

VIEWPOINT O

HIGH HOYLAND

Grid Reference: E 427270 N 410038

General Direction of View: South East

Approx Elevation: 195m

Approx. Distance to Proposed Development: 3.5km

DESCRIPTION OF VISUAL BASELINE

Residential receptors of High Hoyland with distant views towards Barnsley. The foreground and midground of this elevated panoramic view comprises scrubby fields, and deciduous and evergreen woodland within the Cannon Hall Farm Estate. The distant view comprises a mix of rolling farmland and settlement, with Barnsley and Barnsley Hospital visible on the horizon in the centre of the view. The M1 motorway and employment development at Barugh Green are also noticeable, but the application site is barely discernible amongst the residential and employment areas of west Barnsley.

Receptors include visitors to Cannon Hall and users of the local PRow.

Value of View: High

MAGNITUDE OF CHANGE

Construction

Due to the slightly elevated location, residents at High Hoyland would have distant views of construction activity across the application site beyond Higham. This would include all phases of the works but construction of the employment area on the slightly higher ground to the right of the view would perhaps be the most noticeable, albeit very distant. The works would be seen in the context of existing settlement, large-scale commercial development in the Dearne Valley, the M1 motorway and pylon lines, and would not be completely uncharacteristic of this area. Cranes used for construction would be unlikely to break the skyline and would be seen in the context of the tall Barnsley Hospital building. The composition and appreciation of the views experienced would not change.

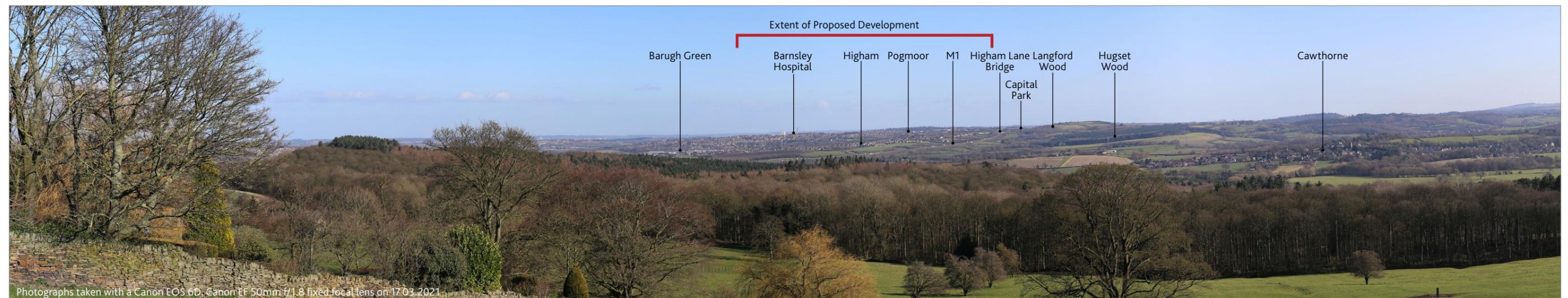
The magnitude of visual change is considered to be low.

Operation Year 1

Residents at High Hoyland would have distant views of the proposed development beyond Higham. The large employment buildings would be most noticeable as they would extend the influence of the existing buildings on the horizon at Capital Park. However, they would still only form a small part of the view and would not break the skyline. They would also be seen in the context of existing settlement, large-scale commercial development in the Dearne Valley, the M1 motorway and pylon lines, which would reduce the degree of contrast with the existing view. The composition and appreciation of the views experienced would not change.

The magnitude of visual change is considered to be low.

