

Landscape and Visual Assessment.

Land off Sunny View, Batley

PREPARED BY: PEGASUS GROUP | CLIENT: JONES HOMES (YORKSHIRE) LIMITED | February 2025 | P24-1606.R001v5

Expertly Done.



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1. Introduction.

- 1.1 This Landscape and Visual Impact Assessment (LVA) has been prepared by Chartered Landscape Architects from Pegasus Group, on behalf of Jones Homes (Yorkshire) Limited. It concerns an a Full Application for planning permission for a proposed housing development with associated infrastructure, at land off Sunny View (2.44 ha), which is located to the north-west of Batley in West Yorkshire.
- 1.2 As well as providing a landscape and visual assessment of the proposal, this design process has taken into account the planning history of the site and previous findings of the Appeal Inspector on the earlier application on the site, (which had a much smaller proportion of Public Open space to development ratio), Ref 2015/62/92944/E (See Figure 1) in terms of Landscape and Visual matters.
- 1.3 The landscape context has been considered at the outset of the project, with the Landscape Architect making an early site visit to advise on an appropriate landscape framework for the development which underpins the proposal assessed in this LVA, (See Figure2).
- 1.4 The scheme presented in this document has been carefully prepared based on an understanding of the context provided by the preparation of the LVIA to ensure that the quality and experience of the Urban Greenspace, (within which the site sits) would not be harmed and indeed could be enhanced within the proposed open space.
- 1.5 The LVA considers the potential effects of the indicative proposals upon:
 - Individual landscape features and elements;
 - Landscape character; and
 - Visual amenity and the people who view the landscape.
- 1.6 The main objectives of the LVA are as follows:

- To identify, evaluate and describe the current landscape character of the Site and its surroundings and also any notable landscape features within the Site;
 - To determine the sensitivity of the landscape to the type of development proposed;
 - To identify potential visual receptors (i.e. people who would be able to see the development) and evaluate their sensitivity to the type of changes proposed;
 - To identify and describe any impacts of the development in so far as they affect the landscape and/or views of it and evaluate the magnitude of change due to these impacts; and
 - To develop mitigation measures to avoid, reduce and compensate for landscape and visual impacts.
- 1.7 Additional Site visits were undertaken by Chartered Members of the Landscape Institute in August 2025.



Figure 1: Landscape Structure Plan from Application Ref 2015/62/92944/E

2. Methodology.

Published LVA Guidance

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 (GLVA3), (Landscape Institute and the Institute for Environmental Management and Assessment, 2013).

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 GLVA3 establishes guidelines, not a specific methodology. The preface to GLVA3 states:

'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.'

2.3 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

2.4 In accordance with GLVA3, 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

2.5 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.

2.6 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

2.7 The LVA assesses both the permanent effects of the development and the temporary effects associated with its construction.

2.8 Consideration has been given to seasonal variations in the visibility of the development and these are described where necessary.

2.9 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.

2.10 As part of the Proposed development, new planting would be introduced. Newly planted vegetation takes a number of years to mature and average growth rates have been taken into consideration in this assessment. The effectiveness of vegetation would improve over time (both in terms of integrating the development into the surrounding landscape and in providing visual screening) and this needs to be considered appropriately.

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 the Assessment

Assessed Proposal

- 2.12 The current proposals which are assessed in this LVA have been developed iteratively and pre-applications with the Council have been carried out.
- 2.13 A Full Application is being prepared which consists of the following: up to 37 dwellings accessed via White Lee Gardens to the west, with extensive open space to the south. Appearance, landscaping, layout and scale are reserved for future approval.
- 2.14 These proposals are considered further in the following assessment.
- 2.15 The layout of the proposed development has been developed in conjunction with the production of the LVA with the intention of addressing landscape and visual matters and incorporating appropriate mitigation into the scheme, (including layout considerations) from the outset. The effects identified and described as part of this LVA are based on the proposals submitted as part of this application and included in Section 5 – The Proposed Development, Potential Key Impacts and Mitigation Proposals; as set out in Figure 7, the Landscape Masterplan.

Study Area

- 2.16 Whilst carrying out desk top research and site visits which included visiting the wider landscape surrounding the Site, a initial study area of 3 km was identified, which is illustrated at Figure 10 – Screened Theoretical Zone of Visibility. However, upon further consideration on site, the study area is considered to extend no further than

1.5km from the site, which includes elevated land to the north-east and south.

Baseline Information

- 2.17 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 site visits which were carried out in August 2025.
- 2.18 Access during site visits was restricted to publicly accessible locations or land within the ownership of the site landowners. 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 visits from publicly accessible locations. Assumptions are guided by professional experience and judgement.
- 2.19 Site visits were conducted during optimal visibility conditions allowing a good understanding of the landscape and the general visual character of the surrounding landscape. It is recognised that site visits were restricted to summer months when vegetation was in full leaf. Assumptions based on professional experience have been made as appropriate to ensure that winter views are also taken into account.

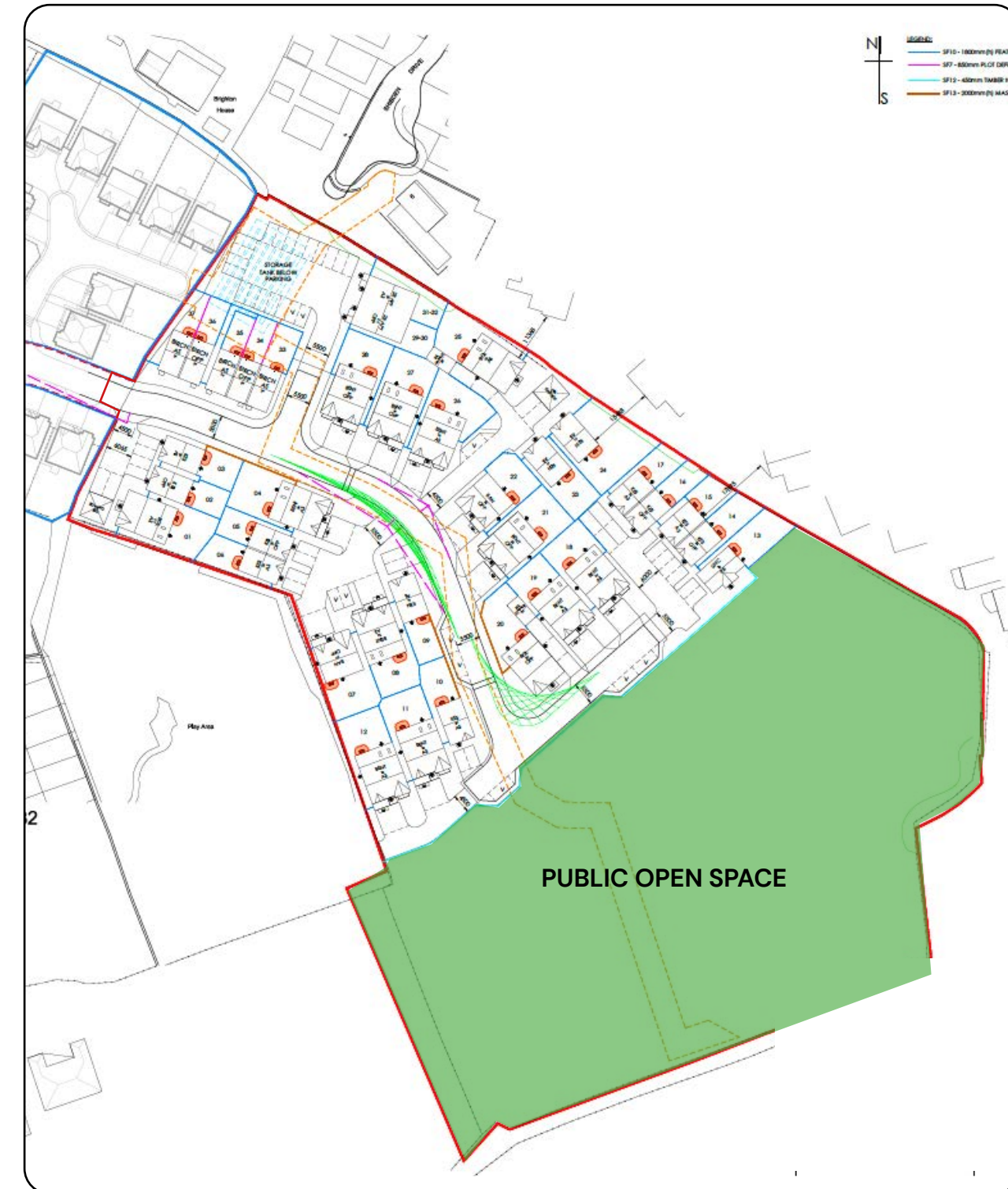


Figure 2: Proposed Layout with extent of public open space highlighted in green

4. Designations and Planning Policy Context.

European Landscape Convention

- 4.2 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.
- 4.3 The Government has stated that it considers the UK to be compliant with the ELC's requirements and in effect the principle requirements of the ELC are already enshrined in the existing suite of national policies and guidance on the assessment of landscape and visual effects.
- 4.4 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)
- 4.5 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.
- 4.6 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

- 4.7 A revision to the National Planning Policy Framework

(NPPF) was published in February 2025. A summary of the key relevant text is outlined below.

- 4.8 The NPPF sets out the Government's national policy on land use planning in England. The primary principle of the NPPF is the presumption in favour of sustainable development as set out in section 2, paragraph 10.

NPPF SECTION 12: ACHIEVING WELL DESIGNED PLACES

- 4.9 Paragraph 135 outlines some key points in respect to the design of new developments and states: *'Planning policies and decisions should ensure that developments:*
- 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;*
 - Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...'*
- 4.10 This LVA assesses the effects of the development layout submitted as part of this application.

NPPF SECTION 15: CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

- 4.11 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); and*
 - b) recognising the intrinsic character and beauty of the*

- 3.7 In terms of local context, the surrounding development is predominantly residential, with older properties generally located adjacent to White Lee Road (B6122) to the west and Carlinghow Lane to the north and north-east, but with newer development beyond these on either side of these roads. Fairfield School and Co-op Academy Smithies Moor with associated car parking and playing fields are located on locally high ground between White Lee Road and Leeds Old Road to the north-west of the site. The agricultural land to the south of the site extends to the south-east towards Batley Cemetery before reaching commercial and industrial areas of Batley centre and defined by residential development on both sides.
- 4.1 This section provides an overview of the designations and policy framework of particular relevance to the landscape and visual issues considered in this LVA. Policies with specific geographical limits and which are relevant to a consideration of landscape and visual matters.

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...'

- 4.12 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 189.

Local Planning Policy

- 4.13 The Site falls within the administrative boundary of Kirklees Council (KC). The Kirklees Local Plan was adopted on 27 February 2019 and comprises the strategy and policies document, allocations and designations document and associated policies map.
- 4.14 Documents and associated policies of relevance to the site and landscape matters are set out below, with an extract of the online policies map set out at Figure 3.

Kirklees Local Plan – Strategy and Policies (Adopted 27 February 2019)

- 4.15 The site lies within an Urban Green Space (Local Plan ID: UG282), namely 'Field Head Farm, Batley Cemetery, Carters Fields, St Marys Primary School, North Bank Road Allotments'. **Policy LP61** of the local plan in relation to urban green space, states:
- 'Development proposals which would result in the loss of urban green space (as identified on the Policies Map) will only be permitted where:*
- a. an assessment shows the open space is clearly no longer required to meet local needs for open space, sport or recreational facilities and does not make an important contribution in terms of visual amenity, landscape or biodiversity value; or*
 - b. replacement open space, sport or recreation facilities*

which are equivalent or better in size and quality are provided elsewhere within an easily accessible location for existing and potential new users; or

c. the proposal is for an alternative open space, sport or recreation use that is needed to help address identified deficiencies and clearly outweighs the loss of the existing green space...'

- 4.16 Policy LP32** of the local plan in relation to landscape, states:

'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.'*

- 4.17 Policy LP24 of the local plan in relation to design, states:

'Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that good design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable...'

...Proposals should promote good design by ensuring:

- a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;*
- b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings...*

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

...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...'

- 4.18 Policy LP33** of the local plan in relation to trees, states:

'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.'

Kirklees Local Plan – Allocation and Designations (Adopted 27 February 2019)

- 4.19 The local plan identifies the site adjacent to the north-western boundary as housing allocation Site HS108, which now been constructed.
- 4.20 The local plan also identifies that the site forms part of a larger 48.5ha urban green space, namely UG282. However, no further specific detail is provided about the urban green space.

