8 LANDSCAPE AND VISUAL AMENITY

Introduction

8.1 This chapter of the ES assesses the likely significant effects of the Development on the environment in respect of Landscape and Visual Amenity.

8.2 This chapter has been prepared by FPCR Environment and Design Ltd (see Appendix 1.2 Statement of Expertise). This chapter should be read in conjunction with the following appendices and figures, which have been used to inform the assessment:

- Appendix 8.1 Methodology;
- Appendix 8.2 Assessment Criteria;
- Appendix 8.3 Technical Methodology for Type 3 Visualisations;
- Appendix 8.4 Landscape Effects Table;
- Appendix 8.5 Visual Effects Table;
- Appendix 8.6 Landscape Institute (2019), Technical Guidance Note (TGN) 06/19 - Visual Representation of Development Proposals;
- Appendix 8.7 Landscape Institute TGN 02-21 - Assessing landscape value outside national designations;
- Figure 8.1 Study Area Plan;
- Figure 8.2 Aerial Photograph;
- Figure 8.3 Landscape Character;
- Figure 8.4 Designations;
- Figure 8.5 Topography Plan;
- Figure 8.6a Visual Appraisal – Photo Viewpoint & Photomontage Locations;
- Figure 8.6b Visual Appraisal – Visual Receptor Locations
- Figures 8.7 – 8.23 Photo Viewpoints; and
- Figures 8.24 – 8.59 Photomontages.
- Figure 8.60 Zone of Theoretical Visibility (ZTV) – Digital Terrain Model (DTM)
- Figures 8.61 – 8.63 Landscape Cross Sections

Policy Context

National Planning Policy Framework (NPPF) (September 2023)[i]

8.3 Section 15 of the NPPF provides a policy context for the conservation and enhancement of the natural environment.

8.4 Part a) of Paragraph 174 states that planning policies and decisions should protect and enhance *'valued landscapes'* and goes on to clarify that this should be '*in a manner commensurate with their*

statutory status or identified quality in the development plan.' Part b) of Paragraph 174 states that planning policies and decisions should recognise *'the intrinsic character and beauty of the countryside'.*

8.5 Paragraph 175 states:

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

8.6 Paragraph 176 states:

> *'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues… The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.'*

Planning Practice Guidance[ii]

8.7 The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making. In respect of Design, PPG refers to the National Design Guide (NDG), most recently updated in January 2021, which sets out the characteristics of well-designed places. The NDG is structured around 10 Characteristics. Of particular relevance to the consideration of landscape and visual matters associated with the Site and Development are the characteristics of:

- Context – enhances the surroundings;
- Identity, attractive and distinctive;
- Built Form - a coherent pattern of development;
- Movement – accessible and easy to move around;
- Nature – enhanced and optimised;
- Public Spaces - safe, social and inclusive;

Local Planning Policy

8.8 The following 'saved' policies within the Barnsley Metropolitan Borough Council (BMBC) Local Plan (Adopted January 2019)[iii] are of relevance to landscape and visual matters:

8.9 Policy D1 'High Quality Design and Place Making' affirms that 'Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways; and
- Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality'.

8.10 As stated in Policy LC1 'Landscape Character', 'Development will be expected to retain and enhance the character and distinctiveness of the individual Landscape Character area in which it is located (as set out in the Landscape Character Assessment of Barnsley Borough 2002 and any subsequent amendments).'

8.11 Policy GI1 'Green Infrastructure' declares that BMBC will 'protect, maintain, enhance and create an integrated network of connected and multi functional Green Infrastructure assets that enhances… landscape character (and) respects local distinctiveness.'

8.12 As defined in Policy GS2 'Green Ways and Public Rights of Way' BMBC will 'protect Green Ways and Public Rights of Way from development that may affect their character or function. Where development affects an existing Green Way or Public Right of Way it must: Protect the existing route within the development; or, Include an equally convenient and attractive alternative route.'

8.13 The majority of the Site is allocated as an employment site within the Local Plan: 'Site ES10 - Land South of Dearne Valley Parkway'. The Local Plan stipulates that 'Employment land must be developed in line with the relevant site specific policies'. Specific to ES10, and of relevance to landscape and visual matters, development must:

- 'Retain the existing woodland and hedgerows on the site periphery;
- Retain the section of hedgerow remaining in the north-west corner of the site;
- Safeguard the setting of the Billingley Conservation Area; and
- Give consideration to Carr Dike and the connecting unnamed ordinary watercourse which run through the site.'

Other Relevant Strategies, Guidelines or Documents

Goldthorpe Masterplan Framework[iv]

8.14 The Goldthorpe Masterplan Framework, adopted in September 2021, was produced to guide development on the Site (allocated under Policy ES10 of the Local Plan). The Masterplan Framework seeks to create a sustainable, high-quality employment site which will provide for the town and the wider Dearne Valley. The following requirements and considerations detailed in the Masterplan Framework have been factored into this chapter (The Illustrative Masterplan referred to is included in Section 6 of the Masterplan Framework):

- *'Consideration will need to be given to the impact of future development on long-distance views experienced from the north, especially those from Billingley Conservation area and from the residential development to the south east at Bolton upon Dearne.*
- *Although Carr Dike will be retained and buffered as part of the development, the illustrative layout results in the loss of open farmland, the removal of some hedgerows and trees, and a change in character resulting from built development. The illustrative masterplan layout therefore introduces significant new native structure planting between development plots as well as wide native planting belts along site boundaries to help visually contain future development.*
- *The use of an appropriate colour palette and limitations on buildings heights will be necessary to mitigate landscape and visual impact.*
- *There is no risk of massing being a significant issue if development adheres to the indicative layout within this Framework and the site is capable of accommodating buildings ranging in scale. The site does sit on relatively low lying land such that there is potential for slightly taller buildings than on other major employment allocations in the borough. Nonetheless, to ensure landscape and visual impacts are acceptable, it will be necessary to ensure that building heights are commensurate with their footprint.*

- *Development within the southern part of the site will need to be carefully considered to ensure that the heights of proposed buildings are carefully considered with well thought out landscaping.*

- *To the north of the allocation, are several stone built cottages, which front onto the A635 with rear gardens facing the employment site. These dwellings will be particularly sensitive to employment development. Landscape screening will be required in this part of the site to minimise impact on existing residents.*

- *Beyond this, to the north of the site, Billingley overlooks the development site. Although dwellings tend not to face directly over this site, planting will be required along the frontage of the site to screen the development from longer views.*

- *The Green and Blue Infrastructure should be provided as per the illustrative masterplan layout. At the heart of this Carr Dike and its buffer should act as the main Green Infrastructure corridor which facilitates sustainable movement through the site, provides opportunities for rest and relaxation for workers taking lunch breaks whilst also being a haven for wildlife.*

- *A substantial north-south corridor running along the western boundary of the site will join bolstered northern and southern boundaries. The embankments on the southern and eastern boundaries will be planted with species rich hedgerows and dense tree planting to create effective visual buffers will be necessary. The character of the wider area should be reflected, where possible, through the use of locally native planting.'*

Assessment Methodology

8.15 This chapter has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013[v]. The assessment of Landscape Value also takes account of guidance in Landscape Institute TGN 02-21 'Assessing landscape value outside national designations'[vi]. The following is a summary of the key components of the assessment methodology. The detailed methodology used in the preparation of this chapter is provided in Appendix 8.1. In summary, GLVIA3 states:

> *'Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity.' (GLVIA3 paragraph 1.1.)*

8.16 Prior to the assessment of landscape effects, a baseline study has been undertaken to provide an understanding of the landscape which may be affected, its constituent elements, character, condition, and value. Similarly, prior to the assessment of visual effects, a visual baseline study has been completed to understand the area in which the Development may be visible, the people who may experience views, and the nature of views.

8.17 As advised in GLVIA3, the judgements made in respect of both landscape and visual effects have been made based on a combination of A: an assessment of the sensitivity of the receptor, and B: the magnitude of the effect of the Development on the receptor.

8.18 Conclusions on the overall likely significant effects of the Development include whether these are adverse, neutral, or beneficial, at the following stages of development; construction, completion (year 0) and longer term (year 15 - which accounts for the ongoing establishment of planting associated with the Development and any secondary mitigation design measures).

