



Landscape Technical Note

To Accompany Landscape & Visual Impact Assessment (LVIA)

Proposed Industrial Development, Dearne Valley Parkway, Rockingham, Barnsley

13 July 2020

Introduction

- 1.1 Urban Wilderness has been appointed by Harworth Group, to update the Landscape and Visual Impact Assessment (LVIA rev. B, 3 Jul 2020) with the revised building heights agreed in meetings with Barnsley Metropolitan Borough Council.
- 1.2 This technical note is to provide additional information regarding the anticipated Landscape and Visual Impacts of the Proposed Industrial Development on local receptors already identified.
- 1.3 The building heights have been reduced as shown in the tables below:

Phase 2

Unit	New Agreed Building Heights	Reduction/Increase
Unit 1	10m eaves and 12m ridge	Reduction of 3.5m
Unit 2	10m eaves and 12m ridge	Reduction of 3.5m
Unit 3	10m eaves and 12m ridge	Reduction of 3.5m
Unit 4	10m eaves and 12m ridge	Reduction of 3.5m
Unit 5	10m eaves and 12m ridge	Reduction of 6.5m
Unit 6	10m eaves and 12m ridge	Reduction of 6.5m
Unit 7	10m eaves and 12m ridge	Reduction of 6.5m
Unit 8	10m eaves and 12m ridge	Same

Phase 3

Unit	New Agreed Building Heights	Reduction/Increase
Unit 1	10m eaves and 12m ridge	Reduction in 0.5m
Unit 2	12.5m eaves and 15.5m ridge	Reduction of 3m

Effect on the Landscape and Visual Resource

- 1.4 The landscape and visual impacts are assessed using a number of metrics, as disclosed in the LVIA Methodology (LVIA rev. B, 3 Jul 2020, Section A2, pp.6-15). In accordance with the Methodology, half of each score is therefore comprised of the sensitivity of each receptor identified. For this reason, changes to the design of the proposed Industrial buildings will not in themselves dictate different scores for the level of anticipated impacts.
- 1.5 Since the production of the first iteration of the LVIA report (12 Dec 2019), a number of mitigation measures have been employed to reduce the anticipated impacts and help integrate the proposed development into the landscape as best as possible. These interventions are itemised below:

- Reorientation of buildings in Phase 2B to create larger offsets to boundaries;
- Consolidation of Units 8 and 9 into a single unit, reducing visibility of the scheme from the South and East;
- Greater space for tree planting to screen and filter views of the development;
- Revised Cut-and-Fill strategy, resulting in reduced height of building plateaux, ensuring that the height of the proposed warehouses over existing landscape features is kept as low as possible;
- Additional terrain modelling along the southern boundary, raising ground profiles by 6m with 1:3 gradients and reducing visibility of Units 7 and 8 at Year-0;
- Use of rapid-establishment matrix tree planting techniques, with thinning at years 3, 5 and 10 to ensure successful woodland screening; and
- Reduced building ridge heights of all units.

Conclusion

- 1.6 We have reappraised both the Landscape Receptors and the viewpoints following the further reduction in building heights. In our opinion, the buildings are not perceived on their own but as part of a larger assemblage. Thus several viewpoints have a number of buildings in the line of sight and changes to building heights are of less consequence to the visual field than the combined buildings' overall massing. As a result, we confirm that the existing assessment scoring and associated scoring tables remain the same as per the LVIA Rev. B (3 Jul 2020) and which are shown below. Accordingly, the anticipated Residual Impacts (identified in Section D, p.88) and the overall conclusions reached (Section E, p.92) likewise remain the same.

Landscape Effects Summary Table

Receptor	Sensitivity to Change	Magnitude of Change	Significance of Change
NCA 38	Low	Low Adverse	Slight Adverse
LCA E4	Low to Medium	Low to Medium Adverse	Slight to Moderate Adverse
South Yorkshire Greenbelt	Medium	Negligible	Negligible
Worsborough Conservation Area	High	Low Adverse	Slight Adverse
St Peter's Church	High	Negligible	Negligible
Hoyland Lowe Stand	High	Low adverse	Slight adverse
Statutory and Non-statutory designations	High	Negligible	Negligible
Woodland	Low to Medium	Low Adverse	Slight Adverse
Hedgerows	Medium	Negligible	Negligible
Landform	Low	Low Adverse	Slight Adverse
PRoW (North)	High	Low Adverse	Slight Adverse
PRoW (South)	High	Low Adverse	Slight Adverse to Negligible

Visual Effects Summary Table

VP	Receptor Type	Sensitivity to Change	Magnitude of Change	Significance of Change
1	Residential	High	Medium adverse reducing to Low Adverse at year 15	Moderate adverse reducing to Slight Adverse at year 15
2	Residential	Medium (due to the existing visual impact of warehouses on adjacent site)	Medium adverse	Moderate adverse
3	PRoW User (Recreational)	Medium to High	High adverse reducing to Medium adverse at year 15	Moderate Adverse
4	Residential	Medium to High	Medium adverse reducing to Low adverse at year 15	Moderate Adverse reducing to Slight adverse at year 15
5	Residential	Medium to High	Low adverse	Moderate Adverse reducing to Slight adverse at year 15
6	Residential	Medium to High	Low adverse	Moderate Adverse reducing to Slight adverse at year 15
7	Residential	High	Medium adverse reducing to Low adverse at year 15	Moderate adverse reducing to Slight adverse at year 15
8	PRoW User (Recreational)	High	Medium adverse reducing to Low adverse at year 15	Moderate adverse reducing to slight adverse at year 15
9	Residential	High	Medium adverse reducing to Low adverse at year 15	Moderate adverse reducing to slight adverse at year 15
10	Residential	Medium	Medium adverse reducing to Low adverse at year 15	Moderate adverse reducing to slight adverse at year 15
11	Residential	Medium to High	Medium adverse reducing to Low adverse at year 15	Moderate adverse reducing to slight adverse at year 15
12	Residential	High	Low adverse	Slight adverse
13	PRoW User (Recreational)	High	Low adverse	Slight adverse
14	Residential	High	Low adverse reducing to negligible in year 15	Negligible
15	Residential	High	Medium adverse reducing to Low adverse at year 15	Moderate adverse reducing to slight adverse at year 15
16	Recreational	High	Low adverse	Slight adverse
17	Vehicular road users	Low	Medium adverse	Moderate adverse reducing to slight adverse at year 15
18	Vehicular road users	Low	Medium adverse reducing to Low adverse at year 15	Slight adverse

Updated Photomontages

- 1.7 Urban Wilderness will produce updated photomontages for Viewpoints 3, 5 and 15 which reflect the new building heights discussed above. These will be released separately week commencing 13 July 2020.



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