

Landscape and Visual Appraisal

Land at Eastfield, Shepley.

On behalf of Banks Property Ltd.

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Document Management.

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1. Introduction

- 1.1 This Landscape and Visual Appraisal has been prepared by Pegasus Group on behalf of Banks Property Ltd. It concerns an outline application for planning permission for residential development on the Land at Eastfield, to the south-east edge of Shepley, West Yorkshire.
- 1.2 This LVA considers possible effects of the proposed development upon landscape features, landscape character and visual amenity.
- 1.3 The findings have been arrived at through both desk-top study and on-site assessment work which have subsequently been used to inform mitigation recommendations as part of an iterative design process.

2. Methodology

- 2.1 This LVA has been undertaken in accordance with the principles of best practice, as outlined in published guidance documents listed in the reference section of this report, notably the third edition of the Guidelines for Landscape and Visual Assessment (GLVIA3), (Landscape Institute and the Institute for Environmental Management and Assessment, 2013) and cognisant of Notes and Clarifications on aspects of the 3rd Edition Guidelines on Landscape and Visual Impact Assessment (GLVIA3) LITGN-2024-01.
- 2.2 The methodology and assessment criteria for the assessment have been developed in accordance with the principles established in this best practice document. It should be acknowledged that GLVIA3 establishes guidelines, not a specific methodology. The preface to GLVIA3 states:
- 2.3 *'This edition concentrates on principles and processes. It does not provide a detailed or formulaic 'recipe' that can be followed in every situation – it remains the responsibility of the professional to ensure that the approach and methodology adopted are appropriate to the task in hand.'*
- 2.4 The approach set out below and in detail in **Appendix 1** has therefore been developed specifically for this assessment to ensure that the methodology is fit for purpose.

Distinction between Landscape and Visual Effects

- 2.5 In accordance with GLVIA3, landscape and visual effects are assessed separately, although the procedure for assessing each of these is closely linked. A clear distinction has been drawn between landscape and visual effects as described below:
- Landscape effects relate to the effects of the indicative proposals on the physical and perceptual characteristics of the landscape and its resulting character and quality; and
 - Visual effects relate to the effects on specific views experienced by visual receptors and on visual amenity more generally.

Landscape and Visual Assessment Process

- 2.6 The assessment of landscape effects follows a recognised process set out below:

- Identify the baseline landscape resource (i.e. Individual landscape elements and a thorough understanding of landscape character both at a local scale and a wider scale) and its value;
- Evaluate the sensitivity of the landscape resource to the type of development proposed;
- Develop mitigation proposals / measures iteratively throughout the development process in order to avoid, reduce and ameliorate potential adverse landscape impacts and to maximise the beneficial landscape impacts of the development;
- Identify predicted landscape impacts of the development;
- Evaluate the magnitude of change to the baseline landscape resource; and
- Assess the level of residual effect of the development on the landscape.

2.7 The assessment of visual effects follows a similar process as set out below:

- Identify the geographical area within which views of the development are possible through field work;
- Identify potential visual receptors for the development (i.e. Groups of people who would have views of the development);
- Describe the nature of the baseline views towards the development for each receptor group, usually illustrated by a photograph;
- Evaluate the sensitivity of the visual receptor groups;
- Develop mitigation proposals / measures iteratively throughout the development process in order to avoid, reduce and ameliorate potential adverse visual impacts and to maximise the beneficial visual impacts of the development;
- Identify predicted visual impacts of the development on receptor groups;
- Evaluate the magnitude of change in the view of representative visual receptor groups; and
- Assess the level of residual effects on the views from representative receptor groups and on overall visual amenity.



Types of Landscape and Visual Impacts Considered and Duration

- 2.8 The LVA assesses both the permanent effects of the development and the temporary effects associated with its construction.
- 2.9 Consideration has been given to seasonal variations in the visibility of the development and these are described where necessary.
- 2.10 Both beneficial and adverse effects are identified in the assessment and reported as appropriate. Where effects are described as 'neutral' this is where beneficial effects are deemed to balance the adverse effects. The adverse and beneficial effects are communicated in each case so that the judgement is clear.

Assessment Criteria

- 2.11 The criteria used as guidance in assessing the effects of the development is outlined in **Appendix 1**.

Assumptions and Limitations of Assessment

Assessed Proposal

- 2.12 **Appendix 2** shows the site location and context.
- 2.13 The effects identified and described as part of this LVA are based on the development proposals shown at **Appendix 4**.

Study Area

- 2.14 In order to assist in defining the study area, a digital Screened Zone of Theoretical Visibility (SZTV) model was generated to illustrate the geographical area within which views of the development on the site are theoretically possible. The SZTV includes existing vegetation and buildings to assumed height of 15 m for vegetation and 8 m for buildings which would affect the areas across which visibility of the proposed development is likely. The SZTV have both been produced using Digital Terrain Modelling (DTM) data with the proposed development set at a height of 10.5m.
- 2.15 The SZTV is illustrated at **Appendix 9**.

- 2.16 The building and vegetation data used for the SZTV is obtained from OS Open Map Local Data for buildings and woodland which is then used to create a Digital Surface Model. However, the screening effect provided by individual trees, smaller blocks of woodland and hedgerows/hedgerow trees have not been included in production of the SZTV.
- 2.17 The SZTV is a useful tool used to provide focus on the area and receptors that are most likely to be affected but the proposed development but should always be subject to verification in the field. In considering, however, the nature of the local townscape and the wider landscape within which it is located, it is considered that the SZTV is a good reflection of actual potential visibility, although it should be noted that the SZTV does not distinguish between the extent of the proposed development which could be theoretically visible i.e. whether this is rooflines or whole building elevations.
- 2.18 The site is located to the east of Shepley, a village in Kirklees approximately 8.5 km south of Huddersfield. Shepley has a small centre focused along the A629, while a number of community facilities, including Shepley Primary School, the Shepley War Memorial, and Shepley Springs, a large commercial premises with light industrial and warehouse use, are located along the village's southern edge, close to the site. Shepley Train Station lies approximately 500 metres to the north of the site, on the edge of the settlement, with the railway line running in a northwest to southeast direction, connecting Shepley with Huddersfield and Barnsley.
- 2.19 Views towards the site from the east and south are often limited by the screening effects of the undulating topography, vegetation located in the landscape and the woodland which is located adjacent to the site. The topography of the site itself, which broadly falls from east to west, means that the site is most visible from the west and north, in proximity to Shelley.
- 2.20 Following a review of the SZTV (**Appendix 9**), along with visits to the site and surrounding landscape, it is proposed that after site visits an appropriate study area for the assessment is to focus on a localised area that extends up to 1.5 km from the site.
- 2.21 Although there are areas of theoretical visibility beyond this principal distance, considering both local topography and the existing landscape context, it is deemed that the study area described above represents a reasonable and proportionate approach and one which will identify those effects which are most material in considering the landscape and visual impacts of the proposed development of the site for housing.



Baseline Information

- 2.22 The baseline landscape resource and visual receptors were identified in part through a desk-based study of Ordnance Survey mapping, published landscape character studies, relevant planning policies, interrogation of aerial photography, as well as photographs taken, and observations made during site visits conducted during July and August 2025.
- 2.23 Access during site visits was restricted to publicly accessible locations or land within the ownership of the site landowner. No access was possible to private properties and therefore, assumptions have been made regarding the view from private properties. These assumptions have been based on an understanding of the properties and features present within the wider landscape gained during the site visit. Assumptions are guided by professional experience and judgement.
- 2.24 Site visits were conducted during optimal visibility conditions allowing a good understanding of the landscape and the general visual character of the surrounding townscape / landscape. Photography contained in the Photo Record at **Appendix 10** was taken during July 2024 and August 2025, when views were screened by vegetation in full leaf. However, the assessments in the LVA have been cognisant of a worst-case scenario when there is an absence of leaf cover during winter months.

3. Description of the Site and the Proposed Development

The Site and Surrounding Area

- 3.1 The site is located off Eastfield on the southern edge of Shepley, approximately 8 miles south – east of Huddersfield and extends to 4.98 hectares. The village of Shelley is located approximately 1.2 km to the north of the site. An existing residential estate lies directly to the north-west of the site and to the northeast is Shepley Spring, which rounds off the containment of the site.
- 3.2 There is an existing farm access to the site from Eastfield to the west of the proposed development site. A mature block of trees lines the boundary on the east, south and west which provides a strong edge to the site and enclosing it from its wider, undeveloped, landscape context.
- 3.3 There are three agricultural buildings and an area of hard standing in the centre of the site extending in a south easterly direction. There are several hedgerows located within the site. The first hedgerow extends across the entirety of the site from the south-west to north-east, with one small break halfway up where the existing farm track runs through. A second hedgerow runs perpendicular to the first hedgerow and runs across the northern boundary abutting Shepley Spring. Additionally, there are two smaller hedgerows within the site, one located at the site's access point to the north and the other approximately halfway up the southeastern boundary. The remainder of the site forms arable farmland for crop rotation purposes.
- 3.4 The topography of the site is undulating, featuring a gentle gradient that rises from the north-east to the south-west of the site.

The Development Proposals

- 3.5 The outline application is for residential development of up to 110 dwellings with open space, landscaping, drainage infrastructure and associated works including access.
- 3.6 The effects identified and described as part of this LVA are based on the Indicative Landscape Masterplan (**Appendix 4**), which has been developed in response to various inputs from the project team.

4. Designations and Policy Context

4.1 The application site is located within the administrative boundary of Kirklees Council. This section highlights the national and local policies, and designations of relevance to landscape and **Appendix 3** illustrates a number of the designations and policy designations within the study area.

Landscape Designations

4.2 The site is not covered by a designation at a national, regional, or local level that recognises a specific landscape importance.

4.3 Yew Tree Wood Local Wildlife site (LWS) is located approximately 336 m away from the site to the east. The Peak District National Park is located over 7.5 km away from the site to the southeast, with no physical or visual connection as a result of intervening landscape and built form.