8.19 GLVIA3 notes, at paragraphs 5.56 and 6.44, that *'there are no hard and fast rules with regard to the level of effects',* therefore the following descriptive thresholds have been used for this ES chapter:

- Major;

- Moderate;

- Minor;
- Negligible; and
- None.

8.20 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

8.21 After concluding on the overall effects for each receptor, another judgement is then made as to whether an effect is 'significant' or not. Those degrees of effects that are considered to be 'significant' by the assessor for this chapter are judged to be effects that are either Major or Major/ Moderate.

8.22 Significant effects are described within this chapter, as well as in the detailed assessments of landscape and visual effects in Appendices 8.2 and 8.3. Non-significant effects are also described in Appendices 8.2 and 8.3, but are not typically included within this chapter, unless this is with reference to their change to, or from, a significant effect.

8.23 All judgements have been formed from a reasoned professional overview of the individual judgements against the assessment criteria. Further detail can be found in Appendix 8.1 and 8.2 attached to this chapter.

Consultation

8.24 The EIA scoping exercise undertaken is summarised in Chapter 2 EIA Methodology of the ES. This chapter has been prepared based on the EIA Scoping Opinion received from BMBC (refer to Appendix 2.2), in accordance with the requirements of the *Town and Country Planning (Environmental Impact Assessment) Regulations 2017* (as amended) (the 'EIA Regulations')[vii].

8.25 The following statutory and non-statutory consultees have been consulted during the process of the assessment for this chapter:

Table 8.1: Consultation

Consultee	Date	Comments	Actions
Gillespies LLP (instructed by BMBC to review the proposed scope of the LVIA).	13 May 2022	Gillespies reviewed the proposed scope of the LVIA written by FPCR. Gillespies provided a number of recommendations in relation to the scope of the assessment.	All suggestions were accepted and have been incorporated in the assessment. Scope was amended. Locations of Photo Viewpoints and Photomontages were agreed.
BMBC Development Management	25 Nov 2022	EIA Development Environmental Statement Scoping Opinion.	All suggestions were accepted and have been incorporated in the assessment.
Gillespies LLP & BMBC Planning Officer	21 July 2022	In-person workshop session & follow-up emails with Gillespies, BMBC, the Applicant, and FPCR reviewed LVIA work undertaken to date with a view to determining what may be acceptable parameters for the development.	All requests were carried out, and where necessary have been incorporated in the assessment and design.
Gillespies LLP & BMBC Planning Officer	26 Aug 2022	Video call meeting with Gillespies, BMBC, the	All agreed actions were undertaken.

		Applicant, and FPCR to discuss LVIA and Development design information to be shared during upcoming Design Review Panel with BMBC.	
BMBC Design Review Panel	15 Sep 2022	Presentation to BMBC Design Review Panel. Comments relating to Landscape & Visual.	Recommendations have been considered. Some relate to detailed matters which will be addressed later on at the appropriate project stage.
BMBC	20 Oct 2022	Meeting between the Applicant and BMBC.	Parameters for the development were discussed.
Public Consultation Event	19 Jan 2023	A small number of local residents expressed their concern in regard to potential visual effects (amongst other matters).	Mitigation of the visual effects on residents has been incorporated in the development proposals.
BMBC Pre-App Response	22 Feb 2023	The pre-app response asked for additional information (primarily illustrative) to that previously agreed, to enable BMBC to understand the level of visual impact likely to result from the Development. A number of suggestions were made in regard to the design of the Development (e.g., cladding). The pre-app response also mitigation should be increased (beyond that shown at Design Review Panel) to reduce effects on visual amenity. Finally, a list of cumulative schemes was provided, for consideration in the assessment.	Further viewpoints and Photomontages were added to the assessment. The list of cumulative schemes was amended in agreement with BMBC.

Limitations and Assumptions

8.26 The following limitations are relevant to the assessment:

- The baseline assessment has been based on information readily available at the time of undertaking the assessment.
- During visits to the Site and surrounding area, weather conditions, the time of day and seasonal factors have influenced the photographic record of the environment.
- The Photo Viewpoints and Photomontages are illustrative and are not intended to replace the experience of visiting the viewpoint in person.
- It is not practicable or necessary to assess views from every available location but rather a number of representative viewpoints were identified and confirmed with reference to the Zone of Theoretical Visibility (ZTV), i.e., the area from which the Development will theoretically be visible. In accordance with professional good practice guidance, the most sensitive viewpoints were identified for inclusion. The selected viewpoints may also represent multiple receptors; and
- It should also be noted that all Photo Viewpoints are taken from publicly accessible locations and therefore do not encompass specific views from residences. Some viewpoints will be situated in

close proximity and will show the general nature of the view for residents. Where viewpoints are situated on a settlement edge the degree of predicted visibility from properties will be referenced.

8.27 The following assumptions have been made in the assessment:

- The contribution made by areas of existing and proposed planting is considered in terms of the effects at Year 0 and the residual effects (allowing for growth of planting over 15 years). The height of this planting for assessment purposes is assumed to be as follows (based on an average growth rate of 1 metre in 3 years – the rate of growth varies according to species and environmental conditions):
  - Planting at Year 0: typically 0.7-4.5 m; and
  - Planting at Year 15: typically 5.5-9.5 m.
- Assessment of the likely significant effects is based upon the Parameter Plans and information included in Chapter 3 of the ES. The maximum built form parameters have been assessed as a scenario of maximum likely effects.
- The demolition and construction phase will follow the indicative construction programme set out in Chapter 5 of the ES: 'Construction Methodology and Phasing'.
- Tall plant and machinery, including mobile cranes and extensive scaffolding, would be in place for the minimum practicable period during the construction works.

Baseline Conditions

Site Context

8.28 As shown on Figure 8.1, the Site is located south of the A635 and west of the settlements of Goldthorpe and Bolton on Dearne. The Site covers 85.32 ha and the majority is allocated as an employment site within the BMBC Local Plan: 'Site ES10 - Land South of Dearne Valley Parkway'.

Designations

8.29 Figure 8.4 illustrates the location of designations within the study area.

8.30 The study area is not covered by any statutory landscape designations, such as National Parks, AONB's or Special Landscape Areas.

8.31 Part of the western area of the Site falls within the planning designation, Green Belt. Green Belt land extends further west and south-west, and covers land to the north of the A635 beyond the northern edge of the Site.

8.32 Much of the study area also falls within the Dearne Valley Green Heart Nature Improvement Area[viii].

8.33 Phoenix Park is a Country Park located approximately 1.6km north-east of the Site.

8.34 There are a number of Conservation Areas (CA) in the study area, the closest being in Billingley, approximately 0.5km north of the Site.

8.35 Several statutorily listed buildings exist in the study area, along with two scheduled monuments, and part of the grade II listed 'Hickleton Hall' Registered Park and Garden.

Topography

8.36 The following should be read in conjunction with Figure 8.5.

8.37 The topography of the study area is largely defined by the valleys of the River Dearne and its tributaries, ranging from sinuous undulations at the higher elevation to subtle slopes on lower ground.

8.38 The Site has a gently sloping topography running from north to south, which also falls towards Carr Dike - a small watercourse which enters the Site close to the centre of the northern boundary and exits mid-way down the western boundary of the Site. An unnamed minor watercourse is also situated in the central area of the Site. The highest point of the Site lies at approximately 44m AOD along its southern edge. The lowest point of the Site lies at approximately 20m AOD at the base of Carr Dike on the western edge of the Site.

Landscape Character

National Character

8.39 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCA's defined across England. These NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics. Figure 8.3 illustrates the NCA's and other defined character areas within the context of the Site.

8.40 At this very broad landscape scale, the Site, lies within Natural England's NCA Profile 38 'Nottinghamshire, Derbyshire and Yorkshire Coalfield'[ix]. This NCA covers a large area and stretches in a relatively narrow strip from Stapleford, west of Nottingham, to the northern edge of Leeds. The key characteristics of the NCA are listed in the NCA Profile and are described as follows:

- '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.' (NCA Profile 38 'Nottinghamshire, Derbyshire and Yorkshire Coalfield', Natural England).