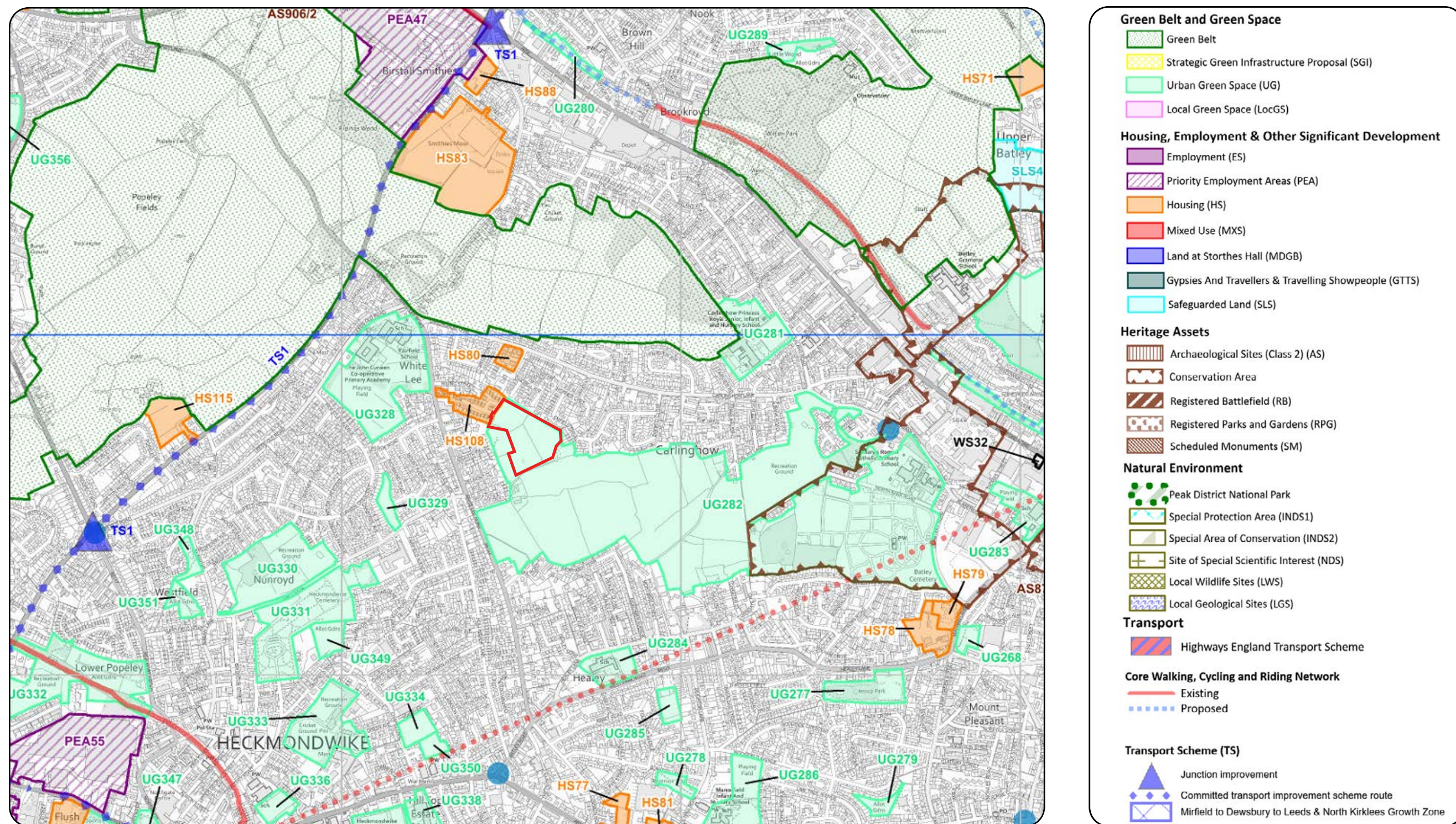


Figure 4: Extract of KC's Interactive Local Plan

Kirklees Local Plan - Open Space Study 2015 (Revised 2016) - Open Space Assessment Report / Open Space Site Assessment and Plans (November 2016)

4.21 The site is identified within the report as being a small part of Site no. 466, and specifically Class No. 1542 - Field Head Farm, White Lee Road, Batley, with the area given a High rating in the open space site assessment ratings. Within Appendix 1.1 of the study, Class No. 1542 is assessed in detail, being identified as 'Natural and Semi-Natural Greenspace' with a high value rating and described as:

'Large area of agricultural grazing land that is attractive and contributes significantly to the appearance of the area and semi-rural character. Used for horse grazing. Recreational use of number of footpaths that criss-cross the site.'

4.22 An extract of the plan within Appendix 1.1 of the study is set out at Figure 4.

Kirklees Council - Urban Green Space and Local Green Space Technical Paper (April 2017)

4.23 The report identifies the site as being within a small part of UGS5973 'Land at Field Head Farm, Batley Cemetery, Carters Fields, St Marys Primary School & North Bank Road Allotments North Bank Road, Carlinghow, Batley' which is accepted as being suitable urban green space.

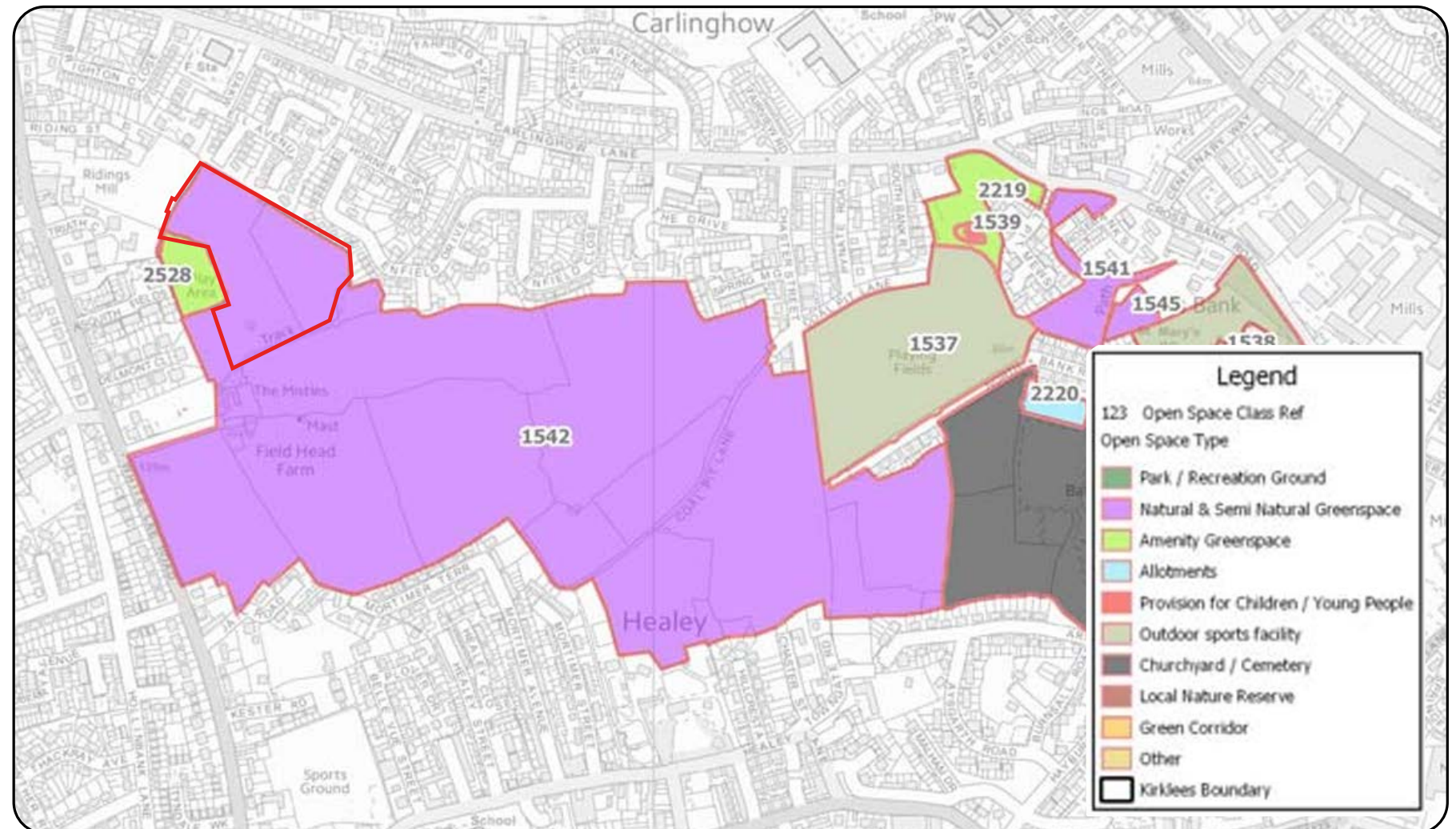


Figure 5: Extract of Site No. 466 within KC's Open Space Study 2015

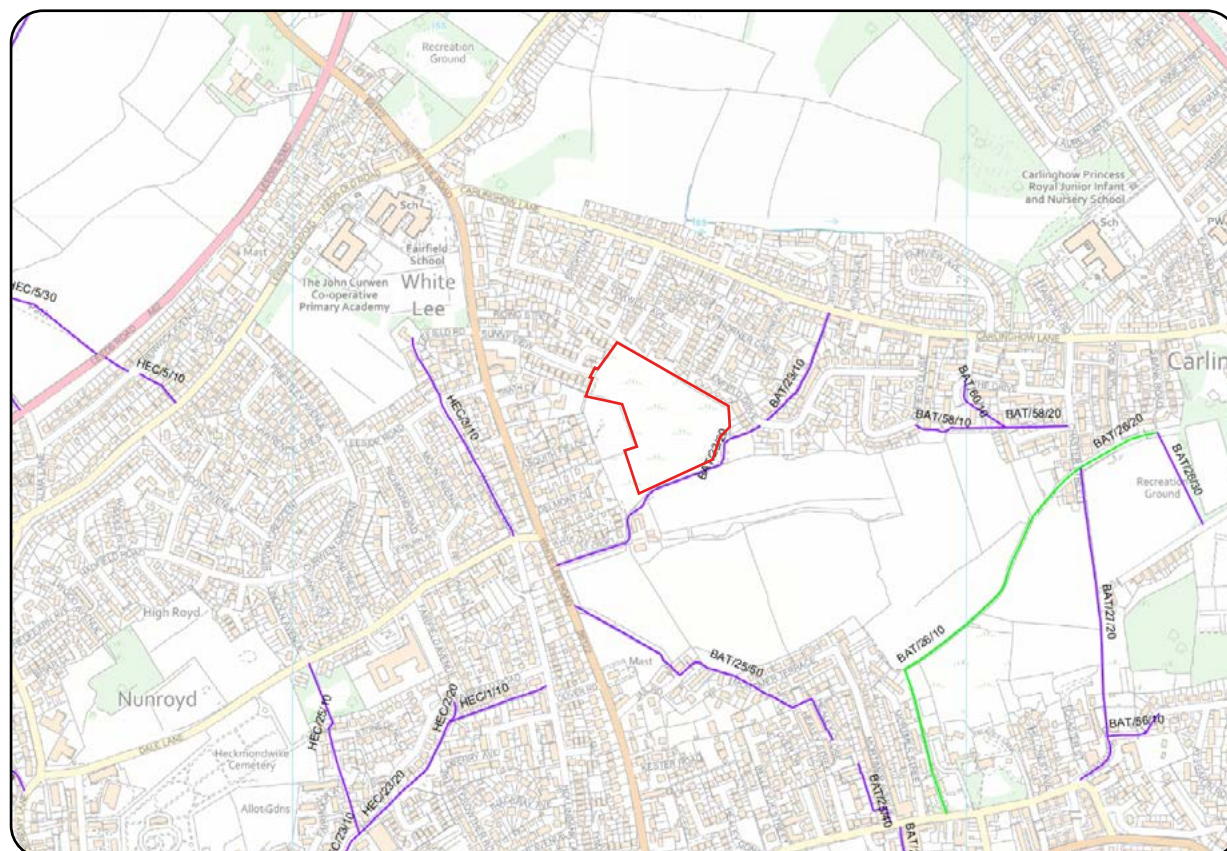


Figure 6: Extract of KC's Interactive map showing public rights of way.

