

Landscape and Visual Appraisal.

Land at Paddock Road, Kirkburton

PREPARED BY: PEGASUS GROUP | CLIENT: Persimmon Homes West Yorkshire | October 2026 | P25-1724.R002v5

Expertly Done.





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Document Management.

Version	Date	Author	Checker / Approver	Reason for Revision
v1	June 26	LS	PL	First Issue
v2	August 26	LS	PL	Minor amendments
v3	August 26	LS/PL	FH	Minor amendments
v4	Sep 26	LS	PL	NPPF update
v5	Oct 26	LS	PL	Client comments

This landscape and visual assessment is designed to be viewed as A3 double-sided.

1. Introduction.

- 1.1 This Landscape and Visual Appraisal (LVA), which does not form part of an Environmental Statement, has been prepared on behalf of Persimmon Homes West Yorkshire, by Chartered Landscape Architects at Pegasus Group. This document will accompany an outline planning application (including details of access with all other matters reserved) for residential development of up to 160 dwellings with Site access, open space, landscaping, drainage, ecological enhancements and other associated works for the proposed residential development at Paddock Road, Kirkburton. The application site, herein referred to as the 'Site' is shown in **Figure 1**.
- 1.2 This LVA considers the potential effects of the indicative proposals in accordance with the best practice 'Guidelines for Landscape & Visual Impact Assessment' Third Edition, Landscape Institute and Institute of Environmental Management & Assessment, (GLVA 3) and the methodology set out in **Appendix A** of this document, upon:
- Landscape character;
 - Individual landscape features and elements; and
 - Visual amenity and the people who view the landscape.
- 1.3 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;

- To develop mitigation measures to avoid, reduce and compensate for landscape and visual impacts; and
 - To evaluate the relative significance of residual landscape and visual effects.
- 1.4 This assessment has been prepared through a desk study analysis of the Site and its landscape and visual context, along with Site visits undertaken in July 2025 and in January 2026 during which site photography was also collected.
- 1.5 Desk study analysis and assessment work undertaken on Site established that there is a limited visual envelope within which potential development within the Site could be seen. A focussed study area of 1.5km from the Site boundary is considered appropriate and proportionate to the development proposals.

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, notably the third edition of the 'Guidelines for Landscape and Visual Assessment' (GLVA3), (Landscape Institute and the Institute for Environmental Management and Assessment, 2013) and 'Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Appraisal Third Edition' (TGN LITGN-2024-01) by the Landscape Institute.
- 2.2 Photography was undertaken in accordance with 'Technical Guidance Note 06/19' prepared by the Landscape Institute (TGN 06/19).
- 2.3 The methodology and assessment criteria, shown in **Appendix A**, 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".

- 2.4 The approach set out below and in detail in **Appendix A** has therefore been developed specifically for this assessment to ensure that the methodology is fit for purpose.

Distinction between Landscape and Visual Effects

- 2.5 In accordance with 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 Impact Process

- 2.6 The assessment of landscape effects follows a recognised process set out below:
- Identify the baseline landscape resource (i.e. individual landscape elements and a thorough understanding of landscape character both at a local scale and a wider scale) and its value;
 - Evaluate the sensitivity of the landscape resource to the type of development proposed;
 - Develop mitigation proposals / measures iteratively throughout the development process in order to avoid, reduce and ameliorate potential adverse landscape impacts and to maximise the beneficial landscape impacts of the development;

- Identify predicted landscape impacts of the development;
- Evaluate the magnitude of change to the baseline landscape resource; and
- Assess the level of residual effect of the development on the landscape.

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

- Identify the geographical area within which views of the development are possible through field work;
- Identify potential visual receptors for the development (i.e groups of people who 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 through the development process in order to avoid, reduce and ameliorate potential adverse visual impacts and to maximise the beneficial visual impacts of the development;
- Identify predicted visual impacts of the development on receptor groups;
- Evaluate the magnitude of change in the view of representative visual receptor groups; and
- Assess the level of residual effects on the views from representative receptor groups and on overall visual amenity.

Types of landscape and visual impacts considered and duration

2.8 The LVA assesses the permanent and long-term effects of the operational phase and short-term and temporary effects of construction. During the construction phase of the proposed development, there would be additional effects in relation to construction activities including the movement of

plant on site. The construction activity would be temporary, and as such, any effects would all be short term and non-permanent. Construction effects would be similar to those reported at Year 1.

- 2.9 Consideration has been given to seasonal variations in the visibility of the development and these are described where necessary.
- 2.10 Both beneficial and adverse effects are identified in the assessment and reported as appropriate. Where effects are described as 'neutral' 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.
- 2.11 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.
- 2.12 Therefore, permanent landscape and visual impacts of the proposed development are assessed both in the winter of year 1 (the year in which the development is completed) and also in the summer of year 15 (15 years after the completion of the development). In this second scenario it is assumed that vegetation planted as part of the development would have established and exhibit a degree of maturity.

Assessment criteria

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

Assumptions and limitations of the assessment

ASSESSED PROPOSAL

- 2.14 The proposed scheme assessed in this LVA (see **Figure 2**) has been developed by Pegasus Group. The effects

identified and described as part of this LVA are based on the site layout submitted as part of this application.

STUDY AREA

- 2.15 This LVA and the assessment of landscape and visual effects has focussed on a 1.5km study area. Based on an understanding of visibility gained during Site visits, it was considered that given the context of the landscape in conjunction with development proposed, beyond approximately 1.5km development would be difficult to discern within wider views. As such, beyond this distance, landscape or visual effects are likely to fall below the level of effect required to register even a minor adverse level of effect.

BASELINE INFORMATION

- 2.16 The baseline landscape resource and visual receptors were identified in part through a desk-based study of Ordnance Survey mapping, published landscape character studies, relevant planning policies, interrogation of aerial photography, as well as photographs taken and observations made during Site visits conducted during July 2025 and January 2026, the latter for winter photography.
- 2.17 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 visit from publicly accessible locations. Vegetation outside of landowner ownership is assumed to be retained and managed as per baseline conditions. Assumptions are guided by professional experience and judgement.
- 2.18 Site visits were conducted during optimal visibility conditions allowing a good understanding of the landscape and the general visual character of the surrounding landscape.

3. Site Context and Description.

- 3.1 The Site is located on the north-eastern edge of Kirkburton within Kirklees Metropolitan Borough Council. It is bounded by Moor Lane to the north, Paddock Road to the east, Burton Acres Lane to the south and residential development and playing fields off Moor Lane/Highfield Road to the west. Residential development lies to the west and south, with open countryside to the north and east. The Site is located within the West Yorkshire Green Belt. The Grade II listed 118 Paddock Road, a detached farmhouse dating from the late eighteenth or early nineteenth century, is located to the southeast, immediately adjacent to the Site.
- 3.2 The adjacent settlement of Highburton is predominantly residential, comprising mainly modern housing alongside older Yorkshire Gritstone properties and converted agricultural buildings. The historic core of Highburton is designated as a Conservation Area and contains several listed buildings and the medieval Market Cross Scheduled Monument.
- 3.3 The Emley Moor TV transmitter (Arqiva Tower), a prominent local landmark is located to the east of the Study Area.
- 3.4 Areas of Ancient Woodland are present throughout the Study Area, with the nearest located approximately 0.5km north of the Site.
- 3.5 Settlement within the study area broadly follows a north-east to south-west arc associated with the valley corridor of Fenny Beck, Thunder Bridge Dike and Shepley Dike, along which the A629 Penistone Road runs.
- 3.6 Public access is provided by a network of Public Rights of Way. Public footpath KIR/70/10 passes immediately west of the Site and extends south to Burton Acres Lane and Gregory Playing Field and connects with routes providing access to Lepton Great Wood, Lepton, Far Dene, Rowley Hill and the wider countryside. Additional links are provided by a permissive route between Moor Lane and Little Lepton.



Figure 1: Landscape Context (Google Maps extract)

Description of the proposals

3.7 A Site layout has been prepared by Pegasus Group to support the outline planning application for residential development of up to 160 dwellings, with Site access from Moor Lane, open space, landscaping, ecological enhancements and other associated works. The development proposals will offer the following main benefits:

- The delivery of up to 160 new homes in a range of types, sizes and tenure;
- A strong and legible landscape framework reinforcing green boundaries and integrating the development into its setting.
- Structural planting including trees, wildflower meadow and scrub to enhance biodiversity and define boundaries.
- Multifunctional green spaces incorporating play-on-the-way, seating, fruit trees and areas of wildflower and amenity grass.
- Biodiversity enhancements including species-rich planting and deadwood habitat, with connected tree canopies to support bat movement.
- A tree-lined arrival and pedestrian routes, alongside retention and enhancement of dry stone walls, maintaining local character and filtered views to the north.
- A continuous pedestrian loop and linear green corridors connecting on-Site spaces with the surrounding neighbourhood and key routes, including Paddock Road and Gregory Playing Fields.
- A landscape-led approach supporting recreation, biodiversity, connectivity and integration with the surrounding area.



Figure 2: Landscape Masterplan

4. Landscape Mitigation.

- 4.1 The Proposed Development has been informed by a landscape-led design approach which responds to the Site's position on the rural-urban fringe. The primary objective is to reinforce boundary containment, filter and soften views from sensitive receptors, and integrate built form within the surrounding landscape framework.
- 4.2 The Site is enclosed by residential development to the south and west, and more open agricultural land to the north and east. The mitigation strategy therefore focuses on strengthening existing boundary features and introducing structural planting along key interfaces:
- Along the western boundary, adjacent to Public footpath KIR/70/10 and Gregory Playing Fields, a landscape buffer comprising retained vegetation, structural tree planting and areas of species-rich grassland is proposed. This provides filtering of views from recreational receptors and establishes a green corridor separating development parcels from the PRow.
 - Along the southern boundary with Burton Acres Lane, a buffer incorporating trees and hedgerow planting softens views from adjacent residential receptors while maintaining a setback between development and the Site boundary
 - Along the eastern boundary adjacent to Paddock Road mitigation includes reinforcement of existing vegetation and additional tree and hedgerow planting within a green corridor. This provides visual separation, filters rear-garden views and softens the development edge.
 - Along the northern boundary adjoining Moor Lane, structural tree planting forms a landscape buffer. This filters views from elevated receptors to the north and helps maintain a softer, transitional edge to the development.
 - Within the Site, green corridors and areas of public open space are incorporated to break up built form and provide internal landscape structure. Retained boundary features are integrated where possible, with additional planting creating a layered vegetation framework that will mature over time.
- 4.3 Overall, the mitigation establishes a coherent landscape framework that filters and softens views of the Proposed Development and enables the Site to integrate with the immediate surroundings and wider area as planting establishes.



Photograph 1: PRow KIR/70/10 will be retained and integrated within the development.



Photograph 2: Direct connection from the Site to the Gregory Playing Field is provided to connect the Site and Gregory Playing fields



Photograph 3: Traditional stone wall and existing mature trees along south western boundary, to be integrated into the development

5. Designations and Policy Context.

- 5.1 This section provides an overview of the designations and policy framework of particular reference to the landscape and visual issues considered in the LVA. Policies with specific geographical limits and which are relevant to a consideration of landscape and visual matters are shown in **Figure 4**.

European Landscape Convention

- 5.2 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.
- 5.3 The Government has stated that it considers the UK to be compliant with the ELC's requirements and in effect the principal requirements of the ELC are already enshrined in the existing suite of national policies and guidance on the assessment of landscape and visual effects.
- 5.4 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)
- 5.5 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.
- 5.6 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 the 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 Framework

- 5.7 The revised National Planning Policy Framework (NPPF) was published by the Ministry of Housing, Communities and Local Government (MHCLG) in August 2026, setting out the Government's policies for plan-making and for making decisions on development proposals in England; the NPPF is a material consideration in planning decisions .
- 5.8 The NPPF sets out three dimensions to achieving sustainable development that include economic, social and environmental considerations. It places an onus on the planning system to perform a role in relation to the environment in supporting efforts to mitigate and adapt to climate change and "protect and enhance our natural, built and historic environment, including making effective use of land [and] improving biodiversity", going on to note that sustainable solutions should take account of local circumstances and reflect the character of each area. This underpins the strategic guidance set out in the NPPF in relation to landscape and visual matters .
- 5.9 In relation to landscape and visual matters, Chapter 14, "Achieving well-designed places", Policy DP3 (Key principles for well-designed places) requires development proposals to respond to their context, including the history, character and features of a site and its setting, so that proposals integrate with and enhance their surroundings. This Policy also requires proposals to reflect principles relating to development 'liveability', climate, nature, movement, built form, public space and identity, that seek (amongst other aspects) to establish or maintain a strong sense of place through the creation of visually attractive, distinctive and characterful development, incorporate a variety of recreational spaces, enhance views into and out of a scheme, maintain and enhance tree cover, and incorporate and/or connect with high quality, accessible, multifunctional green infrastructure.
- 5.10 Chapter 19, "Conserving and enhancing the natural environment", seeks to influence the design and location of new development to help drive nature

recovery and contribute to wider environmental outcomes, including safeguarding the most important landscapes. As identified within Policy N2 (Improving the natural environment) the environmental qualities of land proposed for development should be considered, including the landscape character and the natural beauty of the countryside, with opportunities identified for such qualities to be conserved or enhanced. It also requires existing natural features of visual, historic or nature conservation value, such as established trees and hedgerows, to be conserved and enhanced where possible, with appropriate landscaping used to help create well-designed places and integrate development into its surroundings. Green infrastructure design should seek to secure multiple benefits (such as biodiversity, surface water management and recreation), with appropriate measures put in place to minimise risk of future failure and secure necessary long-term management.

- 5.11 Policy N3 (Trees in new development) within Chapter 19 recognises the benefits that trees can provide, including for the character and quality of the built environment. Tree planting should be incorporated wherever possible, including along streets and throughout public green space, with provision made for long-term maintenance.

Local Planning Policy

- 5.12 The Site falls within the administrative boundary of Kirklees Metropolitan Borough Council (KMBC). The adopted development plan for KMBC comprises only the:
- Kirklees Local Plan (Strategy and Policies), adopted 27 February 2019.
- 5.13 The policies from each document of relevance to this assessment are outlined below:

Kirklees Local Plan (Strategy and Policies), 2019

5.14 The following briefly summarises those policies from KMBC's Local Plan (Strategies and Policies) 2019, which are considered to be relevant to landscape and visual matters:

Policy	Description
Policy LP2 Place Shaping	<i>"All development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan, in order to protect and enhance the qualities which contribute to the character of these places."</i>
Policy LP3 Location of New Development	<i>"...sets out the expectations with regard to the location of new development, within the overarching expectation that 'Development proposals will be required to reflect the Spatial Development Strategy, Policy LP1. "</i>
Policy LP5 Masterplanning	Supported by Policy LP24 Design, there is a requirement that a high standard of design is achieved, including having regard for landscape character and heritage, achieved by an appropriate density that would result in 'distinctiveness' and a 'strong sense of place.' It also requires that there should be permeable networks, including green infrastructure and open spaces, also supported by Policy LP31 Green Infrastructure, Policy LP23 Core Walking and Cycling Network and Policy LP33 Trees. Together these policies seek to protect and enhance those elements by, for example, the incorporation of recreational routes into a development proposal.
Policy LP24 Design	"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 design forms part of pre-application consultation of a proposal.(...) Proposals should promote good design by ensuring: the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;(…) (i) 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; and j. the provision of public art where appropriate."
Policy LP32 Landscape	<i>"Proposals should be designed to take into account and seek to enhance the landscape character of the area considering in particular: 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."</i>
Policy LP33 Trees	<i>"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."</i>
Policy LP63 New Open Space	<i>"The council will seek to secure well-designed new and improved open space, sport and recreation facilities in the district to encourage everyone in Kirklees to be as physically active as possible and promote a healthy lifestyle for all. (...) In areas where existing provision is sufficient to meet local needs, new open space can be provided on-Site for amenity purposes and to achieve a well-designed scheme. New provision should complement existing facilities in the vicinity and enhance the natural landscape and environment. The council will support proposals that provide a sustainable and community led approach to the management and maintenance of public open spaces to encourage local communities to take an active role in looking after public open spaces near where they live."</i>

POLICY COMPLIANCE SUMMARY

- 5.15 The Proposed Development is considered to be aligned with the relevant landscape and visual policies of the adopted Kirklees Local Plan (Strategy and Policies, 2019). Through a landscape-led design approach, the scheme responds positively to its settlement edge location, incorporates a robust green infrastructure framework and delivers a high-quality living environment that respects and enhances the character of the area.
- 5.16 The scheme has been designed to respond to its location on the settlement edge, building on the Site's relationship with Kirkburton and Highburton and reflecting the principles of Policy LP2 (Place Shaping). The development seeks to protect and enhance the existing character of the area through a landscape-led approach, incorporating structural planting, green corridors and retained vegetation to reinforce the rural-urban fringe context.
- 5.17 In accordance with Policy LP3 (Location of New Development), the Site represents a logical extension to the existing settlement, with development proposals responding to the surrounding pattern of built form and landscape structure. The layout has been designed to reflect the Site context, with development parcels set back from all boundaries and framed by green edges, ensuring an appropriate transition between the built environment and the surrounding countryside.
- 5.18 The proposals demonstrate compliance with Policy LP32 (Landscape) through careful consideration of landscape character, the setting of settlements and the existing pattern of trees, woodland and field boundaries. The retention and reinforcement of vegetation, together with the creation of new structural planting and green corridors, will enhance the landscape framework and contribute positively to the wider setting over time.
- 5.19 The proposals also accord with Policy LP5 (Masterplanning), by achieving a high standard of design that responds positively to the Site's landscape and heritage context, creating a distinctive development with a strong sense of place. The scheme incorporates permeable green infrastructure networks, accessible open spaces and green corridors that connect with the wider landscape framework.