BASELINE WINTER PANORAMA - 90° HORIZONTAL FIELD OF VIEW



Photographs taken with a Canon EOS 6D, Canon EF 50mm f/1.8 fixed focal lens on 17.03.2021



LOCATION MAP

Operation Year 15

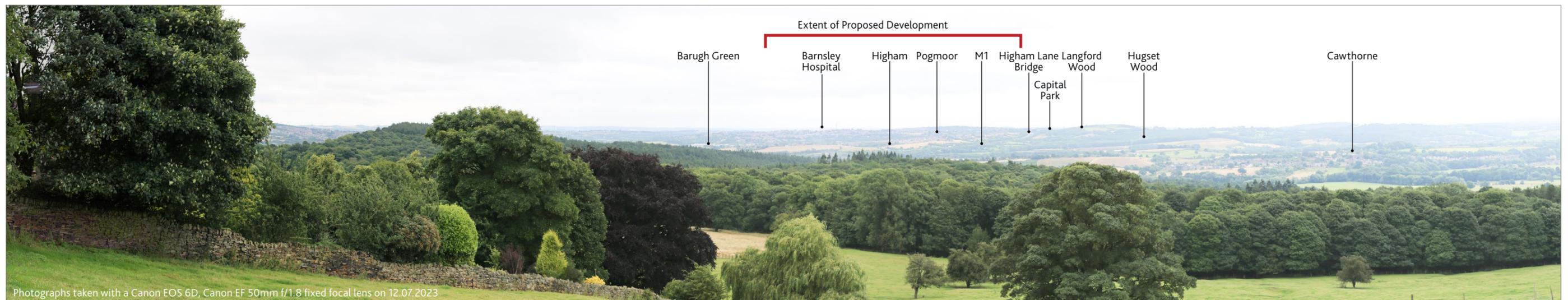
The proposed tree and shrub planting within the proposed development would be maturing and would help to soften the effects of new buildings, similar to the existing vegetation within the areas of Barugh and Barnsley visible from this viewpoint. However, the proposed development including the employment area and residential areas would remain visible and as such the magnitude of visual change would remain low.

Cumulative

Capital Park development (2019/0286 & 2022/0916) - The Capital Park development would be potentially visible to the right of the proposed development. Although it would slightly increase the amount of built development in the view, due to the distance, the magnitude of visual change would be no greater than that described for the proposed development.

Countryside Properties (2020/0977) - Most of this development would be obscured by the existing properties in Barugh and Higham, but the rooflines may be just discernible. When seen in combination with the proposed development, it would slightly increase the amount of residential area present across the view, however, the magnitude of visual change would be no greater than that described for the proposed development.

BASELINE SUMMER PANORAMA - 90° HORIZONTAL FIELD OF VIEW



Photographs taken with a Canon EOS 6D, Canon EF 50mm f/1.8 fixed focal lens on 12.07.2023

VIEWPOINT S

B6131 DARTON LANE

Grid Reference: E 432695 N 410060

General Direction of View: South West

Approx Elevation: 106m

Approx. Distance to Proposed Development: 2.4km

DESCRIPTION OF VISUAL BASELINE

The upper section of Darton Lane near Mapplecross and Staincross Village Hall affords elevated panoramic views out across the southern edge of Mapplewell and the Dearne Valley. The Dearne Valley in the middle distance comprises a mix of suburban fringe farmland and semi-industrial/commercial development at Barugh, beyond which are the large rolling fields of the application site. Residential development, fields and woodland (including Hugsett Wood) around Dodworth forms the distant skyline.

Receptors include residents and road users.

Value of View: Medium

MAGNITUDE OF CHANGE

Construction

Residents would have distant views of construction activity on the higher ground beyond the existing industrial/commercial areas at Barugh. Construction of the employment area would be on the higher ground to the right of Gawber and construction of residential plot R5 would also be noticeable on the skyline. Over time, construction activity would gradually occupy the fields between the industrial/commercial area at Barugh and woodland on the skyline. Cranes would also be present on the skyline alongside the existing pylons as would some of the taller buildings as they emerge from ground level. Although very visible due to the sloping nature of the application site, construction would be seen in the context of the wider view which includes the urban edge of Barnsley.

Overall, the magnitude of change is considered to be medium.

