

# HARRON HOMES

## **Proposed Residential Development on Land around Merchant Fields Farm Cleckheaton**

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### **Landscape and Visual Assessment**

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## **1. INTRODUCTION**

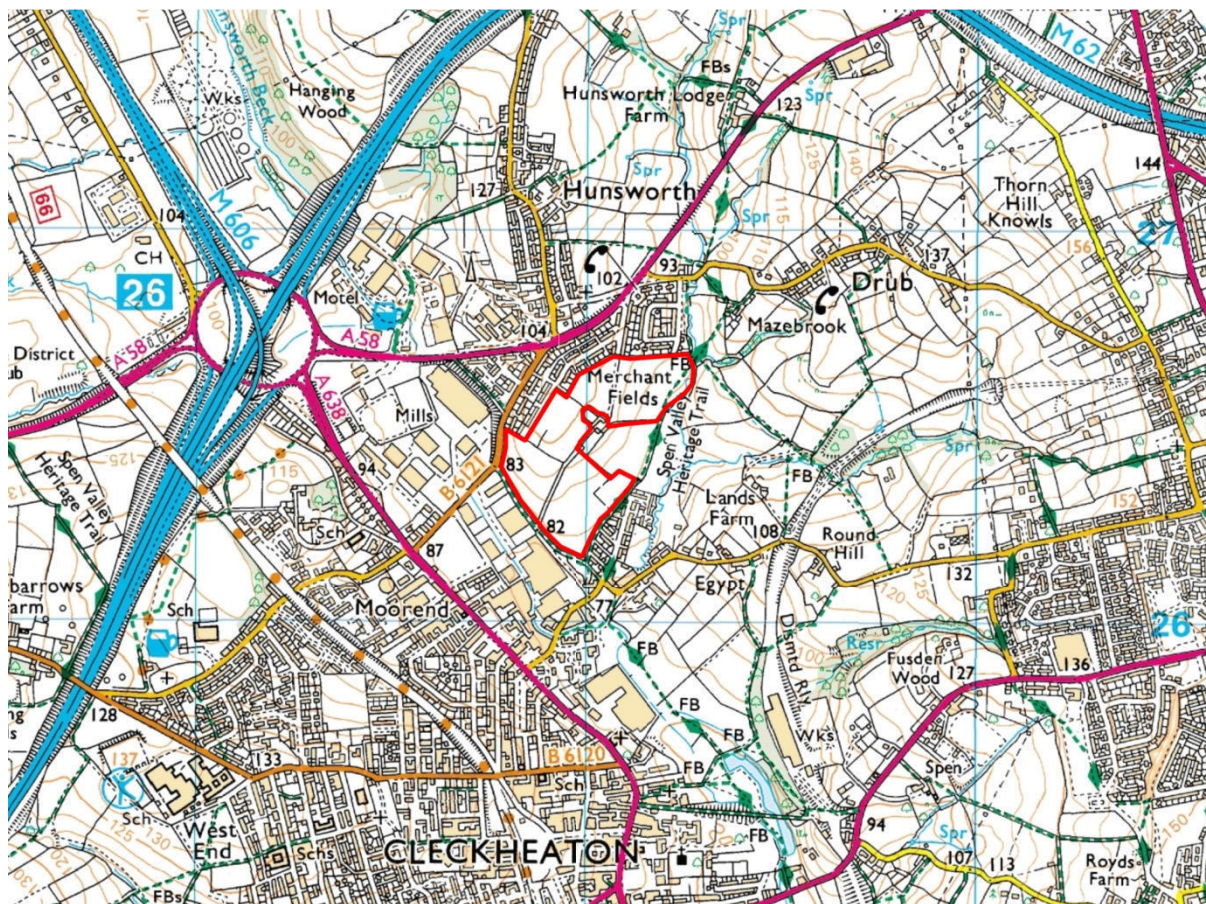
- 1.1. In 2014 Kirklees Council prepared a Strategic Housing Land Availability Assessment (SHLAA), for Kirklees district. Within this assessment a site known as Merchant Fields on the north-eastern edge of Cleckheaton was identified as a potential housing site, number 188. It is described as an 11.98ha site within Green Belt, with the potential for 359 houses built at a density of 30 dwellings per hectare. The site receives a 'green' judgement for suitability, availability and achievability, with a potential phasing within the next 0-5 years, and 6-10 years.
- 1.2. The SHLAA is part of the Evidence Base for the emerging Local Plan and as such has no statutory basis. However due to its potential for housing, the site is assessed in this report to determine the nature and scale of change that would be posed by the construction of housing on the landscape character and visual amenity of the site, its immediate surroundings and the wider landscape within which it lies.
- 1.3. The report also aims to inform and guide the development process, suggesting factors to mitigate any negative effects of proposed housing on landscape character and visual amenity.
- 1.4. The text should be read in conjunction with the Landscape Context drawing, (Appendix two) and the photographic views (Appendix three) at the end of this report.

