

Architecture
Planning
Urban Design
Landscape



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& SAUL HOMES**
DONCASTER ROAD, DARFIELD
LANDSCAPE AND VISUAL APPRAISAL

V.01:June 2024

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Introduction

John R Paley Associates (JRP) has been commissioned by Keepmoat Homes & Saul Homes to undertake this Landscape and Visual Appraisal (LVA) for the proposed development land off Doncaster Road, Darfield.

The LVA identifies landscape and visual effects that are likely to result from changes arising from the proposed development, and assesses their overall significance in the context of receptor (landscape and visual) sensitivity.

This LVA was undertaken during June 2024.

Scope of Study

The study will examine a geographic area which can be potentially affected by the development, this equates to an area of approximately 2km radius centred on the site.

Site Description

The site is located to the west of the Darfield settlement, with Doncaster Road / Barnsley Road bordering the site to the north. The site falls away southwards, with Doncaster Road at the highest level. The site is an unusual shape, wrapping around a central woodland belt and then extending southwards, to the woodland adjacent to Alba Close.

The site is irregularly shaped, with boundaries formed by watercourses to the west and southwest, Doncaster Road to the north and residential properties to the east. There is vehicular access from Doncaster Road along the northern boundary of the site and pedestrian access on the Southern boundary. The overall site area is approximately 17.55ha.

The site primarily consists of two grassed fields separated by an overgrown former quarry area and small overgrown embankment which is partially tree lined. The north western corner of the site is an area of short grass. An occasionally tarmacked access track between the two grassed fields is present at the southern tip of the northern field. Several overhead electric lines cross the site from north to south and west to east with supporting poles located within the fields on site. An oil pipeline crosses the north western corner of the site.

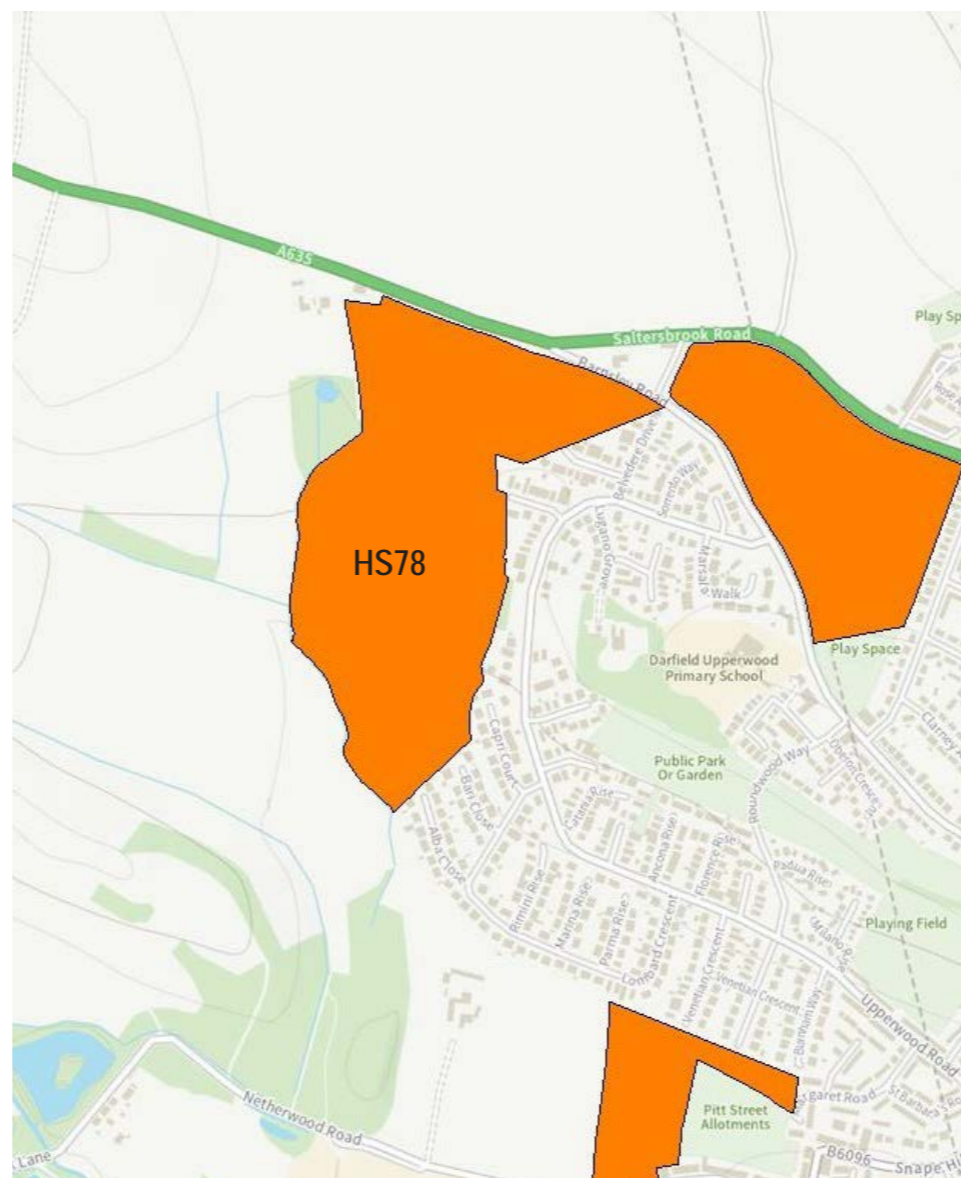
A watercourse runs along the western and southern boundary of the site. An existing PROW (Path No: 3) runs from Doncaster Road along the edge of the woodland and southwards through the centre of the centre.

Overgrown watercourses extend along the western boundary of the southern area of the site. These are occasionally bridged to connect the footpath links between the fields.

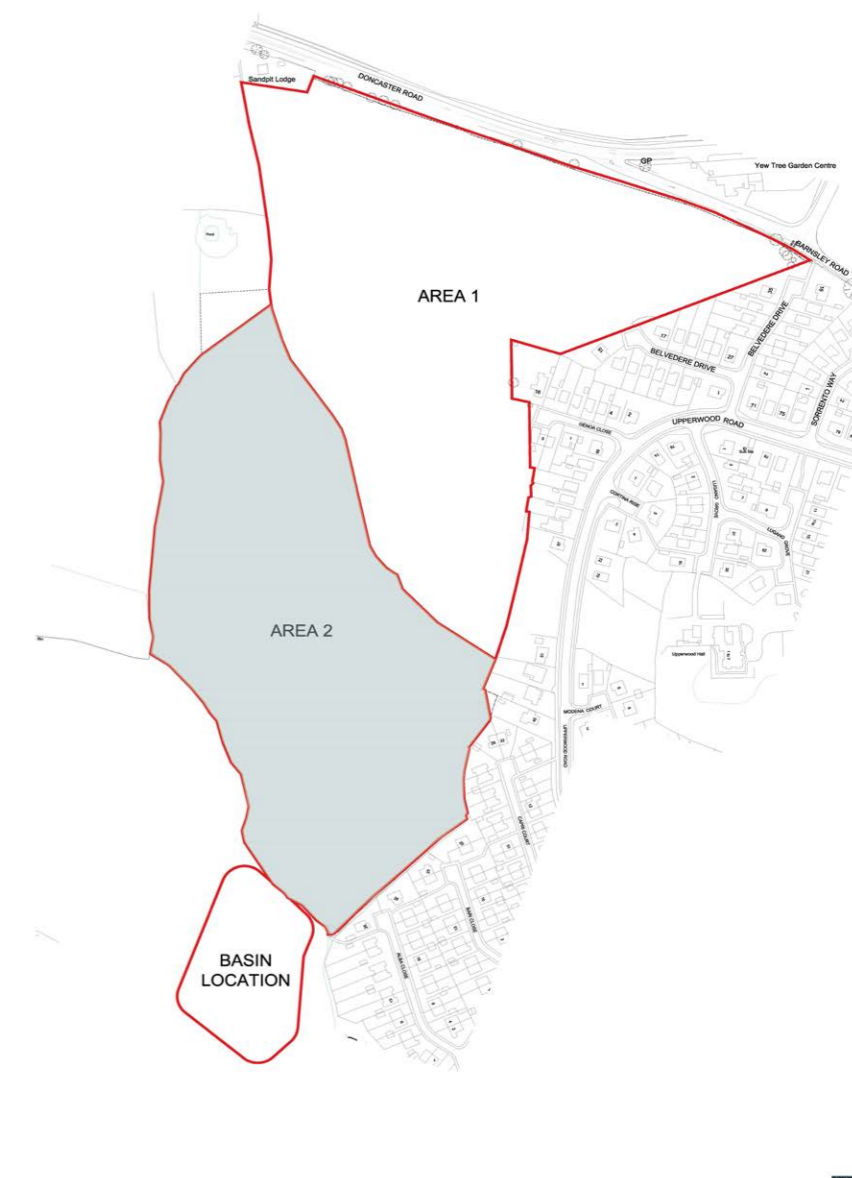
A cluster of detached dwellings are positioned to the north-west of the site.

Residential houses/gardens adjoin the eastern boundary of the site. The site is allocated for Housing under reference HS78 within Barnsley Metropolitan Borough Council's Local Plan.

