Onsite Viewpoint J

Onsite Viewpoint K

Onsite Viewpoint L

Onsite Viewpoint M

NORTH

UPPER CUMBERWORTH

Cumberworth Lane

Area of Residential Amenity

Carr Hill Road

Area of Residential Amenity

A

Barnsley Road

B

C

J

K

M

I

H

L

Landscape buffers increased to visually contain the Proposed Housing

Immediate proximity to the urban settlement edge

Park Lane

G

Tree lined streets and native hedges can be introduced to the proposed development.

Field Access

Introduction of areas of amenity grassland with wildflower planting

Lane Head Farm Complex

Farm Access

D

F

Existing vegetation to boundaries to be retained and enhanced

Public Footpath DEN 82/10

Green Belt and Open Countryside

E

Stephen Wood

Public Footpath Dearne Way

Public Footpath DEN 81/70

Figure 5 - Site Appraisal and Photo Location (NTS)

PROPOSED DEVELOPMENT DESCRIPTION

3.10. The proposals seek to provide a residential development that will include:

- the demolition and removal of three farm buildings within the site boundary;
- an enhanced access point from Barnsley Road, boundary treatments and associated driveway infrastructure;
- the introduction of 123 new two storey homes of mixed tenure;
- the retention of existing boundary vegetation and infilling of hedgerows where necessary along all boundaries;
- introduction of mixed native hedgerows to enhance the existing boundaries especially on the northern and western perimeters;
- native and ornamental trees will be planted to reflect the local landscape characteristics;
- introduced landscape buffers to mitigate potential adverse effects;
- a sensitive, high quality green infrastructure network that maintains and improves biodiversity in the area, whilst retaining as much of the existing hedgerows where possible.

3.11. Refer to the accompanying Design and Access Statement, Planning Statement and Planting Plans and Schedule for further detail and information of the proposed development. Figure 8 and 9 illustrate the proposed layout and elevations and Figure 11 shows the Landscape Strategy.

Site Boundary

Development

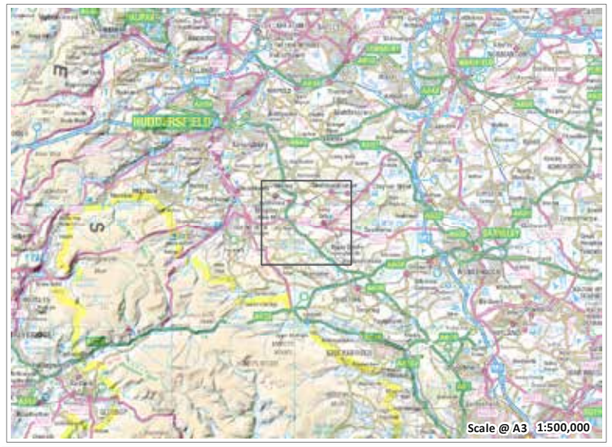
Study Area (from site centre)

Height AOD

384.5m

75.7m

Data source
LiDAR DTM 1m Resolution (2022)
https://environment.data.gov.uk/survey
Development is located across approximately **230m**-**252m** AOD (Above Ordnance Datum).



Scale @ A3
1:25,000

0 0.25 0.5 1 km
0 0.25 0.5 1 mile

Figure 6 - Topography

Site Boundary

Development

Study Area (from site centre)

Public Rights of Way

Bridleway

Footpath

PRoW Abbreviations

DEN Denby
KIR Kirklees

PRoW data source

https://www.kirklees.gov.uk/beta/information-and-data/open-data-sets.aspx

Scale @ A3
1:12,500

0 125 250 500 m
0 125 250 500 yds

500m

1.0 km

1.5 km

Site Boundary

Development

Study Area (from site centre)