### **Methodology**

- 1.5. The principles of appraisal outlined in the Guidelines for Landscape and Visual Impact Assessment, (Third Edition, published by The Landscape Institute and the Institute of Environmental Management and Assessment), have been followed, but some of the recommended steps have been removed, condensed or adapted to suit the project and the aims of this report.
- 1.6. Where a professional judgement has been made on landscape quality, landscape sensitivity, nature and scale of impact, an explanation of the criteria used is given in Appendix one.

## 2. LOCATION

The site is located to the north of Cleckheaton, immediately to the south of the M62 and the outlying suburb of Hunsworth. The site sits on the northern flank of the valley immediately behind a large, existing commercial site composed of a large number of typical 'sheds'.



Location plan.

## 3. BASELINE LANDSCAPE CHARACTER (See Appendix 2)

### ***National Context***

- 3.1 Cleckheaton lies within National Character Area 37, the Yorkshire Southern Pennine Fringe. Parts of the general description of the Yorkshire Southern Pennine Fringe NCA are relevant to the study area; *'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.'* and *'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.'* However, although the study area is representative of the NCA, the small scale of the landscape character within the study area means that it is too broad-brush to provide anything other than an overall context. In addition, the high density of

housing, industry roads and railways in the area tends to mask the typical landform and patterns of the NCA.

### **Local Context**

- 3.2 In July 2015 Kirklees Council undertook a Landscape Character Assessment of the district as part of the Evidence Base for the emerging Local Plan. The LCA classifies eight Landscape Character Types that are present across the district and then subdivides these into 19 Landscape Character Areas related to specific geographic locations. The Landscape Character Type of the majority of the study area is identified as 'Wooded Rural Valleys' and it lies within the 'G11-Batley Fringe Incised Valleys' Landscape Character Area. This is a character area of *'Discrete, small scale tributary valleys surrounding the towns of Batley and Cleckheaton with some significant bands of broadleaved riparian woodland'*, particularly sited along the streams and rivers. *'A varied and mixed field pattern.... with horse paddocks and equestrian enterprises close to settlements. From higher ground there are longer views to the north and east, but views are generally restricted by topography, surrounding urban development and frequent roadside trees.'* It is also described as having *'a strong urban influence, particularly in close proximity to main roads'*.
- 3.3 The northern part of the site lies in an area classed as 'Urban' and the western part of the study area is classed as Urban or 'Industrial' in the Kirklees Landscape Character Assessment. This is reflected in the character of the study area that is much more developed than the Batley Fringe Incised Valleys generally. The incised valley landform is also much weaker than the type. Thus although the LCA description provides a background to the landscape character it is not strongly relevant and an individual assessment of the site study area is most appropriate to this report.

