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STERLING CAPITOL

Capitol Park, Barnsley

Landscape and Visual Appraisal

June 2019

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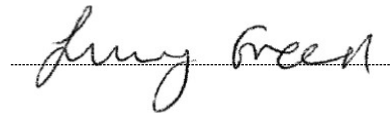
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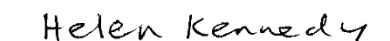
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1 INTRODUCTION

- 1.1.1 The Landscape and Visual Appraisal identifies and assesses the likely landscape and visual effects of the proposed development at Capitol Park, Barnsley, upon the site and surrounding area. The site has been considered through the Local Plan process and is now allocated for employment.

2 METHODOLOGY

2.1 General Approach

- 2.1.1 The Appraisal was carried out using combined site and desk based survey and analysis. The methodology used followed recommendations and guidance set out in the following reports:
- Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA 3)¹; and
 - An Approach to Landscape Character Assessment².
- 2.1.2 The effects of a development on landscape character and on visual amenity are reported separately, in accordance with GLVIA 3.
- 2.1.3 GLVIA 3 and the Statement of Clarification 1/13³ make clear that for non-EIA developments the Appraisal should consider all types of effects: adverse and beneficial, direct and indirect, and long and short term, as well as cumulative effects. However, none of these effects should be given a judgement involving the terms 'significant' or 'significance'. GLVIA 3 also stresses that the approach to the assessment needs to be proportionate to the scale of the development being assessed and the nature of the likely effects.
- 2.1.4 The Landscape Institute produced Advice Note 01/11⁴ and Technical Guidance Note 02/17⁵ to advise its members on the use of photography and photomontage in landscape and visual assessment and on visual representations of development proposals; the photographs in this Appraisal have been produced and presented in accordance with this advice.

¹ Guidelines for Landscape and Visual Impact Assessment, Third Edition, by the Landscape Institute and Institute of Environmental Management and Assessment (2013)

² An Approach to Landscape Character Assessment (October 2014), Christine Tudor, Natural England

³ GLVIA3 Statement of Clarification 1/13, 10-06-13

⁴ The use of photography and photomontage in landscape and visual assessment, Landscape Institute Advice Note 01/11 (March 2011)

⁵ Visual representation of development proposals, Landscape Institute Technical Guidance Note 02/17 (31 March 2017)

2.1.5 *Landscape effects* associated with a development relate to changes to the fabric, character and quality of the landscape resource and how it is experienced. The landscape assessment studies:

- Direct effects upon specific landscape elements, especially prominent and eye catching features;
- Change in character, which is the distinct, recognisable and consistent pattern of elements that creates distinctiveness and a sense of place;
- Subtle effects that contribute towards the experience of intangible characteristics such as tranquillity, wildness and cultural associations; and
- Effects on designated landscapes, conservation sites, and other acknowledged special areas of interest.

2.1.6 *Visual effects* relate closely to landscape effects, but they concern changes in views. Visual assessment concerns people's perception and response to changes in visual amenity. Effects may result from new landscape elements that cause visual intrusion or new features that obstruct views across the landscape.

2.1.7 Both landscape and visual effects can be adverse, beneficial or neutral, short, medium or long term, permanent or temporary, reversible or irreversible, direct (an effect that is directly attributable to the proposed development) or indirect (effects resulting indirectly from the development as a consequence of the direct effects), and cumulative, relating to additional changes that may arise when the proposed development is considered in conjunction with other similar developments.

2.2 The Study Area

2.2.1 The Appraisal considers the site and its surroundings, encompassing an area within a 2 km radius of the outermost edge of the development, as it is considered that beyond 2 km the development would not result in noticeable effects.

2.3 Thresholds and Criteria

2.3.1 GLVIA 3 (paragraph 1.20) states that the guidance is "*not intended to be prescriptive, in that it does not provide a 'recipe' that can be followed in every situation. It is always the primary responsibility of any landscape professional carrying out an assessment to ensure that the approach and methodology adopted are appropriate to the particular circumstances.*" This Appraisal has therefore defined a set of criteria to assess the potential landscape and visual effects of the development.

2.4 Methodology for the Assessment of Landscape Effects

- 2.4.1 The level of the landscape effects identified is determined by a consideration of the sensitivity of the landscape receptors and the magnitude of the impacts on the landscape.
- 2.4.2 The nature or sensitivity of a landscape receptor combines judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape, as defined in the GLVIA glossary and in paragraph 5.39 of GLVIA 3. Paragraph 5.39 of GLVIA 3 also states that LVIA sensitivity is similar to the concept of landscape sensitivity used in landscape planning, but is not the same as it is specific to the particular project or development proposed and the location in question. Thus, an assessment of sensitivity is not strictly part of the initial baseline study of landscape character; it is considered as part of the assessment of effects of the development.
- 2.4.3 The nature or magnitude of the impacts on the landscape receptors depends upon the size or scale of the changes, the geographical extent of the area influenced, and the duration and reversibility of the effects.
- 2.4.4 The landscape receptors include the landscape character of the site, the Landscape Character Type / Landscape Character Area (LCT/LCA) the site is within, the surrounding LCTs/LCAs and any designated landscapes within the 2 km study area.

Susceptibility to the Proposed Change

- 2.4.5 This is defined as the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or any particular aesthetic and perceptual aspects) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies (see paragraph 5.40 of GLVIA 3).
- 2.4.6 Judgements about the susceptibility of the receptor to the proposed change are assigned a level on the scale: high, medium, low, and a description of how these judgements are made is provided.

Landscape Value

- 2.4.7 Assessment of value is concerned with the relative value attached to different landscapes by society, recognising (in line with the European Landscape Convention) that all landscapes are important. A consideration of value at the baseline stage

informs judgements on the level of effects. Landscapes can be valued by different people for different reasons, connected to a range of factors including landscape quality (condition), scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects and associations (see GLVIA 3 Box 5.1 for definitions). This consensus can be recognised at a local, regional, national or international scale. Table 1 explains how criteria are applied to arrive at an evaluation of landscape value in this Appraisal. It is derived from GLVIA 3.

Table 1: Criteria for the assessment of landscape value			
Value	Typical criteria	Typical scale	Typical examples
High	Excellent condition, high importance, scenic quality, rarity No or limited potential for substitution	International, National	World Heritage Site, National Park, Area of Outstanding Natural Beauty (AONB), Registered Historic Parks and Gardens
Medium	Good condition, medium importance, scenic quality, rarity Some potential for substitution	Regional, local authority, local community	Local Designations eg AGLVs (If they have been reviewed and updated) Undesignated but value expressed for instance in demonstrable use
Low	Poor condition, low importance, scenic quality, rarity Potential for substitution	Local community	Areas identified as having some redeeming feature or features and possibly identified for improvement Areas identified for recovery

2.4.8 The EIA Regulations do not require study of whether a development complies with planning policy; this is also the case for a non-EIA Appraisals. Planning policy is, however, important and relevant to Appraisals when it is a recognition or reflection of the value placed upon a particular landscape or its attributes by society. Thus designations like National Parks and AONB have relevance since they identify a consensus about this aforesaid value. Reference to planning policy can therefore assist the assessor in identifying sensitive receptors.