Local Character

8.41 The BMBC Landscape Character Assessment (2002), which was reviewed in 2016, defines the area within which the Site lies as Landscape Character Type (LCT) D: 'Settled Arable Slopes'. The Assessment subdivides this LCT and categorises the area of the Site and much of its immediate context as being within Landscape Character Area (LCA) D2: 'East Dearne Settled Arable Slopes'. Key characteristics of this LCA are described in the Assessment as follows:

- *'Topographically varied landscape ranging from sinuous undulations at the higher elevation to subtle slopes on lower ground;*

- *Network of large open, predominantly arable farmland, of medium to large field units of no consistent or obvious pattern;*

- *Remnant hedgerow field boundaries occurring sporadically and in generally poor condition.*

- *Plethora of dikes running across the arable land;*

- *Traditional mining settlements - Thurnscoe, Bolton Upon Dearne and Goldthorpe;*

- *Evidence of past and present industrial activity due to presence of disused tips and spoil heaps, and working warehouse units on settlement edges and within the rural landscape;*

- *Sense of urbanisation with skyline views of settlement roofscapes;*

- *Proliferation of scrubby, compartmentalised field units adjacent to settlements at the urban interface;*

- *Lack of vertical elements in the rural landscape with little to break up the horizontal plane; and*

- *Far reaching views providing a sense of openness and exposure.'*

8.42 The 2016 review of the BMBC Landscape Character Assessment judges the strength of LCA D2 as 'moderate' and the landscape condition as 'poor'. It also states:

> *'…the character area has medium sensitivity and medium capacity to accommodate built development in areas of landscape decline that are less visually sensitive. … The main change in the character area has been the development of the Aldi Distribution Centre, which has inevitably had a negative influence on landscape character, albeit this would reduce once tree planting on the landscaped bund establishes.'*

Site and Immediate Context Character

8.43 An assessment of landscape character of the Site and its immediate context has been carried out, providing a finer level of assessment than the published studies.

8.44 The Site is mainly comprised of large, open, and gently sloping agricultural fields, with Carr Dike and an unnamed minor watercourse running through the central and northern areas. The Dike is lined with trees and overgrown hedgerows. Further hedgerows which appear to be in poor / moderate condition exist along internal field boundaries, with some boundaries having had hedgerows removed. A number of overhead cables also run across the Site.

8.45 Public Footpath 'Billingley CP 5' runs from the A635 across the northeast of the Site and connects with Public Footpath 'Dearne UD 15' which loops around the western and southern edges of the Aldi Regional Distribution Centre (RDC), leading to Carr Field Lane and Billingley View. These Public Footpaths do not appear to be well used.

8.46 The A635 Dearne Valley Parkway lies adjacent to the northern boundary of the Site, raised above the Site on an embankment of between 2 and 4m in height. The road is screened in part by mature trees and vegetation along the embankment. A full planning application (Ref 2021/1511) for the creation of a new roundabout on the A635 to unlock the Site allocation ES10 has been approved subject to conditions. Residential properties (Rose Valley and Woodbine Cottage) are situated on the southern edge of the A635, adjacent to the northern boundary of the Site.

8.47 The eastern boundary of the Site borders the Aldi RDC and Goldthorpe Industrial Estate. The boundary to the Aldi RDC comprises a simple post and wire fence and Public Footpath 'Dearne UD 15' with a green palisade fence. Existing residential properties (including a number of dwellings under construction at Billingley View), Heather Garth Primary Academy and Lacewood Primary School are situated to the south-east of the Site.

8.48 At its southern boundary, the Site is enclosed by a mature hedgerow along Carr Head Lane, which separates the Site from Green Belt land and an allocated Site for residential development (HS51) beyond.

8.49 The western boundary is open, is not naturally de-marked, and extends diagonally through existing arable fields, beyond which is currently Green Belt land.

Landscape Value - Site and Immediate Context

8.50 In terms of landscape value, it is appropriate to examine the role of the Site and its immediate context in terms of the range of local factors set out in Landscape Institute TGN 02-21 and summarised in Appendix 8.1 of this chapter. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.

8.51 Landscape Designations: The Site and its immediate context are not subject to any national, local or other landscape designations.

8.52 Natural Heritage: There are some existing features of natural heritage within the Site, such as watercourses and structural vegetation. However, these cover a relatively small area compared to the agricultural land within the Site which is of lower value. The immediate context includes similar features, and the edge of Dearne Valley Wetlands SSSI is approximately 0.1km south-west of the Site.

8.53 Cultural Heritage: Features of cultural heritage value are not present on the Site, however there are a number of listed buildings and conservation areas in the immediate context, the closest being in Billingley, approximately 0.5km north of the Site. Within the Goldthorpe Masterplan Framework, it is stated that:

> *'The impact of Site ES10 on the character and setting of the listed buildings and conservation area (in Billingley) were fully assessed as part of the Local Plan process during which the Local Plan Inspector concluded that the impact was acceptable.'.*

8.54 Landscape Condition: The condition of the Site isn't optimal, given that much of the land is used for agricultural purposes, and several of the field boundaries are defined by degraded and disconnected hedgerows occurring sporadically and in generally poor condition. However, the existing watercourses and vegetation, particularly the trees, shrubs and hedgerows surrounding Carr Dike, are features which enhance the condition of the Site's landscape. The immediate context of the Site is of lower landscape condition comprising several industrial buildings, former mining settlements, highways, and related urbanising infrastructure.

8.55 Associations: There are no known associations with well-known literature, poetry, art, TV/film, and music; associations with science or other technical achievements; links to a notable historical event; or

associations with a famous person or people that contribute to perceptions of the landscape of the Site and its immediate context.

8.56 Distinctiveness: The Site is typical of the agricultural land within the local area, and its characteristics reflect many of those which are defined in the description of LCA D2: 'East Dearne Settled Arable Slopes'. It is considered that the strength of character of the Site and its immediate context is as per the description of LCA D2 - moderate.

8.57 Recreational Value: The Site does not provide recreational value as it is used for agricultural purposes, however, there are two Public Footpaths which cross through the Site. These Public Footpaths do not appear to be well used. A network of additional PRoW and Green Ways is also present within the immediate context.

8.58 Perceptual (Scenic): The Site and its immediate context are not identified on OS mapping as having viewpoint opportunities. The topography of the Site and the wider context, combined with the openness of much of the landscape to the west and north, allow for far reaching views into and out of the Site. The visual envelope to the east is limited by the existing built form on the urban edge of Bolton upon Dearne and Goldthorpe. Views of the Site from the south are largely unavailable due to existing changes in topography and intervening features in the landscape. There is partial intervisibility between Billingley Conservation Area and the Site, however views from Billingley towards the Site comprise existing urban features including industrial buildings, former mining settlements, highways, and related infrastructure.

8.59 Perceptual (Wildness and tranquillity): Even though the Site has several rural qualities, it is primarily agricultural land. The presence and proximity of existing visible and audible urban features and settlements impact the perceived wildness and tranquillity of the Site and its immediate context.

8.60 Functional aspects: The Site largely provides an agricultural function, however, existing vegetation and the watercourses on Site contribute to the healthy functioning of the landscape. These Site features are loosely connected to the wider Green and Blue Infrastructure network within the immediate context. Much of the land to the east of the Site also provides an industrial function (Aldi RDC and Goldthorpe Industrial Estate). Given the Site lies on the edges of several surrounding settlements, there are a variety of other functions present within the immediate context.

8.61 In conclusion, and having appraised the above factors, it is judged that the Site and the immediate context is of medium landscape value. Refer to Appendix 8.2 for landscape value assessment criteria.

Visual Amenity

8.62 A visual appraisal has been undertaken for the Site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the Site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis. Refer to the detailed methodology in Appendix 8.1 for further information.

8.63 Photo viewpoints are included in Figures 8.7–8.23, and Figure 8.6 shows the viewpoint locations. They are briefly described below.

Short-Distance Viewpoints

8.64 Photo Viewpoints 1, 2, 3, 4, 5, 6, 27,28 & 29 (Figures 8.7, 8.8, 8.9, 8.10, 8.11, 8.22, & 8.23) represent views of the Site experienced by residents and road users around the edges of the Site as well as users of the Public Footpaths which pass through part of the Site. The visibility of the Site varies along its boundaries, with mature vegetation and existing buildings restricting views into the Site from some locations, and with open long-range views towards the Site and the landscape and settlements beyond from other locations. Where the Site is visible, it appears as expansive gently sloping agricultural land, broadly divided into smaller field parcels by hedgerows, many of which are degraded. Mature trees along Carr Dike are prominent in the views. The Aldi RDC is a notable feature in several of these short-distance views.