### **The Study Area**

- 3.4 The site is located on the north-western side of the Nan Hall Beck valley. Nan Hall Beck valley runs from Birkenshaw in the north towards the larger Spenn Valley in the south-west. It is one of the 'incised' valleys of the Batley Fringe Incised Valley Character Areas but close to its confluence with the Spenn Valley at Heckmondwike it is much more open with gently rounded, convex valley sides. The sinuous and incised form of the valley is reflected more strongly on the eastern valley side, which incorporates a series of small incised side valleys, than the western one which is flatter and more open in character.
- 3.5 The settlements of Cleckheaton and Heckmondwike stretched out along the Spenn Valley form the western part of the study area. These are dense conurbations comprising older stone terraced housing, centred around old mill and other industrial buildings in the valley base. Large blocks of newer industrial units, and to a lesser extent housing, flank the older parts particularly on the eastern edges of the conurbation. To the north, the settlement of Hunsworth now forms an extension of this urban area. The urban areas extend into and fragment the remaining countryside between them.

- 3.6 The eastern side of Nan Hall valley is one of the more intact areas of fields, woodlands and farmsteads, with small villages such as Drub and Egypt contributing to the overall rural character. Beyond this area to the east lies the town of Gomersall spread across the ridge between Nan Hall valley and Smithies Beck valley to the east.
- 3.7 Roads have a strong impact on the landscape character of the area with the M62 forming a strong boundary to the north. A network of major and minor roads criss-cross the area resulting in almost continuous noise and movement.
- 3.8 Trees and woodland are also defining features of the landscape character with significant roadside trees, hedgerows, hedgerow trees and small woodlands contributing to the general enclosure of the area.
- 3.9 Although there are some areas of relatively intact open space between settlements, along the extensive, ill-defined settlement edge land use has changed from pasture to horse related and other non-productive uses. Here boundaries are poorly maintained, timber fencing and hedging has been replaced by post and wire or barbed wire, there is a disjointed range of residential fencing and small pockets of semi-derelict land. These combine to create an 'urban fringe' character.

#### ***The Site***

- 3.9 The site comprises several sizeable fields around Merchant Fields Farm. The fields are divided by largely intact, but overgrown hedgerows. A double hedgerow with trees runs from the farm to the south-west indicating an older access to the farm. There are small groups of trees and scrub on the steep slopes in the northwest of the site and also on an older, smaller field on the south-eastern boundary. In addition there is a small block of mature trees next to the central farm house and associated buildings. The fields are grazed by horses to varying degrees of density, with the western fields currently grazed short whilst the less heavily grazed western fields are partially covered with thistle and establishing bramble. (A field immediately to the south-east of Merchant Fields farm is excluded from the site, although it forms part of this valley side of horse grazed fields).
- 3.10 The Nan Hall Beck runs close to the south-eastern boundary meandering across a valley base of uneven, damp grassland and woodland. A footpath along this valley, part of the Spen Valley Heritage Trail, forms the south-eastern site boundary. A footpath also forms the south-western site boundary running at the base of a steep slope from the upper parts of the site. This path runs through a linear woodland belt that widens at its northern end to a wooded roadside slope against the B6121. Beyond the western boundary are several medium to large scale industrial units.
- 3.11 Housing forms the long northern boundary and a small part of the southern boundary. The houses of Links Avenue to the north-west face the site directly, whereas the houses of Kilroyd Avenue and Mazebrook Crescent further north present their rear facades to the site, with a range of impermeable fencing and walls. In the

south-west the Brookfield Streets and Kestrel View back on to the site or are set perpendicular to it. Again there is a range of fencing forming the site boundary.

