

# **LANDSCAPE AND VISUAL IMPACT APPRAISAL**

FOR

**BARRATT AND DAVID WILSON HOMES**

AT

**LAND SOUTH OF HALIFAX ROAD,  
PENISTONE**

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## 1.0 INTRODUCTION

FDA Landscape Ltd has been instructed by Barratt and David Wilson Homes Ltd to carry out a Landscape Appraisal on a potential development site on land south of Halifax Road, Penistone. The area is administered by Barnsley Metropolitan Borough Council.

The purpose of this appraisal is to accompany an application for a proposed residential development. This assessment will provide information about landscape related issues on the site and within the surrounding area.

The Appraisal has been carried out by a Chartered Landscape Architect and has used as guidance the '*Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3)*', published by the Landscape Institute and the Institute of Environmental Management and Assessment, 2013. This document identifies principals and good practice. Although not a full LVIA this assessment uses this document as a base.

This document will be used to demonstrate that the development can be executed without detriment to visual amenity and local character.

In order to compile this landscape appraisal site visits were undertaken on Thursday 18<sup>th</sup> October 2018 and Tuesday 23<sup>rd</sup> October. We were provided with a red line plan with which to identify the site location and boundaries. The weather conditions on the 18<sup>th</sup> October were sunny with scattered cloud. The weather conditions on the 23<sup>rd</sup> October were dry, windy and overcast.

The site visit included a walk around the site, a walk around the perimeter of the site along highways and public footpaths and a walk/drive around the road network to assess how visible the site is from surrounding vantage points.

A series of photographs were taken from available vantage points, the location of these being shown on a plan at **Appendix 4**. **Appendix 5** is the photograph record.

In addition to the site walkover, desktop survey work was undertaken into the current status of the site and surrounding areas in terms of any landscape designations or development control implications. Formal, pre-application meetings have been undertaken with the local authority and comments made during these meetings incorporated into the proposal..

## 2.0 THE SITE BASELINE

The proposed site is located to the northern side of Penistone, to the south of Halifax Road and to the west of Well House Lane.

The site consists of three fields of grassland (used for grazing livestock), which are separated by drystone walls.

The site covers part of the area of land designated as HS75. HS75 is an area of land that has been allocated for residential development within the Barnsley Metropolitan Borough Council Local Plan. The site has an indicative capacity of 414 homes.

Central Site Grid reference SE 24580431.

- The total gross area of the site is approximately 15.07ha.

The location of the site is illustrated below. Aerial photographs of the immediate area and wider area can be found at **Appendices 2 and 3**.



## KEY

Site boundary

*Figure 1. Site location plan*

## 2.1 BOUNDARIES

### Northern boundary

The northern boundary is marked by a dry stone wall which divides the site from Halifax Road (A629) to the north. A belt of existing semi mature vegetation provides a screen to the site on the eastern end of this boundary and continues south along the northeastern boundary with the railway line. The north eastern section of the boundary is marked by a post and wire fence which divides the site from the train line and associated vegetation. To the north of Halifax Road (A629) are arable fields with two private residences that overlook the site.

### Eastern boundary

The eastern boundary of the site runs south along Well House Lane. The northern section of this

boundary is open to the site and the boundary is formed by a drystone wall which runs up to the first property boundary. From this point the site boundary runs behind the existing properties on Well House Lane. This boundary is made up of walls and fences of varying heights and styles.

### **Southern boundary**

At the eastern end of the southern boundary, the boundary is formed by a dry stone wall along the offsite property boundaries. After this, the boundary is marked with a timber post and rail fence with a mature native hedge planted to the site side.

As the site boundary turns 90° in a north westerly direction the boundary line is marked with a mature gappy native hedge and short section of dry stone wall. When the boundary turns 90° again and heads west, the dry stone wall continues until it reaches an area of offsite trees and scrub.

### **Western boundary**

At the corner of off-site trees and scrub, the boundary treatment changes to a post and wire fence. The fence runs around the Clayton Penistone Group buildings and then connects with the dry stone wall on the northern boundary.

## **2.2 ACCESS**

The site will be accessed from Halifax Road and Well House Lane, via two new entrances that will be created.

## **2.3 VEGETATION TYPE, ECOLOGY AND LANDSCAPE DESIGNATIONS**

### **Ecology**

The site is considered to have an overall, low ecological value

The majority of the site comprises of species poor, semi-improved neutral grassland fields, currently grazed by sheep.

Along the southern boundary is a species poor hedgerow mainly consisting of Hawthorn with occasional Elder and Rose. Only a single mature tree is located on site. This is a mature Ash, which is located towards the south west of the site.

### **Landscape Designations**

The site is located within a local designation of Area of Borough Landscape Value, which is designated within Barnsley Metropolitan Borough Council Unitary Development Plan.

The site is not located within the Green Belt Designation.

2 areas of statutory protection are located within 5km from the site:

- **Pye Flatts Meadows** - Lies approximately 2.7km to the north east of the site and is described as; *Three meadows established on loamy brown earths overlaying the sandstone, coal seams and ironstone bands of the Lower Coal Measures, where they outcrop at this exposed, hilly location, 180m above sea level.*
- **Spring Meadows, Alderman's Head and Cow Croft Meadows** - Lie 3.5km south west of the site and is described as; *nationally important for its areas of species-rich unimproved neutral grassland. The site comprises a fairly wet assemblage of grasses and herbs characterised by crested dog's tail *Cynosurus cristatus* and common knapweed *Centaurea nigra*.*

It is considered that these sites would not be impacted by a residential development on this site.

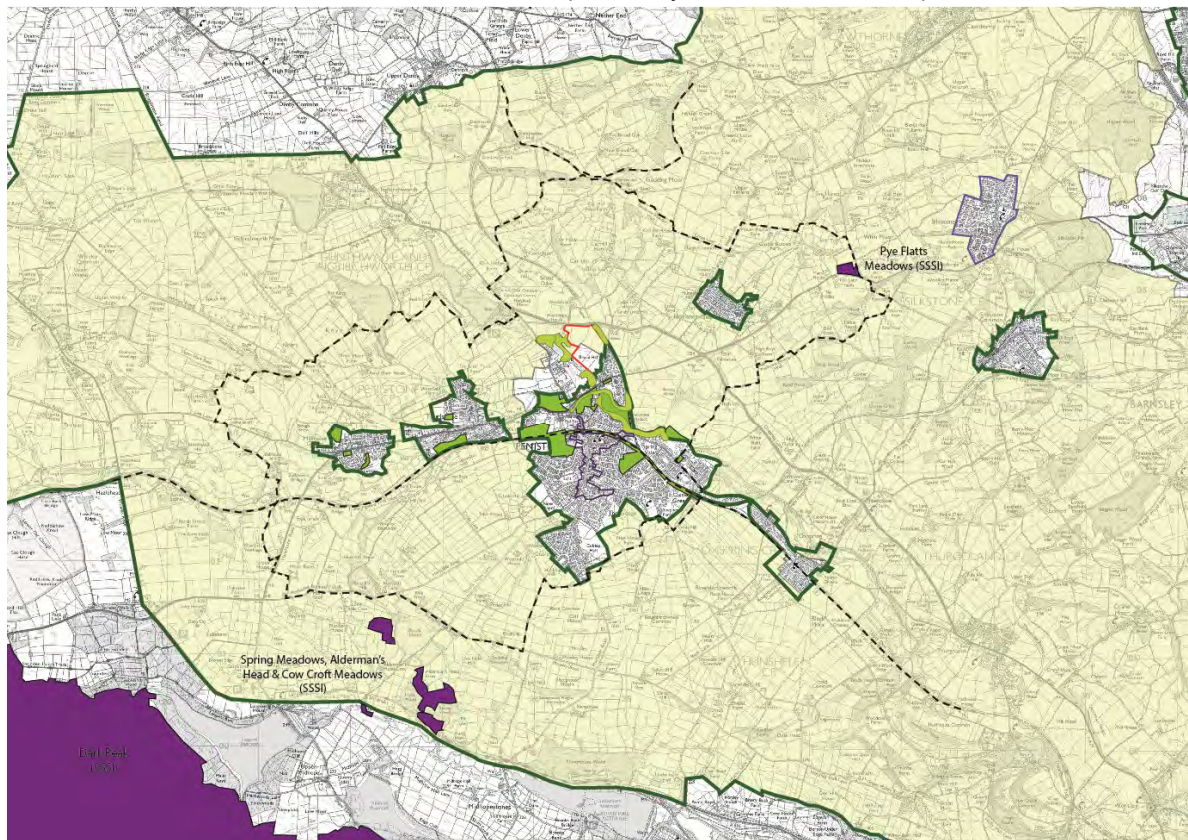
Areas of non-statutory protection is located within 2km of the site