4.4 The village of Shepley, which is located adjacent to the site to the north and west, has an associated Conservation Area situated centrally and stretching towards the south-western extents of the settlement, at its closest point located approximately 70 m away from the site area to the west. The Conservation Area contains numerous Grade II listed buildings, the closest of these is Shepley First School (List ID: 1135357) approximately 140 m west of the site. The Shepley War Memorial (List ID: 1453913) is located approximately 66 m to the south-west of site but relatively separated from the site by the woodland which forms the southern and western boundaries. The Emley Moor Tower (Emley Moor Communication Mast) is Grade II listed structure (List ID: 1350339) located just under 4 km away from site. The 330 m tower, given its hill-top position, forms a prominent feature in the wider landscape, visible from the site area and the immediately adjacent landscapes, including from various locations across Shepley. Listed Buildings and Conservation Areas are shown at **Appendix 3**.

4.5 There is currently no public access within the site. Public Rights of Way (PRoW) are also shown at **Appendix 3**. Two PRoW follow a route between Abbey Road South at the north to Carr Lane to the south and pass adjacent to the east (ref: KIR/144/10) and west (ref: KIR/143/20) of the site boundaries. Footpath KIR 143/20 travels close to the Shepley War Memorial, through the woodland to the west of the site where it forms the western boundary. These two PRoW's provide linkages to the Kirklees Way recreational route (ref: KIR 139/30 & KIR 149/20) including where it forms part of Trans Pennine Trail PRoW (Kirkburton Spur), which is a national coast to



coast route, passing approximately 90 m to the north of site. The 'Higgler Hike' is a locally promoted route by Kirkburton Parish Walks and roughly travels around the settlement of Shepley and along the rights of way which are located in close proximity to the site.

- 4.6 Whilst the settlement of Shelley is located in relatively close proximity to the site, approximately 0.8 km to the north-west, the settlements of Shelley and Shepley stand separate where the Penistone railway line dissects the two villages travelling on a broad east-west alignment. Shepley railway station is located approximately 0.5 km to the north of the site.
- 4.7 There are no routes relating to long distance footpaths or the Sustrans network which travel through the site, however the TransPennine Trail and Kirklees way cross the landscape to the north at approximately 90 m at its closest point. Furthermore, the closest point of the NCN 627 cycle route lies approximately 265 m to the west of the site.
- 4.8 The site is not within a landscape which has been nationally or locally designated because of its landscape value. To this effect, it is not considered that the site is considered a valued landscape due to any such designation. Other aspects of value which could contribute to landscape value, are set out in section 6 of this LVA.

European Landscape Convention

- 4.9 The European Landscape Convention (ELC) is the first international convention to focus specifically on landscape. The convention promotes landscape protection, management and planning, as well as European co-operation on landscape issues. Signed by the UK Government in February 2006, the ELC became binding from March 2007. It applies to all landscapes, towns and villages, as well as open countryside; the coast and inland areas; and ordinary or even degraded landscapes, as well as those that are afforded protection.
- 4.10 The Government has stated that it considers the UK to be compliant with the ELC's requirements and in effect the principal requirements of the ELC are already enshrined in the existing suite of national policies and guidance on the assessment of landscape and visual effects.
- 4.11 The ELC defines landscape as: *'An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.'* (Council of Europe 2000).

- 4.12 It is important to recognise that the ELC does not require the preservation of all landscapes although landscape protection is one of the core themes of the convention. Equally important though is the requirement to manage and plan future landscape change.
- 4.13 The ELC highlights the importance of developing landscape policies dedicated to the protection, management and planning of landscapes. The analysis of landscape and visual matters in this LVA read in context with appropriate national and local policy will enable decisions to be made with due regard to landscape character as promoted by the ELC.

National Planning Policy

- 4.14 The National Planning Policy Framework (NPPF)¹, December 2024) is a key material consideration in the determination of planning applications and also sets out the framework of policies with which up-to-date development plans must be in accordance. The Planning Statement submitted alongside this LVA lays out the relevant paragraphs of the NPPF which focus on the need to support sustainable development and the necessary transition to a low carbon future in a changing climate with the need to support renewable and low carbon energy and associated infrastructure.
- 4.15 The proposed development should aim to comply with the following NPPF policies set out below which are of particular relevance to landscape and visual matters and residential projects in general.

NPPF Section 12: Achieving Well-Designed Places

- 4.16 Paragraph 135 outlines some key points in respect of the design of new developments and states:

“Planning policies and decisions should ensure that developments:

- a) *Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

¹ <https://assets.publishing.service.gov.uk/media/NPPF-December-2024>

- c) *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit...".*

NPPF Section 15: Conserving and Enhancing the Natural Environment

4.17 Paragraph 187 of the NPPF in relation to valued landscapes states:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland..."*

4.18 The value of the landscape is discussed further in Section 6. It is not however considered that the site represents a valued landscape as set out in NPPF paragraph 187 (a). The reasons for which are set out later in this appraisal.

4.19 The site is also covered by a Green Belt designation and the policy relevant to this is covered in Appendix 16 which includes an assessment of the site's potential Grey Belt status.

Local Planning Policy

4.20 The following local planning documents as produced by DCC were reviewed as part of the desk study:

- Kirklees Local Plan (Adopted 2019);
- Kirklees Local Plan – Policies Map (online);

Kirklees Local Plan (Adopted 2019);

4.21 Adopted by Kirklees Council in 2019, this document sets out the long-term vision for the Kirklees. The site lies to the Southeastern area of the Kirklees Planning Authority Limits².

4.22 The site is situated to the east of the settlement of Shepley, abutting directly up to the urban edge to the north and east, and enclosed by woodland to the south and west. The policies of most relevance to landscape and visual issues are summarised below:

Policy LP23: Core walking and cycling network

4.23 Policy LP23 of the Kirklees Local Plan states that *“Proposals shall seek to integrate into existing and proposed cycling and walking routes as identified in the core walking and cycling network by providing connecting links where appropriate; and regard shall also be had to linking to Strategic Green Infrastructure networks as identified on the Policies Map”*.

Policy LP24: Design

4.24 As according to Policy LP24, where it states that *“Proposals should promote good design by ensuring”*, those considered of relevance to landscape and visual matters are as follows:

“a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;

g. any new open space is accessible, safe, overlooked and strategically located within the site and well integrated into wider green infrastructure networks;

h. development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;

i. the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits”

4.25 Under Chapter 12, Drainage, is Policy LP28: Drainage, with specific reference to the use of Sustainable Drainage Systems (SuDs) in developments.

² Kirklees (South East) Policies Map, <https://www.kirklees.gov.uk/beta/planning-policy/pdf/local-plan-maps/policy-maps/high-resolution/kirklees-south-east-high-res.pdf>

Policy LP28: Drainage

- 4.26 Policy LP28 of the Kirklees Local Plan states that; *“The presumption is that Sustainable Drainage Systems (SuDS) will be used to assist in achieving the following on each site:*
- a. for proposals on greenfield sites, typical greenfield run-off rates should not be exceeded;*
 - c. No negative impact on local water quality and improvements in water quality where practicable;*
 - d. Consider whether proposed open spaces and green infrastructure within sites can contribute to the sustainable drainage of the site.”*

- 4.27 There are several policies listed under Chapter 13, Natural Environment, considered of relevance to landscape and visual matters in the context of potential development.

Policy LP30

- 4.28 Policy LP30, under ‘Biodiversity and Geodiversity’ states that any proposals should seek to *“protect and enhance the biodiversity and geodiversity of Kirklees, including the range of international, national and locally designated wildlife and geological sites, Habitats and Species of Principal Importance and the Kirklees Wildlife Habitat Network.”*
- 4.29 Where there is a Local Wildlife site located within 500m of the site, the ‘Local Designated sites & Important Ecological Features’ element as part of Policy LP30, states that; *“Proposals having a direct or indirect adverse effect on a Local Wildlife site, Ancient Woodland, Veteran Tree or other important tree, will not be permitted unless the benefits of the development can be clearly shown to outweigh the need to safeguard the local conservation value of the site or feature and there is no alternative means to deliver the proposal. In all cases, full compensatory measures would be required and secured in the long term.”*

Policy LP31: Strategic Green Infrastructure Network

- 4.30 Whilst not directly located within or adjacent to the Kirklees Green Infrastructure Network, as shown in Appendix O3 and Sheet O6 ‘Kirklees (South East). of the Kirklees Local Plan Policy Map, Policy LP31 states that “The council will support proposals for the creation of new or enhanced green infrastructure”, and that these should ensure;



“(i) the function and connectivity of green infrastructure networks and assets are retained or replaced;

“(ii) new or enhanced green infrastructure is designed and integrated into the development scheme where appropriate, including natural greenspace, woodland and street trees;”

“(iii) the scheme integrates into existing and proposed cycling, bridleway and walking routes, particularly the Core Walking and Cycling Network, by providing new connecting links where opportunities exist;

“(iv) the protection and enhancement of biodiversity and ecological links, particularly within and connecting to the Kirklees Wildlife Habitat Network.”

Policy LP32: Landscape

4.31 *“Proposals should be designed to take into account and seek to enhance the landscape character of the area considering in particular:*

a. the need to protect the setting and special qualities of the Peak District National park, views in and out of the park and views from surrounding viewpoints;

b. the setting of settlements and buildings within the landscape;

c. the patterns of woodland, trees and field boundaries;

d. the appearance of rivers, canals, reservoirs and other water features within the landscape.

Policy 33: Trees

4.32 Where woodland forms the western and southern boundaries to the site, as well as a portion of the eastern boundary, and with tree-lined hedgerows delineating fields within the site area itself, the following policy wording is also considered of relevance;

“The Council will not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity.



Proposals should normally retain any valuable or important trees where they make a contribution to public amenity, the distinctiveness of a specific location or contribute to the environment, including the Wildlife Habitat Network and green infrastructure networks.

Proposals will need to comply with relevant national standards regarding the protection of trees in relation to design, demolition and construction. Where tree loss is deemed to be acceptable, developers will be required to submit a detailed mitigation scheme.”

