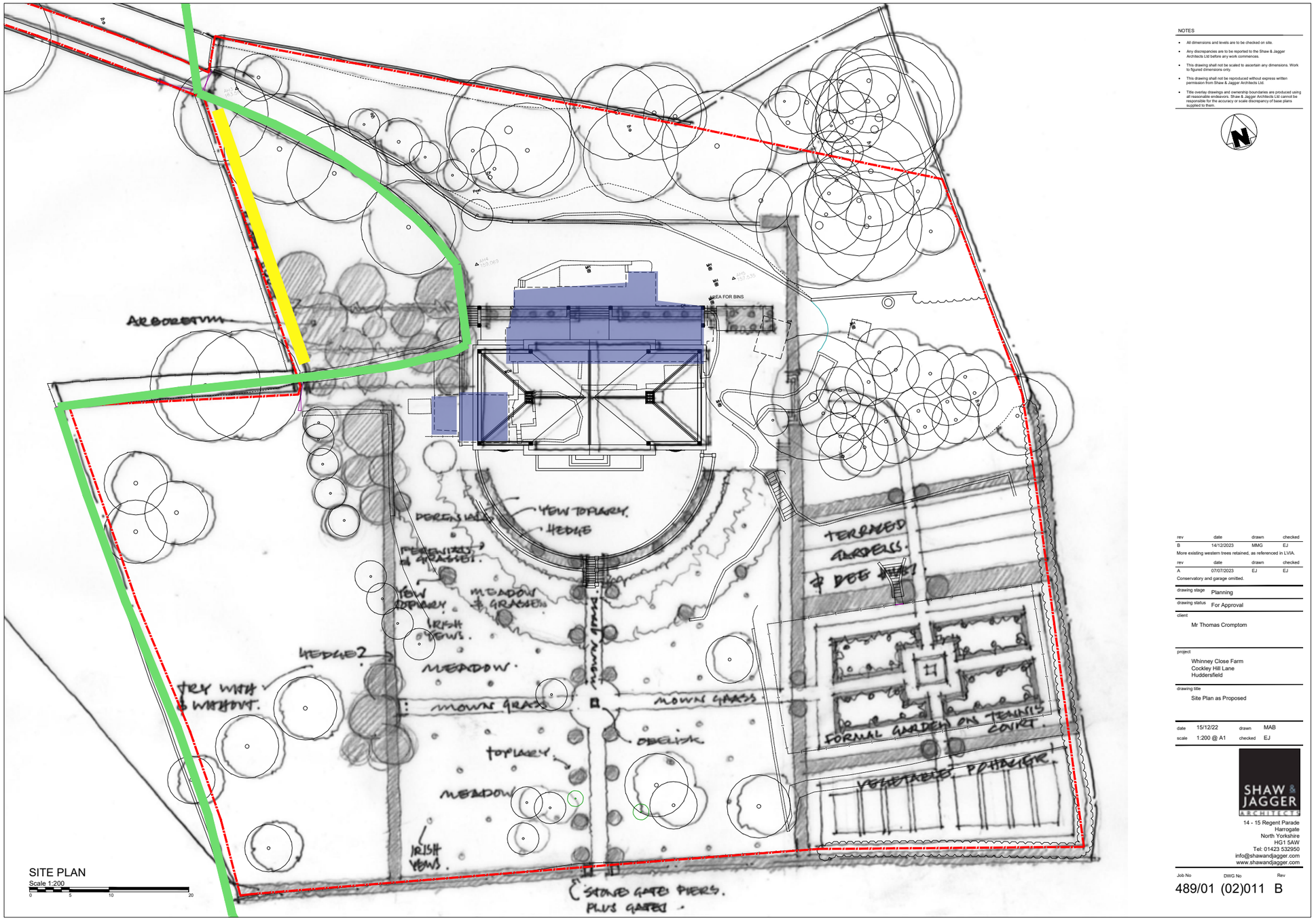
Additional tree planting, primarily to the western side of the application site, is illustrated on figure 1.4.

[1] Design and Access and Heritage Statement by Shaw& Jagger Architects, January 2023

Existing property

Public Right of Way

Permissive path



NOTES

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rev	date	drawn	checked
B	14/12/2023	MMG	EJ
More existing western trees retained, as referenced in LVIA.			
rev	date	drawn	checked
A	07/07/2023	EJ	EJ
Conservatory and garage omitted.			

drawing stage: Planning

drawing status: For Approval

client: Mr Thomas Cromptom

project: Whinney Close Farm, Cockley Hill Lane, Huddersfield

drawing title: Site Plan as Proposed

date 15/12/22 drawn MAB

scale 1:200 @ A1 checked EJ

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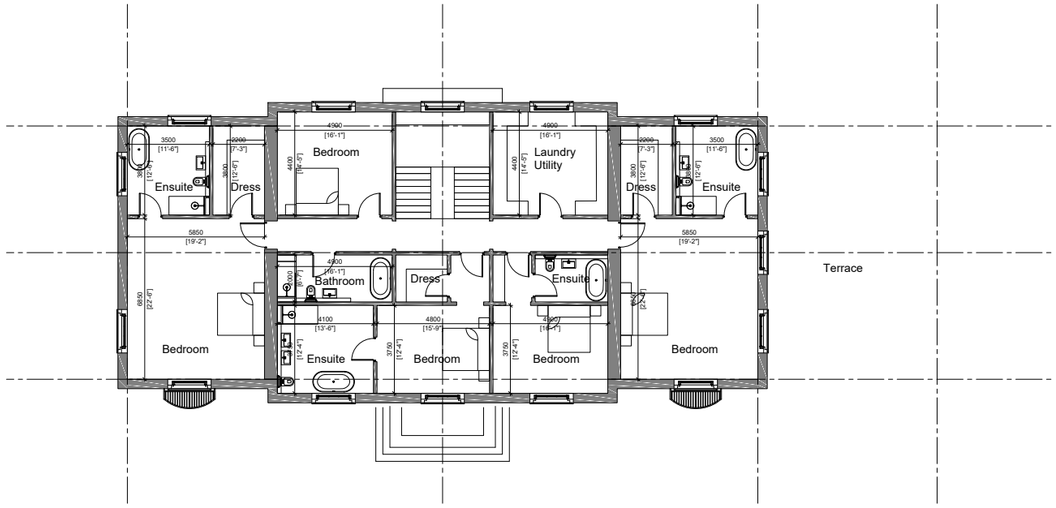
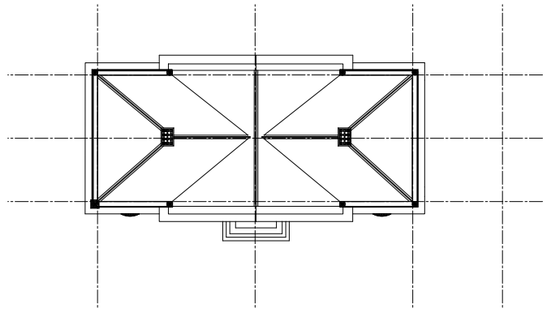
Job No 489/01 DWG No (02)011 Rev B

Figure 1.4 Proposed Site Plan
(Not to scale)





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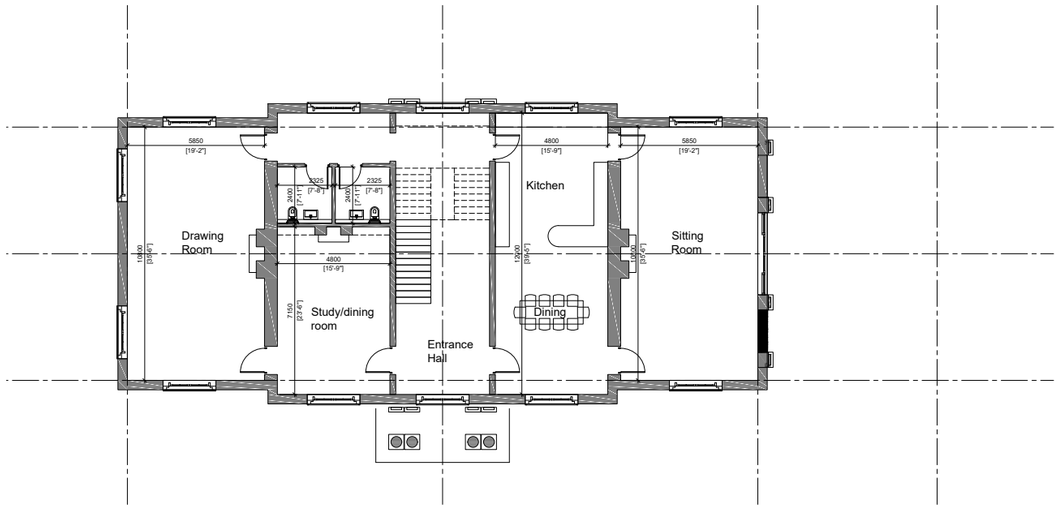

rev	date	drawn	checked
B	31/10/2023	RA	EJ

Building height and footprint reduced.

rev	date	drawn	checked
A	07/07/2023	EJ	EJ

Garage and conservatory omitted.

drawing stage: Planning
drawing status: For Approval
client: Mr Thomas Cromptom
project: Whinney Close Farm, Cockley Hill Lane, Huddersfield
drawing title: Floor Plans as Proposed
date: 15/12/22 drawn: MAB
scale: 1:100 @ A1 checked: EJ

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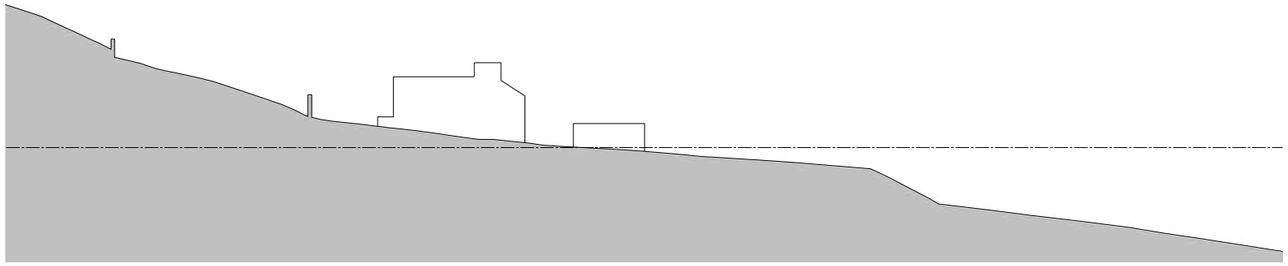
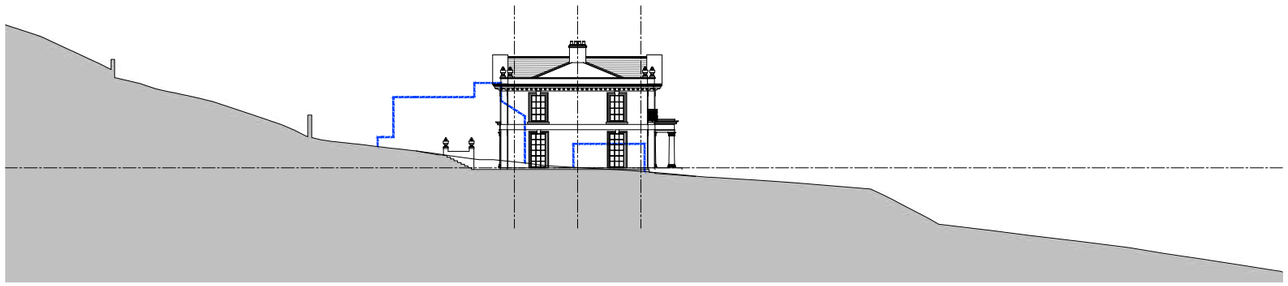
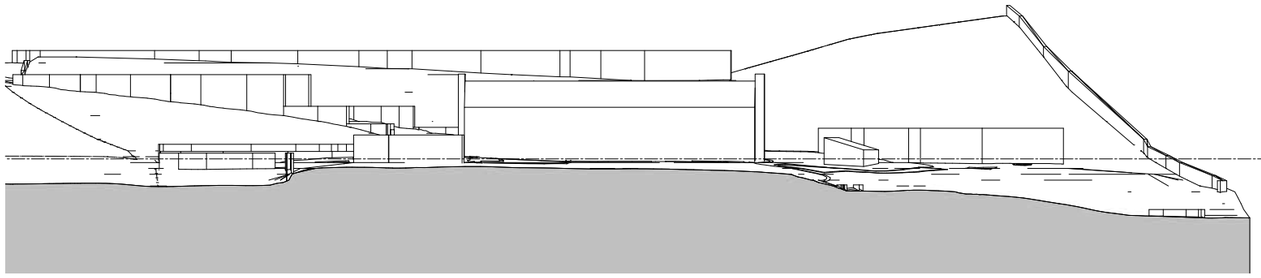
Figure 1.5 proposed Floor Plans
(Not to scale)



