



SF 3469 Whinney Close Farm

LANDSCAPE AND VISUAL APPRAISAL

December 2023

Revision A, April 2024

SM EEDEN FOREMAN

Landscape Architecture • Ecology • Arboriculture

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
A	07.04.2025	LVA revised in-line with updated proposals	JA	CR

AUTHORS:

Mark Smeeden (MS)
Janette Armstrong (JA)
Carolyn Ramsbottom
Nicholas Baron (NB)

Design Director, Smeeden Foreman Ltd Chartered Landscape Architect
Smeeden Foreman Ltd
Smeeden Foreman Ltd
Smeeden Foreman Ltd

Chartered Landscape Architect
Chartered Landscape Architect
Assistant Landscape Architect

BA Dip Hort DipLA MIHort CMLI
BA (Hons) DipLA CMLI
BLA (Hons) CMLI
BSc (Hons) MSc MLA

SMEEDEN FOREMAN

Landscape Architecture • Ecology • Arboriculture

Somerset House, Low Moor Lane, Scotton, Knaresborough, North Yorkshire, HG5 9JB
www.smeedenforeman.co.uk tel: 01423 863 369

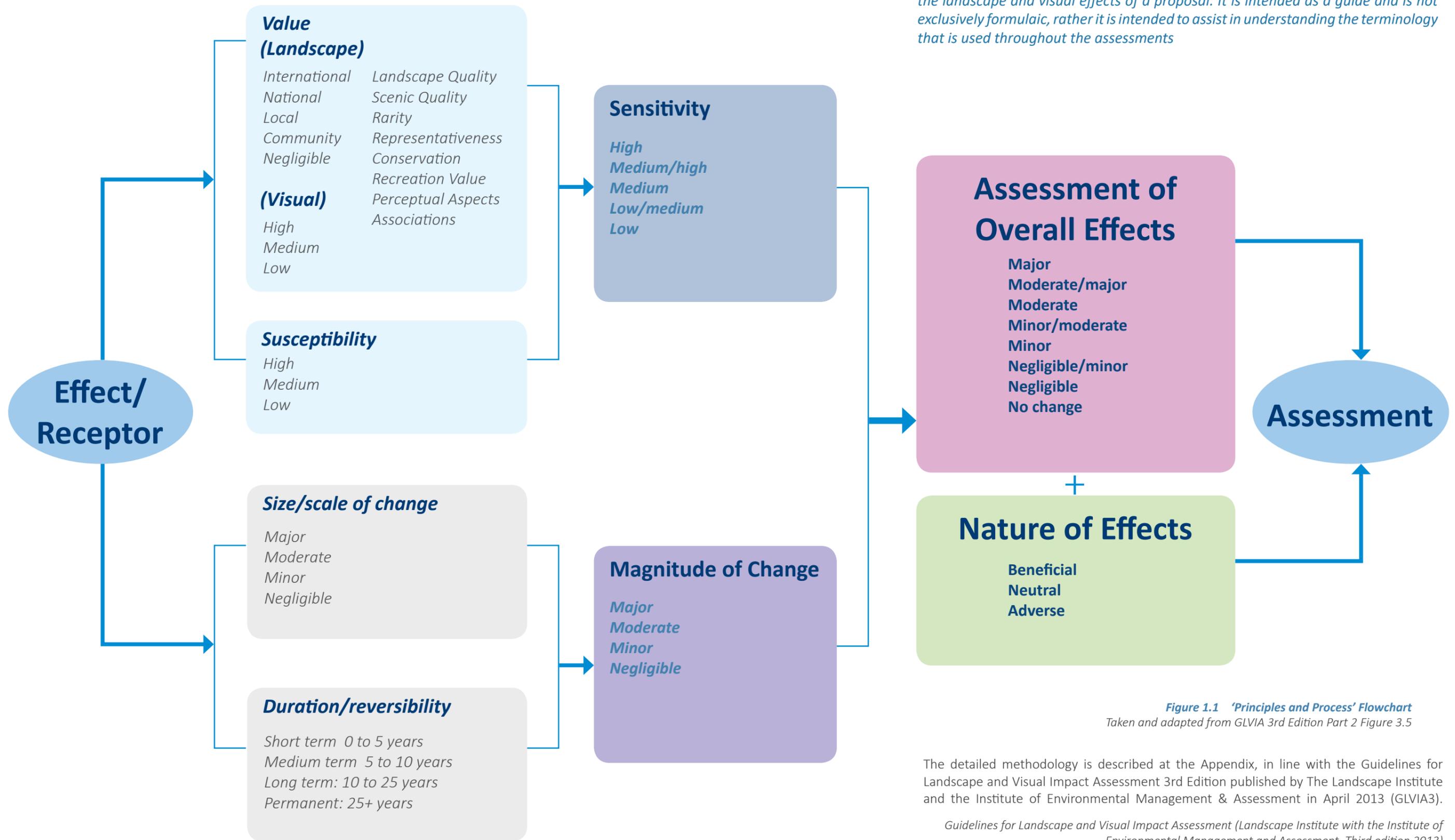
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APPENDIX: METHODOLOGY

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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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 a mix of building styles. The existing property is set on a level plateau 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, proposed just south of 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, this would include a large lawn area, replacement hedges and further tree planting including an orchard to the south east corner of the application site. 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 along the western application site boundary, the house and grounds are likely to have value for recreational walkers 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 formal gardens and mature trees 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, please see identified 'no views' shown on figure 4.2.

The visual sensitivity of all receptors at the identified viewpoints, with the exception of view 7, is **medium/high**, viewpoint 7 is assessed as **medium**. All viewpoints include the representation of recreation walkers as a receptor, they are likely to be enjoying views of the countryside, thus the susceptibility of all viewpoints is **high**. The value of the view for viewpoints 1-6 is **medium** where views along walking routes would form an important part of the user experience. The value for view 7 is assessed to be **medium to low** due to the proximity of Laneside quarry, a detracting feature across the mid-ground of the view.