Medium-Distance Viewpoints

8.65 Visibility of the Site also varies from a medium distance away. The Site is currently evident in the views experienced by a number of residents, PRoW users, and road users situated between approximately 300m and 1.5km away from the Site, represented by Photo Viewpoints 7, 9, 11, 12, 13, 23, and 30 (Figures 8.12, 8.13, 8.14, 8.15, 8.20, & 8.23). Many of these viewpoints are elevated above the Site which allows for increased visibility, and which is also reinforced by a relative absence in intervening features in the landscape between a number of these viewpoints and the Site. There is partial intervisibility between Billingley (including the edge of Billingley Conservation Area) and the Site. There are several existing visible urban features including industrial buildings (including Aldi RDC and those at Goldthorpe Industrial Estate), former mining settlements, highways, and related infrastructure which currently exist in the views towards the Site from Billingley. There are several other medium-distance viewpoints included within this report from which the Site is currently not visible, however, they have been included to support the description and understanding of the Site's landscape and visual characteristics.

Long-Distance Viewpoints

8.66 The Site becomes much less visible beyond 1.5km away, not only due to the increased distance, but also due to additional intervening infrastructure associated with the surrounding settlements as well as layers of vegetation and changes in landform. Some distant glimpses are available from certain areas, particularly from more elevated locations. Such long-distance views of the Site are displayed in Photo Viewpoints 24 and 25 (Figures 8.20 & 8.21) which represent the viewing experience of residents on Green Lane and Hickleton Road to the east of the Site. The Site takes up a very small part of the overall view and is largely screened by existing features in the foreground and middle-ground.

Summary of Visual Receptors

Residents:

A. A635, adjacent to the northern boundary of the Site (Woodbine Cottage & Rose Valley Cottage) (2no. dwellings)

B. Billingley View, adjacent to south-eastern edge of the Site (16no. recently constructed dwellings completed in October 2023 and due to be inhabited)

C. Fairfield (approximately 11no. dwellings);

D. Carr Head Lane / Commonwealth View (approximately 10 dwellings);

E. Farmhouse to the north of Hollygrove Roundabout / A635;

F. Barnsley Road / Holly Grove (approximately 4 dwellings);

G. Ingsfield Lane / Broadwater / Maori Avenue (approximately 30 dwellings);

H. A635 Doncaster Road, Millhouses / Darfield (approximately 40 dwellings);

I. Southern edge of Billingley (Billingley Green Lane & Flat Lane) (approximately 4 dwellings on Billingley Green Lane, and approximately 8 dwellings on Flat Lane within Billingley Conservation Area);

J. Pagnell Avenue / Southern edge of Thurnscoe (approximately 50 dwellings);

K. Rodes Avenue / Southern edge of Great Houghton;

L. B6411 Lidget Lane, Hickleton;

M. Green Lane, Barnburgh;

N. Hickleton Road, Barnburgh;

Future Residents:

O. Allocated Site for Residential Development - HS44

P. Allocated Site for Residential Development – HS51

Users of Public Right of Way (PRoW):

Q. Public Footpath 'Billingley CP 5' within the Site, near to its northern boundary which connects with Public Footpath 'Dearne UD 15' also within the Site, and which loops around the western and southern edges of the Aldi Regional Distribution Centre, leading to Carr Field Lane and Billingley View.

R. Public Footpath 'Billingley CP 6' (approximately 500m west of the Site at the nearest point);

S. Public Footpath 'Dearne UD 8' (circa 1km north of the Site at the nearest point);

T. Public Footpath 'Dearne UD 13' / users of Phoenix Country Park (approximately 1.7km north-east of the Site at the nearest point);

U. Public Footpath 'Dearne UD 17' (approximately 2km north-east of the Site at the nearest point);

V. Trans Pennine Trail (circa 900m south of the Site at the nearest point);

W. Chapel Lane / Restricted Byway 'Great Houghton CP 10' (approximately 2.3km south of the Site at the nearest point).

Users of surrounding roads:

X. A635 (adjacent to the northern boundary of the Site);

Y. Dudley Drive (circa 50m east at the nearest point);

Z. Billingley View (circa 30m east at the nearest point);

AA. Carr Head Lane (adjacent to southern boundary of the Site);

BB. Barnsley Road / Holly Grove (circa 120m north-east at the nearest point);

CC. Ingsfield Lane / Broadwater / Maori Avenue (circa 300m south at the nearest point);

DD. A6195 (circa 900m west at the nearest point);

EE. Billingley Green Lane (circa 25m north at the nearest point);

FF. B6097 West Street / Montgomery Road, Wath-upon-Dearne (circa 2.2km south at the nearest point)

Other users including:

GG. Workers at Aldi RDC (circa 30m east at the nearest point);

HH. Workers at Goldthorpe Industrial Estate (circa 200m east at the nearest point);

II. Visitors to RSPB reserves: Dearne Valley – Bolton Ings and Old Moor (circa 600m south at the nearest point);

JJ. Pupils, staff, and visitors at Lacewood Primary School (circa 10m south from the south-eastern corner of the site; and

KK. Pupils, staff, and visitors at Heather Garth Primary School (circa 10m east from the south-eastern edge of the Site).

8.67 Figure 8.6b shows the locations of the visual receptors above. Also refer to the detailed methodology in Appendix 8.1 for further information.

Future Baseline

8.68 In the absence of the Development, the existing landscape and visual baseline conditions of the Site and its immediate context are generally expected to remain much the same. The Site is likely to continue to be used for agricultural purposes, and existing vegetation on the Site is likely to keep on growing.

8.69 Continued development pressure, including land renewal and regeneration projects, especially along river corridors and around towns (as per the key characteristics of NCA Profile 38), is also likely to apply to the future baseline.

8.70 Two sites for new residential development allocated within the BMBC Local Plan are situated adjacent to the Site (HS44 and HS51). If these developments were to come forward, they might bring an urbanising effect to the landscape character and visual amenity of the Site and its immediate context. As new residents occupy these developments, they may become additional visual receptors who could have partial views of the Site.

8.71 Views experienced by future residents of these allocated sites have been discussed within the Likely Significant Effects and Residual Effects sections in this chapter. An assessment of the effects on visual amenity has not been undertaken for these future receptors.

Embedded Mitigation

8.72 The description of the Development is as follows:

"Outline permission sought for the construction of Storage and Distribution (Use Class B8) and General Employment (Use Class B2) space with ancillary offices and gatehouses on four separate, self-contained and severable plots as shown on the submitted Parameters Plan. All matters reserved except for site access. Full permission sought for engineering infrastructure works to support the employment development comprising: the access roads; earthworks to create the development platform zones/bunding; drainage and culvert works; a flood compensation area; and strategic landscaping areas."

8.73 The Parameters Plan (Figure 3.1) submitted as part of the planning application includes structural landscaping, strategic landscape screening, existing retained vegetation, and flood compensation areas. The landscape components are an important integral part of the Development. This approach has entailed collaboration between landscape architects, ecologists, engineers, and other professionals.

8.74 The Development shown on the Parameters Plan will require the removal of some of the internal tree cover and hedgerows. For example, of the nine individual trees recorded as being of high quality (Category A), five would be impacted by the development. All five are situated within a field boundary hedgerow within the northern part of the Site. A section of the tree group situated along Carr Dike, and a section of existing hedgerow along the unnamed watercourse, would also be impacted to allow for the creation of vehicular crossing points. The part removal of additional tree groups necessary for ground works and the realignment of a HV cable in the north of the site is also shown. Furthermore, a small section of tree cover along the southern boundary is being impacted by a highway connection to the HS51 allocated site for residential development, to the south of the site which was requested as part of the site-specific policies (ES10 Land South of Dearne Valley Parkway). Additionally, two individual trees, and two tree groups which includes G22, a small Christmas tree plantation and four hedgerows recorded as low quality (Category C) are shown to be removed. Refer to the Arboricultural Assessment produced by FPCR for further detailed information on the impact of the Development on existing trees and hedgerows.