Policy LP63: New open space

- 4.33 In the context of the Green Belt and open space within Kirklees, the Local Plan states that; *“The council will seek to secure well-designed new and improved open space” and that “New housing developments will be required to provide or contribute towards new open space or the improvement of existing provision in the area, unless the developer clearly demonstrates that it is not financially viable for the development proposal.”*

5. Landscape Features

- 5.1 This section provides an overview of the landscape features and character of the landscape, an indication of their sensitivity to development of the type proposed and an assessment of the predicted level of effect.
- 5.2 In Landscape and Visual Impact Assessment sensitivity is assessed through consideration of both the susceptibility to development of the type proposed and the value attached to the landscape. In the case of the potential for effects on landscape character, susceptibility means the ability to accommodate the proposed development without undue consequences for the existing characteristics of the site. An assessment is then made as to the magnitude of the change, in terms of its scale or size.
- 5.3 The assessments of sensitivity of the receptor and magnitude of change are then combined with the duration of the effect and the reversibility of the effect, to assist in determining the relative level of effect on each landscape feature or character area.
- 5.4 For the purposes of the assessment of landscape effects the magnitude of change is considered to be long-term and permanent.

Landscape Features

Landform and Topography

- 5.5 The site has a varied landform, with the land falling from the northern edge towards the centre of the site before rising more steeply to the southern boundary. The highest point is located at approximately 220 m Above Ordnance Datum (AOD) along the southwestern edge.
- 5.6 The land also slopes broadly from west to east, with a localised high point at the woodland along the western boundary at approximately 216 m falling to around 203 m AOD along the eastern edge.
- 5.7 The site sits slightly above the southeastern settlement edge of Shepley, where the landform then falls away through the village and down toward the Fenay Beck Valley Landscape Character Area (LCA). In contrast, to the south the ground rises gradually toward Carr Lane, Carr Hill Road and the A635, forming part of the transition into the Moorland Fringes and Upland Pastures Landscape Character Area. Woodland planting along the western, southern and south-eastern boundaries contributes to a sense of enclosure and helps separate the site from this higher land

to the south.

- 5.8 To the north-east, local variations in topography create a more complex landform, including deeply incised valleys, small tributaries and watercourses associated with the Emley Moor Landscape Character Area.
- 5.9 To the west, the landform rises gently up towards the settlement of New Mill and associated schools, before falling again into the wider Holme River Valley Landscape Character Area. This enclosing topography contributes to a varied and locally distinctive landform structure that responds to both rural and settled edges.
- 5.10 Due to the varied levels across the site, including a more pronounced slope toward the southern boundary, it is assumed that some regrading and earthworks would be required to facilitate development. These works are expected to include the creation of level housing platforms and access roads. However, the topography of the site is consistent with that of the wider landscape and is therefore considered to have low value and low susceptibility to the proposed development, giving it an overall low sensitivity.
- 5.11 The extent of regrading would be relatively localised and sensitively designed to work with the existing landform. It is not anticipated that the proposed development would change the perception of local topography and as such the magnitude of change is assessed as low.
- 5.12 When this is combined with a moderate sensitivity attributed to this established, gently sloping rural landform, the overall effect on topography is considered to be **minor adverse**. The change would be permanent but limited in extent, and therefore not significant in landscape terms.

Land Use, Buildings, and Infrastructure

- 5.13 The site is predominantly in agricultural use, comprising arable fields along with a cluster of agricultural buildings located centrally within the site. In addition, there is some recreational use in close proximity to the site, most notably in the area near the Shepley Memorial, which is located approximately 50 m to the south-west of the site boundary within the woodland belt bounding this part of the site.
- 5.14 The surrounding land use reflects a mix of settlement edge, light industry and commerce at North Spring and a more traditional rural environment. The residential edge of Shepley lies immediately to the west and north-west of the site, whilst to the north, the landscape is more

influenced by a combination of agricultural buildings and light industrial uses along The Knowle. The playing fields associated with Shepley First School lie immediately adjacent to the western edge of the site. The landscape to the east, south and west remains predominantly in agricultural use.

- 5.15 Shepley is the closest settlement to the site and is a large rural village that has grown outwards from its core in the north. The settlement benefits from a number of community facilities and is positioned in a transitional location between the open countryside and the urban edge of Kirklees.
- 5.16 The Shepley Conservation Area lies to the west of the site, with its closest boundary located approximately 100 m beyond the school playing fields, to the south of Shepley First School. There are no promoted views into or out of the Conservation Area that relate to the site.
- 5.17 The existing arable land use of the site is considered to have a medium value, with a medium susceptibility to the proposed development. The sensitivity of the land use resource is medium.
- 5.18 The arable land within the site would be replaced with residential development, associated infrastructure, open space, SuDS including a swale through the centre of the site. This would include the removal of the existing agricultural buildings. The magnitude of change for these parts of the site is considered to be high, and an effect of **major adverse** which is not unusual when assessing the change from undeveloped land to that of a residential development such as this, although it should be noted that the proposed land use will be in keeping with the he adjacent residential use and character to the north.

Water Features and Drainage

- 5.19 Water features within the site are limited to a drainage ditch running broadly west to east, located towards the centre of the site. This feature is considered to have **medium value and susceptibility** to change as a result of the proposed development. The development has been designed to retain and enhance this feature, incorporating new planting along the bank. As a result, the magnitude of change is assessed as low.
- 5.20 When combined with the medium sensitivity of the feature, this results in a **minor-moderate, neutral** effect during construction and Year 1, improving to a **minor-moderate beneficial** effect by Year 15, once planting and habitat enhancements have become established.

- 5.21 There are no other notable water features within the site boundary. A pond is located adjacent to the site to the north, just outside the red line boundary. This pond is set within established woodland and is screened from view by dense vegetation, somewhat separating the feature from the development.
- 5.22 Given that the pond lies outside the site boundary and is visually and physically separated by existing vegetation and landform, no direct effects are anticipated. The proposed development would not result in any changes to this feature.

Vegetation

- 5.23 The site is comprised of four arable fields, separated by hedgerows to the centre and an informal track running broadly north to south leading to the farm buildings. The fields are primarily occupied by single crop types, creating a uniform and simplified agricultural landscape. This landscape pattern is broadly reflective of the surrounding farmland to the south, east and west. A mature woodland belt abuts the site boundary, wrapping around the eastern, southern and western boundaries, whilst several mature oak trees are located within the internal hedgerows dividing the fields.
- 5.24 The sensitivity of vegetation within the site, or at its boundaries, is considered to be as follows:

Arable crops: **Low**

Field margins, hedgerows, scrub, meadow and semi-mature trees: **Medium**

Mature trees & Woodland Edge: **High**

- 5.25 The illustrative development proposals, as shown on the Indicative Landscape Masterplan (**Appendix 4**), illustrate the retention of the central hedgerow that bisects the site, along with the mature trees located within it. The existing farm track, which currently intersects the hedgerow, will be used for the alignment of the new access road, minimising impacts on the hedgerow and facilitating access with limited vegetation loss.
- 5.26 The mature trees within this central hedgerow will also largely be retained, with one tree removed towards the north-east of the site. A linear green space, incorporating additional planting, will be created to enhance the setting of these trees and provide visual continuity. The surrounding woodland belt, which encloses much of the site, will also be retained and protected as part of the proposed scheme.

5.27 The development will introduce new trees and hedgerows across the site, significantly increasing tree coverage, especially within areas of Public Open Space. A varied palette of ornamental and native shrub species, as well as species-rich grassland, is proposed to create a more diverse landscape.

5.28 Whilst these new features would be seen within a changed land use context, the magnitude of change to this landscape resource is considered as outlined in **Table 1**.

Table 1 Magnitude of change to vegetation resource

Receptor	Magnitude of change		
	Construction	Year 1	Year 15
Arable crops	High	High	High
Hedgerows (and margins)	Low	Low	Low
Trees	Minor	Minor	Moderate

5.29 There will be an inevitable high magnitude of change to the areas presently under crop, as a result of the development parcels. The effect of a high magnitude of change and a low sensitivity is considered to be **moderate neutral**.

5.30 Considering a medium sensitivity and a low magnitude of change to the existing hedgerows, the effect of residential development within the site upon this landscape resource would be **minor –moderate** and which would initially be adverse (at construction) effects but becoming beneficial as new hedgerow planting establishes (at Year 1 and 15).

5.31 It is Pegasus’ understanding that the site can be developed with limited tree loss, with one tree removed towards the north-east of the site. As such the level of effect on existing vegetation within the site during construction, would be **minor – moderate adverse** at construction and Year 1 but becoming **minor – moderate beneficial** at Year 15 as new tree planting within the site establishes.

6. Landscape Character

6.1 A baseline study has been undertaken to record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it and to highlight any sensitivities that should be addressed by development of the site.

National Landscape Character Assessment

6.2 The site falls within National Character Area 37, Yorkshire Southern Pennine Fringe (**Appendix 6**). This national level assessment gives a broad impression of a region and provides a useful contextual overview of the character of the wider landscape, however, due to the relatively small size of the site when set against the extent of this NCA, for the purpose of this assessment a greater degree of focus has been given to the local landscape character assessment.

Local Landscape Character Assessment

6.3 The Kirklees District Council's Landscape Character Assessment (2015) provides a study of the diverse character areas within the borough. There is a total of eight Landscape Character Types within the Kirklees District, and a total of 19 Landscape Character Areas wholly or partially within the overall District. The study also provides a Landscape Evaluation for each of the Landscape Character Areas (LCAs), identifying any valued landscape features and attributes within each LCA.