Particular regard has been given to the setting of the Grade II Listed building located adjacent to the south-eastern corner of the Site. Development is set back from this heritage asset, with extensive tree and shrub planting proposed within the intervening green corridor to provide an attractive landscaped setting, maintain separation and help preserve its significance. The proposals also support the objectives of Policies LP31 (Green Infrastructure), LP23 (Core Walking and Cycling Network) and LP33 (Trees) through the retention and enhancement of landscape features, protection and enhancement of recreational routes and delivery of a connected green infrastructure network.

- 5.20 Policy LP33 (Trees) is addressed through the retention of existing trees and vegetation where possible, particularly those contributing to visual amenity and Site containment. Where limited vegetation loss is required, this would be mitigated through replacement and additional planting, forming part of a comprehensive landscape strategy that strengthens green infrastructure and ensures long-term environmental benefits.
- 5.21 The scheme also accords with Policy LP63 (New Open Space) through the provision of accessible and well-designed green spaces within the development. These spaces are integrated within the landscape framework, complementing existing open space and contributing to biodiversity, visual amenity and community well being, while supporting a sustainable approach to long-term management.
- 5.22 Overall, the Proposed Development has been designed to respond positively to its landscape and settlement context, with a comprehensive mitigation strategy incorporating generous green buffers, structural tree planting, retention of dry stone walls and green corridors along Site boundaries. This approach ensures that potential landscape and visual effects are effectively managed over time, with the development becoming increasingly integrated within the surrounding environment as planting matures.

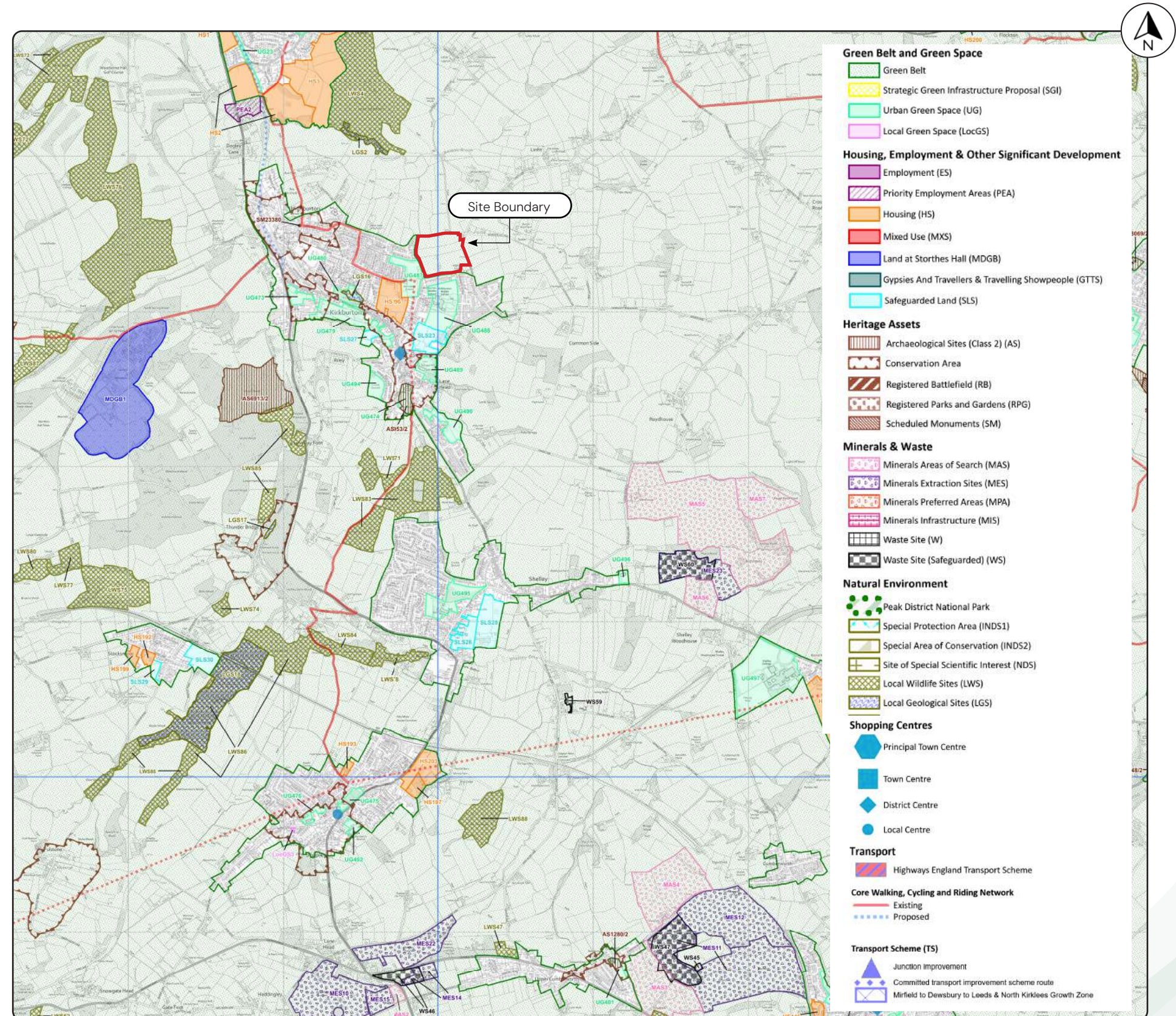


Figure 3: Extract of Kirklees Local Plan – Policies Map – Appendix A

Designations

- 5.23 The Site is located within the Green Belt. The Site is not subject to any international, national, or local landscape designations (Refer to Environmental Designations Plan **Appendix E**). While the absence of designation does not preclude a landscape from being valued, it is an indication that the landscape has not been identified through national or local policy as having particular landscape value.
- 5.24 Guidance within GLVA3 (Box 5.1) and Table 1 of the Landscape Institute's Technical Guidance Note 02/21 (LI-TGN 02/21), Assessing Landscape Value Outside National Designations, identifies a number of factors that can be considered when assessing landscape value. It is acknowledged that the August 2026 NPPF no longer includes specific reference to 'valued landscapes'. However, the term is retained within this assessment in accordance with current Landscape Institute Technical Guidance Note 02/21, pending any future update to that guidance. The value of the landscape is considered further in Section 6 and **Appendix F**.
- 5.25 Large areas of Ancient Woodland are distributed to the west and south of the Study Area, with two smaller areas to the south-east near Wool Row. The nearest Ancient Woodland to the Site is located c.0.5km to the north.
- 5.26 There are no heritage designations within the Site however, local heritage designations include the Grade II listed 118 Paddock Road, a detached farmhouse, dating from the late eighteenth or early nineteenth centuries. There are a number of other listed buildings in the locality, including the Grade II Former Water Mill at Manor Mill Farm, c.355m to the north and two other Grade II listed buildings to the south, close to the Turnshaw Road/Paddock Road junction.
- 5.27 The built-up area to the west is known as Highburton, a predominantly residential area, comprising mainly modern (c.1960s to present) housing, with an older area of traditional Yorkshire Gritstone houses and terraces to the west, between Penistone Road and

Far Dene, including some converted former traditional agricultural buildings. This area is covered by the Highburton Conservation Area and includes a number of listed buildings and the Market Cross scheduled monument, dating from the medieval period, which is surrounded by a cluster of listed buildings.

- 5.28 The Kirkburton Conservation Area covers two areas – one off North Road, close to the Dean Bank Dike, and the other at the settlement centre, around the George Street/Turnshaw Road junction.
- 5.29 The Thunder Bridge Conservation Area is located c.1.7km to the south-east, covering a traditional Yorkshire Gritstone settlement within a well-wooded valley, part of which is designated Ancient Woodland.
- 5.30 Three other conservation areas are located at the peripheries of the Study Area: the adjoining Netherton and Farnley Tyas conservation areas to the west, and the Almondbury Conservation Area to the west-north-west.
- 5.31 The Emley Moor TV transmitter (its formal name being the Arqiva Tower), a highly-recognisable local landmark and grade II listed building, is located to the east of the Study Area between Carr House and Moor Head.

Green Belt

- 5.32 The Site is located within the West Yorkshire Green Belt within the administrative area of Kirklees Council (refer to **Figure 4**). The Green Belt was reviewed as part of the Kirklees Local Plan Green Belt Review (2017), which assesses the contribution of land against the five purposes of Green Belt set out in the National Planning Policy Framework.
- 5.33 The Kirkburton area was assessed within the Kirklees Rural (East) sub-area and under the Kirkburton Ward. Based on the parcel descriptions contained within the review, the Site appears to fall within or relate most closely to Parcel KH4 – Grazing Land South of Moor Lane. This parcel is described as grazing land bounded by Moor Lane and Paddock Road, forming part of the wider countryside. The review notes that the parcel

is generally well contained, although development on higher ground could be visually prominent. Parcel KH4 received a Green Belt score of 3, indicating a moderate contribution to Green Belt purposes.

- 5.34 The Site's relationship with the Green Belt is set out in the accompanying Planning Statement.



Figure 4: Green Belt Map

6. Landscape Baseline and Effects.

- 6.1 The assessment of landscape effects addresses changes to the landscape as a resource. Different combinations of the physical, natural and cultural components (including aesthetic, perceptual and experiential aspects) of the landscape and their spatial distribution create the distinctive character of landscapes in different places.
- 6.2 A baseline study has been conducted to establish the existing character of the landscape, identifying elements, features, and aesthetic and perceptual qualities. This assessment also highlights specific landscape sensitivities that should be considered in the development of the site layout.
- 6.3 This is set out in two parts:
- Firstly, the overall character of the landscape of the Site and study area; and
 - Secondly, an identification of key landscape features within the Site and surrounding area.
- 6.4 An assessment of the landscape effects follows the baseline information. This is undertaken through identifying the sensitivity of the landscape receptors (features and character) and the magnitude of the effect on the landscape.
- 6.5 Sensitivity is identified by combining judgements of their susceptibility to the type of change or development proposed, and the value attached to the landscape or landscape element.
- 6.6 All effects during the operational phase of the proposed development are long-term and permanent. During the construction phase of the proposed development, there would be additional effects in relation to construction activities including the movement of plant on site. The construction activity would be temporary, and as such, any effects would all be short term and non-permanent. It is anticipated effects would be no greater than those assessed at Year 1, and would be short term and temporary in nature.

Landscape Features

Landform and Topography

BASELINE

- 6.7 In the wider context, the Site sits within an undulating Pennine landscape, generally forming local areas of plateaux or gently sloping, sometimes rolling land, dissected by relatively steep valleys, which form the main transport corridors through the Study Area. The highest ground is located to the east and to the west to south-west of the Study Area. A significant feature is the steep-sided valley formed by the connected rivers of Fenny Beck, Thunder Bridge Dike and Shepley Dike. This is the also the route of the A629 Peniston Road, between the south-eastern suburbs of Huddersfield to the north and Shelley to the south.
- 6.8 The landform across the Site has a general gently-sloping form with modest undulations, from the south-east and east towards the western and northern boundaries. The highest point, close to the boundary with Highbarn Cottage has an elevation of c.170m AOD, while the north-western corner has an elevation of c.150m AOD. The south-western and south-eastern corners sit at c.160m AOD. There are relatively open and distant views from the most areas of the Site, although views from the Site to the south and close to the western boundary are limited by neighbouring development on Burton Acres Lane and off Moor Lane/Woodland Meadows. Most obtainable views are rural in character, with some views towards distant hills.

VALUE

- 6.9 The value attached to the topography across the Site is judged to be **low**. The Site forms part of the plateau upland landscape described in the Kirklees District Landscape Character Assessment (2015). It is located adjacent to the residential edge of Highburton and does not contain any notable topographical features.

SUSCEPTIBILITY TO CHANGE

- 6.10 The susceptibility of the Site topography to the proposed development is judged to be **low**. Whilst some localised cut and fill may be required, together with earthworks associated with foundations, roads and SuDS features, these interventions are not anticipated to significantly alter the Site's overall landform.

SENSITIVITY

- 6.11 In combining judgements on value and susceptibility, the sensitivity of the Site topography to the introduction of development is judged to be **low**.

MAGNITUDE OF CHANGE

- 6.12 The works required to facilitate the Proposed Development are considered to comprise minor alterations to the existing topography. Some grading may be required for access roads, together with localised excavations for attenuation basins and underground infrastructure. These works would not be readily perceptible within the wider landscape. The magnitude of change is considered to be **low** for both Year 1 and Year 15.

OVERALL EFFECT

- 6.13 The combination of sensitivity and magnitude of change results in a **minor** level of effect on the Site's topography for both Year 1 and Year 15. The effects would be adverse, long-term and permanent.



Photograph 4: Site landform viewed from Moor Lane

Water features and drainage

- 6.14 There are no notable water features within the Site boundary and the Site is located outside of any Flood Zones. In the absence of any recognised water features, the Proposed Development would not give rise to any readily appreciable effects on this landscape element and this is scoped out from further assessment.

Land use, buildings and infrastructure

BASELINE

- 6.15 The Site is formed of five broadly rectangular-shaped agricultural fields (used for grazing). The Site as a whole is bounded by drystone walls along the northern, eastern and southern Site boundaries. At the south-eastern corner, the wall divides the Site from other properties comprising traditional Yorkshire gritstone buildings. The northern, eastern and southern Site boundaries abut local roads, namely Moor Lane, Paddock Road and Burton Acres Lane respectively. The western boundary abuts an open recreational area/playing fields along the southern section, and a PRoW adjacent to housing on Moor Lane/Woodlands Meadows along the northern section. Generally, the Site is surrounded by housing to the south and west, but by fields to the east and north. At the north-west corner, at the cross-roads of Moor Lane, Paddock Road, Linfit Lane and Burton Royd Lane, a small group of traditional stone housing within a relatively large enclosure including Burton Royd Lane.
- 6.16 Field boundaries within the Site are formed either by traditional stone walls or hedgerows, or a combination of both. Stone walls tend to be of low height (approximately waist height). Within the centre of the Site, there is an area of temporary structures, with space for storage and parked vehicles. A notable feature in local views, including from within the Site, is the Emley Moor TV transmitter (Arqiva Tower).