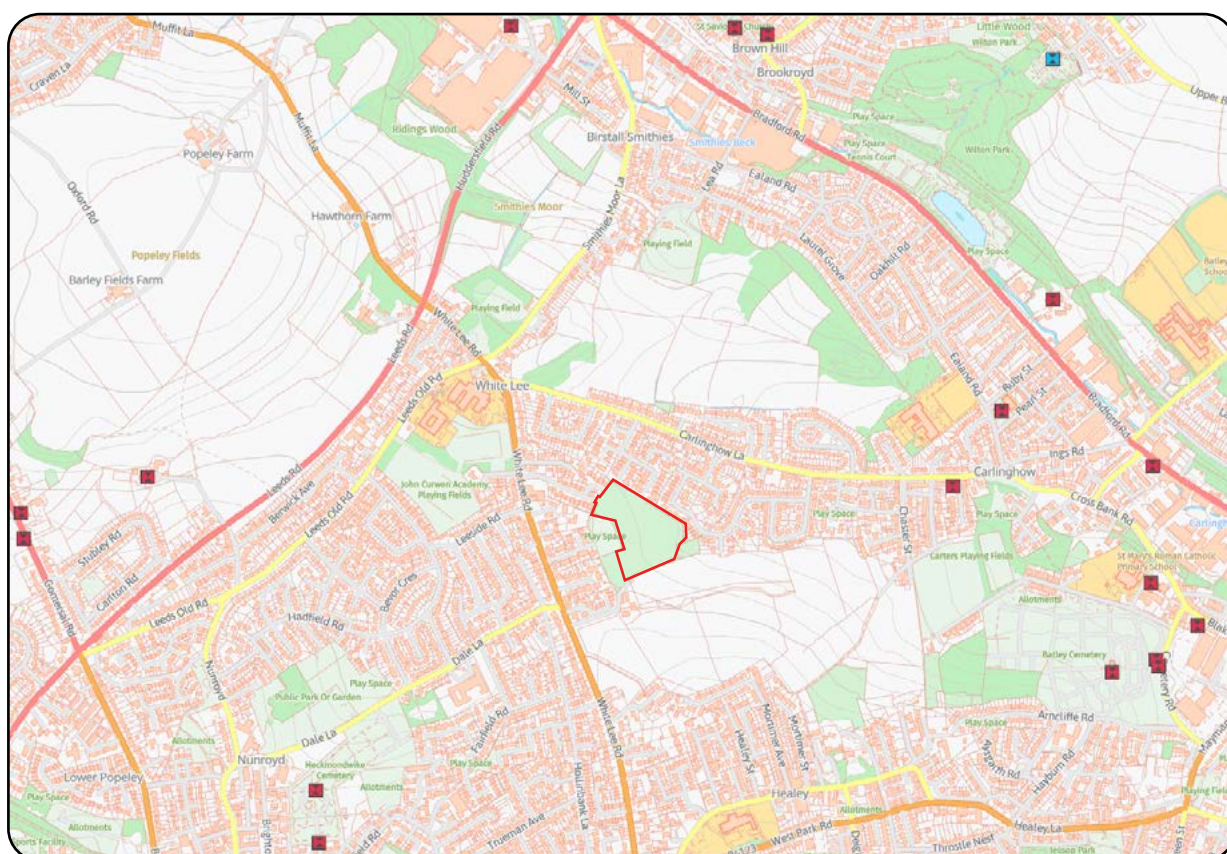


Figure 7: Extract from Magic (Defra) showing nearby listed buildings.

Landscape Designations

- 4.24 The Site is not covered by any designation at a national, regional or local level that recognises a specific landscape importance.
- 4.25 There are no public rights of way (PROW) which cross the site, however, a PROW (BAT/23/20) is located adjacent to the south-eastern boundary. Other PROW within the surrounding landscape are shown on Figure 5, with more distant PROW shown on Figure 1.
- 4.26 The Bronte Way is located approximately 1.6km to the north-west at its closest point, with the Spen Way Heritage Trail located approximately 1.9km and 2.15km to the north-east and north-west respectively. The Leeds Country Way is located approximately 2.15km to the north-east of the site at its closest point.

Heritage Designations

- 4.27 The assessment of potential effects on the setting of sensitive cultural heritage designations such as Scheduled Monuments, Registered Parks and Gardens, Listed Buildings and Conservation Areas does not form part of this assessment. However, the identification of such assets is important as they provide an indication of the value and quality of the wider landscape character as well as an indication of areas from which visual receptors have a heightened visual sensitivity.
- 4.28 Listed buildings are shown at Figure 6. There is no intervisibility with any of these buildings.
- 4.29 Figure 3, shows the Cross Bank Batley Conservation Area located approximately 0.6km to the south-east of the site at its closest point, with Upper Batley Conservation Area located approximately 1.1km to the north-east at its closest point. The Upper Batley Conservation Area has some intervisibility with the site in proximity to PROW BAT/18/10.



View from public right of way near Upper Batley Road

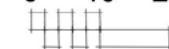






Figure 8: Landscape Masterplan

0 10 20 m



5. The Proposed Development, Potential Key Impacts and Mitigation Proposals.

The Proposed Development

- 5.1 The Site layout forms part of the application drawings and shows how the development would be laid out. The scheme is supported by an accompanying Landscape Masterplan, (See Figure 7). The layout has been developed as part of the iterative approach to design and assessment and with particular consideration of the Urban Greenspace designation. The proposals have been based on a sound understanding of baseline landscape and visual constraints and opportunities.
- 5.2 Set out below is a brief summary of those elements of the layout that have a particular bearing on the LVA which considers a proposed residential development that includes a Full Application for residential development with existing vehicular access and open space. The proposal is landscape led in its approach. The key features of the landscape scheme include:
- Embedded landscape proposals within the garden curtilages of the proposed built form and along the street scene of the development.
 - A large area of open space featuring native and ornamental planting, species rich grassland and amenity grassland areas for recreation, seating, footpaths which connect to the park at Asquith Fields and the wider footpath network to the south. Areas for informal play in the form of a trim trail and mounds would feature along the footpaths within the POS. Furthermore, an area for growing would be available to the south-west and an attenuation basin which is located in the middle of the POS would provide an ecological feature to the space.

Potential Key Impacts

Effects during construction

- 5.3 Any effects on landscape and visual receptors during construction are likely to arise from temporary construction works including:
- Site demolition, clearance and accommodation works;
 - Movement and presence of associated construction vehicles and plant;
 - Presence of construction compounds, Site offices and welfare facilities;
 - Presence of mobile or truck/track mounted cranes for construction of proposed buildings;
 - Earthworks and construction associated with the formation of build platforms, foundations, road infrastructure and drainage; and
 - Highways and junction improvements, including tie-ins with the existing road network.

Effects at completion

- 5.4 The permanent components of the proposed development which may give rise to effects on landscape and visual receptors are listed as follows:
- The proposed buildings; and
 - Mitigation integrated into the proposed development, including provision of new planting.

Mitigation Proposals

- 5.5 The landscape architect has worked collaboratively with the wider design team as part of an iterative design process, to ensure that the baseline assessment of landscape features, character and visual receptors has influenced the design and indicative layout of

the proposed development. This has resulted in a landscape and visual mitigation strategy that seeks to minimise the landscape and visual effects of the proposed development and wherever possible, deliver landscape, visual, and ecological benefits.

- 5.6 All of the mitigation measures proposed are located within the red line of the application Site on land owned by the applicant. These measures can therefore be secured through the development.
- **Where possible, retention, cutting back and enhancement of the existing vegetation on the boundaries of the site – for removals see the Arboricultural Impact Assessment AIA;**
 - **Creation of large areas of native buffer and hedgerows to provide a strong green network within the POS area and to wider landscape, which filters views towards built form and increases biodiversity across the site;**
 - **Various species and sizes of tree planting across the POS area and within the area of built form to the north;**
 - **Inclusion of trees, hedgerows and specimen shrubs suitable to be located within front gardens to further soften and enhance the development and provide a strong street scene.**
 - **Layers of mixed native and ornamental shrub planting across the whole site area;**
 - **Species rich grassland and bulbs;**
 - **Creation of a central ecology rich SUDs basin with marginal planting and mixed native shrubs;**
 - **Creation of footpath links and seating throughout the POS connecting to the wider landscape and allowing good accessibility;**
 - **Area for allotments so that local residents can grow their own produce; and**
 - **Amenity grassland and informal areas for play.**





View overlooking the southern part of the site from public right of way (BAT/23/20)

6. Landscape Baseline and Effects.

- 6.1 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.
- 6.2 Within the LVA, the 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.
- 6.3 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.
- 6.4 For the purposes of the assessment of landscape effects the magnitude of change is considered to be long-term and permanent.
- 6.5 A summary of landscape effects are included at Table 1.

Landscape Features

Land form and Topography

- 6.6 The site is generally sloping, with highest points to the north-west close to Sunny View at approximately 124m AOD, falling towards the south-east in proximity to the back gardens along Enfield Drive at approximately 113m AOD.
- 6.7 The nature of the topography within the adjacent residential development to the west, north and east has resulted in the need for some localised retaining structures and for many housing to be incrementally tiered along sloping roads. Steeper slopes within residential areas is more evident to the north and west,

with housing to east located on more level and elevated land either side of White Lee Road (B6122).

- 6.8 The agricultural land to the south and south-east of the site becomes progressively steeper, falling towards the centre of Batley and Batley Cemetery.
- 6.9 Within the wider landscape, the land generally forms a series of undulating valleys, with town centres and industry located within lower areas, with some notable areas of undeveloped higher land in between areas of residential development.
- 6.10 The topography of the site has been influenced by farming and by the construction compound associated with the adjacent residential development. However, the land form is in keeping with the surrounding farmland and residential development. It does not overly contribute to the scenic or aesthetic value to the wider landscape, nor does it offer any recreational opportunities, therefore considered to have a no greater than medium to low value. Given the undulating nature of the landform and the evident human influence from surrounding development, the landform and topography are considered to have medium susceptibility to the proposed changes.
- 6.11 Overall, the landform and topography of the site is assessed as having a medium sensitivity.
- 6.12 Due to the level changes across the site, it is assumed for the purposes of this assessment that some regrading and earthworks would be required to create the build platforms and required grades to the access roads. Some minor regrading would also be required to accommodate drainage features, footpaths and other features within the proposed open space. These works however, would be localised in scale, would not dramatically alter the existing form of the site and would be similar in nature to changes in landform seen within residential development surrounding the site.

- 6.13 Although landscape effects are considered long-term and permanent, these works would not dramatically alter the existing form of the site. The development would only introduce minor changes and would be limited in extent within the wider landscaper area. As such the magnitude of change is assessed as no greater than medium to low.
- 6.14 Combining the overall sensitivity and the magnitude of change, it is judged that the development would result in a **minor-moderate** effect on the landform and topography of the site that would be experienced during all periods which would be permanent.

Land use, buildings and infrastructure

- 6.15 The site comprises part of a single irregularly shaped field, previously used to graze horses, however, is now rough grassland and is not publicly accessible. North-western parts of the site have previously been used as a construction compound for the construction of residential properties along Sunny View.
- 6.16 The site is set within residential development on three sides, including residential properties directly adjacent to the site to the north-west, north and east. Residential development to the west is separated from the edge of the site by Asquith Fields play area. To the south, the site boundary is defined by a public right of way (BAT/23/20) set within post and rail fencing, with pastoral land beyond towards Batley.
- 6.17 In terms of landscape fabric, the site area is largely unconstrained with vegetation mostly growing on the site peripheries, either as part of back gardens or surrounding the adjacent play area.
- 6.18 The site is considered to be of medium land-use value, as the existing land use is typical of the surrounding agricultural land and contributes to the scenic quality of the surrounding residential areas. However, the site has no direct recreational value and is influenced by the

presence of development on three sides. The current agricultural land use is also assessed as having medium susceptibility to the proposed change, which balances the influence of surrounding development, with the level of separation that the site provides between these areas of development.

- 6.19 Taking both value and susceptibility into account, the overall sensitivity to the proposed development would be medium.
- 6.20 The changes during construction are considered to give rise to a medium to high magnitude of change, due to the level of disturbance in the locality.
- 6.21 Once construction is complete, the level of change to the overall landscape would be localised, given the integration of the development into the surrounding residential context and the provision of open space to the south-east of the proposed development. The Proposed development would result in an inevitable change of land use over a relatively small area. However, the proposed development would be limited in extent and in keeping within the residential context. As such, the magnitude of change is assessed as medium.
- 6.22 Combining the overall sensitivity of the landscape with the magnitude of change, the development is judged to result in a **moderate/major** effect on land use during the construction stage, which would reduce to **moderate** upon completion, at Years 1 and 15.

Watercourses and Drainage

- 6.23 The proposed development does not encroach upon any water courses or drainage features, therefore no adverse impacts are considered to occur during construction. A new SuDS feature would be created within the open space to the south-west of the site, which over time would enhance visual amenity, albeit of a local scale.
- 6.24 The value and susceptibility of the site is considered to

be low due to the lack of existing features affected, with an overall sensitivity of low.

- 6.25 During construction there would be **no effect**, with a **minor beneficial** level of effect upon completion.

Vegetation

- 6.26 Vegetation, other than the rough grassland over the majority of the site is primarily limited to the site boundaries and includes unmanaged boundary vegetation within adjacent gardens and outgrown hedgerows surrounding Asquith Field play area. A group of trees and scrub lie adjacent to the south-eastern boundary between the site and houses along Enfield Drive. Some scrub and young tree species have begun to establish sporadically within the grassland, in the absence of grazing or cutting of the field. The grassland is not considered to be of particular ecological interest. Overall, the value of the site vegetation is considered to be low.
- 6.26 The susceptibility of vegetation within the Site is considered to be low, the vegetation on the boundaries largely comprises of unmanaged garden vegetation or outgrown hedgerows which, with management, could be accommodated as part of the proposed development with limited removals. Taking both value and susceptibility into account, the overall sensitivity is assessed as low.
- 6.27 During construction, there would be some limited tree or hedgerow removals with vegetation managed on boundaries where possible. The magnitude of change is predicted to be low upon vegetation within the site, resulting in a **minor adverse** level of effect.
- 6.28 At Year 1, new planting would be in place, although it would not yet have matured. As a result a low beneficial magnitude of change is anticipated resulting in a **minor beneficial** level of effect.

- 6.29 With the benefit of maturing mitigation, the planting would help to integrate the proposed development into its surroundings, delivering further localised benefits within the site. By Year 15, a medium to low magnitude of change is predicted, resulting in a long-term, **low-moderate beneficial** level of effect particularly within the proposed areas of Public Open Space.

Landscape Character

6.30 Landscape character is an expression of pattern within an area resulting from particular combinations of natural, built and historical factors which make one place different from another, creating areas that have a unity of character and a distinctive sense of place when viewed from a landscape-wide perspective.