Operation Year 1

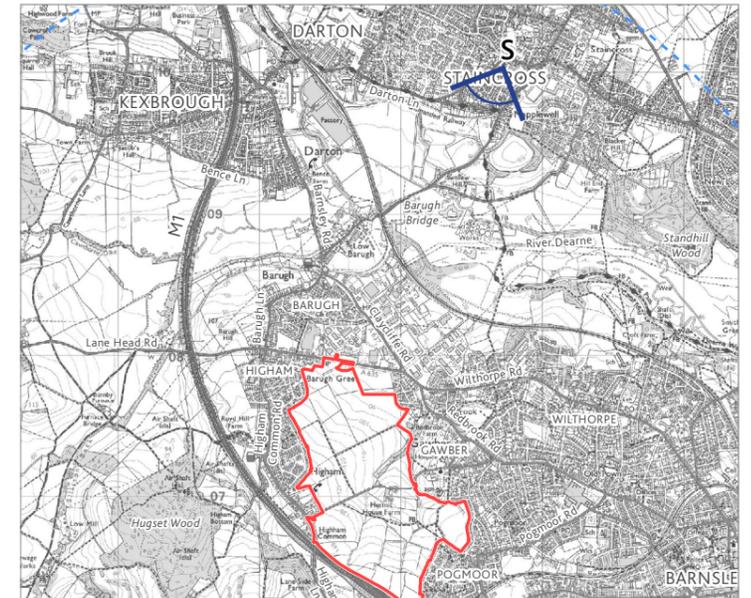
From Darton Lane, the proposed development would be visible in the distance where it would replace the sloping fields between the existing industrial/commercial areas at Barugh and the wooded skyline. The lower areas of the proposed development would partly merge into the development in and around the Dearne Valley, but the loss of hedged fields on the higher ground would noticeably affect the composition and appreciation of the view. The employment area would break the skyline to the left of Langford Wood, where it would contrast with the appearance of the woodland. The residential development and commercial area/school would occupy the rest of the area between Higham and Gawber.

The magnitude of visual change is considered to be medium.

BASELINE WINTER PANORAMA - 90° HORIZONTAL FIELD OF VIEW



Photographs taken with a Canon EOS 6D, Canon EF 50mm f/1.8 fixed focal lens on 12.07.2023



LOCATION MAP

Operation Year 15

The proposed tree and shrub planting within the proposed development would be maturing and would help to soften the effects of new buildings, similar to the existing vegetation within the areas of Gawber and Barnsley visible from this viewpoint. However, the proposed development including the employment area and residential areas would remain visible and as such the magnitude of visual change would remain medium.

Cumulative

Capital Park development (2019/0286 & 2022/0916) - The proposed buildings within the employment development would potentially screen views of the Capital Park development from this viewpoint, resulting in no cumulative effect. There may be locations within Mapplewell and Staincross that would have filtered views through the proposed development towards Capital Park, but the magnitude of visual change would be no greater than that described for the proposed development.

Countryside Properties (2020/0977) - This development would be visible beyond the existing industrial area at Barugh and seen in the context of the residential areas of residential plots R2 and R3. The two developments would visually merge into a single area of housing but the magnitude of visual change would be no greater than that described for the proposed development.

VIEWPOINT T

SWALLOW HILL ROAD

Grid Reference: E 432508 N 409124

Approx Elevation: 55m

General Direction of View: South West

Approx. Distance to Proposed Development: 1.4km

DESCRIPTION OF VISUAL BASELINE

View from Swallow Hill Road near to the junction with the B6428 and close to the Dearne Way. The foreground comprises an area of scrub woodland and small pastures within the Dearne Valley. Above the trees there are filtered views of the urban fringe farmland and semi-industrial/commercial development at Barugh, beyond which are the large rolling fields within the application site. Residential development, fields and woodland (including Hugsett Wood) around Dodworth form the distant skyline.

Receptors include residents, road users and users of the Dearne Way.