VALUE

- 6.17 The Site contains no permanent built form or

infrastructure, although a cluster of shipping containers forms a storage hub within its centre. Low stone walls, hedgerows and trees are present throughout the Site. Given its openness and continuation of the character of the immediate surroundings, the Site is judged to have **low to medium** value in relation to land use, being an agricultural landscape on the urban fringe with development on two sides.

SUSCEPTIBILITY TO CHANGE

- 6.18 The susceptibility of the Site's land use to change is judged to be **high**. The proposed development would alter the existing land use across a large proportion of the Site from agriculture to residential development.

SENSITIVITY

- 6.19 In combining judgements on value and susceptibility, the sensitivity of the existing land use to the introduction of residential development is judged to be **high to medium**.

MAGNITUDE OF CHANGE

- 6.20 The magnitude of change is assessed as **high** during Year 1 and Year 15. The proposed development would result in the loss of agricultural land across much of the Site and its replacement with residential development, public open space and footpaths.

OVERALL EFFECT

- 6.21 The overall effect is considered to be **major/moderate** during all phases of the development. The effects would be adverse, long term and permanent.

Vegetation

BASELINE

- 6.22 The Site comprises grassland, with other vegetation limited to field boundaries, including trees. Internal, and some outer, boundaries of stone are lined by overgrown grasses and shrubs with some larger trees. Some clusters of mature trees along Paddock Road fall within the Site boundary along with a small cluster at

the south-western corner of the Site adjacent to the playground. The Site contains limited areas of scrubby linear vegetation, which are fragmented and poorly connected.

VALUE

- 6.23 The grassland is simple and intensively managed, and is considered to be of **low** value.
- 6.24 Mature trees vary in quality (Category A–C) and collectively contribute **medium-high** value due to their maturity, structure, and contribution to local character.
- 6.25 The fragmented scrub is of limited quality and are considered to be of **low** value.

SUSCEPTIBILITY TO CHANGE

- 6.26 Mature trees are of **high** susceptibility to change, as they are difficult to replace and require long-term establishment.
- 6.27 Linear scrub is of **medium** susceptibility, reflecting their partial replaceability over time.
- 6.28 The grassland is of **low** susceptibility to change due to its managed and easily replaceable nature.

SENSITIVITY

- 6.29 In combining judgements on value and susceptibility, the sensitivity of the different vegetation components varies across the Site:
- 6.30 Mature trees: **High** sensitivity
- 6.31 Scrub vegetation: **Medium** sensitivity
- 6.32 Grassland: **Low** sensitivity

MAGNITUDE OF CHANGE

- 6.33 A substantial proportion of the existing grassland would be removed during construction, resulting in a **high** magnitude of change at Year 1. As part of the mitigation strategy, areas of species-rich grassland are proposed within green corridors and public open space. By Year 15, the magnitude of change would reduce to **medium**. The majority of existing mature trees along the Site perimeter and within the central

green corridor would be retained. However, the loss of two Category B tree groups, six individual Category B trees, six Category C trees and four Category U trees is required to facilitate development. Replacement planting is proposed throughout the Site, resulting in a **medium** magnitude of change at Year 1. By Year 15, the magnitude of change is expected to reduce to **low to medium**, reflecting a net gain in tree cover and the establishment of proposed planting.

- 6.34 Scrub vegetation will experience a low magnitude of change at Year 1, reflecting the partial removal of fragmented scrub areas. By Year 15, the magnitude of change will increase to medium following the establishment of native scrub planting along the eastern boundary and within the Site, increasing its extent and connectivity.
- 6.35 New planting proposals include native scrub, species-rich meadow, wet meadow and additional tree planting within public open space, strengthening green infrastructure across the Site.

OVERALL EFFECT

- 6.36 Grassland will experience a **minor-moderate** adverse effect in Year 1, reflecting its widespread removal to accommodate the Proposed Development. By Year 15, the establishment of species-rich grassland within green corridors and public open space would reduce the effect to **minor adverse**.
- 6.37 Trees will experience a **moderate adverse** effect in Year 1, reflecting the loss of existing tree groups and individual specimens, despite the retention of most perimeter and central corridor trees. By Year 15, replacement planting would establish and increase tree cover, resulting in a **minor adverse** effect.
- 6.38 Scrub vegetation will experience a **minor-moderate adverse** effect in Year 1 due to the removal of limited and fragmented scrub areas. By Year 15, the establishment of native scrub planting would improve its extent, connectivity and habitat value, resulting in a **minor beneficial** effect. Changes are considered long term and permanent.

Landscape Character

- 6.39 This section provides a baseline overview of the landscape character of the Site and its locality. It provides an indication of the sensitivity of the landscape character (a function of value combined with susceptibility) to the Proposed Development and a judgement on the potential effects of the Proposed Development.
- 6.40 See **Figure 5 / Appendix B** Illustrating landscape character areas.

National Landscape Character Areas

- 6.41 The Site sits at the boundary of two National Character Areas (NCA) – NCA 37: Yorkshire Southern Pennine Fringe, and NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield. The boundary between the two NCAs runs north-south through the centre of the Site, and together, they cover the whole Study Area.
- 6.42 The Yorkshire Southern Pennine Fringe covers the western half of the Study Area, and is described below as follows:

“The Yorkshire Southern Pennine Fringe National Character Area (NCA) is a transitional landscape from the upland areas of the Southern Pennines NCA in the west through to the low-lying land of the Nottinghamshire, Derbyshire and Yorkshire Coalfield NCA to the east. The most striking aspect of the landscape is the mingling of predominantly ‘gritstone’ industrial towns and villages with the strong valley forms and pastoral agriculture of the Pennine foothills. The gritstone industrial buildings and settlements bring a sense of visual unity to the landscape. The landscape is dominated by industrial buildings and structures such as factories, chimneys, railways and canals. Travellers crossing the NCA from west to east experience a change from pastoral treeless hill tops, where drystone walls are the predominant field boundary, to wooded valleys, where large urban settlements such as Bradford, Huddersfield and Sheffield are focused in the valleys and were built up

around the former industries such as coal mining, steelmaking and the woollen industry. The World Heritage Site of Saltaire stands as an example model town built with the wealth produced by the industries prevalent in this area. In the east, settlements are separated by areas of arable farming with hedgerows and lowland meadows.”

- 6.43 Key characteristics of this area, of relevance to the Site, are as follows:
- *“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...*
 - *Predominantly pastoral farming, especially in western areas, with a shift to more arable land in the drier eastern areas.*
 - *Boundary features that change from distinctive patterns of drystone walls on the upland hills, to hedgerows becoming the predominant field boundary in the east.*
 - *Urban development constrained within valley floors and up side slopes, with location and layout strongly influenced by the landform.*
 - *Extensive and dramatic views from higher land*

out over lower-lying land to the east, even from within urban areas.

- Small patches of fragmented priority habitats providing important refuges locally for wildlife. Lowland woodland is also an important feature.
- The evidence base provided within the NCA description provides a useful contextual overview of the wider landscape character. However, this scale of character assessment is of limited assistance in considering landscape impacts at a localised level due to its broad coverage."

6.44 The evidence base provided within the NCA description provides a useful contextual overview of the wider landscape character. However, this scale of character assessment is of limited assistance in considering landscape impacts at a localised level due to its broad coverage.

Kirklees District Landscape Character Assessment (2015)

- 6.45 At a local level, the landscape is categorised in 'Kirklees District Landscape Character Assessment' (July 2015) published by the KMBC.
- 6.46 This study provides an assessment of the landscape of the Kirklees Metropolitan Borough Council area and identifies and describes 8 Landscape Character Types (LCT), which are subdivided into 19 Landscape Character Areas (LCA), wholly or partly within the KMBC area.
- 6.47 The key characteristics of E6 – 'Fenay Beck Valley Rural Fringes' LCA are listed as:

TOPOGRAPHY, GEOLOGY AND DRAINAGE:

- "Gently undulating plateau ranging from between approximately 150 and 280 metres altitude;
- The LCA is located above the Holme and Fenay Beck River Valleys, rising up in the east towards Emley Moor; and
- Local variations in topography create some areas

of more complex landform including deeply incised valleys with small tributaries and watercourses which flow towards Fenay Beck."

WOODLAND COVER:

- "Large blocks of tree and woodland cover found on slopes, particularly in the north east of the LCA;
- Most are broadleaved woodlands, although there are occasional mixed woodlands with small scale coniferous plantations; and
- Shelterbelts and mature in-field and boundary trees contribute to a well-wooded character."

LAND USE AND FIELD PATTERNS:

- "Land cover patterns are small scale and relatively complex, and vegetation cover is varied; and
- Small grassland pastures are enclosed by gritstone walls as well as some hedgerow boundaries."

SEMI-NATURAL HABITATS:

- "There are areas of acid grassland, scrub, hay meadow and wet pasture found amongst the improved grassland; and
- Numerous areas of locally important woodland contribute to naturalistic character, including Upper Park Wood and Wither Wood."

ARCHAEOLOGY AND CULTURAL HERITAGE:

- "A strong historic landscape character with traditional stone-built cottages, farm buildings and historic villages; and
- The nationally important Castle Hill Fort, to the north-west of the LCA, occupies a prominent position to the south of Huddersfield. In the same location, the Victoria Tower Monument is a widely visible landmark in views from across the District."

SETTLEMENT AND ROAD PATTERN:

- "Dense network of minor roads and narrow winding

lanes, which radiate out from the A629 which traverses the Fenay Beck Valley;

- Larger settlements in the south and east, expanding from a historic core (Highburton, Shepley and Skelmanthorpe); and
- Elsewhere groups of dwellings are clustered into small villages and the landscape includes numerous scattered farms/individual rural houses."

VIEWS AND PERCEPTUAL QUALITIES:

- Mostly a settled and rural landscape, often with long views north across the district and beyond, as a result of elevation; and
- There are high levels of intervisibility with Emley Moor (LCA N1). There are also distant views to the Peak District National Park from higher ground near Shelley.

6.48 With regard to landscape evaluation, the published character assessment goes on to identify landscape values and attributes. However, these do not ascribe specific values to each LCA, but rather simply list valued features, including heritage features, perceptual qualities, setting of development, access and enjoyment of the countryside and contribution to the setting of the Peak District National Park. It is noted here that for 'perceptual qualities' the character assessment concludes that *"This is mostly perceived as a tranquil landscape with a traditional rural feel, although this is impacted upon by the main roads and urban development around Shepley."*

6.49 The Site exhibits several characteristics associated with the E6 – 'Fenay Beck Valley Rural Fringes' LCA, to which it belongs. It displays "Small grassland pastures are enclosed by gritstone walls" and is situated within a "Mostly a settled and rural landscape, often with long views north across the district and beyond, as a result of elevation." The area is also characterised by "A strong historic landscape character with traditional stone-built cottages, farm buildings". However, it lacks "some hedgerow boundaries" and the presence of

“Shelterbelts and mature in-field and boundary trees contribute to a well-wooded character.”

VALUE

- 6.50 The E6 – Fenay Beck Valley Rural Fringes LCA is characterised by a gently undulating plateau landscape, small-scale field patterns, a strong historic character and a traditional rural feel. Whilst the LCA contains landscape, ecological and heritage features of local value, it is not subject to any statutory landscape designation. The value of the landscape is considered to be **medium**.

SUSCEPTIBILITY TO CHANGE

- 6.51 The LCA comprises a rural-urban fringe landscape, incorporating larger settlements expanding from historic cores alongside scattered farms and rural dwellings. The Proposed Development would introduce additional built form within an area already influenced by nearby settlement edges. Whilst some characteristic features would be affected locally, the Site represents a small proportion of the wider LCA and is contained within an established settlement edge.
- 6.52 Overall, susceptibility to the proposed development is considered **medium**.

SENSITIVITY

- 6.53 Based on a medium value and medium susceptibility to change, the overall sensitivity of the E6 – Fenay Beck Valley Rural Fringes LCA is assessed as **medium**.

MAGNITUDE OF CHANGE

- 6.54 The Proposed Development would introduce residential built form into an area currently characterised by pastoral land use, locally altering the perception of grassland fields enclosed by gritstone walls. However, the effect would be largely confined to the Site and its immediate surroundings, with the wider LCA remaining unaffected. Existing vegetation, built form and landform would limit the extent of visibility and the development would be experienced in the context of existing settlement edges.

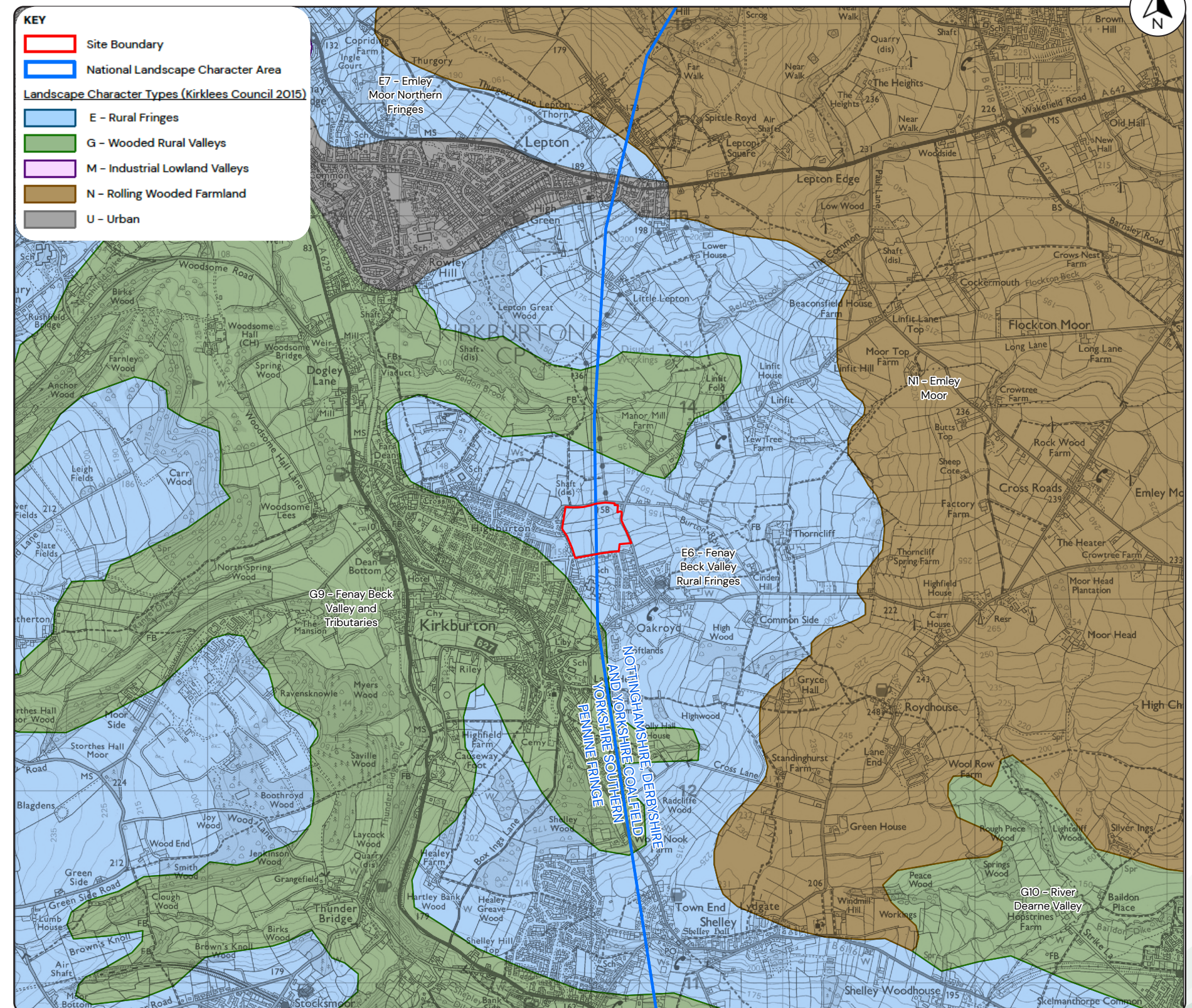


Figure 5: Landscape Character Plan (see Appendix B)

6.55 At Year 1, the magnitude of change is assessed as **low**.

6.56 By Year 15, mitigation planting, including structural tree planting and green buffers, would have matured, reinforcing local landscape structure and assisting integration of the development within the surrounding landscape. The magnitude of change would reduce to **very low**.