The nature of effects of the proposed development is assessed to be **neutral** for all viewpoints, this is due to the replacement of an existing detached dwelling with one of a similar scale and location, with the ratio of grounds to built form retained.

Viewpoints 1 to 4 are located at close proximity to the proposed development, they are located either on the public right of way KIR/9/30 or the access lane leading to the application site. The magnitude of visual change ranges from **no change to minor**.

Views 1 & 3 are assessed as **no change**; view 1 is taken from the access lane, the replacement property would be screened by existing trees and vegetation. View 3 is taken from PRow KIR/9/30 at the southwest corner of the application site, the replacement property would be screened by the existing boundary wall.

Views 2 & 4 are assessed as **minor** magnitude of change; both are taken from public footpath PRow KIR/9/30, with the exception of the roof line, the existing boundary wall would screen the proposed property from view.

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 across a small proportion of the view. The proposed property would be of a similar scale and location to the existing. The proposed gardens, with internal hedges and new tree planting would integrate the application site into the wider landscape.

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	<i>Community</i>	<i>Low</i>	<i>Low</i>	<i>Minor</i>	<i>Minor</i>	<i>Beneficial</i>	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	Access lane/driveway to Whinney Close Farm	Walkers and residents of Whinney Close Farm	<i>medium/high</i>	<i>no change</i>	<i>No Change</i>	<i>Neutral</i>	No Change Neutral
2	Public right of way, KIR/9/30, from western corner of application site	Users of PRoW	<i>medium/high</i>	<i>minor</i>	<i>Minor/moderate</i>	<i>Neutral</i>	Minor/Moderate Neutral
3	Public right of way, KIR/9/30, from southwest corner of application site	Users of PRoW	<i>medium/high</i>	<i>no change</i>	<i>No Change</i>	<i>Neutral</i>	No Change Neutral
4	Public right of way, KIR/9/30, south of application site	Users of PRoW	<i>medium/high</i>	<i>minor</i>	<i>Minor/moderate</i>	<i>Neutral</i>	Minor/Moderate Neutral
5	Public right of way, KIR/8/20, east of Kirkheaton	Users of PRoW and residents of Kirkheaton	<i>medium/high</i>	<i>negligible</i>	<i>Minor/negligible</i>	<i>Neutral</i>	Minor/negligible Neutral
6	Gawthorpe, public right of way, kir/13/40	Users of PRoW ,residents of Gawthorpe and agricultural workers	<i>medium/high</i>	<i>negligible</i>	<i>Minor/negligible</i>	<i>Neutral</i>	Minor/negligible Neutral
7	Public right of way, kir/10/10, carr mount	Users of PRoW and agricultural workers	<i>medium</i>	<i>negligible</i>	<i>Minor/negligible</i>	<i>Neutral</i>	Minor/negligible Neutral

[blank]

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 DOCUMENT REVISION CONTEXT

In response to the refused planning application for a replacement dwelling, please see chapter 2.0 for details, the replacement dwelling has been revised and the LVA amended accordingly.

Revision A of the LVA was undertaken March 2025.

The key changes to the replacement dwelling are:

- A reduced proposed building height
- The proposed dwelling would be set slightly south of the original proposals and sunken into the existing ground levels with a lower terrace.
- Omission of side conservatory and rear garage.

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.

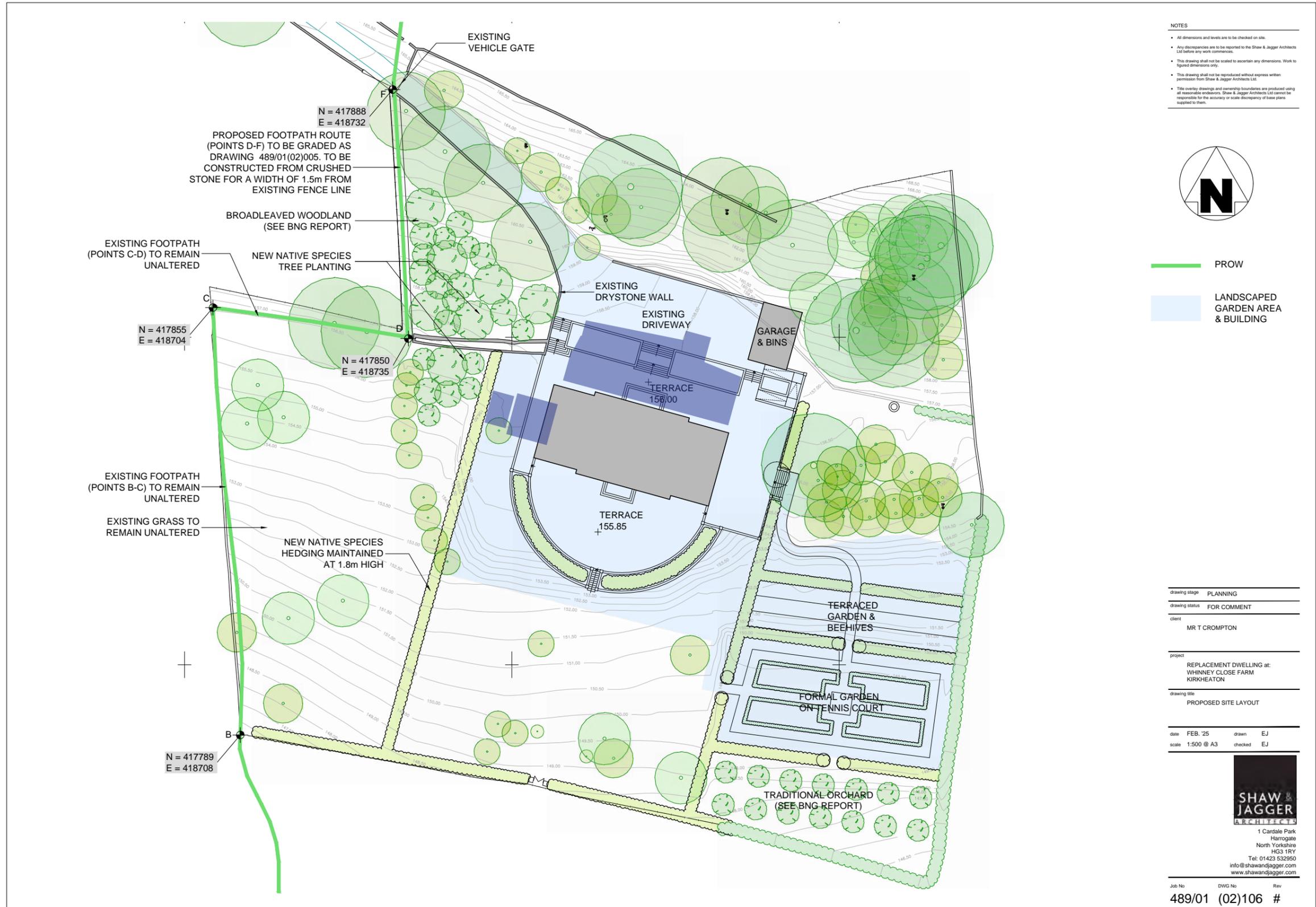
The replacement property would be positioned slightly further south on the terrace and in line with the existing garage, please see figure 1.4 *Proposed Site Plan*. The proposed building would be approximately 2m higher than the existing, please see figure 1.7 for existing and proposed south elevation.