Sensitivity of the Landscape Resource to the Development

2.4.9 In the context of this development, the scale of the sensitivity to the development is as outlined in Table 2 and is derived from GLVIA 3.

Table 2: Levels of landscape sensitivity to the proposed development	
Level	Typical criteria
Low sensitivity	These landscapes are likely to be of low susceptibility to change and low value, have a strong sense of enclosure that reduces visual sensitivity, are likely to be already affected by man-made features, have reduced tranquillity, are likely to have little inter-visibility with adjacent landscapes and exhibit a low density of sensitive landscape areas/features.

Table 2: Levels of landscape sensitivity to the proposed development	
Medium – low sensitivity	These landscapes are likely to be of medium to low susceptibility to change and medium to low value, have some enclosure, may already be affected by some man-made features, have little inter-visibility with adjacent landscapes or exhibit a moderate-low density of sensitive landscape areas/features.
Medium sensitivity	These landscapes are likely to be of medium susceptibility to change and medium value; they may have some enclosure, or be affected by some man-made features, or have little inter-visibility with adjacent landscapes and exhibit a moderate density of sensitive landscape areas/features.
Medium – high sensitivity	These landscapes are likely to be of medium to high susceptibility to change and medium to high value, they may be open or exposed and have few man-made features. They are often inter-visible with adjacent landscapes and exhibit a moderate-high density of sensitive landscape areas/features.
High sensitivity	These landscapes are likely to be of high susceptibility to change and high value, they may be open or exposed with a remote character and an absence of man-made features. They are often highly visible from adjacent landscapes and exhibit a high density of sensitive landscape areas/features.

Magnitude of Landscape Impacts

2.4.10 Table 3 explains how criteria are applied to arrive at an assessment of magnitude and is derived from GLVIA 3. The table gives typical criteria and not all need to be applicable.

Table 3: Criteria for the assessment of magnitude of landscape impacts	
Level	Typical criteria
High	• Total loss of or major alteration to key features or perceptual aspects of the baseline and/or the addition of new features considered to be totally uncharacteristic when set within the attributes of the receiving landscape • The effects would be perceived over a large area influencing several landscape character types/areas • The effects would be long term (e.g. over 10 years) and/or irreversible
Medium	• Partial loss of or alteration to key features or perceptual aspects of the baseline and/or the addition of new features that may be prominent but may not be considered substantially uncharacteristic when set within the attributes of the receiving landscape • The effects would be at the scale of the landscape character type/area within which the proposal lies • The effects would be medium term (e.g. 5 to 10 years) and/or partially reversible
Low	• Minor loss of or alteration to key features or perceptual aspects of the baseline and/or the addition of new features that may not be considered uncharacteristic when set within the attributes of the receiving landscape • The effects would be at the level of the immediate setting of the site • The effects would be short term (e.g. 0 to 5 years) and/or reversible

Table 3: Criteria for the assessment of magnitude of landscape impacts	
Level	Typical criteria
Negligible	• Very minor or no loss of or alteration to key features or perceptual aspects of the baseline and/or the addition of new features that are not uncharacteristic with the surrounding landscape - approximating the 'no change' situation • The effects would be at the site level, within the development site itself • The effects would be very short term (e.g. less than 1 year) and/or reversible

Overall Level of the Landscape Effects

2.4.11 A consideration of the sensitivity of the landscape receptors to the development and the magnitude of the change resulting from the development, determines the overall level of the predicted effect. The relationship between sensitivity and magnitude is illustrated in the matrix shown in Table 4. However, it is not intended that this will lead to a formulaic approach and descriptions of how the level of effect has been determined are provided (see paragraphs 3.34 and 3.35 of GLVIA 3).

Table 4: Overall level of landscape effects matrix			
Magnitude	Sensitivity		
	High	Medium	Low
High	Substantial/severe	Moderate to substantial	Moderate
Medium	Moderate to substantial	Moderate	Slight to moderate
Low	Moderate	Slight to moderate	Slight
Negligible	Slight/imperceptible	Slight/imperceptible	Imperceptible

2.4.12 Overall, effects may be adverse, neutral or beneficial, and are assigned a level on the scale: Imperceptible-Slight-Moderate-Substantial-Severe, taking into account mitigation measures, and different stages of the project lifecycle. Intermediate levels, such as slight to moderate and moderate to substantial, may also apply.

2.5 Methodology for the Assessment of Visual Effects

2.5.1 As with landscape effects, a consideration of the sensitivity of visual receptors (people) and the magnitude of the change determines the level of the predicted effect on views and visual amenity.

2.5.2 The nature or sensitivity of the visual receptors considers their susceptibility to the type of change or development proposed and the value people attach to the affected views (GLVIA 3, paragraph 6.31).

2.5.3 The nature or magnitude of the effects on visual receptors depends upon the size or scale of the changes, the geographical extent of the area influenced, and the duration and reversibility of the effects. In visual assessment, magnitude is also determined by the distance from the viewer, the extent of change in the field of vision, and the

duration of activity apparent from each viewpoint, or from a sequence of points that may have transient views, for instance along a road.

Sensitivity of Visual Receptors

- 2.5.4 Visual receptors include the public or community at large, residents, visitors, workers and people travelling through the landscape. The types of viewers, the numbers, the duration of the view and the importance of the view or views of and from valued areas define the sensitivity of a visual receptor.
- 2.5.5 In the context of this development, the sensitivity of the visual receptors is as outlined in Table 5 and is derived from GLVIA 3.

Table 5: Criteria for the assessment of sensitivity of visual receptors	
Level	Typical criteria
High	- Public views within areas of protected landscapes such as National Parks and AONBs - Users of outdoor recreational facilities including public rights of way, or visitors to heritage assets or other attractions whose attention or interest is focused on the landscape and where tolerance to change is likely to be low - Communities where the development results in changes in the landscape setting or valued views enjoyed by the community - Occupiers of residential properties with views affected by the development - Tourists travelling through or past the affected landscape in cars, on trains or other transport routes whose attention or interest is focused on the landscape and where tolerance to change is likely to be low
Medium	- People, such as commuters and hauliers (not tourists) travelling through or past the affected landscape in cars, on trains or other transport routes - Users of outdoor recreation facilities where nature of view is only partially relevant to the activity being undertaken
Low	- People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape - People at their place of work, or engaged in similar activities, whose attention may be focused on their work or activity, not their surroundings, and where setting is not important to the quality of working life - Views from urban roads, footways, railways and industrial areas whose attention may be focused away from the landscape and where tolerance to change is likely to be high

Magnitude of Visual Impacts

- 2.5.6 Table 6 explains how criteria are applied to arrive at an assessment of magnitude and is derived from GLVIA 3. The table gives typical criteria and not all need to be applicable.