8.75 As well as the Parameters Plan, the series of Proposed Landscape Plans 'GDT-BCA-ELS-XX-DR-L-2267-22-03 to 09' produced by BCA, also submitted as part of the planning application have adopted the following landscape and Green Infrastructure (GI) design objectives:

- Respect existing landscape character and respond to the landscape strategy objectives, opportunities, and guidelines for development (insofar as possible) as stated within the BMBC Landscape Character Assessment (2002 & reviewed in 2016).
- Conserve and enhance landscape areas and features as an integral and structuring part of the landscape framework.
- Create a high-quality, attractive and robust landscape setting to the Development including woodland and scrub planting, hedgerows, grassland, wetland and sustainable drainage features, as well as amenity landscape proposals;
- Retain existing hedgerows and trees to the Site boundaries, reinforce where necessary and mitigate from any loss through new planting;
- Minimise any potential adverse landscape or visual effects through the application of best practice design principles and careful attention to design and layout of the Development; and
- Adopt an appropriate landscape management and maintenance regime to ensure the successful establishment and continued thriving of the existing and new planting and landscape areas.

Landscape Proposals

8.76 The landscape and GI proposals for the Development shown on the Proposed Landscape Plans include:

8.77 The provision of circa 45 hectares of land dedicated to landscape, GI and habitat-related proposals, representing approximately 53% of the total area.

8.78 The retention of larger areas of existing tree cover, including tree cover along Carr Dike to provide maturity to the internal landscaping and screening between zones, and around the Site boundaries to maintain the current level of visual screening this provides to the Site.

8.79 Existing watercourses are protected and retained, except the two locations where they are shown to be culverted beneath the proposed access road.

8.80 New landscape buffers are shown along the Site boundaries and zone boundaries comprising woodlands, thicket, specimen trees, shrubs. and hedgerow planting.

8.81 Earth bunds with woodland planting on them are proposed on the south-eastern, western, and north-western edges of the Development to mitigate visual effects, particularly on existing residents in proximity to the Site.

8.82 The provision of SUDS / wetlands including ponds and attenuation basins enhanced with marginal planting are present at low points within the Development. A cascading series of basins is shown to the west of the existing public footpath along the edge of the Aldi RDC. Two flood compensation areas are also shown in the north-western part of the Development.

8.83 Species-rich meadow grassland is shown across significant areas of the Development including within flood compensation areas, as well as around the edges of the Development plateaus and SUDS basins.

8.84 Avenues of trees with hedgerows and amenity planting are shown along the proposed access roads.

Likely Significant Effects

8.85 The following section outlines the likely landscape and visual effects that would arise from the Development. The likely effects have been assessed based on the Parameters Plan and the Proposed Landscape Plans that have been submitted with the planning application. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices 8.4 and 8.5 respectively, that set out whether effects are deemed 'significant' or not. Please refer to these in conjunction with the following descriptions.

Landscape effects

Construction Phase

8.86 All construction works would be carried out in accordance with best practice procedures to minimise effects on landscape character. Appropriate methods will be adopted to protect trees and vegetation during the construction phase based upon guidance contained within BS 5837. Refer to chapter 5, the Construction Environmental Management Plan Framework (CEMPF), and the Arboricultural Assessment for further information.

8.87 As per chapter 5 of the ES, the construction phase of the site-wide strategic infrastructure is anticipated to commence in summer 2024, subject to gaining planning permission, and span approximately two years, with the buildings to follow. Overall, the construction process is expected to be completed by summer 2026.

8.88 There will be initial disruption to the Site's landscape during the construction phase, which will include the erection of fencing and compounds and protective fencing for retained hedgerows and trees. The trees, hedgerows and other vegetation that are proposed for removal to facilitate the Development will be removed during this construction phase, including internal field boundaries, trees to the south of Woodbine Cottage on the northern edge of the Site, as well as some of the vegetation along the existing watercourses to facilitate the new access road. Significant earthworks will take place to provide the correct levels and gradients for access roads and plot plateaus, as well as alterations to provide SUDS, embankments and earth bunds.

8.89 The landscape impact will be greater during the construction period than upon completion of the Development, as the mitigation, in the form of landscape proposals, will not be delivered until late in the construction phase. This will mean that during the construction phase, the construction works themselves will form detracting elements that are harmful to landscape character. The elements of the Development that are harmful to the landscape character would be put in place throughout the construction period, without the benefit of any of the mitigation that the proposed landscape works will deliver. These changes include loss of existing vegetation, loss of rolling topography, loss of arable land use and replacement with large-scale employment buildings and large areas of hardstanding that are not characteristic of the Site's existing landscape. This will result in a change to the character of the Site from semi-rural/ settlement edge to urban.

8.90 During the construction phase there would be some short-term adverse landscape effects resulting from the construction work. Direct landscape impacts are limited to the Site itself, however, the changes to landscape character will be perceived from the immediate context of the Site and are limited to the areas from where the Development will be visible.

8.91 The overall sensitivity of the Site and its immediate context is judged as Medium, and the magnitude of effect is considered to be High / Medium. Therefore, it is judged that there would be a **Major / Moderate Adverse** landscape effect on the Site and immediate context during the construction phase **(Significant).**

8.92 The effects on the wider landscape - at local and national scale – given that the magnitude of effect would be no greater than Medium / Low, the overall landscape effects during construction on the identified local and national character areas would be no worse than Moderate / Minor Adverse (Not significant). Refer to Appendix 8.4: Landscape Effects Table for further information.

Operational Phase

National Level

8.93 The Site is located within NCA 38: 'Nottinghamshire, Derbyshire and Yorkshire Coalfield' and occupies a relatively small parcel within this extensive character area. The Site demonstrates some key characteristics of the wider NCA that will be directly and adversely affected by the Development, namely rolling landform and arable land use. The loss of these characteristics within the Site will be localised and will not be discernible beyond the identified 3km study area. Much of the arable land will be replaced with large-scale storage and distribution units and hardstanding. Some urbanising elements are present in the vicinity of the Site given the Site's position on the settlement edge of Goldthorpe, such as the Aldi RDC and Goldthorpe Industrial Estate, however the Development will result in further urbanisation. The partially low-lying and somewhat enclosed nature of the Site also helps to limit the degree to which the impact on the landscape is experienced. The overall sensitivity of NCA 38 is judged as Medium, and the magnitude of effect is considered to be Negligible. Therefore, the landscape effect on NCA 38 is assessed as **Negligible Adverse** at Completion (Not significant).

Local Level

8.94 Much of the existing structural vegetation and watercourses on the Site will be retained and reinforced by new planting, however the arable land use within the Site will be lost as a result of the Development. The Site is influenced by the existing industrial activity and warehouses on the edge of Goldthorpe and the sense of urbanisation with skyline views of settlement roofscapes, which are key characteristics of LCA D2.

8.95 The defined characteristic within the LCA description of 'a lack of vertical elements in the rural landscape with little to break up the horizontal plane' will be impacted by the presence of the new buildings within the Development. The existing trees on Site will provide a level of softening to the new built form, and the design of the building elevations will break up the massing. Furthermore, there are several vertical elements which currently exist in the immediate context of the Site and the wider LCA, including other warehouse buildings of a similar character to the Development, electricity pylons, overhead cables, wind turbines, communication towers, and lighting columns. In summary, the overall sensitivity of LCA D2 is judged as Medium, and the magnitude of effect is considered to be Medium / Low. Therefore, landscape effects on LCA D2 are judged to be **Moderate / Minor Adverse** at Completion (Not significant).

8.96 Several other local landscape character areas defined in assessments of landscape character in Barnsley, Rotherham, and Doncaster are situated within the 3km study area. The Site and its immediate context are wholly located within LCA D2 (in the south-western part) and are not covered by any of the other LCAs defined within the BMBC Landscape Character Assessment (2002 & reviewed in 2016); Rotherham Landscape Character Assessment and Landscape Capacity Study (2010); or Doncaster Landscape Character Assessment and Capacity Study (2007). The Site is well-contained and separated from the other surrounding LCAs by additional land also within LCA D2 (including urban and agricultural land), as well as existing intervening features within the landscape such as mature vegetation, highways infrastructure, settlements, and changes in topography. It is assessed that the Development will bring adverse effects to any of the other landscape character areas within the study area. The overall sensitivity of these LCAs ranges between High to Low, and the magnitude of effect is considered to be None. Therefore, effects on the landscape character of these areas are considered to be **None** (Not significant).