Site HS78 Land to the south of Doncaster Road, Darfield Indicative number of dwellings 441



Barnsley Local Plan Extract



Location Plan

Introduction

Development Description

The Hybrid application applies in full for 260 units on the northern part of the site, area 1, and the attenuation basin to the south.
The southern part of the site is applied for in outline.

Development Summary (Full application):

No. of Dwellings: 260

House Type Mix: detached, semi-detached and short terraces and quarter houses

Bedroom Range: 1, 2, 3, 4 bedroom properties

Storey Heights: 1, 2 and 3 storeys

Additionally there will be associated private gardens, streets, public open space, green and blue infrastructure.

This appraisal considers the landscape and visual effects of the proposals for the whole site as illustrated by the adjacent Site Layout drawing and the Landscape Masterplan shown on the following page.



10 / SITE LAYOUT PHASE 1 & 2

Proposed Site Layout Plan (not to scale)



Introduction

Landscape Masterplan

The landscape Masterplan shown opposite has been created to guide the detailed landscape proposals for the site as part of an iterative process between the landscape and visual appraisal and the development design. Key elements of the mitigation proposals are as follows:

Primary Street Tree Planting

Trees are to be planted within highway verges to create tree lined streets. Species to include Lime, Field Maple & Whitebeam.

Gateway Pos

Open space area to form a verdant entrance to the site. The space is to be enclosed by existing and proposed native hedges, closely mown grass will be complemented by spring bulb planting to provide additional seasonal interest.

The space has the potential to include play facilities, subject to requirements being confirmed with the local authority.

Northern Boundary

The northern boundary of the site abuts Doncaster Road & Barnsley Road. The road is lined by a large, mature native species rich hedge which will be retained along with occasional hedgerow trees. Small sections of the hedge will need to be removed to allow access and visibility splays. Where this is the case a new hedge of the same species composition will be replanted to the rear of the visibility splays. Informal groups of native trees will be planted to the rear of the hedge to provide a further buffer and break up views of the proposed built form. Dwellings will be set back by approximately 20m from the site boundary and typically 25m from the road, further reducing the impact of the built form and allowing the hedge to provide effective screening.

A green corridor is created to the rear of the hedge with a continuous pedestrian route. Dwellings will face this open space with a consistent building line, providing surveillance and ensuring that rear gardens are not exposed.

Pocket Park

A seating area will provide an opportunity for a rest and social interaction. The space is to be enclosed by a native hedge, varied mowing regimes will create wildflower meadows to the margins of the space with closely mown grass to the centre.

Southern Open Space

Centred around a large swathe of mature existing trees and hedgerows, this space has a more ecological focus with large areas of wildflower meadow. A level change through the space will add drama and effectively create 2 separate areas.

The space has the potential to include play facilities, subject to requirements being confirmed with the local authority.

Existing Tree Belt And Public Footpath

A belt of trees runs alongside the public footpath in a north-south direction. This forms the site boundary to the north and then runs between two areas of development further south. It coincides with a change in level, falling from east to west along the edge of what was the former sand pit/quarry. Existing vegetation will be retained, managed and strengthened where possible to filter views of the development from the adjacent open land. Creating a soft development edge, maintaining landscape character and biodiversity. Loss of vegetation will be mitigated with new tree and hedgerow planting across the open space.

Contour Planting

The development will be visible in long range views, a key element of reducing visual impact is to break-up views of the roofscape. The planting of medium or large trees along the contours of the site provides relief. Tree planting is within streets and within rear gardens.

South Western Boundary

The south western boundary is formed by a small stream which falls to the south. Development will be set back from this stream with a buffer of native tree and scrub planting, typically 10m in width. The buffer will provide partial, screening and filtering of views from the south and west.

Attenuation Basin

Centred around a large surface water attenuation basin, this space has an ecological focus with large areas of wildflower meadow, wetlands, native trees and scrub. It will provide enhanced biodiversity.

Green Links

A network of pedestrian routes will be created within the central open space and Green Links to provide key connections to the existing facilities within the local vicinity and between streets. Paths are lined by avenue tree planting and private boundaries defined by hedge planting and fencing.



100 / LANDSCAPE MASTERPLAN

Landscape Masterplan (not to scale)

Methodology

The process of Appraisal will be guided by the third edition of the document ‘Guidelines for Landscape and Visual Impact Assessment’, published by Landscape Institute with the Institute of Environmental Management and Assessment.

Landscape and Visual Appraisal (LVIA) is a tool used to identify and appraise the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people’s views and visual amenity.

The two distinct components of LVA are:

1. Appraisal of landscape effects: assess effects on the landscape as a resource in its own right
2. Appraisal of visual effects: assessing effects on views experienced by people and on the general visual amenity.

This report will separate these elements into two distinct sections so that the differences can be clearly appreciated.

To accompany the description of baseline and assessment information, a series of classifications have been applied to the landscape character of the site and each visual receptor. These act as a summary and place a defined value on; the sensitivity of the character area/visual receptor, the magnitude of change and the subsequent effect of the development.

Baseline

Sensitivity of Receptors

Landscape

This is an analysis of the existing situation within and surrounding the site. It draws upon information gathered during a desk study and field survey work.

Planning designations intended to protect landscape and visual amenity are also recorded.

The base line will be established through the analysis of existing landscape designations and character assessments. The sensitivity of the landscape to change is the degree to which a particular landscape can accommodate changes, or new features without significant detrimental effects to its essential characteristics.

Physical features or Landscape Elements will also be analysed.

Visual

The sensitivity of visual receptors will depend on three key factors:

The visual receptor’s activity whilst exposed to the view (work, recreational activities, resident, travelling)

Degree of exposure to view

Period of exposure to view

The nature of a landscape receptor or a visual receptor is defined as being High/Medium/Low, where High is the most sensitive, in the table below.

Where viewpoint locations have more than one receptor, for example motorists and walkers, the impacts for those with the greatest anticipated sensitivity will be used to determine the overall nature of effect, ensuring that the worst case scenario is reported.

Nature	Landscape Character	Visual Receptor
Low	Many detracting features, which are likely to be dominant. Few or no features worthy of conservation. Scope for positive enhancement. Weak or degraded landscape structure. Weak or negative character. Poor condition. Poor sense of place. Visually poor. Aesthetically unsatisfactory or unpleasant.	Users of outdoor recreational facilities with restricted views or where the activity is focussed within the area. Occupants of industrial premises. People in their place of work. Users of main roads or passengers on public transport on main routes.
Medium	Visually notable. Aesthetically satisfactory or uninspiring/some detracting features. Some features worthy of conservation. Recognisable landscape structure. Positive character. Moderate condition. Reasonable sense of place.	Users of Public Rights of Way/Public Open Space with restricted views, in less sensitive areas or where there are significant existing intrusive features. Schools and other institutional buildings, and their outdoor areas. Motorised users of minor or unclassified roads in the countryside. Where attention is focussed upon often narrow and winding routes. Residential properties with views from windows, garden or curtilage. Views from ground floor windows will be oblique or partially obscured by garden and/or other intervening vegetation.
High	Distinct features worthy of conservation. Designated landscapes such as National Parks, Registered Parks and Gardens or designated buildings/structures where landscape character contributes to its designation. Strong landscape structure. Strong positive character. Good condition. Strong sense of place. Visually distinctive. Aesthetically pleasing/occasional detracting features	Visitors to recognised viewpoints or beauty spots, or to designated buildings or landscapes where the wider landscape setting contributes to or adds value to the experience. Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside – e.g National Parks Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from principal living rooms and from windows of rooms in use during the day. Users of Public Rights of Way/Public Open Space with predominantly open views and of recreational use. Non-motorised users of minor or unclassified roads in the countryside

Appraisal of Effects of Proposed Development

Magnitude of Change

The magnitude of change is the ‘combination of the scale, extent and duration’ of the development and its impact on landscape receptors and visual receptors. In the case of landscape effects this relates to:

- The size, extent or degree of change to landscape character or individual landscape features;
- Whether there is a direct impact resulting in the loss of landscape features or a change beyond the land take of the scheme having an impact on the character of the area; and,
- Whether the impact is permanent or temporary.
- For visual effects this relates to:
 - Degree of change to existing views;
 - Distance of the receptor from the application site; and,
 - Whether the impact is permanent or temporary.

The magnitude of change may also be Negligible or No Change and in this instance the resulting Effect Significance would also be Negligible or No Change as the application development would hardly be seen or not seen at all or the loss to landscape features and the character of the area would experience very little or no change.

Magnitude of Change	Landscape Character	Visual Amenity
High	High degree of loss or major alteration to one or more key elements/features/characteristics of the landscape character. Introduction of elements considered to be uncharacteristic when set within the attributes of the receiving landscape.	Where the proposals become the only dominant feature in the scene or would form a significant and immediately apparent element which would affect the overall impression of the view.
Medium	Partial loss of or alteration to one or more key elements/features/characteristics of the landscape character. Introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape.	Where proposals would form a visible and recognisable new feature in the scene but may not be immediately apparent, or become the dominant feature in the view.
Low	Minor loss of or alteration to one or more key elements/features/characteristics of the landscape character. Introduction of elements may not be uncharacteristic when set within the attributes of the receiving landscape.	The proposals constitute only a minor component of the wider view and may not be immediately apparent to the casual observer. Awareness of the proposals would not have a marked effect on the overall quality of the scene.
Negligible	Very minor loss of or alteration to one or more key elements/features/characteristics of the landscape character. Introduction of elements are not uncharacteristic with the surrounding landscape.	The proposal is largely indiscernible and/or they are at such a distance that they are scarcely appreciated. Consequently they have little effect on the scene.
No Change	No change to the landscape character is experienced.	No change to the view is experienced.