6.31 A focus has been made within this assessment on that part of the landscape from where the site (and any future development on it) has the potential to be visible.

Published Landscape Character

6.32 Published Landscape Character Assessments that cover the site are listed below:

- National Character Area (NCA) 37 – Yorkshire Southern Pennine Fringe;
- NCA 38 – Nottinghamshire, Derbyshire and Yorkshire Coalfield; and
- Kirklees District Landscape Character Assessment, July 2015.

NCA 37 – Yorkshire Southern Pennine Fringe

6.33 The site lies within NCA 37 – Yorkshire Southern Pennine Fringe as shown on Figure 8. The key characteristics for the NCA are described as follows with key characteristics of the NCA considered most relevant to the Site are identified in bold:

- A transitional landscape dissected by steep-sided valleys, dropping from the high gritstone hills in the west to lower land in the east, and thus creating an important backdrop to the many industrial towns and villages within and beyond the NCA.
- Sandstones and gritstone beds of Millstone Grit (Namurian) age underlying smooth hills and plateaux in the west. These are overlain in the east by beds of sandstone, siltstone and mudstone of Coal Measures age.

- Rivers creating a deeply dissected landscape, with high plateaux cut by steep-sided valleys, and fanning out in ‘fingers’ across valleys of the NCA.
- Treeless hill tops with tracts of rough grazing and extensive areas of enclosed pasture to the west, but with broadleaved woodland on steeper valley sides, giving the impression of a well-wooded landscape, especially to the north and west of Sheffield.
- Predominantly pastoral farming, especially in western areas, with a shift to more arable land in the drier eastern areas.
- Boundary features that change from distinctive patterns of drystone walls on the upland hills, to hedgerows becoming the predominant field boundary in the east.
- Close conjunction between rural landscapes and the rich industrial heritage of the urban areas, including settlements associated with the textile industry, with large mills and tall chimneys, and large factories and forges associated with the iron, steel and manufacturing industries.
- Urban development constrained within valley floors and up side slopes, with location and layout strongly influenced by the landform.
- Industrial wealth revealed in magnificent civil architecture in town centres, notably Bradford, Halifax, Huddersfield and Sheffield, and several stately homes with designed parklands.
- Evidence of bronze-age and Roman habitation still present on uplands, and old pack-horse routes that once joined settlements across the Pennines still in place, or now forming modern major road routes.
- Extensive and dramatic views from higher land out over lower-lying land to the east, even from within urban areas.
- Several reservoirs contained within narrow valleys

contributing a distinct character as well as providing popular places to visit.

- Small patches of fragmented priority habitats providing important refuges locally for wildlife. Grassland mosaics are particularly important in supporting waders and the twite that breeds on adjacent moorland areas; lowland woodland is also an important feature.
- In places a dense network of roads and urban development, with many road, rail and canal routes crossing the NCA, and a high density of footpaths throughout.

NCA 38 – Nottinghamshire, Derbyshire and Yorkshire Coalfield

6.34 Although the NCA is not located within the site, it encompasses parts of the study area, including most of

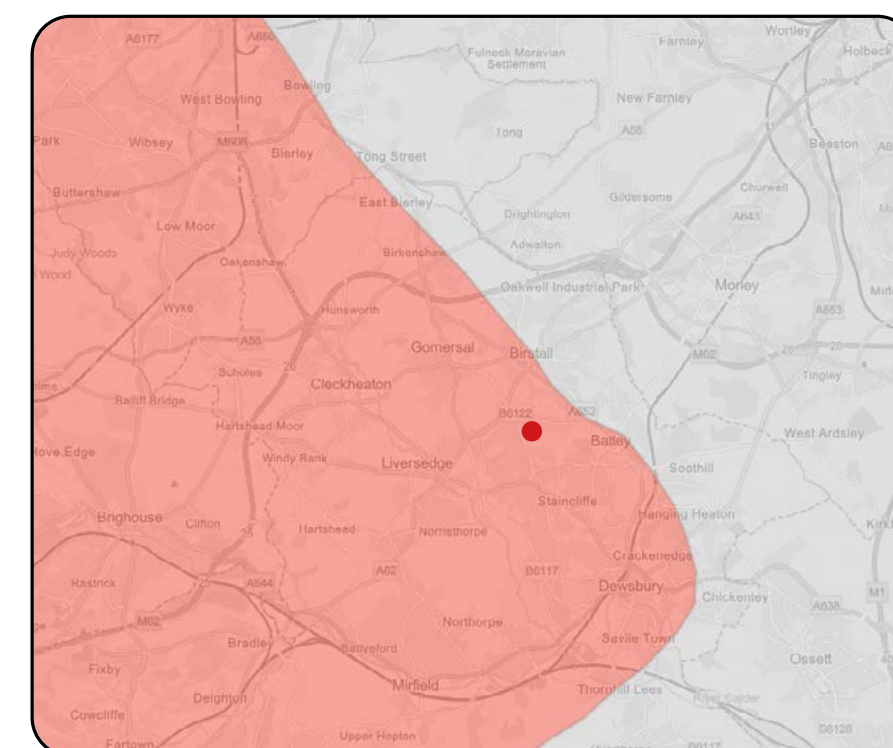


Figure 9: Map extract from the National Character Area Map (www.nationalcharacterareas.co.uk). Site location shown by red dot.

Birstall and north and north-eastern parts of Batley, as shown on Figure 8.

6.35 The evidence base provided NCAs offers a useful contextual overview of the wider landscape character. However, the broad scale of these areas is of limited assistance in considering landscape impacts at a local level, particularly given the limited scale of the proposed development.

6.36 Although the NCAs have been reviewed as part of the baseline study, it has not been deemed necessary to assess the effects of the proposed development on landscape character at this national scale. The proposed development is of such a small scale in comparison to the broad extent of the NCA that it is not considered to have the potential to result in any noteworthy effects on landscape character at this level of assessment. As such effects on the NCAs are not considered further and the focus is on the local landscape assessment conducted by KC.

Kirklees District Landscape Character Assessment (July 2015)

6.37 The Kirklees District Landscape Character Assessment identifies 8 Landscape Character Types (LCTs) that have been subdivided further into Landscape Character Areas (LCAs). The assessment provides a separate profile for each LCA.

6.38 The site lies within LCT E: Rural Fringes and specifically within LCA E8: Batley – Dewsbury Rural Fringes. The site’s location in relation to LCT E and LCA E8 is illustrated by Figure 9. LCA E8 consists of nine smaller areas of rural fringe land, with the site being located within one of the smallest areas.

6.39 The key characteristics of LCA E8: Batley – Dewsbury Rural Fringes are identified below. Those considered most relevant to the Site are shown in bold:

Topography, geology and drainage

- Gently undulating land, found between approximately 100 and 200 metres altitude. The land typically falls in elevation towards the surrounding urban areas.*
 - Local variations in topography create areas of more complex landform, including some elevated ridges and hill summits and parts where the slopes are deeply incised by valleys.*
 - Bedrock geology consists of the Pennine Coal Measures formation typical of much of the District, with areas of alluvium deposits associated with watercourses.*
 - To the west a number of tributaries flow into the River Calder, including Nun Brook.*
- Woodland cover*
- Varied tree cover, with trees in shelterbelts, along field*

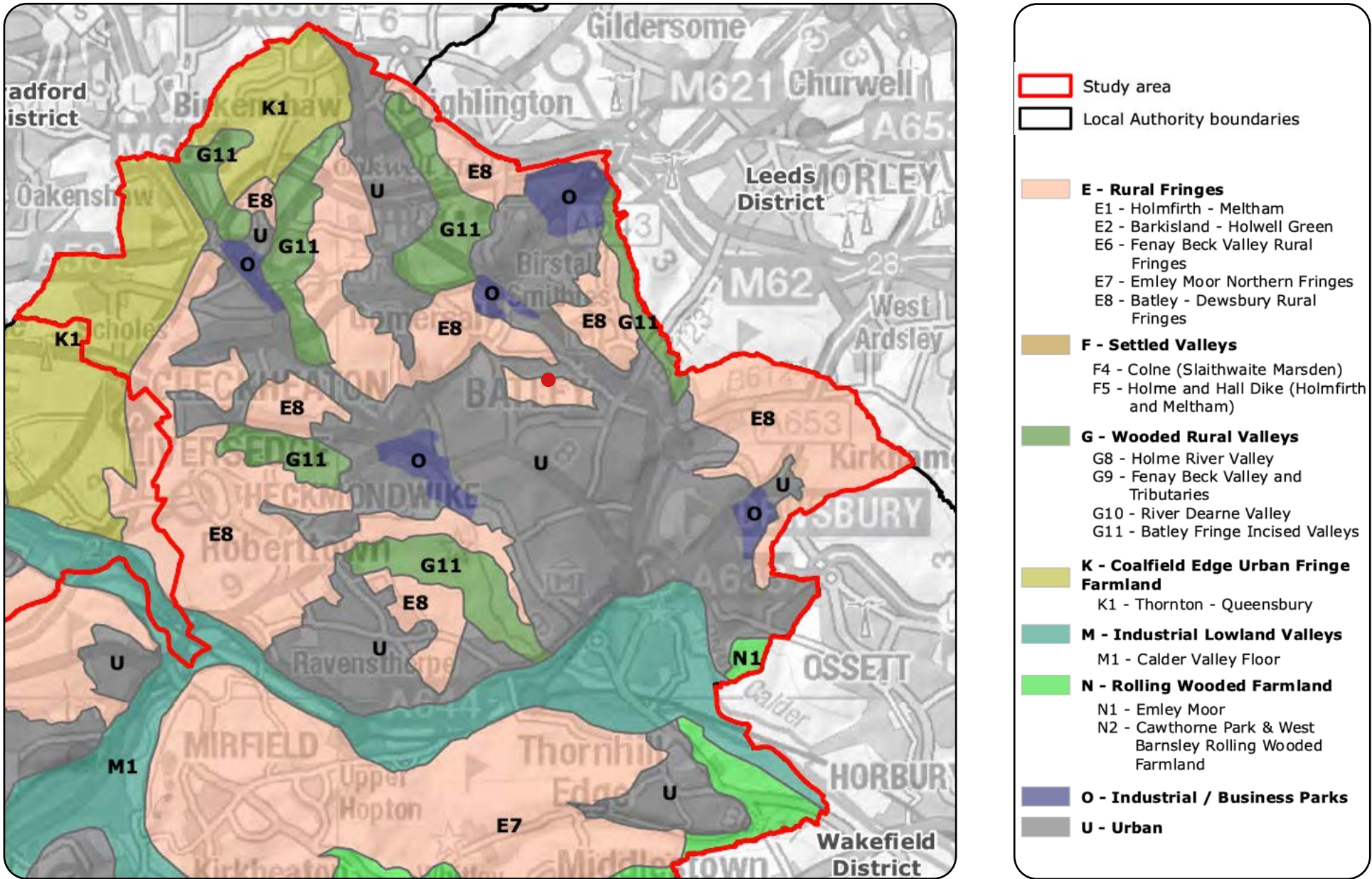


Figure 10: Extract from Figure 2.1 Landscape Character Types and Areas, within KCs Landscape Character Assessment. Site location shown by red circle.

boundaries and some areas of broadleaved woodland, which follow streams.

Land use and field patterns

- Typical pattern of small scale grassland pastures with some more limited areas of more intensive arable cultivation.
- Urban expansion and associated land uses spreading into the farmland landscape, including horse paddocks and equestrian enterprises.
- Mix of field boundary types including stone walls, hedgerows and fences.

Semi-natural habitats

- Isolated remnants of species-rich grasslands (hay meadow and wet pastures) exist within the improved grassland, including some wildflower meadows at Colliery Field in Oakwell Hall Country Park.
- Some of the areas of broadleaved woodland are also locally important for wildlife, including Dogloitch Wood and Dunn Wood.

Archaeology and cultural heritage

- There are numerous Listed Buildings and the fringes of Conservation Areas around Batley and Gomersal fall in this LCA. Traditional stone-built cottages, Victorian terraces and farmsteads provide a contrasting historic sense of place within the urban context.
- Part of the Grade II listed Kirklees Park is also located to the far west of this LCA, and the landscape includes the nationally important remains of a motte and bailey castle at Castle Hall Hill.
- Disused railways and industrial works provide evidence of the area's coal mining heritage.

Settlement and road pattern

- A fragmented landscape forming urban fringe pockets within and around the Dewsbury, Batley, Mirfield, Liversedge and Cleckheaton conurbation.

- A dense network of A roads, minor roads and narrow winding lanes link the LCA's small villages to the surrounding urban centres. The M62 forms a definitive boundary to the north and west.

Views and perceptual qualities

- There are distant views from elevated ridgelines (e.g. in Upper Batley) south towards Emley Moor (including its landmark transmission station) and north towards the industry and urban development of Huddersfield.
- Some areas still retain a relative sense of tranquillity and rural character, however increasing urbanisation creates a landscape of transition.