Site and Immediate Context

8.97 Upon Completion, it is expected that parts of the Development (particularly the scale of the proposed buildings) will be noticeable from areas in the immediate context and some parts of the 3km study area (refer to Assessment of Visual Effects section of this chapter). However, the immediate context of the Site already includes several elements of a similar character to the Development (including the Aldi RDC), therefore the Development will not be introducing wholly uncharacteristic features into the immediate context of the Site. The retention of existing vegetation, particularly along Carr Dike will help to assimilate the built Development into its wider setting from the outset. The comprehensive Green Infrastructure proposals shown on the series of Proposed Landscape Plans produced by BCA

will provide some landscape benefits for the Site. The overall sensitivity of the Site and its immediate context is Medium, and the magnitude of effect is considered to be High / Medium. Therefore, the overall effect on the Site and its immediate context is considered to be **Major / Moderate Adverse** at Completion **(Significant).**

Visual Effects

8.98 This section should be read in conjunction with: Figure 8.6a which shows the Photo Viewpoint and Photomontage locations; Figure 8.6b showing the locations of the identified visual receptors; Photo Viewpoints in Figures 8.7 – 8.23; Photomontages in Figures 8.24 – 8.59; Figure 8.60 which illustrates the Zone of Theoretical Visibility (ZTV); and Landscape Cross Sections which are included in Figures 8.61 – 8.63. For further information, refer to Appendix 8.1 Methodology; Appendix 8.2 Assessment Criteria; Appendix 8.3 Technical Methodology for Type 3 Visualisations; and Appendix 8.5 Visual Effects Table.

Construction Phase

8.99 During the construction phase, the Development will result in adverse visual effects on the identified visual receptors (to varying extents), however the magnitude of change to these views will largely be consistent with that experienced upon completion. Inevitably those visual receptors in closest proximity including a number of residents, PRoW users, road users, and school pupils, staff, and visitors that have views of the Site will afford views of incomplete built form and construction activity to include vehicles and associated machinery, compounds, and earthworks/ground modelling.

8.100 Hard-surfaced areas, including car parks, yards, and internal roads, will form detracting elements that are not yet softened by the proposed tree planting within and around these spaces. The proposed buildings, whether constructed in part or in full, will be seen in place without the proposed tree planting in place to help soften these built elements.

8.101 Overall visual effects during the construction phase would be over a relatively short duration and consequently there would be a short-term effect as a result.

8.102 Construction visual effects for a number of residential receptors near to the Site have been assessed as **Major / Moderate Adverse (Significant)** (including Visual receptors: A, B, E, & I who are of High / Medium sensitivity overall, and the magnitude of effect is considered to be High).

8.103 All other identified visual receptors assessed in this chapter are of either less sensitivity and / or the magnitude of effect on them is assessed as lower. Overall effects during the construction phase on the visual amenity of these receptors are assessed as being no greater than **Moderate Adverse** (Not significant).

8.104 Refer to Appendix 8.4: Landscape Effects Table for further information.

Operational Phase

Residential Receptors

8.105 At completion, residents on the A635, adjacent to the northern boundary of the Site (Woodbine Cottage & Rose Valley Cottage – Visual receptor A - see Photo Viewpoint 1 (Figure 8.7) and Photomontages (Figures 8.48, 8.49, & 8.50) - and residents on Billingley View, adjacent to the south-eastern edge of the Site (16no. recently constructed dwellings completed in October 2023 and due to be inhabited – Visual receptor B - see Photo Viewpoints 3 & 5 (Figures 8.9 & 8.10) and Photomontages (Figures 8.24, 8.25, 8.26, 8.51, 8.52, & 8.53), will have partial views of a proposed earth bund with young woodland planting on it in the foreground of their views. Some of the upper limits of the new buildings are also expected to be evident set back behind the bund in the middle ground of the views. The existing skyline profile is likely to change, and existing distant views across the Site, particularly from upper floors, will be shortened by the new bund and buildings, and the degree of visual enclosure is likely to increase. Visual receptors A and B are of High / Medium sensitivity overall, and the magnitude of effect is assessed as High. The overall effect on the visual amenity of these residents is judged to be **Major / Moderate Adverse** at Completion **(Significant).**

8.106 Although built development of a similar nature to the Development (including the Aldi RDC) is already visible in the views experienced by residents of the farmhouse to the north of Hollygrove Roundabout / A635 (Visual receptor E), the Development at Completion will be situated closer and appear more prominent to the receptor. The existing skyline profile is likely to change, and existing distant views over the Site towards the higher ground at its southern boundary will be shortened by the new buildings, and the degree of visual enclosure is likely to increase. The busy A635 will continue to be evident in front of the Development. It is likely that a section of Plot 2 will continue to be clearly visible from the Farm where there is an absence of planting. Visual receptor E is of High / Medium sensitivity overall, and the magnitude of effect is assessed as Medium. The overall visual effect on these residential receptors is judged to be **Moderate Adverse** at Completion (Not significant).

8.107 Views of the Development at Completion will be clearly visible in the middle ground of the views from dwellings on the southern edge of Billingley (approximately Four dwellings on Billingley Green Lane – Visual receptor I - see Photo Viewpoints 23 & 30 (Figures 8.20 & 8.23). Although there is built form of a similar nature to the Development presently in the view (including the Aldi RDC), the Development at Completion will be situated closer and appear more prominent to these receptors. The Development will remain lower than the existing horizon, and much of the existing vegetation retained within the Development, particularly along the existing watercourses, will provide some softening of new built form. Arable fields will continue to be prominent in the foreground of the views, and the busy A635 road will continue to be evident along the frontage of the Development from the properties on Billingley Green Lane. Visual receptor I is of High / Medium sensitivity overall, and the magnitude of effect is assessed as Medium. The overall visual effect at Completion on these residents is therefore assessed as **Moderate Adverse** (Not significant).

8.108 Effects on visual amenity of residents at the eight dwellings on Flat Lane along the southern edge of Billingley Conservation Area (Visual receptor I) are also assessed as being **Moderate Adverse** at Completion (Not significant). Visual receptor I is of High / Medium sensitivity overall, and the magnitude of effect is assessed as Medium. The Development will introduce inharmonious features into these views however it is only the upper limits of new employment buildings that are likely to be partially visible at a distance. The foreground and middle ground of the views will remain as arable land including additional dwellings on the southern edge of Billingley, which will be unaffected by the Development. The Development will not impact the existing horizon level. See Photo Viewpoint 12 (Figure 8.14) and Photomontages (Figures 8.39, 8.40, & 8.41).

8.109 The effect on visual amenity at Completion on other identified residential receptors (Visual receptors: C, D, F, G, H, J, K, L, M, & N) who are of less sensitivity and / or where the magnitude of effect is assessed as lower, would not exceed **Moderate / Minor Adverse** (Not significant). In many cases, views of the Development will be partial or glimpses seen beyond the immediate vicinity or seen in the distance. Additionally, the Development would be partially screened and filtered by existing features in the intervening landscape including built form, vegetation, and changes in landform. Furthermore, where the Development would be visible, built development (including Aldi RDC), is already evident in the views experienced by many of these residents. However, in some cases, the Development will be situated somewhat closer and appear slightly more noticeable to the receptor. The existing skyline profile in the views experienced by these residential receptors in the area will not be affected by the Development. See Photo Viewpoints 7, 8, 11, 13 (Figures 8.12, 8.14, & 8.15) and Photomontages (Figures 8.27-8.32, 8.36-8.38, & 8.42-8.44).

Future Residential Receptors

8.110 The following discusses the nature of the potential views experienced by residents of Allocated Site for Residential Development HS44 (Visual receptor O) and Allocated Site for Residential Development HS51 (Visual receptor P) if the Development was to come after these sites are completed.