Promoted Walking & Cycling Route

Barnsley Boundary Walk

Dearne Way

Denby and Cumberworth Circular Trail

Denby Dale Round Walk

Denby Way

Kirklees Way

PenistoneLine Trail

Skelmanthorpe Circular Trail

West Yorkshire Heritage Trail

National Cycle Network

Route No.627

Data sources

https://www.kirklees.gov.uk/beta/food-exercise-and-sport/search-for-walking-and-cycling-routes/

https://data-sustrans-uk.opendata.arcgis.com/

Scale @ A3
1:12,500

0 125 250 500 m

0 125 250 500 yds

Upper Cumberworth - Colour Proposed Site Plan

Project No: A1073 Drawing No:A1073-BOW-A0-ZZ-DR-A-0003

Scale: 1:1000@A2 **Date:** 25.07.2025 **Drawn By: XZ**
Revision: P2 **Date:** 30.09.2025 **Drawn By: XZ**

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10.0 Illustrative Proposal

10.4 Indicative View 3 - From Barnsley Road

Figure 9 - Proposed Street Scenes (NTS)

4. POTENTIAL LANDSCAPE AND VISUAL EFFECTS

4.1. This section assesses the potential effects that the proposed development may have on the landscape character as described in the baseline in Section 2 above. The nature of the receptor, (sensitivity), and the nature of the effect, (magnitude of change) have been considered, and the potential significance of effects have been stated in accordance with the Guidelines for Landscape and Visual Impact Assessments, Third Edition 2013 (GLVIA3) (Para 3.3 and Table 3.1).

4.2. GLVIA3, suggests that potential landscape effects should be measured at three levels;

i) effects on the site;

ii) effects on the setting of the site; and

iii) effects on the broader landscape context.

4.3. It also offers guidance on measuring effects during the operational stage i.e. at point of completion and as long term effects after a certain time period to measure the beneficial effects of the landscape mitigation. In this case we have measured the effects of the development after ten years.

4.4. Mitigation measures have also been considered and recorded as part of the Appraisal to explain how the introduction of certain landscape treatments can help reduce the overall effect of any potential adverse effects.

4.5. The nature and magnitude of landscape and visual effects will change during the construction and development process. Some impacts may be severe, but short term, whereas others are minor impacts with residual effects, which may be of a permanent nature. In addition, some impacts could be mitigated by landscape and other measures, which will have benefits in the longer term. Potential impacts that may occur during the stages of the proposed development are summarised below.

4.6. Short term impacts are those that occur during the construction period. These are considered as follows:

- Site access, delivery and traffic movements;
- Earthworks and materials stockpiles;
- Construction equipment and plant;
- Utilities, including water and lighting;
- Temporary parking;
- Site compound and accommodation;
- Additional noise; and
- Additional mud to roads.

4.7. Construction impacts can be mitigated through use of good practice in construction management and through immediate restoration of areas such as site compounds used during the construction phase of the project. The residual impacts of construction will be very limited and overall are considered to be negligible.

4.8. Medium term impacts are those that occur on completion of the works:

- Presence of built structures
- New or modified access road, and
- New landscape planting.

4.9. Long term effects are considered following the completion of the works, and can be considered as residual effects. These are similar to the effects on completion but may be partially or wholly mitigated by maturing proposed landscape infrastructure, site management and other development proposals.

LANDSCAPE EFFECTS

Potential Effects on the Physical Fabric of the Site

Construction Stage

4.10. This section assesses the potential landscape effects of the impact caused by the proposed redevelopment. The Appraisal has been made based on the operational phase only as it is difficult to fully anticipate what the construction phasing of this project will be due to the outline nature of the application. However, in the initial instance it is usual that there will be short term temporary adverse effects during the construction stage. This will be closely regulated by a Construction Management Plan with controlled times and vehicular movements. The Site is likely to be temporarily secured along the boundaries of the Site with timber hoarding to reduce noise and adverse visual effects as well provide protection to the hedgerows.