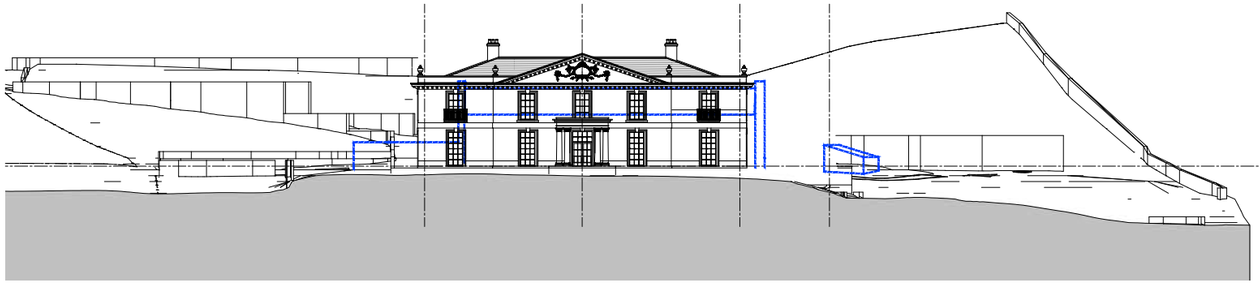
WEST SECTIONAL ELEVATION AS EXISTING



WEST SECTIONAL ELEVATION AS PROPOSED



SOUTH SECTIONAL ELEVATION AS EXISTING



SOUTH SECTIONAL ELEVATION AS PROPOSED

Scale 1:200

0 5 10 20

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rev	date	drawn	checked
C	14/12/2023	MMG	EJ
parapet detail amended			
rev	date	drawn	checked
B	07/07/2023	EJ	FS
Conservatory and garage omitted.			
rev	date	drawn	checked
A	24/02/2023	MAB	FS
Parapet detail amended.			

drawing stage: Planning

drawing status: For Approval

client: Mr Thomas Cromptom

project: Whinney Close Farm
Cockley Hill Lane
Huddersfield

drawing title: Site Sections

date 15/12/22 drawn MAB

scale 1:200 @ A1 checked EJ

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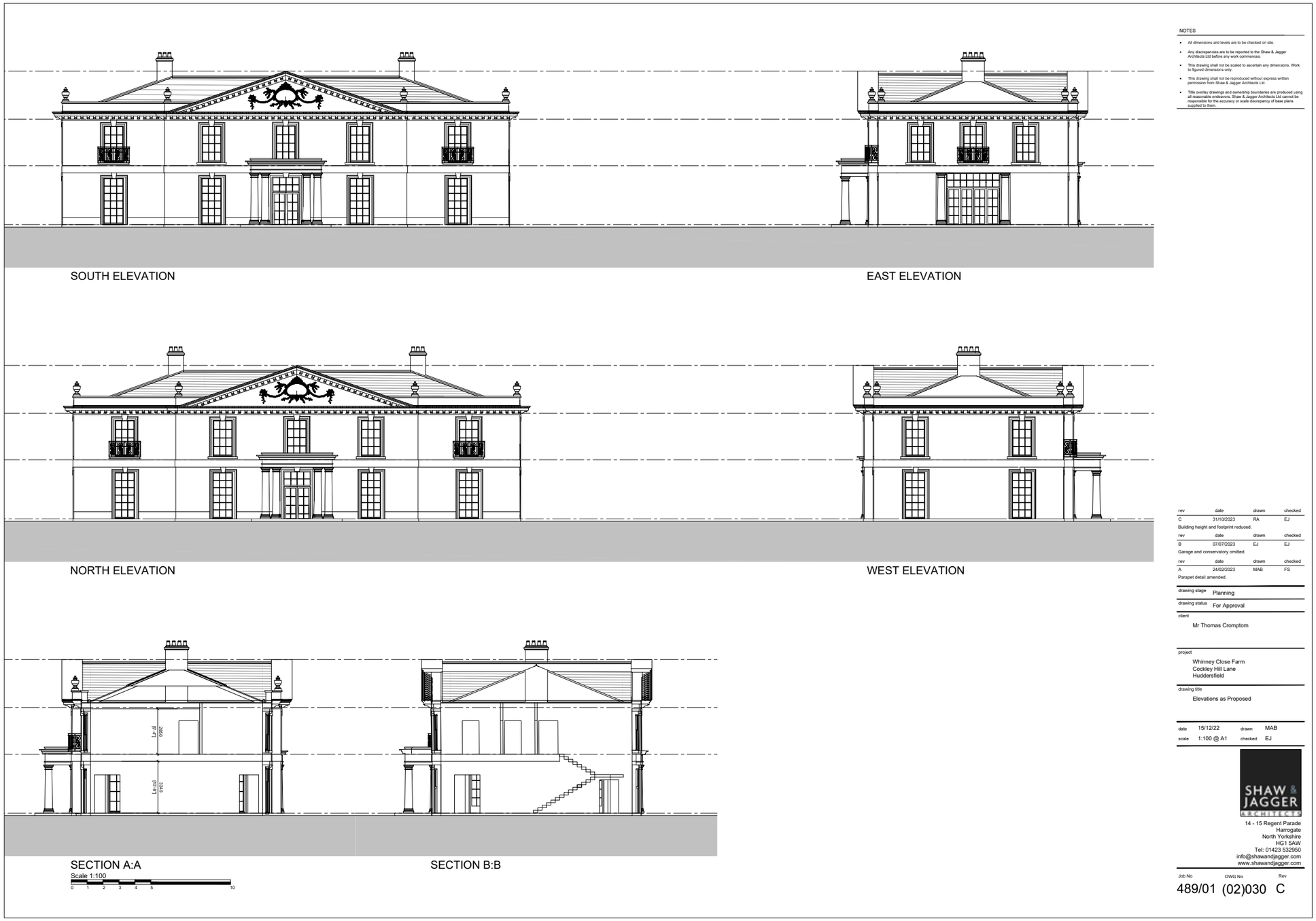
Figure 1.6 Proposed Sections
(Not to scale)



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C	31/10/2023	RA	EJ
Building height and footprint reduced.			
rev	date	drawn	checked
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Garage and conservatory omitted.			
rev	date	drawn	checked
A	24/02/2023	MAB	FS
Parapet detail amended.			

drawing stage: Planning
drawing status: For Approval
client: Mr Thomas Cromptom
project: Whinney Close Farm, Cockley Hill Lane, Huddersfield
drawing title: Elevations as Proposed
date: 15/12/22 drawn: MAB
scale: 1:100 @ A1 checked: EJ

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Figure 1.7 proposed Elevations
(Not to scale)

Figure 1.8 Site Location Plan

02

Planning Context

2.0 PLANNING CONTEXT

PLANNING HISTORY

Planning applications within the last five years are listed below, these applications were made on behalf of the current applicant:

- Application No. 2023/92292: *Proposed erection of single-storey rear extension Whinney Close Farm, 106, Cockley Hill Lane, Kirkheaton, Huddersfield, HD5 0PF*

  Decision: Not Required, September 2023

- Application No. 2023/92300: *Certificate of lawfulness for proposed single storey extension . Whinney Close Farm, 106, Cockley Hill Lane, Kirkheaton, Huddersfield, HD5 0PF*

  Decision: Application Approved, September 2023

- Application No. 2023/90643: *Proposed demolition of existing dwelling and detached garage and erection of replacement dwelling, detached garage and associated landscaping. Whinney Close Farm, 106, Cockley Hill Lane, Kirkheaton, Huddersfield, HD5 0PF*

  Decision: Not Available (application Validated July 2023)

LEGISLATION AND LANDSCAPE PLANNING POLICY CONTEXT

This section considers the landscape planning context, listing relevant landscape related policies and designations applicable to the site and the surrounding landscape.

2.1 NATIONAL PLANNING POLICY

The National Planning Policy Framework (NPPF)[2] was published in March 2012 and updated in September 2023. The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied.

This overarching policy framework is considered as part of this Landscape and Visual Assessment.

2.2 LOCAL PLANNING POLICY

The current Statutory Development Plan relating to the site is the The Kirklees Local Plan (adopted 27th February 2019) [3] Policies from the local plan which are relevant to the proposals are discussed below.

The existing woodland to the northern boundary of the application site is designated as part of the 'Wildlife Habitat Network'.

The Wildlife Habitat Network in Kirklees has been identified by West Yorkshire Ecology and connects designated sites of biodiversity and geological importance and notable habitat links. It is intended to protect and strengthen ecological links within the district and to adjoining authorities. Kirklees Local Plan, strategy and Policies. Natural Environment,Item 13.4

2.3 STATUTORY AND NON STATUTORY LANDSCAPE-RELATED DESIGNATIONS AND CLASSIFICATIONS

2.3.1 Green Belt

The application site is within Huddersfield Green Belt, please see figure 2.1. *Designations*

2.3.2 Tree Preservation Orders (TPOs)

The site is not located within a conservation area and there are no Tree Preservation Orders (TPOs) within the application site according to Kirklees Council interactive map (accessed November 2023). [4]

Note that trees may be subject to legal protection under a range of other legislation, much of which is aimed at wildlife and habitat protection, particularly nesting birds and bats.

[2] National Planning Policy Framework (Department for Communities and Local Government, September 2023)
[3] The Kirklees Local Plan (adopted 27th February 2019) Kirlees Council.
[4] https://www.kirklees.gov.uk/beta/trees-listing-and-conservation/tree-preservation-orders.aspx

Whinny Close Farm

Key

Site Boundary

Listed Buildings

Grade I

Grade II

Grade II*

Access

Bridleway

Byway

Footpath

Land Cover

Ancient Woodland

Woodland

Green Belt

NORTH

Figure 2.1 Designations

0 250 500 m

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03

Baseline Conditions

3.0 BASELINE CONDITIONS

LANDSCAPE BASELINE

Landscape character is defined as a distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. Patterns in the landscape including vegetation cover, land use, connectivity, heritage and cultural associations, activity or tranquillity, combine together to create landscape character. It is important that this is considered so that understanding of the site and its surroundings can be achieved.