Effects upon LCA E8: Batley – Dewsbury Rural Fringes

- 6.40 Whilst the site does display some of the characteristics of the wider LCA, it is not covered by any designation recognising specific landscape character or scenic importance. The LCA recognises the fragmented nature of the landscape by settlements, the network of roads and the increasing urbanisation, which are all applicable to the site.
- 6.41 On balance, the landscape value of the LCA is judged to be medium, while the susceptibility of the landscape to this form of development is considered low due to the context of development surrounding it. Combining medium value and low susceptibility, the overall sensitivity of the landscape to the proposed development is assessed as **low to medium**.
- 6.42 The proposed development would represent a small change within the local landscape and would be in keeping with the surrounding settlement pattern. The visual and physical influence of the development would be limited in extent due to residential development on three sides of the site. Consequently, the magnitude of change is considered to be **low**. Overall, the resulting effect on the wider landscape is assessed as **minor adverse** with some more disruption to the landscape

during all development periods.

Effects upon the site and immediate surroundings

- 6.43 Although the Site itself shares some characteristics with the wider LCA, as a rough grassland field, it has limited features that enhance landscape value and is influenced by surrounding residential development on three sides. The Site currently has no recreational value, as there are no public rights of way or publicly accessible features. Overall, the Site is considered to be fairly typical of the local landscape, forming a peripheral part of the agricultural landscape and does not represent a rare or notable landscape type. On balance, the landscape value of the Site is assessed as low to medium.
- 6.44 The overall susceptibility of the Site to the type of residential development proposed is considered to be low to medium, as it sits adjacent to existing residential development of varying ages. Therefore, the overall landscape sensitivity of the Site is assessed as low to medium.
- 6.45 The proposed development will where possible, manage, retain and enhance the existing peripheral vegetation surrounding the Site. New publicly accessible green spaces and areas of habitat creation will be incorporated to the south-east, to sensitively integrate the development into the local landscape context and enhance recreational access within the locality. Links will be provided to the adjacent play area and public right of way. These proposals represent a **medium** magnitude of change to the character of the Site.
- 6.46 In summary, the overall level of effect on landscape character of the site and immediate surroundings is assessed as **minor-moderate adverse**. Although maturing vegetation within open spaces would provide additional benefits to local landscape character, there would be no change in the overall level of effect over the development phases.

Landscape Receptor	Value	Susceptibility	Overall Sensitivity	Development Phase	Magnitude of Change	Level of Effect
Landscape Features						
Landform and Topography	Medium	Medium	Medium	Construction	Medium-Low	Minor-Moderate adverse
				Year 1	Medium-Low	Minor-Moderate adverse
				Year 15	Medium-Low	Minor-Moderate adverse
Land Use, Buildings and Infrastructure	Medium	Medium	Medium	Construction	Medium-High	Moderate-Major adverse
				Year 1	Low	Moderate adverse
				Year 15	Low	Moderate adverse
Water Features and Drainage	Low	Low	Low	Construction	--	No effect
				Year 1	Low	Minor beneficial
				Year 15	Low	Minor beneficial
Vegetation	Low	Low	Low	Construction	Low	Minor adverse
				Year 1	Low	Minor beneficial
				Year 15	Medium-Low	Minor-Moderate beneficial
Landscape Character						
LCA E8: Batley – Dewsbury Rural Fringes	Medium	Low-Medium	Low-Medium	Construction	Low	Minor adverse
				Year 1	Low	Minor adverse
				Year 15	Low	Minor adverse
The site and immediate surroundings	Low-Medium	Low-Medium	Low-Medium	Construction	Medium	Minor-Moderate adverse
				Year 1	Medium	Minor-Moderate adverse
				Year 15	Medium	Minor-Moderate adverse

Table 1: Summary of Landscape Effects

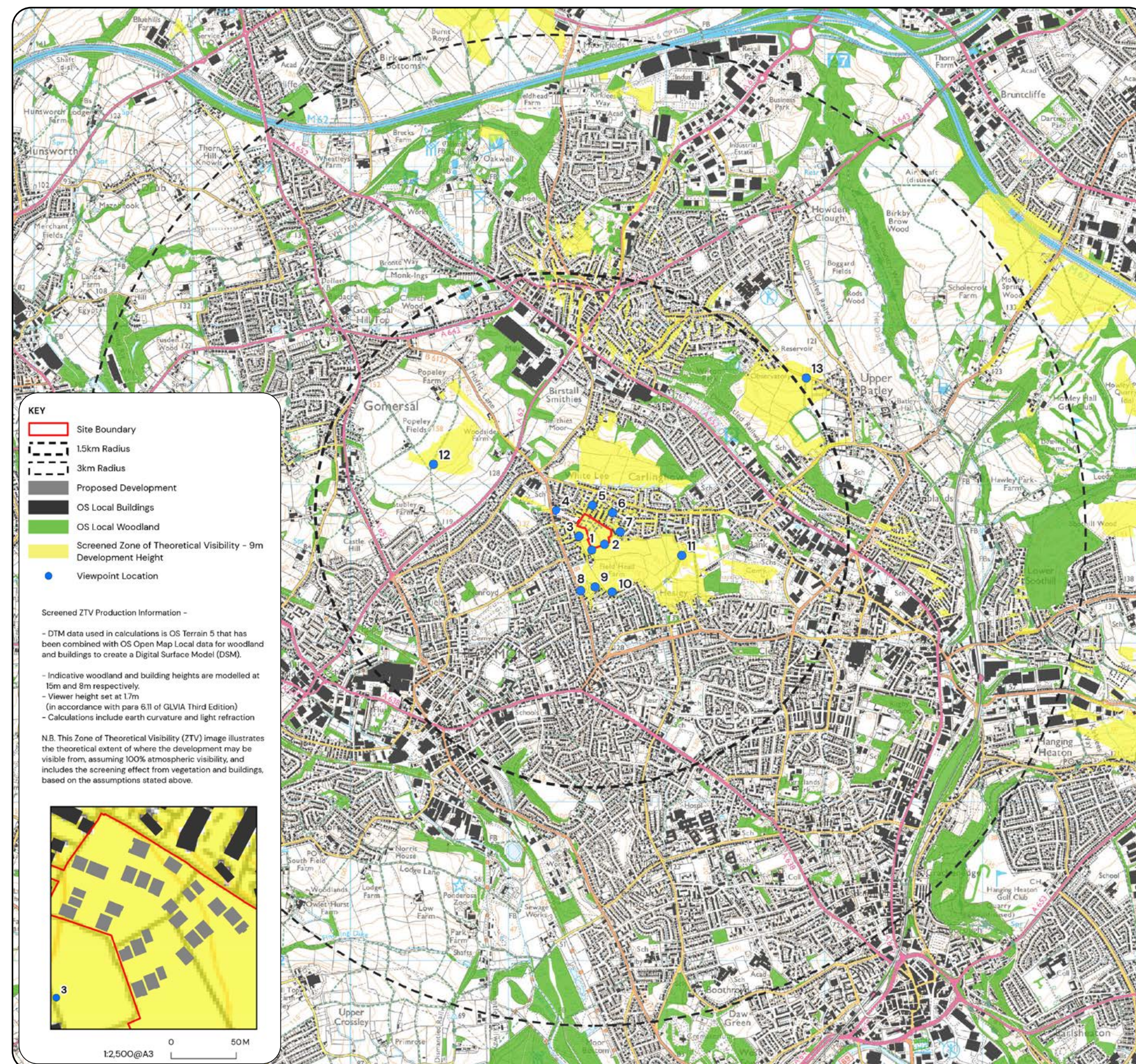




View from White Lee Road (B6122) adjacent to substation

7. Visual Baseline and Effects

- 7.1 Photography undertaken during the site visits seeks to representatively illustrate the range of views that are available within and towards the site. These representative viewpoint locations are illustrated in Figure 10 across. Potential visual receptor groups have been identified and are discussed below. In the case of residential properties, these are typically grouped together into clusters of properties which would experience a similar view. A summary of visual effects is included at Table 3.
- 7.2 A number of representative photographs have been included at Appendix 2 of this report. Although not assessed specifically, they provide representative views towards the site from surrounding visual receptors and aim to reflect the worst case views towards the site. Instead, the report focuses upon the assessment of specific visual receptors and the level of effect they would experience as a result of the proposed development. Where relevant, specific viewpoints are referenced under individual visual receptors to assist with the understanding of the level of effects from those specific receptors.
- 7.3 In accordance with GLVIA3, the assessment of visual effects begins with an assessment of the sensitivity of each visual receptor to residential development in terms of their susceptibility to change in their views and the value of the existing view. An assessment is then made as to the magnitude of the change in terms of its scale or size.
- 7.4 The assessments of receptor sensitivity and magnitude of change are then combined with the duration and reversibility of the effect, to assist in determining the relative level of effect on each visual receptor. The duration and reversibility are considered to be long-term and permanent.
- 7.5 The approach to sensitivity of visual receptors is set out in Appendix 1.
- 7.6 The visual effects of the proposed development on key visual receptors are assessed below. Consideration has been given to seasonal variations in the visibility



Blue dots relate to the photographic locations which are shown within Appendix 2.

Figure 11: SZTV with Viewpoints

of the development and these are described where necessary.

- 7.7 As part of the proposed development, new planting would be introduced as set out in Section 5, Mitigation. New planting takes a number of years to mature and average growth rates have been taken into consideration in this assessment. The effectiveness of the vegetation both in terms of integrating the development into the surrounding landscape and in providing visual screening would improve over time and needs to be considered appropriately.
- 7.8 Effects are therefore considered during construction, at Year 1 (in the first winter of the year in which construction is completed assuming a worst case scenario with the effects of winter leaf loss) and also in Year 15 following completion of the development when the proposed planting is assumed to have achieved a good degree of maturity. It is considered that any views of construction work will have a greater visual effect than the final built form due to the perceivable contrast from the existing context.
- 7.9 The Landscape Masterplan (Figure 7) presents a scheme that is considered to have beneficial environmental effects in terms of new planting and landscape management and the scheme has been developed in line with a detailed analysis of landscape and visual issues so as to integrate sensitively within the existing landscape and visual context. However, a precautionary approach to the assessment has been adopted whereby visual effects are considered adverse (unless stated otherwise).

Visibility

- 7.10 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.
- 7.11 The Screened Zone of Theoretical Visibility, (SZTV) at Figure 10 provides a starting point for the site work providing an indication, (based on proposed heights of buildings, modelled against terrain and screening elements such as existing built form and areas of woodland, of where the proposal may be seen from). The computer model does not take into account smaller landscape features such as hedgerows and individual trees which can provide a significant level of screening.

Using publicly accessible routes such as footpaths and roads this potential visibility is assessed in the field.

- 7.12 Whilst carrying out the desk top research, several receptors were identified across the study area with the potential for some visibility of the proposed development. Further investigation into these receptors identified that a degree of screening and heavy filtering of views in the form of built form and/or vegetation located within and adjacent to these would create only negligible effects, therefore, no further consideration has been given to these in the assessment. These have been identified in the table 2 below.
- 7.13 The actual visual the actual visual envelope of the site is very limited and generally contained to the extents of the current area of Urban Greenspace.

Receptor	Reason for removal from assessment
Residential	
Healey	Layers of field boundary vegetation heavily filter views in the direction of the Site, as well as within the property extents themselves.
Birstall	Views towards the Site heavily screened by built form, vegetation and other man-made clutter which is located between the settlement and Site.
Carlinghow Lane and properties located to the north of.	Views obscured by adjacent built form located to the south of Carlinghow Lane.
Properties located on Glen Avenue and Wayne Close	Longer distance views of approx. 2km.
Recreational	
Kirkless Way	Built form and layers of field boundary vegetation heavily filter views in the direction of the Site.
Bronte Way	Built form and layers of field boundary vegetation heavily filter views in the direction of the Site.
PRoW BAT/27/20	Layers of field boundary vegetation heavily filter views in the direction of the Site.

Receptor	Reason for removal from assessment
PRoW SPE/60/30	Limited intervisibility between the property and the Site due to blocks of dense vegetation which is located to the north-west of the Site area.
Roads	
B6122, White Lee Road	Views obscured by adjacent built form to the east of the road.
Jail Road	Views obscured by adjacent built form and vegetation to the north of the road.
Upper Batley Road.	Views towards the Site heavily screened by hedgerow located to south of road corridor.
Other	
Batley Cemetery	Views towards the Site heavily screened by vegetation located within cemetery
Bagshaw Museum	Heavily filtered views to south-west due to woodland located to south-west of property within Wilton Park.

Table 2: Summary of Receptors Scoped out of the Assessment

Residential Receptors

Properties located on Sunny View/Triath Court/Asquith Fields/Delmont Close/White Lee Croft (adjacent to the west of the site)

7.14 Viewpoints 2 and 3 within Appendix 2 illustrate views from the play area to the west of Asquith Fields and along Sunny View.

7.15 There are a number of properties which are located on the residential streets of Sunny View, Triath Court, Asquith Fields, Delmont Close and White Lee Croft. These lie in close proximity to the western site boundary, with the street of Sunny View located adjacent to the site area. It is acknowledged that the access point proposed for the site would continue east from the existing access road which serves Sunny View. The orientation of the properties which are located at the eastern extents of the above-named streets have varying orientations, with some properties having a primary orientation to the east and in the direction of the site, albeit it is assumed these facades consist of the rear of the properties.