Operational Stage

4.11. In general terms, changes to the landscape fabric will only occur within the application boundary for the proposed development. The impact of the development will cause long term effects on the landscape fabric through the removal of the arable fields, which will be replaced with up to 123 high quality two storey residential dwellings, with public amenity space and associated access infrastructure and set within an existing and enhanced landscape framework.

4.12. The development Site generally accords with the key characteristics regarding settlements within the Landscape Character Types and areas as described in Section 2 above. However, the overall value and susceptibility of the existing Site is based on the current condition and value of the Site comprised mostly of the fields and therefore this appraisal assigns the grade of **medium** sensitivity.

4.13. The degree of change is considered to be **major** due to the obvious change to the fabric and cover of the landscape by the removal of the arable fields and replacement with a residential development set within the existing and enhanced landscaped framework. The design of the layout has ensured the retention of the majority of existing boundary vegetation which will retain ecological corridors and allow the opportunity to enhance them through infilling as demonstrated in the Planting Plans.

4.14. The species and location of the proposed native hedgerows and trees will reflect local characteristics and field patterns and the remaining vegetated boundaries will be reinforced and in-filled where necessary with native planting.

4.15. The built form of the proposed development is set into the heart of the Site allowing for the enhancement of the existing perimeter planting to provide a robust landscape buffer.

4.16. Furthermore, wildflower meadows, trees and a local play area provide high quality amenity space throughout and on the southern edge of the Site. This also provides a transitional zone that integrates the development into the adjacent countryside.

4.17. Therefore, the potential overall effects on the Site are likely to be initially **moderate major adverse** and this will reduce to **moderate adverse** after the full effects of the landscape mitigation mature after ten years.

Potential Effects on the Landscape Setting of the Site

Operational Stage

4.18. At time of completion the noticeable effects on the landscape setting of the development Site will be mostly apparent at the access point from Barnsley Road whereby a section of the existing stone wall will be removed to provide the access road with appropriate visibility splays etc. The existing tree that is in proximity to the northern setting will be retained and be located in an area of POS.

4.19. Stephen Wood is designated as an ancient woodland and contributes to the setting in the south of the Site. However, the proposals will not involve any intrusion into the woodland and also the edge will be enhanced with scrub planting to further accentuate the setting as well as providing additional ecological enhancement.

4.20. The proposed development will be of high quality building materials and there will be an enhancement to the existing boundary treatments, especially to the north west and south and other areas adjacent to the existing settlement edge. Reinforcing the existing boundary vegetation will assist in setting the development into the Site giving it an instant sense of maturity as well as integrating the development into the wider countryside. The development will be considered as an extension to the existing settlement edge with an improved setting on the northern edge provided by the treatments for the public open space.

4.21. The sensitivity is deemed to be **medium** to account for the presence within the open countryside and its location adjacent to the existing settlement edge of Upper Cumberworth.

4.22. The magnitude of change is deemed to be mostly **medium** as the new development is in the location of the existing buildings and the vegetation on all of the boundaries will be retained. The introduction of a high quality development with enhanced entrance features and materiality, and additional areas of hedgerows, trees and wildflower will provide a long term benefit to the overall character of the proposed development.

4.23. The proposed planting within the Site and enhancements along the application Site boundary will provide a positive degree of mitigation for the potential adverse effects arising at the operational phase.

4.24. In particular, planting that will mature after a period of time to help the development become fully integrated into the landscape

4.25. The potential effects on the setting are deemed to be **moderate adverse** at year one of completion and this is likely to be reduced to **minor moderate adverse** in the long term.

Potential Effects on Broad Landscape Context

Operational Stage

4.26. This section describes the effects on the two Landscape Character Types E - Rural Fringes and G - Wooded Rural Valleys. Each type is broken down into smaller character areas and these are E6 - Fenay Beck Valley Rural Fringes and G10 - River Dearne Valley respectively. (See figure 2 - Local Landscape Character Plan). The key characteristics are described in Section 2 above.