OVERALL EFFECT

6.57 The judgements above result in a **minor-moderate adverse** effect on the E6 – Fenay Beck Valley Rural Fringes LCA at Year 1, reducing to a **minor adverse** effect at Year 15 as mitigation planting matures and the development becomes increasingly integrated within the landscape.

Character of the area immediately surrounding the Site

6.58 The immediate landscape character of the Site is influenced by the settlement of Highburton to the west and residential development off Burton Acres Lane to the south, which together form part of the wider settlements of Kirkburton and Highburton.

6.59 To the east, Paddock Road and a small number of individual residential properties to the north east and south east, including the Grade II listed farmhouse at 118 Paddock Road, define the Site's edge. Beyond this eastern boundary, the landscape transitions to agricultural land comprising medium-scale fields enclosed by well-defined shrubby hedgerows with intermittent trees.

6.60 Moor Lane forms the northern boundary of the Site, beyond which lies open countryside characterised by a more open field pattern defined by dry stone walls.

6.61 The landform to the north comprises gently rolling farmland with occasional views towards local plateaux in the distance, while land to the east slopes more gently; to the south and west, landform is generally flatter and influenced by adjacent residential development.

VALUE

6.62 The character of the area immediately surrounding the Site reflects a combination of settlement edge and rural landscape features. Residential development associated with Highburton and Burton Acres Lane forms part of the wider built context, whilst agricultural land, hedgerows, dry-stone walls and the Grade II listed farmhouse at 118 Paddock Road contribute to local distinctiveness. The area is representative of the wider local landscape character, albeit influenced by the adjacent settlement edges. Whilst it exhibits landscape, heritage and perceptual value, it is not subject to any statutory landscape designation. The overall value of the area is therefore assessed as **medium**.

SUSCEPTIBILITY TO CHANGE

6.63 The area surrounding the Site is already influenced by settlement edges, residential development and local road infrastructure, creating a transitional rural-urban fringe character.

6.64 The Proposed Development would introduce additional built form within this context. Whilst established field boundaries, hedgerows and the more open character to the north contribute to susceptibility, the presence of existing development and settlement edges would limit the extent to which the overall character would be altered.

6.65 Overall, susceptibility to the proposed development is considered **medium**.

SENSITIVITY

6.66 With medium value and medium susceptibility, the landscape immediately surrounding the Site is assessed as having **medium** sensitivity to the Proposed Development.

MAGNITUDE OF CHANGE

6.67 The Proposed Development would introduce residential built form into an area currently characterised by a mixture of pastoral land and settlement edge uses. This would alter the immediate character of the Site and its interface with surrounding

land, particularly along the northern and eastern edges where a more open rural character is present.

6.68 However, the change would be largely localised and experienced in the context of existing settlement edges to the west and south.

6.69 At Year 1, the magnitude of change is assessed as **medium**, reflecting the localised extent of change and the containment provided by existing landform, vegetation and built form.

6.70 By Year 15, mitigation planting and green buffers would have matured, strengthening the landscape framework and assisting integration of the development within the surrounding landscape. The magnitude of change would reduce to **low to medium**.

OVERALL EFFECT

6.71 The above judgements result in an overall **moderate adverse** effect on the character of the area immediately surrounding the Site at Year 1, reducing to a **minor to moderate adverse** effect at Year 15 as mitigation establishes and the development becomes increasingly integrated. Effects would be localised, long term and permanent.

Character of the Site itself

6.72 The Site covers approximately 7.5 hectares within West Yorkshire. In terms of its character, it is typical of the locality and the wider Study Area. It is predominantly grassland, currently used for horse grazing, with a cluster of shipping containers forming an agricultural hub in the centre of the Site. The Site is largely bounded and divided by characteristic dry-stone walls. These traditional dry-stone walls and post-and-wire fencing reflect the local landscape character, with further subdivisions formed by temporary electric horse tape fencing.

6.73 Mature trees line sections of Paddock Road, occur sporadically along Moor Lane, and form a small cluster at the south-western corner of the Site adjacent to the playground. Tree cover within the Site is largely confined to internal boundaries/field divisions with occasional mature trees along internal and external

stone boundaries and where vegetation is shared with adjacent gardens and open space.

- 6.74 The topography is gently undulating overall, ranging from approximately 150m to 170m AOD, with a notable initial rise from east to west that plateaus towards the centre of the Site. This steeper eastern slope contributes to the limited visibility of the farmhouses on Paddock Road from Gregory Playing Fields. In contrast, the north-south variation consists of more localised and subtle undulations.

VALUE

- 6.75 Characteristic dry-stone walls, field subdivisions and locally important tree cover contribute to its rural character and reflect the established agricultural pattern of the area.
- 6.76 The presence of a PRow adjacent to the western edge of the Site contributes to its recreational value and role within the local green infrastructure network. Whilst the Site exhibits landscape and perceptual value, it is not subject to any statutory landscape designation. The overall value of the Site is therefore assessed as **medium**.

SUSCEPTIBILITY TO CHANGE

- 6.77 The Site is currently undeveloped and characterised by pastoral land use. However, it occupies a rural-urban fringe location and is influenced by existing residential development along its western and southern boundaries.
- 6.78 Whilst the introduction of built form would alter the existing agricultural character, the Site is already experienced in the context of adjoining settlement edges and urbanising influences. Overall, susceptibility to the proposed development is considered **medium**.

SENSITIVITY

- 6.79 Consideration of the judgements made above result in an overall **medium** sensitivity.

MAGNITUDE OF CHANGE

- 6.80 The Proposed Development would result in a fundamental change to the character of the Site through the introduction of residential built form, associated infrastructure and new landscape treatments.
- 6.81 This would replace the existing pastoral land use and alter key characteristics of the Site, including its openness, field pattern and rural function. The change would be particularly apparent to users of the Public footpath adjacent to the western boundary.
- 6.82 As the change relates directly to land use and character at the Site itself, the magnitude of change is assessed as **high** at Year 1.
- 6.83 By Year 15, mitigation planting and green infrastructure would have established and contribute to landscape structure and visual containment. However, the underlying change in land use and character would remain. The magnitude of change would therefore remain **high**.

OVERALL EFFECT

- 6.84 The judgements made above result in an overall **moderate to major adverse** effect on the character of the Site during Year 1 and Year 15. Effects would be direct, long-term and permanent and are considered to be adverse.
- 6.85 A summary of landscape effects is included at **Table 1**.

Valued Landscapes

- 6.86 The Site contains locally characteristic features, including dry-stone walls, field subdivisions and locally important tree cover. Its landscape value has been assessed with reference to GLVA3 and Landscape Institute Technical Guidance Note 02/21. The assessment concludes that, while the Site has locally valued attributes, it does not exhibit a combination of attributes sufficient to elevate it above the medium landscape value identified in this LVA. Refer to **Appendix F** for further information.



Photograph 5: Individual trees within the Site, scattered across the Site



Photograph 6: Character of the Site

Landscape Baseline Effects Summary Table

Receptor	Value	Susceptibility	Sensitivity	Magnitude Of Change Year 1	Magnitude Of Change Year 15	Year 1 Effect	Year 15 Effect
Landscape Features							
Landform and topography	Low	Low	Low	Low	Low	Minor adverse	Minor adverse
Water features and drainage	-	-	-	-	-	-	-
Land use, buildings, and infrastructure	Low-medium	High	Medium-high	High	High	Major-moderate adverse	Major-moderate adverse
Trees	Medium-high	High	High	Medium	Low to Medium	Moderate adverse	Minor adverse
Scrub	Low	Medium	Medium	Low	Medium	Minor-moderate adverse	Minor beneficial
Grassland	Low	Low	Low	High	Medium	Minor-moderate adverse	Minor adverse
Landscape Character							
LCA 'Fenay Beck Valley Rural Fringes'	Medium	Medium	Medium	Low	Very Low	Minor-moderate adverse	Minor adverse
Character of the area immediately surrounding the Site	Medium	Medium	Medium	Medium	Low to Medium	Moderate adverse	Minor-moderate adverse
The Site itself	Medium	Medium	Medium	High	High	Moderate to Major adverse	Moderate to Major adverse

Table 1: Summary of Landscape Effects

7. Visual baseline and Effects.

Visual Baseline Conditions

- 7.1 In accordance with GLVA3, the potential visual effects of the proposed development following construction are assessed from 11 viewpoints. The Screened Zone of Theoretical Visibility (SZTV) shown in **Figure 6** identifies locations from which the development may be visible. The SZTV has been produced using Digital Terrain Modelling (DTM) data. Existing built development (8m tall) and larger blocks of woodland have also been modelled (15m tall) to take account of the screening effect that these would provide. However, the screening effect provided by smaller blocks of woodland, individual trees and hedgerows has not been taken into account, and consequently the actual extent of the area from which the proposed development is less than what is shown on the SZTV.
- 7.2 To the west, the SZTV indicates potential visibility across Gregory Playing Fields and along Public footpath KIR/70/10, which runs adjacent to the western boundary of the Site and is not substantially screened by vegetation. The SZTV suggests that visibility may extend across parts of the local road network and residential areas along the settlement edge of Kirkburton. However, field verification confirms that visibility is more restricted in practice, with limited views beyond approximately 200m from the Site boundary due to the influence of intervening built form and vegetation.
- 7.3 To the south, theoretical visibility is indicated along Burton Acres Lane, where the Site is most open and directly adjacent to the road corridor. The SZTV also suggests the potential for more distant and fragmented views across Kirkburton Middle School and towards rising agricultural land. However, Site observations confirm that visibility is largely confined to the immediate vicinity of the Site, with built form and vegetation effectively screening views beyond the southern boundary.
- 7.4 To the east, the SZTV indicates a broader extent of potential visibility across agricultural land, including

along Paddock Road and Burton Royd Lane, which lie adjacent to the Site. Field verification demonstrates that the eastern boundary is characterised by established vegetation, resulting in intermittent and filtered views that are generally limited to the immediate surroundings of the Site. Intervening vegetation, landform and residential development further restrict the extent of views in this direction.

- 7.5 To the north, theoretical visibility extends more widely across elevated land around Little Lepton, Linfit and Green Balk Lane, where higher ground allows views towards the Site within a broader panoramic context. In these locations, the Site is visible within longer-distance views, although it forms a relatively small component of the overall landscape.
- 7.6 While the SZTV indicates wider areas of theoretical visibility, particularly to the north and west, field verification confirms that actual visibility is more limited due to the presence of existing vegetation, built form and localised variations in landform, which are not fully represented within the model. Boundary vegetation, tree belts and residential development combine to filter or screen views, resulting in a more contained and intermittent pattern of visibility than suggested by the SZTV.
- 7.7 Viewpoint photography in **Appendix D** was undertaken in January 2026 and illustrates the nature of existing views from publicly accessible locations within the 1.5km study area during winter season showing minimal leaf coverage and therefore minimal screening of the Site. The Site visit determined that visibility was heavily limited to local views due to a combination of landform, vegetation and built form.
- 7.8 Although viewpoints are included as part of the report, they have not been assessed individually. Rather, the viewpoints have been used to guide the assessment of specific visual receptors, which include residential, recreational and road receptors, providing a representative selection of

Viewpoint	Approx Grid Coordinates	Description
01	419825/413211	View from Gregory Playing Fields, looking east towards the Site
02	419890/413495	View from junction between Moor Lane and PRoW KIR/91/10, looking southeast towards the Site.
03	419883/413691	View from junction between PRoW KIR/91/10 & PRoW KIR/65/20 looking south towards the Site.
04	420083, 413510	View from Moor Lane, looking south into the Site.
05	420202/413299	View from Paddock Road at the Southeast corner of the Site, looking west into the Site
06	420146, 413239	View from Burton Acres Lane looking northwest into the Site.
07	419933/413219	View from Burton Acres Lane at the southwest corner of the Site looking northwest into the Site.
08	420163/414598	View from Little Lepton Hamlet & junction between PRoW KIR/89/10 & Green Balk Lane, looking south towards the Site.
09	419417/413552	View from junction between PRoW KIR/91/10 and Moor Lane looking southeast towards the Site.
10	420618/413335	View from PRoW KIR/236/10, looking west towards the Site.
11	420352/413002	View from Junction between Turnshaw Road and Paddock Road, looking northwest towards the Site

Table 2: Viewpoint Locations

locations from the most relevant receptors within the surrounding landscape.

- 7.9 The visual effects of the proposed development on key visual receptors are assessed in the following sections. The viewpoint photography is representative of winter views and consideration has been given to seasonal variations in the visibility of the proposed development, and these are described where necessary. A summary of visual viewpoints are included at **Table 2**.
- 7.10 All effects during the operational phase of the proposed development are long-term and permanent.
- 7.11 During the construction phase of the proposed development, there would be different visual effects in relation to construction activities including the movement of plant on Site, and the incremental change from undeveloped land to that of homes and landscaped areas. The construction activity on site would be visible for a brief period, and as such these effects would all be short term and non-permanent. At all the viewpoints, it is anticipated effects would be no greater than those assessed at Year 1, and would be short term and temporary in nature.
- 7.12 The visual receptors to be considered within the report are listed below:

RESIDENTIAL RECEPTORS

- Properties along Burton Acres Lane;
- Properties at Woodland Meadows;
- Properties along Paddock Road;
- Properties at the junction of Linfit Lane and Burton Royd Lane;
- Properties along Turnshaws Avenue;
- Properties along Hallas Road;
- Properties along Moor Lane;
- Properties at Little Lepton;
- Properties at Linfit;
- Properties along Northfield Lane; and

- Properties along Tinker Lane.

RECREATIONAL RECEPTORS

- Users of PRoW KIR/70/10;
- Users of PRoW KIR/91/10;
- Users of PRoW KIR/89/10;
- Users of PRoW KIR/90/50;
- Users of PRoW KIR/90/30;
- Users of PRoW KIR/178/10;
- Users of Gregory Playing Fields.

ROAD RECEPTORS

- Users of Burton Acres Lane;
- Users of Moor Lane;
- Users of Paddock Road;
- Users of Hallas Road;
- Users of Turnshaws Avenue;
- Users of Linfit Lane;
- Users of Burton Royd Lane;
- Users of Green Balk Lane; and
- Users of Lepton Lane.

Receptors Scoped out

- 7.13 A number of visual receptors have been scoped out of the assessment, either as a result of the theoretical visibility shown on the SZTV (shown in **Figure 6**) or through Site visits.
- 7.14 Those visual receptors which will not be considered further are set out below, along with reasons why they have been excluded:

RESIDENTIAL RECEPTORS

- Kirkburton Conservation Area – receptors would not have views of the Site due to intervening distance, built form and landform.
- Highburton Conservation Area – receptors would

not have views of the Site due to intervening distance, built form and landform.

- Shepley Conservation Area – receptors would not have views of the Site due to intervening distance, built form and landform.
- Kirkburton and Highburton – the majority of residential receptors within the cores of these settlements would not experience views of the Site due to screening by intervening built form. However, residential receptors located along the settlement edges, as identified in **Figure 6** (Potential Visual Receptors Plan), are acknowledged to have the potential for views of the Site and have therefore been taken forward in the assessment.
- Thorncliff hamlet – opportunities for views of the Site from residential receptors are limited by intervening vegetation, built form and landform, and are therefore considered unlikely.
- Fenay Bridge – Fenay Bridge village receptors are scoped out due to the distance of approximately 2 km from the Site, combined with intervening landform, vegetation and built form, such that any views would be distant and highly limited.

TRANSPORT RECEPTORS

- Road users within Kirkburton and Highburton – views of the Site are largely limited by intervening built form and vegetation, except where road user receptors are identified in Figure 6 (Potential Visual Receptors Plan).
- Royds Mount and The Crescent – the intervening landform, existing vegetation and built form effectively screen the Site.
- Thornecliffe Road, Thornecliffe Green Lane, Pump Lane, High Wood Lane, Hallas Lane – the intervening landform, existing vegetation and built form effectively screen the Site.
- Northfield Lane – receptors would not have views of the Site, as the intervening landform, roadside hedgerows and built form effectively screen the Site.