- **Scout Dike Reservoir** – Lies 760m west



- **Daking Brook** – Lies 1.45km north
- **Gunthwaite Dam & Clough Wood** – Lies 1.5km north

It is considered that these sites would not be impacted by a residential development on this site.











KEY	
	Site boundary
	PROW
	Conservation area
	Green Belt
	Area of Borough Landscape Value
	Urban Green Space
	SSSI
	Areas of woodland

Figure 2. Designations

### Tree Protection Orders (TPO's)

No TPO's are present on site or within close proximity.

### Conservation Areas

The site is located approximately 0.5km to the north of the Penistone Conservation Area and is not included within it.

The site analysis plan below illustrates the main features and viewpoints of the site:

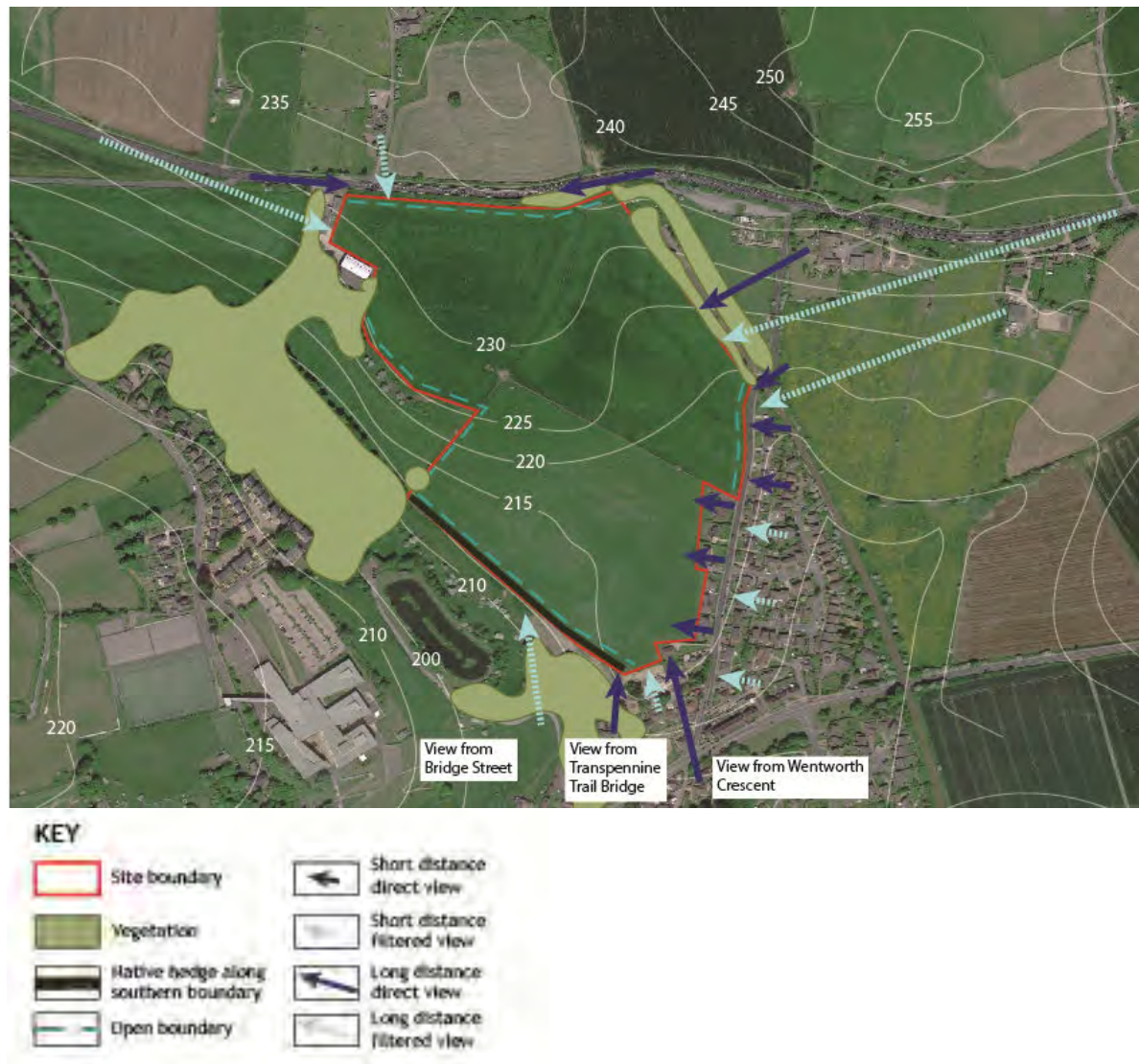


Figure 2. Site Analysis Plan

### The Wider Landscape

At a wider level, the landscape is characterised by wide vista rolling hills with ribbons of tree planting and scattered farms and residences. The fields are well defined with drystone walls or native hedgerows. The area is further divided by a network of roads, train lines and public rights of way.