#### 4. LANDSCAPE QUALITY AND SENSITIVITY

- 4.1 The study area is a largely urban one with towns of Cleckheaton, Heckmondwike and Hunsworth coalescing and extending into the pockets of countryside dividing them from each other and from Gomersal to the east. Although the older stone buildings are defining characteristics of the landscape character, the range of newer housing shows little of the local vernacular and modern industrial buildings lack the style or character of the older mill buildings. Thus the unifying qualities of the older stone buildings are much weakened.
- 4.2 The dense road network of roads further fragments the landscape and introduces noise and movement to the whole area.
- 4.3 The condition of the landscape is variable. The extensive and ill-defined edge of settlements is often in poor condition with poorly maintained fencing and walls, pockets of fly tipping and neglect, and groupings of unkempt sheds and paddocks often associated with horses and equestrian pursuits. There is some intact farmland between settlements that is in good condition with well cared for hedges, woodlands and farm buildings, particularly on the eastern valley side towards Drub, Egypt and Gomersal. However in many parts the extensive interface between the two has a generally neglected 'urban fringe' character.
- 4.4 The positive qualities of the fields and farmland between settlements is largely overridden by the negative qualities of disparate building styles and forms, extensive and ill-defined settlement boundaries, scruffy fields on the edges of settlements, as well as the dominance of roads and traffic. The quality of the landscape is assessed as **low**.
- 4.5 The level of general visibility is important in determining landscape sensitivity. The more open a landscape the greater the sensitivity to change. Due to the landform of a series of valleys, extensive settlements and woodland, visibility generally is not high in the study area. New developments could be located in pockets of enclosure, within the folds of the landform, within or against built-up areas or woodland without affecting the landscape character, due to their low visibility.
- 4.7 The introduction of features that are not already present in an area or at a significantly different scale to those present are generally difficult to accommodate without impact on landscape character. However in the study area there is already a wide variety of land-uses, vegetation, buildings and other structures present in the landscape. Thus the landscape will not be sensitive to an increase in similar features. This is particularly the case where they are closely associated with features of a similar nature. For instance housing within the open rural areas would be disruptive, but not if within or against existing housing.

- 4.8 Balancing the higher sensitivity of the farmland around Drub and Egypt with the lower sensitivity of the more urban areas, the sensitivity of the landscape of the study area is assessed as **medium/low**.

## 5. VISIBILITY AND EFFECT ON VISUAL AMENITY

- 5.1 The effect of a development on visual amenity is a function of the sensitivity of the viewer (receptor), and the magnitude of change to the view. The sensitivity of visual receptors is described as **high, medium or low**, depending on the context, direction and extent of the view; the importance of the view; activity of the receptor, and frequency and duration of the view.

- 5.2 The magnitude of change to visual amenity arising from the proposed development at any particular viewpoint is described as **high, medium, low or negligible** based on the interpretation of a combination of parameters that include the scale of change in the view; the degree of contrast with the existing view; the distance of the viewpoint from the development; the duration and nature of the development; proportion of the field of view occupied by the development; the background to the development; the extent of other built development visible, particularly vertical elements.

### 5.3 **General**

The site is of low visibility from the built-up areas to the north west and south due to a combination of intervening buildings, landform and woodland. However being situated on a valley side there are views from the opposite, more open eastern valley side. There are some very close views from the housing on Links Avenue that faces the site and from Merchant Fields Farm itself. There will be other views from housing around the site but these will be restricted by orientation to the site and rear garden structures and vegetation. There are no views from the footpath along the south-western boundary due to woodland and landform and views from industrial units will also be restricted by woodland, landform and orientation of the buildings.

***The following views are assessed in more detail:***

### 5.4 *Views from the eastern valley side (Views 9, 10 and 11)*

On the eastern valley side most views will be from the footpath network, Cliffe Lane and from a few farmsteads. Walkers on the paths will have a **high** sensitivity to change as appreciation of views is a major part of their reason for their activity. The residential viewers will have a lower sensitivity of **medium**. The views range from middle to distant views where the site is seen below the existing housing and urban development on the opposite ridgeline. They are not frequent, potential views often being obstructed by woodland and the folding, incised landform. However the scale of the proposals will result in a high magnitude of change where more open views are obtained. In the closer, lower views the site occupies a large proportion of the view, but is also quite well screened by trees and woodland along the valley bottom (View 9). In more distant views (10 and 11), the proportion of the view occupied by the site decreases until it forms a small part of a very wide view at the highest

viewpoints (View 11). In these views the site is seen against the backdrop of development on higher land and is also partially screened by intervening woodland, particularly that along the valley bottom. The magnitude of change to these views is assessed as **medium**. The change will be generally negative due to the increase in urban elements and the loss of open fields, however this would be mitigated if the basic structure of the current field pattern and woodland blocks are retained. The new housing may also screen the somewhat intrusive housing of Links Avenue located on the ridgeline.