7.16 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 in an easterly direction from both storeys of some of the properties which are located to the west of the site. It is anticipated in some instances that these 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 views from properties which are located further west of these streets, would experience some incidental views in the direction of the site area beyond the adjacent built form and vegetation associated with the streets themselves.

7.17 It is predicted that direct views across the vast majority of the proposed development area would be available from rear and side façades of the eastern edge of the above-named streets. 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 streets. Views towards the built form of the proposed development would occur mainly from Sunny View, due to the current open nature of the eastern edge of this existing development. Views from Triath Close and Asquith Fields would be heavily filtered by the existing vegetation which is located along the boundary of the park which is located to the east of Asquith Fields. Views from Delmont Close and White Lee Croft would predominantly consist of the open space areas which are proposed to the south of the development. Views of any new built form from these receptors would be filtered, especially once vegetation has matured.

7.18 Views towards the proposed development as a whole would consist of a mix of built form and embedded mitigation planting proposals, as well as a large area of open space to the south. 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 receptors.

7.19 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, especially from Sunny View, where the built form of the development would be most visible. It is considered that the magnitude of change on views towards the proposed development at construction and Year 1 would to be **high**.

7.20 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, views from Sunny View would change from one which is absent of built form, to land which has been developed for housing. Therefore, it is considered that the magnitude of change on views from the properties which are located along the eastern extents of Sunny View, would remain **high**.

7.21 Across all periods, it is considered that a **major adverse** level of effect on the views would be experienced by the high sensitivity of residents at the eastern edge of Sunny View. 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. These benefits would be experienced in views from the eastern extents of the Delmont Close and White Lee Croft, due to the available views towards the proposed enhanced green space.

Properties located on Shibden Drive, Oakwell Avenue (east), Horner Crescent and Enfield Drive (adjacent to the north of the site)

7.22 Viewpoints 5, 6 and 7 within Appendix 2 illustrate views from the residential streets which are located to the north of the site.

7.23 There are a number of properties which are located on the residential streets to the north of the site. It was identified that there would be the possibility of views in the direction of the site from Shibden Drive, Oakwell Avenue (east), Horner Crescent and Enfield Drive. Beyond the site area to the north, land falls steeply towards these residential properties which abut the northern part of the site. From these receptors, land continues to fall in the direction of Carlinghow Lane, which lies further to the north. The dwellings which are located on the aforementioned streets have a variety of orientations and views are generally limited to the adjacent street scene adjacent to them.

- 7.24 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 in a southerly direction from both storeys of some of the properties which are located to the north of the site. It is anticipated in some instances that these views would be filtered views beyond vegetation which is located within the garden curtilages of the properties, especially from ground level.
- 7.25 It is predicted that some direct views from the garden curtilages of those single storey properties which are located on Shibden Drive and Oakwell Avenue (east) would be available. Views towards the upper parts of the proposed built form would be available above the slightly elevated landform of the site. It is anticipated that views in the direction of the site from Horner Crescent and Enfield Drive would be towards the landscape proposals located to the south of the site and limited to the upper floors of these dwellings.
- 7.26 Views towards the proposed development as a whole would consist of a mix of built form and embedded mitigation planting proposals, as well as a large area of open space to the south. 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. Views in the direction of the site from the properties located on Horner Crescent and Enfield Drive would include the built form during construction and at year 1, due to a greater level of intervisibility occurring during this time period, where vegetation provides limited screening benefits.
- 7.27 For views from the receptors which are located along Shibden Drive and Oakwell Avenue (east) at construction and Year 1, there would be limited screening benefits from the existing landscape features which are located between the site and these receptors. It is considered

that the magnitude of change on views towards the Proposed development at construction and Year 1 would to be **medium-high**.

- 7.28 By Year 15 of operation, through management and supplementation of existing vegetation a reduction in the visual impact would occur. This is due to the built form being softened, especially at the lower parts of the development. It is considered that the magnitude of change on views from the properties which are located along Shibden Drive and Oakwell Avenue (east), would remain **medium-high**.
- 7.29 Across all periods, it is considered that a **moderate-major** adverse level of effect on the views would be experienced by the high sensitivity of residents at these locations. However, some benefits would occur from the maintenance of the existing vegetation located along the site boundary, going some way to soften the proposed built form over time.

The Mistles (adjacent to the south, south-west of the site).

- 7.30 Photograph 1 within Appendix 2 illustrates a view from the outside corner of 'The Mistles' from the footpath which is located to the south of the site (adjacent to the south, south-west of the site).
- 7.31 The northern façade of the single storey dwelling and garden curtilage areas to the north and east of The Mistles would have theoretical visibility towards the site. However, it is acknowledged that along the northern boundary of the property there is an established tall evergreen hedge which screens views in the direction of the site. It is acknowledged however that there would be the potential for oblique views in the direction of the site from the windows which are located on the eastern façade of the property.
- 7.32 This property has been assessed from a publicly accessible location, and the assessment considers a

potential worst-case where there would be direct and uninterrupted views towards the site in a northerly direction. It is anticipated that oblique and filtered views above vegetation which is located along the eastern edge of the garden curtilage of the property would be available. Any oblique views would be towards the proposed open space area which is located to the south of the site and any built form to the north of the site would be filtered, especially once vegetation has matured.

- 7.33 Views towards the proposed development as a whole would consist of a mix of built form and embedded mitigation planting proposals, as well as a large area of open space to the south. 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 Mistle. It is considered that the magnitude of change on views from windows located on the eastern façade towards the proposed development at construction and Year 1 would to be **medium**.
- 7.34 By Year 15 of operation, the new planting associated with the proposed development and open space area to the south would have become established, going some way in reducing the visual impact by screening and softening any built form visible. It is considered that the magnitude of change on views would be **low-medium**.
- 7.35 During construction and Year 1, it is considered that a worst-case **moderate adverse** level of effect would be experienced on any available views from The Mistle.
- 7.36 By Year 15 of operation, the establishment of planting would provide some benefit to the overall proposed development especially within the area to the south of the development, where enhancements would be made to the current area of green space. It is considered therefore, that a **minor-moderate beneficial** effect would occur.

Properties located along the north of Jail Road and Mortimer Terrace (approximately 240m to the south of the site, at its closest point).

7.37 Photograph 10 within Appendix 2 illustrates a view which is located between Jail Road and Mortimer Terrace.

7.38 At approximately 240m to the south of the site, a number of properties are located on elevated landform to the south of the site, along Jail Road and Mortimer Terrace. The northern side of both these residential streets would have direct views in the direction of the site. Views would be available from varying facades of the dwellings which are located to the north of Jail road and from the rear of the dwellings which are located on the northern side of Mortimer Terrace.

7.39 These properties have been assessed from publicly accessible locations, and the assessment considers a potential worst-case where there would be direct and uninterrupted views towards the site in a northerly direction. It is anticipated in the main that direct views towards the site would be available, as well as some oblique views.

7.40 Views towards the proposed development as a whole would consist of a mix of built form and embedded mitigation planting proposals, as well as a large area of open space to the south. 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 these properties. Furthermore, it is acknowledged that due to the increased elevation of this part of the landscape, the site will appear at a lower elevation, therefore, increased visibility across the site area as a whole would be available. It is worth mentioning however that the overall extents of the built form, which is proposed, would occupy only a small portion of the overall view, which is located within a context of existing built form and towards the northern extents of the site.

Based on the above, it is predicted that at construction and Year 1, there would to be **medium** magnitude of change from the aforementioned visual receptors.

7.41 By Year 15 of operation, the new planting associated with the proposed development and open space area to the south would have become established, going some way in reducing the visual impact by screening and softening built form from the layers of new planting which are proposed to the south of the development. It is considered that the magnitude of change on views would be **low-medium**.

7.42 During construction and Year 1, it is considered that a worst-case **moderate adverse** level of effect would be experienced on any available views from properties located on the northern side of Jail Road and Mortimer Terrace.

7.43 By Year 15 of operation, the establishment of planting would provide some benefit to the overall proposed development especially within the area to the south of the development, where enhancements would be made to the current area of green space. It is considered therefore, that a **minor-moderate adverse** effect would occur.

Properties located to the south of Upper Batley Lane (approximately 1.2 km to the north-east of the site, at its closest point).

7.44 A number of properties located on residential streets are located to the south of Upper Batley Lane, where there would be potential for views in the direction of the site. These include the properties which are located to the north and south of Woodlands Road, to the west of Bagshaw Museum, as well as to the east and west of Intake Lane. The properties which are located in proximity to the Bagshaw Museum are positioned on elevated landform to that of the site, whereas the properties which are located off Intake Lane, are located on a lower elevation to the site. Views would be

available from the upper floors across varying facades of the dwellings along the aforementioned locations which lie over a kilometre from the site. These properties have been assessed from publicly accessible locations, and the assessment considers a potential worst-case where there would be direct and uninterrupted views towards the site in a south-westerly direction.

7.45 The majority of views would be seen in context with nearby built form and associated vegetation located within property curtilages themselves. The proposed development as a whole would consist of a mix of built form and embedded mitigation planting proposals, as well as a large area of open space to the south. 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 these properties. It is acknowledged that the overall extents of the built form, which is proposed within the site would occupy only a small portion of the overall view, which is located within a context of existing built form of White Lee. It is predicted that at construction and Year 1, there would to be **low-medium** magnitude of change from a number of properties located to the north-east of the site.

7.46 By Year 15 of operation, the new planting associated with the proposed development and open space area to the south would have become established, going some way in reducing the visual impact by screening and softening the built form. It is worth mentioning that from this part of the landscape, the landscape proposals which are proposed to the south of the site would provide further additional screening benefits to existing built form which lies close to the site and would contribute to the wider green network to the south of the site. It is considered that the magnitude of change on views would be **low**.

7.47 During construction and Year 1, it is considered that a worst-case **minor-moderate adverse** level of effect would be experienced on any available views from the

aforementioned properties. By Year 15 of operation, the establishment of planting would provide some benefit to the overall proposed development especially within the area to the south of the development. It is considered therefore, that a **minor adverse** effect would occur.

Recreational

PRoW BAT/23/20 (adjacent to southern boundary of the site)

7.48 Viewpoints 1 and 2 within Appendix 2 illustrate views from the footpath.

7.49 The route of the footpath travels roughly north-east to south-west and is located along the entirety of the southern boundary of the site. The footpath provides a connection between Enfield Drive and the B6122, White Lee Road. The route is approximately 400m in length and falls in elevation towards Enfield Drive.

7.50 For approximately 160m of the route whilst travelling in both directions, there are available views of the site. This is due to the absence of field boundary vegetation along the southern part of the site. Views would be oblique for the majority of the 160 m (approx.) section of the route. However, when travelling roughly east, there would be direct views towards the site, whilst travelling along the route in close proximity to the property of The Mistles.

7.51 The built form within the proposals would be located towards the north of the site and views in the direction of the dwellings would lie beyond an extensive network of green infrastructure, which would occupy approximately a third of the entire development. Furthermore, the proposed development proposes the incorporation and enhancement of existing vegetation within the site, as well as the landscape proposals which would feature adjacent to the built form and along the street scene. It is acknowledged that the



Figure 12: Extracts of Viewpoint 2 from the photo record, see Appendix 2

embedded mitigation proposed within the site will be most effective during summer months and a higher level of visibility would occur during winter months. 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 approximately 160m of this footpath, during winter months would be **medium-high**.

- 7.52 There would be the potential for a reduction in the magnitude of change with the embedded mitigation at Year 15. This will enhance the existing area of greenspace to one which includes landscape features and in is accessible to the public. It is considered that the magnitude of change on views from the footpath would reduce to **medium**.
- 7.53 During construction and Year 1, it is considered that a worst-case **moderate-major adverse** level of effect on the views would be experienced by the High sensitivity of footpath users along approximately 160 m of the route, during winter months.
- 7.54 By Year 15 of operation, the establishment of planting would provide some benefit to the overall proposed development and the wider landscape. It is considered therefore, that a **moderate beneficial** effect would occur.

PRoW BAT/25/50 (approximately 210 m to the south of the site, at its closest point)

7.55 Viewpoints 9 and 10 within Appendix 2 illustrate views from the footpath.

- 7.56 The route of the footpath travels roughly north-west to south-east and travels between the B6122, White Lee Road and Healy Close, via a field, Jail Road and Mortimer Terrace. The route is approximately 475 m in length and rises in elevation towards the south-east. For approximately 60 m of the route whilst travelling in both directions, there are oblique views towards site

available, as well as wider expansive views to the north, north-west and north-east.

- 7.57 It is considered that the built form within the proposals would be seen as a small portion of development in the wider view for approximately 50 m of the route. These views would occur whilst travelling roughly westwards along the section of footpath which connects Jail Road and Mortimer Terrace. The built form within the proposals would be located towards the north of the site adjacent to existing built form and views in the direction of the dwellings would lie beyond an extensive network of green infrastructure which make up the area of POS to the south. Furthermore, additional visibility towards the site would occur for approximately 20m, whilst travelling roughly northwards as the footpath exits Jail Road and into an open field. However, these views would be of the southern extents of the site where the POS area is proposed.
- 7.58 It is acknowledged that the embedded mitigation proposed within the site will be most effective during summer months and a level of intervisibility would occur during winter months. 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 the expansive views towards the proposed development from approximately 70 m of this footpath, during winter months would be **medium**.
- 7.59 There would be the potential for a reduction in the magnitude of change with the embedded mitigation at Year 15. This will enhance the existing area of greenspace to one which includes landscape features. It is considered that the magnitude of change on views from limited sections of the footpath would reduce to **low-medium**.
- 7.60 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 70 m of the route,

during winter months.