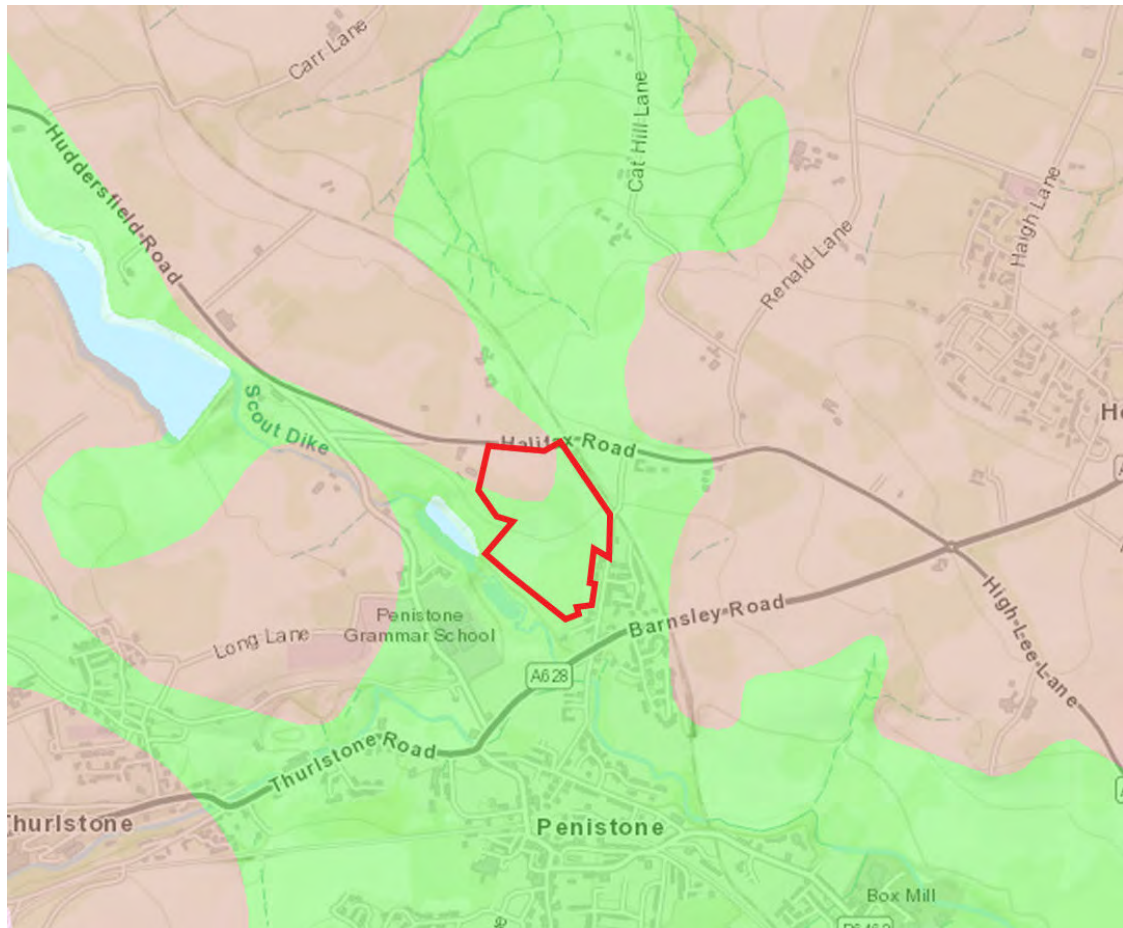


## 2.4 GEOLOGY / SOILS / AGRICULTURAL LAND CLASSIFICATION / TOPOGRAPHY

### Geology/Soils

The underlying solid geology of the area is Pennine Lower Coal Measures Formation and South Wales Lower Coal Measures Formation – Mudstone, Siltstone and Sandstone. The bedrock was formed in the Carboniferous Period.

The site supports soils which are described as freely draining slightly acid sandy soils and slowly permeable seasonally wet slightly acidic but base-rich soils.



#### Key

- Site Location
- 6. Freely draining slightly acid loamy soils
- 17. Slowly permeable seasonally wet acidic loamy and clayey soils
- 28. Water

Figure 3. Soils Map



## Agricultural Land Classification

The majority of the agricultural land in this area is Grade 4 (Poor).

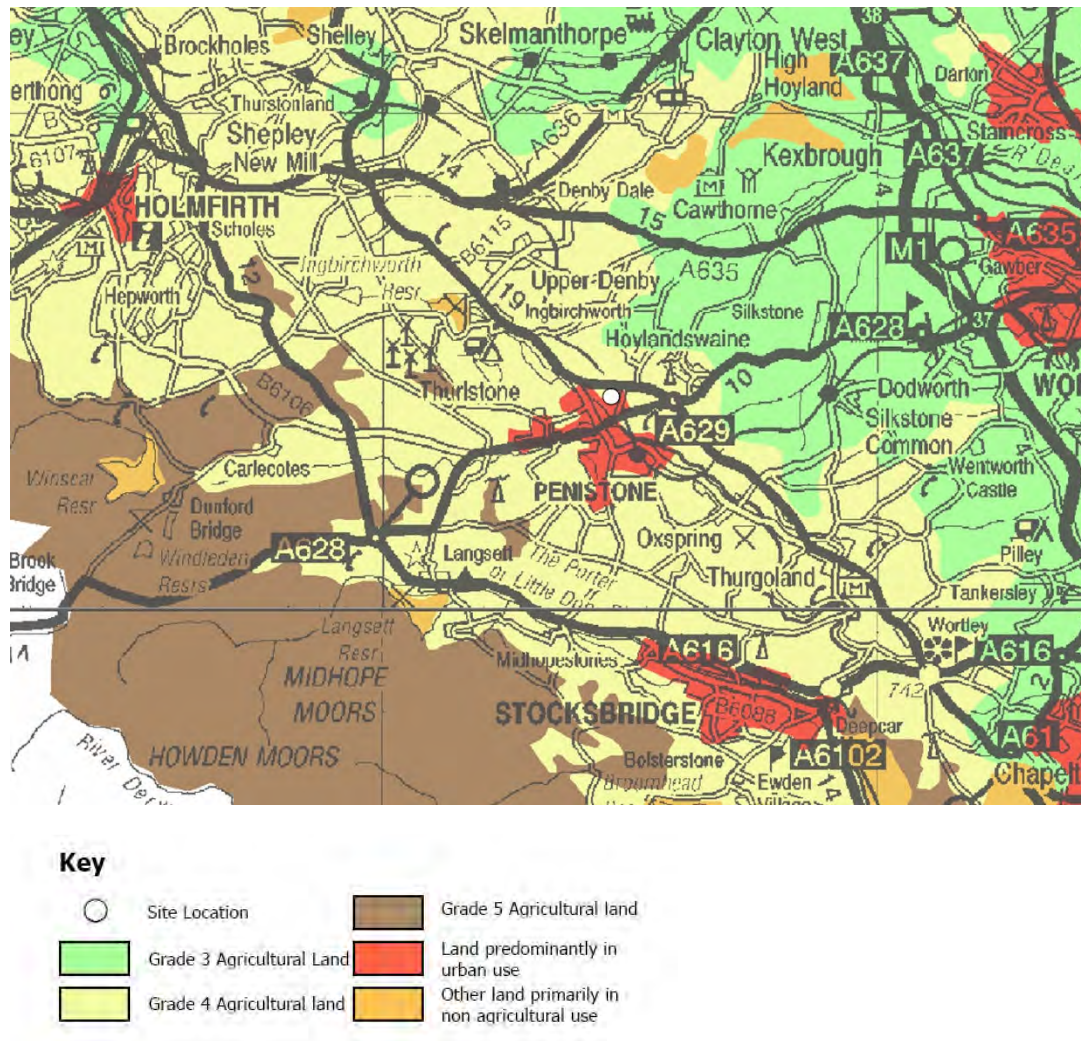


Figure 4. Agricultural Landscape Classification

## Topography

The site slopes from a low point of 215m at the southern point of the site up to a high point of 240m on the northern boundary adjacent to the train line.

The site gently slopes from well house lane, up towards a plateau that sits in the northern portion of the site.

## 2.5 LANDSCAPE CHARACTER

### National Landscape Character

At a national level the site falls on the border of NCA 37: Yorkshire Southern Pennine Fringe and NCA 38: Nottinghamshire, Derbyshire & Yorkshire Coalfield.