During desk study the landscape of the site and wider study area have been appraised in relation to the established national and local (district) Landscape Character Areas. This has been supported with site studies to consider site specific landscape character.

3.1 LANDSCAPE CHARACTER ASSESSMENT

The site is described within the following published landscape character assessments:

- **NCA Profile:** 37 Yorkshire Southern Pennine Fringe (NE490)[5]
- **Kirklees District Landscape Character Assessment:** E7: Emley Moor Northern Fringes [6]

Figure 3.1 illustrates the above character areas within the study area.

3.2 NATIONAL CHARACTER AREAS (NCA)

3.2.1 NCA Profile: 37 Yorkshire Southern Pennine Fringe

The site falls within the national character area (NCA) Yorkshire Southern Pennine Fringe

The profile summary:

"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.

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.

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.

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."

Key characteristics relevant to the site include:

*"**A transitional landscape dissected by steep-sided valley**s, 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.***

Urban development constrained within valley floors and up side slopes, with location and layout strongly influenced by the landform.

Extensive and dramatic views from higher land out over lower-lying land to the east, even from within urban areas.

Statements of Environmental Opportunity most relevant to the proposed development include

SEO 3: Protect the distinctive landscape character with its contrasts between open pastures on hill tops, woodland on valley sides and the settlements nestled in the valley bottoms. Manage the arable and pastoral farmland and the areas of woodland to improve their contribution to biodiversity, food provision and landscape character, to improve soil and water quality, and reduce soil erosion. ey relevant SEO

This is a high level assessment, which provides general characteristics over a large geographical area. A finer grain of detail is provided by the local character assessments and a site specific character assessment.

3.3 LOCAL LANDSCAPE CHARACTER

3.3.1 Kirklees District Landscape Character Assessment

The site lies within *Emley Moor Northern Fringes character area. Relevant Key characters of this character area include :*

Topography, geology and drainage

"Local variations in topography create some areas of more complex landform, deeply incised by valleys through which small tributaries and watercourses flow (e.g. Howroyd Beck and Valance Beck)."

Woodland cover

*"**Abundant woodland cover, particularly on the steep valley slopes."***

"There are also frequent trees along field boundaries and in fields, as well as numerous blocks of broadleaved woodlands, particularly to the east of Upper Hopton."

Land use and field patterns

''Smaller scale pattern of grassland pastures enclosed by gritstone walls as well as some hedgerow boundaries.''

Archaeology and cultural heritage

*Disused quarries and shafts are scattered across the landscape, reflecting the area's industrial heritage. **There is also a large clay pit east of Kirkheaton'***

[5] National Character Areas ,Natural England, 2012-2015
[6] Kirklees District Landscape Character Assessment , LUC, 2015

"Numerous Listed Buildings with **a strong built vernacular of local gritstone**. *Upper Hopton is a Conservation Area."*

Settlement and road pattern

"Dense network of minor roads and narrow winding lanes, which link the area to the urban centres focused to the north and west."

" **Distinctive settlement character of scattered farms, individual rural houses and groups of dwellings clustered into small villages, a number of larger settlements also exist (including Kirkheaton and Upper Hopton). Buildings are typically of a traditional stone vernacular."**

Proximity of the urban centres exerts an influence on landscape character with urban fringe land uses evident in many areas, a number of large overhead pylons also cross through this area.

Views and perceptual qualities

"Although often well-treed, longer distance views, typically focused to the north, reveal the more densely settled lower lying urban areas. These include long views east towards Wakefield District from higher ground."

" A strongly rural landscape, which in areas characterised by a dense network of narrow winding lanes and woodland, retaining a tranquil character."

3.4 THE LANDSCAPE OF THE SITE

The landscape baseline of the site and its immediate context is set out in the following paragraphs and illustrated in landscape character photos 1-7.

Landscape character of the site and its immediate setting

Whinney Close farm is located on the valley sides near the top of Cockley Hill, in predominately rural surroundings. It is one of number of detached residential properties scattered along Cockley Hill Lane.

The Farmhouse is accessed down a driveway off Cockney Hill Lane, the driveway is lined by a traditional dry stone wall on either side.

The Existing Farmhouse

The existing property is a traditional mid-19th century stone built farmhouse that has undergone a series of unsympathetic redevelopments and extensions, resulting in a incoherent mixture of building styles, it retains traditional features but is punctuated by more modern additions.

Alterations to the farm house can be seen in Landscape character photograph 3 & 4 and include the following:

- A two storey flat roofed extension to the rear of the property (north elevation)
- Windows to the front and rear have been widened and predominately replaced with white framed UPVC.

The Existing Garden

The farmhouse is set on a escarpment plateau with a formal terraced garden to the south. The top garden comprises a level patio, herbaceous planting and an overgrown lawn, there is a copse of trees east of the lawn. From the top terrace steps lead down to a tennis court and further grassland extending to the western and southern application site boundary. The upper terrace is enclosed by a hedgerow, approximately 2m high. The lower terrace is bounded by a post and wire fence with open views down across valley, see landscape character photograph 8.

Drystone walls are located along the western site boundary, the western perimeter of the upper terrace and tennis court, the later has reduced height in some sections, see character photograph 9.

Driveway

A tarmac driveway wraps around the rear of the property (north elevation) with a garage located south west of the farm building.

The northern perimeter of the application site is enclosed by woodland planting which extends beyond the application site boundary and separates Whinney Close farm from neighbouring properties to the north.

Topography

Whinney Close Farm sits on a plateau at approximately 157m AOD. To the north of the property there is a generally flat drive bound by a steep wooded slope along the northern perimeter. The bank rises from approx.158 to 164m AOD. The access lane rises up to 170m AD where it meets Cockley Hill Lane.

South of the property the upper terrace gently slopes down from the patio at approx. 157AD down to approx 155mAD. The lower terrace gently slopes down from 152m AD to 148m AD.

To the south of the application site the topography continues to slope down the valley sides towards Ox field Beck along the valley bottom before rising up on the opposite side valley towards Cuckoo Hill.

To the north of the application site the land form continues to rise just beyond Cockley Hill lane to 194m AD before descending down towards Upper Hopton.

Public access

Public rights of way in the local area are illustrated at figure 2.1 *Designations*

Public right of way KIR/9/30 runs north to south through the application site, through the band of woodland to the north, along the western side of the existing farmhouse and along the western application site boundary continuing down the valley and connecting to a wider network of PROW.

A permissive path bypasses the PROW to the western side of the existing farmhouse, please see figure 1.4 *Proposed Site Plan.*

VISUAL BASELINE

The assessment of visual effects considers the visual amenity of the site and the surrounding area and identifies potentially sensitive visual receptors and the approximate visibility of the development.

The study area is defined as the Zone of Theoretical Visibility (ZTV) which is 'the area in which a proposed development may have an influence or effect on visual amenity'.

The ZTV is refined by site assessment which takes into account visual barriers created by buildings and vegetation.

The assessment is based upon the current baseline conditions of the site.

3.5 VIEWPOINT SELECTION

The ZTV has identified viewpoint locations, which represent the views of the main visual receptors considered likely to experience views of the development.

Although the photographs are representative of views experienced from each location, it should be noted that they should not be considered a substitute for visiting the viewpoint in the field. The locations from which viewpoints are shown were from publicly accessible land, unless permission from private landowners had been sought. The viewpoint locations are considered to best represent potential receptors to which the assessment refers. [7]

Site work was undertaken in November when the majority of deciduous trees and shrubs had shed their leaves.

Table 3 Landscape Character Photographs

Landscape Character	Description
1	View of Whinney Close Farm from Access Lane
2	View of Whinney Close Farm from driveway
3	Rear aspect of Whinny Close Farm (northern elevation)
4	Front Elevation of Whinney close Farm(Southern elevation)
5	View through copse to the east
6	View from mid terrace facing front aspect of Whinny Close Farm
7	View from southern boundary towards the South East
8	View from southern boundary towards the South West
9	Tennis court

Figure 3.3 shows the location of landscape character photos which have been included to assist with the description of the baseline conditions of the site and study area.

Table 4 Viewpoint Location Table

Viewpoint	Viewpoint Location	Key Receptors
1	Public right of way (PRoW), KIR9/30, from access lane within application site	Users of PRoW and residents of Whinney Close Farm
2	Public right of way, KIR9/30, from southwest corner of application site	Users of PRoW and residents of Whinney Close Farm
3	Public right of way, KIR9/30, from north west corner of the lower terrace	Users of PRoW and residents of Whinney Close Farm
4	Permissive path within application site	Users of PRoW and residents of Whinney Close Farm
5	Public right of way, KIR9/8/20, east of Kirkheaton	Users of PRoW and residents of Kirkheaton
6	Gawthorpe, public right of way, kir/13/40	Users of PRoW ,residents of Gawthorpe and agricultural workers
7	Public right of way, kir/10/10, carr mount	Users of PRoW and agricultural workers

Figures 4.1 & 4.2 in the next chapter illustrates the position of these representative viewpoints.

[7] Guidelines for Landscape and Visual Impact Assessment (Landscape Institute with the Institute of Environmental Management and Assessment, Third edition 2013)

Whinny Close Farm

Key

Whinny Close_Site Boundary

Kirklees Landscape Characterr types

N1- Emley Moor

M1- Calder Valley Floor

E7- Emley Moor Northern Fringes

The site and map extent is located entirely within the National Character Area 37 Yorkshire Southern Pennine Fringe

NORTH

Figure 3.1 Landscape Character

0 0.25 0.5 km

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Whinny Close Farm

Key

Site Boundary

Zone of Theoretical Visibility (ZTV)

ZTV

Terrain Height (m)

39m

78m

117m

155m

NORTH

Figure 3.2 Zone of Theoretical Visibility (ZTV)

0 0.25 0.5 km

Scale 1:8000 @A3

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Whinny Close Farm

Key

Site Boundary

Character area views

Public Rights of Way

Footpath

NORTH

Figure 3.3 Character Photo Locations

0 25 50 m

Scale 1:1250 A3

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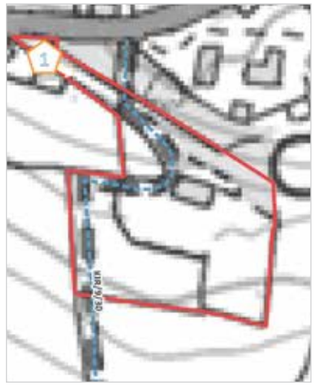
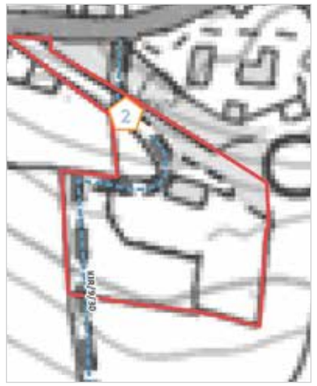