Gardens, in keeping with the replacement property, are proposed to the south facing terraced escarpment. Existing trees are proposed to be retained, hedges are proposed to the top terrace and internal lawn boundaries, the latter to be maintained at 1.8 metres high. A formal garden and orchard are proposed to the east.

To the north of the property, the existing driveway would be retained with a proposed garage and bin store to the northeast corner.

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

Existing property, approximate location



- NOTES**
- All dimensions and levels are to be checked on site.
 - Any discrepancies are to be reported to the Shaw & Jagger Architects Ltd before any work commences.
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 - This drawing shall not be reproduced without express written permission from Shaw & Jagger Architects Ltd.
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- PROW
- LANDSCAPED GARDEN AREA & BUILDING

drawing stage	PLANNING
drawing status	FOR COMMENT
client	MR T CROMPTON
project	REPLACEMENT DWELLING at: WHINNEY CLOSE FARM KIRKHEATON
drawing title	PROPOSED SITE LAYOUT

date	FEB '25	drawn	EJ
scale	1:500 @ A3	checked	EJ



Job No DWG No Rev
489/01 (02)106 #

Figure 1.4 Proposed Site Plan (Not to scale)

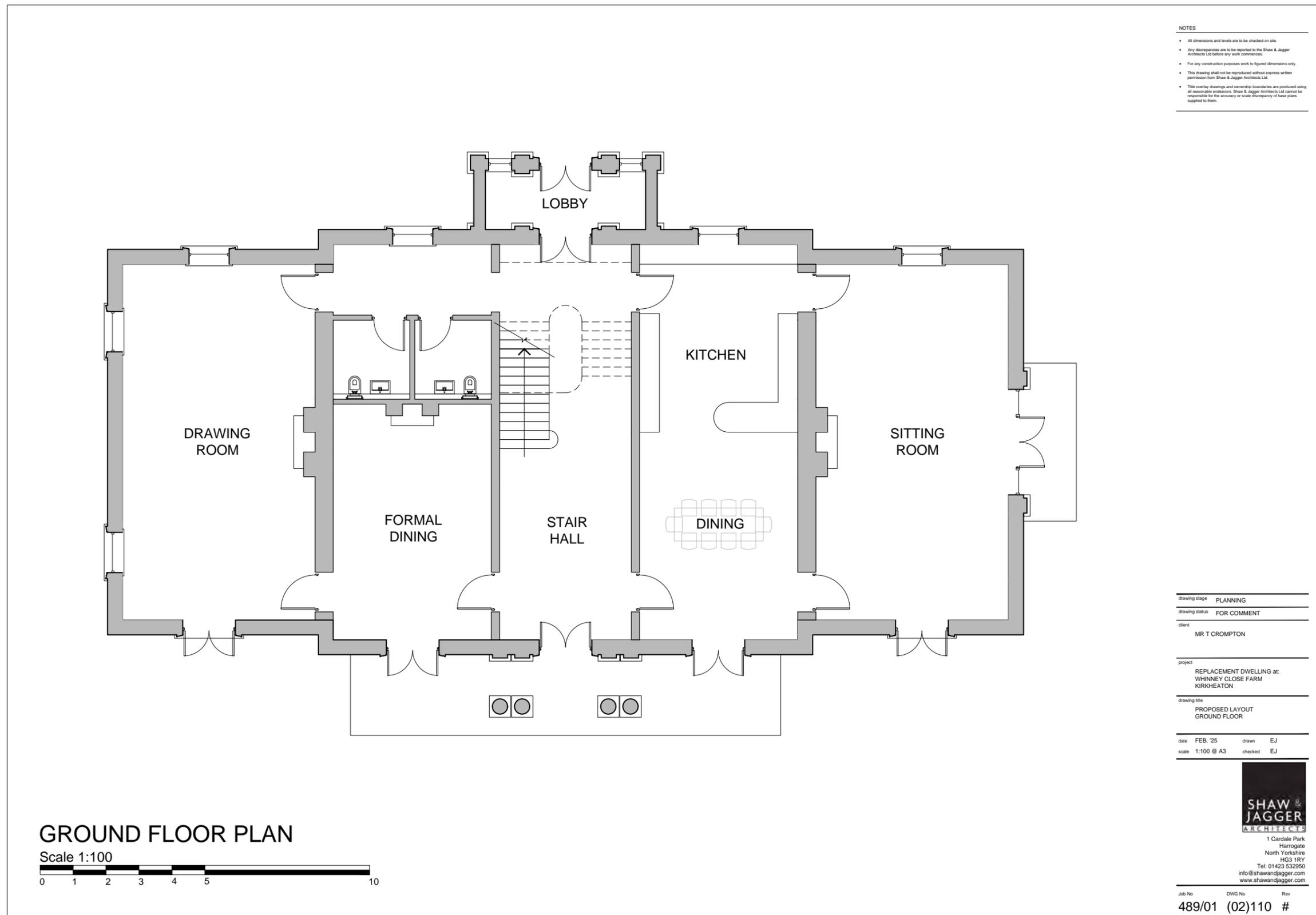


Figure 1.5 Proposed Ground Floor Layout (Not to scale)