Effects

Likely effects of the development upon the landscape and visual baseline will be systematically identified and described. In carrying out the appraisal it will not be established whether the effects arising are or are not significant given that the exercise is not being undertaken for EIA purposes.

Determination of the nature of an effect is a result of judging whether the introduction of a proposed development would be of benefit or detriment to the existing landscape character or view. Therefore, the impact of a proposed development can be adverse or beneficial.

The following system of categorisation is used for the nature of the effects:

- Adverse
The key characteristics of the existing landscape or view would be weakened by the introduction of the proposed development.
- Neutral
The key characteristics would neither be weakened nor strengthened by the proposed development.
- Beneficial
The key characteristics of the existing landscape or view would be strengthened by the introduction of the proposed development.

Summary of Effects

Tables accompanied by narrative, non-technical text to be used to summarise the likely effects of the development.

Mitigation & Conclusion

As this study is aimed at informing the development proposals as part of an iterative process a detailed scheme of mitigation will be put forward as a Landscape Strategy. The Landscape Strategy will seek to address both the landscape and visual effects of the development, providing a framework for built development. The strategy will be presented in plan form with supporting narrative.

Illustrative Material

Mapping

Contextual plans have been produced using Ordnance Survey OS 25k raster and OS VectorMap Local 10k.

More detailed site plans have been produced using OS Mastermap (1:1250).

Photography

Photographs used to illustrate the selected viewpoints are taken using a digital camera. These photographs are considered to represent the field of

view experienced in the field and will be used consistently throughout the document.

Photographs within this report should be used as a reference and are provided to assist the reader in conveying the location and nature of views. Photography should not be relied upon and should not be a substitute for visiting the location in the field.

Visual Envelope

An approximate visual envelope has been established from a desk study of topography and a site survey of publicly accessible locations within the study area. This method is considered to be a more effective means of defining actual visibility of the site than digital bare earth modelling. Bare earth modelling has the limitation of not featuring buildings, vegetation or other boundaries which may have a significant effect on the visibility of a development.

National Planning Policy

National Planning Policy Framework (NPPF, December 2023)

The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.

Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Key paragraphs are:

180. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

181. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

182. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural

heritage are also important considerations in these areas, and should be given great weight in National Parks.

Planning Practice Guidance (PPG)

The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

Local Planning Policy

Barnsley Local Plan

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review.

The next review is due to take place in 2027 or earlier if circumstances, require it.

The site is allocated for Housing under reference HS78 within Barnsley Metropolitan Borough Council's Local Plan.

Site HS78 Land to the south of Doncaster Road, Darfield Indicative number of dwellings 441

The development will be expected to:

Retain and improve hedgerows running along the east and west boundaries.

Retain and protect the small areas of woodland along the eastern boundary.

The area of woodland/scrub and unimproved neutral grassland to the west of the site should be excluded from development;

Provide appropriate access; and

Provide off site road safety enhancements

The following Local Plan policies are relevant to this application proposal:

Policy SD1: Presumption in favour of sustainable development

Policy SD2: General Development

Policy H1: The number of new houses to be built

Policy H2: The distribution of new homes

Policy H6: Housing Mix and Efficient Use of Land

Policy H7: Affordable Housing

Policy T3: New Development and Sustainable Travel

Policy T4: New Development and Transport Safety

Policy D1: High Quality Design and Place Making

Policy CC1: Climate Change

Policy CC2: Sustainable Design and Construction

Policy POLL1: Pollution Control and Protection

Policy I1: Infrastructure and Planning Obligations

Policy BIO1: Biodiversity and Geodiversity

Policy I2: Educational and Community Facilities

Policy GI1: Green Infrastructure

Policy GB1: Protection of Green Belt

Policy GB6: Safeguarded Land

Supplementary Planning Documents

The Council have adopted SPDs to provide further guidance about the implementation of specific planning policies in the Local Plan. The adopted SPDs should be treated as material considerations in decision-making and are afforded full weight. The following SPDs are relevant to this proposal:

Design of Housing Developments, July 2023

Residential Amenity and the Siting of Buildings, May 2019

Open Space provision on new housing developments, May 2019

Affordable Housing, July 2022

Biodiversity and Geodiversity, May 2019

Planning Obligations, November 2019

Sustainable Travel, July 2022

Section 278 Agreements, November 2019

Section 38 Agreements, November 2019

Parking, November 2019

Sustainable construction and climate change, July 2023

Landscape Designations

The site and surrounding area is not subject to any regional or national landscape designations.

There are designations identified by the Local Plan in proximity to the site. These are:

Green Belt

Land to the north and west of the application site is designated as Green Belt, to be kept free from development.

Greenspace

An area of greenspace abuts the eastern boundary of the site close to Upperwood Road, the space is identified as Upperwood Hall Green Space and contains a stand of mature trees.

Greenway

The bridleway which extends south and west from the site is designated as a Greenway and is identified as TPT to Northern & Barnsley routes (Littlefield Lane Wombwell to Doncaster Road A635 Ardsley).

SSSI's

A number of sites of special Scientific Interest are located in the Dearne Valley to the north west of the site. The closest of these is approximately 1.5km from the application site.

Ederthorpe Flash is both a SSSI and an RSPB and is located adjacent to Park Springs Road, 2km to the north of the application site.

Heritage Assets

There are a number of designated Heritage Assets in proximity to the site, these are:

Milepost on east side of Short Link road approximately 150 metres east of junction with Barnsley Road.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1287062

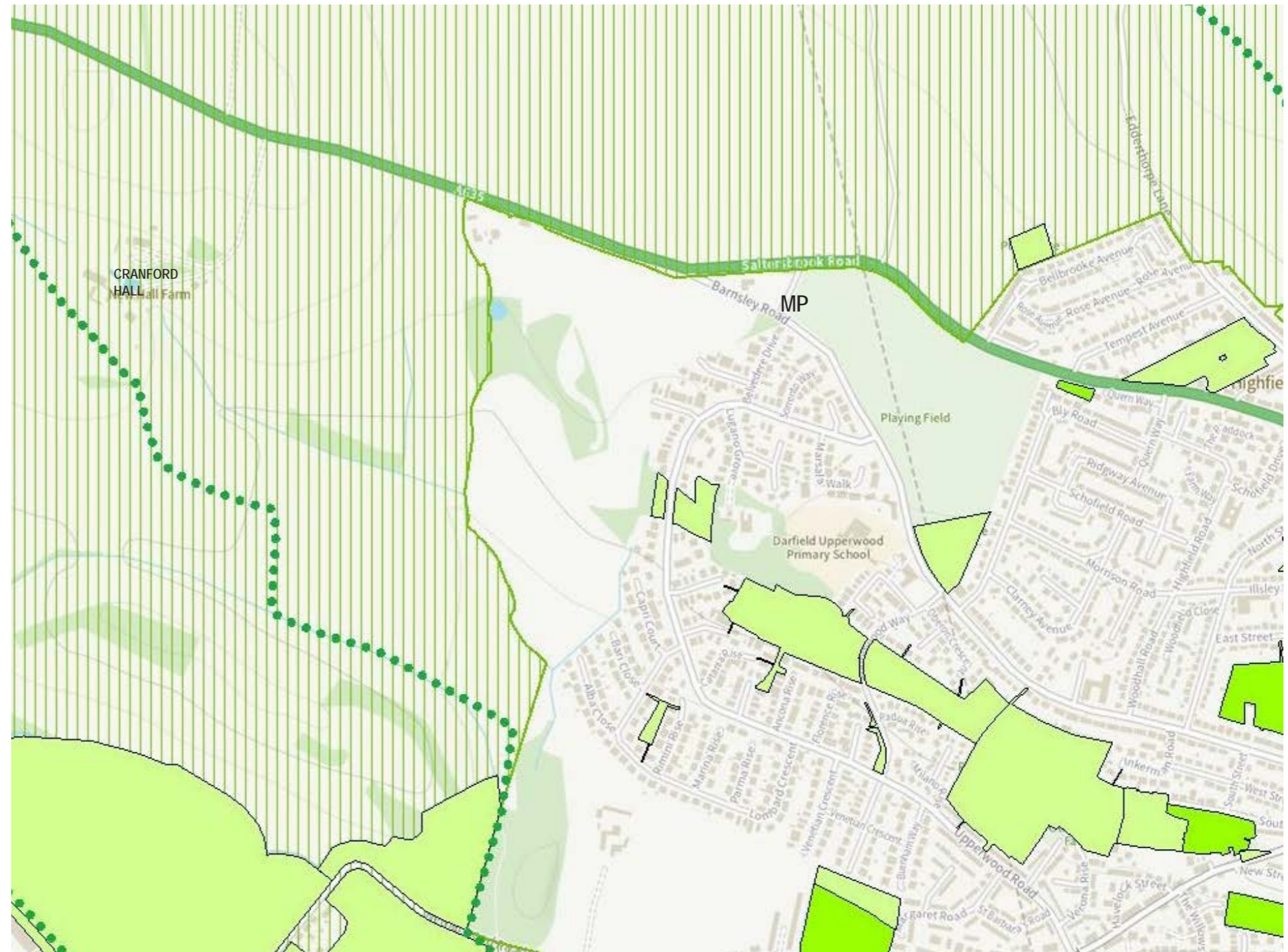
There are a number of listings associated with Cranford Hall which is located approximately 600m west of the application site. These include the Hall, 2 barns and perimeter wall features.