LCP1 Location Map

Landscape character photograph 1: Driveway down to Whinney Close Farm

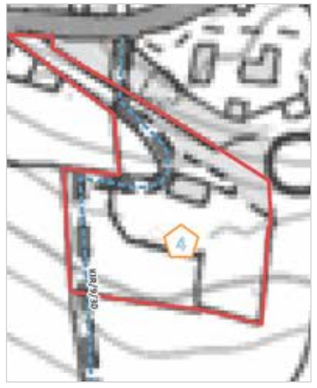
Landscape character photograph 2: View of Whinney Close Farm from access drive



LCP2 Location Map

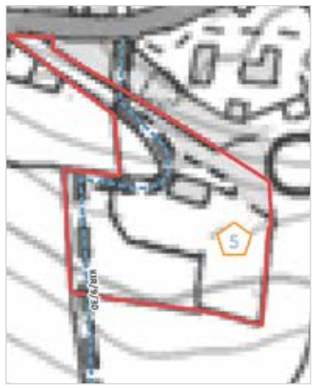
LCP3 Location Map

Landscape character photograph 3: Rear aspect of Whinney Close Farm



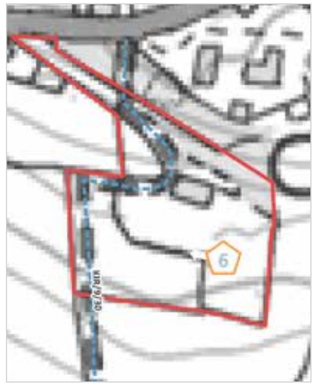
LCP4 Location Map

Landscape character photograph 4: Front (Southern) Elevation of Whinney close Farm



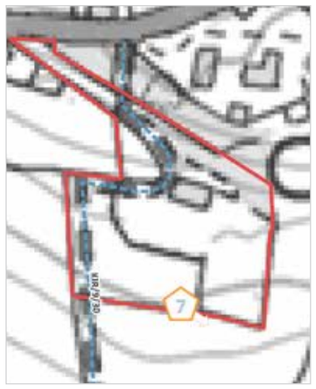
LCP5 Location Map

Landscape character photograph 5: View through copse to the east



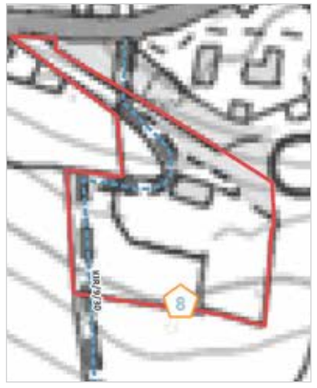
LCP6 Location Map

Landscape character photograph 6: View from mid terrace, facing front aspect of Whinny Close Farm



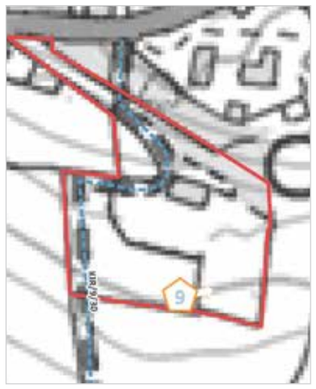
LCP7 Location Map

Landscape character photograph 7: View from southern boundary towards the South East



LCP8 Location Map

Landscape character photograph 8:View from southern boundary towards the South West



LCP9 Location Map

Landscape character photograph 9: Tennis court

[blank]

04

Assessment of Landscape and Visual Effects

4.0 ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

STUDY AREA

A distinction has been made in this Landscape and Visual Appraisal (LVA) between the 'study area' and the 'site'.

The assessment of landscape effects considers landscape receptors at national, local and site specific landscape character scales.

As described above in the previous chapter, the assessment of visual effects considers the visual amenity of the site and the surrounding area and identifies potentially sensitive visual receptors and the approximate visibility of the development. The study area is defined as the Zone of Theoretical Visibility (ZTV) which is 'the area in which a proposed development may have an influence or effect on visual amenity'. The production of the ZTV assists in setting the extent of the assessment, both in landscape, character and visual terms.

The ZTV is refined by site assessment which takes into account visual barriers created by buildings and vegetation.

4.1 ASSESSMENT METHODOLOGY

This Landscape and Visual Appraisal (LVA) has been prepared following the methodology described at Appendix A, in line with the Guidelines for Landscape and Visual Impact Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in April 2013 (GLVIA3). [8]

Paragraph 1.3 of these guidelines explains that a landscape and visual impact assessment:

"may be carried out either formally, as part of an Environmental Impact Assessment (EIA) or informally, as a contribution to the 'appraisal' of development proposals and planning applications".

The guidelines go on to explain that

"The broad principles and the core of the approach is similar in each case".

As this project falls outside the scope of EIA, this report is referred to as a **Landscape and Visual Appraisal (LVA).**

4.2 SIGNIFICANCE OF EFFECT CRITERIA

GLVIA3, paragraph 3.2 explains:

"As a standalone 'appraisal' the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity in the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies".

LIKELY LANDSCAPE AND VISUAL EFFECTS

The assessment of likely effects is based upon the proposals shown in figures 1.4 to 1.7. These likely effects are subsequently considered in the context of the baseline environment.

The likely landscape and visual effects relating to the proposed scheme include:

- Beneficial to neutral landscape and visual effects resulting from the replacement of an unsympathetically modified property in the landscape.
- Beneficial landscape and visual effects resulting from the retention and enhancement of existing landscape features

[8] Guidelines for Landscape and Visual Impact Assessment (Landscape Institute with the Institute of Environmental Management and Assessment, Third edition 2013)

ASSESSMENT OF LANDSCAPE EFFECTS

4.3 WIDER LANDSCAPE CHARACTER AREAS

Landscape Receptors

The landscape baseline study has identified the following landscape receptors:

- National landscape character area NCA Profile: 37 Yorkshire Southern Pennine Fringe (NE490)
- Local landscape character area: E7: Emley Moor Northern Fringes.
- The site and its immediate setting

The assessment of residual landscape effects is based upon the site and its immediate setting, following consideration of national and local landscape character assessments, which it lies within and as described above.

4.4 THE SITE AND ITS IMMEDIATE SETTING

The main landscape receptor is the site and its immediate setting. The landscape character of the site and its immediate setting is described within the baseline, above.

4.5 LANDSCAPE SENSITIVITY

The sensitivity of landscape receptors is assessed by combining judgements about the susceptibility of the landscape receptor to the change proposed and the perceived value attached to the landscape.

The following are indicators of Landscape Value.

Landscape Value

The application site does not have any formal designations. The woodland within the immediate setting to the north is designated as a Wildlife Habitat Network on the Kirklees Local Plan. The site and its immediate setting include key characteristics of the local landscape area however the value of the existing farmhouse has been reduced due to alterations.

Other factors considered in assessing the landscape value are set out below.

Landscape Quality

The vernacular form and character of the existing farm house is reduced due to historical alterations circa 1960s these include a flat roofed extension to the north elevation, replacement doors (out of character), alteration of window proportions and new lintels. UPVC windows were installed in the 1980s.

The terraced gardens include key characteristics of the local landscape area *E7 Emley Moor Northern Fringes.*

The quality of some individual landscape items have a reduced physical state however they do not detract from the recognisable landscape pattern.

The drystone wall to the side of the tennis courts has some stone loss with reduced height.

The terraced gardens contain mature trees and ornamental planting however the gardens are over grown.

Scenic Quality

The gardens, although overgrown, are mature and have garden and historical field boundaries which have a recognisable landscape pattern.

The tennis courts are a detracting feature within the landscape. and the scenic quality of the existing property is reduced due to the detracting alterations.

Rarity and Representativeness

The site and its immediate setting has element generally representative of the local landscape character area, although there are no features or elements within the site considered to be rare or important examples.

Conservation Interests

There are no landscape-related conservation interests within the site.

Within the immediate setting, the woodland at the top of the escarpment, north of the site boundary, is a designated 'wildlife Habitat Network' within the local plan. See item. 2.2.

Recreation Value

Public right of way KIR/9/30 runs north to south through the application site, through the band of woodland to the north, along the western side of the existing farmhouse and along the western application site boundary continuing down the valley and connecting to a wider network of PROW.

Perceptual Aspects

The application site has a rural and tranquil feel. There are open long distant from the southern site boundary looking south over the valley.

Associations

Whinney Close Farm is associated with the murder of two policemen in 1951. Please refer to the Design and Assessment, Section 6.0 Brief Heritage Statement for further details.

Overall landscape value

Due to the factors outlined above, the site is assessed to have a **community** landscape value as set out within the methodology.

4.5.1 Susceptibility to change

The susceptibility of the site and its immediate setting is assessed to be **low,** the site would have the ability to accommodate the replacement property with minimal changes to the overall character.

OVERALL LANDSCAPE SENSITIVITY

The value of the site is assessed to be **community** and the susceptibility to change of the site is assessed to be **low**. The overall sensitivity of the site is therefore assessed to be **low.**

MAGNITUDE OF CHANGE

The effects upon the landscape receptor are assessed in terms of size or scale, geographical extent, duration and reversibility.

4.5.1.1 Size or scale of change

The size or scale of change is assessed to be **minor**, the existing building is to be replaced with a similar size property.

The proposed property would retain the same orientation and general location as the existing, set on a plateau at the bottom of a steep wooded slope, the large plot to property ratio retained.

In terms of the individual landscape elements, the gardens, mature trees, drystone boundaries and terraced land-form will result in a negligible change of scale.

In terms of the aesthetic and perceptual aspects, the peacefulness of the rural surroundings and the experience of pleasant open views to the south would experience no change.

4.5.1.2 Geographical extent

The geographical extent is assessed to be **small** as the proposed changes are at site level.

4.5.1.3 Duration

The duration is anticipated to be **Permanent** (i.e. more than 25 years).

4.5.1.4 Reversibility

The prospect and practicality of the effect being reversed is assessed to be **Nil.**

4.6 4.6 OVERALL MAGNITUDE OF CHANGE

The size or scale of change is assessed to be **minor**, the geographical extent is assessed to be **small**. The overall magnitude of change is therefore judged to be **minor**

OVERALL LANDSCAPE EFFECTS

The overall identification of landscape effects is arrived at by combining the separate judgements about the sensitivity of the landscape receptor with the magnitude of the proposed change.

The sensitivity to change is assessed to be **low** and the magnitude of change is assessed to be **minor.** The assessment of overall landscape effects on the site and its immediate setting is therefore assessed to be **minor.**

The nature of the landscape effects is assessed to be **beneficial,** the existing property would be replaced with one of a similar scale using local natural materials and in a coherent style. In summary, the overall landscape effects of the proposed development are assessed to be **minor beneficial.**

ASSESSMENT OF VISUAL EFFECTS

4.7 VISUALISATION TYPE METHODOLOGY

The photographs within this report are 'annotated viewpoint photographs', Visualisation type 1 referred to within Landscape Institute Technical Guidance Note 06/19, to represent the content and outline or extent of development and of key features. [9]

The approach to selecting this visualisation type is based upon the following criteria:

- Anticipated purpose/ user - planning application for non-EIA proposed development, where consideration of landscape and visual effects and effective mitigation is required
- Indicative assessment of landscape and visual sensitivity
- Indicative overall level of effect.