Combining a **medium** magnitude of change with a **high-medium** sensitivity of the receptor the effect of the proposals on views from the Links Avenue is assessed as **moderate, adverse**.

#### 5.5 *Views from Links Avenue. (Views 7 and 8)*

Close views of the site are obtained from Links Avenue. As the views are from main living areas in the house the viewers will have a **high** sensitivity to changes in the view. Currently there are long views towards the higher land to the south, with Emley Moor transmitter being visible on a clear day, over the poor quality fields in the foreground. The proposed housing would change this view completely to one of housing. It may be possible to retain some long views, but generally the proposed housing will represent a **high** magnitude of change. Whether this change is positive or negative depends to a large extent on the details of the proposals. An attractive housing landscape with a tree lined, or hedgerow or green corridor boundary will positively replace the current foreground view over poor boundaries and degraded fields. Whereas a line of high timber garden fencing along the proposals site will bring a negative change to the foreground of the view. The loss of potential distant views will be negative.

Combining a **high** magnitude of change with a **high** sensitivity of the receptor the effect of the proposals on views from the Links Avenue is assessed as **major**. A balance of loss of distant views with improvements to the foreground results means this is judged as a **neutral** effect.

#### 5.6 *Views from footpath along eastern boundary. (Views 3, 4 and 5)*

This footpath is part of the Spen Valley Heritage Trail running along the Nan Hall valley bottom. Views will be an important part of the users enjoyment of their walk, thus they will have a **high** sensitivity to change.

As the footpath forms the eastern site boundary the housing will dominate views. However some views of the natural valley bottom will remain, particularly at the northern end where the valley bottom is wider and not enclosed by existing housing. Along the southern part of the footpath change will be greatest as the views will be enclosed by the new housing to the west as well as the existing housing to the east. Although these views are partially oblique to the viewer, the scale and proximity of the proposed housing would result in a **high** magnitude of change.



As for all views, whether the change is negative or positive will depend on the details of the proposals. The current fields and boundaries are of poor quality, thus their removal and replacement with a well-designed interface between the housing and the valley bottom corridor would mitigate the negative aspects of a large scale change to housing. However, on balance the change will be **adverse** due to the change from a largely countryside view to an urban one.

Combining a **high** magnitude of change with a **high** sensitivity of the receptor the effect of the proposals on views from the eastern boundary footpath is assessed as **major, adverse**.

## 6 EFFECT ON LANDSCAPE CHARACTER

- 6.1 The landscape character of the study area is one of mixed urban development overlying topography of sinuous and sometimes incised valleys. Urban development stretches into and fragments the intervening areas of pastoral fields, woodland and small villages. A dense road network across the area brings is a dominant feature, introducing noise and movement that further erodes the physical and perceptual qualities of the open land between settlements. Generally, amongst the disparate range of land uses, woodland and landform, new development could be accommodated without a strong effect on the landscape character, although the open pastoral area would be more sensitive. The sensitivity to change is assessed as low. (As described in section 3)
- 6.2 The scale of development will have a strong effect on landscape character, thus is highly relevant in determining the magnitude of change. The proposals will occupy a significant area, (11.98ha), of large fields currently used for horse grazing, most of which exhibit poor quality 'urban fringe' features. It is wrapped around by housing on the north and the south-east, and by industry on the south-west. These existing developments are part of smaller scale housing or industrial groupings but their relatively small scale contributes to the discordant nature of the settlement areas and has led to a long, indented interface with the open countryside. The proposals site is a relatively compact, well-defined area that would be less negative, despite its greater size. The magnitude of change is assessed as high.
- 6.3 The proposals site is located within Green Belt. A Green Belt allocation is a mechanism to maintain the open character of most of the land around and between the built-up areas, to restrict urban sprawl and prevent the coalescence of the towns and villages. The proposals will reduce the area of green belt, and thus erode the overall extent of the rural land between settlements which will have a negative effect on the landscape character. However due to its position, being wrapped around on 3 sides by urban development, it will not result in any coalescence of settlements.
- 6.4 The proposed housing could bring beneficial changes to the landscape character by the removal of scruffy, unkempt fields and the replacement of poor quality,