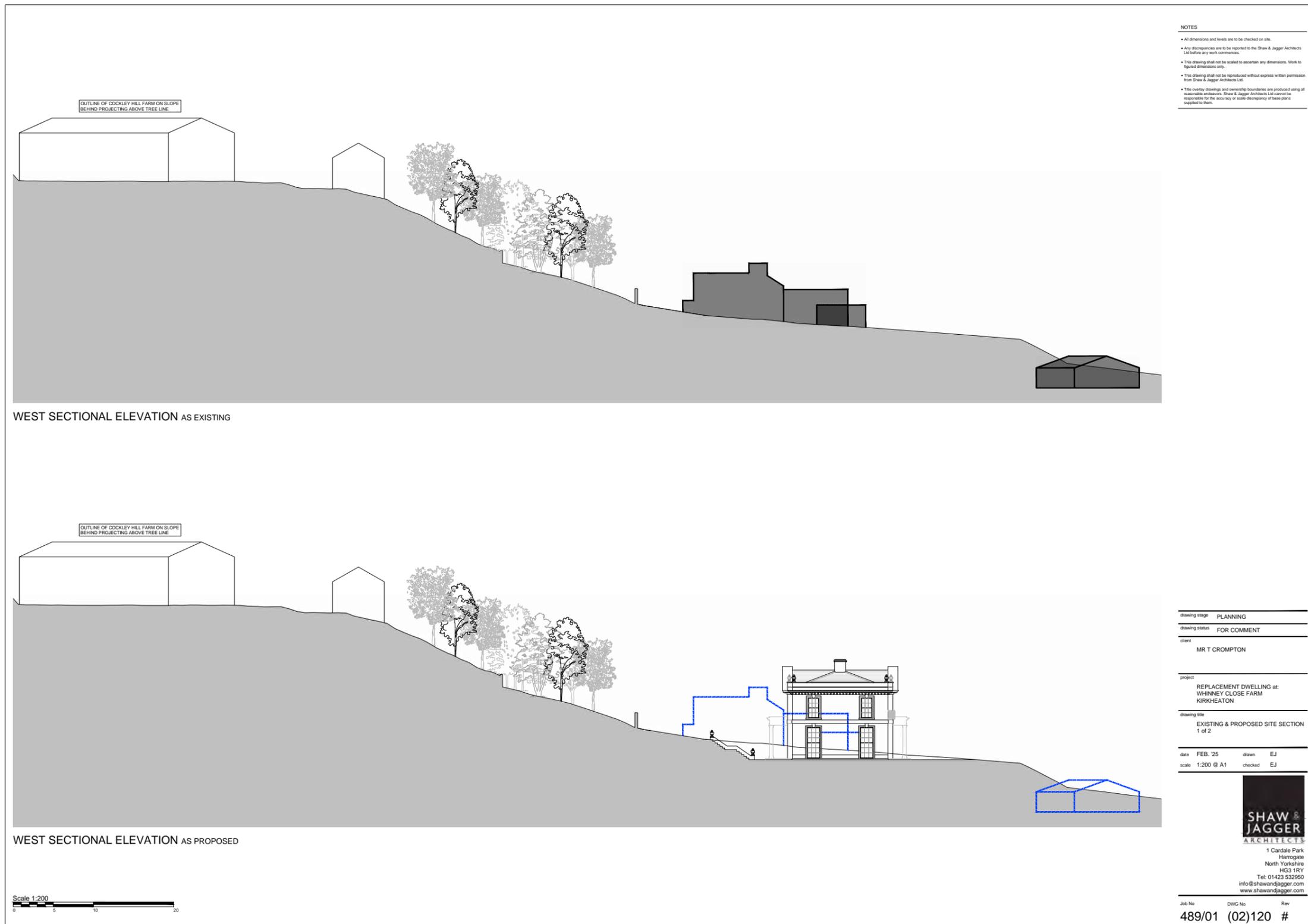


Figure 1.6 Existing & Proposed West Elevation (Not to scale)