4.8 ASSUMPTIONS AND LIMITATIONS

Some qualitative assumptions have been made in relation to likely views and the exact nature of visual receptors as it is not possible to access all private land and residential properties. The report assumes a worst-case scenario where views were inaccessible

4.9 VIEWPOINT CONDITIONS

4.9.1 Weather conditions

At the time of the site visit, the weather was mostly cloudy with some light drizzle.

4.9.2 Seasonal effects

The site visit was carried out in November when the majority of deciduous trees had shed their leaves.

Technical aspects of the photography

Viewpoint locations, which represent the views of the main visual receptors considered likely to experience views of the development, have been selected and visited. Photographs representing views from these viewpoints towards the site were taken using a Canon EOS 600D digital SLR camera. The camera lens used is a 35mm f/2 Canon lens, a digital equivalent of a 50mm lens on a 35mm format camera and which is generally considered to best represent the field of view experienced by the human eye.

Although the photographs are representative of views experienced from each location, they should not be considered a substitute for visiting the viewpoint in the field. The viewpoints were assessed from publicly accessible land, unless permission from private landowners had been sought. The viewpoint locations are considered to best represent potential receptors to which the assessment refers.

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4.10 VIEWPOINTS

VIEWPOINT 1 Public right of way, KIR9/30, from access lane within application site

VIEWPOINT 2 Public right of way, KIR9/30, from southwest corner of application site

VIEWPOINT 3 Public right of way, KIR9/30, from north west corner of the lower terrace

VIEWPOINT 4 Permissive path within application site

VIEWPOINT 5 Public right of way, KIR9/8/20, east of kirkheaton

VIEWPOINT 6 Gawthorpe, public right of way, kir/13/40

VIEWPOINT 7 Public right of way, kir/10/10, carr mount

[9] Visual Representation of Development Proposals Technical Guidance Note 06/19 (Landscape Institute September 2019)

Whinny Close Farm

Key

Site Boundary

Viewpoints

Viewpoint Locations

1

vp symbol no view

Public Rights of Way

Footpath

NORTH

Figure 4.1 Viewpoints within Site Boundary

0 75 150 m

Scale 1:2500 A3

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Whinny Close Farm

Key

Site Boundary

Viewpoints

Viewpoint Locations

1

vp symbol no view

Public Rights of Way

Footpath

NORTH

Figure 4.2 Viewpoint Outside Site Boundary

0 0.05 0.1 km

Scale 1:8000 A3

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ASSESSMENT PHOTO 1

Viewpoint 1 Assessment Photo

VIEWPOINT 1 PUBLIC RIGHT OF WAY, KIR/9/30, FROM ACCESS LANE WITHIN APPLICATION SITE

Existing Conditions

Viewpoint 1 is taken from the access lane to Whinney Close Farm, on public right of Way (PRoW) KIR/9/30 and is within the application site boundary.

PRoW KIR/9/30 runs from Cockley Hill Road, down through the application site towards Laneside quarry to the south. The viewpoint grid reference is SE 18759 17869.

The view is towards Whinney Close Farm at the bottom of the access road. The property is partially screened by existing trees. To the right of view there is a traditional stone wall boundary to the access lane.

Visual Receptors and Viewpoint Sensitivity

The visual receptors are identified a being residents of Whinney Close Farm and walkers gaining access to the PRoW through the property grounds.

The value of the view is assessed to be **medium** as it expected the views from the access lane form an important part of the footpath user/residential experience.

The susceptibility of both residents and recreational receptors is judged to be **high** where enjoyment of the countryside is a component.

The overall sensitivity of receptors is judged to be **medium/high** for the residents of Whinney Close Farm and walkers on the public footpath.

Magnitude of Visual Change

In terms of scale of change, the existing property will be replaced with a dwelling of similar proportions and of the same orientation. The location of the proposed would be slightly further south, to the right in this view.

New tree planting is proposed to the right hand side of the view, (please see figure 1.4 Proposed Site Plan), this would screen the replacement building and help to integrate the proposals with the surrounding landscape.

Taking the above into consideration, the size or scale of change is assessed to be **minor**.

In terms of geographical extent, the changes would be visible across a **moderate** proportion of the overall view.

The duration of the development is anticipated to be **permanent** and the prospect and the practicality of the effect being reversed is anticipated to be **nil.**

The overall magnitude of visual change is therefore judged to be **minor**

.

Assessment of Overall Visual Effects

The overall sensitivity of the visual receptors is assessed to be **medium/high** and the overall magnitude of the change **minor**. The overall visual effects are therefore assessed to be **minor/ moderate**

Nature of Effects

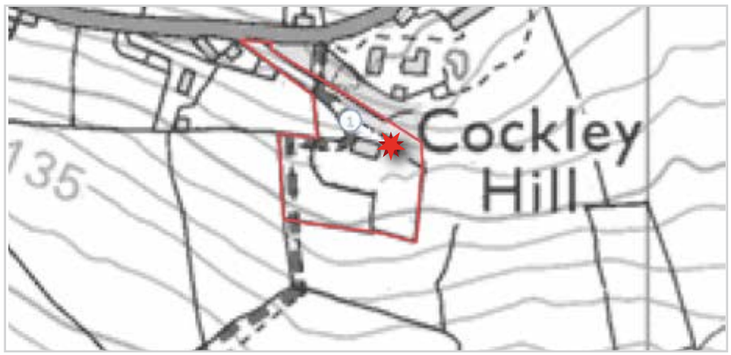
It is judged that the replacement property would improve the quality of the visual resource and the nature of visual effects is assessed to be **beneficial.**

Overall Visual Effects

The overall visual effect is therefore assessed as being **minor/ moderate beneficial.**

Site location

Site boundary



ASSESSMENT PHOTO 2

VIEWPOINT 2 PUBLIC RIGHT OF WAY, KIR9/30, FROM SOUTHWEST CORNER OF APPLICATION SITE

Viewpoint 2 Assessment Photo

Existing Conditions

Viewpoint 2 is taken from the southern boundary of the application site at a stile along the public right of way (PRoW), ref. KIR/9/30. The viewpoint is located at grid reference SE 18710 17792, approximately 74m Southwest of Whinney Close Farmhouse.

A formal hedge and existing trees screen the view of the farmhouse.

Visual Receptors and Viewpoint Sensitivity

The visual receptors are identified as being residents of Whinney Close Farm and walkers along the PRoW.

The value of the view is assessed to be **medium** as it is expected the views from the public footpath and garden form an important part of the footpath user/ residential experience.

The susceptibility of both residents and recreational receptors is judged to be **high** where enjoyment of the countryside is a component.

The overall sensitivity of receptors is judged to be **medium/high** for the residents of Whinney Close Farm and walkers on the public footpath.

Magnitude of Visual Change

In terms of scale of change, the replacement property, like the existing would also be screened from view, it would be screened by proposed hedge '2', see figure 1.4 'Proposed Site Plan'. Proposed hedge '2' would be maintained at 1.8-2m high and replace the existing hedge to the upper terrace, visible right of view.

All existing trees would be retained and proposed new tree planting along hedge '2' would further screen the replacement property.

Taking the above into consideration, the size or scale of change is assessed to be **negligible**, reducing to **no change** once proposed tree and hedge planting has established.

In terms of geographical extent, the changes would be visible across a **small** proportion of the overall view.

The duration of the development is anticipated to be **permanent** and the prospect and the practicality of the effect being reversed is anticipated to be **nil.**

The overall magnitude of visual change is therefore judged to be **negligible.**

Assessment of Overall Visual Effects

The overall sensitivity of the visual receptors is assessed to be **medium/high** and the overall magnitude of the change **negligible**. The overall visual effects are therefore assessed to be **minor/negligible**

Nature of Effects

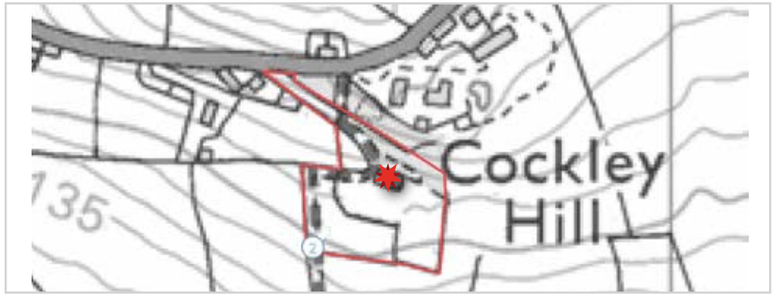
It is judged that once proposed tree and hedge planting has established, the quality of the visual resource will improve and the nature of visual effects is assessed to be **beneficial.**

Overall Visual Effects

The overall visual effect is therefore assessed as being **minor/ negligible beneficial.**

Site location

Site boundary



ASSESSMENT PHOTO 3

Viewpoint 3 Assessment Photo

VIEWPOINT 3 PUBLIC RIGHT OF WAY, KIR9/30, FROM NORTH WEST CORNER OF THE LOWER TERRACE

Existing Conditions

Viewpoint 3 is taken from the north west corner of the application site, lower garden terrace. The view is from the public right of way (PRoW), ref. KIR/9/30, representing people walking up from the lower valley, south of the application site, towards Cockley Hill Lane.

The viewpoint is located at grid reference SE 18707 17853, approximately 55m west of Whinney Close Farmhouse.

The view is looking straight ahead at the western elevation of the existing farmhouse and auxiliary buildings which are partially screened by drystone walling, mature trees and a formal conifer hedge.

Visual Receptors and Viewpoint Sensitivity

The visual receptors are identified as being residents of Whinney Close Farm and walkers gaining access to the PRoW through the property grounds.

The value of the view is assessed to be **medium** as it expected the views along the PRoW form an important part of the footpath user/residential experience.

The susceptibility of both residents and recreational receptors is judged to be **high** where enjoyment of the countryside is a component.

The overall sensitivity of receptors is judged to be **medium/high** for the residents of Whinney Close Farm and walkers on the public footpath.

Magnitude of Visual Change

In terms of scale of change, the existing property will be replaced with a dwelling of a similar scale and of the same orientation. The location of the proposed property would be slightly further south, to the right in this view.

New tree planting is proposed in front of the proposed western gable end, (see figure 1.4 Proposed Site Plan). The new tree planting would be visible across the mid-ground of the view, partially screening the replacement building also integrating the proposals with the surrounding landscape.

Taking the above into consideration, the size or scale of change is assessed to be **minor.**

In terms of geographical extent, the changes would be visible across a **moderate** proportion of the overall view.