disparate boundaries with a better defined interface between the urban and rural areas. In addition, good design could retain and thus safeguard important landscape structural features such as hedgerows, individual trees or small tree groups, currently in danger through lack of or inappropriate management.

- 6.5 The base of the valley through which the tree-lined Nan Hall Beck meanders is a positive feature of the landscape, typical of the incised valley character of the wider area. This will remain, but will be negatively influenced by the basic proximity of the proposals. However there is scope for mitigating the urbanising effect by means of housing layout, location of open space and appropriate boundary treatment. For example avoiding rear fences along the edge of the beck and creating natural open space, overlooked by housing to extend the valley bottom features.
- 6.6 A combination of a **low** sensitivity of the landscape with a **high** magnitude of change results in a **slight/moderate** effect on the proposals on landscape character. Taking into account the negative effect conferred by the erosion of green belt and the higher quality pastoral land, with the positive effect of removal of degraded 'urban fringe' land and consolidation and improvement of the urban-green belt interface, the change is assessed on balance as **adverse**.

## 7 RECOMMENDED MITIGATION

- 7.1 The analysis concludes that the proposals will have a **slight/moderate, adverse** effect on landscape character and on visual amenity. Although the negative effect of reduction of green belt land is difficult to address, other factors could be integrated into the detailed design of the proposals to increase the positive effects of the scheme. The following are suggested as mitigation and enhancement.
- a. Retention of hedgerows, woodland and beck side trees and vegetation. This would help to break up the outline and density of the housing particularly in views from the rural and green belt land to the east.
  - b. Retain the general field structure where possible to avoid complete obliteration of the more rural landscape structure. This would also serve to contain and define the limits of the housing. The hedgerow/woodland/beck vegetation could form green corridors throughout and around the site linking the natural areas for the benefits of wildlife as well as providing recreational and visual routes through the site.
  - c. Consider the interfaces of the site with existing housing where it faces the site on Links Avenue. Development should face on to Links Avenue and be buffered by tree planting, and a hedgerow and/or shrub planting.
  - d. Along the eastern boundary the interface of the proposed housing with the becks area should be soft and broad, with a buffer area of open space or woodland between the Spen Valley Trail and the housing. Indeed this would

be an opportunity to upgrade the Trail which is currently a narrow, often muddy track between fences and the watercourse. Houses should face the beck to avoid presenting a severe fenced boundary to this area. Amenity open space could be sited along the edge of the housing here to extend the beckside area.

## **8 CONCLUSION**

Should these recommendations be implemented, the assessment of effects on landscape character and visual amenity as identified in this report could be amended in a positive direction.

The site presents an opportunity to develop a well-designed residential area, accommodating and upgrading the route of the Spen Valley Trail and utilising an area of land that is a natural extension of the existing residential landscape, currently being downgraded by urban fringe activity.

## APPENDIX ONE – METHODOLOGY ADOPTED

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### Assessment Criteria and Definitions

#### ***Landscape quality***

The value placed on a landscape is based on character, condition and aesthetic appeal. It takes into account judgements on the physical state of the landscape and its intactness, from aesthetic, conceptual, functional and ecological perspectives.

The criteria by which landscape quality has been assessed in this study are detailed below.

*Exceptional/very good.* Areas that exhibit a strong positive character with valued features that combine to give the experience of unity, richness and harmony. These are landscapes that may be considered to be of particular importance to conserve.