Cranford Hall

Heritage Category: Listed Building

Grade: II

List Entry Number: 1293360



Local Plan extract showing the site in relation to the Green Belt, Greenspaces and Green Way

Landscape Character

National Landscape Character

National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCAs defined across England. These NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics. The plan below illustrates the NCAs and other defined character areas within the context of the site.

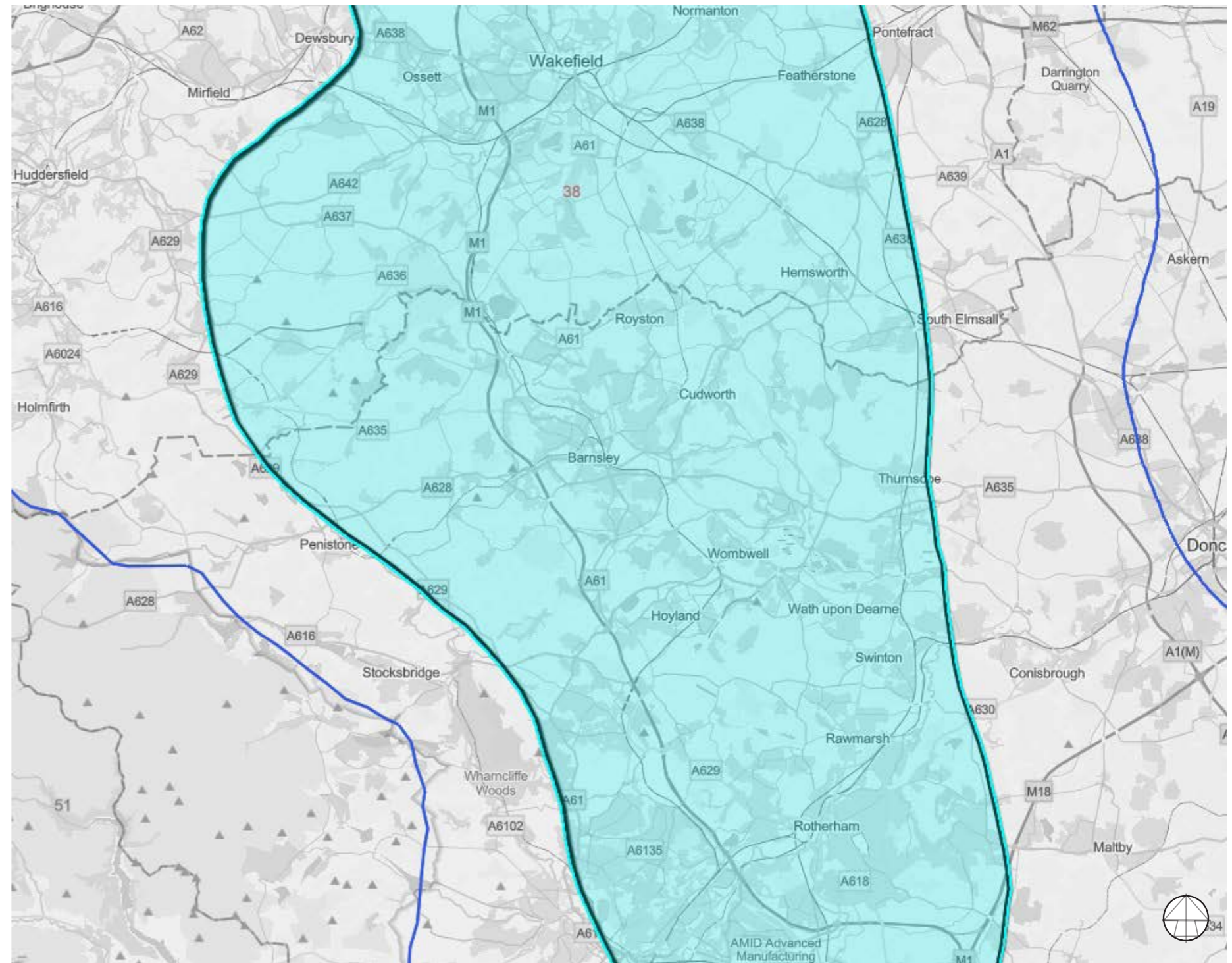
At this very broad landscape scale, the site lies within National Character Area: 38 - Nottinghamshire, Derbyshire and Yorkshire Coalfield.

Summary Description:

The Nottinghamshire, Derbyshire and Yorkshire Coalfield is an area that has seen great change over the past few centuries. Deposits of coal and iron, along with the water supply, brought large scale industry to the area. The impact on the landscape and settlement pattern is clear. So too is the influence on the visual and ecological landscape.

It is a generally low-lying area, with hills and escarpments above wide valleys. The landscape embraces major industrial towns and cities as well as villages and countryside. Over half of the NCA (64 per cent) is green belt, maintaining distinction between settlements. Green belt areas are often under pressure for development and changes in land use.

Very little of the NCA is designated for geology or nature conservation. However, the landscape is dotted with many pockets of habitat where species find refuge. This is often on land that was once worked for minerals or occupied by major industry. Where these land uses once dominated, there are now options to create new landscapes. Links to past use will continue to provide a strong sense of place for local people.



Plan showing extent of NCA38

Landscape Character

Local Landscape Character

Barnsley Landscape Character Assessment 2002

The 2002 Landscape Character Assessment was robustly prepared in accordance with the accepted method promoted by the Countryside Agency at the time and followed on from the Countryside Agency's national review which identified 159 character areas across the country, three of which cross into Barnsley.

Barnsley Landscape Character Assessment Review 2016

A review was carried out in 2016 to ascertain whether changes made to the landscape since 2002 have materially altered the findings of the study in respect the landscape types and their respective landscape condition, strength of character, sensitivity and landscape capacity. Following the desk study and field review into the 24 character areas is considered that strength of character and landscape condition are largely as they were. There are areas where condition and strength of character has weakened but not to the extent that a different score is warranted and there are also character areas where weakening in some parts of the area has been offset but strengthening in others. This is principally as a result of the establishment of the restoration schemes on former colliery sites. 13.2 Given the lack of change in respect of landscape condition and strength of character, overall conclusions in respect of landscape capacity and sensitivity in each of the character areas are unchanged.

The application site falls within Character Type D 'Settled Arable Slopes' which is summarised below:

The Settled Arable Slopes landscape type is largely characterised by its landform and land use patterns. The landform varies from stronger undulations to areas of gentle, even slopes with the latter particularly evident at lowland elevations close to the adjacent river valleys, and at higher elevations on the broader ridge tops. Land use activity is largely characterised by large scale arable farming and residential settlement. There are significant tracts of relatively intact arable farmland but many areas on the urban-rural interface exhibit signs of landscape decline. Settlements are typically former colliery villages or towns and are predominantly residential although recent light industrial estates are a feature. The settlements indicate the area's heavy industrial past, further emphasised by the presence of disused spoil heaps, workings, and railway lines found across the landscape. Field boundaries or divisions are inconsistent varying from stonewalls, and short flailed and overgrown hedgerows, to post and rail fencing or none at all. Low tree cover results in a sense of exposure. The dominance of infrastructure and built development, commonly located on ridge or hilltops, but often spreading down valley sides, compound a striking sense of urbanisation across much of the landscape.

The Character Area is subdivided further with D3 West Dearne Settled Arable Slopes' including the application site, summarised as follows:

- *Rolling landform consisting of broad rounded ridge that gently slopes towards the Rivers Dove and Dearne.*
- *Land use mainly agriculture and residential but with some commercial, industrial, communication and landscape renewal.*
- *Tracts of arable farmland with some short term ley and horse grazing.*
- *Degraded hedgerow field boundaries and some post and wire fencing.*
- *Scattered stone farmsteads, some with modern outbuildings.*
- *Untidy areas adjacent to farmsteads with scrap machinery, farm waste and horse grazing.*
- *Traditional mining settlements within to the character area – Ardsley, Darfield.*
- *Intact farmland up to urban edge in many locations.*
- *Stone walls and infrequently managed hedgerows form boundaries between roads and farmland.*
- *Small infrequent blocks of deciduous trees on valley slopes, but few mature trees on the more exposed higher ground.*
- *Views beyond character area boundaries to settlements, reclaimed tips, working warehouse units and upland part of the Borough.*

Agriculture is predominantly arable with occasional fields of short term ley. It is contained within a network of medium to large geometric fields. Field boundaries consist of hedgerows that are gappy and infrequently managed in places, and post and wire fences. There is a strong sense that the arable land is intensively worked; made apparent by the continued neglect of field boundaries.

Farmsteads are scattered throughout the rural parts of the landscape character area. Many have old stone buildings in various states of disrepair and some of these are currently undergoing renovation. Incongruous modern farm outbuildings and untidy areas of farm rubbish are often found next to these stone buildings.

The two large settlements found in this area sit either on the broad ridge top (Ardsley) or on the slopes from the ridge top down to the valley floor (Darfield) and so are visible from much of the character area, and from adjacent character areas. Built development on the settlement edges consists of a mixture of late 20th Century brick housing in a variety of styles and colours.