- Tinker Lane and Pond Lane– receptors would not have views of the Site, as the existing vegetation and built form effectively screen the Site at this distance.

RECREATIONAL RECEPTORS

- Public footpaths KIR/91/20, KIR/90/60, KIR/65/40, KIR/65/20, KIR/90/70, KIR/66/40, KIR/90/10 broadly to the north– receptors using the PRoWs would not experience views of the Site, as the routes are located within the landscape slope.
- Public footpath KIR/66/10, KIR/65/30, KIR/66/50 to the west – receptors using the PRoW would not have views of the Site, as intervening distance, built form and vegetation would restrict visibility.
- Public footpath KIR/90/20 to the north – receptors using the PRoW would not have views of the Site, as intervening Lepton Great Wood would restrict visibility.
- Public footpaths KIR/88/10 and KIR/89/20 to the north east– receptors using the PRoWs would not have views of the Site, as distance and intervening built-form, landform and vegetation would restrict visibility.
- Public footpaths KIR/236/20, KIR/236/10, KIR/93/20, KIR/93/30, KIR/93/40, KIR/94/10 and KIR/95/20 to the east – receptors using the PRoWs would not have views of the Site, as intervening landform and layered vegetation would restrict visibility.
- Public footpaths, cycleways and long-distance routes located to the south of the Site would not experience views of the Site due to screening by Kirkburton's built form and the layered effect of existing vegetation.

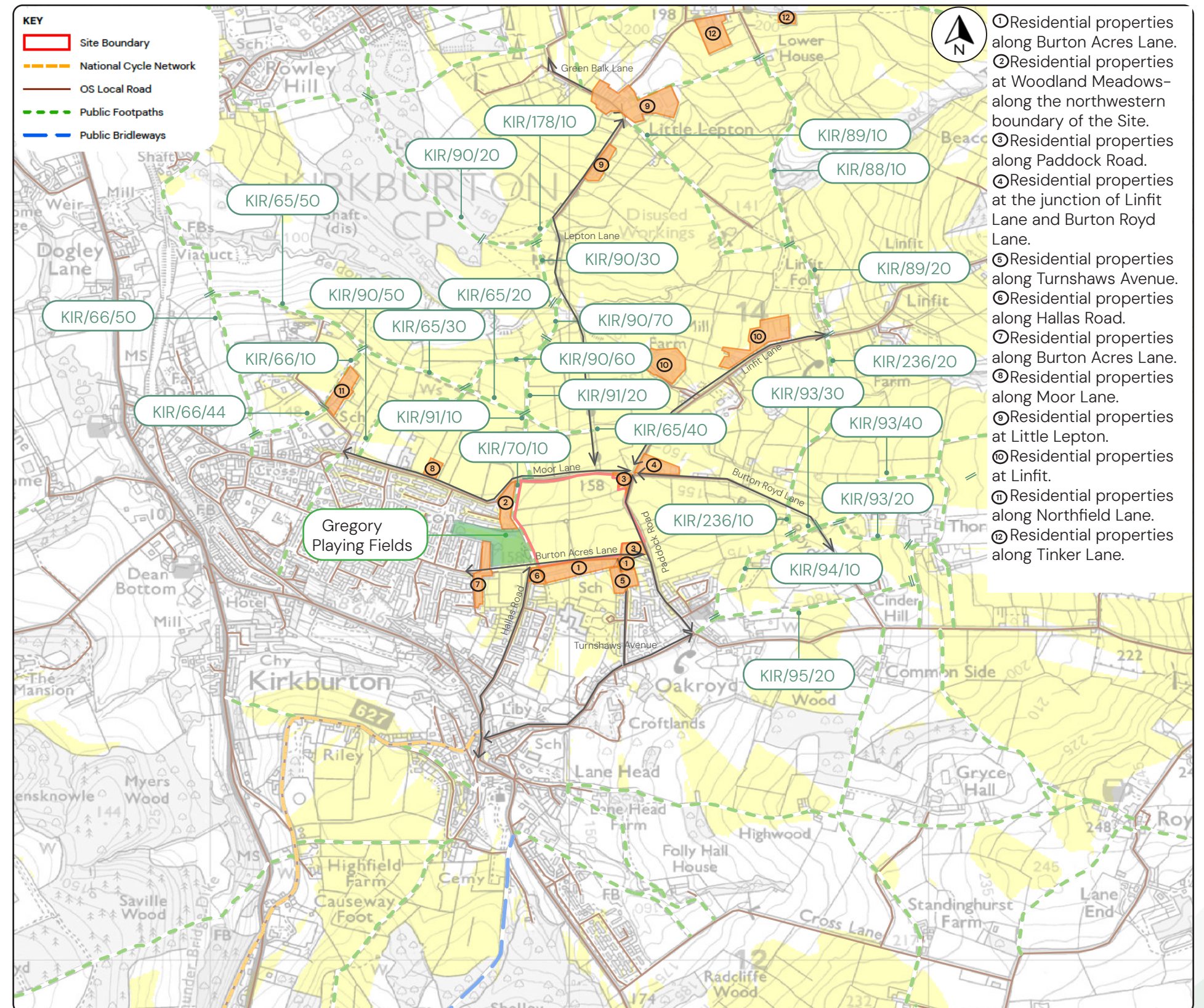


Figure 6: Potential visual Receptors Plan

Effects on Visual Receptors

Recreational Receptors

- 7.15 Users of recreational trails and other signposted routes are considered to have **high** sensitivity. Users of other Public Rights of Way (PRoW), which do not appear to be primarily used for recreation or enjoyment of the landscape, are considered to have **medium** sensitivity. Slow paced recreational activities that derive part of their enjoyment from an appreciation of their setting (e.g. bowling and golf), as well as allotment users, are considered to have **high** sensitivity. Recreational activities not specifically focused on the landscape (e.g. football), and motel users, are also considered to have **medium** sensitivity.

PRoW KIR/70/10

- 7.16 Public footpath KIR/70/10 (see Viewpoint) runs along the western boundary adjacent to the Site, connecting Moor Lane to the north with Burton Acres Lane and its associated residential properties and Gregory Playing Fields to the south. Gregory Playing Fields lie immediately to the south west of the route, while residential properties at Woodland Meadows are located to the north west. Along much of its length, the footpath is separated from the Site to the east by intermittent mature trees and scrub vegetation, sections of traditional dry stone wall (partially broken in places), and areas of post and wire fencing, collectively providing a low level of enclosure.
- 7.17 Owing to its direct adjacency to the western boundary of the Site, Public footpath KIR/70/10 affords direct, open and partially filtered views towards the Site. Views are characterised by gently sloping grassland forming the immediate foreground. Due to the close proximity of the route, the Site is a prominent component of the view throughout much of the footpath. Residential properties along Burton Acres Lane are visible to the south, with properties within Woodland Meadows and along Moor Lane apparent towards the northern extent of the route. A cluster of shipping containers associated with an agricultural

hub and overhead wooden electricity poles introduce vertical elements within the current view, alongside scattered mature trees and hedgerows that provide vertical containment. Residential development forms a settled edge to the horizon, with longer distance views extending northwards across the surrounding countryside.

- 7.18 At Year 1, tree planting along the western edge of the Site would have been implemented but would not yet be fully established. Existing trees and retained vegetation along the footpath would continue to provide partial filtering of views towards the Site from some sections of the PRoW. The newly created green corridor, incorporating extensive tree planting and areas of species-rich grassland, would form the foreground, with development parcels set back beyond. Overall, this would result in a noticeable alteration to the existing view, giving rise to a **high** magnitude of visual change and a **major adverse** visual effect.
- 7.19 By Year 15, the proposed planting would have matured sufficiently to provide effective filtering and softening of views towards the development parcels. The development would appear more integrated within the surrounding landscape, with views from Public footpath KIR/70/10 increasingly filtered by established tree planting. While filtered views of the development would remain, the overall visual influence of the proposals would be reduced. As a result, the magnitude of visual change would reduce to medium, giving rise to a **moderate adverse** visual effect.

PRoW KIR/91/10

- 7.20 Public footpath KIR/91/10 (see Viewpoint 2B) runs broadly north to south across gently rolling landform to the north off the Site off Moor Lane. Views towards the Site are primarily experienced at the southern extent of the route, where the footpath meets Moor Lane. At this location, views are open with characteristic drystone walls forming linear features in the foreground and providing separation between Moor Lane and the Public footpath. The Site is clearly visible in the

midground, with residential development along the north-western edge of Kirkburton village forming a discernible backdrop. Vertical elements within the wider view include overhead wooden electricity poles within the Site, street lighting columns along Moor Lane, and the Emley Moor transmission mast on the skyline. Existing mature trees along Site boundaries provide some vertical enclosure at the horizon.

- 7.21 Open views towards the Site and surrounding settlement edge are confined to the southern end of Public footpath KIR/91/10. Along the majority of the route, views are more limited due to the rolling nature of the landform, which slopes away to the north and reduces intervisibility between the footpath and the Site.
- 7.22 At Year 1, the proposed landscaped buffer along Moor Lane, comprising new tree planting, would not yet be sufficiently mature to meaningfully soften views towards the development, albeit these would be seen in the context of the existing settlement edge. Areas of former grassland within the Site would have transitioned to residential development parcels and the adjustments to Moor Lane, the removal of the drystone wall and introduction of a footpath along Moor Lane would be apparent.
- 7.23 However, these changes would be most evident along the section of the PRoW closest to the Site. Overall, the magnitude of visual change experienced along the length of the PRoW would be **medium**, giving rise to a **moderate adverse** visual effect.
- 7.24 By Year 15, the proposed mitigation planting, including individual trees and green corridor planting, would have matured sufficiently to provide some filtering and softening of views towards the development parcels and the proposed access road. Views from Public footpath KIR/91/10 would be increasingly filtered by a combination of maturing planting and existing trees along the boundary and within the Site, resulting in the development appearing more integrated within the surrounding landscape. The visual influence of the development within the Site would be softened,

reducing its overall prominence in views from this receptor. Consequently, the magnitude of visual change would reduce to **low**, giving rise to **minor-moderate adverse** visual effects.

PRoWs KIR/89/10, KIR/90/30 and KIR/178/10

- 7.25 Public footpaths KIR/89/10, KIR/90/30 and KIR/178/10 lie to the north and are located at a higher elevation than the Site and afford elevated views across the surrounding rural landscape.
- 7.26 Views from these public footpaths are characterised by more distant views back southwards towards the Site across the wider landscape (see Viewpoint 8). At this distance, the Site forms a small component within a broad agricultural panorama and is less visually prominent. Intervening hedgerows, tree belts and blocks of woodland create layered vegetation patterns which contribute to the filtering and softening of views. Owing to their elevated position, these footpaths provide panoramic views across the wider rural setting, with large woodland blocks visible on higher ground along the skyline. The settlements of Kirkburton and Highburton, along with the hamlet of Linfit, are discernible within distant views, while the Emley Moor transmission mast forms a prominent vertical feature on the skyline.
- 7.27 At Year 1, proposed planting would have been implemented but would not yet provide effective layering of vegetation. Retained existing trees within the Site would continue to provide breaks in the development parcels and help to integrate the scheme within the landscape. Due to the elevated viewing position and the relatively distant nature of the Site within the expansive panoramic context, the Site would occupy a limited proportion of the overall view. The northern edge of Highburton village lies adjacent to the Site, and the development parcels would be perceived in the context of the existing settlement edge. Views towards the development would remain visible but would be heavily filtered by intervening tree cover. Overall, retained vegetation would assist in softening the emerging built form. As a result, the magnitude

of visual change would be **medium**, giving rise to a **moderate adverse** visual effect.

- 7.28 By Year 15, the proposed mitigation planting, predominantly comprising tree planting, would have matured to establish a layered canopy structure across the Site. Given the distance of views and the downward viewing angle from these public footpaths, this vegetation would effectively filter and soften views of the built form. The Site, located adjacent to the northern edge of Highburton village, would read as a well integrated extension of the settlement, blending with existing vegetation within the Site and across the wider landscape. As a result, the magnitude of visual change would reduce to **low**, giving rise to a **minor-moderate adverse** visual effect.

PRoW KIR/90/50

- 7.29 Public footpath KIR/90/50 (see Viewpoint 9) lies to the west and runs broadly on a south west to north east alignment and connects with the wider public rights of way network. Views from the footpath are characterised by the northern settlement edge of Highburton and the surrounding traditional agricultural landscape. Large agricultural fields enclosed by characteristic dry stone walls contribute to the rural landscape character, and views are generally far reaching across the surrounding countryside. Towards the south western section of the footpath, views become more enclosed, with agricultural buildings and associated built form creating a linear frontage that partially restricts views eastwards towards the Site.
- 7.30 Views towards the Site are largely limited to intermittent, brief glimpses at the south western end of the footpath, where it connects with Moor Lane. Due to the landform sloping away towards the north eastern section of the route, there is no visibility of the Site from the majority of the footpath. Agricultural buildings and associated built form along the settlement edge further restrict views eastwards. As a result, views towards the Site are experienced only as short, channelled glimpses beyond the end of the residential row, where the built form opens up. In these

views, the Site is perceptible as open grassland in the background, separated from the footpath by distance and intervening built development.

- 7.31 At Year 1, mitigation planting would have been implemented, including tree planting within the proposed greenspace in the north-western corner of the Site, which represents the most visually exposed area when viewed from the PRoW. Development would be set back beyond this greenspace, and views would remain limited to brief, intermittent glimpses experienced between agricultural buildings and the northern edge of Highburton village at the Moor Lane connection. The Site would therefore form a minor and secondary component of the view, visible only intermittently in channelled, glimpsed views at the termination of the residential street. As a result, the magnitude of visual change would be **low**, giving rise to a **minor-moderate adverse** visual effect.
- 7.32 By Year 15, the proposed mitigation planting, predominantly comprising tree planting within the north-western pocket greenspace, would have matured and would begin to provide meaningful filtering and screening of views towards the built form. Views towards the Site would be increasingly filtered by established mitigation planting, further reducing the visibility of the development. While occasional glimpsed views of the development parcels may remain, these would be limited and well softened within the landscape context. As a result, the magnitude of visual change would reduce to **very low**, giving rise to a **minor adverse** visual effect.
- 7.33 The Public rights of way in the vicinity of the Site are shown in **Figure 6**.

Gregory Playing Fields

- 7.34 Gregory Playing Fields (see Viewpoint 1) are located to the south west of the Site. Users of the playing fields experience views across open recreational grassland towards the Site. The south western field of the Site is visible within these views, with partial filtering provided by intermittent mature trees along the eastern edge of the playing fields. Visibility of the Site increases

towards the eastern edge of the playing fields, which lies closest to the Site boundary. Residential properties at Woodland Meadows, located beyond the playing fields to the north-east, contribute to the screening of the north-western part of the Site, while localised changes in landform assist in screening the eastern side of development Site. In the wider view, nearby residential properties and the settlement edge remain perceptible, reinforcing the perception of the Site within a rural-urban fringe context. During winter months, when trees are not in leaf, visual filtering would be reduced and views towards the Site would be more open.

- 7.35 At Year 1, tree and hedgerow planting along the western edge of the Site would have been implemented but would not yet be fully established. Development parcels would be set back from the western boundary beyond the existing row of mature trees and the proposed landscape buffer. Existing boundary trees and the presence of residential properties at Woodland Meadows would continue to provide some screening of the north-western part of the Site, while landform would limit views towards the eastern parcels. As a result, the development would remain perceptible within filtered views from the playing fields. As a result, the magnitude of visual change would be **medium**, giving rise to a **moderate adverse** visual effect.
- 7.36 By Year 15, the generous green buffer between the development parcels and Gregory Playing Fields would have matured, with the additional line of trees and vegetation providing a strong degree of additional separation and filtering whilst seasonal variation would occur, with reduced levels of screening during the winter months when deciduous vegetation is not in leaf, the combined influence of mature planting, landform and the presence of existing residential development would further reduce the visibility of the eastern and north-western parcels. Consequently, the magnitude of visual change would reduce to **low**, giving rise to a **minor-moderate** adverse visual effect.