6.4 The site lies within the Rural Fringes Landscape Character Type and is situated at the southern part of LCA E6: Fenay Beck Valley Rural Fringes (**Appendix 7**). The report does not provide a detailed assessment of the Landscape Character Types, but a summary of the key characteristics of the Fenay Beck Valley Rural Fringes Character Area is set out below. Those which are considered to be apparent within the site and its local landscape, are shown in bold:

Key Characteristics

Topography, geology and drainage

- **Gently undulating plateau ranging from approximately 150 to 280 metres altitude;**
- **Located above the Holme and Fenay Beck River Valleys, rising east towards Emley Moor;**

- *Local variations in topography create complex landforms including deeply incised valleys with tributaries and watercourses flowing towards Fenay Beck.*

Woodland Cover

- *Large blocks of woodland on slopes, especially in the northeast;*
- *Mostly broadleaved, with some mixed and small coniferous plantations;*
- ***Shelterbelts and mature in-field and boundary trees contribute to a well-wooded character.***

Land use and field patterns

- *Small-scale, complex land cover patterns with varied vegetation;*
- ***Small grassland pastures enclosed by gritstone walls and hedgerows.***

Semi-natural habitats

- *Includes acid grassland, scrub, hay meadow, and wet pasture;*
- *Locally important woodlands such as Upper Park Wood and Wither Wood contribute to a naturalistic character.*

Archaeology and cultural heritage

- *Strong historic character with traditional stone-built cottages, farm buildings, and villages;*
- *Castle Hill Fort and Victoria Tower Monument are prominent features to the northwest.*

Settlement and road pattern

- *Dense network of minor roads and winding lanes radiating from the A629;*
- ***Larger settlements like Highburton, Shepley, and Skelmanthorpe expand from historic cores;***
- *Smaller villages and scattered farms/houses are also present.*

Views and perceptual qualities

- ***Settled and rural landscape with long views north across the district;***

- *High intervisibility with Emley Moor (LCA N1) and distant views to the Peak District National Park from Shelley.*

6.5 The LCA provides a direct setting to Shepley and Skelmanthorpe and forms an elevated backdrop to valley settlements in LCAs G8, G9, and G10, including Denby Dale, Kirkburton, and Armitage Bridge. Although not adjacent to the National Park, there are distant views to the Peak District National Park from Shelley, approximately 7.25 km southwest of the site

6.6 Whilst the site does display some of the characteristics of the wider Fenay Beck Valley Fringes LCA, it is not covered by any national or local designation recognising specific landscape character or scenic importance. The site is also notably influenced by the existing residential edge of Shepley to the west and north-west.

6.7 An absence of a statutory or non-statutory designation is a strong indication that a landscape falls outwith that which would be considered to be 'valued' in NPPF terms. However, that is not to say that ordinary countryside such as this, is not without value. The following analysis, utilising direction with regard to valued landscapes contained within GLVIA3 and Landscape Institute Technical Guidance Note (TGN) O2/ 21, is made where the land in question is not subject to any statutory or local landscape protection designation. Box 5.1 of GLVIA3 identifies a number of criteria that can be considered when assessing valued landscapes, but which has been updated by TGN O2/ 21.

6.8 Paragraph 1.1.1 of the TGN O2/21 provides guidance to landscape professionals where there is a requirement to make judgements about the value of a landscape. Page 3 of the document provides a definition with regard to landscape value, noting that it equates to the relative value or importance attached to different landscapes by society on account of their landscape qualities as set out in table 1 of the document which starts on internal page 7 through to 11. The range of factors considered are as follows:

- *Natural Heritage*
- *Cultural Heritage*
- *Landscape Condition*
- *Associations*
- *Distinctiveness*
- *Recreational*
- *Perceptual (Scenic)*

- *Perceptual (Wildness and Tranquillity)*
- *Functional*

- 6.9 Overall, the value of the site itself is considered to be **medium** and not a 'valued landscape' in terms of the NPPF.
- 6.10 The susceptibility (vulnerability or weakness) to residential development is assessed as **medium**. An overall sensitivity to the type of development proposed is therefore **medium**.
- 6.11 The site occupies a relatively small part of the wider Fenay Beck Valley Fringes Landscape Character Area (LCA) and is seen in the context of adjacent residential development, as well as other urbanising features such as the Shepley Spring industrial and commercial complex. These surrounding elements reduce the perceived rurality and scenic value of the immediate landscape.
- 6.12 Key features present within the site include relatively limited vegetation, in contrast to the more complex and varied vegetation structure associated with the wider LCA. However, the site does include a woodland block along the eastern, southern and western boundaries, as well as hedgerows and drystone walls to the northern edge—both of which are characteristic features of this landscape. Internal elements, such as the hedgerow and individual trees located centrally within the site, are in good landscape condition.
- 6.13 The site itself offers limited recreational, natural or cultural heritage value. However, there are nearby recreational and heritage assets, including the playing fields associated with Shepley First School and the Grade II Listed Shepley War Memorial, located approximately 57 m to the south. The latter has been specifically addressed in the landscape strategy/masterplan, which includes buffer planting and visual separation to help preserve the setting of this local heritage asset.
- 6.14 The sloping nature of the site is broadly representative of the gently undulating topography found throughout the wider landscape and is considered to be typical of the surrounding area.
- 6.15 On balance, the proposed development is considered to be in keeping with the existing settlement character of Shepley, particularly to the north and west. The Indicative Landscape Masterplan (**Appendix 4**) seeks to retain internal and boundary vegetation and respond sensitively to off-site features, such as the Shepley War Memorial. While there may be some intervisibility with broader valley or upland landscape features, the woodland block surrounding

the eastern, southern and western boundaries would visually contain much of the development to the south. As such, any perceptible change to the wider landscape character would be largely limited to the more immediate setting of the site, as illustrated in the Screened Zone of Theoretical Visibility (**Appendix 9**). The development is not considered to result in any material change to the overall landscape composition.

- 6.16 The proposed development would result in a change to only a small portion of the overall Fenay Beck Valley Fringes Character Area. The sensitivity of the LCA is assessed to be medium, and the magnitude of change is considered low during construction and in Year 1, resulting in a **minor adverse** effect, reducing to negligible by Year 15 as mitigation planting establishes and integrates into the wider landscape.

Landscape Character of the site and Immediate Surroundings

- 6.17 The value of the site and immediate surroundings is considered to be medium.
- 6.18 As noted above, the geographical extent of the landscape that would experience long-term effects from the proposed development is primarily limited to areas in close proximity to the site, where the change would be more perceptible. This includes locations to the north and west, particularly along the residential edge of Shepley.
- 6.19 The magnitude of change to the local landscape, within approximately 500 m of the site, is considered to be **medium–low** during construction and in Year 1, reducing to **low** by Year 15. The effect during construction and early establishment (Year 1) is assessed as **moderate adverse**, largely due to vegetation removal and construction activity. By Year 15, following the establishment of mitigation planting and integration of built form, the residual effect would reduce to **Minor – moderate adverse**. Beyond this immediate zone, the level of effect would gradually reduce, particularly to the south–east and west, where the presence of woodland blocks helps to filter and limit views into the site.

Effects upon the Character of the Site Itself

- 6.20 Adopting the medium sensitivity of the site as previously discussed, the proposed development is assessed as having a high magnitude of change on the character of the site itself during construction, Year 1, and Year 15. This is an inevitable consequence of introducing new built form and associated infrastructure within what is currently an undeveloped site. When combined with the site’s medium sensitivity, the overall effect is assessed as **moderate–major** adverse.

6.21 The effects during construction are temporary. Year 1 and Year 15 are considered long term and permanent. A summary of effects upon landscape features and character is contained Table 2.

Table 2 Summary of Landscape Effects

Receptor	Sensitivity	Development Phase	Magnitude of change	Level of Effect
Landscape Features				
Landform and topography	Low	Construction	Low	Minor adverse
		Year 1	Low	Minor adverse
		Year 15	Low	Minor adverse
Land use, Buildings and infrastructure	Medium	Construction	High	Major adverse
		Year 1	High	Major adverse
		Year 15	High	Major adverse
Water features and drainage	Medium	Construction	Low	Minor-moderate Neutral
		Year 1	Low	Minor-moderate Beneficial
		Year 15	Low	Minor-moderate Beneficial
Vegetation – Arable crops	Low	Construction	High	Moderate neutral
		Year 1	High	Moderate neutral
		Year 15	High	Minor-moderate neutral
Vegetation – Hedgerows and margins	Medium	Construction	Low	Minor-moderate adverse
		Year 1	Low	Minor-moderate beneficial
		Year 15	Low	Minor-moderate beneficial

Receptor	Sensitivity	Development Phase	Magnitude of change	Level of Effect
Mature trees & Woodland Edge:	High	Construction	Low	Minor-moderate adverse
		Year 1	Low	Minor-moderate adverse
		Year 15	Low	Minor/moderate beneficial
Landscape Character				
LCA E6: Fenay Beck Valley Rural Fringes	Medium	Construction	Low	Minor adverse
		Year 1	Low	Minor adverse
		Year 15	Low	Negligible
The site's local landscape	Medium	Construction	Medium to low	Moderate adverse
		Year 1	Medium to low	Moderate adverse
		Year 15	Low	Minor - moderate adverse
The site itself	Medium	Construction	Medium to low	Moderate adverse
		Year 1	Medium to low	Moderate adverse
		Year 15	Low	Minor - moderate adverse

7. Visual Amenity

- 7.1 Visits to the site and surrounding landscape were undertaken during July 2024 and August 2025 to consider the potential development within the site and surrounding landscape in landscape and visual terms. This indicated that the visibility of the site within the local area was relatively limited, particularly in relation to the south and east due to existing tree coverage, which is located along the eastern, southern and western edges of the site area. In the main views into the site are limited to those in proximity to the site itself and a review of the SZTV (**Appendix 9**), as well as site work, concluded that any changes to more distant views to the south, east and west, would be minimal. Although an initial 3 km study area has been adopted, site work indicated that the existing context, screening, and nature of the proposals within the site, would make a reduced study area, of 1.5 km, more proportionate to this assessment.
- 7.2 The Photo Record included at **Appendix 10**, illustrates the nature of existing views from publicly accessible locations within the study area. The photographs are intended to provide representative views from locations within the surrounding area and are not intended to represent all receptors who could experience views of the site or development within it.

Views from Residential Receptors

- 7.3 All residential receptors are considered high sensitivity unless stated otherwise. The SZTV at **Appendix 9** suggests that within the study area, as set out in Chapter 2 Methodology, there would be some potential visibility of the proposed development within the site from a number of residential properties which are located within the study area. Most of these are homes located adjacent to the west or within 500 m of the site. Albeit there would be some visibility towards the proposed development from parts of Shelley, which is located approximately 1.2 km to the north of the site.
- 7.4 Initially, the following residential receptors were identified where it was deemed that there would be some potential visibility towards the development:
- Group 1 – Properties located adjacent to the west of the site (Eastfield, Lea Drive, Stonecroft Gardens and Knowle Park Avenue);
 - Properties located to the south of The Knowle (approximately 130 m to the north, north-east of the site);

- Properties located to the east of the A629, Lane Head Road (approximately 170 m to the west of the site);
- Shelley village (approximately 1.2 km to the north of the site);
- Wood Lea Farm (approximately 900 m to the north of the site);
- Abbey Gardens (approximately 850 m to the north of the site); and
- Properties located within Shepley village along Jos Lane and Marsh Lane (approximately 750 m to the south-west of the site).