Table 6: Criteria for the assessment of magnitude of visual impacts	
Level	Typical criteria
High	- Total loss of or major alteration to views and/or the addition of new features that would be very prominent, and/or would greatly contrast with the existing view - Full, open views, experienced for the majority of a journey or full duration of an activity - The views would be close, direct and/or totally occupied by the proposed development - The effects would be long term (e.g. over 10 years) and/or irreversible
Medium	- Partial loss of or alteration to views and/or the addition of new features that would be prominent, and/or would contrast with the existing view - Partial views, experienced for part of a journey or activity - The views would be middle distance, partially oblique and/or partially occupied by the proposed development - The effects would be medium term (e.g. 5 to 10 years) and/or partially reversible
Low	- Minor loss of or alteration to views and/or the addition of new features that would not be prominent, and/or would not contrast with the existing view - Glimpsed views, experienced for a small part of a journey or activity - The views would be distant, oblique and/or only a small part of the view would be occupied by the proposed development - The effects would be short term (e.g. 0 to 5 years) and/or reversible
Negligible	- Very minor or no loss of or alteration to views and/or the addition of new features that would be almost imperceptible or imperceptible - approximating the 'no change' situation - Very brief glimpsed views - The views would be very distant, very oblique and/or only a tiny part of the view would be occupied by the proposed development - The effects would be very short term (eg less than 1 year) and/or reversible

Overall Level of the Visual Effects

2.5.7 As with landscape effects, a consideration of the sensitivity of the visual receptors to the development and the magnitude of the change resulting from the development, determines the level of the predicted effect. The relationship between sensitivity and magnitude is illustrated in the matrix shown in Table 7. However, it is not intended that this will lead to a formulaic approach and descriptions of how the level of effect has been determined are provided (see paragraphs 3.34 and 3.35 of GLVIA 3).

Table 7: Overall level of visual effects matrix			
Magnitude	Sensitivity		
	High	Medium	Low
High	Substantial/severe	Moderate to substantial	Moderate
Medium	Moderate to substantial	Moderate	Slight to moderate
Low	Moderate	Slight to moderate	Slight
Negligible	Slight/imperceptible	Slight/imperceptible	Imperceptible

2.5.8 Overall, effects may be adverse, neutral or beneficial, and are assigned a level on the scale: Imperceptible-Slight-Moderate-Substantial-Severe, taking into account

mitigation measures, and different stages of the project lifecycle. Intermediate levels, such as slight to moderate and moderate to substantial, may also apply.

2.6 Viewpoints

2.6.1 A number of representative viewpoints were identified to illustrate the potential visual effects of the development (shown on Figure 3.1A). A series of photographs were taken from the representative viewpoints in April 2017 using a digital SLR camera with a full frame sensor and a fixed 50 mm lens, mounted on a stable, levelled tripod with a professional panoramic head attached. This positions the focal centre of the camera lens above the pivot of the tripod and allows the photographs to be stitched together accurately using software (Viewpoints 1 to 4 on Figures 3.2A to 3.5A). The photographs illustrate views of potential receptors and show the site in the context of the surrounding landscape and settlements.

2.6.2 It should be recognised that viewpoints are provided as part of an Appraisal to be representative of the potential visibility of a development from the surrounding receptors, they are not intended to illustrate every possible view of a development.

3 LANDSCAPE CHARACTER BASELINE

3.1 Introduction

3.1.1 This section firstly reviews the published landscape character information relevant to the 2 km study area and the landscape designations and sensitive receptors. The site appraisal then informed a description of the existing baseline condition of the area within the vicinity of the site.

3.2 Published Landscape Character Information of the 2 km Study Area

3.2.1 The following studies provide a strategic assessment of the 2 km radius study area:

- The regional study developed as part of the Character of England project and published by the then Countryside Agency⁶, now Natural England, has identified a number of National Character Areas (NCAs); and
- The Barnsley Borough Landscape Character Assessment (Review 2016)⁷.

⁶ Character of England project and published by the then Countryside Agency in 1999 and updated by Natural England 2015

⁷ 2016 review of Barnsley Borough Landscape Character Assessment, 2002, Environmental Consultancy University of Sheffield and Land Use Consultants for Barnsley Metropolitan Borough Council

Natural England National Character Areas (NCA)

3.2.2 The site and the study area lie within NCA 38, the Nottinghamshire, Derbyshire and Yorkshire Coalfield, the key characteristics of which are:

- *“A low-lying landscape of rolling ridges with rounded sandstone escarpments and large rivers running through broad valleys, underlain by Pennine Coal Measures;*
- *Local variations in landscape character reflecting variations in underlying geology;*
- *Several major rivers flow through the rural and urban areas of the NCA, generally from west to east in broad valleys;*
- *A mixed pattern of built-up areas, industrial land, pockets of dereliction and farmed open country;*
- *Small, fragmented remnants of pre-industrial landscapes and more recent creation of semi-natural vegetation, including woodlands, river valley habitats and subsidence flashes, with field boundaries of clipped hedges or fences;*
- *Many areas affected by urban fringe pressures creating fragmented landscapes, some with a dilapidated character, separated by substantial stretches of intact agricultural land in both arable and pastoral use;*
- *A strong cultural identity arising from a history of coal mining, steel making and other heavy industry which resulted from the close relationship between underlying geology and resource availability, notably water power, iron ore and coal;*
- *Features of industrial heritage such as mills, goits, tips, old railway lines, canals and bridges are evident, along with former mining villages;*
- *Many large country houses and estates established by wealthy industrialists in the 18th and 19th centuries and ancient monuments create focal points and important recreational opportunities within the landscape, such as Bretton Hall, Wentworth, Woodhouse, Temple Newsam, Nostell Priory, Bolsover Castle and the ruins of Codnor Castle;*
- *Extensive urbanisation, such as in the major cities of Leeds and Sheffield, with terraced and back-to-back housing and grand 19th-century municipal buildings and churches at their centres, now surrounded by extensive housing and industrial development;*
- *Widespread influence of transport routes, including canals, roads and railways, with ribbon developments emphasising the urban influence in the landscape;*

- *An extensive network of multi-user trails on former railway lines and canal towpaths, such as the Trans Pennine Trail and the Ebor Way; and*
- *Continuing development pressure including land renewal and regeneration projects, especially along river corridors and around towns”.*

The Barnsley Borough Landscape Character Assessment (Review 2016)

- 3.2.3 This assessment was initially published in 2002. The scope of the 2016 review was to focus on the 24 character areas within the 6 landscape types so as to establish weather changes have occurred.
- 3.2.4 The assessment characterises the rural areas of the Borough into landscape types and landscape character areas. The site is within landscape type E: Settled Wooded Farmland and landscape character area E2: Barnsley Settled Wooded Farmland, the key characteristics of which are listed as:
- ***“Gently rolling landform*** sloping towards the Rivers Dove and Dearne;
 - ***Diverse range of land use***, including agriculture, recreation, residential, industry, communication and landscape renewal;
 - ***Dominant presence of urban development***;
 - ***Sense of urbanisation*** with urban fringe pressures and skyline views of settlements;
 - ***Isolated pockets of farmland with farmstead***;
 - ***Fields, predominantly pasture***, bounded by fences and poorly managed hedgerows;
 - ***Traditional mining settlements*** lie within the character area - Dodworth, Barugh, Barugh Green, Higham and Barnsley;
 - ***Evidence of past and present industrial activity*** due to presence of reclaimed tips and working warehouse units on settlement edges;
 - ***Some areas of scrubby, compartmentalised field units*** adjacent to settlements at the urban interface; and
 - ***Urban Greenspace*** running into the urban fabric of Barnsley and having a variety of uses, but predominantly recreational”.
- 3.2.5 The forces for change include ***“Pressure for further development*** due to the proximity of existing urban development and roads.”