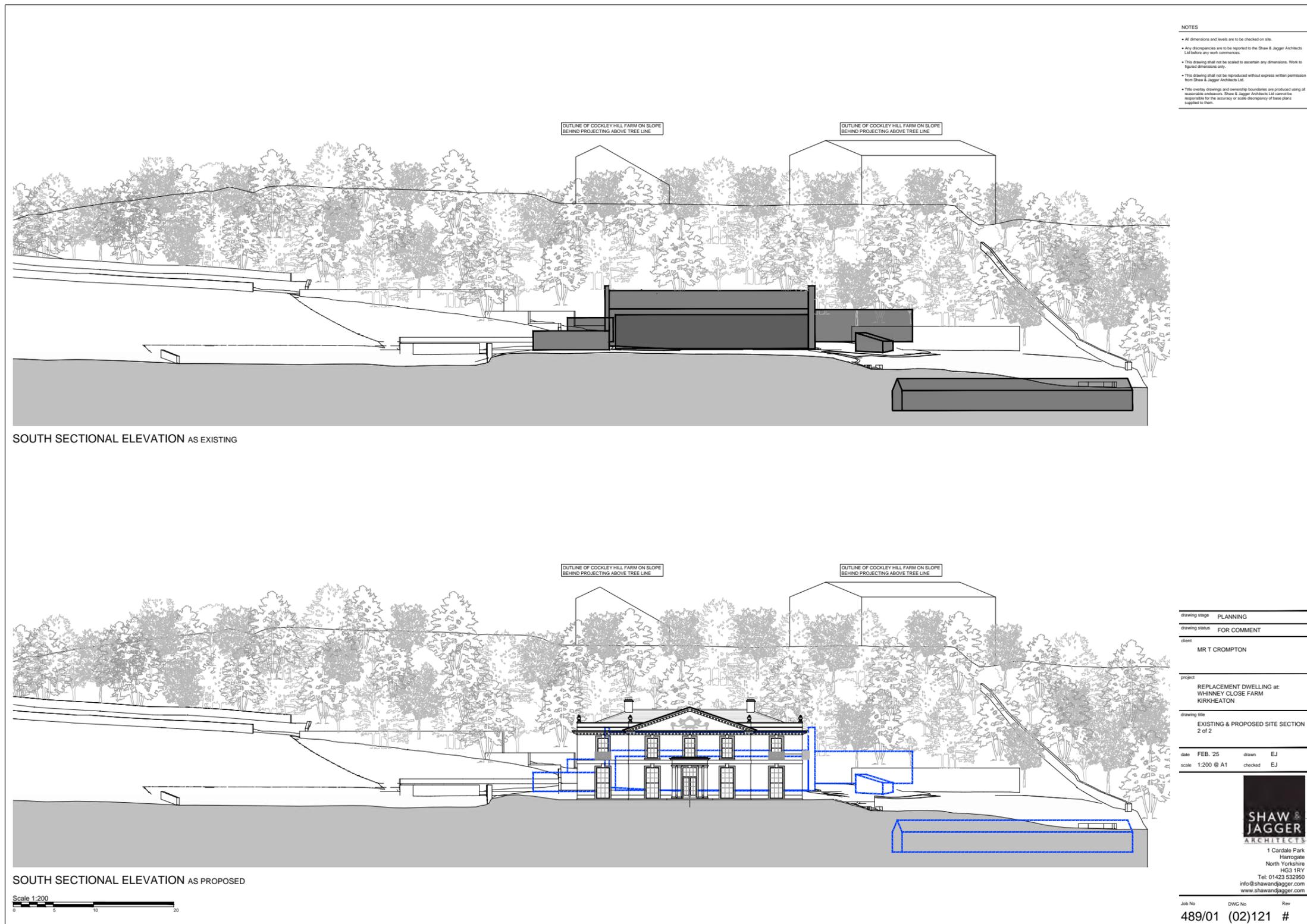
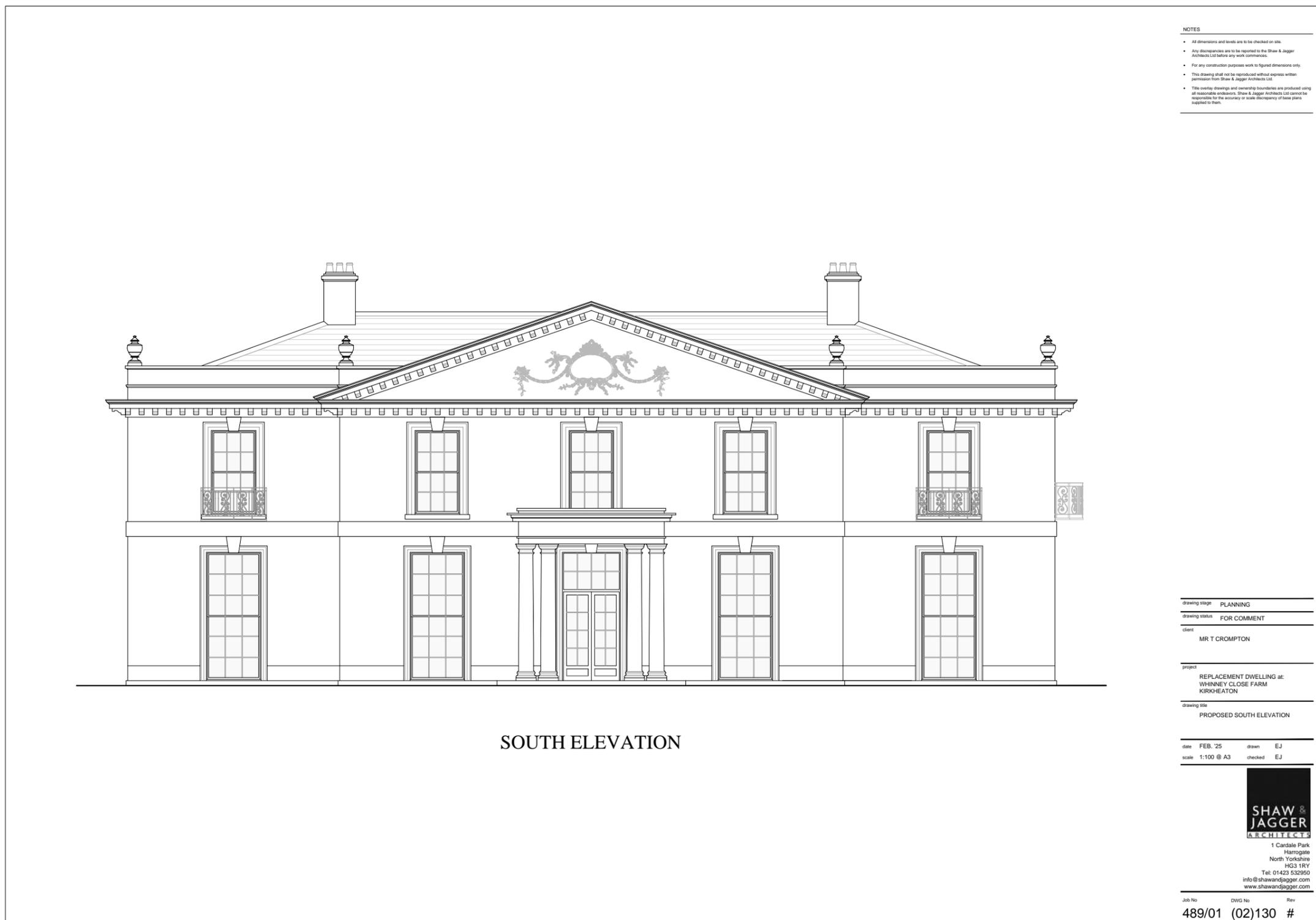