The key characteristics of NCA 37 in landscape terms are:

- A transitional landscape dissected by steep-sided valleys, dropping from the high gritstone hills in the west to lower land in the east, and thus creating an important backdrop to the many industrial towns and villages within and beyond the NCA.
- Treeless hill tops with tracts of rough grazing and extensive areas of enclosed pasture to the west, but with broadleaved woodland on steeper valley sides, giving the impression of a well-wooded landscape, especially to the north and west of Sheffield.
- Predominantly pastoral farming, especially in western areas, with a shift to more arable land in the drier eastern areas.
- Boundary features that change from distinctive patterns of drystone walls on the upland hills, to hedgerows becoming the predominant field boundary in the east.
- Urban development constrained within valley floors and up side slopes, with location and layout strongly influenced by the landform.
- Extensive and dramatic views from higher land out over lower-lying land to the east, even from within urban areas.
- In places a dense network of roads and urban development, with many road, rail and canal routes crossing the NCA, and a high density of footpaths throughout.

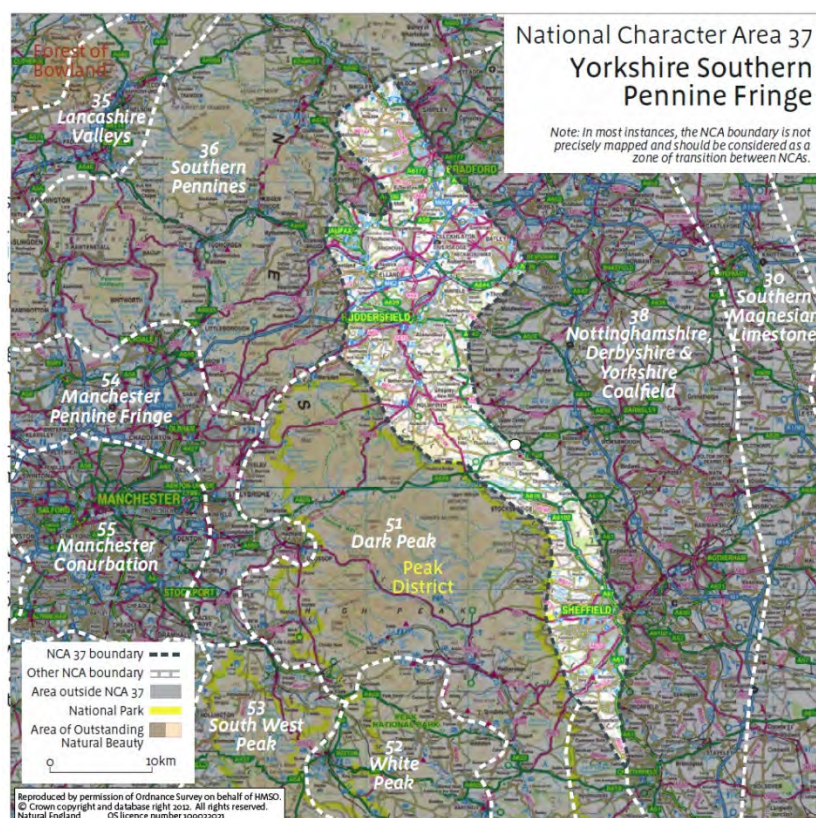
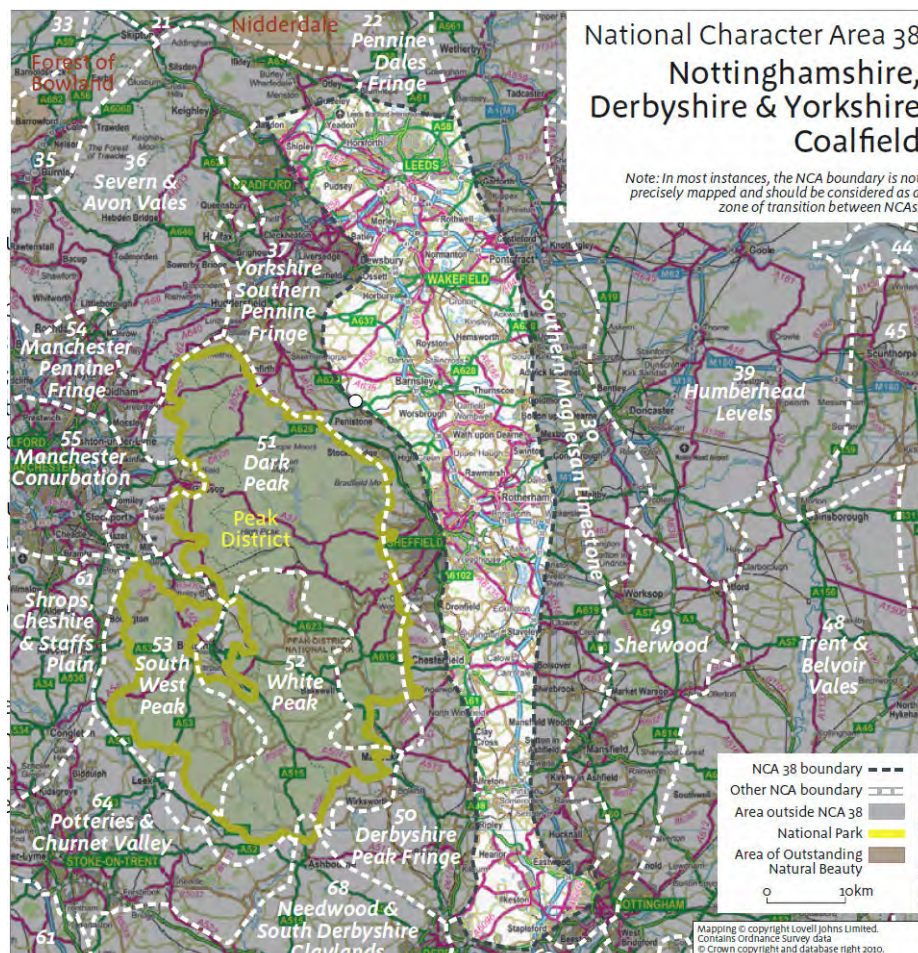


Figure 5. NCA 37 – Yorkshire Southern Pennine Fringe



The key characteristics of NCA 38 in landscape terms 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.
- 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.
- Features of industrial heritage such as mills, goits, tips, old railway lines, canals and bridges are evident, along with former mining villages.
- 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.



## Key

- Approximate Site Location

Figure 5. NCA 38 – Yorkshire Southern Pennine Fringe

## Local Landscape Character

At a local level Barnsley Metropolitan Borough Council have prepared their own landscape character assessment. The site sits in the transition area between two local character areas E1: West Barnsley Settled Wooded Farmland and F1: Ingbirchworth Upland Rolling Farmland.

### Relevant E1 Characteristics:

- Gently rolling landform with hills and broad valleys
- Small, medium sized and large woodlands
- Substantial areas of intact agricultural land, both in arable and pastoral use
- Irregularly shaped small, medium sized and large fields bounded by hedgerows, stone walls and fences
- Stone farmsteads, often with large modern outbuildings
- Villages and Hamlets set in open countryside

### Relevant F1 Characteristics:

- Fields of pasture comprising medium geometric field units strongly defended by distinctive stone walls
- Beech plantations stand out on the skyline, sometimes enclosed by stone walls
- Unimproved pasture with scrub on steeper slopes
- Scattered farmsteads of sandstone, quarried from the local area
- Windfarm at Spicer Hill is visually prominent on skyline
- Single lane rural roads criss-cross the open countryside, bounded by stone walls
- Panoramic views over adjacent river valleys and towards the open moorland of the Peak District National Park

## Site Specific Character

The site itself sits on the south facing valley side to the north of Penistone. The site consists of three medium sized geometric fields divided by and bounded by drystone walls. The fields contain semi-improved neutral grassland, which is currently used for grazing Sheep. To the southern boundary is a species poor native hedgerow.