- 3.2.6 The assessment then goes on to evaluate landscape in terms of the strength of character, condition and sensitivity and capacity. The overall strength of character is judged to be **moderate**, the landscape condition is considered to be **poor** and the Landscape Sensitivity to further built development is judged to be **medium** and Landscape Capacity is considered to be **medium**.
- 3.2.7 The management opportunities relevant to this project include *“**Improve landscape setting of industrial buildings by appropriate landscape treatment (e.g. hedge, tree or woodland planting around boundaries with countryside).**”*
- 3.2.8 The Barnsley Borough Landscape Character Assessment (Review 2016), concludes the overall strength of character remains as moderate, and the Landscape Sensitivity to further built development remains as medium and Landscape Capacity remains as medium.
- 3.2.9 Previously identified degraded pockets of farmland and urban greenspace surrounding extensive urban development remain the case today and so landscaping condition is judged to remain poor. Therefore, four areas associated with the existing urban edges were considered to establish their appropriateness for development one of which is referred to as *“A small pocket of land north of Dodworth, between Dodworth tip and the M1”*, which is the site.

3.3 Landscape Character of Study Area

Landform and Drainage

- 3.3.1 The site itself rises from 160 m AOD in the south to a high point of 163.5 m AOD and then falls to the north to a low point of 144.5 m AOD. The surrounding study area continues to fall to the north and east towards the River Dearne, which is at approximately 60 m AOD. To the south the landform also falls slightly towards Stainborough Dike and in the south west it rises again to a high point of 190 m AOD at Champany Hill. Immediately to the west of the site the landform rises to a high point of 190 m AOD, this is a restored waste tip from the former coal mine. Beyond this the landform falls to approximately 90 m AOD at Silkstone Beck.
- 3.3.2 The River Dearne lies approximately 2.5 km to the north of the site, Silkstone Beck runs from the south, approximately 1.8 km to the west of the site at the closest point to join Cawthorne Dike, 2.3 km to the north west of the site, which then flows east into the River Dearne. Stainborough Dike flows from the west, approximately 2.2 km to the south of the site, east and then south east into the reservoir at Worsbrough

Country Park. The closest watercourse to the site is the drain that flows north from the opposite side of the M1 to the site.

Land Cover and Land Use

- 3.3.3 The land cover and land use of the study area is a mixture of agricultural land, recreational areas, woodland, settlements and industrial areas with the M1 forming a prominent feature.
- 3.3.4 Areas of agricultural land include the site itself and land to the north, north west and south west. There is a restored waste tip from a former coal mine to the west which has a significant area of woodland on the eastern side. Hugset Wood to the north west and Silkstone Fall wood to the south west are also prominent areas of woodland within the study area.
- 3.3.5 The settlement of Dodworth lies to the south of the site and the suburbs of Barnsley lie to the east and north, which include Higham, Barugh, Gawber and Pogmoor. Industrial areas include the existing Capitol Park to the south east, Dodworth Business Park lies to the south west and the South Yorkshire (Redbrook) Industrial Estate lies to the north.

Roads and Rights of Way

- 3.3.6 The M1 runs along the north eastern boundary of the site and Junction 37 lies approximately 500 m to the south east of the site. Junction 37 is with the A628 which runs from the west through the study area to Barnsley. The A6133 runs south east off the A628, approximately 1 km south east of the site. The A635 runs through the north of the study area, approximately 1.4 km north of the site; the A637 runs north off this road.
- 3.3.7 The B6099 and the B6449 run through Dodworth in the southern section of the study area.
- 3.3.8 The closest public right of way to the site is the public footpath that runs off Higham Lane at the northern corner of the site, heading west then south to join the public footpath that runs east-west approximately 170 m south of the site. This footpath links to a large number of public footpaths and bridleways that run through the western half of the study area.

- 3.3.9 There are also a number of public footpaths in the eastern half of the study area that run between residential areas across the pockets of undeveloped land, for example just to the north east of the site across Higham Common.

3.4 Landscape Character of the Site

- 3.4.1 The site itself is approximately 5.3 ha and consists of two agricultural fields divided by an overgrown hedge and a track running from Higham Lane east to a transmitter that is located in the north eastern corner of the site.
- 3.4.2 Higham Lane forms the western and southern boundary of the site; this is lined with trees along the site boundary and woodland on the opposite side. Lane Side Farm and Higham Manor lie on the western edge and Lane Head Farm in the southern corner; all are accessed off Higham Lane. Lane Head Farm is owned by Sterling Capitol. The eastern boundary is also formed by an overgrown hedge, to the other side of which is the existing Capitol Park business park. The northern boundary is formed by a post and rail fence along the top of the M1 embankment, which is in cutting in this area.
- 3.4.3 The overgrown hedges within the site and along the eastern boundary are species rich and are classed as important under The Hedgerow Regulations 1997. This is due to the fact that they predate the Enclosure Act of 1847.

4 VISUAL BASELINE

- 4.1.1 The visual envelope of the existing site is defined generally by:
- The vegetation and hedgerows along the northern M1 embankment and surrounding the fields to the north;
 - The existing Capitol Park business park to the east; and
 - The woodland along Higham Lane to the south and west.
- 4.1.2 This is summarised on Figure 3.6A.

5 ASSESSMENT OF LANDSCAPE EFFECTS

5.1 Introduction

- 5.1.1 The main impacts that would affect the landscape character of the site and the surrounding area as a result of the proposed development are identified as:
- The temporary effects associated with the construction of the development, including the addition of temporary compounds and delivery and storage of materials on the site;

- The demolition of Lane Head Farm in the southern corner of the site;
- The redevelopment of the site from agricultural land to a new industrial development; and
- The proposed access roads off Capitol Close.

5.1.2 These impacts would be affected by the proposed timescale for the work. Impacts are assessed with the proposed mitigation measures, as set out in Section 3.6 below, assumed to be in place.

5.2 Potential Landscape Effects during Construction

5.2.1 During the construction of the proposed development, impacts would be of a localised nature and adverse due to the disturbance caused over the short term by activities connected to the construction of the developments.

5.3 Potential Landscape Effects of the Completed Development

5.3.1 The proposed development would change the land use and management of the site from agricultural land to a landscaped industrial park with two large industrial units, car parking areas, service yards, access roads and landscaped areas.

5.3.2 The only landscape features of the site are the overgrown hedge dividing the fields, the boundary vegetation and the three properties on the site boundary – Lane Side Farm, Higham Manor and Lane Head Farm. The hedgerow running through the site and the boundary vegetation would be retained where possible and enhanced by additional planting. Lane Side Farm and Higham Manor would be retained and a landscaped buffer zone would separate them from the proposed development. Lane Head Farm is owned by Sterling Capitol and would need to be demolished to make way for the new access road.

5.3.3 The development would introduce new features, such as the buildings, planting and lighting which would tie into the neighbouring use of the existing Capitol Park business park to the south east.

5.3.4 The susceptibility to the proposed change and landscape value are assessed as low due to the neighbouring existing Capitol Park and M1 and as existing vegetation would be retained where possible, therefore the site has been assessed as low sensitivity to the development. The magnitude of change resulting from the development on the landscape character of the site and the surrounding area is assessed as medium to low as the development would result in a partial alteration of the baseline at the level of

the immediate setting of the site and the overall effect is assessed as slight to moderate adverse.