7.5 Following site work, the properties from where there would be the greater potential for visibility of the proposed development within the site are generally lie within approximately 500 m. Generally, it has been acknowledged that beyond approximately 500 m, site work considered that the change arising from the proposed development would be lower, due to the wider views available from these locations and the site forming a small portion of the overall view. It is considered however that there would be some visibility towards the proposed development from some residential areas within Shelley, which is located approximately 1.2 km to the north. On this basis, the following residential properties, within 1.5 km are considered in more detail.

Group 1 - Properties located adjacent to the west of the site (Eastfield, Lea Drive, Stonecroft Gardens and Knowle Park Avenue)

7.6 There are a number of properties which are located on the residential streets of Eastfield, Lea Drive, Stonecroft Gardens and Knowle Park Avenue which abut the western site boundary. Twelve properties lie adjacent to the entirety of the northwestern boundary and are generally orientated north-west to south-east, with their rear gardens abutting the site boundary. There are two properties however which side on to the western boundary. These properties are located on Stonecroft Gardens and Eastfield at where the site access is proposed.

7.7 These properties have been assessed from publicly accessible locations. The assessment considers a potential worst-case where there would be direct and uninterrupted views towards the site and in an easterly direction from both storeys of properties which are located adjacent to the site to the west. It is anticipated that these existing views would be filtered views beyond vegetation which is located within the garden curtilages of the properties, especially from ground level. It is assumed that any existing views from other properties which are located on the aforementioned residential streets, further west, would experience some incidental views

towards the site area beyond the adjacent built form and vegetation associated with the twelve properties which are located adjacent to the site boundary.

- 7.8 Direct views across the vast majority of the proposed development area would be available from rear and side façades of the twelve properties which are located adjacent to the western boundary. It is also acknowledged that there would be some filtered views towards the proposed development from a small number of properties which are located further west on the same residential streets.
- 7.9 Views would consist of a mix of built form located on slightly rising landform and embedded mitigation planting proposals which are back clothed by the existing woodland which is located along the southern and eastern boundary. A further degree of filtering of built form would occur from the existing hedgerow and trees which provide a linear feature through the site which is orientated roughly north-east to south-west. Any proposed green infrastructure would need time to establish and filtering of views towards the proposed development at construction and Year 1 would be limited in nature from the aforementioned properties.
- 7.10 It is considered that in views at construction and Year 1, there would be limited screening benefits from the landscape proposals and a greater level of intervisibility would occur of the built form. It is considered that the magnitude of change on views towards the proposed development at construction and Year 1 would to be **high**.
- 7.11 By Year 15 of operation, the new planting associated with the proposed development would have become established, going some way in reducing the visual impact by screening and softening built form. This said, it is considered that views would change from one which is absent of built form, to land which has been developed. Therefore, it is considered that the magnitude of change on views from the properties which are located along the northwestern boundary, would remain **high**.
- 7.12 Across all periods, it is considered that an inevitable **major adverse** level of effect on the views would be experienced by the high sensitivity of residents at this location. This is due to the proximity of the existing development which lies adjacent to the site. However, some benefits would occur from the proposed landscape features associated with the development, going some way to soften the proposed built form over time.

Properties located to the south of the Knowle (approximately 130 m to the north, north-east of the site)

- 7.13 A number of detached and semi-detached properties are located either side of The Knowle, which is located to the north, north-east of the site, beyond the industrial and commercial premises of Shepley Spring. The majority of the properties which are located on the southern side of The Knowle have a primary orientation to the north-west, however it is acknowledged that there are some properties which have rear facades which are orientated to the south and in the direction of the site.
- 7.14 These properties have been assessed from publicly accessible locations. The assessment considers a potential worst-case where there would be some direct views towards the site from the upper storeys of some of the properties which are located along to the south of The Knowle. It is anticipated that these views would be heavily filtered by vegetation which is located within the garden curtilages of the properties themselves and the layers of field boundary vegetation which is located between the receptors and the site.
- 7.15 Theoretically, there would be the potential for some direct and oblique angle of views towards parts of the proposed development from varying façades of a number of the properties which are located to the south of The Knowle. It is anticipated that any views would consist of a mix of built form and embedded mitigation proposed within the site area. It is considered that these views would be seen in context of the built form which is associated with Shepley Spring and heavily filtered by intervening vegetation. It is acknowledged that any development would be offset from the northern boundary of the site which would consist of open space areas which would include planting proposals. Any green infrastructure associated with the proposed development would need time to establish and these proposals would provide limited screening benefits at construction and Year 1. It is considered that the magnitude of change on views from the upper floors of a number of properties which are located to the south of The Knowle towards the proposed development at construction and Year 1 would to be **medium**.
- 7.16 By Year 15 of operation, the new planting associated with the proposed development would have become established, going some way in reducing the visual impact by screening and softening built form. It is considered that the magnitude of change on views would reduce to **low-medium**.
- 7.17 During construction and Year 1 it is considered that a worst-case **moderate adverse** level of effect on the views would be experienced from the upper storeys of some of the properties. By

Year 15 of operation, the proposed planting across the site will have established which would result in **minor-moderate adverse** effect overall.

Group 2 – Properties located to the east of the A629, Lane Head Road (approximately 170 m to the west of the site)

7.18 To the west of the site between Stonecroft Gardens and Cliffe House there are a number of properties which are located on the residential streets of Firth Street and Lea Head, as well as a number of properties which are accessed via Lane Head Road itself. Amongst these properties, Shepley First School and Shepley Methodist Church lie, and for the purposes of the assessment, these have been assessed under 'Group 3'. This group of built form have various primary orientations which vary from roughly east to west for those properties which reside to the east of Lane Head Road and roughly north-east to south-west for those properties which are located on Firth Street and Lea Head. It is acknowledged the elevation of this part of the landscape varies between 214 m – 226 m AOD, which is generally greater than the highest part of the site (219 m AOD). It is also acknowledged that views towards the site area from the landscape to the west comprises of landform which is sloping roughly south to north. It was identified whilst carrying out site visits that views of the wider landscape to the east are available from some of these properties.

7.19 This group has been assessed from publicly accessible locations. The assessment considers a potential worst-case where there would be direct and uninterrupted views towards the site and in an easterly direction. It is anticipated that there would be views towards the site across all floors from varying facades of some of these properties in this group. These views would be filtered by vegetation which is located within the garden curtilages of the properties, especially from ground level. Further filtering of views would occur from the layering of intermediate vegetation which is located between these receptors and the site. A number of sports facilities which include a playing field, tennis courts and bowling green, as well as small agricultural fields lie between the receptors and the site. These include boundary vegetation and other man-made clutter.

Furthermore, the woodland which surrounds the site area to the south would provide the greatest screening on views towards the proposed development. It is assumed that any views from other properties which are located on Firth Street and Lea Head beyond the westernmost dwellings would experience limited views towards the site due to the direction of views and screening which would occur from adjacent built form.

- 7.20 It is predicted that any views towards the proposed development from this group of properties would consist of the upper parts of the dwellings and rooflines, especially from those properties which are located on a greater elevation at the southern part of the group. It is acknowledged that there would be the potential for visibility towards the southern extents of the development due to the elevation of this part of the site being greater. It is also acknowledged that during winter months, there would be a greater level of intervisibility between these receptors and the site due to the woodland being deciduous.
- 7.21 It is acknowledged that there would be a limited view into the site towards the southwestern corner of the site from some of the properties located in the group, especially from those properties which are located at the western side of Firth Street and Lea Head. This is due to the sporadic nature of vegetation which is located between the woodland which surrounds the site and the boundary of a property which is located on Stonecroft Gardens.
- 7.22 At construction and Year 1 from the properties which are located at the western extents of Firth Street and Lea Head, there would be limited screening benefits from the landscape proposals and a greater level of intervisibility of the built form would occur from these locations. From the group as whole, which takes into consideration, winter conditions, views towards the upper parts of the proposed development and a limited view into the site at the southwestern corner at construction and Year 1, it is predicted that a **medium** magnitude of change on views towards the proposed development would occur.
- 7.23 By Year 15 of operation, the new planting associated with the proposed development would have become established, going some way in reducing the visual impact overall. It is predicted that a **low-medium** magnitude of change on views towards the proposed development would occur at Year 15.
- 7.24 During construction and Year 1 it is considered that a worst-case **moderate adverse** level of effect on the views would be experienced from the properties which are located in Group 1. By Year 15 of operation, planting will have established and an additional layer of vegetation to the woodland will be present. Therefore, it is deemed that overall, a **minor-moderate adverse** effect would occur.

Shelley Village (approximately 1.2 km to the north of the site)

7.25 Shelley is a village which is located to the north of the site and rises in elevation from the railway corridor, which ultimately shares a similar elevation to that of the site and its surroundings. The village is made up of mixed period housing and views towards the south from various locations within the village are far reaching. It was identified on site that a number of properties within the village would have the potential for views towards the site area. These properties are located along the following residential streets:

- Park Drive;
- Cleveland Way;
- Bankfield;
- Far Bank;
- Westerly Way;
- Westerly Lane;
- Hawthorne Way; and
- Park Avenue.

7.26 It was also identified that a number of properties which are located along Huddersfield Road and Near Bank would have the potential for views in the direction of the site.

7.27 These properties have been assessed from publicly accessible locations. The assessment considers a potential worst-case where there would be some direct views towards the site from all storeys and varying facades of some of the properties which are located within Shelley. It is anticipated that these views would be filtered in part by adjacent built form and vegetation which are located adjacent to these receptors. It was acknowledged whilst carrying out site visits that the site area occupies a small portion of the overall wider view, which are available from these elevated parts of the landscape.

7.28 It is anticipated that these views towards the proposed development would consist of a mix of built form and embedded mitigation planting proposals and seen in context of the built form of Shepley, as well as the wider strong green network which is located in the wider landscape to

the site. Any proposed green infrastructure would need time to establish and filtering of views towards the proposed development at construction and Year 1 would be limited in nature. It is acknowledged that from views to the north, the proposed development would be seen contained by the woodland which is located along the southern boundary of the site. The greater elevation of the site to the south would be visible from this part of the landscape and any development which is proposed at this location would appear more prominent within the site. This said, it is acknowledged that there the greatest elevation within the site to the southwestern corner would be absent of built form.