Value of View: Medium

MAGNITUDE OF CHANGE

Construction

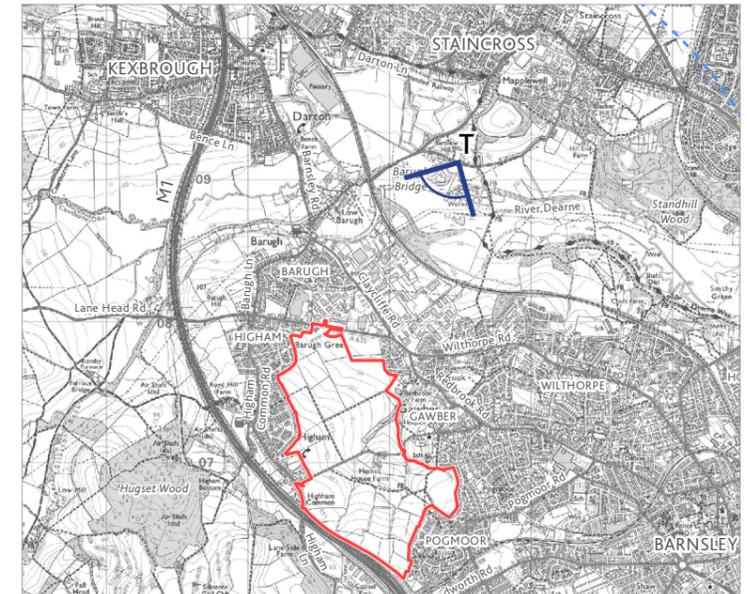
Recreational users of the Dearne Way would have middle distance views of construction activity, which would be partially obscured and filtered by the intervening vegetation within the Deane Valley. The construction activity would merge into the existing development in and around the Dearne Valley, but the replacement of hedged fields by a construction site would noticeably affect the composition and appreciation of the view. Construction of the employment area would be filtered by vegetation in summer months, although there may be glimpses of the works through the intervening vegetation in the winter months. Cranes would also be present on the skyline alongside the existing pylons as would some of the taller buildings as they emerge from ground level. Construction of the residential plots R1, R2 and R5 would be most visible, with the commercial area/school filtered by vegetation.

Overall, the magnitude of change is considered to be medium.

Operation Year 1

From Swallow Hill Road, the proposed development would be visible in the middle distance where it would increase the amount of the view affected by the existing development at Barugh. The proposed development would partly merge into the development in and around the Dearne Valley, but the loss of hedged fields on the higher ground would noticeably affect the composition and appreciation of the view. The residential plots R1, R2 and R5 would extend development across the remaining sloping fields within the view. These areas would not break the existing skyline created by properties at Higham from this viewpoint.

BASELINE PANORAMA - 90° HORIZONTAL FIELD OF VIEW



LOCATION MAP

The magnitude of visual change is considered to be medium.

Operation Year 15

The proposed tree and shrub planting within the proposed development would be maturing and would help to soften the effects of new buildings, similar to the existing vegetation within the residential area of Higham. However, the residential areas of R1, R2 and R5 of proposed development would remain visible and as such the magnitude of visual change would remain medium.

Cumulative

Capital Park development (2019/0286 & 2022/0916) - This development would not be visible from this viewpoint.

Countryside Properties (2020/0977) - Most of this development would be screened by the vegetation within the Dearne Valley, but it may be just visible beyond the existing commercial/industrial area at Barugh during winter. As the two developments would be of a similar nature and viewed together, the magnitude of visual change would be no greater than that described for the proposed development.

VIEWPOINT U

LIDGETT ROAD

Grid Reference: E 433208 N 409618

General Direction of View: South West

Approx Elevation: 80m

Approx. Distance to Proposed Development: 2.2km

DESCRIPTION OF VISUAL BASELINE

View from housing area centred around Lidgett Road, from where there are elevated panoramic views out across the southern edge of Mapplewell and the Dearne Valley. A large pylon dominates foreground views. The Dearne Valley in the middle distance comprises a mix of suburban fringe farmland and semi-industrial/commercial development at Barugh, beyond which are the large rolling fields of the application site. Residential development, fields and woodland, including Langford Wood, around Dodworth forms the distant skyline.