Photograph 7: View from Gregory Playing Fields, filtered views towards the Site are available through the boundary intermittent trees.

Residential Receptors

- 7.37 All residential receptors are considered **high** sensitivity to changes in their view. However, it is generally accepted that sensitivity decreases from upper floors due to the use of upper storeys generally not being associated with primary living spaces. As a precautionary approach, the default position adopted is that residential receptor sensitivity is **high**.

BURTON ACRES LANE

- 7.38 Burton Acres Lane lies immediately to the south, where residential receptors typically front towards, and experience open views across, the Site (See viewpoints 6 & 7). The limited boundary vegetation along the lane and the southern edge of the Site is characteristic, with the dry stone wall and open grassland of the Site forming key features within many views. Some properties also experience longer-distance views extending northwards beyond the Site across the gently rising agricultural landscape (see Viewpoint 7A).
- 7.39 At Year 1, mitigation planting would have been implemented within a generous landscape buffer along the southern edge of the Site, incorporating

intermittent tree planting and a pedestrian footpath, with development parcels set back beyond this.

- 7.40 At this early stage, planting within the buffer would be immature and largely ineffective in filtering views. Views from residential receptors would therefore remain largely open and direct, with the proposed development clearly perceptible across areas of former grassland. The introduction of development parcels would represent a substantial change in outlook from neighbouring properties including some changes to the extent of views of the wider landscape.
- 7.41 As such, the magnitude of visual change would be **high**, resulting in a **major adverse** visual effect.
- 7.42 By Year 15, the landscaped buffer along Burton Acres Lane would have matured, providing increased filtering and visual softening of views towards the development. While the buffer and additional tree planting would introduce visual separation and reduce the prominence of built form, views towards development parcels would remain due to the proximity of the Site. The development would continue to represent a notable change in outlook, although more integrated within the surrounding landscape, resulting in a reduced magnitude of visual change would reduce to **medium-high**, giving rise to a **moderate-major adverse** visual effect.

WOODLAND MEADOWS (ALONG NORTHWESTERN BOUNDARY OF THE SITE)

- 7.43 Woodland Meadows lies to the immediate west of the Site and the properties along the eastern edge/ immediately adjacent to the Site, or those with upper stories have some visibility of the Site.
- 7.44 Ground level views towards the Site are largely restricted by the garden fencing which lies adjacent to the Site and PRoW KIR/70/10; however, more open views are available from the properties with upper-storey windows of some properties, which overlook the Site beyond the garden boundary.
- 7.45 Whilst there are glimpsed views across the open grassland associated with the Site and towards

the wider rural landscape beyond, these views are experienced within the context of the existing settlement edge of Highburton. Infrastructure such as Moor Lane and the Emley Moor Transmission Mast forms elements within longer-distance views, contributing to the perception of a settled rural-urban fringe landscape.

- 7.46 At Year 1, tree and hedgerow planting along the western edge of the Site, and within the pocket greenspace to the north west, would have been implemented but would not yet be fully established. While ground level views would remain largely screened by existing garden boundaries and vegetation, elevated views from upper-storey windows would extend over the buffer and afford views towards the development parcels beyond. Existing mature trees across the Site would provide some layering and assist in softening the newly introduced built form. As a result, the development would be perceptible from some residential properties and would represent a change in outlook from open grassland to residential development. Consequently, the magnitude of visual change would be **medium**, giving rise to a **moderate adverse** visual effect.
- 7.47 By Year 15, the landscaped buffer between the development parcels and residential gardens would have matured, together with tree planting across the Site. The western edge of the Site would be well vegetated, with established tree cover creating a layered vegetation structure across the Site. This would provide increased filtering and visual softening of views towards the development. Wider tree planting across the Site would further break up views of built form within the landscape. Although elevated views from upper-storey windows of some properties would remain due to their height, the combined depth and maturity of planting would reduce the prominence of development within the overall view. As a result, the magnitude of visual change would reduce to **low**, giving rise to a **minor-moderate adverse** visual effect.

PADDOCK ROAD

- 7.48 Residential receptors along Paddock Road (see Viewpoint 5) have a close physical and visual relationship with the Site, with several properties directly adjacent and sharing boundaries. Properties along the south-eastern boundary have rear gardens facing north towards the Site, while properties at the north-eastern corner have rear gardens facing west, creating a direct rear-garden relationship with the proposed development area.
- 7.49 Views towards the Site vary depending on boundary treatment. South-eastern properties are separated by a low dry-stone wall and mature garden vegetation, allowing filtered views towards the Site, while north-eastern properties have more open garden boundaries that allow more direct views. Overall, the Site forms a prominent component of the outlook from these receptors within a rural-urban fringe context.
- 7.50 At Year 1, additional tree planting along the eastern boundary would have been implemented but would not yet be fully established, with development parcels set back beyond a green corridor incorporating footpaths and planting. From south-eastern properties, views towards the development would remain filtered by mature garden vegetation, with views largely partial and oblique.
- 7.51 From north-eastern properties, where garden boundaries are more open, views towards the development would be more readily available, albeit partially softened by early-stage planting and retained vegetation. Given the proximity of the Site and the direct rear-garden relationship, the development would represent a noticeable change in outlook for these receptors. As a result, the magnitude of visual change would be **medium to high**, giving rise to a **moderate to major adverse** visual effect.
- 7.52 By Year 15, landscaped buffers along the eastern and southern boundaries would have matured, providing increased visual separation between residential properties and the development. Tree planting across the Site would also contribute to a layered vegetation

structure, softening views of built form and reducing its prominence.

- 7.53 For south-eastern properties, the combined influence of the dry-stone wall, mature boundary vegetation and increased depth of planting would provide meaningful filtering of views. For north-eastern properties, maturing tree planting would also reduce boundary openness and further soften views towards the development. While views would remain available due to proximity, the development would appear better integrated within the rural-urban fringe landscape. Overall, the magnitude of visual change would reduce to **medium**, giving rise to a **moderate** adverse visual effect.

RESIDENTIAL RECEPTORS AT THE JUNCTION OF LINFIT LANE AND BURTON ROYD LANE

- 7.54 Residential properties along Linfit Lane and Burton Royd Lane (to the east) generally experience limited, oblique views towards the northern and eastern edges of the Site. These intermittent views occur where built form and boundary vegetation open up along road corridors. Overall visibility is limited, with existing residential properties along the north-eastern boundary effectively screening the majority of direct views.
- 7.55 At Year 1, additional tree planting along the eastern boundary would have been implemented but would not yet be fully established. Development parcels would be set back from the Site boundaries, which would limit visual exposure. As a result, the magnitude of visual change would be **low**, giving rise to a **minor-moderate** adverse visual effect.
- 7.56 By Year 15, mitigation planting within the green corridors along the northern and eastern boundaries, together with boundary and internal tree planting across the Site, would have matured. This vegetation would further soften and filter views of the development edges and any remaining glimpsed views towards development parcels. Visibility would remain largely confined to the northern and eastern boundaries, due to existing residential screening and

the offset of development from the Site edges.

- 7.57 The layered vegetation structure would further reduce both the visibility and prominence of built form within these limited views. The Site would continue to be perceived as a minor component within the rural edge landscape, with existing and proposed vegetation providing effective screening. Consequently, the magnitude of visual change would reduce to **very low**, giving rise to a **minor adverse** visual effect

TURNSHAW AVENUE

- 7.58 Turnshaws Avenue (see Viewpoint 6) is a typical semi urban residential street with residential layouts typically oriented away from the Site. As such, intervisibility towards the Site is limited.
- 7.59 Views towards the Site are contained to a small number of residents located at the northern end of the street, closest to the Site, where brief views may be obtained over the road corridor. These views are filtered by intervening boundary vegetation, including a existing mature oak tree, and constrained by residential properties on both sides of the road. Elsewhere along the street, views towards the Site are effectively screened by built form, vegetation and road alignment.
- 7.60 At Year 1, the tree planting along the southern edge would not have had the chance to fully establish and the residential receptors at the northern end of Turnshaws Avenue would experience filtered views of the Proposed Development, set back from the southern edge. Elsewhere along Turnshaw Avenue, the change in visibility would be very limited. As a result, the magnitude of visual change would be **low**, giving rise to a **minor-moderate adverse** visual effect.
- 7.61 By Year 15, mitigation planting within and around the Site, including boundary and structural tree planting, would have matured and would further soften and filter views of the development from Turnshaw Avenue. Consequently, the magnitude of visual change would reduce to very low, giving rise to a **minor (adverse)** visual effect.

HALLAS ROAD

- 7.62 Hallas Road (see Viewpoint 7A) is a residential street with properties generally oriented away from the Site, resulting in limited intervisibility. Views towards the Site are restricted to a small number of receptors at the northern end of the street, where oblique, filtered views may be obtained through mature boundary vegetation along Gregory Playing Fields. Elsewhere, views towards the Site are fully screened by built form, garden boundaries and vegetation.
- 7.63 At Year 1, the proposed boundary and structural planting would not yet be fully established. Receptors at the northern end of Hallas Road would experience brief, filtered and oblique views of the development across the playing field, with existing mature vegetation at the south western corner of the Site and intermittent tree cover along Gregory Playing Fields continuing to provide filtering. Residential garden boundaries would also contribute to screening, while development parcels would be set back from the Site boundary within a green buffer along the southern and western edges, reducing their immediate prominence within views. Elsewhere, no change in views would occur. As a result, the magnitude of visual change would be **very low**, giving rise to a **minor adverse** visual effect.
- 7.64 By Year 15, proposed mitigation planting within and around the Site, including boundary and structural tree planting, would have matured and, combined with existing vegetation, create a layered effect that further filters and screen views and reduces the prominence of built form. Consequently, the magnitude of visual change would remain **very low**, resulting in a **minor adverse** visual effect.

MOOR LANE

- 7.65 Residential receptors along Moor Lane (see Viewpoint 9) have a varied relationship with the Site, with the majority of properties oriented away from it and experiencing no intervisibility. A small number of properties are oriented towards the Site and experience distant views across Moor Lane, partially

filtered by intervening residential development at Woodland Meadows and boundary vegetation. From these locations, the Site is perceptible within a wider rural-urban fringe context.

- 7.66 At Year 1, the proposed boundary and structural planting would not yet be fully established. For receptors with views, development parcels would be clearly perceptible at distance beyond existing residential development, with views partially filtered by intervening built form and vegetation. Development parcels would be set back from the northern and western Site boundaries, reducing their immediate prominence within views. For the majority of receptors, no change in views would occur. As a result, the magnitude of visual change would be **medium**, giving rise to a **moderate adverse** visual effect.
- 7.67 By Year 15, mitigation planting within and around the Site, including structural tree planting along the north and western boundaries, would have matured and, in combination with existing vegetation, create a layered effect that reduces the prominence of built form and integrates the development within the landscape. Consequently, the magnitude of visual change would reduce to **low**, giving rise to a **minor-moderate adverse** visual effect.

LITTLE LEPTON

- 7.68 Residential receptors at Little Lepton (see Viewpoint 8) are located on higher ground to the north of the Site and experience elevated, panoramic views across the surrounding agricultural landscape. From these locations, the Site is perceptible at distance within a broad rural context and occupies a small proportion of the overall view. Intervening hedgerows, tree belts and rolling landform create a layered composition, in which the Site is experienced as part of the wider countryside rather than a focal feature.
- 7.69 At Year 1, the proposed boundary and structural planting would not yet be fully established. Development parcels would be perceptible within elevated and panoramic views, viewed in the context of the existing settlements. While the Site would remain a

small component of the overall view, the introduction of built form would represent a change within an otherwise rural outlook. Intervening landform and vegetation, together with existing vegetation within the Site providing some softening and filtering, would limit the prominence of the development; however, it would remain apparent, but change in visibility would be limited. As a result, the magnitude of visual change would be **medium**, giving rise to a moderate adverse visual effect.

- 7.70 By Year 15, mitigation planting within and around the Site, including boundary and structural tree planting, would have matured and, combined with existing vegetation, create a layered landscape structure that reduces the prominence of built form and integrates the development within the wider rural landscape. Consequently, the magnitude of visual change would reduce to **low**, giving rise to a **minor-moderate** adverse visual effect.

LINFIT

- 7.71 Residential receptors at Linfit are located on higher ground to the north east of the Site and experience elevated, panoramic views across the surrounding agricultural landscape. From these locations, the Site is perceptible at distance within a broad rural context and occupies a relatively small proportion of the overall view. Rolling landform, field boundary vegetation and scattered tree groups create a layered composition, in which the Site is experienced as part of the wider countryside rather than a focal feature.
- 7.72 At Year 1, the proposed boundary and structural planting would not yet be fully established. Development parcels would be perceptible within longer distance and elevated views and read in the context of the existing settlement pattern. While the Site would remain a small component of the overall panorama, the introduction of built form would represent a change within rural views. Existing landform and boundary vegetation, together with existing vegetation within the Site providing some softening and filtering, would limit the prominence

of the development; however, it would remain discernible. Change in visibility would be limited. As a result, the magnitude of visual change would be **medium**, giving rise to a **moderate adverse** visual effect.

- 7.73 By Year 15, mitigation planting within and around the Site, including boundary and structural tree planting, would have matured and, combined with existing vegetation, create a layered landscape structure that reduces the prominence of built form and integrates the development within the surrounding landscape. Consequently, the magnitude of visual change would reduce to **low**, giving rise to a **minor-moderate** adverse visual effect.

TINKER LANE

- 7.74 Residential receptors along Tinker Lane are located at the south eastern edge of Fenay Bridge on elevated ground and are generally oriented towards the surrounding countryside. From these locations, the Site is perceptible at distance within elevated, long range views and occupies a small proportion of the overall panorama. Intervening landform, field boundary vegetation and scattered trees provide partial filtering, and the Site is experienced as part of the wider rural landscape rather than a prominent feature.
- 7.75 At Year 1, the proposed boundary and structural planting would not yet be fully established. Development parcels would be perceptible within elevated and long distance views and would be read in the context of the existing settlement pattern. While the Site would remain a small component of the overall view, the introduction of built form would represent a change within predominantly rural views. Distance, landform and vegetation, including existing vegetation within the Site providing some softening and filtering, would limit the prominence of the development; however, it would remain discernible.
- 7.76 As a result, the magnitude of visual change would be **low**, giving rise to a **minor-moderate** adverse visual effect.

- 7.77 By Year 15, mitigation planting within and around the Site, including boundary and structural tree planting, would have matured and, combined with existing vegetation, create a layered landscape structure that reduces the prominence of built form and assists in integrating the development within the surrounding agricultural landscape. Consequently, the magnitude of visual change would reduce to **very low**, giving rise to a **minor adverse** visual effect.

NORTHFIELD LANE

- 7.78 Residential receptors along Northfield Lane are located at the north-western edge of Highburton within a rural setting. Properties are typically set within large plots, with rear gardens enclosed by low drystone walls that allow outward views across the surrounding agricultural landscape. From these locations, the Site is perceptible within longer distance, slightly elevated views, where it occupies a relatively small proportion of the overall panorama and is experienced in association with the settlement edge of Highburton and the wider countryside. Views are often partial or glimpsed, filtered by intervening landform and field boundary vegetation.
- 7.79 At Year 1, the proposed boundary and structural planting would not yet be fully established. Development parcels would be perceptible within elevated and longer distance views and read in association with the settlement edge of Highburton. While the Site would remain a relatively small component of the overall outlook, the introduction of built form would represent a discernible change within an otherwise rural setting. Distance, landform and boundary vegetation, including existing vegetation within the Site providing softening and filtering, would limit the prominence of the development, however, it would remain perceptible within partial and glimpsed views. Overall, visibility would be very limited. As a result, the magnitude of visual change would be **low**, giving rise to a **minor-moderate adverse** visual effect.
- 7.80 By Year 15, mitigation planting within and around the

Site, including boundary and structural tree planting, would have matured and, combined with existing vegetation, form a layered structure that further reduces the prominence of built form and integrates the development within the surrounding landscape. Visibility would be very limited. Consequently, the magnitude of visual change would reduce to **very low**, giving rise to a **minor adverse** visual effect.