- 7.29 It is considered that in views at construction and Year 1, there would be limited screening benefits from the landscape proposals within the site and a greater level of intervisibility would occur of the built form. Therefore, it is considered that the magnitude of change on views towards the proposed development at construction and Year 1 would to be **low-medium**.
- 7.30 By Year 15 of operation, the new planting associated with the proposed development would have become established, going some way in reducing the visual impact by screening and softening built form. It is considered that the magnitude of change on views from some of the properties within Shelley, would reduce to **low**.
- 7.31 During construction and Year 1 it is considered that a worst-case **moderate adverse** level of effect on the views would be experienced from all storeys of some of the properties within Shelley. By Year 15 of operation the planting across the site will have established and therefore further enhance the strong landscape framework of the site and its surroundings. A **minor-moderate adverse** effect is predicted.

Views from Public Rights of Way (PRoW) and Other Recreational Receptors

- 7.32 Users of recreational trails and other signposted trails are considered high sensitivity, users of other PRoW which do not appear to be primarily used for recreation or enjoyment of the landscape are considered medium sensitivity.
- 7.33 PRoW and other recreational receptors from where the SZTV show potential for visibility of the proposed development within the site are as follows:
- **Trans Pennine Trail and Kirklees Way (approximately 90 m to the north of the site at its closest point);**

- **NCN 627 (approximately 265 m to the west of the site at its closest point);**
- KIR/143/20 (approximately 40 m to the south of the site at its closest point);
- KIR/144/10 (approximately 60 m to the east of the site at its closest point);
- **Footpaths to the north of Shepley Station – east to west (KIR/187/10 & 20, KIR/142/40, KIR/142/10 & 20, KIR/188/20 (approximately 500 m to the north of the site at its closest point));**
- Footpaths within Shelley (approximately 1.05 km to the north of the site at its closest point);
- **Shepley to Denby Dale Trail (approximately 330 m to the north-west at its closest point); and**
- Group 3 – Shepley First School, Shepley Methodist Church and outdoor sports facilities (adjacent to the west of the site at its closest point).

7.34 Following site work to consider the potential effects upon users of the above PRoW, it is deemed that the change arising from the proposed development would be so small as to have no noteworthy effect upon those routes contained in bold. This is due to a combination of distance from the site and screening of views provided by intervening woodland, other dense vegetation, or intervening buildings in the landscape between each PRoW and the site. On this basis, users of the following PRoW and recreation locations, are considered in more detail:

7.35 A locally promoted walk around Shepley called the 'Higgler Hike' crosses footpaths which have been identified above. These consist of the following:

- KIR/143/20 (approximately 40 m to the south of the site at its closest point); and
- KIR/144/10 (approximately 60 m to the east of the site at its closest point)

7.36 Visual effects have been identified on where sections of the Higgler Hike share its route with the above footpaths. It is considered that any effects relating to other sections of the Higgler Hike would be less noticeable and therefore not considered further in the assessment.

KIR/143/20 (approximately 40 m to the south of the site at its closest point)

7.37 Viewpoint 1 within **Appendix 10** illustrates a view from the footpath.

7.38 The route of the footpath travels roughly north-west to south-east in close proximity to the south of the site, and in part within the woodland which lies adjacent to the boundary of the site to the south and west. The footpath provides a connection between the A629, Abbey Road



South and Carr Lane. The route is approximately 695 m in length, and the elevation of the route rises southwards in the direction of Carr Lane.

- 7.39 Whilst travelling northwards for approximately 100 m beyond the properties of The Carr and Shepley Carr House, far reaching views are available, as well as the established woodland which surrounds the site area to the south.
- 7.40 From this PRoW there would be a limited opportunity where oblique views into the site are available. These views would be available whilst travelling in both directions along the route. This opportunity lies between where the footpath crosses the football field, which is located to the east of Shepley First School (viewpoint 4). Views towards the built form of the proposed development would be available for approximately 50 m through a narrow gap between the boundary of properties which are located on Stonecroft Gardens and the woodland which is located along the southern boundary.
- 7.41 It is acknowledged that a degree of intervisibility would occur during winter months through the woodland which is located adjacent to the site and the potential for glimpsed views into the site would be available. This would be the case whilst travelling along the section of footpath through the woodland.
- 7.42 The embedded mitigation proposed within the site will be most effective during summer months and a level of intervisibility would remain during winter months. The proposed development proposes the incorporation and enhancement of existing vegetation within the site, particularly along the site boundaries. New Green Infrastructure would take time to establish, and its benefits would be limited at construction and Year 1. It is considered that the magnitude of change on views towards the proposed development from a short section of this footpath, as well as glimpsed views from other sections of the route during winter months would be **medium-high**.
- 7.43 There would be the potential for a reduction in the magnitude of change with the embedded mitigation at Year 15. This will strengthen the existing edge to the woodland and infill any gaps. It is considered that the magnitude of change on views from the footpath would reduce to **medium**.
- 7.44 During construction and Year 1, it is considered that a worst-case **moderate adverse** level of effect on the views would be experienced by the High sensitivity of footpath users along

approximately 50 m of the route, as well as the potential for glimpsed views into the site from within the woodland, during winter months.

- 7.45 By Year 15 of operation, the establishment of planting would provide some benefit to the overall proposed development and wider landscape by strengthening the already strong green network which is located within and adjacent to the site. It is considered therefore, that a **minor-moderate adverse** effect would occur.

KIR/144/10 (approximately 60 m to the east of the site at its closest point)

- 7.46 Viewpoints 2 and 3 within **Appendix 10** illustrate views from this footpath.
- 7.47 The route of the footpath travels roughly north to south in close proximity to the east of the site, across open countryside. The footpath provides a connection between the The Knowle and Carr Lane, at lower Carr. The route is approximately 785 m in length, and the elevation rises southwards towards Carr Lane.
- 7.48 Whilst travelling northwards beyond lower Carr, views towards the wider surrounding landscape are available, including the established woodland which surrounds the site area to the south.
- 7.49 As illustrated on the SZTV (**Appendix 9**) there would be limited opportunities where oblique views towards the site are available whilst travelling in both directions. This section of the route is located between the southern edge Shepley Spring and for approximately 100 m to the south. When visiting the site, it was acknowledged that there could be further potential to see upper parts of the development from this section of the footpath, however, it is more likely that views towards the built form would be experienced through any gaps in the woodland which is located along the north and eastern boundaries, especially, during winter months where a greater degree of intervisibility would occur.
- 7.50 The embedded mitigation proposed within the site will be most effective during summer months and a level of intervisibility would remain during winter months. The proposed development proposes the incorporation and enhancement of existing vegetation within the site, particularly along the site boundary. New Green Infrastructure would take time to establish, and its benefits would be limited at construction and Year 1. It is considered that the magnitude of change on views towards the proposed development from a short section of this footpath, would be **medium** and during winter months.

7.51 There would be the potential for a reduction in the magnitude of change with the embedded mitigation at Year 15. This will strengthen the existing edge to the woodland and provide an offset of development from the northeastern part of the site, to accommodate an area of public open space, which would include landscape features. It is considered that the magnitude of change on views from the footpath would reduce to **low-medium**.

7.52 During construction and Year 1, it is considered that a worst-case **minor-moderate adverse** level of effect on the views would be experienced by the High sensitivity of footpath users along approximately 100 m of the route during winter months.

By Year 15 of operation, the establishment of planting would provide some benefit to the overall proposed development and wider landscape by strengthening the already strong green network which is located within and adjacent to the site. It is considered therefore, that a **minor adverse** effect would occur.

Group 3 – Shepley First School, Shepley Methodist Church and outdoor sports facilities (adjacent to the west of the site at its closest point)

7.53 Viewpoints 4, 5 and 6 within **Appendix 10** illustrate views from playing fields, and seating area at the rear of the Methodist Church.

7.54 To the west of the site lies Shepley First School (approximately 100 m at its closest point), and Shepley Methodist Church (approximately 250 m at its closest point). Shepley First School is accessed via Firth Street and Shepley Methodist Church is accessed via the A629, Lane Head Road. Between these features and the site lie a number of outdoor sports facilities in the form of a grass football pitch, which is located to the east of Shepley First School. To the east of Shepley Methodist Church lies an outdoor seating area which can be accessed at the rear of the Church. Between the school and church lie multiple tennis courts and a bowling green.

7.55 Whilst carrying out site visits, it was acknowledged that there would be limited views towards the site area from these receptors. Views into the site area would be available from the eastern extents of Shepley First School, which includes the southeastern façade of the built form and hardstanding areas to the rear of the building. There would be views into the site from the football pitch which is located between the school and the site and furthermore, these views would be extended to the tennis courts, due to the line of site between the receptor and site

area from this location. These narrow views would be towards the southwestern corner of the site, where vegetation is limited along this section of the site.

- 7.56 It is acknowledged that a degree of intervisibility would occur during winter months through the woodland which is located adjacent to the site to the south and the potential for glimpsed views into the site would be available from the school, football pitch and tennis courts.
- 7.57 The embedded mitigation proposed within the site will be most effective during summer months and a level of intervisibility would remain during winter months. The proposed development proposes the incorporation and enhancement of existing vegetation within the site, particularly along the site boundary. New Green Infrastructure would take time to establish, and its benefits would be limited at construction and Year 1. It is considered that the magnitude of change on views towards the proposed development from the aforementioned receptors would be **medium**.
- 7.58 There would be the potential for a reduction in the magnitude of change with the embedded mitigation at Year 15. This will strengthen the existing edge to the woodland. It is considered that the magnitude of change on views from the school, pitch and tennis courts would reduce to **low-medium**.
- 7.59 During construction and Year 1, it is considered that a worst-case **moderate adverse** level of effect on the views would be experienced by the medium sensitivity of the above receptors, as well as the potential for glimpsed views into the site from within the woodland during winter months.
- 7.60 By Year 15 of operation, the establishment of planting would provide some benefit to the overall proposed development and wider landscape by strengthening the already strong green network which is located within and adjacent to the site. It is considered therefore, that a **minor-moderate adverse** effect would occur.