Receptors include residents and road users.

Value of View: Medium

MAGNITUDE OF CHANGE

Construction

Residents would have views of construction activity in the distance on the higher ground beyond the existing industrial/commercial areas at Barugh. Construction of the employment area would be on the higher ground to the right of Gawber and construction of residential plot R5 would also be noticeable on the skyline. Over time, construction activity would gradually occupy the fields between the industrial/commercial area at Barugh and woodland on the skyline. Cranes would also be present on the skyline alongside the existing pylons as would some of the taller buildings as they emerge from ground level. Although very visible due to the sloping nature of the application site, construction would be seen in the context of the wider view which includes the urban edge of Barnsley.

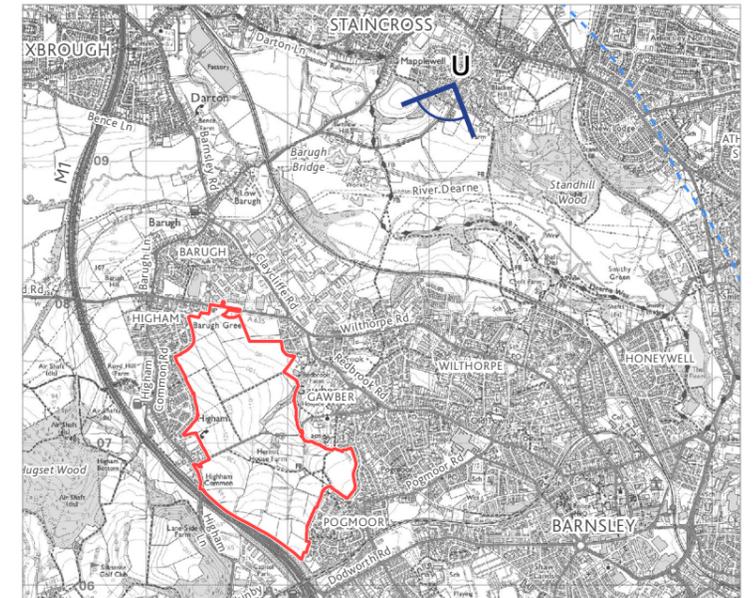
Overall, the magnitude of change is considered to be medium.

Operation Year 1

From the Lidgett Road area, the proposed development would be visible in the distance where it would replace the sloping fields between the existing industrial/commercial areas at Barugh and the wooded skyline. The lower areas of the proposed development would partly merge into the development in and around the Dearne Valley, but the loss of hedged fields on the higher ground would noticeably affect the composition and appreciation of part of the view. The large employment buildings would not break the skyline, but would contrast strongly with the backdrop of dark woodland. Residential plot R5 may break the skyline above the existing properties on Brattice Way to the right of the view.

The magnitude of visual change is considered to be medium.

BASELINE WINTER PANORAMA - 90° HORIZONTAL FIELD OF VIEW



LOCATION MAP

Operation Year 15

The proposed tree and shrub planting within the proposed development would be maturing and would help to soften the effects of new buildings, similar to the existing vegetation within the areas of Gawber and Barnsley visible from this viewpoint. However, the proposed development including the employment area and residential area at R5 would remain visible and as such the magnitude of visual change would remain medium.

Cumulative

Capital Park development (2019/0286 & 2022/0916) - The proposed buildings within the employment development would potentially screen views of the Capital Park development from this viewpoint resulting in no cumulative effect. There may be locations within Mapplewell that would have filtered views through the proposed development towards Capital Park, but the magnitude of visual change would be no greater than that described for the proposed development.

Countryside Properties (2020/0977) - Most of this development would be screened by the existing properties on Brattice Way, but it may be just visible above the last property beyond the existing industrial area at Barugh. The magnitude of visual change would be no greater than that described for the proposed development.