The duration of the development is anticipated to be **permanent** and the prospect and the practicality of the effect being reversed is anticipated to be **nil.**

The overall magnitude of visual change is therefore judged to be **minor**

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Assessment of Overall Visual Effects

The overall sensitivity of the visual receptors is assessed to be **medium/high** and the overall magnitude of the change **minor**. The overall visual effects are therefore assessed to be **minor/ moderate**

Nature of Effects

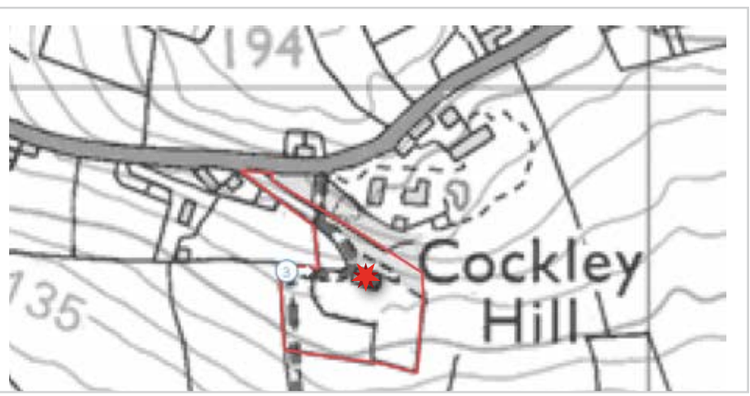
It is judged that the replacement property would improve the quality of the visual resource and the nature of visual effects is assessed to be **beneficial.**

Overall Visual Effects

The overall visual effect is therefore assessed as being **minor/ moderate beneficial.**

Existing property location

Site boundary



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ASSESSMENT PHOTO 04

Viewpoint 4 Assessment Photo

VIEWPOINT 4 PERMISSIVE PATH WITHIN APPLICATION SITE

Existing Conditions

Viewpoint 4 is taken from the permissive path along the western boundary of the application site. The permissive path bypasses a small section of PRoW closest to the farmhouse, see figure 1.4 'Proposed Site Plan'.

The viewpoint is located at grid reference SE 18733 17866, approximately 30m west of Whinney Close Farmhouse.

The view is looking at the existing farmhouse at an obtuse angle to the direction of travel. There is a clear view of the existing western gable end and ancillary buildings (Garage & wood-store).

Visual Receptors and Viewpoint Sensitivity

The visual receptors are identified as being residents of Whinney Close Farm and walkers bypassing a small section of PRoW where it passes the side of the farmhouse.

The value of the view is assessed to be **medium** as it expected the views along this route form an important part of the footpath user/residential experience.

The susceptibility of both residents and recreational receptors is judged to be **high** where enjoyment of the countryside is a component.

The overall sensitivity of receptors is judged to be **medium/high** for the residents of Whinney Close Farm and walkers on the public footpath.

Magnitude of Visual Change

In terms of scale of change, the existing property will be replaced with a dwelling of similar proportions and of the same orientation. The location of the proposed property would be slightly further south, to the right in this view.

Tree planting (an arboretum) is proposed in the foreground to the front of the western elevation (see figure 1.4 Proposed Site Plan). The new tree planting would partially screen the replacement property, integrating the proposals with the surrounding landscape. There would be some loss of openness looking east due to the tree planting however this is not a view in the direction of travel and openness would be retained looking south.

Taking the above into consideration, the size or scale of change is assessed to be **moderate.**

In terms of geographical extent, the changes would be visible across a **moderate** proportion of the overall view.

The duration of the development is anticipated to be **permanent** and the prospect and the practicality of the effect being reversed is anticipated to be **nil.**

The overall magnitude of visual change is therefore judged to be **moderate.**

Assessment of Overall Visual Effects

The overall sensitivity of the visual receptors is assessed to be **medium/high** and the overall magnitude of the change **moderate**. The overall visual effects are therefore assessed to be **moderate**

Nature of Effects

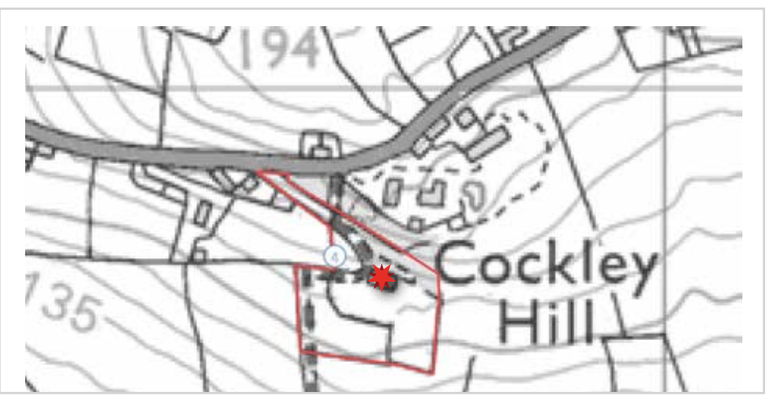
It is judged that the replacement property would improve the quality of the visual resource and the nature of visual effects is assessed to be **beneficial.**

Overall Visual Effects

The overall visual effect is therefore assessed as being **moderate beneficial.**

Site location

Site boundary



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ASSESSMENT PHOTO 05

Viewpoint 5 Assessment Photo

VIEWPOINT 5 PUBLIC RIGHT OF WAY, KIR9/8/20, EAST OF KIRKHEATON

Existing Conditions

Viewpoint 5 is taken from a public right of way (PRoW), ref. KIR/8/20, at the eastern edge of the village of Kirkheaton, located towards the bottom of the valley. From the southern boundary of the application site, there are open views of Kirkheaton, see landscape character photograph '8'.

The viewpoint is located at grid reference SE 18423 17647 approximately 450m east of the application site.

The view is looking up eastwards, across a network of fields and hedgerow, towards the existing farmhouse. The white rendered gable end of Whinney close Farm is visible centre mid ground.

Visual Receptors and Viewpoint Sensitivity

The visual receptors are identified as being residents of Kirkheaton and walkers along the PRoW.

The value of the view is assessed to be **medium** as it is expected the views from this location form an important part of the footpath user/residential experience.

The susceptibility of both residents and recreational receptors is judged to be **high** where enjoyment of the countryside is a component.

The overall sensitivity of receptors is judged to be **medium/high** for the residents of Whinney Close Farm and walkers on the public footpath.

Magnitude of Visual Change

In terms of scale of change, the proportion of the view occupied by the proposed changes will be minimal. The replacement property would integrate well into the wider landscape; it would built with local stone and be further screened by new tree planting.

Taking the above into consideration, the size or scale of change is assessed to be **negligible.**

In terms of geographical extent, the changes would be visible across a **negligible** proportion of the overall view.

The duration of the development is anticipated to be **permanent** and the prospect and the practicality of the effect being reversed is anticipated to be **nil.**

The overall magnitude of visual change is therefore judged to be **negligible.**

Assessment of Overall Visual Effects

The overall sensitivity of the visual receptors is assessed to be **medium/high** and the overall magnitude of the change **negligible**. The overall visual effects are therefore assessed to be **minor/negligible**

Nature of Effects

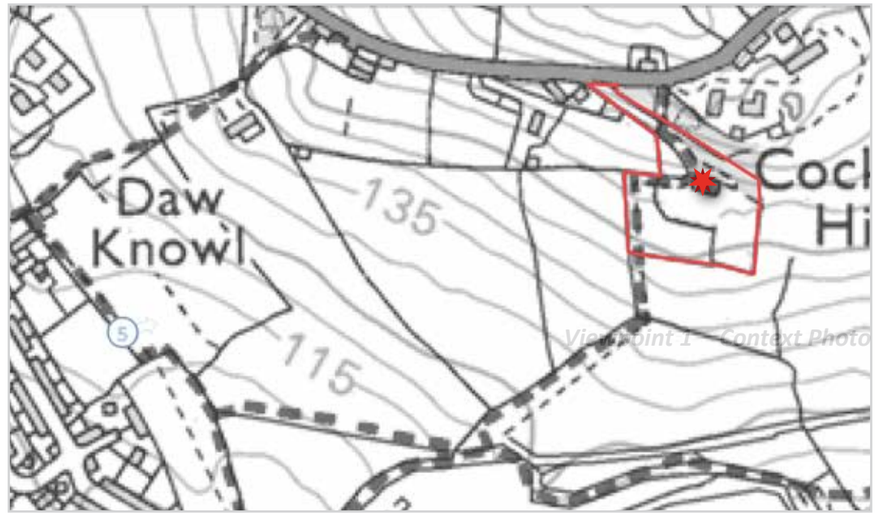
It is judged that the replacement property would have negligible visual effects on the landscape and that the nature of the effects would be **neutral.**

Overall Visual Effects

The overall visual effect is therefore assessed as being **minor/negligible neutral.**

Site location

Site boundary



ASSESSMENT PHOTO 6

Viewpoint 6 Assessment Photo

VIEWPOINT 6 GAWTHORPE, PUBLIC RIGHT OF WAY, KIR/13/40

Existing Conditions

Viewpoint 6 is taken from a public right of way (PRoW), ref. KIR/13/40, just west of the hamlet of Gawthorpe, located on the other side of the valley to the application site.

The viewpoint is located at grid reference SE 18631 16439 approximately 1.4km south of the application site.

This is a long-distance open view across the valley, looking north towards Whinney Close Farm centre-view. The village of Kirkheaten is visible to the left, mid-ground.

Visual Receptors and Viewpoint Sensitivity

The visual receptors are identified as being primarily walkers along the PRoW. Gawthorpe residents and agricultural workers are also identified as receptors from this location.

The value of the view is assessed to be **medium** as it is expected the views from this location form an important part of the footpath user/residential experience.

The susceptibility of both recreational and residential receptors is judged to be **high** where enjoyment of the countryside is a component.

The overall sensitivity of receptors is judged to be **medium/high** for walkers on the public footpath and residents of Gawthorpe.

The susceptibility would be reduced for agricultural workers where attention is generally less likely to be focused on views of the countryside. It is noted that whilst the sensitivity of agricultural workers will be reduced, this assessment is based upon a worst-case scenario.

Magnitude of Visual Change

In terms of scale of change, the proportion of the view occupied by the proposed changes will be very minimal. The replacement property would integrate well into the wider landscape; it would built with local stone and existing trees would be retained.

Taking the above into consideration, the size or scale of change is assessed to be **negligible.**

The geographical extent is assessed to be **negligible**, the changes would be barely perceptable due to the long distance of the view.