Off-site to the north, is a small section of sparse tree and shrub vegetation within the highway verge. A denser area of trees and scrub is also present off-site, adjacent to the railway line.

To the south east of the site is an off-site a group of trees consisting of Sycamore, Oak, Goat Willow, Ash and Elder, ranging in height from 5 to 16m.

The site itself has no valuable character or features, but it forms part of the wider landscape. The surrounding area is characterised by rolling hills, open skies, and long distance views, which are the prominent landscape character in this area. Because of this the site is included with the local landscape designation, Area of Borough Landscape Value.

## 2.6 LANDSCAPE QUALITY AND SENSITIVITY

*For methodology see Appendix 1.*

### Landscape Quality

The quality of the landscape as part of the wider setting is judged to be **very good** as the surrounding area displays the typical characteristics of the E1 and F1 Landscape Character Area descriptions. The site forms a part of the wider landscape and as such contributes to the general character of the area.

The site itself however is unremarkable, and is judged to have a **medium** Landscape Quality. The site consists of semi-improved grassland with little vegetation or landscape features.



### **Landscape Sensitivity**

The sensitivity of the site is assessed as **High**, due to the general visibility of the site and its place in the wider landscape setting. It has the characteristic of open rolling farmland.

When viewed from the south the site becomes an indistinguishable part of the view on the horizon and merges into the overall extent of Penistone.

## **2.7 RECEPTOR GROUPS AND VISUAL IMPACTS OF DEVELOPMENT**

### **FROM THE NORTH**

From the North there are direct views for receptors – pedestrian and residential.

#### ***Pedestrian Receptors***

A highway footpath runs along the northern side of Halifax road, for the full length of the site boundary. Clear views across the northern portion of the site are visible from just before the Clayton Penistone Group buildings until the railway line. From Halifax Road, pedestrians have a clear view over the site, over the rooftops of Penistone and across to the hills at the far side of the valley. The view of the lower part of the site itself is blocked by a natural watershed caused by the existing landform, so a person's focus would be drawn to views across the valley. Development on the upper section of the site would be visible from the road.

The sensitivity of this receptor is judged to be **high** and the impact of the development is judged to be **moderate adverse**.

Views are also available from the bridleway near Crab Tree Hill. From the angle of the footpath and higher landform to the north side of the path, views are drawn down towards the site and across the valley. The development would extend the existing edge of settlement, bringing it closer to the receptor, but it would not change the overall view of looking across the rooftops of a valley town. The sensitivity of this receptor is judged to be **high** and the impact of the development is judged to be **moderate adverse**.

#### ***Vehicular Receptors***

Vehicular receptors are present along Halifax Road. Halifax Road is a national speed limit road connecting Halifax with Sheffield along the A61. More locally, the road connects Ingbythorpe to Thurgoland, travelling past the northern boundary of the site.

As they approach from the east the existing vegetation and hardstanding at the junction with Well House Lane screens views across the northern section of the site. In a similar way, traffic approaching the site from the west Allocated site H74 is more prominent in the view and the proposed development site is screened from view at this point by existing trees which sit around the Clayton Penistone Group buildings.

The screening from west and east means that views across the northern part of the development site are only available as vehicles drive immediately adjacent to the site and then views are transient and fleeting as the driver will be focussed on the road ahead.

The vehicle receptors are judged to have a **low** sensitivity due to the transient nature of the view and their attention being focused on driving. The change to the view would be **moderate adverse**, for reasons discussed under the pedestrian receptor heading.

#### ***Residential Receptors***

A single residential property is located to the north of the site, on the opposite side of Halifax Road to the Clayton Penistone Group buildings. The residence is likely to have some views across the site. The views however are filtered and blocked by the presence of existing trees and vegetation along the access road and roadside boundary to the property.

The residential receptor is judged to be of **High** sensitivity due to it being a residential property and the change to the view would be **moderate adverse**, due to the fact they already have clear views of the Clayton Penistone Group buildings, which will already be reducing the quality of the view.

## FROM THE EAST

### ***Pedestrian Receptors***

To the east runs Well House Lane which has houses to both sides of the road, with highways footpaths. A 130m long section to the north of the road however has no houses to the west side of the road. From here pedestrians have a clear view across the site up to the drystone wall separating the two most northern fields. The wall, combined with the natural high point of the site acts as a natural watershed and limits long distance views. The pedestrian users of this top section of footpath will have a **high** sensitivity to change due to the fact they would either be residents accessing properties or walkers. Further down Well House Lane the view of the site is obscured by existing residential properties. The properties are bungalows that have low boundary fences and wide gaps between the houses, so there are filtered views of the site from this location. The pedestrians would still have high sensitivity due to reasons discussed above but the change to the view would be **moderate adverse**.

### ***Vehicular Receptors***

Well House Lane is open to vehicles travelling in both directions. When travelling south along the road there are two tight turns as the road goes over a bridge which crosses the railway line. When a vehicle crosses the bridge the occupants get a direct view across the site, to the hills at the far side of the valley. After leaving the bridge views are available, to the right of the vehicle, across the site to the hills on the other side of the valley. These views are only visible for a 130m long section of Well House Lane, once the vehicle has reached the section of bungalows (to the west side of the Lane) views of the site will be lost due to the low viewpoint of the receptors and the speed the vehicle will be travelling at (30mph Zone) will restrict any filtered views into the site.

These receptors are judged to have **medium** sensitivity, due to the speed that the car would be travelling at, the low height of the viewpoint, the driver's attention being focused on driving and the passengers' views restricted by the body of the vehicle and the duration of the view would be short. The change in view would be classed as **Major Adverse** as the long distance and openness of the view would be lost.

### ***Residential Receptors***

There are a number of residential receptors along Well House Road, to the east of the site. For the first 130m of Well House Road the views are from the fronts of residential properties on the eastern side of the Lane. The properties are set back from the road and have front gardens. Some properties have a combination of hedges, large shrub and trees planted to the highway boundary of the property and will have filtered views of the site from downstairs windows, whilst some properties have open boundaries and will have direct views. The properties that aren't bungalows will have long distance clear views across the site to hills at the other side of the valley from the first floor windows.

The properties to the west of Well House Lane back directly onto the site. The majority of the properties are bungalows in very close proximity to the boundary. These properties have clear open views over the fields to the hills in the distance.

Both of these receptors have been judged to have a **high** sensitivity and the change to the view would be **Major Adverse**.

Further down Well House Lane, the houses to the east of the road (that face the bungalows on the opposite side of the road) will be less impacted by the change in view. These properties are sat lower than the road, and have views looking towards existing properties. There would be some views from the upstairs windows of the site and long distance views to the horizon, but these views would be filtered by existing trees, vegetation and roofs of the properties opposite. These receptors have been judged to have a **high** sensitivity to change and the change to the view would be **slight adverse** as its filtered views between and over existing housing that will be affected.