6 ASSESSMENT OF VISUAL EFFECTS

6.1 Introduction

6.1.1 Views of the proposed development would generally be restricted to those areas and properties that have a view of the site and the existing neighbouring buildings at present. The site investigation has verified this and the impacts are described in detail in the sections, below.

6.1.2 The following table, Table 8, describes the main visible components of the development, with a summary of the predicted impact and potential mitigation measures that can be implemented in order to reduce, remove or offset the level of impact.

Table 8: Visible component features of the development		
Component	Predicted effect	Mitigation
Construction		
Construction vehicle movement	The increase in activity for short time and temporary increase in amount of visual clutter would result in slight to moderate adverse impacts.	Vehicle movements would be kept to a minimum; the surrounding vegetation would be retained.
Demolition of Lane Head Farm	This would result in temporary impacts on Higham Lane in the immediate vicinity of the property.	The surrounding vegetation would be retained.
Construction of the development	The increase in activity for short time and temporary increase in amount of visual clutter would result in substantial adverse impacts for receptors close to the site; impacts would reduce with distance from the site and would be temporary.	The duration of the construction phase would be kept to a minimum; the surrounding vegetation would be retained.
Construction of the new site accesses	The new access road would be required off Capitol Close, which is the access road through the existing business park to the south east therefore the effects of this would be minimal.	The duration of the construction phase would be kept to a minimum; the surrounding vegetation would be retained.
Storage areas including compound with stockpiles of materials	Effects as above. These elements would be less visible, therefore impacts would be slight adverse.	The duration of the construction phase would be kept to a minimum; the surrounding vegetation would be retained.

Table 8: Visible component features of the development		
Component	Predicted effect	Mitigation
Completion		
The completed development	Lane Side Farm and Higham Manor would experience substantial adverse impacts as they would be surrounded by the development on 3 sides, other nearby receptors would experience slight to moderate adverse impacts. Impacts would reduce as the proposed planting matures.	The surrounding vegetation would be retained and enhanced. A landscaped buffer zone would be provided between the two properties and the development.
The access roads	The development would be accessed via an extension to Capitol Close which is the access road through the existing business park to the south east therefore the effects of this would be minimal.	Planting would be included.

6.1.3 Figures 3.2A to 3.5A illustrate the effects on the area as seen from a range of viewpoints within the study area.

6.2 Potential Visual Effects during Construction

6.2.1 Table 8 identifies the possible source of construction impacts. Visual impacts are assumed to be adverse during construction phase and substantially adverse for the receptors very close to the site, but these impacts would be temporary. This is illustrated by the photographic viewpoints on Figures 3.2A to 3.5A.

6.3 Potential Visual Effects of the Completed Development

Views from Roads and Rights of Way

6.3.1 Road users are generally considered medium sensitivity receptors. The development would be visible from the M1 for an approximately 1 km to 1.5 km stretch next to, and approaching, the site from both directions; it would be visible above the road cutting side slopes. The magnitude of the impact is assessed as medium and the overall level of visual effect as moderate adverse. Viewpoint 1 on Figure 3.2A is taken from the Higham Lane bridge over the M1 to the north of the site.

6.3.2 The development would also be visible from Higham Lane from the southern edge of Higham to just to the south of the site; there would be filtered views above and between the roadside vegetation. The magnitude of the impact is assessed as medium to low and the overall level of visual effect as slight to moderate adverse. Viewpoint 1 on Figure 3.2A is taken from the Higham Lane bridge over the M1 to the north of the site.

- 6.3.3 The development would not be visible from any of the other roads in the study area, except for the B6449 as it runs through Dodworth; impacts are as assessed below for the settlement itself.
- 6.3.4 Users of public rights of way are generally considered high sensitivity receptors. There would be views of the development from the public footpath that runs off Higham Lane at the northern corner of the site where it meets Higham Lane; views would be screened by the surrounding woodland from the rest of this path and from the other public footpaths and bridleways that run through the western half of the study area. The magnitude of the impact is assessed as low and the overall effect as slight adverse.
- 6.3.5 There would be filtered views from the public footpath to the east of the site that runs along the edge of Pogmoor. The magnitude of the impact is assessed as low and the overall effect as slight to moderate adverse. Viewpoint 2 on Figure 3.3A is taken from this footpath. Views from the other paths in the eastern half of the study area would be screened by the intervening landform, vegetation and built development.
- 6.3.6 A public footpath runs along the front of the houses at Keresforth Hill, Viewpoint 4 on Figure 3.5A is taken from this right of way. The development would just be visible above the units on the existing Capitol Park business park. The magnitude of the impact is assessed as low to negligible and the overall effect as slight adverse.

Views from Residential Properties and Settlements

- 6.3.7 Residents are generally considered high sensitivity receptors. The development would be visible from the properties on the southern edge of Higham, particularly the properties facing the site on Hermit Lane. The magnitude of the impact is assessed as medium and the overall effect as moderate adverse. Viewpoint 1 on Figure 3.2A is taken from Higham Lane, close to these properties.
- 6.3.8 There would be filtered views from the western edge of Pogmoor as illustrated by Viewpoint 2 on Figure 3.3A. The magnitude of the impact is assessed as low and the overall effect as slight to moderate adverse.
- 6.3.9 There would be brief, glimpsed views from the more elevated areas of Dodworth. The magnitude of the impact is assessed as low to negligible and the overall effect as slight adverse, as the development would be visible seen beyond the existing business park. Viewpoint 3 on Figure 3.4A is taken from a recreation ground in the centre of Dodworth.

- 6.3.10 As with the public footpath, the development would just be visible above the units on the existing business park from the properties at Keresforth Hill, as illustrated by Viewpoint 4 on Figure 3.5A. The magnitude of the impact is assessed as low to negligible and the overall effect as slight adverse.
- 6.3.11 The development would be clearly visible from Lane Side Farm and Higham Manor, which are adjacent to the site. The magnitude of the impact is assessed as high and the overall effect as substantial adverse; impacts would reduce as the planting to the proposed buffer zone between the farm and the development matures.
- 6.3.12 Lane Head Farm is also adjacent to the site, this is however owned by Sterling Capitol and would need to be demolished to make way for the proposed access road from the existing business park.

Views from Recreation / Open Space Areas

- 6.3.13 The development would not be visible from any of the recreation/ open space areas within the study area, except for those within the settlement of Dodworth; impacts are as assessed above for the settlement.

7 MITIGATION MEASURES

- 7.1.1 Mitigation measures are required in order to avoid, reduce, remedy or compensate for any adverse effects of the development; these would be incorporated into the final design and are summarised as follows:
- Retaining existing trees and shrubs on the site boundaries where possible;
 - Retaining sections of the species rich, important hedgerow that runs through the site where possible;
 - Incorporating landscaped buffer zones round the properties of Lane Side Farm and Higham Manor and within the site; and
 - Proposed planting to the site boundaries and within the development.