- 7.61 By Year 15 of operation, the establishment of planting would provide some benefit to the overall proposed development and the wider landscape. It is considered therefore, that a **minor-moderate beneficial** effect would occur.

Bridleway BAT/26/10 (approximately 450 m to the south-east of the site, at its closest point)

7.62 Viewpoint 11 within Appendix 2 illustrates a glimpsed view from the footpath.

- 7.63 The route of the footpath travels roughly north-east to south-west and travels between Coal Pit Lane and Healey Lane. The route is approximately 630m in length and rises in elevation towards the south-west. Whilst travelling in a south-westerly direction, there are limited views in the direction of the site at oblique angles of view. These views are limited by the adjacent vegetation which aligns the bridleway, as well as the further layers of vegetation which are located within the adjacent landscape.
- 7.64 It is predicted that for approximately 290m of the route, there would be the potential for very limited glimpsed views towards the proposed development. This is due to the layering of intervening vegetation in the near and middle distant landscape. Any views towards the built form within the northern parts of the site would be seen in part beyond the vegetation which is located at the southeastern corner of the site. These views would be seen in context with adjacent built form, which are also already heavily filtered by existing vegetation.
- 7.65 Where views towards the site are available, it is considered that the magnitude of change on views towards the proposed development during winter months would be **low** across all periods.
- 7.66 Across all periods, it is considered that a worst-case **minor adverse** level of effect on the limited views experienced by the High sensitivity of users along the

bridleway, during winter months.

PRoW BAT/18/10 (approximately 1.45 km to the north-east of the site, at its closest point)

7.67 Viewpoint 13 within Appendix 2 illustrates a view from the footpath.

7.68 The route of the footpath travels roughly north to south and travels between Upper Batley Lane, and Carlinghow Hill. The route is approximately 475m in length and rises in elevation towards the north, at where the route meets Upper Batley Lane. For approximately 180m of the route whilst travelling southwards, there are slightly oblique angle of views towards site area, as well as the wider views to the south.

7.69 It is considered that the built form within the proposals would be seen as a small portion of development in the wider view and in context with existing development which would appear to wrap around the proposals from this part of the landscape.

7.70 Due to the limited nature of the proposed built development from this part of the landscape it is considered that across all periods, the magnitude of change on the expansive views towards the proposed development from a section of this footpath, would be **low**.

7.71 Across all periods, it is considered that a worst-case **minor adverse** level of effect on the views would be experienced by the High sensitivity of footpath users along approximately 180m of the route.

Roads

Residential roads of Sunny View, Triath Court, Asquith Fields, Delmont Close and White Lee Croft (adjacent to the west of the site).

7.72 Viewpoints 3 and 4 within Appendix 2 illustrate views from two of the above residential streets.

7.73 In the main, existing views for the residents using the above streets when travelling roughly east are generally limited to the built form and garden curtilages of the streets themselves. The established vegetation which surrounds the park associated with Asquith Fields screen views in the direction towards the site from the residential streets of Asquith Fields and Triath Court. The built form located on Delmont Close and White Lee Croft screen views beyond the street extents in the main.

7.74 It was identified that whilst travelling roughly east along the residential street of Sunny View, there are views towards the site area where the built form to the north of the site is proposed. Although narrow, this view would be experienced for approximately 140m along the main route through the development and for approximately 30m along the short section of road which spurs off the main section of road. Existing views include the vegetation which is located at the southeastern corner of the site. Receptors using these roads are considered to be of medium sensitivity to changes in the view.

7.75 Views towards the proposed access point and into the site would be available whilst travelling along the aforementioned sections of Sunny View, albeit any views would be experienced along a narrow, but direct angle of view and in context of existing built form.

7.76 The proposed development will come forward alongside a robust network of green infrastructure which would help soften the built form and create an attractive street scene. This said, it is acknowledged that existing views toward existing landscape features in the wider landscape would be replaced by further built form. At construction and Year 1 it is considered that the magnitude of change on views from Sunny View would be **medium-high**.

7.77 New Green Infrastructure is proposed at the entrance of the 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 it is considered that the magnitude of change would reduce to **medium**.

7.78 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.

7.79 By Year 15 of operation, the establishment of planting across the extents of the overall development would have matured, however, it is anticipated that **moderate adverse** effect would remain.

Residential roads of Shibden Drive, Oakwell Avenue (east) and Enfield Drive (adjacent to the north of the site).

7.80 Viewpoints 5 and 6 within Appendix 2 illustrate views from two of the above residential streets.

7.81 Existing views for the residents travelling along the above streets when travelling roughly southwards for a short section of road are limited to the elevated northern boundary of the site and the built form and garden curtilages of the streets themselves. It was identified that whilst travelling south-west along Enfield Drive, any views towards the site would be limited between properties and include the landscape proposals which are located within the southern extents of the proposed development.

7.82 It was acknowledged however that there would be views towards the proposed built form within the development to the north from Shibden Drive and Oakwell Avenue (east). The proposed built form would appear above the steep banked northern edge of the site above existing vegetation which is located between the receptor and site. Receptors using this road are considered to be of medium sensitivity to changes in the view. At construction and Year 1, there would be

- limited screening benefits from the existing landscape features which are located between the site and these receptors. It is considered that the magnitude of change on views towards the proposed development at construction and Year 1 would to be **medium-high**.
- 7.83 By Year 15 of operation, through management and supplementation of existing vegetation a reduction in the visual impact would occur. This is due to the built form being softened, especially at the lower parts of the development. It is considered that the magnitude of change on views from receptors would remain **medium-high**.
- 7.84 Across all periods, it is considered that a **moderate adverse** level of effect on the views would be experienced by the medium sensitivity of receptors at this location. However, some benefits would occur from the maintenance of the existing vegetation located along the site boundary, going some way to soften the proposed built form over time.

Landscape Receptor	Overall Sensitivity	Magnitude of Change (worst case)	Level of Effect
Residential			
Properties located on Sunny View/Triath Court/Asquith Fields/Delmont Close/White Lee Croft (adjacent to the west of the site)	High	High	Major adverse
Properties located on Shibden Drive, Oakwell Avenue (east), Horner Crescent and Enfield Drive (adjacent to the north of the site)	High	Medium-High	Moderate-Major adverse
The Mistles (adjacent to the south, south-west of the site).	High	Medium	Moderate reducing to Minor-Moderate adverse
Properties located along the north of Jail Road and Mortimer Terrace (approximately 240m to the south of the site, at its closest point).	High	Medium	Moderate reducing to Minor-Moderate beneficial
Properties located to the south of Upper Batley Lane (approximately 1.2 km to the north-east of the site, at its closest point).	High	Low-Medium	Minor-Moderate reducing to Minor adverse
Recreational			
PRoW BAT/23/20 (adjacent to southern boundary of the site)	High	Medium-High	Moderate-Major reducing to Moderate beneficial
PRoW BAT/25/50 (approximately 210 m to the south of the site, at its closest point)	High	Medium	Moderate reducing to Minor-Moderate adverse
Bridleway BAT/26/10 (approximately 450 m to the south-east of the site, at its closest point)	High	Low	Minor adverse
PRoW BAT/18/10 (approximately 1.45 km to the north-east of the site, at its closest point)	High	Low	Minor adverse
Road and Rail Users			
Residential roads of Sunny View, Triath Court, Asquith Fields, Delmont Close and White Lee Croft (adjacent to the west of the site).	Medium	Medium-High	Moderate adverse
Residential roads of Shibden Drive, Oakwell Avenue (east) and Enfield Drive (adjacent to the north of the site).	Medium	Medium-High	Moderate adverse

Table 3: Summary of Visual Effects

9. Summary and Conclusions

Introduction

- 9.1 This Landscape and Visual Assessment (LVA) (non-EIA) has been prepared by Chartered Landscape Architects from Pegasus Group, on behalf of Jones Homes (Yorkshire) Limited. It concerns a Full Application for planning permission for a proposed housing development with associated infrastructure, at land off Sunny View (2.44 ha), which is located to the north-west of Batley in West Yorkshire.
- 9.2 The assessment considers the site and its surrounding context in both landscape and visual terms, to assess the potential effects of the proposed development upon landscape features, landscape character and visual amenity.
- 9.3 The site is located to the north-west of Batley and is surrounded by the settlements of Birstall to the north, Gomersal to the north-west and Liversedge and Heckondwike to the south-west. The site forms a small part of a wider area of Urban Greenspace, reference (UG282) as set out in the Statutory Development Plan for Kirklees.
- 9.4 The site comprises of a single, irregularly shaped field, previously used to graze horses, now rough grassland, with the north-western parts having previously been used as a construction compound. The site is set within residential development on three sides, including residential properties directly adjacent to the site to the north-west, north and east. To the south, the site boundary is edged by a public right of way (BAT/23/20) located between post and rail fencing, with several fields of pastoral land located to the south and south east. The site area, is largely unconstrained, with hedgerow and tree vegetation mostly growing on the site peripheries, either as part of back gardens or outgrown hedgerows surrounding the adjacent play area.

- 9.5 The landscape mitigation proposals seek to enhance the remaining areas of green space and integrate the proposed development into the surrounding landscape. This would be through the management, retention and enhancement of existing boundary planting, where possible, and by the creation of new planting within the development and proposed areas of public open space in the southern portion of the site.

Landscape Effects

- 9.6 The Site is designated as Urban Greenspace at a local scale, which covers the entirety of the Site and surrounding landscape context to the south and south east. There are no other designations within or surrounding the site at a national, regional or local level that recognise a specific landscape importance.

Landscape Features

- 9.7 The proposed development would, where possible, retain or manage existing boundary vegetation around the periphery. With the benefit of maturing mitigation, the proposed planting would help to integrate the proposed development into its surroundings, delivering further localised benefits within the site. This would result in a minor-moderate benefit to the Site vegetation over time. There would also be minor benefits as a result of the introduction of attenuation features upon water features and drainage.
- 9.8 In relation to land use, the proposed development would result in an inevitable change. However, the proposed development would be relatively limited in extent and in keeping within the surrounding residential context, with a moderate adverse level of effect occurring in the longer-term. Similarly, some localised longer-term adverse effects upon landform and topography are predicted due to regrading and earthworks for building

platforms and access roads, as well as minor regrading to accommodate drainage features, footpaths and other features.

Landscape Character

- 9.9 The proposed development is located within Landscape Character Area LCA E8: Batley – Dewsbury Rural Fringes, at a local scale and set amongst areas identified as urban areas. The proposed development would represent a small change to landscape character within the locality and would be in keeping with the surrounding settlement pattern. The visual and physical influence of the development would be limited in extent due to the existing residential development on three sides of the site. Consequently, a minor adverse effect on the local landscape character area, within which the site sits, would occur during all assessment time periods.
- 9.10 The management or retention of existing vegetation, where possible, on the boundaries, particularly within the areas proposed as public open space and the introduction of new planting would integrate the proposed development into the local landscape context and enhance recreational access within the locality. The overall level of effect on the landscape character of the site and immediate surrounds is assessed as minor to moderate adverse in the longer-term.

Visual Effects

- 9.11 The proposed layout has sought to integrate and minimise harmful visual effects through the retention, management and enhancement of existing vegetation, where possible, along its edges.
- 9.12 The actual visual envelope of the site is very limited and generally contained to the extents of the current area of Urban Greenspace. Where wider visibility is indicated on the Screened Zone of Theoretical





Visibility, views towards the site are largely screened out by a combination of intervening built form and vegetation. The key visual receptors would be residents in properties immediately surrounding the site area and users of the footpath immediately adjacent to the southern boundary. As noted above, the northern part of the site would be developed for housing, bringing built form forward in views across an area of not particularly notable rough grassland, particularly from the adjacent footpath. The southern section of the site would become publicly accessible and form an area of enhanced green space with a natural and ecological emphasis.

Conclusion

- 9.13 The total extent of the landscape and visual effects would be localised and limited in nature, with some longer distant views available from the north-east where the site would appear as a small portion of the overall view, and which lies in context with the wider built form. The proposed development would provide a well-designed environment that relates well to its surroundings and would include an additional large area of open space provision.
- 9.14 Overall, from a landscape and visual perspective, the proposed development responds sympathetically to the topography, style and pattern of the surrounding residential context, it would be appropriate in terms of scale and density, and has been designed to minimise visual intrusion on the wider landscape. On balance, the development can be accommodated without undue harm and even some benefits to the character and visual amenity of the landscape.
- 9.15 In terms of Urban Greenspace, this assessment demonstrates that the site does not make an important contribution in landscape, visual, (nor biodiversity) value terms.