## FROM THE SOUTH

### ***Pedestrian Receptors***

The views of the site from the south are limited to specific single point viewpoints, rather than wide panoramic views. From within the Penistone Conservation Area the viewpoints are from Bridge Street and the bridge on the Transpennine Trail. Viewpoints outside of the conservation area are from Wentworth Road, Wentworth Crescent, and a couple of views through the vegetation from the Transpennine Trail.

### **Transpennine Trail**

Views from the Transpennine Trail are distant and filtered by vegetation and the built form. The photo Appendix shows views towards the site from the trail as it crosses Bridge St are seen through railings and intervening vegetation. A clear view towards the site is only achieved by standing directly on the parapet away from the footpath.

**Wentworth Road** - A view of the site is visible from Wentworth Road when looking across the open space (Viewpoint 14). A gap in the tree planting to the edges of the open space, allows a view of the proposed site in the distance. From this viewpoint other houses and the School can be seen within this view.

**Bridge Street** – Distance views of the site are visible from within the Conservation. They are however fleeting glimpses towards fields between houses and rooftops and it is difficult to ascertain exactly which fields are in the view. The pedestrian would need to actively seek out these views and they are seen passively within the context of a predominantly built environment at this point.

Pedestrian receptors from this direction are judged to have a **high** sensitivity to change but the impact on the view is judged to be **slight adverse** only.

### ***Vehicular Receptors***

Vehicles travelling in an east west direction along Barnsley Rd (A628) have no views northwards over the site.

### ***Residential Receptors***

2 properties back onto the site on the southern boundary and have views north across the site. The boundaries along the rear gardens are a mixture of boundary types. One of the properties in particular has a small garden and its gable faces directly out over the site. The larger property is set further down the slope and views across the site will be limited by the change in level. The sensitivity of these receptors is judged to be **high** and the change to the view for the smaller of the 2 properties is judged to be **major adverse**.

## FROM THE WEST

### ***Pedestrian Receptors***

There are no Public Rights of Way running along the western boundary of the site and views from Huddersfield Rd are screened by the intervening landform and existing vegetation.

### ***Vehicular Receptors***

The B6462 travels in a northerly direction from Penistone to join the A61 to the west of the site. There are no views over the site from this direction.

### ***Residential Receptors***

There are no residential receptors from the west.

## **3.0 CONSTRAINTS & OPPORTUNITIES**

### **3.1 Proposals**

The project has been developed alongside the various baseline surveys and assessments and the resulting identification of constraints and opportunities. Where possible the proposals retain existing vegetation and boundaries. The proposals for the site are for a residential development of 459 homes by Barratt and David Wilson Homes Ltd with associated Public Open Space which will include casual Amenity Space and more formal, equipped play space..

### **3.2 Potential Constraints**

A number of potential constraints are been identified as part of the planning and design process. Relevant to this study these include:

- Loss of existing pasture land
- Extension of development into greenfield land
- Development of an area included In the local designation 'Area of Borough Landscape Value'

### **3.3 Potential Opportunities**

A number of potential opportunities have been identified as part of the planning and design process, These include:

- Potential for enhancement of the existing boundary vegetation and opportunities for new boundary vegetation and trees to be planted which will strengthen the green boundary to the development edge and creating new habitat and foraging opportunities for wildlife.
- Creation of multiple open spaces with increased wildlife habitats.
- Increased vegetation across the site.
- The open space could provide a green break in the development to break up the mass of the buildings and by improving screening it will decrease the impact on distance views of the site.
- Use of site won stone walling to create focal points and features within in the site that will reflect local character.

## **4.0 GENERAL LANDSCAPE PLANNING & DESIGN CONSIDERATIONS**

### **4.1** The Planning Inspector's Report for the Local Plan made the following observations:

*Representations indicate a number of concerns in relation to development on these sites (Ref.H81 and H82) including the impact on landscape character. The sites form a transition between the main built up area and the open moorland landscape rising to the north and new development will represent a significant change. However, I see no reason why a sensitively designed development with appropriate landscaping could not be achieved and this would ensure that the landscape setting and character of Penistone is safeguarded. The site policy includes appropriate mitigation measures in this regard.*

It is clear from the above statement that it is considered that the site is not distinctive enough to preclude development of the site. The principle of development is further established by its allocation in the Barnsley Local Plan (HS75).

### **4.2** In terms of the design of the site there are several landscape factors to consider. These are in line



with national and local planning policy in terms of retaining or enhancing the landscape character and visual amenity of the area and improving biodiversity.

- The existing trees and boundary vegetation should be retained where possible.
- Additional native planting along the boundaries of the site, with particular focus to the northern and eastern boundaries. The additional planting will improve screening and will improve wildlife connectivity across the site.
- The existing vegetation which is to be retained should be protected during the course of works on site in accordance with BS: 5837 2012 Trees in relation to Construction.
- The new tree planting within the open space, and where possible along the site boundaries, should be native, reflecting the locally occurring species and including a good percentage of long lived trees.
- A green boundary to the site should be created/enhanced to soften the development and minimise impacts on views.
- Opportunity for flower rich grassland within the new Open Space.
- There are no ecological issues which would preclude the development of the site in accordance with Policy LP30 of the Barnsley Local Plan.

- 4.3** Barnsley MBC states in its own Housing Site Assessment for H82, that sits '*on greenspace where its loss would not result in deficiency*'. It also classifies the site as having a High Landscape Sensitivity but yet goes on to allocate the site for residential development confirming that residential development can be accommodated on this site with minimal impact on the Landscape Quality and Character of the area.

## **5.0 DEVELOPMENT PROPOSALS**

- 5.1** The Masterplan prepared by Barratt and David Wilson Homes (attached at **Appendix 6**) outlines their proposed concept for the development of the site which has incorporated the findings of this report.

Opportunities for mitigation and enhancement during development are as follows:

- Retention and enhancement of existing boundary vegetation to strengthen existing habitats and connectivity to existing off site trees, hedgerows and open space at Scout Dyke.
- Creation of landscape buffers against existing housing on the eastern and southern boundaries.
- Creation of new public open spaces and increased wildlife habitats. Central open space will provide a visual break in distant views.
- Reuse of site won boundary materials on site.
- Development of a strong green infrastructure through the implementation of a strong, targeted landscape scheme which will include a high percentage of native species.

### **5.2**

Several areas of open space will be incorporated into the site layout:

- The central POS will provide both casual amenity space and formal play. The position of the space centrally within the site on higher ground will form a visual break at the point where minor distant views are achieved into the site. This will help to preserve the character of the Penistone Conservation Area.

- Perimeter open space on the western and southern boundaries will provide a strong buffer to the extension of the Scout Dyke amenity area and the HSE requirements for a buffer zone to the Clayton Penistone Group site.
- The large area of POS on the southern boundary will connect to the wildlife corridor within the Scout Dyke amenity space. The SUDS scheme for the site will be concentrated in this lower part of the site which will present opportunities for biodiversity enhancement around the site perimeter.
- A smaller, third area of open space is located adjacent to Clayton Penistone Group in order to meet HSE requirements. This area will be designed as a general amenity space with a mix of native and ornamental planting which will form a focal point on entry to the site from Halifax Road.