Large 20th Century warehouse style industrial or commercial buildings are found bordering the A633 at Stairfoot. These are mostly hidden from view by a depression in the landform, corresponding to a tributary of the River Dove. There is a small, reclaimed spoil heap adjacent to the Dove valley floor to the west of Darfield that has small areas of planted trees. There is a small working quarry immediately to the south of the settlement of Ardsley.

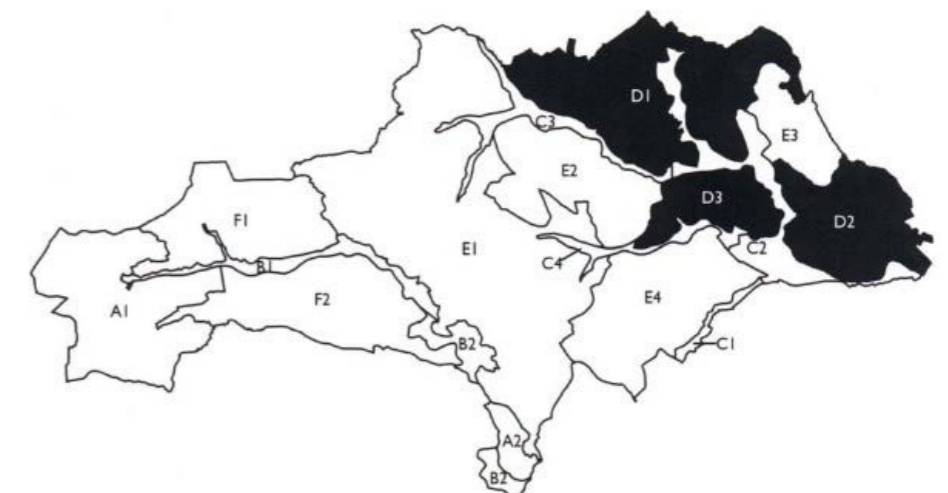
Two main roads cross the character area. The A635 runs between the

settlements of Ardsley and Darfield along the top of the broad ridge. The A633 between Wombwell and Barnsley sits in a small valley and is mostly bounded by built development, so has a minimal impact on the open landscape. Road margins often consist of infrequently managed or fragmented hedgerows and degraded stone walls. A limited number of minor roads are found in this character area, most of them providing access to farmsteads. The railway line from Barnsley to Sheffield crosses the western extreme of the character area.

The assessment concludes the following:

The overall the strength of character is judged to be moderate. The landscape condition is considered to be poor. In view of the above, landscape sensitivity to further built development is judged to be medium and landscape capacity is considered to be low

D: SETTLED ARABLE SLOPES



Appraisal of Effects on Landscape Character

The development proposals have been used to determine the effects on baseline landscape character. The magnitude of change brought about by the proposed development is considered for the following character areas:

Receptor	Sensitivity	Magnitude of Change	Nature of Effects
NCA 38 Nottinghamshire, Derbyshire and Yorkshire Coalfield.	Medium	Low	Adverse
D3 West Dearne Settled Arable Slopes	Medium	Medium	Adverse

The landscape character of the site is considered to be of medium sensitivity for all receptors. This is reflective of the sensitivity descriptions within the character assessments.

The capacity of the site to accommodate change is considered to be medium, as a result of partial loss of or alteration to one or more key elements/features/characteristics of the landscape character. Introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape.

The nature of effects is considered to be adverse. Any development of the site should therefore look to minimise impact on the landscape character by conserving the defined characteristics of the area and following the Guidelines stated within the LCAs.

The effects on Landscape Character will have been considered through the Local Plan process which lead to the allocation of the land for housing.

Landscape Elements

Landscape Elements are physical components of the landscape such as landform, trees, hedgerows, and watercourses.

Boundaries

1. Hedge 1 (northern boundary)

The northern boundary of the site abuts Doncaster Road & Barnsley Road. The road is lined by a large, mature native species rich hedge which will be retained along with occasional hedgerow trees.

2. Stand of trees partly within the site and partly on public greenspace adjacent to Upperwood Road. Predominantly Sycamore

3. Former sandpit, now filled and with emergent trees, scrub and grassland.

4. Public footpath running north-south, along an existing tree belt / outgrown hedge line

5. Arable fields which make up the majority of the site area

6. The south western boundary is formed by a small stream which falls to the south.

7. Low lying, flatter ground to the south, bisected by public rights of way

8. A belt of trees runs alongside the public footpath in a north-south direction. This forms the site boundary to the north and then runs between two areas of development further south. It coincides with a change in level, falling from east to west along the edge of what was the former sand pit/quarry.

9. Wet woodland area off-site to the west



Landscape Elements

Landform

Wider Context

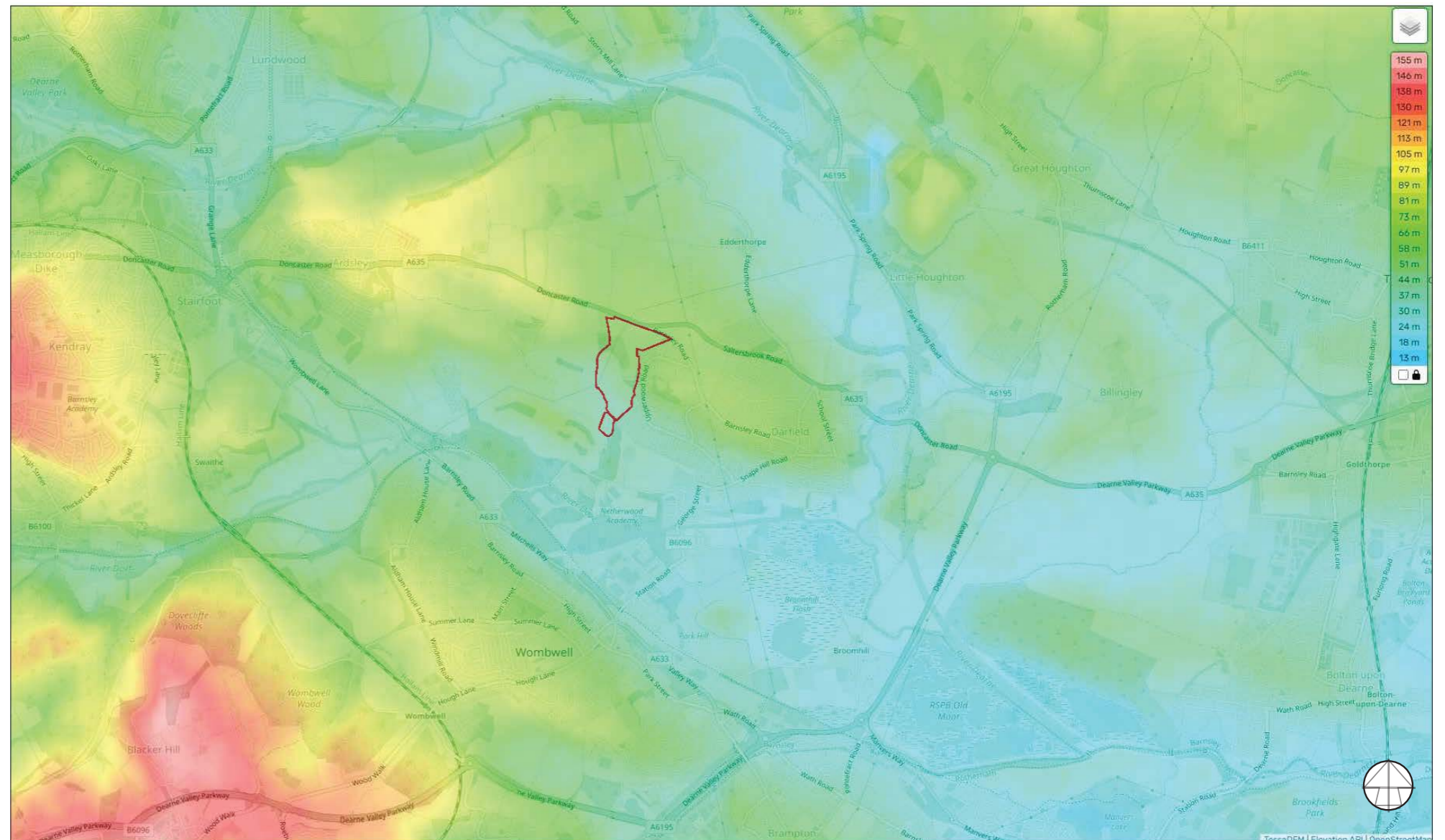
The wider area of Market Rasen is generally very low lying, typically between 18 and 35m above sea level. The area drains to the north west to the River Rase, which in turn flows west to join the River Ancholme. A subtle ridge lies 500m to the south of the site in the area of Woodhill Farm, at 38m elevation.

The land rises further to the south east, reaching 53m at Legsby Wood, some 2km from the site.

The most significant changes in topography occur further east as the Lincolnshire Wolds rise up at Sixhills to an elevation of 114m. This is outside of the study area and considered too distant to be a material consideration given the small size of the proposed development.

The Site

The high point of the site is in it's south eastern corner at 31.5m. The site slopes very gradually and evenly down to the north west where the lowest point is 28m. This equates to a gradient of 1:50.