8 SUMMARY AND CONCLUSION

- 8.1.1 The site currently consists of two agricultural fields divided by an overgrown hedge with two properties on the site boundary, one of which is owned by Sterling Capitol. The proposals consist of redeveloping this site into an industrial development to tie in with the existing adjacent Capitol Park business park. Lane Head Farm is the property owned by Sterling Capitol and it would need to be demolished to make way for the proposed access road from the existing business park. Lane Side Farm and Higham

Manor are the other properties on the site boundary, these would be retained and a landscaped buffer zone would be developed between the properties and the development. The existing surrounding vegetation and the majority of the hedge within the site would be retained where possible. This would not result in substantially adverse effects on the landscape character of the site or the surrounding study area, as the development would tie into the neighbouring existing Capitol Park business park to the south east and would include landscaped buffer zones and planting.

- 8.1.2 The proposed development would only result in substantially adverse visual impacts for Lane Side Farm and Higham Manor; these impacts would reduce once the planting to the buffer zone between the properties and the development matures. Impacts on other surrounding receptors would not be substantial due to views being limited by intervening vegetation, landform and the units of the existing business park.
- 8.1.3 Mitigation measures have been incorporated into the development by designing the development to make use of the existing landscape features, such as the hedge within the site and the surrounding vegetation, and by including landscaped buffer zones and areas of new planting.

FIGURES



- KEY
- Site boundary
 - 2km radius study area
 - Viewpoint locations

A	June 2019 update	06/06/19	LG	HK	HK
REVISION	DETAILS	DATE	DRAWN	CHK'D	APP'D
CLIENT	Sterling Capital				
PROJECT	Capitol Park, Barnsley				
DRAWING TITLE	Figure 3.1 Viewpoint Locations				
DRG No	SH11957/Figure 3.1	SCALE	1:25,000 @ A3	DATE	May 2017
DRAWN BY	LG	CHECKED BY	GB	APPROVED BY	HK
☐ STOKE-ON-TRENT (HEAD OFFICE)	TEL 0845 111 7777	☐ CARDIFF	TEL 029 2072 9191		
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Baseline Photograph Parameters

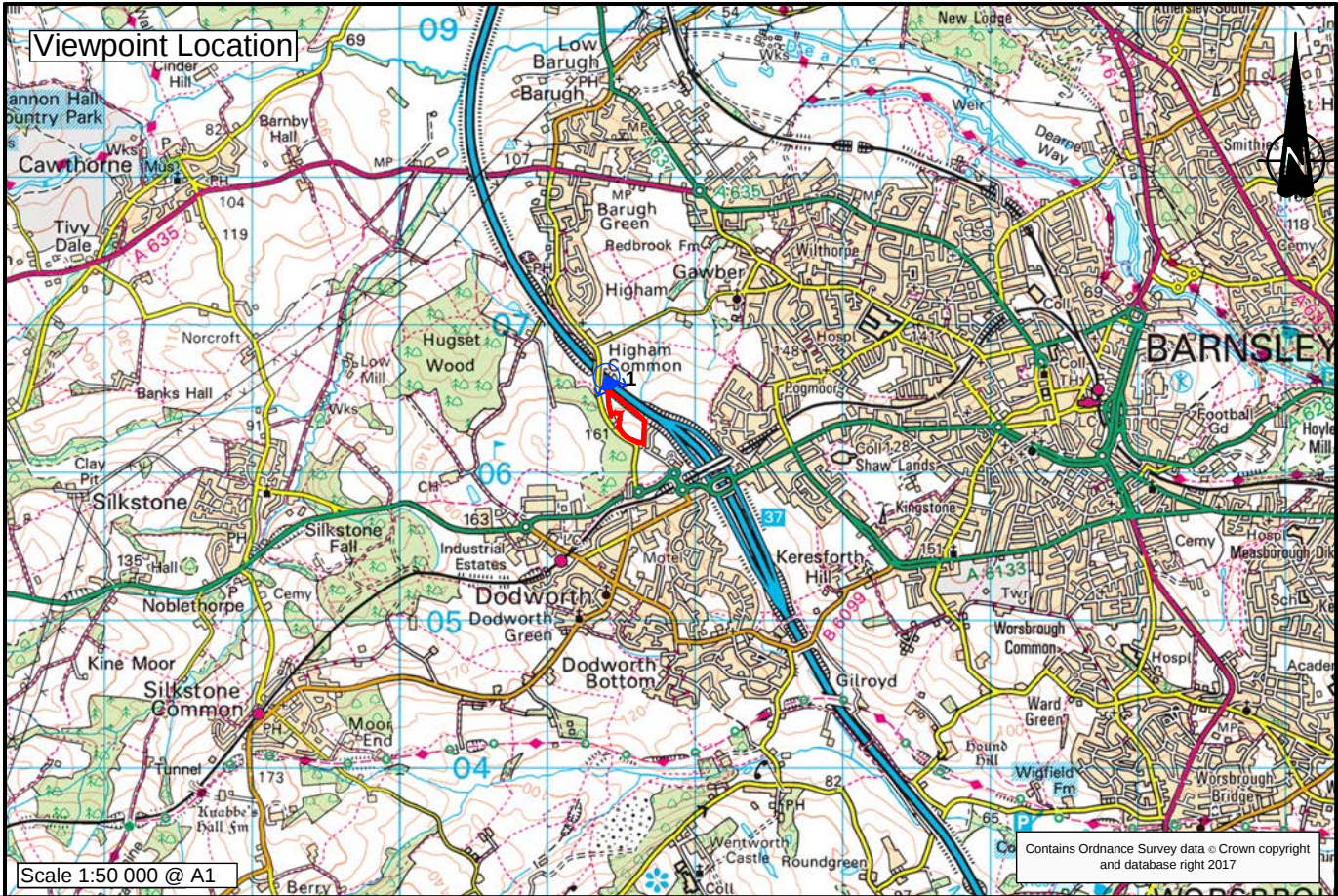
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Distance to Development	80m
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Camera Height	1.5m
Time and Date of Image Capture	13:22 - 25 April 2017
Weather and Lighting Conditions:	Overcast

Horizontal Scale	6.1 mm per °
Horizontal Field of View	135°
Vertical Field of View	24.1°
Viewing Distance	348mm @ A1

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Viewpoint 1

View Point location - Receptor

Higham Lane bridge over the M1 just to the south of the settlement of Higham, to the north of the site.

Description of View

View south over the M1 and towards the site which is above the M1 embankment. The northern grassed field of the site is clearly visible with the overgrown hedgerow beyond and the arable field of the southern area of the site visible above it. Lane Side Farm and Higham Manor are visible and the woodland of the restored tip beyond and to the right. The units in the northern corner of the existing Capitol Park business park are visible to the left.

View During Construction

The construction of the development would be clearly visible from this location.

View of the Completed Development.

The development would be clearly visible from this location. The proposed planting to the site boundaries and within the site would reduce impacts as it matures.

Mitigation Measures

- The existing boundary vegetation would be retained.
- Proposed planting to the site boundaries and within the site.

Status of Effects

Construction effects would be temporary, effects of the completed development would be permanent.

Sensitivity of Visual Receptor

- Low - M1 users
- Medium - road users of the nearby settlement
- High - residents of the nearby settlement

Magnitude of Impacts

Short term - Medium to high due to the disturbance resulting from construction activities.
Long term - Medium due to the proposed boundary vegetation and the presence of the existing business park.