Figure 13: Extract of Landscape Masterplan





View from Jail Road

Appendix 1 Landscape and Visual Assessment Criteria (Non-EIA)

Introduction

- A.1 This appendix presents the assessment criteria adopted for the assessment of landscape and visual effects arising from the proposed development.
- A.2 The primary source of best practice for LVIA in the UK is 'The Guidelines for Landscape and Visual Impact Assessment', 3rd Edition (GLVIA3) (Landscape Institute and the Institute for Environmental Management and Assessment, 2013). The assessment criteria adopted to inform the assessment of effects has been developed in accordance with the principles established in this best practice document. It should however be acknowledged that GLVIA3 establishes guidelines not a specific methodology. The preface to GLVIA3 states:

'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.'

- A.3 The criteria set out below have therefore been developed specifically for this assessment to ensure that the methodology is appropriate and fit for purpose.
- A.4 The purpose of an LVIA when undertaken outside of the context of an Environmental Impact Assessment (EIA) is to identify and describe the relative level of any landscape and visual effects arising as a result of the proposals. As confirmed in GLVIA3 Statement of Clarification 1/13 (Landscape institute, 10th June 2013) an LVIA for development which has been screened as not requiring EIA should avoid concluding whether the effects are significant or not and this is the approach adopted in this assessment.
- A.5 An LVIA must consider both:
- Effects on the landscape as a resource in its own right (the landscape effects); and
 - effects on specific views and visual amenity more generally (the visual effects).
- A.6 Therefore, separate criteria are set out below for the assessment of landscape and visual effects.

NATURE (SENSITIVITY) OF LANDSCAPE FEATURES

- A.7 The nature or sensitivity of an individual landscape feature or element reflects its susceptibility to change and the value associated with it. Sensitivity is therefore a function of factors such as the feature's quality, rarity, contribution to landscape character, degree to which the particular element can be replaced and cultural associations or designations that apply. A particular feature may be more 'sensitive' in one location than in another often as a result of local value associated with the feature. Therefore, it is not possible to simply place different types of landscape feature into sensitivity bands. Where individual landscape features are affected, professional judgement is used as far as possible to give an objective evaluation of its sensitivity. Justification is given for this evaluation where necessary.
- A.8 The nature or sensitivity of individual landscape features has been described as **very high, high, medium, low or very low**.

NATURE (SENSITIVITY) OF LANDSCAPE CHARACTER

- A.9 The nature or sensitivity of landscape character reflects its susceptibility to change and the value associated with it. It is essentially an expression of a landscape's ability to accommodate a particular type of change. It varies depending on the physical and perceptual attributes of the landscape including but not necessarily limited to: scale; degree of openness; land form; existing land cover; landscape pattern and complexity; the extent of human influence in the landscape; the degree of remoteness/wildness; perception of change in the landscape; the importance of landmarks or skylines in the landscape; inter-visibility with and influence on surrounding areas; condition; rarity and scenic quality of the landscape, and the value placed on the landscape including any designations that may apply.
- A.10 In this assessment, the nature or sensitivity of landscape character is considered with reference to a number of local character areas as defined in this LVIA

for the purposes of this study. Information regarding the key characteristics of these character areas has been extrapolated from relevant published studies where possible but also informed by project specific field assessment. An assessment of landscape sensitivity to the development proposed has been undertaken employing professional judgement for relevant local landscape character areas.

- A.11 The nature or sensitivity of landscape character has been described as very high, high, medium, low or very low.

NATURE (SENSITIVITY) OF VISUAL RECEPTORS

- A.12 The nature or sensitivity of visual receptor groups reflects their susceptibility to change and the value associated with the specific view in question. Sensitivity varies depending on a number of factors such as the occupation of the viewer, their viewing expectations, duration of view and the angle or direction in which they would see the Site. Whilst most views are valued by someone, certain viewpoints are particularly highly valued for either their cultural or historical associations and this can increase the sensitivity of the view. The following criteria are provided for guidance only and are not exclusive:

- **Very Low Sensitivity** – People engaged in industrial and commercial activities or military activities.
- **Low Sensitivity** – People at their place of work (e.g. Offices); shoppers; users of trunk/major roads and passengers on commercial railway lines (except where these form part of a recognised and promoted scenic route).
- **Medium Sensitivity** – Users of public rights of way and minor roads which do not appear to be used primarily for recreational activities or the specific enjoyment of the landscape; recreational activities not specifically focused on the landscape (e.g. Football); motel users.

- **High Sensitivity** – Residents at home; users of long distance or recreational trails and other sign posted walks; users of public rights of way and minor roads which appear to be used for recreational activities or the specific enjoyment of the landscape; users of caravan parks, camp Sites and 'destination' hotels; tourist attractions with opportunities for views of the landscape (but not specifically focused on a particular vista); slow paced recreational activities which derive part of their pleasure from an appreciation of setting (e.g. Bowling, golf); allotments.
 - **Very High Sensitivity** – People at recognised vantage points (often with interpretation boards), people at tourist attractions with a focus on a specific view, visitors to historic features/estates where the setting is important to an appreciation and understanding of cultural value.
- A.13 It is important to appreciate that it is the visual receptor (i.e. The person) that has a sensitivity and not a property, public right of way or road. Also, the sensitivity of a receptor group is not influenced by the number of receptors. As an example, although many people may use a motorway, this does not increase the sensitivity of each receptor using it. Likewise, a residential property may only have one person living in it but this does not reduce the sensitivity of that one receptor. Whilst the number of receptors affected at any given location may be a planning consideration, for the purposes of this assessment it does not alter the sensitivity of the receptor group.
- A.14 Where judgements are made about the sensitivity of assessment viewpoints, the sensitivity rating provided is an evaluation of the sensitivity of the receptor group represented by the viewpoint and not a reflection of the number of people who may experience the view.
- A.15 For some developments (e.g. Wind energy developments) it important not to confuse the

concept of visual sensitivity with the perception of the development. For example, it is recognised that some people consider wind turbines to be unattractive, but others enjoy the sight of them.

NATURE (MAGNITUDE) OF EFFECTS – GENERAL NOTE

- A.16 The following discussion sets out the approach adopted in this LVIA in relation to a specific issue arising in GLVIA3 which requires a brief explanation.
- A.17 Prior to the publication of GLVIA3, LVIA practice had evolved over time in tandem with most other environmental disciplines to consider the level of effect (relative significance) principally as a function of two factors, namely: sensitivity of the receptor and magnitude of the effect (the term 'magnitude' being a word most commonly used in LVIA and most other environmental disciplines to describe the size or scale of an effect).
- A.18 Box 3.1 on page 37 of GLVIA3 references a 2011 publication by IEMA entitled 'The State of EIA Practice in the UK' which reiterates the importance of considering not just the scale or size of effect but other factors which combine to define the 'nature of the effect' including factors such as the probability of an effect occurring and the duration, reversibility and spatial extent of the effect.
- A.19 The flow diagram on page 39 of GLVIA3 suggests that the magnitude of effect is a function of three factors (the size/scale of the effect, the duration of the effect and the reversibility of the effect).
- A.20 For certain types of development (e.g. Residential) the Proposed development is permanent and non-reversible. For other types of development (e.g. Wind and solar energy) the proposed development is for a time-limited period and would be largely reversible at

the end of the scheme's operational period. Reversibility of a proposed development is a material consideration in the planning balance but does not reduce the scale of the effect (i.e. The 'magnitude' in the traditional and commonly understood sense of the word) during the period in which the scheme is operational. In this regard, it would be incorrect to report a lesser magnitude of change to a landscape or view as a result of a time-limited effect or the relative reversibility of the effect.

- A.21 For clarification, the approach taken in this LVIA has been to consider magnitude of effect solely as the scale or size of the effect in the traditional sense of the term 'magnitude'. Having identified the magnitude of effect as defined above, the LVIA also describes the duration and reversibility of the identified effect, taking these factors into account as appropriate in the consideration of the relative level of effect.
- A.22 In the context of the above discussion the following criteria have been adopted to describe the magnitude of effects.

NATURE (MAGNITUDE) OF EFFECTS ON LANDSCAPE FEATURES

- A.23 Professional judgement has been used as appropriate to determine the magnitude of direct physical effects on individual existing landscape features using the following criteria as guidance only:
- **Very Low Magnitude of Change** – Negligible loss or alteration to existing landscape features;
 - **Low Magnitude of Change** – Minor loss or alteration to part of an existing landscape feature;
 - **Medium Magnitude of Change** – Some loss or alteration to part of an existing landscape feature; and
 - **High Magnitude of Change** – Major loss or major alteration to an existing landscape feature.
 - **Very High Magnitude of Change** – Total loss or alteration to an existing landscape feature.

NATURE (MAGNITUDE) OF EFFECTS ON LANDSCAPE CHARACTER

- A.24 The magnitude of effect on landscape character is influenced by a number of factors including: the extent to which existing landscape features are lost or altered, the introduction of new features and the resulting alteration to the physical and perceptual characteristics of the landscape. Professional judgement has been used as appropriate to determine the magnitude using the following criteria as guidance only. In doing so, it is recognised that usually the landscape components in the immediate surroundings have a much stronger influence on the sense of landscape character than distant features whilst acknowledging the fact that more distant features can have an influence on landscape character as well.
- **Very Low Magnitude of Change** – Negligible loss or alteration to existing landscape features; no notable introduction of new features into the landscape; and negligible change to the key physical and/or perceptual attributes of the landscape.
 - **Low Magnitude of Change** – Minor loss or alteration to existing landscape features; introduction of minor new features into the landscape; or minor alteration to the key physical and/or perceptual attributes of the landscape.
 - **Medium Magnitude of Change** – Some notable loss or alteration to existing landscape features; introduction of some notable new features into the landscape; or some notable change to the key physical and/or perceptual attributes of the landscape.
 - **High Magnitude of Change** – A major loss or alteration to existing landscape features; introduction of major new features into the landscape; or a major change to the key physical and/or perceptual attributes of the landscape.

- **Very High Magnitude of Change** – Total loss or alteration to existing landscape features; introduction of dominant new features into the landscape; a very major change to the key physical and/or perceptual attributes of the landscape.

NATURE (MAGNITUDE) OF EFFECTS ON VIEWS AND VISUAL AMENITY

- A.25 Visual effects are caused by the introduction of new elements into the views of a landscape or the removal of elements from the existing view.
- A.26 Professional judgement has been used to determine the magnitude of impacts using the following criteria as guidance only:
- **Very Low Magnitude of Change** – Negligible change in views;
 - **Low Magnitude of Change** – Some change in the view that is not prominent but visible to some visual receptors;
 - **Medium Magnitude of Change** – Some change in the view that is clearly notable in the view and forms an easily identifiable component in the view;
 - **High Magnitude of Change** – A major change in the view that is highly prominent and has a strong influence on the overall view.
 - **Very High Magnitude of Change** – A change in the view that has a dominating or overbearing influence on the overall view.
- A.27 Using this set of criteria, determining levels of magnitude is primarily dependent on how prominent the development would be in the landscape, and what may be judged to flow from that prominence or otherwise.
- A.28 For clarification, the use of the term 'prominent' relates to how noticeable the features of the development

would be. This is affected by how close the viewpoint is to the development but not entirely dependent on this factor. Other modifying factors include: the focus of the view, visual screening and the nature and scale of other landscape features within the view. Rather than specifying general bands of distance at which the proposed development would be dominant, prominent or incidental to the view etc. The prominence of the proposed development in each view is described in detail for each viewpoint taking all the relevant variables into consideration.

TYPE OF EFFECT

- A.29 The assessment identifies effects which may be beneficial, adverse or neutral. Where effects are described as neutral this is where the beneficial effects are deemed to balance the adverse effects.
- A.30 For some developments (e.g. Wind energy developments) it is recognised that some people consider the development to be unattractive but others enjoy the sight of it. A landscape and visual assessment for these developments therefore assumes that all identified landscape and visual effects are 'adverse' unless stated otherwise. This allows decision makers to assess a worst-case scenario.

DURATION OF EFFECT

- A.31 For the purposes of this assessment, the temporal nature of each effect is described as follows:
- **Long-term** – over 5 years
 - **Medium Term** – between 1 and 5 years
 - **Short Term** – under 1 year

REVERSIBILITY OF EFFECT

- A.32 The LVIA also describes the reversibility of each identified effect using the following terms:
- **Permanent** – effect is non-reversible
 - **Non permanent** – effect is reversible

LEVEL OF EFFECT

- A.33 The purpose of an LVIA when produced outside of the context of an EIA is to identify and describe the relative level of effects on landscape and visual amenity arising from the proposed development. The judgements provided within the assessment may then inform the planning balance to be carried out by the determining authority.
- A.34 The level (relative significance) of landscape and visual effects is determined by combining judgements regarding the sensitivity of the landscape or view, magnitude of change, duration of effect and the reversibility of the effect. In determining the level of residual effects, all mitigation measures are taken into account.
- A.35 The relative level of effect is described as **Major, Moderate-Major, Moderate, Minor-Moderate, Minor or Minor/No effect. No effect** may also be recorded as appropriate where the effect is so negligible it is not even noteworthy.

Appendix 2 – Photo Record



Sunny View

















Approximate Site Extents

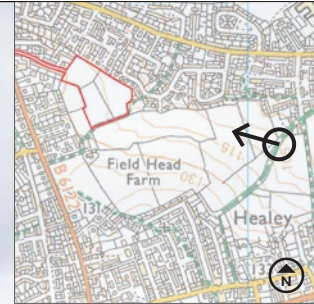
















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