

## **APPENDIX 4.4      DETAILED ASSESSMENT OF VISUAL EFFECTS**

**Table 1.1: Potential visual effects on settlements within the ZTV**

Settlement	Approximate distance (km) and direction from site at closest point		Sensitivity of visual receptors	Magnitude	Overall effect
Allerton Bywater	0.22	S	High	<p>Low</p> <p>A small part of the proposed Development would be visible from this location, consisting principally of solar PV panels seen in the eastern part of the site, and filtered through intervening vegetation. Properties on the northern edge of the settlement, mainly fronting onto Park Lane are likely to have views, which may be similar to Viewpoint 5 (Figure 4.10)</p>	Slight – moderate adverse (not significant)
Kippax	0.5	NW	High	<p>Medium – high</p> <p>There may be limited visibility from the edge of the settlement, in the Mount Pleasant area which is located to the north of the site boundary. For most of this group of properties the development areas will not be visible. Properties on the southern edge of this area (Woodlands View, Woodlands Croft, Mt Pleasant) have potential views of the proposed Development which may be similar to that experienced at Viewpoint 3 (Figure 4.8). Other properties on the southern edge of Kippax are also likely to have views towards part of the site (e.g. Apple Tree Lane, Apple Tree Mews, Tatefield Grove). Such views are likely to be from upper storey windows therefore having a lower sensitivity. Also, the composition of the view would be different from Viewpoint 3 in that the foreground view would be occupied by intervening properties and gardens, etc. with a lower magnitude of change therefore predicted (medium).</p>	Up to <b>substantial</b> adverse (significant) but only for a small number of properties on the southern edge of the village. Up to moderate adverse (not significant) elsewhere in other views where the proposed Development would be seen.

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Settlement	Approximate distance (km) and direction from site at closest point		Sensitivity of visual receptors	Magnitude	Overall effect
Ledston	0.7	E	High	<p>Low</p> <p>For most properties in the village, views of the proposed Development would be screened by buildings and vegetation; however, there may be limited visibility of a small area in the southern part of the site from houses (upper storeys) on the eastern edge of the village, off Hall Lane, in which case sensitivity is considered to be medium. Views may be similar to Viewpoint 9 (Figure 4.14)</p>	<p>Up to Slight – moderate adverse (not significant) where views are available for high sensitivity receptors. Slight adverse (not significant) for medium sensitivity receptors.</p>
Woodend	0.87	SW	High	<p>Negligible</p> <p>Views are likely to be screened by intervening features such as existing vegetation and built form.</p>	<p>Imperceptible</p>
Great Preston	1.43	NW	High	<p>Medium - low</p> <p>From a small number of properties on the eastern edge of the settlement (Glencoe Gardens principally), there may be views obtained which are similar to those illustrated by Viewpoint 8. There are more distant views towards the northern part of the site from a small number of properties on the eastern side of the settlement for example on St Aidans Road, Church Road and off Whitehouse Lane in which the proposed Development is likely to be a noticeable feature in the view</p>	<p>Up to moderate adverse (not significant) for a small number of properties in the village from where views of the proposed Development may be obtained.</p>

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Settlement	Approximate distance (km) and direction from site at closest point		Sensitivity of visual receptors	Magnitude	Overall effect
	Distance (km)	Direction			
Lower Mickletown	1.6	SW	High	Negligible Views are screened by intervening features such as existing vegetation and built form. The proposed Development is unlikely to be readily perceptible.	Imperceptible
Newton	1.9	NE	High	Negligible Views are screened by intervening features such as existing vegetation and built form. The proposed Development is unlikely to be readily perceptible.	Imperceptible
Whitwood Mere	2.7	SW	High	Negligible The proposed Development would be screened by intervening built development and existing woodland. Views may be similar to Viewpoint 10 (Figure 4.15)	Imperceptible
Castleford	2.8	SE	High	Negligible – low The proposed Development would be screened by intervening built development and existing woodland from most parts of the settlement. Views from the northern edge of the town may be similar to Viewpoint 11 (Figure 4.16). Fieldwork suggests there may also be limited intervisibility with northern areas of the site from properties to the south of Healdfield Road (north of Heald Wood), also on the northern edge of Castleford.	Slight adverse (not significant) - Imperceptible
Methley Junction	3.3	SW	High	Negligible Views are screened by intervening features such as existing vegetation and built form. The proposed Development is unlikely to be readily perceptible.	Imperceptible

**Table 1.2: Potential visual effects for residents of the properties/groups of properties within 1km of the site and ZTV**