Footpaths within Shelley

- 7.61 A number of footpaths and bridleways were identified within the Shelley village where potential visibility towards the proposed development would be available. These include the following:
- KIR/164/10 (bridleway) (333 m) (1.48 km at its closest point to the site);
 - KIR/146/30 (footpath) (280 m) (1.22 km at its closest point to the site);

- KIR/146/10-20 (footpath) (840 m) (1.035 km at its closest point to the site); and
- KIR/147/10 (footpath) (786 m) (1.35 km at its closest point to the site).

7.62 These rights of way have been assessed from publicly accessible locations. The assessment considers a potential worst-case where there would be some direct views towards the site from sections of footpaths and bridleways within Shelley.

7.63 It is anticipated that these views would be filtered in part by vegetation which is located along the routes themselves, built form and vegetation which is located within the intervening landscape. It was acknowledged on site that the site area occupies a small portion of the overall wider views, which are available from this part of the landscape.

7.64 At varying angle of views, the proposed development would be potentially visible from the majority of the above routes, especially when orientated roughly south. It is anticipated that these views would consist of a mix of built form and embedded mitigation planting proposals and seen in context of the built form, which is associated with Shepley, as well as the strong green network which is located in the wider landscape. Any proposed green infrastructure would need time to establish and filtering of views towards the proposed development at construction and Year 1 would be limited in nature. It is acknowledged that from views to the north, the proposed development would be seen contained by the woodland which is located along the southern boundary of the site. The greater elevation of the site to the south would be more prominent from this part of the landscape and any development which is proposed at this location would appear more visible. It is acknowledged however, that there the greatest elevation within the site to the southwestern corner would be absent of built form.

7.65 It is considered that in views at construction and Year 1, there would be limited screening benefits from the landscape proposals and a greater level of intervisibility would occur of the built form. Therefore, it is considered that the magnitude of change on views towards the proposed development at construction and Year 1 would to be **low-medium** from the aforementioned rights of way as a whole.

7.66 By Year 15 of operation, the new planting associated with the proposed development would have become established, going some way in reducing the visual impact by screening and softening built form. It is considered that the magnitude of change on views from the above identified rights of way within Shelley, would reduce to **low**.

7.67 During construction and Year 1 it is considered that a worst-case **minor-moderate adverse** level of effect on the views would be experienced from the above identified rights of way within Shelley. By Year 15 of operation the planting across the site will have established and therefore further enhance the strong landscape framework of the site and its surroundings. A **minor adverse** effect is predicted.

Views from the Local Road Network

7.68 Users of minor roads which do not appear to be used primarily for recreational activities or the specific enjoyment of the landscape are considered medium sensitivity. Users of major roads are considered low sensitivity.

7.69 Roads from where there is considered potential for visibility of proposed development within the site are as follows:

- Eastfield, Lea Drive, Stonecroft Gardens and Knowle Park Avenue (adjacent to the site);
- Firth Street and Lea Head (approximately 130 m and 180 m to the west);
- Near and Far Bank (approximately 1.1 km and 1.35 km to the north, north-east);
- Residential streets within Shelley Village (approximately 1.4 km to the north of the site);
- B6116, Huddersfield Road – east of Shelley (approximately 1.55 km to the north, north-east);
- A629, Lane Head Road (approximately 300 m to the west);
- Penistone Road (approximately 1.15 km to the north); and
- Jos Lane and Marsh Lane (approximately 270 m to the south-west of the site).

7.70 Although the SZTV indicates theoretical visibility from the above locations, site work concluded that actual visibility would be much more limited due to screening from intervening woodland or other vegetation and buildings within the landscape.

7.71 The sections of roads from where development within the site could potentially be visible are considered in more detail below:

Eastfield, Lea Drive, Stonecroft Gardens and Knowle Park Avenue (adjacent to the site)

7.72 Viewpoints 8, 9 and 10 within **Appendix 10** illustrate views from the above residential streets.

- 7.73 In the main, existing views for the residents using the above streets are generally limited to the built form and garden curtilages of the streets themselves. The established woodland which surrounds the site to the south is visible whilst travelling in a southeastern direction along the streets. It is acknowledged however that views into the site area are available for receptors whilst travelling in a southeasterly direction along Eastfield. Receptors using this road are considered to be of medium sensitivity to changes in the view.
- 7.74 The SZTV indicates potential visibility from the majority of the above streets. However, in reality, views of the proposed development would be from the residential street of Eastfield and whilst travelling in a southeasterly direction. Views towards the proposed access point and into the site would be available whilst travelling along the street for approximately 100 m, albeit any views would be experienced along a narrow, but direct angle of view and in context of existing built form which is back clothed by the woodland which surrounds the site to the south. There would be the potential for views from Stonecroft Gardens, Lea Drive and Knowle Park Avenue, however, these views would be limited to glimpsed views and in context with the built form of existing residential development.
- 7.75 The proposed development will come forward alongside a robust network of green infrastructure which will contribute to the already strong framework of existing vegetation within and adjacent to the site. At construction and Year 1 it is considered that the magnitude of change on views collectively from Eastfield and any glimpsed views from other parts of the above-named streets towards the proposed development would be **medium-high**.
- 7.76 New Green Infrastructure is proposed at the proposed entrance of the proposed development, which would contribute to softening any visible built form within the site. It is considered that there would be a reduction in the magnitude of change as a result of the embedded mitigation at the entrance of the site, as well as across the rest of the proposals. At Year 15 the new planting would supplement and continue the already vegetated parts of the site. It is considered that the magnitude of change would reduce to **medium**.
- 7.77 During construction and Year 1, it is considered that a worst-case **moderate adverse** level of effect on the views would be experienced by the medium sensitivity of local road users at these locations.



7.78 By Year 15 of operation, the establishment of planting at where the site meets Eastfield and across the extents of the overall development would have matured, however, it is anticipated that **moderate adverse** effect would remain.



Firth Street and Lea Head (approximately 130 m and 180 m to the west)

- 7.79 The existing views for receptors travelling roughly eastwards along Firth Street and Lea Head are generally of the street scene which consists of a mix of properties from different periods. Any views towards the wider landscape, in particular in the direction of the site are in context of intervening man-made features and vegetation which are located between the receptor and the site. It is possible to see the established woodland which surrounds the site to the south and these views would be available whilst travelling along the easternmost section of both streets for approximately 50 m.
- 7.80 Receptors using these roads are considered to be of medium sensitivity to changes in the view.
- 7.81 Views towards the proposed development would be limited to the eastern sections of both streets and towards the southwestern corner of the site, where a narrow view into the site area would be available, due to gaps in the vegetation at this location.
- 7.82 The proposed development will come forward alongside a robust network of green infrastructure which will contribute to the already strong framework of existing vegetation within and adjacent to the site. At construction and Year 1 it is considered that the magnitude of change on views collectively from both Firth Street and Lea Head towards the proposed development would be **low-medium**.
- 7.83 New Green Infrastructure is proposed across the proposed development, which would contribute to softening any visible built form within the site, especially at the southwestern corner. It is considered that there would be a reduction in the magnitude of change as a result of the embedded mitigation across the site. At Year 15 the new planting would supplement and continue the already vegetated parts of the site. It is considered that the magnitude of change would reduce to **low**.
- 7.84 During construction and Year 1, it is considered that a worst-case **minor-moderate adverse** level of effect on the views would be experienced by the medium sensitivity of local road users at these locations.
- 7.85 By Year 15 of operation, the establishment of planting across the extents of the overall development would occur, therefore, it is anticipated that a reduced level of effect would occur to a **minor adverse** effect.

Near and Far Bank (approximately 1.1 km and 1.35 km to the north, north-east)

- 7.86 Viewpoint 13 within **Appendix 10** illustrates a view from the junction of Near Bank and Huddersfield Road.
- 7.87 Far reaching views are available from the roads of Near Bank and Far Bank, as well as direct and oblique angle of views in the direction of the site. From these receptors, views of the established woodland which surrounds the site to the south are available, as well as the built form of Shepley to the north and west.
- 7.88 It is acknowledged that views towards the site from Far Bank would be available whilst travelling southwards for the entirety of the route. These views would be available in context with the built form and clutter which is located alongside the road corridor and in the intermediate landscape. There would be approximately 300 m of Near Bank where clear and uninterrupted views towards the site area would be visible, albeit these views would be available at oblique angles of view. It is worth mentioning that any views towards the site area would be fleeting and glimpsed in nature due to the nature of the receptor.
- 7.89 Receptors using these roads are considered to be of medium sensitivity to changes in the view.
- 7.90 Views towards the proposed development would be seen in context with Shepley to the north and west and the elevated southwestern part of the site would be more prominent from these locations. It is acknowledged however, that there the greatest elevation within the site to the southwestern corner would be absent of built form. It was identified that from these parts of the landscape that the woodland which surrounds the site to the south would provide a level of containment to the overall development of the site.
- 7.91 The proposed development will come forward alongside a robust network of green infrastructure which will contribute to the already strong framework of existing vegetation within and in the wider landscape to the site. At construction and Year 1 it is considered that the magnitude of change on views collectively from Near and Far Bank towards the proposed development would be **low-medium**.
- 7.92 New Green Infrastructure is proposed across the proposed development, which would contribute to softening the built form within the site, especially at the northern corner within the proposed open space areas. It is considered that there would be a reduction in the magnitude of change as a result of the embedded mitigation across the site. At Year 15 the new planting

would supplement and continue the already vegetated parts of the site. It is considered that the magnitude of change would reduce to **low**.

7.93 During construction and Year 1, it is considered that a worst-case **minor-moderate adverse** level of effect on the views would be experienced by the medium sensitivity of local road users at these locations.

7.94 By Year 15 of operation, the establishment of planting across the extents of the overall development would occur, therefore, it is anticipated that a reduced level of effect would occur to a **minor adverse** effect.

Residential streets within Shelley Village (approximately 1.4 km to the north of the site)

7.95 Long distance views are available from the residential streets of:

- Park Drive;
- Cleveland Way;
- Bankfield;
- Park Avenue; and
- Westerly Way.