Figure 1.7 Existing & Proposed South Elevation (Not to scale)



NOTES

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drawing stage: PLANNING
drawing status: FOR COMMENT
client: MR T CROMPTON
project: REPLACEMENT DWELLING at:
WHINNEY CLOSE FARM
KIRKHEATON
drawing title: PROPOSED SOUTH ELEVATION

date: FEB '25 drawn: E.J.
scale: 1:100 @ A3 checked: E.J.



Job No: 489/01 DWG No: (02)130 Rev: #

Figure 1.8 South Elevation



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. 2024/62/92351/W: *Erection of detached dwelling and associated landscaping* Whinney Close Farm, 106, Cockley Hill Lane, Kirkheaton, Huddersfield, HD5 OPF
Decision: Refused, 6th December 2024
- Application No. 2024/CLD/90607/W: *Certificate of lawfulness for proposed erection of outbuilding* Whinney Close Farm, 106, Cockley Hill Lane, Kirkheaton, Huddersfield, HD5 OPF
Decision: Granted, May 2024
- Application No. 2023/92292: *Proposed erection of single-storey rear extension* Whinney Close Farm, 106, Cockley Hill Lane, Kirkheaton, Huddersfield, HD5 OPF
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 OPF
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 OPF
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 December 2024. 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 Impact 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.

Key

 Site boundary

Listed Buildings

-  Grade I
-  Grade II
-  Grade II*

Access

-  Bridleway
-  Byway
-  Footpath

Land Cover

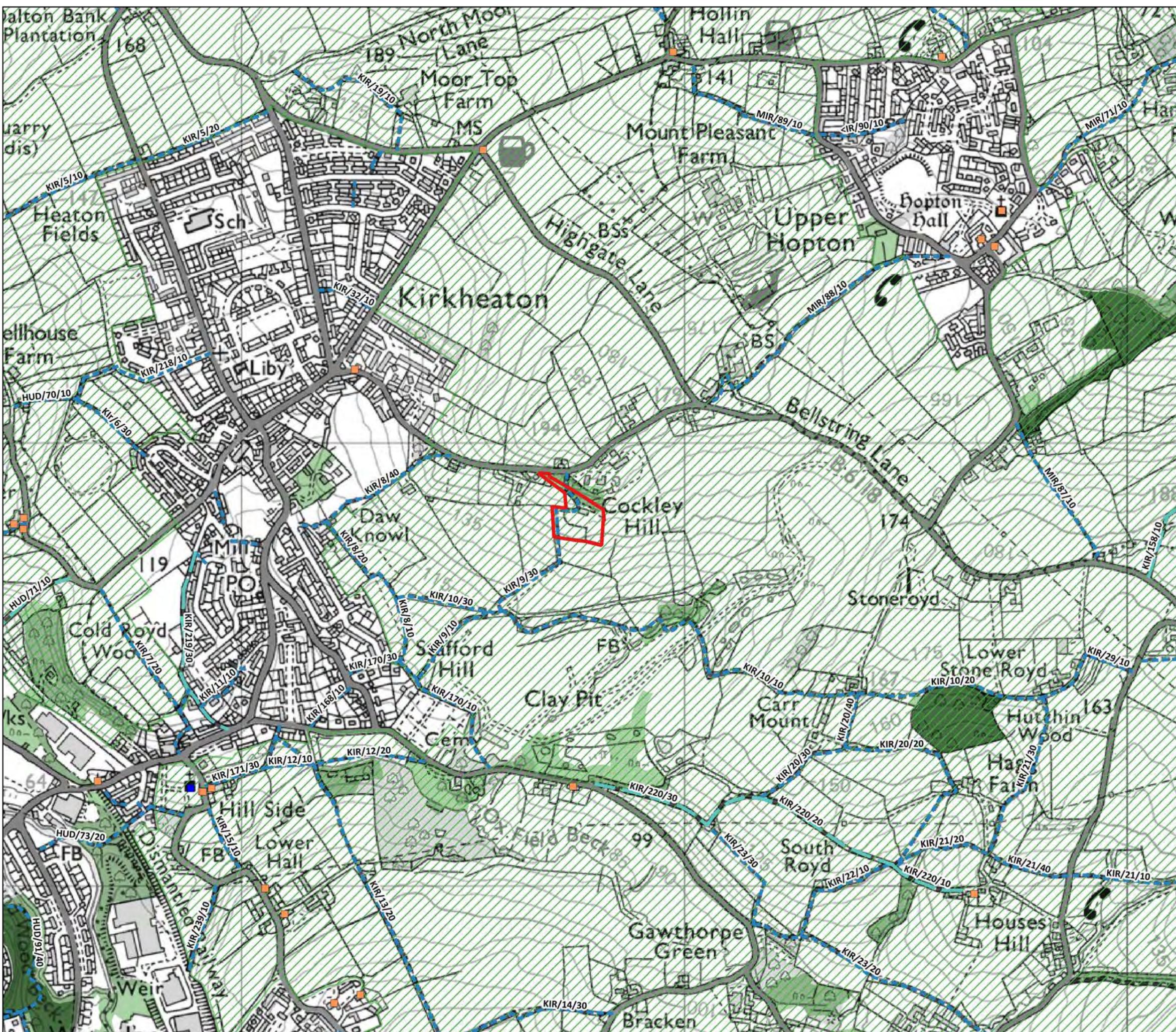
-  Ancient Woodland
-  Woodland
-  Green Belt



Figure 2.1 Designations



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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 valleys, dropping from the high gritstone hills in the west to lower land in the east, and thus creating an important backdrop to the many industrial towns and villages within and beyond the NCA.”