Transport Routes

- 7.81 Visual receptors along the local road network comprise users of both minor and major roads. Users of minor roads such as Linfit Lane, Burton Royd Lane, Green Balk Lane and Lepton Lane are considered to be of **medium** sensitivity, as these routes are not typically used for recreational purposes or for the specific appreciation of the surrounding landscape. In contrast, major road users are considered to be of **low** sensitivity, as their views are transient and their primary focus is on the act of travelling rather than the surrounding landscape.

MOOR LANE

- 7.82 Moor Lane (see Viewpoint 2A) runs along the northern boundary of the Site where users experience some open views across the Site and the wider rural landscape. These views are experienced within the context of Kirkburton and Highburton, which are clearly visible from Moor Lane adjacent to the Site. Further along the route towards Highburton, views become increasingly restricted due to road curvature, built form and vegetation, and are absent at the western end.
- 7.83 At Year 1, the landscaped green buffer would be introduced along the northern edge of the development would not have fully established. The Proposed Development would be visible from sections of Moor Lane adjacent to the Site, with residential parcels set back from the Site boundary, reducing their immediate prominence within views. Further along the route, towards Highburton village, the views would remain restricted. As a result, the magnitude

of visual change would be **medium**, giving rise to a **minor-moderate adverse** visual effect.

- 7.84 By Year 15, the proposed green buffer along Moor Lane would have matured, with tree planting providing increased filtering and softening of views towards the development parcels. Overall, the development would appear more integrated within the rural-urban fringe context. As a result, the magnitude of visual change would reduce to **low**, giving rise to a **minor adverse** visual effect.

PADDOCK ROAD

- 7.85 Paddock Road (see Viewpoint 5) runs from the north eastern boundary of the Site southwards to Turnshaw Road and Laneside. The route is generally enclosed in character, with views towards the Site limited, filtered and intermittent. Where visible, the Site is experienced in brief, channelled views through gaps in vegetation and between residential properties, and is read in close association with existing housing within a rural-urban fringe context. Towards the southern section of the route, views towards the Site are no longer available due to continuous built form and vegetation.
- 7.86 At Year 1, the proposed landscaped green buffer along Paddock Road would not yet be fully established. Development parcels would be perceptible where views are available, experienced as intermittent and filtered glimpses through vegetation and between properties. Existing vegetation along the eastern boundary would continue to provide filtering and screening, while development parcels would be set back within a generous green corridor, reducing their prominence within views. The enclosed nature of the route would continue to restrict visibility, with no views beyond the Site boundary. As a result, the magnitude of visual change would be **medium**, giving rise to a **minor-moderate adverse** visual effect.
- 7.87 By Year 15, the proposed green corridor would have matured, with extensive tree planting providing increased filtering and softening of views. Built form would be less prominent and more integrated within

the surrounding landscape. Occasional glimpsed views would remain, but these would be brief and well filtered. Consequently, the magnitude of visual change would reduce to **low**, giving rise to a **minor adverse** visual effect.

BURTON ACRES LANE

- 7.88 Burton Acres Lane (see Viewpoints 6&7) runs along the southern boundary of the Site before continuing westwards across Gregory Playing Fields and into the residential core of Kirkburton. The character of views varies along the route. At the eastern end, and where the lane runs adjacent to the Site, users experience open views, with the Site forming the immediate midground and clearly visible within a rural-urban fringe context.
- 7.89 Further west, along the pedestrian section across Gregory Playing Fields, views remain but are partially filtered by intermittent tree cover. Beyond this, within the residential core of Kirkburton, the route becomes enclosed by built form and vegetation, and views towards the Site are no longer available.
- 7.90 At Year 1, the proposed boundary and structural planting would not yet be fully established. Development parcels would be clearly perceptible from sections of Burton Acres Lane adjacent to the Site, where open views are available, with built form replacing areas of former grassland. Development parcels would be set back from the southern Site boundary, reducing their immediate prominence within views, which would typically be experienced as fleeting and angular along the route. From Gregory Playing Fields, views would remain partially filtered by existing and intermittent vegetation, while within the residential core no change in views would occur. As a result, the magnitude of visual change would be **medium**, giving rise to a **minor-moderate adverse** visual effect.
- 7.91 By Year 15, mitigation planting along the southern boundary, including intermittent tree planting along Burton Acres Lane, would have matured and provide increased filtering and softening of views. Built form

would be less prominent and appear more integrated within the surrounding landscape. Views from sections adjacent to the Site and across Gregory Playing Fields would remain available but increasingly filtered, and continue to be experienced as brief and oblique. Consequently, the magnitude of visual change would reduce to **low**, giving rise to a **minor adverse** visual effect

HALLAS ROAD

- 7.92 Hallas Road runs north to south from its junction with Burton Acres Lane, continuing through the settlement core of Kirkburton. The route is generally enclosed in character, with views towards the Site limited to the northern end near Burton Acres Lane. At this location, users experience brief, heavily filtered glimpses of the Site through boundary vegetation associated with Gregory Playing Fields, where it is perceived at distance within a rural-urban fringe context.
- 7.93 Further south, the route is enclosed by residential development, boundary treatments and roadside vegetation, and views towards the Site are entirely screened.
- 7.94 At Year 1, the proposed boundary and structural planting would not yet be fully established. From the northern end of Hallas Road, views towards the Site would remain limited to brief, filtered glimpses, with development parcels perceived at distance and for short duration only. Existing intermittent vegetation along Gregory Playing Fields and along the south western boundary of the Site would provide filtering and softening, while development parcels would be set back within a generous landscape buffer, reducing their immediate prominence within views. Along the remainder of the route, no change in views would occur. As a result, the magnitude of visual change would be **very low**, giving rise to a **minor adverse** visual effect.
- 7.95 By Year 15, mitigation planting within and around the Site, including boundary and structural tree planting, would have matured and, combined with existing vegetation, provide increased filtering and softening

of views. Visibility from the northern end would reduce further, while the remainder of the route would continue to experience no views. Consequently, the magnitude of visual change would remain **very low**, giving rise to a **minor adverse** visual effect.

TURNSHAWS AVENUE

- 7.96 Turnshaws Avenue (see Viewpoint 6) runs north to south from its junction with Burton Acres Lane (see Viewpoint 11), within a predominantly enclosed residential environment. Views towards the Site are limited and are available only at the northern end of the route, where brief, channelled and filtered glimpses are experienced between residential properties. These views are constrained by the alignment of the road and filtered by a mature oak tree, with the Site perceived beyond the road corridor. Further south, the route is enclosed by residential development and vegetation, and views towards the Site are entirely screened.
- 7.97 At Year 1, the proposed boundary and structural planting would not yet be fully established. From the northern end of Turnshaws Avenue, brief and filtered views of the development would be available, experienced intermittently and for short duration only, and constrained by the road alignment and existing vegetation, including the mature oak tree. Development parcels would be set back from the southern Site boundary within a generous landscape buffer, reducing their immediate prominence within views, which would remain highly filtered. Along the remainder of the route, no change in views would occur. As a result, the magnitude of visual change would be **very low**, giving rise to a **minor adverse** visual effect.
- 7.98 By Year 15, mitigation planting within and around the Site, including boundary and structural tree planting, would have matured and, combined with existing vegetation, provide increased filtering and softening of views. Visibility from the northern end would reduce further, while the remainder of the route would continue to experience no views. Consequently, the

magnitude of visual change would remain **very low**, resulting in a **minor adverse** visual effect.

LINFIT LANE

- 7.99 Linfit Lane runs northwards from its junction with Moor Lane within a predominantly rural setting. Views towards the Site are limited and are available only at the southern end of the route near this junction. From this location, the northern and eastern edges of the Site are perceptible in brief, filtered glimpses, constrained by rolling landform, field boundary vegetation and intermittent residential development. Along the remainder of the route, wider views across the rural landscape are available but do not include further views towards the Site.
- 7.100 At Year 1, the proposed landscaped green corridors along the northern and eastern Site boundaries would not yet be fully established. From the southern end of Linfit Lane, limited and filtered views towards the Site edges would be available, with visibility largely of boundary vegetation rather than development parcels. Development parcels would be set back from the Site boundaries, reducing their immediate prominence within views, with any built form visible only in occasional, brief glimpses. Along the remainder of the route, views would remain restricted, with no change in visual experience. As a result, the magnitude of visual change would be **low**, giving rise to a **minor-moderate adverse** visual effect.
- 7.101 By Year 15, mitigation planting within the green corridors along the northern and eastern boundaries would have matured, resulting in a more vegetated Site edge. Views would be increasingly filtered and predominantly limited to vegetation, with very limited or no visibility of development parcels. Consequently, the magnitude of visual change would reduce to **very low**, giving rise to a **minor adverse** visual effect.

BURTON ROYD LANE

- 7.102 Burton Royd Lane extends from the north eastern end of the Site and forms a narrow, enclosed rural route.

Views towards the Site are generally limited and are available only from the western end of the lane near its junction with Moor Lane. From this section, the northern and eastern edges of the Site are perceptible in brief, filtered glimpses, constrained by intervening vegetation and existing residential properties along the north eastern boundary.

7.103 More open views towards the south eastern part of the Site are available only over short sections of the route where boundary vegetation is sparse. Even in these locations, visibility is limited in extent and duration. Along the remainder of Burton Royd Lane, the enclosed character of the route, combined with vegetation and dispersed residential development, prevents outward views towards the Site.

7.104 At Year 1, the proposed green corridors along the northern and eastern Site boundaries would not yet be fully established. From the western end of Burton Royd Lane, limited and filtered views towards the Site edges would remain available, with visibility primarily of the boundary vegetation rather than development parcels. Development parcels would be set back from the Site boundaries, reducing their immediate prominence within views, with any visibility of built form limited to very occasional glimpses. Along the remainder of the route, views would remain largely restricted due to existing vegetation, landform and intervening development. As a result, the magnitude of visual change would be **very low**, giving rise to a **minor adverse** visual effect.

7.105 By Year 15, mitigation planting within the green corridors along the northern and eastern boundaries would have matured, resulting in a notably more vegetated edge to the Site. Views towards the Site would be further filtered and largely confined to vegetation, with very limited or no visibility of development parcels. Consequently, the magnitude of visual change would remain **very low**, giving rise to a **minor adverse** visual effect.

LEPTON LANE

7.106 Lepton Lane (see Viewpoint 4A) is a narrow rural route running from Moor Lane northwards to Green Balk

Lane, with a strongly enclosed character along much of its length due to dense boundary vegetation. As a result, outward views towards the Site are generally prevented, with visibility limited to specific locations where vegetation is sparse or the landform falls away.

7.107 At the southern end of the route, near the junction with Moor Lane, users experience brief, open views across the northern boundary of the Site, where limited boundary vegetation allows relatively clear but short-duration views. At the northern end, from an elevated section of the lane, the Site is perceptible within longer distance views across the wider agricultural landscape, where it occupies a small proportion of the overall panorama.

7.108 At Year 1, the proposed landscaped green buffer along the northern boundary would not yet be fully established. The Proposed Development would be perceptible from the southern end of Lepton Lane near its junction with Moor Lane, where limited views are available. Development parcels would be set back from the Site boundary, reducing their immediate prominence within views, which would be further constrained by intervening landform, existing vegetation and residential development. Along the remainder of the route, views would remain largely restricted, with no change in visual experience. As a result, the magnitude of visual change would be **low**, giving rise to a **minor-moderate adverse** visual effect.

7.109 By Year 15, mitigation planting within the green corridor along the northern boundary would have matured, with tree planting providing increased filtering and softening of views towards the development parcels. Overall, the development would appear more contained and integrated within the rural-urban fringe context. Consequently, the magnitude of visual change would reduce to **very low**, giving rise to a **minor adverse** visual effect.

GREEN BALK LANE

7.110 Green Balk Lane (see Viewpoint 8) runs between Little Lepton and Fenay Bridge and displays a varied character along its length. Towards Fenay Bridge, the

route is enclosed by mature roadside vegetation, while towards Little Lepton it becomes more open, allowing outward views across the surrounding agricultural landscape.

7.111 Views towards the Site are available primarily from the southern section of the route near Little Lepton, where elevated position permits wide, open views across the rural landscape. From this location, the Site is perceptible at distance as part of a broader panorama and occupies only a small proportion of the overall view. Elsewhere along the route, enclosure by vegetation restricts outward views and prevents visibility towards the Site.

7.112 At Year 1, the proposed boundary and structural planting would not yet be fully established. From the elevated southern section of Green Balk Lane, development parcels would be perceptible within wider panoramic views; however, they would remain distant and form a small component of the overall view. Existing landform and vegetation, including vegetation within the Site, would provide some softening and filtering, reducing the prominence of built form, although it would remain apparent. Elsewhere along the route, no change in views would occur. As a result, the magnitude of visual change would be **low**, giving rise to a **minor-moderate** adverse visual effect.

7.113 By Year 15, mitigation planting within and around the Site, including boundary and structural tree planting, would have matured and, combined with existing vegetation, create a layered landscape structure that further filters views and reduces the prominence of built form. The development would remain visible as a small component within wider views but would appear increasingly integrated within the surrounding landscape. Consequently, the magnitude of visual change would reduce to **very low**, giving rise to a **minor adverse** visual effect.

7.114 Main roads in the vicinity of the Site are shown in **Figure 6**.

Visual Effects Summary Table

Receptor	Receptor Type	Sensitivity	Magnitude Of Change Yr 01	Magnitude Of Change Yr 15	Year 1 Effect	Year 15 Effect
PRoW KIR/70/10	Recreational	High	High	Medium	Major adverse	Moderate adverse
PRoW KIR/91/10	Recreational	High	Medium	Low	Moderate adverse	Minor-moderate adverse
PRoW KIR/90/50	Recreational	High	Low	Very Low	Minor-moderate adverse	Minor adverse
PRoW KIR/178/10, KIR/90/30 and KIR/89/10	Recreational	High	Medium	Low	Moderate adverse	Minor-moderate adverse
Residential receptors along Burton Acres Lane	Residential	High	High	Medium-high	Major adverse	Moderate-major adverse
Residential receptors at Woodland Meadows (along northwestern boundary of the Site)	Residential	High	Medium	Low	Moderate adverse	Minor-moderate adverse
Residential receptors along Paddock Road	Residential	High	Medium to High	Medium	Moderate- major Adverse	Moderate Adverse
Residential receptors at the junction of Linfit Lane and Burton Royd Lane	Residential	High	Low	Very Low	Minor-moderate adverse	Minor adverse
Residential receptors along Turnshaws Avenue	Residential	High	Low	Very Low	Minor-moderate adverse	Minor adverse
Residential receptors along Hallas Road	Residential	High	Very Low	Very Low	Minor adverse	Minor adverse
Residential receptors along Moor Lane	Residential	High	Medium	Low	Moderate adverse	Minor-moderate adverse
Residential receptors at Little Lepton	Residential	High	Medium	Low	Moderate adverse	Minor-moderate adverse
Residential receptors at Linfit	Residential	High	Medium	Low	Moderate adverse	Minor-moderate adverse
Residential receptors along Northfield Lane	Residential	High	Low	Very Low	Minor-moderate adverse	Minor adverse
Residential receptors along Tinker Lane	Residential	High	Low	Very Low	Minor-moderate adverse	Minor adverse
Burton Acres Lane	Transport	Low	Medium	Low	Minor-moderate adverse	Minor adverse
Moor Lane	Road Users	Low	Medium	Low	Minor-moderate adverse	Minor adverse
Paddock Road	Road Users	Low	Medium	Low	Minor-moderate adverse	Minor adverse
Hallas Road	Road Users	Low	Very Low	Very Low	Minor adverse	Minor adverse
Turnshaws Avenue	Road Users	Low	Low	Very Low	Minor adverse	Minor adverse
Linfit Lane	Road Users	Medium	Low	Very Low	Minor-moderate adverse	Minor adverse
Burton Royd Lane	Road Users	Medium	Very Low	Very Low	Minor adverse	Minor adverse
Green Balk Lane	Road Users	Medium	Low	Very Low	Minor-moderate adverse	Minor adverse
Lepton Lane	Road Users	Medium	Low	Very Low	Minor-moderate adverse	Minor adverse
Gregory Playing Fields	Recreational	Medium	Medium	Low	Moderate adverse	Minor-moderate adverse

Table 3: Summary of Visual Effects

8. Summary and Conclusion.

- 8.1 This report is a non-EIA Landscape and Visual Appraisal which has been prepared by Pegasus Group on behalf of Persimmon Homes West Yorkshire to accompany an outline planning application for residential development at Paddock Road, Kirkburton (herein referred to as the 'Site').
- 8.2 The assessment considers the Site and its surrounding context in both landscape and visual terms, evaluating the potential effects of the Proposed Development on landscape features, landscape character and visual amenity, and the extent to which these effects are mitigated through a landscape-led design approach.
- 8.3 The Proposed Development has been informed by a comprehensive landscape framework which prioritises the retention and enhancement of existing landscape features, including trees, hedgerows and dry-stone walls, alongside the introduction of new structural planting, green corridors and areas of public open space. This approach seeks to integrate the development within its rural-urban fringe setting, reinforce green infrastructure and improve ecological connectivity over time.