## 6.0 ASSESSMENT OF IMPACTS

### Demolition and Construction

6.1 The site was previously used as grazing pasture for sheep.

Likely impacts during construction would consist of the following:

- Site clearance
- Setting up of compound
- Works to existing Highway
- Construction of new road network
- Construction traffic generally
- Noise and dust

6.2 Construction effects are temporary and transient.

### Landscape and Visual

Using information regarding the heights of proposed buildings an assessment has been made of the likely impacts of the development on the surrounding landscape in terms of both character and visual effects.

6.3 **Settlement**

The main impact of the development of this site would be on properties on Well House Lane and users of the A61 as they pass the site. The development has been judged to have a **moderate adverse** effect on views and character in these areas. This effect could be reduced by retaining the existing vegetation along the boundary with the A61 and further planting of a landscape buffer between the northern boundary of the development and the road. Creating a vegetated edge at this point would also result in a change of view and the perception of openness over time but would soften the impact of the development's roofscape.

Planting of a strong landscape buffer to the rear of properties on the western side of Well House Lane will filter their outlook over the development in time. Facing the development out over Well House Lane at the northern end will allow new landscape to soften the frontage of the site at the entrance.

6.4 **Public Rights of Way and Highways**

Other than the effect discussed at 6.3 the impacts on existing Highways will be negligible.

## 7.0 CONCLUSION

- 7.1 An important policy requirement for the application site is to:

*Ensure the wider characteristic landscape setting and the setting of the Penistone Conservation Area are protected and enhanced by the use of appropriate site layout and sympathetic design that reflects their setting, scaling, massing, details and materials.*

Development on the proposed, allocated site would create a sustainable residential area on land to the north of Penistone. Impacts on the views from the Penistone Conservation Area would be minimal and would be mitigated with additional planting around the sites boundary and throughout the development.

Adverse impacts from the construction phase would be temporary and limited to localised areas on or adjacent to the site. The proposals deliver a proportion of the site as Green Infrastructure by creating a new public open space retaining and enhancing boundary vegetation where feasible.

- 7.2 The eastern boundary and views into the site would be filtered by proposed buffer planting and a sympathetic layout which looks onto Well House Lane.
- 7.3 A sensitively considered layout and landscape scheme would reflect local character both in style and use of materials.
- 7.4 The properties which back onto the site along the eastern boundary will be affected the most by the development, due to those properties currently taking advantage of the views across the site. Dense buffer planting in these locations will filter views into the site and break up the building line when viewed from outside.
- 7.5 Planting additional native species within the open spaces and along the boundaries of the site will increase the vegetation of the area, improve long distance views when it has matured and enhance the local biodiversity. The existing site is of low ecological value and new planting will improve local habitats.
- 7.6 The positioning of the central POS area seeks to break up the mass of development when viewed from distance, however it is important to emphasise that the small number of distant views towards the site are not located within any of the key views towards the countryside identified within the Penistone Neighbourhood Development Plan. In addition the development will not impact on any of the heritage assets identified within Policy BE2 of the previously mentioned Development Plan.

## **REFERENCE MATERIAL**

### **English Heritage**

Listed Buildings and Scheduled Monuments registers

### **LandIS (Cranfield University)**

Soilscapes Viewer

### **DEFRA**

MAGIC Maps

### **Natural England**

National Agricultural Land Classification Map

National Character Area Profiles

### **East Riding of Yorkshire Council**

- Barnsley Local Plan
- Planning Portal



# APPENDIX 1

## METHODOLOGY ADOPTED

### Assessment Criteria and Definitions

#### Landscape Quality

Landscape Quality indicates the value which may be placed on the landscape, based on character, condition and aesthetic appeal. It takes into account judgements on the physical state of the landscape and its intactness, from visual, functional and ecological perspectives.

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

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

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

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

#### Landscape Sensitivity

Landscape Sensitivity is a measure of the landscape's ability to accommodate change. In many cases the higher the quality of a landscape the higher its sensitivity. However this depends on the nature and magnitude of the change, also on the individual nature of the landscape character under study. In addition a landscape that is highly visible from a number of points is likely to be more sensitive to change. The criteria by which landscape sensitivity has been assessed in this study are detailed below.

**High** - Areas of high value and high general visibility. Key characteristics and features which contribute significantly to the distinctiveness and character of the landscape type.

**Medium** - Areas of high to medium value where there is some scope for change involving features that are already present to some extent within the landscape, and if it can be accommodated within pockets of low visibility within the landscape, for example in valleys, within an enclosing landform or woodland.

**Low** - Areas of medium to low value of little harmony and unity where change would go unnoticed amongst a disparate range of features or may have a positive impact in removing or replacing degraded or derelict features.

#### Sensitivity of Visual Receptors

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

**High** - The principal views from residential buildings; beauty spots and picnic areas. Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience.

Users of outdoor recreational facilities including recreational footpaths, cycle routes or rights of way, whose attention would be focused on the landscape; Viewers of important landscape features with physical, cultural or historic attributes.

**Medium** - People engaged in outdoor sports or recreation (other than appreciation of the

landscape), attractive rural lanes and 'B' roads. Secondary views from residential buildings.

**Low** - People at their place of work, whose attention may be focused on their work or activity rather than the wider landscape, people travelling through the landscape on A roads, train lines or other main transport routes.