Landscape Elements

Appraisal of Effects on Landscape Elements

The Landscape Masterplan has been used to determine the effects on baseline landscape elements. The magnitude of change brought about by the proposed development is considered for the following elements of the landscape:

Receptor	Sensitivity	Magnitude of Change	Nature of Effects
Topsoil	Medium	High	Adverse
Site Boundary Vegetation	Medium	Medium	Beneficial
Landform	Medium	Negligible	Adverse

The top soil of the site is considered to be of medium sensitivity. This is due to the current agricultural use. The proposed development will replace large areas of topsoil with hard surfacing. Other areas will be landscaped to create areas of open space with extensive tree and hedge planting, this is judged to result in a high magnitude of change with a adverse effect.

The site boundary vegetation is considered to be of medium sensitivity. The proposals will retain the majority of boundary vegetation and in addition will restore some hedgerows. New hedge and buffer planting will be carried out to the southern and northern boundaries. This will result in a medium magnitude of change with a beneficial effect.

Landform is considered to be of medium sensitivity. Some minor changes in levels are expected to create level plots for dwellings, in addition a small surface water attenuation basin will be created. The magnitude of change in landform will be negligible with an adverse effect.



View looking across the centre of the site towards Upperwood Road, showing desire line



Public footpath adjacent to former Sandpit



Wet woodland on the western site boundary



Former sandpit

Visual Appraisal

This part of the study considers the visual attributes of the site and its surroundings. Available views of the site are identified and understood by analysis of the following:

- Identification of sensitive visual receptors
- Identification of visual barriers
- Determining an approximate visual envelope
- Identification and analysis of representative viewpoints

Visual Barriers

Survey of the study area has demonstrated that there are a number of features which prevent wider views of the site. In order to understand the extent of the visual envelope for the development site it is first necessary to consider features which prevent views. Visual barriers have been grouped into the following categories:

Built Form

The east of the site is bounded by built form, generally of 1 and 2 storeys. The proximity of these buildings to the site means that they effectively screen the site to some views to the south and east.

Vegetation

There are significant areas of woodland within the vicinity, as highlighted on the adjacent plan. Some of these areas are close to the site and have a screening effect on views.

Landform

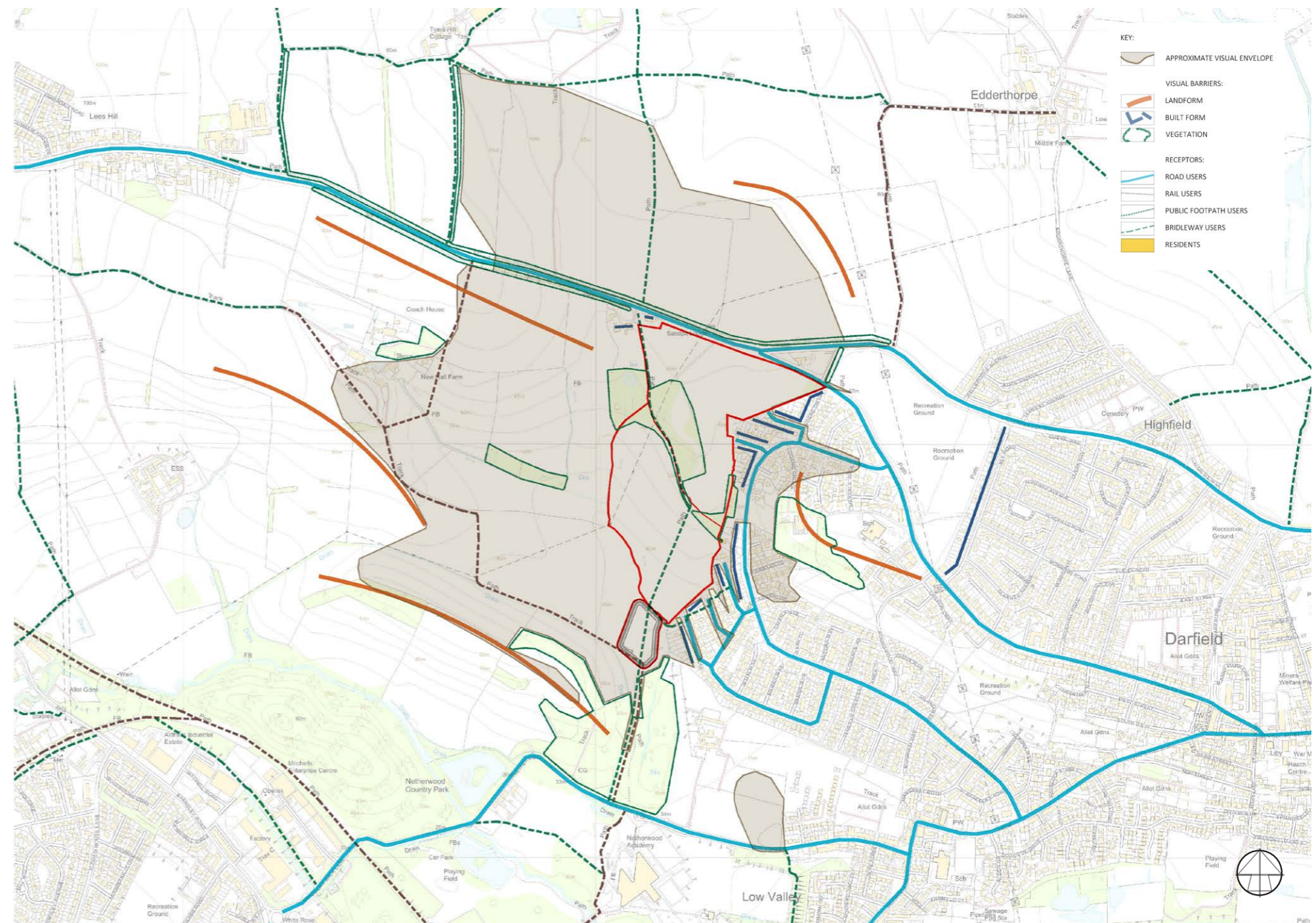
The rolling landform means that relatively small visual barriers as identified above can have a significant effect on views. The ridge forms immediately surrounding the site are sufficient to screen many more distant views.

Sensitive Visual Receptors

The plan on the opposite shows sensitive visual receptors that could be impacted by the development. Receptor is a term used to describe a physical feature or viewer group in visual terms. Identification of receptors builds on the establishment of the visual envelope. Receptors include users of roads, footpaths and residential properties.

Zone of Theoretical Visibility

An approximate visual envelope has been established from a desk study of topography and a site survey of publicly accessible locations within the study area. This method is considered to be a more effective means of defining actual visibility of the site than digital bare earth modelling. Bare earth modelling has the limitation of not featuring buildings, vegetation or other boundaries which may have a significant effect on the visibility of a development.



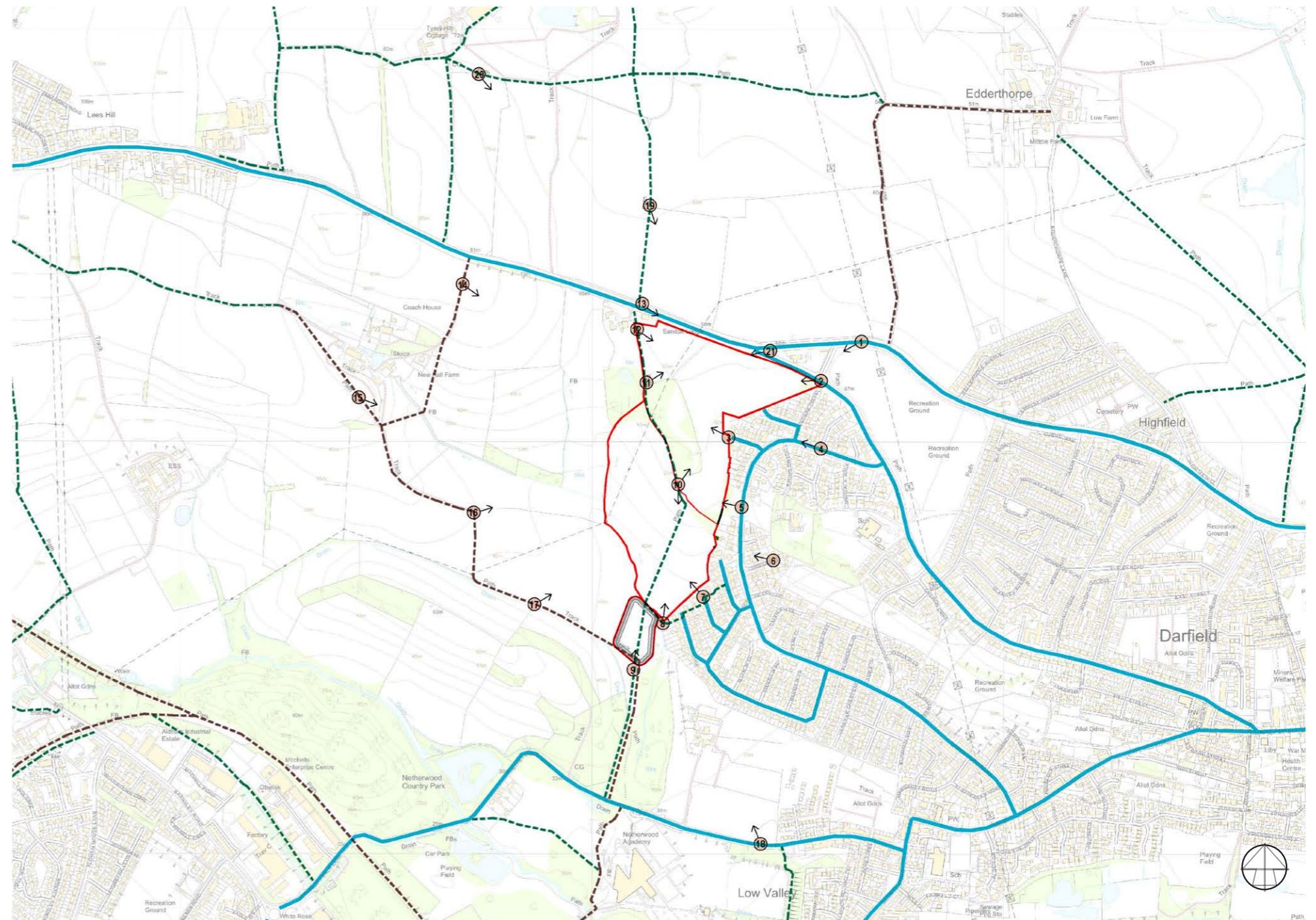
Not to scale

Representative Viewpoints

A series of 20 representative viewpoints have been selected as being the most representative of sensitive receptors based on the visual analysis, other views have been discounted because they are very similar and duplicate the same issues. The viewpoint locations are shown on the plan opposite.