Property	Approximate distance (km) and direction from site at closest point and orientation of main elevation			Sensitivity of visual receptors	Magnitude	Overall effect
	Dist	Dir	Or			
Low Lodge	0	E	S/N	High	Negligible The property is surrounded by a tall evergreen hedge which screens views of the site.	Imperceptible
Home Farm	40	NE	S/N	Medium (upper storey)	High Views west from this property appear to be obtained from upper storey windows, with part of the development being visible in close proximity.	<b>Moderate – substantial</b> adverse (significant)
Home Farm Bungalow	100	NE	S/N	High	Negligible - low Views west and south from this property appear to be screened by vegetation. There may be limited visibility of the proposed development in the winter months.	Slight adverse – imperceptible (not significant)
Kippax Park Gardens	100	NE	E/W	High	Negligible - low Views west and south from this property appear to be screened by vegetation. There may be limited visibility of the proposed development in the winter months.	Slight adverse – imperceptible (not significant)
Owlwood Houses	225	SW	SW/NE	High	Negligible - low Views north from this property appear to be screened by vegetation. There may be limited visibility of the proposed development in the winter months.	Slight adverse – imperceptible (not significant)
Park Lane Farm	230	S	S/N	High	Negligible Views north from this appear to be screened by trees and vegetation.	Imperceptible
Owlwood Cottages	360	SW	SW/NE	High	Negligible Views would be screened by intervening vegetation.	Imperceptible

**Table 1.2: Potential visual effects for residents of the properties/groups of properties within 1km of the site and ZTV**

Property	Approximate distance (km) and direction from site at closest point and orientation of main elevation			Sensitivity of visual receptors	Magnitude	Overall effect
	Dist	Dir	Or			
Owl Wood Bungalow	420	SW	E/W	High	Negligible Views would be screened by intervening vegetation.	Imperceptible

**Table 1.3: Potential visual effects on the users of the transportation network within the ZTV**

Route	Approximate distance (km) and direction from site at closest point		Sensitivity of visual receptors	Magnitude	Overall effect
	Distance (km)	Direction			
A656 (at Low Lodge)	0	E	Medium	Low There would be glimpsed views of the proposed Development along the A656 with vehicles travelling at up to 60 mph. Generally, views would be oblique, filtered and screened by the roadside vegetation with the development areas being set back approximately 300 m from the road. Viewpoint 1 (Figure 4.6) illustrates the type of view which may be experienced.	Slight adverse (not significant)
Park Lane	0.22	S	Low (urban)	Low There would be glimpses of the proposed Development along Park Lane with vehicles travelling at up to 30mph. Generally, views would be oblique, filtered and screened by intervening vegetation. Viewpoint 5 (Figure 4.10) illustrates the type of view which may be experienced.	Slight adverse – imperceptible (not significant)
Green Lane	0.49	E	Medium	Negligible Views are likely to be screened by intervening vegetation. Viewpoint 7 (Figure 4.12) illustrates the type of view which may be experienced albeit slightly further to the east than the extent of vehicular access.	Imperceptible
Brigshaw Lane (N)	0.62	W	Medium	Medium – low There would be partial views of the development areas in the northern part of the site from Brigshaw Lane with existing woodland providing screening of the southern development areas. Views would be similar to Viewpoint 8 (Figure 4.13) although with less of the site visible.	Slight to moderate adverse (not significant)

**Table 1.3: Potential visual effects on the users of the transportation network within the ZTV**

Route	Approximate distance (km) and direction from site at closest point		Sensitivity of visual receptors	Magnitude	Overall effect
	Distance (km)	Direction			
Ledston Mill Lane (N)	0.74	SE	Medium	Negligible The development areas within the site are approximately 1km from this location and are behind several belts of woodland. Views of the development would be screened.	Imperceptible
Newton Lane	1.35	SE	Medium	Negligible The development areas within the site are approximately 1.6km from this location and are behind several belts of woodland. Views of the development would be screened.	Imperceptible
Berry Lane	1.40	W	Low (urban)	Negligible Views of the proposed Development would be screened by intervening vegetation and buildings.	Imperceptible
Preston Lane (north)	1.44	W	Low (urban)	Medium – low There would be partial views of the development areas in the northern part of the site from a short section of the road. It would be seen over the hedgerow at the side of the road if the height of the vegetation allows.	Slight adverse (not significant)
Boat Lane / Green Lane	1.65	SW	Medium	Negligible Views of the proposed Development would be screened by intervening vegetation. Views are similar to those experienced at Viewpoint 10 (Figure 4.15)	Imperceptible
Barnsdale Road (A639)	2.91	SW	Medium	Negligible Views of the proposed Development would be screened by intervening vegetation. Views are similar to those experienced at Viewpoint 10 (Figure 4.15).	Imperceptible