### Significance of Changes

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

## APPENDIX 2

AERIAL PHOTOGRAPH



## APPENDIX 3

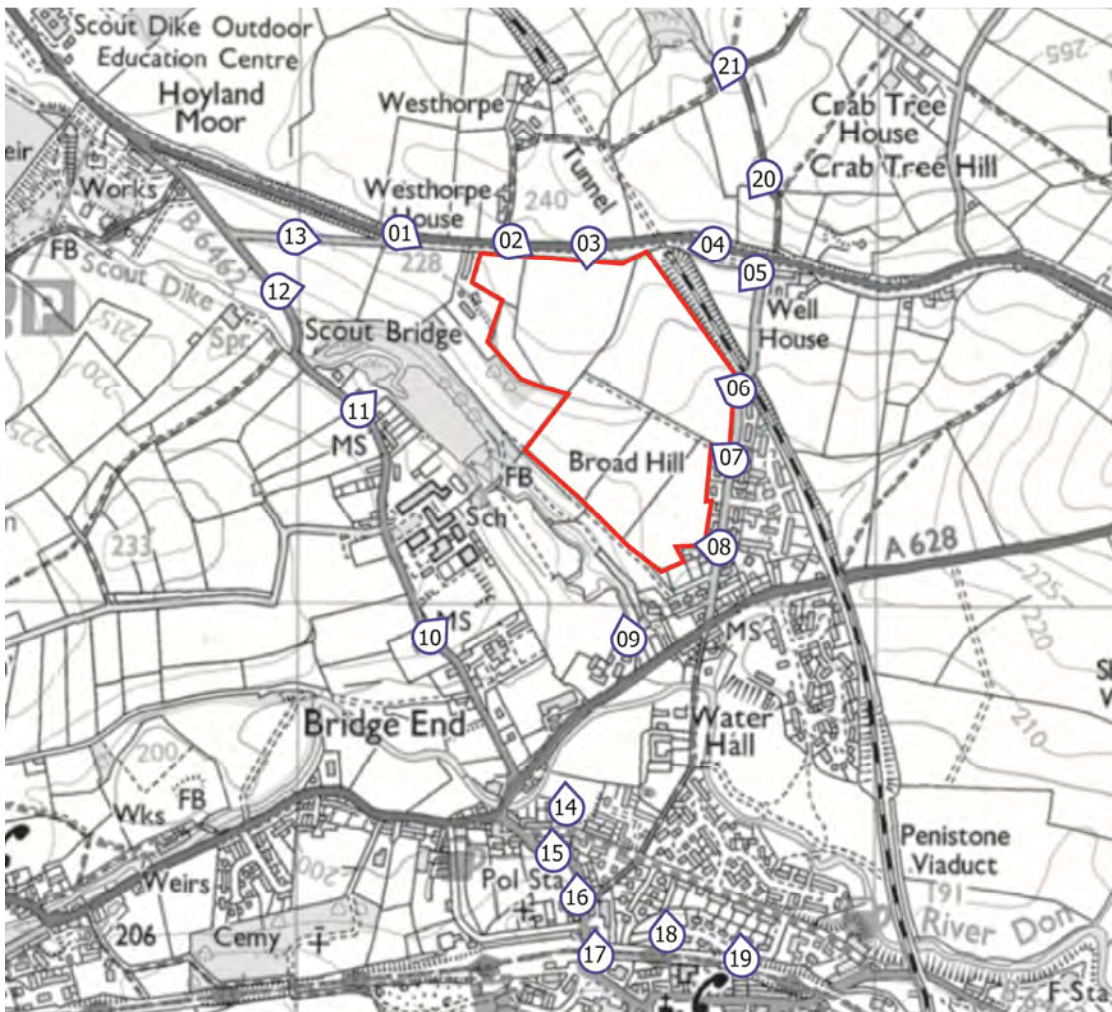
### WIDER AREA AERIAL PHOTOGRAPH



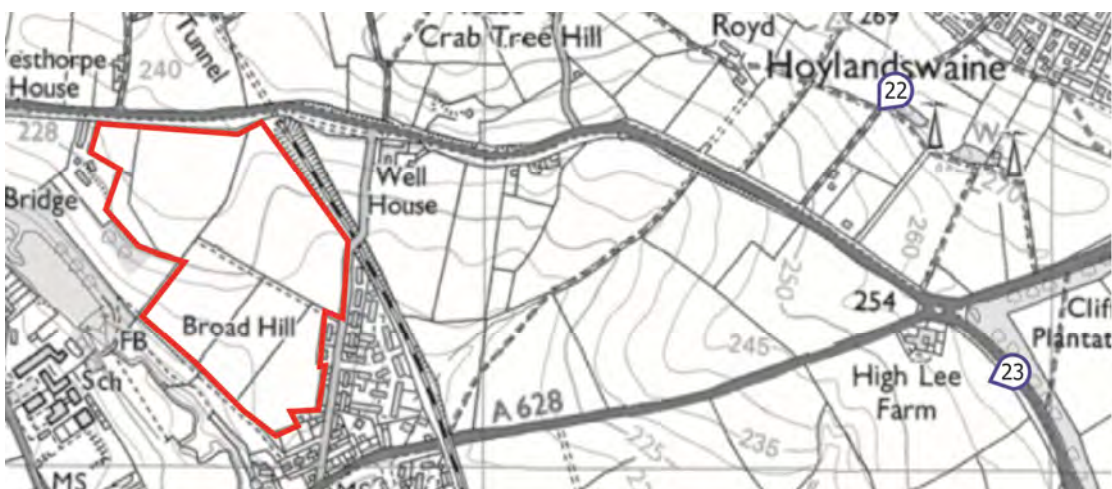


## APPENDIX 4

### LOCATION OF VIEWPOINTS



Photograph Location Plan: Views 1 - 21



Photograph Location Plan: Views 22 - 23



# **APPENDIX 5**

## PHOTOGRAPHIC RECORD



**Viewpoint 1** - Halifax Road looking east. Clayton Penistone Group buildings visible on right.



**Viewpoint 2** - Halifax Road looking east with site on right





**Viewpoint 3** - Halifax road looking south east across site.



**Viewpoint 4** - Halifax Road looking west. Site on left behind vegetation.



**Viewpoint 5** - View from top of Well House Lane looking south west across the site. Vegetation along railway line visible in foreground. Penistone Grammar School visible in distance.



**Viewpoint 6** - looking north east from Well House Lane. Vegetation along railway line visible on right.





**Viewpoint 7** - Looking east from Well House Lane. Buildings of the first property on the western side of the Lane visible on the left hand side of the photograph.



**Viewpoint 8** - Looking west from Well House Lane. Site is located behind existing houses and wall.



**Viewpoint 9** - Photograph from access track to mill race. Site is located behind the trees and is not visible from here.



**Viewpoint 10** - Looking north east from Huddersfield Road (B6462). Penistone Grammar School Visible on left. Only a small area of the proposed site is visible.





**Viewpoint 11** - Looking north east from houses to the northern end of Huddersfield Road. Site is not visible due to screening from mature tree belt.



**Viewpoint 12** - Looking east from Huddersfield Road. Buildings of Clayton Penistone Group can be seen on horizon line. Views of the site are screened by existing tree belt.





**Viewpoint 13** - Looking along Well House Lane (between Huddersfield Road and Halifax Road).



**Viewpoint 14** - Looking north across open space from Wentworth Road.





**Viewpoint 15** - Looking north from Bridge Street. Site is visible between houses.



**Viewpoint 16** - Looking north along bridge street. Site is visible in distance.



**Viewpoint 17** - View from bridge on Trans Pennine Trail, looking north along Bridge Street. Site visible in distance. This view is only gained by standing on the raised platform adjacent to the bridge railing and looking through the bars.



**Viewpoint 17** - View from footpath of Trans Pennine Trail. A direct view of the site is masked by the railings.





**Viewpoint 18** – Looking north towards site from Wentworth Crescent. Site visible on horizon. Penistone Grammar School is also visible to the left of the site.



**Viewpoint 19** - View from the Trans Pennine Trail towards site. All views from the Trail are transient and filtered.





**Viewpoint 20** – Looking south towards site from public footpath.



**Viewpoint 21** - Site not visible due to natural watershed.





**Viewpoint 22** - Site would be visible in distance.



**Viewpoint 23** - Site would be visible in distance.

# APPENDIX 6

## MASTERPLAN





Private Barratt		
Name	Beds	Total Units
Kentley End	2	8
Kentley Mid	2	3
Maddstone Semi	3	3
Maddstone End	3	6
Maddstone Mid	3	4
Ellerton Semi	3	24
Ellerton End	3	4
Ellerton Mid	3	3
Moorby Det	3	11
Moorby Semi	3	5
Dent	3	38
Windermere	4	43
Kentley	4	22
Alderny	4	11
Total		215

Private DW		
Name	Beds	Total Units
H433 Cornwell	4	10
H437 Brookgate	4	25
H456 Avoirdale	4	10
H469 Holden	4	23
H469 Chaworth	4	19
H421 Winstone	4	19
Total		106

Affordable		
Name	Beds	Total Units
Kentley	2	13
Maddstone	3	9
Ellerton	3	15
Type 67	2	61
Type 69	3	40
Total		138
Total		459

REV: DESCRIPTION

BY: DATE:

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CLIENT:

Barratt Homes and  
David Wilson Homes  
Yorkshire West  
(Trading names of BDW Trading Limited)

SITE:

Penistone

TITLE:

Planning Layout

SCALE AT A3:

DATE:

DRAWN:

CHECKED:

PROJECT NO:

DRAWING NO:

REVISION:

1:500

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