8.111 The Development at Completion would potentially be visible in the middle ground of the views experienced by future residents of Allocated Site for Residential Development HS44 (Visual receptor O). Receptors on the western edge of HS44 may have relatively uninterrupted primary views of part of the Development at this stage. Although built development is likely already visible in the view (including Aldi RDC), the Development at Completion will be situated closer and is likely to appear more prominent to the receptors compared to the existing buildings, parking areas, and other built features at Aldi RDC. The existing skyline profile is likely to change, and existing distant views over the

Site towards the arable landscape and settlements to the west be shortened by the new buildings. The degree of visual enclosure might also increase. See Photo Viewpoint 28 (Figure 8.22) and Photomontages (Figures 8.57, 8.58, & 8.59).

8.112 Also at Completion, future residents of Allocated Site for Residential Development HS51 (Visual receptor P) would potentially have partial views of young woodland planting on the southern edge of the Development in the foreground of their views, and the buildings on Plots 3 and 4 may be visible slightly set back from the edge of the Development. Plot 2 might also be visible in the middle ground. Partial views of the areas north of the Site are likely to remain in the background. Although built development (including Aldi RDC) is likely already visible in the view, the Development at Completion will be situated closer and may appear more prominent to the receptor, thereby increasing the degree of visual enclosure. The existing skyline profile is likely to change, and existing distant views over the Site towards the north would potentially be partially shortened by the presence of the Development. See Photo Viewpoint 6 (Figure 8.11) and Photomontages (Figures 8.54, 8.55, & 8.56).

Users of PRoW

8.113 The most notable visual effects at Completion on PRoW users will be experienced by users of footpaths 'Billingley CP 5' & 'Dearne UD 15' (Visual receptor Q) - See Photo Viewpoints 2, 4, & 27 (Figures 8.8, 8.10, & 8.22). Billingley CP 5 runs in a south-easterly direction from the A635 on the northern boundary of the Site, and merges with Dearne UD 15 part-way across a field parcel in the north-eastern corner of the Site. UD 15 then extends southwards around the western and southern edges of the Aldi RDC, leading to Carr Field Lane and Billingley View. At Completion, the footpaths will be re-opened after having been closed during Construction. The northern stretch of the route will also have been diverted. The paths will be set within a green corridor featuring SUDS, hedgerows, trees, meadow, and woodland planting. The loss of arable land on the Site will be evident, and views of the roads and buildings within the Development will be clearly visible, particularly as new planting will not have established yet. Distant views towards the west of the Site will be reduced and shortened by the new built form, however distant glimpses may be available while woodland planting along the Carr Dike corridor is young. The visual experience of the Development will also be a transient one. Visual receptor Q is of High / Medium sensitivity overall, and the magnitude of effect is assessed as Medium. The overall effect on visual amenity of footpath users at Completion is assessed as **Moderate Adverse** (Not significant).

8.114 Users of public footpath 'Billingley CP 6' (Visual receptor R), circa 500m west of the Site at the nearest point, at Completion, will have a transient view of the western elevations of the proposed buildings and earth bunds with young woodland planting on them. Although built development of a similar nature to the Development (including Aldi RDC, Goldthorpe Industrial Estate, and Fields End Business Park), is already visible to footpath users, the Development will be situated closer and appear more prominent to these receptors. Much of the existing vegetation retained within the Development, particularly along the existing watercourses, and the additional layers of existing vegetation between the Site and this footpath, will provide some softening of new built form in these views. Existing farmland, the A6195, and existing pylons will continue to dominate the foreground and middle ground of the views experienced by these receptors. Visual receptor R is of High / Medium sensitivity overall, and the magnitude of effect is assessed as Medium / Low. The overall effect on visual amenity of these footpath users at Completion is judged to be **Moderate / Minor Adverse** (Not significant). See Photo Viewpoint 9 (Figure 8.13) and Photomontages (Figures 8.33, 8.34, & 8.35).

8.115 Partial views of the Development at Completion would be available towards the background of the views from public footpath 'Dearne UD 8' (Visual receptor S) which runs west through arable fields on the south-western edge of Thurnscoe. Existing arable land in the foreground and middle ground of the view (including the farm buildings north of Holly Grove Roundabout) are the focus of views in the direction of the Development. Views from the route also comprise existing built form including the Aldi supermarket, residential properties on the edge of Goldthorpe and Billingley, as well as the A635. The Development will remain lower than the existing horizon, and much of the existing vegetation retained within the Development, particularly along the existing watercourses, will provide some softening of new built form. The visual experience of the Development will also be a transient one. See Photo Viewpoint 13 (Figure 8.15) and Photomontages (Figures 8.42, 8.43, & 8.44). Visual receptor S is of High / Medium sensitivity overall, and the magnitude of effect is assessed as Medium / Low. The effect

on the visual amenity of users of this footpath at Completion will therefore be **Moderate / Minor Adverse** (Not significant).

8.116 It is unlikely that the Development at Completion will be discernible in views experienced by the other identified PRoW users (Visual receptors T, U, V, & W). These users vary between High / Medium and Medium sensitivity overall, and the magnitude of effect is assessed as None. Effects on the visual amenity of users of these other PRoW are therefore judged as **None** (Not significant). See Photo Viewpoints 14, 16, 18, 19, 20, & 26 (Figures 8.15, 8.16, 8.17, 8.18, & 8.21)

Road Users

8.117 Identified road users (Visual receptors: X, Y, Z, AA, BB, CC, DD, EE, & FF) are expected to experience varying levels of visibility of the Development, all of which are of a transient nature – the A635, Dudley Drive, Billingley View, Carr Head Lane, Barnsley Road / Holly Grove, Ingsfield Lane / Broadwater / Maori Avenue, the A6195, Billingley Green Lane, and B6097 West Street / Montgomery Road, Wath-upon-Dearne – as shown in Photo Viewpoints 1, 3, 4, 5, 7, 8, 9, 21, 22, 23, and 28 (Figures 8.7, 8.9, 8.10, 8.12, 8.13, 8.19, 8.20, & 8.22).

8.118 The most notable visual effects on road users at Completion will be experienced from the A635 (Visual receptor X) which abuts the northern Site boundary and will provide access into the Development from the roundabout. The entrance to the Development from the roundabout will feature hedgerows, trees, and amenity planting to mark the arrival into the Development. The Development is situated at a right angle to the direction of travel, and the focus of the receptors will primarily be on the road. Goldthorpe Industrial Estate and the Aldi RDC are discernible towards the background of the view and already form notable built development within the view. However, the proposed buildings will be situated closer and appear more prominent to the receptor compared to these existing built features already in the view, thereby increasing the degree of visual enclosure. The existing skyline profile is likely to change, and existing distant views over the Site towards the higher ground at its southern boundary will be shortened by the new buildings. The proposed unit on Plot 1 will be set back from the road by approximately 100m with an area of scrub planting in front along the edge of the Site, a grassed area for flood alleviation beyond, as well as a new hedgerow and trees to the front of the Plot. When passing Plot 2, any future building here will be more prominent from the road, especially where it is approximately 30m from the road and where existing vegetation in front of it is sparse. Visual receptor X is of Medium / Low sensitivity overall, and the magnitude of effect is assessed as Medium. Effects on the visual amenity on road users here are therefore deemed to be no greater than **Moderate Adverse** at Completion (Not significant). See Photo Viewpoint 1 (Figure 8.7) and Photomontages (Figures 8.48, 8.49, & 8.50).

8.119 Road users slightly further away from the Development, e.g., those on Dudley Drive (Visual receptor Y) - Photo Viewpoint 28 and Photomontages (Figures 8.57, 8.58, & 8.59) -, the A6195 (Visual receptor DD) - Photo Viewpoint 9 (Figure 8.13) and Photomontages (Figures 8.33, 8.34, & 8.35) -, and Billingley Green Lane (Visual receptor EE) - Photo Viewpoint 23 (Figure 8.20) and Photomontages (Figures 8.33, 8.34, & 8.35) - would experience **Moderate / Minor Adverse** effects on their visual amenity at Completion (Not significant). These visual receptors are of Medium / Low sensitivity overall, and the magnitude of effect is assessed as Medium / Low. The Development would be partially visible to these receptors, in the middle ground and towards the background of their views, however the focus of the receptors would be on the road itself. When looking towards the Development, the foreground of the views would comprise existing arable land / grassland and hedgerows in front of the Development.