“Sandstones and gritstone beds of Millstone Grit (Namurian) age underlying smooth hills and plateaux in the west. These are overlain in the east by beds of sandstone, siltstone and mudstone of Coal Measures age.”

“Rivers creating a deeply dissected landscape, with high plateaux cut by steep-sided valleys, and fanning out in ‘fingers’ across valleys of the NCA.”

*“Treeless hill tops with tracts of rough grazing and extensive areas of enclosed pasture to the west, but **with broadleaved woodland on steeper valley sides, giving the impression of a well-wooded landscape**, especially to the north and west of Sheffield.”*

“Predominantly pastoral farming, especially in western areas, with a shift to

more arable land in the drier eastern areas”.

*Boundary features that change from **distinctive patterns of drystone walls on the upland hills, to hedgerows becoming the predominant field boundary in the east.***

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.

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’***

*“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 1-9.

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 terraced garden to the south. The garden is currently being regraded, there are small groups of trees across the site and a copse of trees east of the lawn. The garden is bound by a stone wall with open views down across valley, see landscape character photograph 8.

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 is shown running 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 public rights of way.

A section of the PRoW KIR/9/30 has been diverted away from the western gable end of Whinney Close Farm to the western boundary of the application site, please see figure 1.4, points D-F.

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 for revision A was undertaken in March 2025 when the majority of deciduous trees and shrubs had shed their leaves.

Table 3 Landscape Character Photographs

Landscape Character	Description
1	Driveway down to Whinney Close Farm
2	View of Whinney Close Farm from access drive
3	Rear aspect of Whinney 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 Whinney Close Farm
7	View from southern boundary towards the South East
8	View from southern boundary towards the South West
9	View from southern boundary looking North

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	Access lane/driveway to Whinney Close Farm	Walkers and residents of Whinney Close Farm
2	Public right of way, KIR/9/30, from western corner of application site	Users of PRow
3	Public right of way, KIR/9/30, from southwest corner of application site	Users of PRow
4	Public right of way, KIR/9/30, south of application site	Users of PRow
5	Public right of way, KIR/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.

Whinney Close Farm

Key

 Site boundary

Kirklees Landscape Character 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

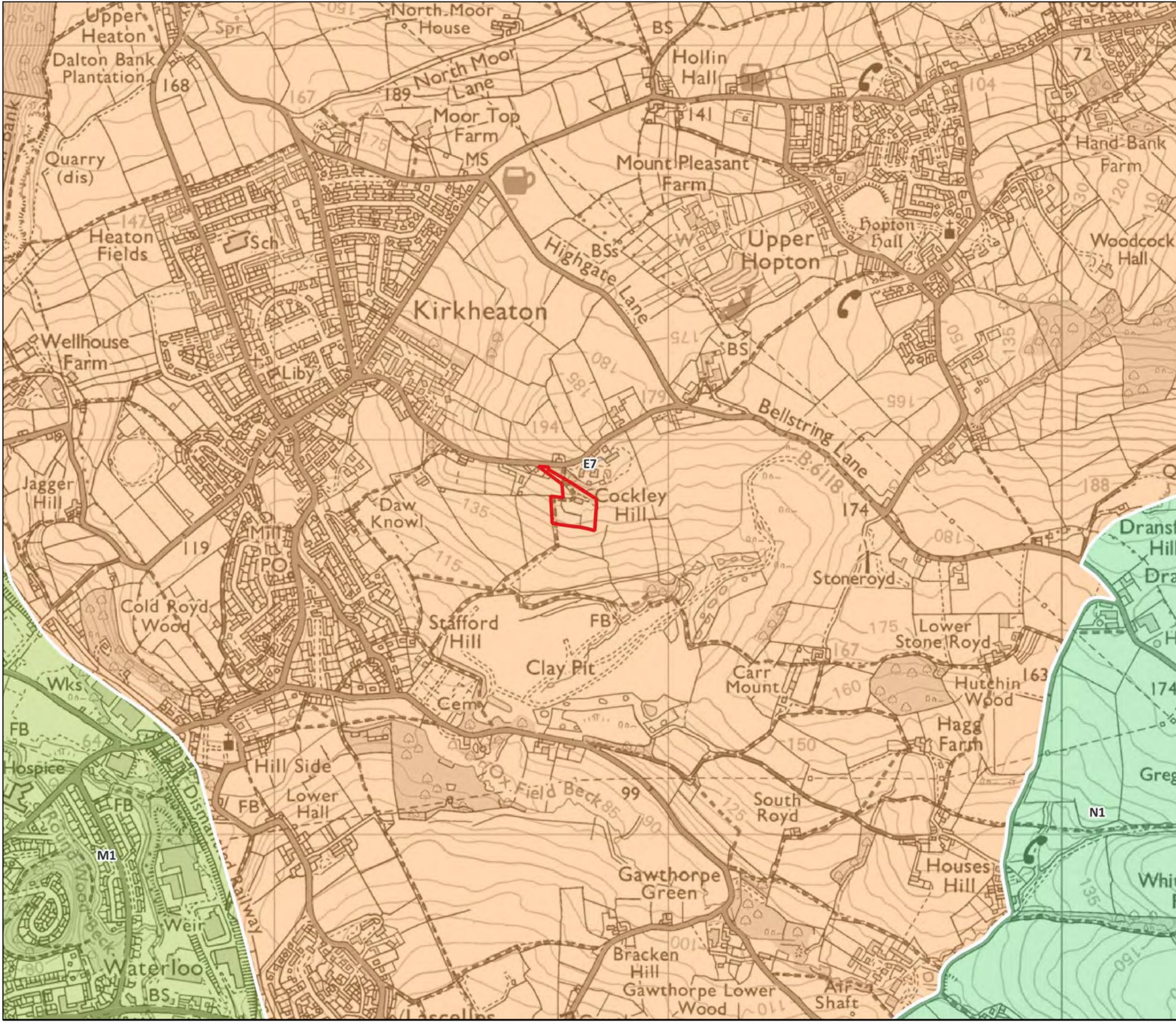
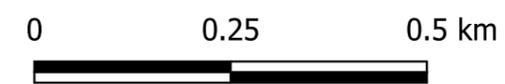