Visual Effects

During Construction (Short Term) it is assessed as **Moderate to Substantial Adverse**
During Completion (Long Term) it is assessed as **Moderate Adverse**

A	June 2019 update	06/06/19	LG	HK	HK
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REVISION	DETAILS	DATE	DRAWN	CHK'D	APP'D
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CLIENT

Sterling Capitol

PROJECT

Capitol Park, Barnsley

DRAWING TITLE

Figure 3.2
Viewpoint 1

DRG No	SCALE	DATE
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SH11957 Figure 3.2	NTS	April 2017
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DRAWN BY	CHECKED BY	APPROVED BY
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GL	LG	AD
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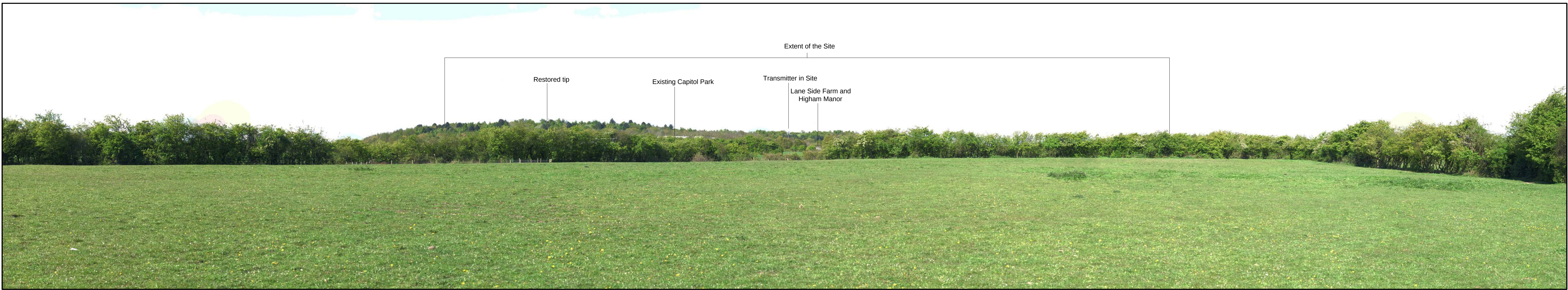
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Baseline Photograph Parameters

Grid Ref	432261mE 406616mN
Elevation	470m AOD
Viewing Direction	270°
Distance to Development	150m
Camera Details	Nikon D800 With Sigma Fixed 50mm Lens
Camera Height	1.5m
Time and Date of Image Capture	10:18 - 25 April 2017
Weather and Lighting Conditions:	Bright and clear

Horizontal Scale	6.1 mm per °
Horizontal Field of View	135°
Vertical Field of View	24.1°
Viewing Distance	348mm @ A1

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Viewpoint 2

View Point location - Receptor

The western edge of Pogmoor, to the east of the site.

Description of View

View west across a grassland field, towards the opposite hedgerow. The existing units on Capitol Park, Lane Side Farm and Higham Manor and the transmitter in the north-eastern corner of the site are visible above and between the intervening hedgerows. The woodland of the restored tip is visible beyond.

View During Construction

The construction of the development would be visible above and between the intervening vegetation and buildings.

View of the Completed Development.

The development would be visible above and between the intervening vegetation and buildings. The proposed planting to the site boundaries and within the site would reduce impacts as it matures.

Mitigation Measures

- The existing boundary vegetation would be retained.
- Proposed planting to the site boundaries and within the site.

Status of Effects

Construction effects would be temporary, effects of the completed development would be permanent.

Sensitivity of Visual Receptors

High - residents of the settlement

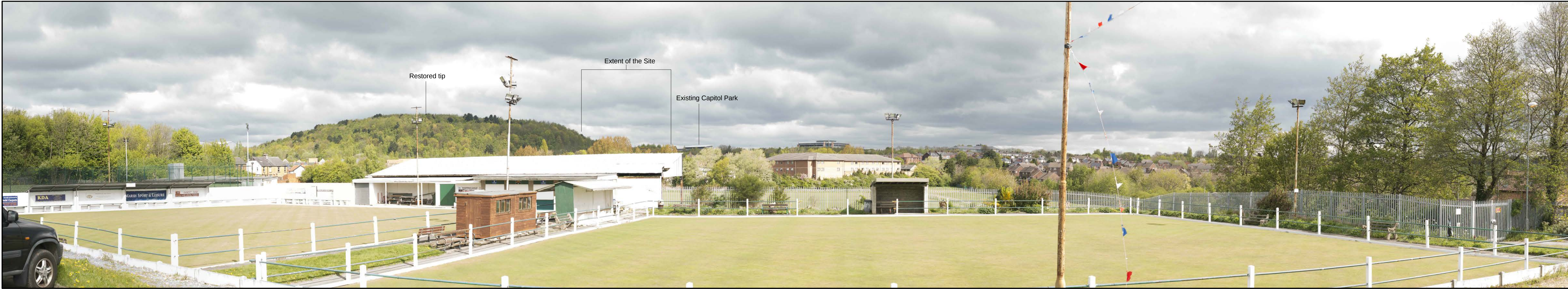
Magnitude of Impacts

Short term - Low due to the intervening vegetation and buildings.
Long term - Low due to the intervening vegetation and buildings.

Visual Impact Assessment

During Construction (Short Term) it is assessed as **Slight to Moderate Adverse**
During Completion (Long Term) it is assessed as **Slight to Moderate Adverse**

A	June 2019 update Viewpoint and figure numbers changed	06/06/19	LG	HK	HK
REVISION	DETAILS	DATE	DRAWN	CHK'D	APP'D
CLIENT	Sterling Capitol				
PROJECT	Capitol Park, Barnsley				
DRAWING TITLE	Figure 3.3 Viewpoint 2				
DRG No	SH11957 Figure 3.3	SCALE	NTS	DATE	April 2017
DRAWN BY	GL	CHECKED BY	LG	APPROVED BY	AD
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Baseline Photograph Parameters

Grid Ref	431658mE 405105mN
Elevation	130m AOD
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Distance to Development	950m
Camera Details	Nikon D800 With Sigma Fixed 50mm Lens
Camera Height	1.5m
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Weather and Lighting Conditions:	Bright and cloudy

Horizontal Scale	6.1 mm per °
Horizontal Field of View	135°
Vertical Field of View	24.1°
Viewing Distance	348mm @ A1

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Viewpoint 3

View Point location - Receptor

Recreation ground in the centre of Dodworth, to the south of the site.

Description of View

View north from a recreation ground in the centre of Dodworth towards the existing buildings of Capitol Park and the woodland on the restored tip on the skyline.

View During Construction

The construction of the development would just be visible above the existing business park.

View of the Completed Development.

The development would just be visible above the existing business park.

Mitigation Measures

- The existing boundary vegetation would be retained.
- Proposed planting to the site boundaries and within the site.

Status of Effects

Construction effects would be temporary, effects of the completed development would be permanent.

Sensitivity of Visual Receptors

High - residents of the settlement

Magnitude of Impacts

Short term - Low to negligible due to the distance from the site and the intervening features.
Long term - Low to negligible due to the distance from the site and the intervening features.