*Good/medium.* Areas that exhibit positive character but which may have evidence of degradation/erosion of some features. Change may be unlikely to be detrimental.

*Poor/very poor.* Areas generally negative in character with few, if any, valued features

#### ***Sensitivity of Landscape***

The sensitivity of the landscape character to changes associated with the proposed development is defined as high, medium or low based on professional interpretation of a combination of the following parameters:

- Landscape value - local, regional or national landscape statutory designations and non-statutory designated areas;
- Landscape scale, land cover, texture and form; and
- Landscape character.

**TABLE ONE. Definition of Landscape Receptor Sensitivity**

High	Areas of high value and high general visibility. Key characteristics and features which contribute significantly to the distinctiveness and character of the landscape type. Designated landscapes e.g. National Parks and landscapes assessed as having low capacity to accommodate proposed form of change.
Medium	Areas of high to medium value where there is some scope for change involving features that are already present to some extent within the landscape, and if it can be accommodated within pockets of low visibility within the landscape, for example in valleys, within an enclosing landform or woodland.
Low	Areas of medium to low value of little harmony and unity where change would go unnoticed amongst a disparate range of features or may have a positive impact in removing or replacing degraded or derelict features.as being generally tolerant of the proposed change subject to design and mitigation.

#### ***Sensitivity of Visual Receptors***

The sensitivity of visual receptors is described as high, medium or low. The sensitivity of visual receptors and views will depend on the context, direction and extent of the view; the importance of the view; activity of the receptor, and frequency and duration of the view.

**TABLE TWO Definition of Visual Receptor Sensitivity**

Sensitivity	Definition of Visual receptor
High	The principal views from residential buildings; beauty spots and picnic areas. Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience. Users of outdoor recreational facilities including recreational footpaths, cycle routes or rights of way, whose attention would be focused on the landscape; Viewers of important landscape features with physical, cultural or historic attributes.
Medium	People engaged in outdoor sports or recreation (other than appreciation of the landscape), attractive rural lanes and 'B' roads. Secondary views from residential buildings.
Low	People at their place of work, whose attention may be focused on their work or activity rather than the wider landscape, people travelling through the landscape on A roads, train lines or other main transport routes.

### ***Magnitude of Change to Landscape Character***

The magnitude of change to Landscape Character arising from the proposed development at any particular point is described as high, medium, low or negligible based on the interpretation of a combination of largely quantifiable parameters as follows:

- The size of the area of ground affected by the development
- The components and characteristics of landscape character, designation or land classification types affected by the development
- The value placed on the landscape character, designation or land classification types affected by the development within the study area;
- The proportion of the landscape characters, designations or land classification types affected by the development within the study area

### ***Magnitude of Change to Visual Amenity***

The magnitude of change to Visual Amenity arising from the proposed development at any particular viewpoint is described as high, medium, low or negligible based on the interpretation of a combination of largely quantifiable parameters as follows:

- Scale of change in the view
- Degree of contrast with the existing view
- Distance of the viewpoint from the development
- Duration and nature of impact
- Angle of view in relation to main receptor activity
- Proportion of the field of view occupied by the development
- Background to the development
- Extent of other built development visible, particularly vertical elements.

**TABLE THREE Definition of Magnitude of Change for both Landscape Character and Visual Amenity.**

High	Fundamental change
Medium	Material, but not fundamental change
Low	Discernible, but non-material
Negligible	No change or non-discernible change

### ***Significance of Effects Criteria***

The potential significance of effects of the development on both landscape character and visual amenity are described as neutral, slight, moderate or major based on a combination of the magnitude of change imparted by the proposals and the sensitivity of the receptor to change. A definition of the measure of the overall effect of the proposals on landscape character is described below.