Figure 3.1 Landscape Character



SF 3469

Whinney Close Farm

Key

-  Site boundary
-  Zone of Theoretical Visibility (ZTV)

Terrain Heights (m)



Figure 3.2 Zone of Theoretical Visibility (ZTV)



SF 3469



Key

 Site Boundary

Character area views

 Character Area Viewpoint

Public Rights of Way

 Footpath

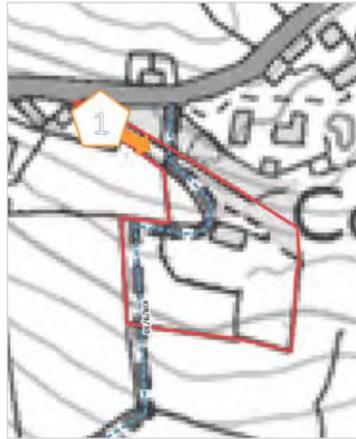


Figure 3.3 Character Photo Locations



Scale 1:1250 A3

SF 3469



LCP1 Location Map



Landscape character photograph 1: Driveway down to Whinney Close Farm



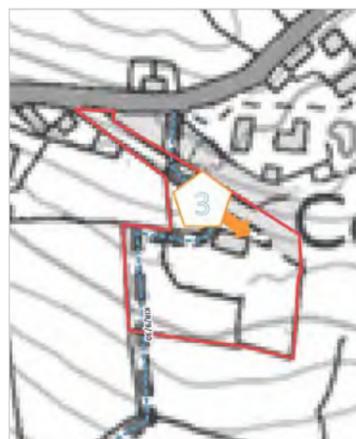
Landscape character photograph 2: View of Whinney Close Farm from access drive



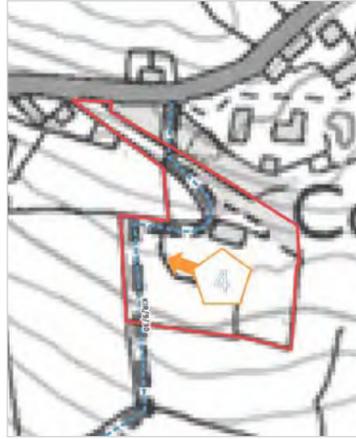
LCP2 Location Map



Landscape character photograph 3: Rear aspect of Whinney Close Farm



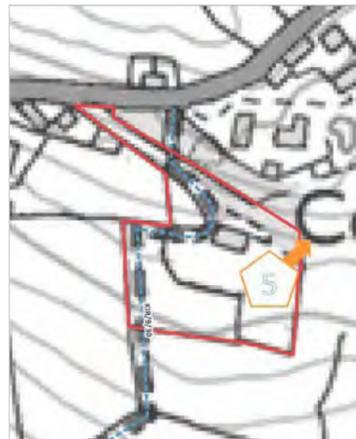
LCP3 Location Map



LCP4 Location Map



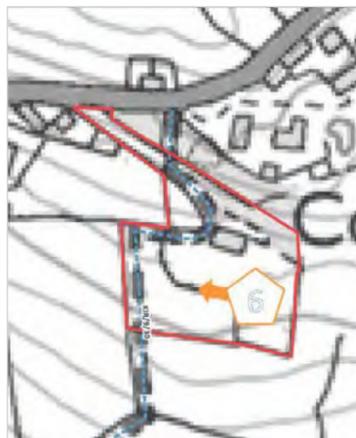
Landscape character photograph 4: Front (Southern) Elevation of Whinney close Farm



LCP5 Location Map



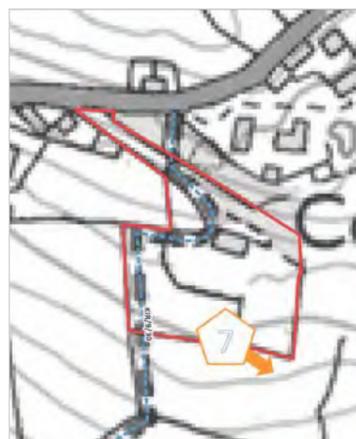
Landscape character photograph 5: View through copse to the east



LCP6 Location Map



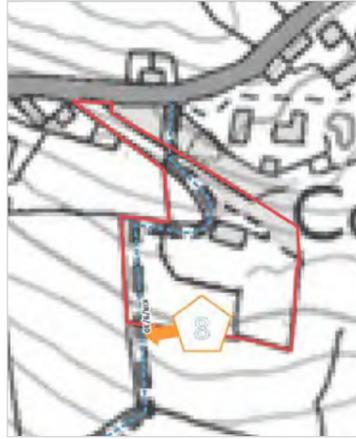
Landscape character photograph 6: View from mid terrace, facing front aspect of Whinney Close Farm



LCP7 Location Map



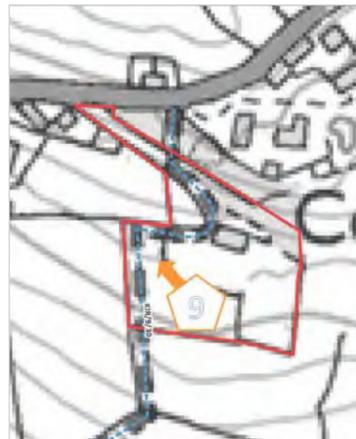
Landscape character photograph 7: View from southern boundary towards the South East



LCP8 Location Map



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



LCP9 Location Map



Landscape character photograph 9: View from southern boundary looking North

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