Landscape Effects (Features)

- 8.4 The Proposed Development has been informed by a comprehensive landscape framework which prioritises the retention and enhancement of existing landscape features within the Site, including trees, hedgerows and dry-stone walls, alongside the introduction of new structural planting, green corridors and areas of public open space. This approach supports ecological connectivity and assists in integrating the development within its rural-urban fringe setting.
- 8.5 The most notable effect on landscape features relates to the change in land use across the Site, where the introduction of residential development would replace

existing pastoral grassland. This results in a major-moderate adverse effect which persists at both Year 1 and Year 15 due to the permanent nature of the change.

- 8.6 Effects on other landscape features are more limited. Topography and drainage would experience minor adverse effects, reflecting the limited physical alteration to these elements. Vegetation would experience a combination of adverse and beneficial effects. While the removal of areas of grassland and some trees results in adverse effects at Year 1, the introduction of native planting, including structural tree and scrub planting and species-rich grassland, would reduce these effects over time. By Year 15, mitigation planting would be established and contribute positively to the landscape framework, resulting in reduced adverse effects and some beneficial outcomes.
- 8.7 Overall, effects on landscape features are localised and appropriately mitigated through the proposed landscape strategy.

Landscape Effects (Character)

- 8.8 At the level of landscape character, the most notable effect occurs on the Site itself, where the change from agricultural land to residential development results in a moderate to major adverse effect which remains at Year 15 due to the permanent alteration in land use and character.
- 8.9 Within the immediate surroundings of the Site, the Proposed Development would result in moderate adverse effects at Year 1, reflecting the introduction of built form into the landscape. These effects reduce to minor to moderate adverse at Year 15 as mitigation planting matures and the development becomes increasingly integrated within the surrounding landscape framework.

- 8.10 At the wider Landscape Character Area level (Fenay Beck Valley Rural Fringes), effects are limited and localised. The Site forms a small component of the wider landscape and is experienced in the context of the existing settlement edge. As such, effects are assessed as minor-moderate adverse at Year 1, reducing to minor adverse at Year 15 as structural planting establishes and reinforces the existing landscape pattern.
- 8.11 Overall, whilst the Proposed Development would result in a permanent change to the character of the Site, effects on landscape character are localised in extent and reduce over time. The development would be integrated into its context through a landscape-led design approach, reflecting the characteristics of the rural-urban fringe.

Visual Effects

- 8.12 The proposed development is designed to integrate with the surrounding landscape through the retention and enhancement of existing boundary vegetation, alongside the provision of green buffers with new tree planting along all Site boundaries. The existing visual context is influenced by adjacent residential development, recreational uses and infrastructure, and the visual envelope is relatively contained by landform, built form and boundary vegetation.
- 8.13 Visual effects would be largely localised to receptors in the immediate vicinity of the Site, with visibility constrained by existing landform, vegetation and settlement edges. The most notable visual effects would arise for users of Public footpath KIR/70/10 along the western boundary and for residential receptors along Burton Acres Lane and Paddock Road. Effects for users of Public footpath KIR/70/10 would be major adverse at Year 1, reducing to moderate adverse at Year 15 as mitigation planting establishes.

For residential receptors along Burton Acres Lane, effects would be major adverse at Year 1, reducing to moderate-major adverse at Year 15. For Paddock Road effects would be moderate to major adverse at Year 1, reducing to moderate adverse at Year 15. Development parcels would be set back beyond green buffers, with planting progressively reducing their prominence.

- 8.14 Although the change from pastoral land to residential development would be permanent, long-term visual effects are generally minor to moderate adverse. The development would remain relatively contained from wider areas to the west, south and east, with some elevated views available from the north due to landform.
- 8.15 Whilst the Proposed Development would introduce a permanent change in land use, the assessment demonstrates that landscape and visual effects would be largely localised and would reduce over time as the proposed mitigation establishes. The scheme has been designed around a robust landscape framework, retaining key landscape features including mature trees, hedgerows and dry stone walls, whilst delivering increased planting, green infrastructure and accessible public open space. This landscape-led approach strengthens ecological connectivity, reinforces the settlement edge and assists in integrating the development into its surrounding context over time. As such, the proposals respond positively to the Site's landscape and visual context and would form a well-integrated extension to the existing settlement.

Appendix A: Assessment Criteria (Non-EIA Scheme)

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 the best practice for LVIA in the UK is 'The Guidelines for Landscape and Visual Impact Assessment', 3rd Edition (GLVA3) (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 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.'

- 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 GLVA3 State 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 LVA 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); and 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); and 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 is 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 LVA in relation to a specific issue arising in GLVA3 which requires a brief explanation.
- A.17 Prior to the publication of GLVA3, LVA 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 LVA and most other environmental disciplines to describe the size or scale of an effect).
- A.18 Box 3.1 on page 37 of GLVA3 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 GLVA3 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 LVA 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 LVA 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 whilst 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

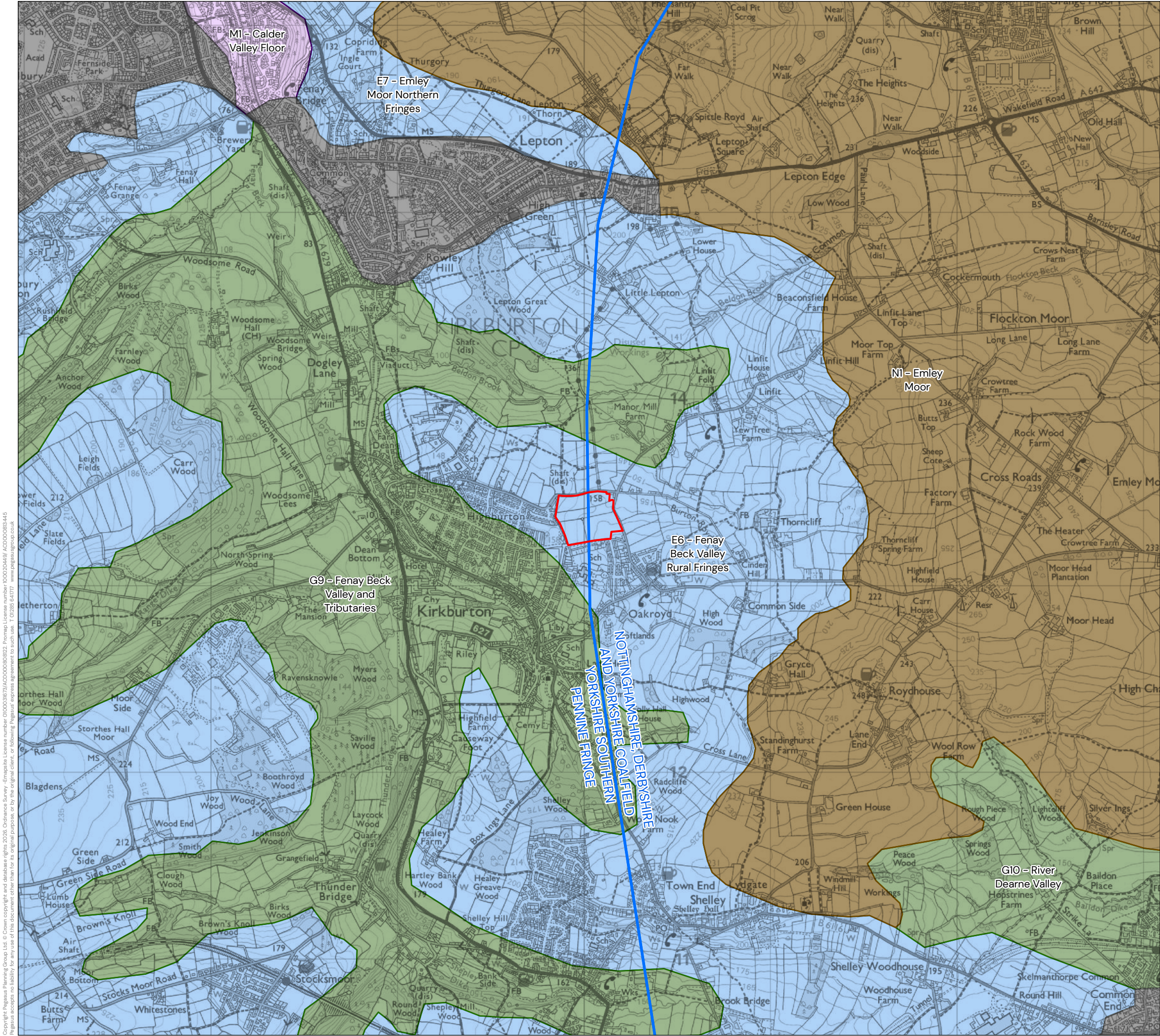
- A.32 The LVA also describes the reversibility of each identified effect using the following terms:

- Permanent – effect is non-reversible
- Non-permanent – effect is reversible

LEVEL OF EFFECT

- A.33 The purpose of an LVA 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, major/moderate, moderate, moderate/minor, 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 B: Landscape Character Plan



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KEY

Site Boundary

National Landscape Character Area

Landscape Character Types (Kirklees Council 2015)

E - Rural Fringes

G - Wooded Rural Valleys

M - Industrial Lowland Valleys

N - Rolling Wooded Farmland

U - Urban

REV	DATE	DESCRIPTION

LANDSCAPE CHARACTER ASSESSMENT PLAN

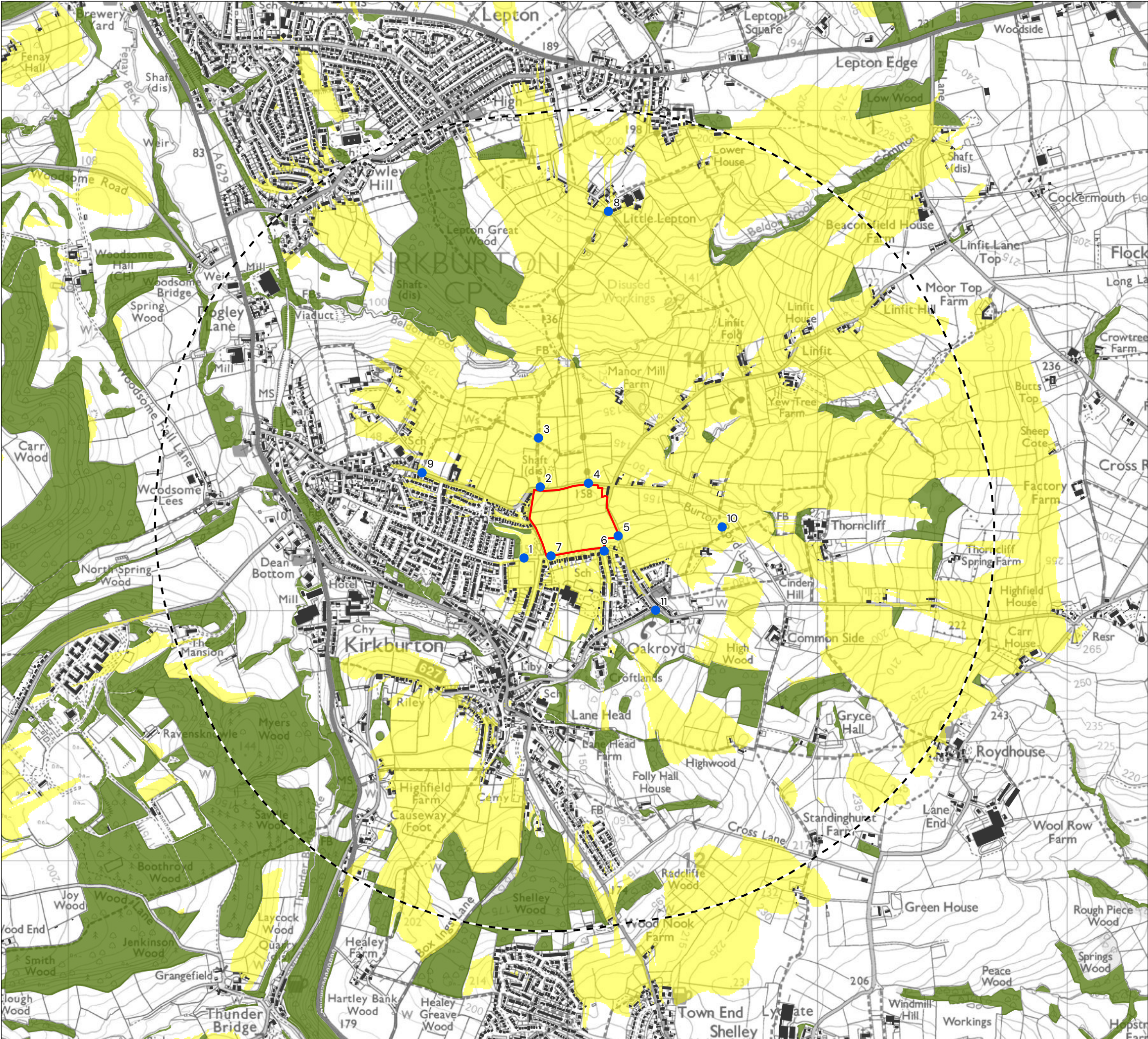
PADDOCK ROAD, KIRKBURTON

PERSIMMON HOMES (WEST YORKSHIRE) LIMITED

DATE	SCALE	DRAWN	APPROVED
15/01/2026	1:20,000@A3	MCL	PL
SHEET	REV	N	0
-	A	▲	0.5KM

Appendix C: Screened Zone of Theoretical Visibility (SZTV)

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- KEY
- Site Boundary
- 1.5km Study Area
- OS Local Buildings
- OS Local Woodland
- Screened Zone of Theoretical Visibility - 10m Development Height
- Viewpoint Location

Screened ZTV Production Information -

- DTM data used in calculations is OS Terrain 5 that has been combined with OS Open Map Local data for woodland and buildings to create a Digital Surface Model (DSM).

- Indicative woodland and building heights are modelled at 15m and 8m respectively.

- Viewer height set at 1.7m (in accordance with para 6.11 of GLVIA Third Edition)

- Calculations include earth curvature and light refraction

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the proposed development may be visible from, assuming 100% atmospheric visibility, and includes the screening effect from woodland and buildings, based on the assumptions stated above.

REV	DATE	DESCRIPTION
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SCREENED ZONE OF THEORETICAL VISIBILITY

PADDOCK ROAD, KIRKBURTON

PERSIMMON HOMES (WEST YORKSHIRE) LIMITED

DATE	SCALE	DRAWN	APPROVED
04/08/2026	1:15,000@A3	AB	PL
SHEET	REV	N	O
-	C	▲	0.5KM

DRAWING NUMBER

P25-1724_EN_06

PEGASUS

GROUP

Appendix D: Viewpoint Photography