**TABLE FIVE Definition of Significance of Effects Criteria for Landscape Character**

Significance	Definition
Major adverse.	The proposals would be at considerable variance with the local landscape. They would degrade, diminish or destroy a highly valued landscape or its characteristic features or elements. They would be substantially damaging to a high quality landscape.
Moderate adverse	The proposals would be out of scale with the landscape or at odds with the local pattern and landform. They would leave an adverse impact on a landscape of recognised quality.
Slight adverse	The proposals would not quite fit into the landform and scale of the landscape. They would affect an area of recognised landscape character.
Neutral	The proposals would complement the scale, landform and pattern of the landscape. Existing landscape quality would be maintained.
Slight beneficial	The proposals have the potential to improve the landscape quality and character; they would fit in with the scale, pattern and landform of the landscape; they would enable the restoration of valued landscape features partially lost through other land uses.
Major beneficial	The proposals would have the potential to fit in very well with the landscape character; to improve the quality of the landscape through removal of damage caused by existing land uses.



A definition of the measure of the overall effect of the proposals on visual amenity is described below.


**TABLE SIX Definition of Significance of Effects Criteria for Visual Amenity**


Significance	Definition
Major adverse.	The scheme would cause a significant deterioration in the existing view. Total loss of or major alteration to key elements/ features/characteristics of the view and/or introduction of elements considered to be totally uncharacteristic when set within the attributes of the existing view. A high proportion of the view affected.
Moderate adverse	The scheme would cause a noticeable deterioration in the existing view. Partial loss or alteration to one or more key elements/ features/ characteristics of the view and/or introduction of elements that may be predominant but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the existing view. A medium proportion of the view affected.
Slight adverse	The scheme would cause a barely perceptible deterioration in the existing view. Minor loss or alteration to one or more key elements/ features/characteristics of the view and/or introduction of elements that may be predominant but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the existing view. A small proportion of the view affected.
Neutral	No discernible deterioration or improvement in the view.
Slight beneficial	The scheme would cause a barely perceptible improvement in the existing view. Introduction of minor, but positive elements, characteristic of the positive elements in the existing view, or removal of negative ones. A small proportion of the view affected.
Moderate beneficial	The scheme would cause a noticeable improvement in the existing view. Introduction of positive elements, characteristic of the positive elements in the existing view, or removal of negative ones. A moderate proportion of the view affected.
Major beneficial	The scheme would cause a significant improvement in the existing view. Introduction of positive elements, characteristic of the positive elements in the existing view, or removal of negative ones. A high proportion of the view affected.



REFERENCE

-  Site
-  Visually significant woodland





project  
**PROPOSED HOUSING SITE,  
 MERCHANT FIELDS,  
 CLECKHEATON**

drawing title  
**LANDSCAPE CONTEXT**

drawing scale Scale as shown @ A3	date Nov 15	drwn by CTF	drawing no Appendix two
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project  
**PROPOSED HOUSING SITE,  
 MERCHANT FIELDS,  
 CLECKHEATON**

drawing title <b>KEY TO PHOTOGRAPHIC VIEWS</b>			
drawing scale Scale as shown @ A3	date Nov 15	drwn by CTF	drawing no Appendix three

**APPENDIX THREE –PHOTOGRAPHIC VIEWS**

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View 1. From B6121, roadside woodland at western corner of site.



View 2. From hillside above footpath on south-western site boundary.



View 3 From footpath on eastern boundary, south corner of site.



View 4. Looking across site towards Merchant Fields Farm from south-eastern footpath



Residential development Merchant Fields, Cleckheaton

View 5. Site from North-east corner, on public footpath



View 6 Site from nr end of Kilroy Drive



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Residential development Merchant Fields, Cleckheaton

View 7 From Links Avenue  
(Long views towards Emley Moor transmitter)



View 8 From nr southern end of Links Avenue



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Residential development Merchant Fields, Cleckheaton

View 9 From public footpath on eastern valley side, looking west.

(Site indicated in red)



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Residential development Merchant Fields, Cleckheaton

View 10 From public footpath near Lands Farm, Eygpt

(Site indicated in red)



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View 11. From Cliffe Lane, west of Gomersal.



Examples of site boundaries.