These viewpoints were agreed with Barnsley Metropolitan Borough Council as part of a scoping request. Some viewpoints suggested have been discounted as they didnt provide views of the site. Other views have been added to best represent views available from the surrounding area.

Photographs shown were taken on a site visit in June 2024 in clear, sunny conditions, using a digital camera. All photographs are taken at 1.5m above ground level. Photographs within this report should be used as a reference and are provided to assist the reader in conveying the location and nature of views. Photography should not be relied upon and should not be a substitute for visiting the location in the field.



Not to scale

Viewpoint 1

Representative Viewpoint 1	
View From	Saltersbrook Road A625
Distance to nearest part of the site	100m
General description	View from Saltersbrook Road A625 Roofs and elevations of proposed frontagedwellings may be visible over the existing hedge.
Receptor	Pedestrians, road users and residential properties
Sensitivity	Vehicles - Medium. Residents and Walkers - High
Magnitude of Change	Low
Nature of Change	Adverse
Opportunities for Mitigation	Hedge to be retained and managed if possible. Tree and scrub planting to soften views of built form.



Viewpoint 2

Representative Viewpoint 2	
View From	Short Link Road
Distance to nearest part of the site	10m
General description	View from Short Link Road looking at the NE corner of the site Boundary hedge clearly visible along with hedgerow trees. Development will be set behind the hedge and built form set back by approximately 25m.
Receptor	Pedestrians, road users and residential properties
Sensitivity	Vehicles - Medium. Residents and Walkers - High
Magnitude of Change	High
Nature of Change	Adverse
Opportunities for Mitigation	Hedge to be retained and managed if possible. Tree and scrub planting to soften views of built form.



Viewpoint 3

Representative Viewpoint 3	
View From	Belvedere Drive
Distance to nearest part of the site	30m
General description	View from Belvedere Drive looking west. Dwellings will be visible set behind the boundary hedge, they will be seen in context with the existing dwellings on the left and right side of the road.
Receptor	Pedestrians and road users
Sensitivity	Vehicles - Medium. Walkers - High
Magnitude of Change	High
Nature of Change	Adverse
Opportunities for Mitigation	Hedge to the eastern boundary to be retained and managed. Development to be set back from boundary. Hedgerow and garden tree planting to soften views of built form.



Viewpoint 4

Representative Viewpoint 4	
View From	Upperwood Road
Distance to nearest part of the site	200m
General description	View from Upperwood Road looking west New development will be visible above the roofs of existing bungalows. Some of the trees forming the horizon will be removed. New development will be seen in context with the existing dwellings and as an extension of the existing residential area.
Receptor	Pedestrians and road users
Sensitivity	Vehicles - Medium. Walkers - High
Magnitude of Change	Medium
Nature of Change	Adverse
Opportunities for Mitigation	Retain existing trees where possible. Planting of new trees within development to break-up the roofscape.



Viewpoint 5

Representative Viewpoint 5	
View From	Upperwood Road
Distance to nearest part of the site	40m
General description	View from Upperwood Road green space looking south west. Dwellings will be visible set behind the existing trees, they will be seen in context with the existing dwellings on the opposite side of the road.
Receptor	Pedestrians and road users.
Sensitivity	Vehicles - Medium. Walkers - High
Magnitude of Change	Medium
Nature of Change	Adverse
Opportunities for Mitigation	Retain existing trees where possible. Planting of new trees within development to break-up the roofscape.



Viewpoint 6

Representative Viewpoint 6	
View From	Ferrara Close
Distance to nearest part of the site	160m
General description	View from Ferrara Close looking west. View is from an elevated position with clear views over the lower part of the site. This view is representative of the view from some other elevated positions at the east of Upperwood Road.
Receptor	Pedestrians and road users
Sensitivity	Vehicles - Medium. Walkers - High
Magnitude of Change	Medium
Nature of Change	Adverse
Opportunities for Mitigation	Hedge and hedgerow trees to be planted to the boundary of the site.



Viewpoint 7

Representative Viewpoint 7	
View From	Bari Close
Distance to nearest part of the site	40m
General description	View from Bari Close looking north west View of site partly screened by Biungalows, garages and hedges/trees. Dwellings will be seen over the hedges/trees, with development rising up the slope to the north.
Receptor	Pedestrians and road users
Sensitivity	Vehicles - Medium. Walkers - High
Magnitude of Change	Medium
Nature of Change	Adverse
Opportunities for Mitigation	Hedgerow and garden tree planting to soften views of built form.



Viewpoint 8

Representative Viewpoint 8	
View From	Public Footpath
Distance to nearest part of the site	0m
General description	View from public footpath looking north west. Residential development will be visible to the right of the view, with open space to the left
Receptor	Pedestrians
Sensitivity	Walkers - High
Magnitude of Change	High
Nature of Change	Adverse
Opportunities for Mitigation	Buffer to be created to the edge of development parcel. Enhancements to be made to open space area



Viewpoint 9

Representative Viewpoint 9	
View From	Public Footpath
Distance to nearest part of the site	0m
General description	View from public footpath looking north. Residential development will be visible in the middle ground, with open space and basin in the foreground
Receptor	Pedestrians
Sensitivity	Walkers - High
Magnitude of Change	High
Nature of Change	Adverse
Opportunities for Mitigation	Buffer to be created to the edge of development parcel. Enhancements to be made to open space area



Viewpoint 10

Representative Viewpoint 10	
View From	Public Footpath
Distance to nearest part of the site	0m
General description	View from public footpath looking south. View of site filtered by two hedgelines. The hedge/tree line in the middle ground and the outgrown hedge to the site boundary. The site is likely to be substantially screened when the hedges are in leaf. The dwellings may be seen through the hedges in winter and over the hedges in summer.
Receptor	Pedestrians
Sensitivity	Walkers - High
Magnitude of Change	High
Nature of Change	Adverse
Opportunities for Mitigation	Contour tree planting. Planting within open space to break-up development.



Viewpoint 11

Representative Viewpoint 11	
View From	Public Footpath
Distance to nearest part of the site	0m
General description	View from public footpath looking east. Trees to the right of the view are to be removed. Dwellings to be set back behind a buffer of open space.
Receptor	Pedestrians
Sensitivity	Walkers - High
Magnitude of Change	High
Nature of Change	Adverse
Opportunities for Mitigation	Dwellings to be set back from the ppublic footpath with a planted buffer and native hedgerow boundary treatments



Viewpoint 12

Representative Viewpoint 12	
View From	Public Footpath
Distance to nearest part of the site	0m
General description	View from public footpath looking south. Trees to the right of the view are to be retained and managed. Dwellings to be set back behind a buffer of open space to the left side of the view.
Receptor	Pedestrians
Sensitivity	Walkers - High
Magnitude of Change	High
Nature of Change	Adverse
Opportunities for Mitigation	Dwellings to be set back from the ppublic footpath with a planted buffer and native hedgerow boundary treatments



Viewpoint 13

Representative Viewpoint 13	
View From	Doncaster Road A635
Distance to nearest part of the site	50m
General description	View from pcycleway looking east. View of site filtered by existing hedge and trees. The dwellings will be seen through the hedges in winter and over the hedges in summer.
Receptor	Pedestrians and road users
Sensitivity	Vehicles - Medium. Walkers/cyclists - High
Magnitude of Change	Medium
Nature of Change	Adverse
Opportunities for Mitigation	Hedge and trees to the northern boundary to be retained and managed. Development to be set back from boundary. Hedgerow and garden tree planting to soften views of built form. Gateway open space.



Viewpoint 14

Representative Viewpoint 14	
View From	Bridleway
Distance to nearest part of the site	435m
General description	View from public Bridleway looking east. The site is visible in the centre of the view, containing part of the arable field and trees on the former sandpit. Some of these trees will be removed, dwellings will be visible behind a boundary buffer.
Receptor	Bridleway users
Sensitivity	Walkers - High
Magnitude of Change	Low
Nature of Change	Adverse
Opportunities for Mitigation	Hedges and trees to western boundary to be retained and managed. Development to be set back from boundary. Hedgerow and garden tree planting to soften views of built form.