4.27. The nature of receptor (sensitivity) of the broad character area has been assessed as **medium** to account for the overall condition and susceptibility to change of the landscape. The Site is not located within any nationally recognised landscape, environmental or cultural designations and is currently comprised of arable fields and three farm buildings bound by existing housing and an ancient woodland as well as sporadic mature hedgerows and trees.

4.28. The overall existing boundary vegetation is to remain as existing and enhanced were necessary therefore retaining the key landscape characteristics. Additional hedgerows and trees will be introduced and will reflect and reinforce the local character especially adjacent to Stephen Wood.

4.29. The nature of effects (magnitude of change) beyond the Site boundaries within the character type and area has been assessed as **minor**. The proposed redevelopment will have little to no adverse effect on the broader character area. Changes in views experienced by users of the rights of way within the immediate vicinity of the Site and the character areas are assessed in the Visual Amenity section later in this document.

4.30. The proposed redevelopment will be remove the existing house and garden and introduce new housing as well as hedgerows, trees, scrub and wildflower grassland as part of the overall design and therefore any adverse effects are considered to be reduced by the beneficial effects that the high quality building, planting and other landscape interventions will introduce. This will assist in integrating the Site into the landscape.

4.31. The potential and likely effects on this LCA has been determined as **moderate minor adverse** initially and this will reduce long term to **minor adverse** due to the associated landscape interventions which will enhance the current landscape condition and status of the landscape characters as described in Section 2 above.

4.32. The overall landscape character area will benefit from the maturity of the introduced landscape which will help to integrate the Site into the landscape and potentially enhance the ecological and biodiversity of the green infrastructure in and around the development Site.

VISUAL EFFECTS

4.33. This section considers the potential visual effects of the impact caused by the proposed development. The Appraisal has been made based on the operational phase only as it is difficult to fully anticipate what the phasing and construction operations of this project will be until the post planning and Reserved Matters stage.

Effects on Visual Receptors

4.34. Figure 12: Viewpoints Location Plan illustrates the locations of the considered and identified visual receptors. These have been selected with the criteria that all views are taken from positions that have general public access and a clear view of the Site. Consideration has also been given to the visual effects on the residential amenity of the properties in relatively close proximity to the development.

Zone of Theoretical Visibility

4.35. Figure 10: Zone of Theoretical Visibility (ZTV), illustrates the areas which any of the activities of the proposed development, be they temporary or permanent, are likely to be potentially visible in terms of topography. GIS techniques were adopted for establishing a ZTV based on topographical information but these tend to be theoretical and although take into account settlements and the obstructive effects of vegetation such as major blocks of woodland these latter items are not always up to date in the available GIS data sets and therefore the visual influence and visual envelopes are verified by fieldwork.

4.36. The ZTV is a very useful tool for demonstrating where the development cannot be seen from due to topography, settlement and large tracts of vegetation. For this proposal the ZTV was established by 3D computer software linked to Ordnance Survey data and then tested through fieldwork during the Site visits. The programme was run at a maximum proposed building height of 10m and to cover a distance of 1.5km from the proposed development Site.

4.37. The following qualifications apply to the ZTV:

- There may be a number of areas from which there is the potential to view part of or the entire proposed development but these are from areas which are not publicly accessible and to which it is unlikely that they gain regular access, e.g. farm land and private property.
- The ZTV does not account for the likely orientation of a viewer, for instance, whether they are static or travelling in a moving vehicle such as a car.
- The ZTV is generated using data sets provided by Natural England and may not be up to date.

4.38. Viewpoints were selected on the basis of which locations provide the clearest views of the Site and are also the most accessible to the public. Some viewpoints also represent areas which may be highlighted in the ZTV and perceived to be sensitive to the visual effect of the proposed development due to their nature or proximity, but which in reality have restricted views of the Site. This will be clarified in the narrative of the particular viewpoint description.