The duration of the development is anticipated to be **permanent** and the prospect and the practicality of the effect being reversed is anticipated to be **nil.**

The overall magnitude of visual change is therefore judged to be **negligible.**

Assessment of Overall Visual Effects

The overall sensitivity of the visual receptors is assessed to be **medium/high** and the overall magnitude of the change **negligible**. The overall visual effects are therefore assessed to be **minor/ negligible.**

Nature of Effects

It is judged that the replacement property would have negligible visual effects on the landscape and that the nature of the effects would be **neutral.**

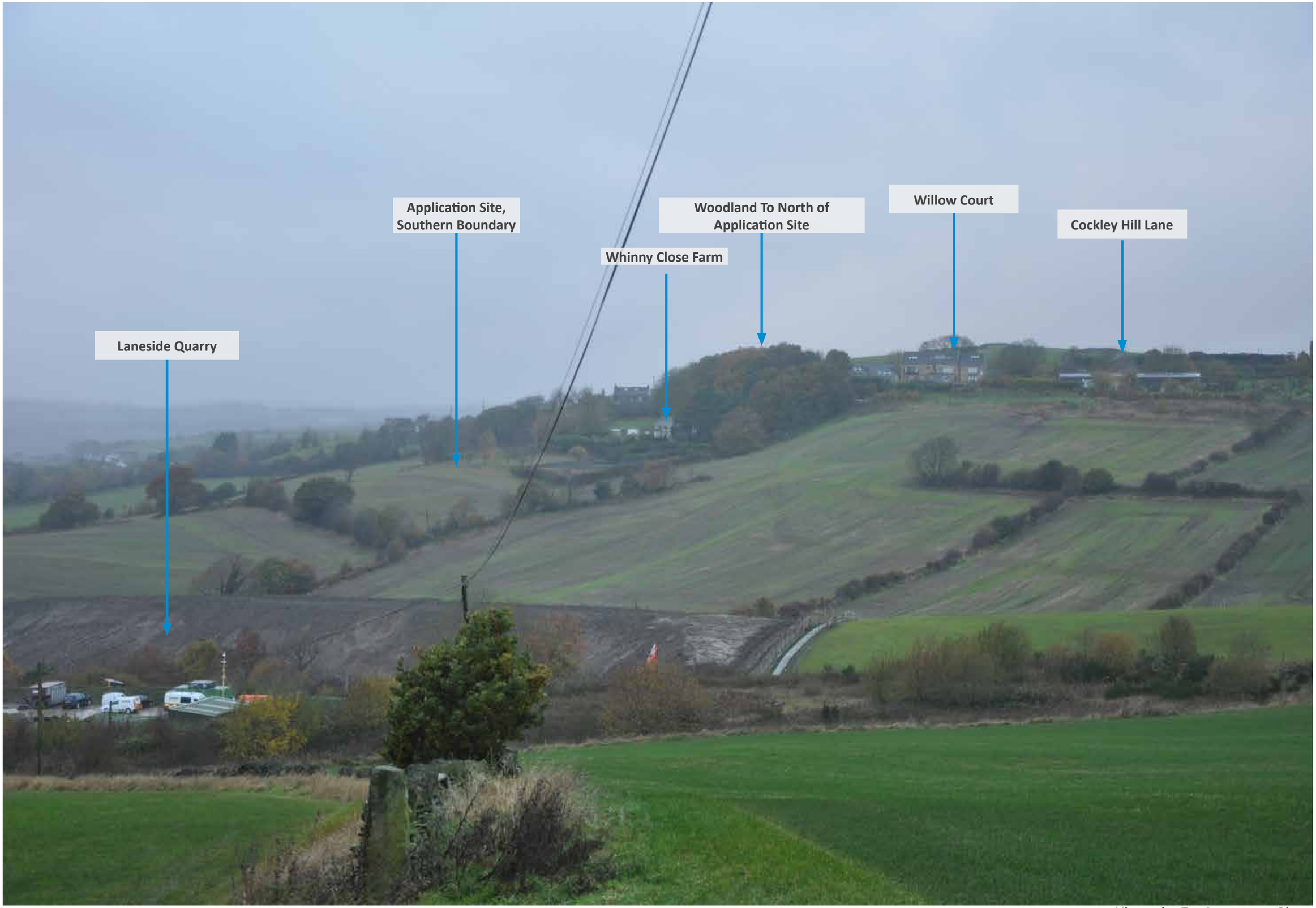
Overall Visual Effects

The overall visual effect is therefore assessed as being **minor/negligible neutral.**

Site location

Site boundary

ASSESSMENT PHOTO 7



Viewpoint 7 Assessment Photo

VIEWPOINT 7 PUBLIC RIGHT OF WAY, KIR/10/10, CARR MOUNT

Existing Conditions

Viewpoint 7 is taken from a public right of way (PRoW), ref. KIR/10/10, at Carr Mount approximately 600m south-east of the application site.

The viewpoint is located at grid reference SE 19217 17434.

The view is looking north-west, across Laneside quarry, towards Whinney Close Farm which is centre-view. The view of Whinney Close Farm is in the direction of travel along the PRoW when walking east to west from Carr Mount towards Kirkheaton.

Visual Receptors and Viewpoint Sensitivity

The visual receptors are identified as being predominately walkers along the PRoW, agricultural workers are also identified as receptors from this location.

The value of the view is assessed to be **medium to low.** It is expected the views from this location form an important part of the footpath user experience however the value is reduced due to the proximity of Laneside quarry, a detracting feature across the mid-ground of the view.

The susceptibility for recreational receptors is judged to be **high** where enjoyment of the countryside is a component.

The overall sensitivity of receptors is judged to be **medium** for walkers on the public footpath.

The susceptibility would be reduced for agricultural workers where attention is generally less likely to be focused on views of the countryside. It is noted that whilst the sensitivity of agricultural workers will be reduced, this assessment is based upon a worst-case scenario.

Magnitude of Visual Change

In terms of scale of change, the proportion of the view occupied by the proposed changes will be very minimal. The replacement property would integrate well into the wider landscape; it would built with local stone and existing trees would be retained. The copse of trees to the east of the existing farmhouse would partially screen the proposed property.

Taking the above into consideration, the size or scale of change is assessed to be **negligible.**

In terms of geographical extent, the changes would be visible across a **negligible** proportion of the overall view.

The duration of the development is anticipated to be **permanent** and the prospect and the practicality of the effect being reversed is anticipated to be **nil.**

The overall magnitude of visual change is therefore judged to be **negligible.**

Assessment of Overall Visual Effects

The overall sensitivity of the visual receptors is assessed to be **medium** and the overall magnitude of the change **negligible**. The overall visual effects are therefore assessed to be **minor/negligible**

Nature of Effects

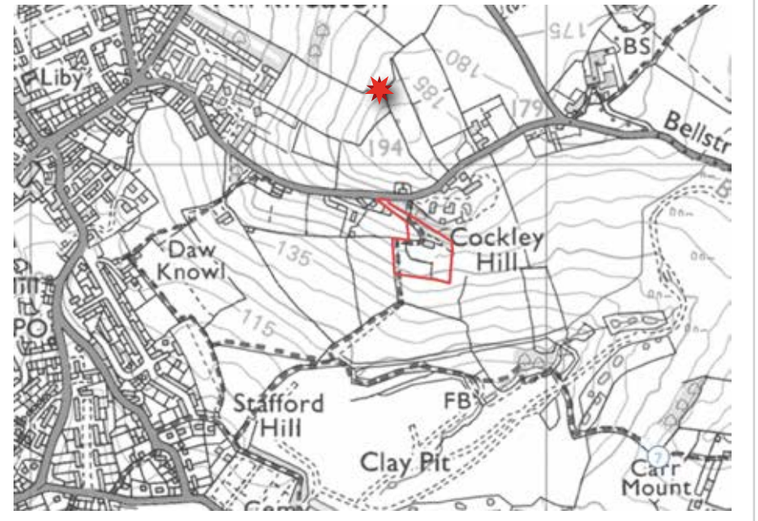
It is judged that the replacement property would have negligible visual effects on the landscape and that the nature of the effects would be **neutral.**

Overall Visual Effects

The overall visual effect is therefore assessed as being **minor/negligible neutral.**

Site location

Site boundary



APPENDIX: METHODOLOGY

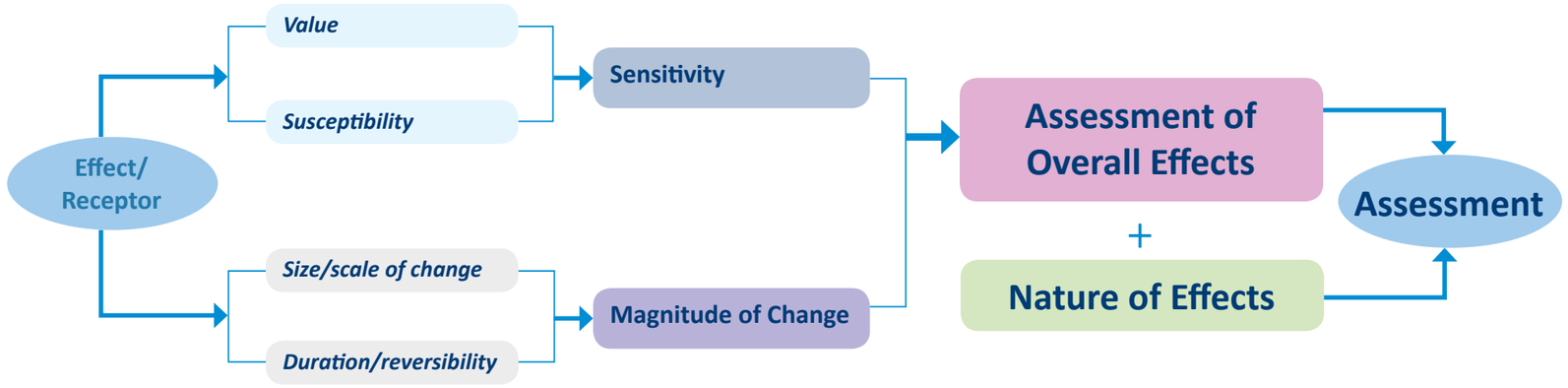


DIAGRAM A: METHODOLOGY FLOWCHART

Landscape and Visual Impact Assessment (LVIA) is a process used to identify the effects resulting from development on landscape, as an environmental resource in its own right, and on people's views and visual amenity, paragraph 1.1, Guidelines for Landscape and Visual Impact Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in April 2013 (GLVIA3). Paragraph 2.22 identifies that although inter-related they should be assessed separately.

The components of LVIA are:

- **Project description** – a description of the proposed development for the purpose of the assessment, identifying the main features of the proposals and the extent and size of elements.
- **Baseline studies** – Establishes the existing nature of the landscape and visual environment of the study area, including any relevant changes likely to occur independently of the proposed development. It draws upon information gathered during desk study and field survey work as well as planning designations intended to protect landscape and visual amenity and existing published landscape character assessments at national, county and district scales. Where relevant other sources of information such as historic landscape character assessments are identified to further refine the understanding of the landscape.
- **Identification and description of effects** – the systematic identification and description of the effects likely to occur, including whether the effects are adverse or beneficial.
- **Assessing the significance of effects** – the transparent identification of the likely significance of the identified effects. The Landscape Institute's Statement of Clarification 1/13 advises that assessing "significance of effect" is not appropriate to informal appraisals (for example '**Landscape and Visual Appraisals' (LVAs)**).
- **Mitigation** – Makes proposals for measures designed to avoid/prevent, reduce or offset (or compensate for) significant adverse effects. (GLVIA3 Table 3.1).

ASSESSING LANDSCAPE CHARACTER EFFECTS

Landscape baseline information is combined with an understanding of the development and how it would change the landscape to identify and describe the landscape effects. This requires an understanding of the components of the landscape (landscape receptors) likely to be affected. Landscape receptors include individual elements such as hedges or fields, aesthetic characteristics such as tranquillity or openness and the defined character of the landscape character area or landscape type.

Identifying landscape effects requires an assessment of the sensitivity of the landscape receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

LANDSCAPE SENSITIVITY

The sensitivity of landscape receptors is assessed by combining judgements about the susceptibility of the receptor to the change proposed and the perceived value attached to the landscape (GLVIA 5.39).

Landscape value

Landscapes may be valued at an international, national, local or community level and landscape designations provide an initial indication of value as follows:

Table A Indicators of Landscape Value

Landscape Value	Designation
International	World Heritage Site
National	National Parks and Areas of Outstanding Natural Beauty (AONBs)
National	Registered Parks and Gardens, Registered Battlefields
Local	Local landscape designations often identified in Local Plans at the local authority level e.g. Special Landscape Areas
Community	No formal designation but valued locally by people
Negligible	Not used or viewed by residents or visitors

Landscape outside of a formally designated area should also be considered to have such value where it contributes to the special qualities of the designated site. Such areas are referred to as the setting of a designation.