7.96 Whilst travelling in southerly direction along the majority of these streets, the site area is visible, albeit it appears as a small portion of the overall wider view and in context with Shepley.

7.97 Although the site can be seen at distance in the direction of travel from the three streets, views in the direction of the site are in context with the nearby influences which include built form and other man-made elements, as well as trees and vegetation.

7.98 It is worth mentioning that any views towards the site area would be fleeting and glimpsed in nature due to the nature of the receptor.

7.99 Receptors using these roads are considered to be of medium sensitivity to changes in the view.

7.100 Views towards the proposed development would be seen in context with Shepley to the north and west and the elevated southwestern part of the site would be visible from these locations,



as well as the woodland which surrounds the site to the south which would provide a level of containment to the overall development.

- 7.101 The proposed development will come forward alongside a robust network of green infrastructure which will contribute to the already strong framework of existing vegetation within and in the wider landscape to the site. At construction and Year 1 it is considered that the magnitude of change on views collectively from the above road receptors towards the proposed development would be **low-medium**.
- 7.102 New Green Infrastructure is proposed across the proposed development, which would contribute to softening the built form within the site. It is considered that there would be a reduction in the magnitude of change as a result of the embedded mitigation across the site. At Year 15 the new planting would supplement and continue the already vegetated parts of the site. It is considered that the magnitude of change would reduce to **low**.
- 7.103 During construction and Year 1, it is considered that a worst-case **minor-moderate adverse** level of effect on the views would be experienced by the medium sensitivity of local road users at these locations.
- 7.104 By Year 15 of operation, the establishment of planting across the extents of the overall development would occur, therefore, it is anticipated that a reduced level of effect would occur to a **minor adverse** effect.

B6116, Huddersfield Road – east of Shelley (approximately 1.55 km to the north, north-east)

- 7.105 Viewpoint 13 within **Appendix 10** illustrates a view from the junction of Near Bank and Huddersfield Road.
- 7.106 For approximately 50 m whilst travelling in a westerly direction, there would be the potential for views towards the site area, whilst travelling in close proximity to the Near Bank road junction. It is acknowledged that any views towards the site area will be fleeting in nature due to the nature of the receptor.
- 7.107 Receptors using this road are considered to be of medium sensitivity to changes in the view.
- 7.108 Any views of the proposed development would be seen in context with Shepley to the north and west of the site. The elevated southwestern part of the site would be visible from these locations and the woodland which surrounds the site to the south would provide a level of

containment to the overall development. It is acknowledged however, that there the greatest elevation within the site to the southwestern corner would be absent of built form.

- 7.109 The proposed development will come forward alongside a robust network of green infrastructure which will contribute to the already strong framework of existing vegetation within and in the wider landscape to the site. At construction and Year 1 it is considered that the magnitude of change on views from this small section of road would be **low-medium**.
- 7.110 New Green Infrastructure is proposed across the proposed development, which would contribute to softening the built form within the site. It is considered that there would be a reduction in the magnitude of change as a result of the embedded mitigation across the site. At Year 15 the new planting would supplement and continue the already vegetated parts of the site. It is considered that the magnitude of change would reduce to **low**.
- 7.111 During construction and Year 1, it is considered that a worst-case **minor-moderate adverse** level of effect on the views would be experienced by the medium sensitivity of local road users of this small section of Huddersfield Road.
- 7.112 By Year 15 of operation, the establishment of planting across the extents of the overall development would occur, therefore, it is anticipated that a reduced level of effect would occur to a **minor adverse** effect.

Table 3 – Summary of Visual Effects

Residential				
Group 1 – Properties located adjacent to the west of the site (Eastfield, Lea Drive, Stonecroft Gardens and Knowle Park Avenue)	High	Construction	High	Major adverse
		Year 1	High	Major adverse
		Year 15	High	Major adverse
Properties located to the south of the Knowle (approximately 130 m to the north, north-east of the site)	High	Construction	Medium	Moderate adverse
		Year 1	Medium	Moderate adverse
		Year 15	Low to medium	Minor-moderate adverse
Group 2 – Properties located to the east of the A629, Lane Head Road (approximately 170 m to the west of the site)	High	Construction	Medium	Moderate adverse
		Year 1	Medium	Moderate adverse
		Year 15	Low to medium	Minor-moderate adverse
Shelley Village (approximately 1.4 km to the north of the site)	High	Construction	Low to medium	Moderate adverse
		Year 1	Low to medium	Moderate adverse
		Year 15	Low	Minor-moderate adverse
Public Rights of Way (PRoW) and Other Recreational Receptors				
PRoW KIR/143/20 (approximately 40	High	Construction	Medium to high	Moderate adverse

m to the south of the site at its closest point)		Year 1	Medium to high	Moderate adverse
		Year 15	Medium	Minor-moderate adverse
KIR/144/10 (approximately 60 m to the east of the site at its closest point)	High	Construction	Medium	Minor/moderate adverse
		Year 1	Medium	Minor/moderate adverse
		Year 15	Low to medium	Minor adverse
Group 3 – Shepley First School, Shepley Methodist Church and outdoor sports facilities (adjacent to the west of the site at its closest point)	medium	Construction	Medium	moderate adverse
		Year 1	Medium	moderate adverse
		Year 15	Low to medium	Minor-moderate adverse
Footpaths within Shelley (approximately 1.2 km to the north of the site at its closest point)	High	Construction	Low to medium	Minor-moderate adverse
		Year 1	Low to medium	Minor-moderate adverse
		Year 15	Low	Minor adverse
Local Road Network				
Eastfield, Lea Drive, Stonecroft Gardens and Knowle Park Avenue (adjacent to the site)	medium	Construction	Medium to high	Moderate adverse
		Year 1	Medium to high	Moderate adverse
		Year 15	Medium	Moderate adverse
Firth Street and Lea Head (approximately	medium	Construction	Low to medium	Minor-moderate adverse
		Year 1	Low to medium	Minor-moderate adverse

130 m and 180 m to the west)		Year 15	Low	Minor adverse
Near and Far Bank (approximately 1.1 km and 1.35 km to the north, north-east)	medium	Construction	Low to medium	Minor-moderate adverse
		Year 1	Low to medium	Minor/moderate adverse
		Year 15	Low	Minor adverse
Residential streets within Shelley Village (approximately 1.4 km to the north of the site)	medium	Construction	Low to medium	Minor-moderate adverse
		Year 1	Low to medium	Minor-moderate adverse
		Year 15	Low	Minor adverse
B6116, Huddersfield Road – east of Shelley (approximately 1.55 km to the north, north-east)	medium	Construction	Low to medium	Minor-moderate adverse
		Year 1	Low to medium	Minor-moderate adverse
		Year 15	Low	Minor adverse

8. Summary and Conclusions

Introduction

- 8.1 This report is a Landscape and Visual Appraisal which has been prepared by Pegasus Group on behalf of Banks Group Limited. It considers an outline application for a proposed residential development of up to 110 dwellings with Open Space, Landscaping, Drainage Infrastructure and Associated Works including access.
- 8.2 It considers the site and its surrounding context in both landscape and visual terms, to assess the potential effects of the development proposals upon landscape features, landscape character and visual amenity.
- 8.3 The site is located off Eastfield on the eastern edge of Shepley, approximately 8 miles south-east of Huddersfield and extends to 4.98 hectares. The site is currently designated as Green Belt land.

Landscape Effects

- 8.4 The site is not covered by any designation at a national, regional, or local level that recognises a specific landscape importance.
- 8.5 Landscape Features
- 8.6 The residual effects of the proposed development upon landscape features of the site would include **minor adverse** effects on landform and topography, **minor–moderate adverse** effects on vegetation and a **major** effect on land use. The change from arable crop would result in a **moderate neutral** effect, and there would be **minor to moderate beneficial** effects on water features and drainage.
- 8.7 Landscape Character
- 8.8 There would be a **minor** effect upon the Fenay Beck Valley Rural Fringes Landscape Character Area. At a more local level, the effect on the character of the site would be **moderate** during construction and at Year 1, reducing to **minor–moderate** by Year 15.

Site's immediate surroundings

- 8.9 The proposed development would not be out of place within the surrounding residential context. There would be an inevitable change in the character of the site itself, the effect of which would remain moderate–major. However, the influence of the development on the local landscape character is more limited to the north and western edge of the site adjacent to the residential edge of Shepley and is considered to be moderate during construction, reducing to minor–moderate at Year 1.

Visual Effects

- 8.10 A review of overall visual effects at Table 3 demonstrates that where those effects are greatest, these occur where receptors are closest to the site. The proposed development would be seen in glimpsed views and in the context of existing residential and commercial development. In longer distance views, intervening vegetation in the wider landscape and along the southern edge of the site would partially screen the proposed development.
- 8.11 The proposed development would result in one major effect in relation to the properties which are located adjacent to the northwestern boundary of the site. This is considered to be an inevitable consequence due to the relationship between the existing built form and the site. It was also identified that one moderate level of effect would occur at the residential street of Eastfield which runs into the proposed site area. Beyond these locations, no greater than moderate/minor levels of effect would be experienced within the surrounding landscape.
- 8.12 The mitigation proposed offers some reduction of effects for receptors in the wider landscape.

Conclusion

- 8.13 The effects on landscape character and features resulting from the proposed development would largely be confined to site itself due to the containment provided by the woodland block bounding the south, east and west of the site. Given that the site is fairly typical of its surroundings and that the existing arable farmland is representative of the wider landscape character area, the development would not introduce elements that are uncharacteristic or out of keeping with the local landscape context.
- 8.14 The proposed development is of a nature which is considered appropriate to its surrounding built environment setting and land uses. It retains most of the landscape features of value and integrates these into the masterplan.

- 8.15 From a landscape and visual perspective, any effects on landscape character and features resulting from the development are mainly confined to the site itself. Visual effects are also generally localised and limited in extent by the wider topography, areas of woodland and built elements. Some lower effects were identified within 1.5 km to the north, with the proposed development not impacting their wider and far-reaching views of the wider landscape to the south.
- 8.16 Overall, the proposals are reflective of, and would integrate with, the existing land-use of the local area. Therefore, in view of the effects identified in this assessment, the development can be accommodated without undue harm to landscape and visual amenity.

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