4.39. Visual receptors have been analysed for the likely visual effects on the landscape and visual amenity from medium and long range to relatively close range and from within the immediate setting. The ZTV suggests that some views may be achieved from an extensive area around the Site but field study and survey identified that visibility is limited or not achievable due to the screening effects of extensive vegetation and built form and surrounding farm and stable buildings. In these instances, the potential receptors were discounted from the Appraisal.

Visual Receptors

4.40. The visual receptors are represented by photographic viewpoints that consider the likely effects on the nearby settlements and residential amenity; recreational areas such as public footpaths, and national trails. Consideration has also been given to transport routes such as roads.

4.41. A visual survey was carried out in June 2025 to consider the potential visual effects of the impact arising as a result of the proposed development of the Site. The photographic survey is summarised in the figures at the end of the document and Figure 12 - Viewpoint Location Plan illustrates the locations of the considered and identified visual receptors.

4.42. The proposed development will see the introduction of a residential development into a broadly rectangular shaped set of paddocks and a house and garden that will be removed to allow for sufficient access into the development. None of the 123 proposed buildings will exceed two storeys in height.

4.43. The mass and scale of the proposed development will be softened by enhanced boundary treatments and planting within the Site.

4.44. The viewpoint sheets found in the figures at the end of this document contain commentary on the visual baseline and also of the predicted potential visual effects that may arise as a result of the proposed development. The following is a summary of how the effects is assessed for the collective receptor types. Further assessment and narrative is found on the representative Viewpoint Figures at the end of this document.

Settlements and Residential Amenity Receptors:

4.45. The Site lies to the south of Shepley and to the west of Denby Dale and is within the village of Upper Cumberworth. The closest residential dwellings are off Barnsley Road to the north and there is also existing housing off Carr Hill Road and Park Lane that adjoins the Site along its western boundary.

4.46. None of the frontages of the existing dwellings on Barnsley Road face onto the Site, apart from the bungalow at no 81, and most are separated from the Site boundary by their own private gardens of varying lengths and sizes. The gardens also have varying degrees of trees and hedges that provide some screening in certain locations, but it is apparent that many will be able to experience varying degrees of views of the proposed development from the upper storey windows to the rear of the properties.

4.47. This is also the case for the dwellings of Carr Hill Road that back onto the Site. The houses on Park Lane face onto the north western portion of the Site and most have clear views across to Barnsley Road.

- Site Boundary
- Development
- Study Area (from site centre)
- Building
- Woodland, Hedgerow & Scattered Trees

Zone of Theoretical Visibility

- Area where Development may be visible

The Zone of Theoretical Visibility is calculated using an Environment Agency LiDAR survey 2022 1m resolution digital surface model (DSM).
The development height is a maximum of 10m from ground level, and observer height assumed to be 1.8 m. Visibility is calculated from the development footprint.
- The LiDAR composite First Return DSM idoes account for the screening effect of surrounding buildings and vegetation. Buildings, woodland and hedgerow from OS OpenMap Local™ and satellite imagery have been added to the map to show those visual barriers.

Scale @ A3
1:12,500

0 125 250 500 m
0 125 250 500 yds

4.48. There are a small number of farmsteads and dispersed houses within the surrounding landscape to the south and west of the Site which were considered and these were mostly discounted from the assessment due to the minimal or no visual connectivity with the proposed built form of the development.

4.49. Further description and views from these properties are represented in viewpoints 1, 2, and 3 in the Figures below and in the Site photos above.

4.50. Generally, the long-term visual effects will range from minor to moderate adverse for these receptors once the landscape mitigation has fully matured.

Recreational Receptors

4.51. There is a PRoW network, which includes public footpaths and Promoted Walking and Cycling Routes within the vicinity of the Site which contain varying levels of visibility due to the intervening vegetation and other buildings within the landscape. There are no public footpaths that cross the Site and the closest is DEN/82/10 that is approximately 5m to the east of the Site boundary and the users of this footpath are represented by Viewpoints 1, 4, 5 and 6.