Landscape designations provide a starting point for judging landscape value. However, areas that are not formally designated may be valued at a local authority or community level. The following criteria can help in the identification of value.

Table B Factors considered in Assessing Landscape Value (Box 5.1 GLVIA3)

Factor	Criteria
Landscape Quality	The physical state of the landscape. The presence of characteristic features and their condition and the general absence of detracting features that are atypical
Scenic Quality	The appeal of the landscape to the senses through factors such as clear and recognisable landscape pattern, land cover, scale, colour, texture, simplicity, diversity
Rarity	The presence of rare features or elements in the landscape or the presence of a rare Landscape Character Type
Representativeness	The presence of landscape character, features or elements considered to be important examples
Conservation Interests	The presence of ecological, geological, cultural heritage features and landscapes features where they contribute to the experience of landscape. Features may include SSSIs, TPOs, listed buildings, conservation areas, registered parks and gardens
Recreation Value	Evidence that the landscape is valued for recreational activity where experience of the landscape is important
Perceptual aspects	A site's perceptual qualities such as openness, wildness and/or tranquillity
Associations	Evidence that the landscape is culturally important. This is evidenced through an association with people such as writers or artists or historical events or cultural traditions

APPENDIX: METHODOLOGY

Susceptibility to change

This refers to the ability of the landscape receptor, whether that be a particular landscape character area or type, an individual element or an aesthetic or perceptual aspect, to "accommodate the proposed development without undue adverse consequences for the baseline situation and/or the achievement of landscape planning policies and strategies" (GLVIA para 5.40)

Table C Factors considered in Judging Landscape Receptor Susceptibility

Susceptibility	Criteria
High	The landscape receptor is highly susceptible to the proposed change and has no ability or very limited ability to accommodate the change. The proposal would change the overall character, or alter or remove individual elements or features or change the aesthetic and perceptual quality of the landscape or introduce incongruous elements.
Medium	The landscape receptor is moderately susceptible to the proposed change and has some ability to accommodate the proposed change without changing the overall character, or individual elements, features or aesthetic or perceptual characteristics are moderately capable of tolerating the change
Low	The landscape receptor is able to accommodate the proposed change with minimal change to the overall character, individual elements, features or aesthetic or perceptual characteristics.

Landscape Sensitivity

The sensitivity of the landscape receptor is judged by combining the value of the landscape receptor with its susceptibility to the change proposed. The below table acts a guide:

Table D Overall Landscape Sensitivity

		Value of Receptor		
		International/ National	Local Authority	Community
Susceptibility	**High**	High	Medium/High	Medium
	Medium	Medium/High	Medium	Low/medium
	Low	Medium	Low/Medium	Low

MAGNITUDE OF CHANGE

As identified in GLVIA paragraph 5.48 each effect on a landscape receptor needs to be assessed in terms of its size or scale, its geographical extent, its duration and reversibility as follows:

Table E Factors considered in Judging Magnitude of Landscape Change

Factor	Consideration
Size or scale of change	Categorised on a scale of **Major**, **Moderate**, **Minor** or **Negligible** The extent of existing landscape elements that will be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape The degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components of the landscape or additions of new ones Whether the effect changes the key characteristics of the landscape, which are critical to its distinctive character
Geographical extent	Categorised on a scale of: **Small**: at site level, within the development site itself or at the level of the immediate setting of the site; **Medium**: at the scale of the landscape type or character area within which the proposal lies; **Large**: where the development influences several landscape types or character areas.
Duration	The durations of changes due to the development are categorised as: **Short term**: zero to five years **Medium term**: five to ten years **Long term**: ten to twenty-five years **Permanent**: more than twenty-five
Reversibility	The prospect and the practicality of the effect being reversed

The overall magnitude of change is judged on a scale of **Major**, **Moderate**, **Minor** or **Negligible**.

ASSESSMENT OF OVERALL LANDSCAPE EFFECTS

The overall identification of landscape effects is arrived at by combining the separate judgements about the sensitivity of the landscape receptors (value and susceptibility) with the magnitude of the change (size/scale, geographical extent, duration and reversibility). The table below summarises how these judgements are combined to identify and overall level of landscape effect.

Table F Overall Landscape Effects

		Sensitivity to Change		
		High	**Medium**	**Low**
Magnitude of Change	**Major**	Major	Moderate/Major	Moderate
	Moderate	Moderate/Major	Moderate	Minor/Moderate
	Minor	Moderate	Minor/Moderate	Minor
	Negligible	Minor/Negligible	Negligible	Negligible

It is important to note that the values in the above table do not represent fixed levels of effect and the range of values should be regarded as a continuous scale ranging from Major through to Negligible. The rationale for arriving at judgements is clearly described in the report.

NATURE OF LANDSCAPE EFFECTS

The nature of landscape effects can be **adverse**, **beneficial** or **neutral.** Adverse effects are changes that reduce the quality of the landscape resource. Beneficial effects are changes that are improve the quality of the landscape resource. Neutral effects are changes that neither enhance nor undermine the landscape resource.

APPENDIX: METHODOLOGY

ASSESSING VISUAL EFFECTS

Visual effects are experienced by people (visual receptors) whose views may be affected by development proposals. They include users of public rights of way, recreational facilities where appreciation of the landscape is a key component of the activity, and people travelling through an area either while visiting or working/ living there, residents or people at their place of work. The assessment of visual effects is a methodical assessment of the sensitivity of the visual receptor to the type of change proposed combined with the scale or magnitude of change resulting in the level of visual effect experienced by each visual receptor.

VIEWPOINT SELECTION

Viewpoints are taken from publicly accessible locations and are selected to represent views of groups of people likely to experience a change in their view.

VISUAL SENSITIVITY

The sensitivity of visual receptors is defined by combining the value of the view with the susceptibility of the visual receptor to the change proposed.

Value

The value of a view is identified with reference to landscape-related designations, planning policy, cultural heritage designations, appearance in guidebooks, tourist maps or by evidence of elements such as seating, interpretative panels. The assessment of the value of views is categorised on a scale of **High, Medium, or Low** and is summarised in the table below:

Table G Indicators of the Value of View

Value	Criteria
High	Views from nationally recognised viewpoints or nationally designated landscapes or important heritage assets, Views of importance to visitors e.g. in guidebooks/on maps/provision of interpretation/parking/referred to in literature or art. Views associated with popular visitor attractions where views form an important part of the visitor experience Views associated with nationally recognised walking routes where views form an important part of the user experience
Medium	Views from locally or regionally recognised viewpoints or locally or regionally designated landscapes or heritage assets, Views of local importance to visitors e.g. in guidebooks/on maps/provision sometimes with the provision of interpretation/parking Views associated with local attractions where views form an important part of the visitor experience Views associated with recognised walking routes where views form an important part of the user experience
Low	Views from locations with no formal planning designation or cultural heritage association Views from locations that are not popular visitor designations Locations where views are not part of the visitor/residential experience

These criteria are provided for guidance only and are not intended to be absolute.

Susceptibility of visual receptors to change

The susceptibility of a visual receptor differs depending on the activity of the receptor at a location and the degree to which their attention is focussed on the view. The assessment of the value of views is categorised on a scale of **High**, **Medium**, or **Low** and is summarised in the table below:

Table H Factors considered in Judging Visual Receptor Susceptibility

Value	Criteria
High	• Residents; • People engaged in outdoor recreation where the purpose of that recreation is the enjoyment of the countryside • Visitors to recognised viewpoints or beauty spots, or to designated buildings or landscapes where the wider landscape setting contributes to or adds value to the experience. • Users of Public Rights of Way with predominantly open views • Visitors to cultural heritage assets or other visitor attractions where views of the countryside are an important part of the visitor experience; • Settlements where views contribute to the landscape setting enjoyed by the residents; and • Travellers on scenic routes where views of the countryside are an important component of the visitor experience • Non-motorised users of minor or unclassified roads in the countryside • Occupiers at places of work where views contribute to quality of working life.
Medium	• Views experienced intermittently or by a moderate number of people or for a moderate length of time. • Travellers on transport routes, where attention is generally less likely to be focused on views of the countryside.
Low	• People engaged in outdoor sport or recreation where appreciation of views of the countryside is not an component • Occupiers at places of work where views do not contribute to quality of working life. • Travellers along routes where views of the countryside are not relevant to the experience

The sensitivity of a visual receptor is identified by combining the value of the view with the susceptibility of the visual receptor to the change proposed and is summarised in the following table:

Table I Factors considered in Judging Visual Receptor Sensitivity

		Value		
		High	**Medium**	**Low**
Susceptibility	**High**	High	Medium/High	Medium
	Medium	Medium/High	Medium	Low/medium
	Low	Medium	Low/Medium	Low

APPENDIX: METHODOLOGY

MAGNITUDE OF VISUAL CHANGE

As identified in GLVIA3 paragraph 6.38, the magnitude of the visual effect is judged by considering its size or scale, the geographical extent of the area influenced and the duration and reversibility of the change as follows:

Table J Factors considered in Judging Magnitude of Visual Change

Factor	Consideration
Size or scale of change	Categorised on a scale of **Major**, **Moderate**, **Minor** or **Negligible** considering: • the scale of the change in the view with respect to the loss or addition of features in the view, changes in its composition, including the proportion of the view occupied by the proposed development; • the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture; • the nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses. (GLVIA paragraph 6.39)
Geographical extent	The geographical extent is likely to vary at each viewpoint and judgements consider: • the angle of view in relation to the main activity of the receptor • the distance from the viewpoint to the proposed development • the extent of the area over which changes are visible Geographical extent is categorised on a scale of: **Not visible**: where the development is screened from view or cannot be perceived due to the distance from the viewpoint **Negligible**: where the development is barely perceptible within the view **Small**: where the development is visible across a small proportion of the overall view **Moderate**: where the development is visible across a moderate proportion of the overall view **Large**: where the development is visible across a large proportion of the overall view
Duration	The durations of changes arising from the development are categorised as: **Short term**: zero to five years; **Medium term**: five to ten years; **Long term**: ten to twenty-five years **Permanent**: more than twenty-five.
Reversibility	The prospect and the practicality of the effect being reversed

ASSESSMENT OF OVERALL VISUAL EFFECTS

The overall identification of visual effects is arrived at by combining the separate judgements about the sensitivity of the visual receptors (value and susceptibility) with the magnitude of the change (size/scale, geographical extent, duration and reversibility). The table below summarises how these judgements are combined to identify and overall level of landscape effect.

Table K Overall Visual Effects

		Magnitude of Change				
		Major	**Moderate**	**Minor**	**Negligible**	**No Change**
Sensitivity	**High**	Major	Major/ Moderate	Moderate	Minor/ Moderate	No change
	Medium	Moderate/ Major	Moderate	Minor/ Moderate	Minor/ Negligible	No change
	Low	Moderate	Minor/ Moderate	Minor	Negligible	No change

It is important to note that the effect values in the above table do not represent fixed levels of effect. The values should be regarded as a continuous scale ranging from major through to negligible.

NATURE OF VISUAL EFFECTS

The nature of visual effects can be **adverse**, **beneficial** or **neutral.** Adverse effects are changes that reduce the quality of the visual resource. Beneficial effects are changes that are improve the quality of the visual resource. Neutral effects are changes that neither enhance nor undermine the visual resource.

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