Visual Effects

During Construction (Short Term) it is assessed as **Slight Adverse**
During Completion (Long Term) it is assessed as **Slight Adverse**

A	June 2019 update	06/06/19	LG	HK	HK
REVISION	DETAILS	DATE	DRAWN	CHK'D	APP'D
CLIENT	Sterling Capitol				
PROJECT	Capitol Park, Barnsley				
DRAWING TITLE	Figure 3.4 Viewpoint 3				
DRG No	SH11957 Figure 3.3	SCALE	NTS	DATE	April 2017
DRAWN BY	GL	CHECKED BY	LG	APPROVED BY	AD
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Baseline Photograph Parameters

Grid Ref	432956mE 405326mN
Elevation	150m AOD
Viewing Direction	330°
Distance to Development	1.4km
Camera Details	Nikon D800 With Sigma Fixed 50mm Lens
Camera Height	1.5m
Time and Date of Image Capture	12:30 - 25 April 2017
Weather and Lighting Conditions:	Over cast and bright in some areas

Horizontal Scale	6.1 mm per °
Horizontal Field of View	135°
Vertical Field of View	24.1°
Viewing Distance	348mm @ A1

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Viewpoint 4

View Point location - Receptor
Keresforth Hill, to the south-east of the site.

Description of View
View north-west down a sloping arable field towards the M1 and Dodworth beyond. The existing units of Capitol Park are visible and screen views of the site itself. The wooded restored tip forms a prominent feature on the skyline.

View During Construction
The construction of the development may just be visible above and between the buildings of the existing business park.

View of the Completed Development.
The development would be visible between the buildings of the existing business park

- Mitigation Measures**
- The existing boundary vegetation would be retained.
 - Proposed planting to the site boundaries and within the site.

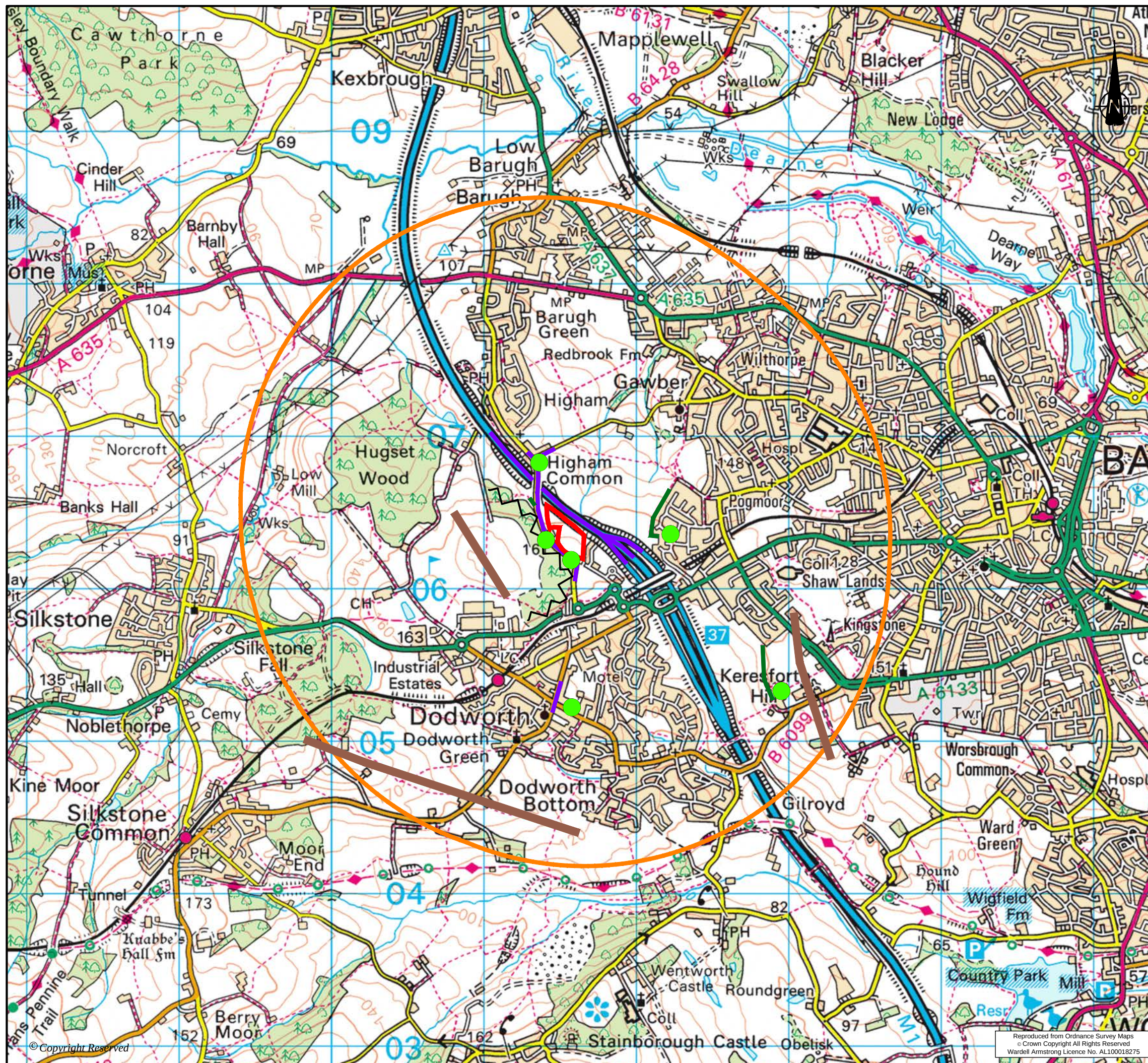
Status of Effects
Construction effects would be temporary, effects of the completed development would be permanent.

Sensitivity of Visual Receptors
High - residents of the settlement

Magnitude of Effects
Short term - Low to negligible due to the distance from the site and the intervening buildings.
Long term - Low to negligible due to the distance from the site and the intervening buildings.

Visual Impact Assessment
During Construction (Short Term) it is assessed as **Slight Adverse**
During Completion (Long Term) it is assessed as **Slight Adverse**

A	June 2019 update Viewpoint and figure numbers changed		06/06/19	LG	HK	HK
REVISION	DETAILS		DATE	DRAWN	CHK'D	APP'D
CLIENT						
Sterling Capitol						
PROJECT						
Capitol Park, Barnsley						
DRAWING TITLE						
Figure 3.5 Viewpoint 4						
DRG No		SCALE		DATE		
SH11957 Figure 3.5		NTS		April 2017		
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- KEY
- Site boundary
 - 2km radius study area
 - Woodland screening views of the site
 - Ridge lines
 - Roads with views of the site
 - Public rights of way with views of the site
 - Views from residential areas

A	June 2019 update Figure number changed	06/06/19	LG	HK	HK
REVISION	DETAILS	DATE	DRAWN	CHK'D	APP'D
CLIENT	Sterling Capital				
PROJECT	Capitol Park, Barnsley				
DRAWING TITLE	Figure 3.6 Visibility Analysis				
DRG No	SH11957/Figure 3.6	SCALE	1:25,000 @ A3	DATE	MAY 2017
DRAWN BY	LG	CHECKED BY	GB	APPROVED BY	HK
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