4.52. Public footpaths DEN/81/70 and DEN/81/80 are to the south of the Site and travel through Stephen Wood and there are varying degrees of visibility of the proposed development depending on the location on the routes. The receptors using the public footpaths are represented in Viewpoints 7 and 8.

4.53. Further west the key public footpaths are the Dearne Way; DEN/76/100 and DEN/79/20 and the receptors of these are represented by Viewpoints 9 to 16.

4.54. DEN/83/10 footpath is located to the north and although the ZTV suggest that some visibility could be experienced by receptors on the footpath field study has demonstrated that this is unlikely due to the intervening buildings of Upper Cumberworth - See Viewpoint 17.

4.55. The sensitivity to change of the footpaths is considered to be medium. Representative viewpoints are presented in the Figures below and further description and assessment are provided on the respective sheets.

4.56. The ZTV demonstrates that long range views of the Site are unlikely and limited due to the distance, relatively flat topography and intervening landform, settlements and vegetation within the landscape.

4.57. Generally, the long-term visual effects will range from minor to minor moderate adverse for these receptors once the landscape mitigation has fully matured.

Cultural Receptors

4.58. There are no Listed Buildings or Scheduled Monuments that affect the Site but there are a number of listed buildings within the vicinity, mostly in the Upper Cumberworth Conservation Area to the north within the village. These are identified in Figure 3. The cultural receptors do not have any direct visual connectivity with the application Site and have therefore not been assessed as significant receptors in this report.

Transport and Road Receptors

4.59. Travelling receptors include those using major and minor roads in proximity to the Site. In this case the closest road is Barnsley Road which passes the northern boundary and will provide the new access point to the proposed development. The users of the road is represented and assessed in Viewpoints 1 to 3.

4.60. Park Lane and Carr Hill Road are located ion the west of the Site but are small lanes and roads that service the dwellings off them.

4.61. The sensitivity of the receptor is considered to be medium low to account for the majority of the receptors travelling relatively fast in vehicles. Potential equestrian and pedestrian users of the road network are of medium high sensitivity.

4.62. It is anticipated than none of the effects arising from the proposed development will be higher than minor adverse with most being negligible neutral.

5. LANDSCAPE STRATEGY AND MITIGATION

5.1. The proposals are for up to 123 new homes with associated road infrastructure, POS and play area which is set within a robust landscape framework.

5.2. There are opportunities to introduce landscape enhancements through introducing new hedgerows, trees, landscape buffers and infill planting along the perimeters of the Site to mitigate any adverse effects on the landscape and visual amenity.

5.3. The objectives of the landscape strategy for the Site can be summarised as follows:

- Retention of the existing elements that make up the Site's green infrastructure, such as tree and vegetation along the boundaries, giving the scheme an immediate sense of maturity;
- The buildings will be set into the Site beyond landscape buffers of native tree and hedge planting;
- Existing boundary treatments adjacent to the countryside will be infilled and enhanced where necessary to increase the screening capabilities and quality hedgerows. Native trees will be introduced along the hedgeline;
- The proposed infill planting and additional native planting will reflect the local landscape characteristics and will also not only increase the biodiversity levels and extend ecological corridors it will assist in screening the building and parking facilities and soften any adverse visual effects;
- The creation of grasslands to create a wildflower meadow in the POS;
- Wildflower along the access road will create an attractive entrance and setting to the Site;
- Proposals seek to not only aesthetically enhance the Site and the introduction of the new landscape features will also increase biodiversity levels and the ecological value of the Site. This will be enhanced with the introduction of reinforced boundary treatments.

5.4. Refer to the accompanying PGLA Planting Plans and Schedule for details on proposed species. The landscape strategy has been taken into account when considering the mitigation for the identified potential adverse landscape and visual effects arising at the operational stage of the proposed development and these are set out in the Landscape Strategy drawing (Figure 11).

Figure 11 -Landscape Strategy