Viewpoint 15

Representative Viewpoint 15	
View From	Bridleway
Distance to nearest part of the site	760m
General description	View from public Bridleway looking east. The site is visible in the centre of the view, containing part of the arable field and trees on the former sandpit. Some of these trees will be removed, dwellings will be visible behind a boundary buffer.
Receptor	Bridleway users
Sensitivity	Walkers - High
Magnitude of Change	Low
Nature of Change	Adverse
Opportunities for Mitigation	Hedges and trees to western boundary to be retained and managed. Development to be set back from boundary. Hedgerow and garden tree planting to soften views of built form.



Viewpoint 16

Representative Viewpoint 16	
View From	Bridleway
Distance to nearest part of the site	560m
General description	View from public Bridleway looking east. The site is visible in the centre of the view, containing part of the arable field and trees on the former sandpit. Some of these trees will be removed, dwellings will be visible behind a boundary buffer.
Receptor	Bridleway users
Sensitivity	Walkers - High
Magnitude of Change	Low
Nature of Change	Adverse
Opportunities for Mitigation	Hedges and trees to western boundary to be retained and managed. Development to be set back from boundary. Hedgerow and garden tree planting to soften views of built form.



Viewpoint 17

Representative Viewpoint 17	
View From	Bridleway
Distance to nearest part of the site	250m
General description	View from public Bridleway looking north east. The site is visible in the centre of the view, the arable field rising to the north. New dwellings will be seen here in context with the existing residential area.
Receptor	Bridleway users
Sensitivity	Walkers - High
Magnitude of Change	Medium
Nature of Change	Adverse
Opportunities for Mitigation	Woodland and scrub buffer to be created to the south eastern boundary



Viewpoint 18

Representative Viewpoint 18	
View From	Pitt Street
Distance to nearest part of the site	550m
General description	View from Pitt Street looking north. View of site filtered by hedges, trees and farm buildings The dwellings may over the visual barriers.
Receptor	Pedestrians
Sensitivity	Vehicles - Medium. Walkers - High
Magnitude of Change	Low
Nature of Change	Adverse
Opportunities for Mitigation	



Viewpoint 19

Representative Viewpoint 19	
View From	Public Footpath
Distance to nearest part of the site	305m
General description	View from public footpath looking south View of site filtered by trees and two hedgelines on Doncaster Road. The site is likely to be substantially screened by the hedges throughout the year. The dwellings may be partially visible through the hedges in winter and over the hedges in summer.
Receptor	Pedestrians
Sensitivity	Walkers - High
Magnitude of Change	Negligible
Nature of Change	Adverse
Opportunities for Mitigation	Existing hedges and trees to be retained and managed. Development to be set back from boundary. Hedgerow and garden tree planting to soften views of built form.



Viewpoint 20

Representative Viewpoint 20	
View From	Public Footpath
Distance to nearest part of the site	685m
General description	View from public footpath looking south east View of site filtered by trees and two hedgelines on Doncaster Road. The site is likely to be substantially screened by the hedges throughout the year. The dwellings may be partially visible through the hedges in winter and over the hedges in summer.
Receptor	Pedestrians
Sensitivity	Walkers - High
Magnitude of Change	Negligible
Nature of Change	Adverse
Opportunities for Mitigation	Existing hedges and trees to be retained and managed. Development to be set back from boundary. Hedgerow and garden tree planting to soften views of built form.



Appraisal of Effects on Visual Amenity

Visual Envelope

Within the study area the visual envelope of the site is restricted primarily to the areas identified. Theoretical views of the development are possible for a area extending at least 1km. In practice longer range views are likely to be filtered by landform or existing low level features such as hedges, fences, area of woodland and scrub, and buildings. Sensitive receptors within the visual envelope are generally limited to residential properties, roads and public footpath.

Using a series of 20 representative viewpoints the visual effects of the proposed development have been appraised. The selection of viewpoints which are on the boundary of the site reflects the limited nature of receptors from further afield. The table below shows a summary of the visual effects.

Visual	Sensitivity	Magnitude of Change	Nature of Effects
1	Medium/High	Low	Adverse
2	Medium/High	High	Adverse
3	Medium/High	High	Adverse
4	Medium/High	Medium	Adverse
5	Medium/High	Medium	Adverse
6	Medium/High	Medium	Adverse
7	Medium/High	Medium	Adverse
8	High	High	Adverse
9	High	High	Adverse
10	High	High	Adverse
11	High	High	Adverse
12	High	High	Adverse
13	Medium/High	Medium	Adverse
14	High	Low	Adverse
15	High	Low	Adverse
16	High	Low	Adverse
17	High	Medium	Adverse
18	Medium/High	Low	Adverse
19	High	Negligible	Adverse
20	High	Negligible	Adverse

All viewpoint receptors are considered to be medium or high sensitivity. This is due to the rural nature of the area and the fact that many views are either from residential or footpaths/bridleways.

The nature of effects is considered to be adverse in all cases.

Landscape Character

The development proposals have been used to determine the effects on baseline landscape character. The magnitude of change brought about by the proposed development is considered for the following character areas:

Receptor	Sensitivity	Magnitude of Change	Nature of Effects
NCA 38 Nottinghamshire, Derbyshire and Yorkshire Coalfield.	Medium	Low	Adverse
D3 West Dearne Settled Arable Slopes	Medium	Medium	Adverse

The landscape character of the site is considered to be of medium sensitivity for all receptors. This is reflective of the sensitivity descriptions within the character assessments.

The capacity of the site to accommodate change is considered to be medium, as a result of partial loss of or alteration to one or more key elements/features/characteristics of the landscape character. Introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape.

The nature of effects is considered to be adverse. Any development of the site should therefore look to minimise impact on the landscape character by conserving the defined characteristics of the area and following the Guidelines stated within the LCAs.

The effects on Landscape Character will have been considered through the Local Plan process which lead to the allocation of the land for housing.

Landscape Elements

The Landscape Masterplan has been used to determine the effects on baseline landscape elements. The magnitude of change brought about by the proposed development is considered for the following elements of the landscape:

Receptor	Sensitivity	Magnitude of Change	Nature of Effects
Topsoil	Medium	High	Adverse
Site Boundary Vegetation	Medium	Medium	Beneficial
Landform	Medium	Negligible	Adverse

The top soil of the site is considered to be of medium sensitivity. This is due to the current agricultural use. The proposed development will replace large areas of topsoil with hard surfacing. Other areas will be landscaped to create areas of open space with extensive tree and hedge planting, this is judged to result in a high magnitude of change with a adverse effect.

The site boundary vegetation is considered to be of medium sensitivity. The proposals will retain the majority of boundary vegetation and in addition will restore some hedgerows. New hedge and buffer planting will be carried out to the southern and northern boundaries. This will result in a medium magnitude of change with a beneficial effect.

Landform is considered to be of medium sensitivity. Some minor changes in levels are expected to create level plots for dwellings, in addition a small surface water attenuation basin will be created. The magnitude of change in landform will be negligible with an adverse effect.

Visual Appraisal

Within the study area the visual envelope of the site is restricted primarily to the areas identified. Theoretical views of the development are possible for a area extending at least 1km. In practice longer range views are likely to be filtered by landform or existing low level features such as hedges, fences, area of woodland and scrub, and buildings. Sensitive receptors within the visual envelope are generally limited to residential properties, roads and public footpath.

Using a series of 20 representative viewpoints the visual effects of the proposed development have been appraised. The selection of viewpoints which are on the boundary of the site reflects the limited nature of receptors from further afield. The table below shows a summary of the visual effects.

Visual	Sensitivity	Magnitude of Change	Nature of Effects
1	Medium/High	Low	Adverse
2	Medium/High	High	Adverse
3	Medium/High	High	Adverse
4	Medium/High	Medium	Adverse
5	Medium/High	Medium	Adverse
6	Medium/High	Medium	Adverse
7	Medium/High	Medium	Adverse
8	High	High	Adverse
9	High	High	Adverse
10	High	High	Adverse
11	High	High	Adverse
12	High	High	Adverse
13	Medium/High	Medium	Adverse
14	High	Low	Adverse
15	High	Low	Adverse
16	High	Low	Adverse
17	High	Medium	Adverse
18	Medium/High	Low	Adverse
19	High	Negligible	Adverse
20	High	Negligible	Adverse

All viewpoint receptors are considered to be medium or high sensitivity. This is due to the rural nature of the area and the fact that many views are either from residential or footpaths/bridleways.

The nature of effects is considered to be adverse in all cases.

The appraisal of effects has shown that the proposed development will result in effects which are adverse in nature. This is due in many cases to the greenfield nature of the site at the close proximity to receptors such as existing residential and footpaths.

As with any development of this scale and form there are inevitable adverse effects, these are visual effects close to the site boundary. However these have been limited through design and offset by improvements/increases in vegetation, public open space and access.

A Landscape Masterplan illustrating mitigation measures has been prepared for the development which will guide the more detailed landscape proposals ensuring the following:

- A scheme which assimilates into the local landscape character
- The establishment of an improved settlement edge
- Retention and management of all existing boundary hedges and trees
- Areas of open space for recreation and improved public access
- New planting to the western and southern boundaries
- Adverse effects of development which are mitigated as far as is reasonably practical

Given the approach taken to the scheme design and the resulting proposals which accord with local planning policies and current best practice in Green Infrastructure design and planning; there is no reason why the likely landscape and visual effects of the proposed development should be regarded as unacceptable on this allocated site.