**Table 1.3: Potential visual effects on the users of the transportation network within the ZTV**

Route	Approximate distance (km) and direction from site at closest point		Sensitivity of visual receptors	Magnitude	Overall effect
	Distance (km)	Direction			
Whitehouse Lane	2.49	NW	Medium	Negligible Views of the proposed Development would be screened by intervening vegetation and buildings.	Imperceptible
A642	3.41	NW	Medium	Negligible Views of the proposed Development would be screened by intervening vegetation.	Imperceptible

**Table 1.4: Potential visual effects on the users of the Rights of Way network and other recreational sites within 1km of the site and the ZTV. and long-distance routes within the ZTV and wider study area.**

Right of Way/ route	Approximate distance (km) and direction from site at closest point		Sensitivity of visual receptors	Magnitude	Overall effect
Non-Definitive Footpath – GARFORTH	0	S	High	Medium – low A small part of the proposed Development would be visible from this footpath through gaps in the existing mature tree and hedgerow vegetation directly north of the path. Views, where available, are similar to those experienced at Viewpoint 2 (Figure 4.7).	Moderate adverse (not significant)
Footpath between Kippax Meadows and Woodland Croft	0.15	N	High	Medium – high Part of the proposed Development would be visible including an area of solar panels and security fencing, glimpsed briefly through a gap in the vegetation. However, it would not block or otherwise have an impact on any views to the wider landscape or be seen on the skyline. Viewpoint 3 (Figure 4.8) illustrates the type of view which may be experienced.	<b>Substantial</b> adverse (significant)
Definitive Bridleway – LEDSTON 6 (Green Lane)	0.17	E	High	Negligible Views are likely to be screened by intervening vegetation. Viewpoint 7 (Figure 4.12) illustrates the type of view which may be experienced.	Imperceptible
Definitive Footpath – LEDSTON 8	0.28	SE	High	Low - negligible There may be glimpsed views of the development along the south western part of the footpath between intervening vegetation.	Slight adverse (not significant)

**Table 1.4: Potential visual effects on the users of the Rights of Way network and other recreational sites within 1km of the site and the ZTV. and long-distance routes within the ZTV and wider study area.**

Right of Way/ route	Approximate distance (km) and direction from site at closest point		Sensitivity of visual receptors	Magnitude	Overall effect
Permissive Bridleway – Kippax Linesway	0.30	SW	High	Low There would be glimpsed views of the development along the bridleway between intervening vegetation and built form. Views would be intermittent as vegetation, built form and topography vary. Viewpoint 6 (Figure 4.11) illustrates the type of view which may be experienced.	Slight – moderate adverse (not significant)
National Cycle Network Route 697 (follows Kippax Linesway)	0.30	SW	High	Low There would be glimpsed views of the development along the cycleway between intervening vegetation and built form. Views would be intermittent as vegetation, built form and topography vary. Viewpoint 6 (Figure 4.11) illustrates the type of view which may be experienced.	Slight – moderate adverse (not significant)
Definitive Footpath – GARFORTH 28	0.34	W	High	Low – negligible There may be glimpsed views of the development along the northern part of the footpath between intervening vegetation. Views would reduce moving south along the footpath as the intervening vegetation becomes denser.	Slight adverse (not significant)
Definitive Footpath – GARFORTH 30	0.42	W	High	Low There may be glimpsed views of the northern part of the proposed Development. It would be seen over the hedgerow at the side of the path if the height of the vegetation allows.	Slight – moderate adverse (not significant)
Definitive Footpaths – LEDSTON 5, 7 and 11	0.66	E	High	Negligible All located to the east of Ledston. Views are likely to be screened by intervening vegetation.	Imperceptible

**Table 1.4: Potential visual effects on the users of the Rights of Way network and other recreational sites within 1km of the site and the ZTV. and long-distance routes within the ZTV and wider study area.**

Right of Way/ route	Approximate distance (km) and direction from site at closest point		Sensitivity of visual receptors	Magnitude	Overall effect
Definitive Bridleway – GARFORTH 31	0.72	NW	High	Medium – low A small part of the proposed Development would be visible from this footpath.	Moderate adverse (not significant)
Non-Definitive Footpath – GARFORTH (The Trod)	0.84	W	High	Medium – low There would be a view of the northern part of the proposed Development. Viewpoint 8 (Figure 4.13) illustrates the type of view.	Moderate adverse (not significant)
Kippax Meadows Nature Reserve	Adjacent to Site	NW	High	Negligible Viewpoint 4 (Figure 4.9) is located in the nature reserve, approximately 200 m north-west of the Site boundary. Views towards the Site area screened by the wide belt of boundary vegetation.	Imperceptible
Kippax Park Fishery	0.12	W	Medium	Medium Views of the proposed Development would be close-range, long term and with new features that would be prominent; however, it is likely that a only a small part of the view would be occupied, with vegetation around the lakes and on the Site boundary providing some screening and filtering of views.	Moderate adverse (not significant)