8.120 Road users on Billingley View (Visual receptor Z) and Carr Head Lane (Visual receptor AA) – see Photo Viewpoints 3 & 5 (Figures 8.9 & 8.10) and Photomontages (Figures 8.24, 8.25, & 8.26) - would only experience glimpses of the built development on Plot 4 through gaps between the existing dwellings on Billingley View. Additionally, users of Barnsley Road / Holly Grove (Visual receptor BB) – see Photo Viewpoint 7 (Figure 8.12) and Photomontages (Figures 8.27, 8.28, & 8.29) – would only be able to see glimpses of the upper limits of Development in the distance due to existing vegetation and landform in the intervening landscape. Visual receptors Z, AA, & BB are of Medium / Low sensitivity overall, and the magnitude of effect is assessed as Low. Therefore, they would experience effects on their visual amenity at Completion no worse than **Minor Adverse** (Not significant).

8.121 Visual receptor FF (Road users on B6097 West Street / Montgomery Road, Wath-upon-Dearne) are of Medium / Low sensitivity overall, and the magnitude of effect is assessed as Negligible. Effects on the visual amenity on road users here are therefore deemed to be no greater than **Negligible Adverse** at Completion (Not significant). See Photo Viewpoint 21 (Figure 8.19).

8.122 Visual receptor CC (Road users on Ingsfield Lane / Broadwater / Maori Avenue) are of Medium / Low sensitivity overall, and the magnitude of effect is assessed as None. Effects on the visual amenity on road users here are therefore deemed to be **None** at Completion (Not significant). See Photo Viewpoint 8 (Figure 8.12) and Photomontages (Figures 8.30, 8.31, & 8.32).

Other Visual Receptors

8.123 Workers at the Aldi RDC (Visual receptor GG) are likely to have partial views of the Development at Completion, somewhat filtered by existing vegetation and landform along the western edge of the RDC. More open views would be available towards the northern area of the RDC where there is a lack of boundary vegetation. The areas of green infrastructure around the watercourses and access road in the centre of the Development will be visible in front of the new buildings. These receptors are at their place of work where views are typically focused on their work activity rather than on the surrounding landscape. Visual receptor GG is of Medium / Low sensitivity overall, and the magnitude of effect is assessed as Medium / Low. The overall effect on the visual amenity of workers at the Aldi RDC at Completion would not be greater than **Moderate / Minor Adverse** (Not significant).

8.124 Mesh fencing along the northern boundary of Lacewood Primary School (Visual receptor JJ) and a sparse hedgerow and trees along Carr Head Lane will provide minor filtering of views of the Development at Completion from the ground floor level, playground, and car park of the school. At Completion, the proposed earth bund with young woodland planting on it is likely to be partially visible in the foreground of the views, and the upper portion of the new building on Plot 4 is also expected to be visible, set back from the bund. The existing skyline profile is likely to change, and existing distant views over the Site towards the north will be shortened by the presence of the Development. The degree of visual enclosure is likely to increase. Views are typically focused on the activities inside the school building rather than on the surrounding landscape. The Development is likely to be more obvious when children are outside on the playground. Visual receptor JJ is of Medium / Low sensitivity overall, and the magnitude of effect is assessed as Medium. Visual effects at Completion would be **Moderate / Minor Adverse** on pupils, staff, and visitors to the school (Not significant).

8.125 Pupils, staff, and visitors at Heather Garth Primary School (Visual receptor KK) and workers at Goldthorpe Industrial Estate (Visual receptor HH) are of Medium / Low sensitivity overall, and the magnitude of effect is assessed as Low. These receptors will experience effects no worse than **Minor Adverse** on their visual amenity at Completion (Not significant). The Development would mostly be filtered / screened by existing vegetation, the Aldi RDC, and landform in the intervening landscape. Some glimpses of small parts of the Development are likely to be possible in the middle ground / towards the background of the views. However, these receptors are at their place of work / education where views are typically focused on their work activity rather than on the surrounding landscape.

8.126 Visitors to RSPB reserves: Dearne Valley – Bolton Ings and Old Moor (Visual receptor II) are of High / Medium sensitivity overall, and the magnitude of effect is assessed as None. These receptors will experience effects assessed as **None** on their visual amenity at Completion (Not significant). See Photo Viewpoint 18 & 19 (Figure 8.17 & 8.18).

Mitigation Measures

Construction Phase

8.127 All construction works will be carried out in accordance with best practice procedures to minimise, as far as practicable, any adverse impact on landscape character and visual amenity during the construction phase. Measures put in place to protect existing landscape features would be achieved through the implementation of a CEMPF (Refer to chapter 5 of this ES) secured by a planning condition, and the measures within the Arboricultural Assessment.

8.128 The CEMPF sets out the overarching systems and controls that will be adopted during the construction of the Development to minimise any adverse environmental impacts in accordance with Construction Good Practice. The CEMPF provides the framework which all construction activities will comply with, with individual activities having their own specific Risk Assessment and Method Statement. It includes information on:

- General Site Management
- Construction Access & Traffic Management
- Working Hours
- Pollution and Contamination
- Measures for Controlling Noise and Vibration
- Measures for Controlling Emission of Dust
- Contractor's Facilities, Compound, Offices, Fencing, Parking and Storage
- Waste Management
- Storage of Fuel, Oil, and other Chemicals
- Temporary Lighting
- Prevention of Debris on Highways
- Protecting Biodiversity Interests
- Temporary Surface Water Management System
- Public Rights of Way

Operational Phase

8.129 All the landscape areas and public open space features will be managed and maintained in the long term. This would be achieved through the implementation of the 5-Year Soft Landscape Works Maintenance and Management Proposals Plan secured by a planning condition to be determined alongside other relevant site management objectives.

8.130 Additional mitigation, further to the embedded mitigation shown on the Parameters Plan and Proposed Landscape Plans, is not proposed.

Residual Effects

8.131 Residual landscape and visual effects are assessed for the development once the mitigation and green infrastructure proposals have established and matured. This is considered to be at Year 15.

8.132 This iterative approach has resulted in the Development shown on the Parameters Plan and Proposed Landscape Plans, taking full account of baseline surveys and assessment, which has ensured that the extent and scale of the potential adverse effects upon the landscape and visual resource being minimised. The design approach addresses landscape and visual issues including measures to avoid, reduce or remediate any potentially significant adverse effects that arise from the Development.

8.133 The Landscape and Visual Effects Tables, included at Appendices 8.4 and 8.5, provide the detailed assessment of effects on the landscape and visual resource at Year 15 (full development in operation with 15 years planting growth). A summary of the residual effects is provided below however this should be read in conjunction with the tables for further, more detailed information.

Landscape Effects

Construction Phase

8.134 As stated above, the residual landscape effects are considered once the mitigation (i.e., proposed green infrastructure) has established – assessed at Year 15. Other than embedded mitigation, there is no further mitigation that would change the level of landscape effects at construction stage from those set out in the previous section on likely significant effects. As such residual landscape effects at construction stage are the same as the likely significant effects, i.e., the overall sensitivity of the Site and its immediate context is judged as Medium, and the magnitude of effect is considered to be High / Medium, therefore, there would be a **Major / Moderate Adverse** landscape effect on the Site and immediate context during the construction phase **(Significant).**

8.135 The effects on the wider landscape - at local and national scale – given that the magnitude of effect would be no greater than Medium / Low, the overall landscape effects during construction on the identified local and national character areas would be no worse than **Moderate / Minor Adverse (Not significant)**. Refer to Appendix 8.4: Landscape Effects Table for further information.

Operational Phase

National Level

8.136 The Site is located within NCA 38: 'Nottinghamshire, Derbyshire and Yorkshire Coalfield' and occupies a relatively small parcel within this extensive character area. As the retained and proposed landscape elements mature, these will help the built Development assimilate with the wider landscape. The overall sensitivity of NCA 38 is judged as Medium, and the magnitude of effect is considered to be Negligible. As such, the landscape effect on NCA 38 is assessed as **Negligible Adverse** at Year 15 (Not significant).

Local Level

8.137 At a local level, as the proposed landscape elements mature, these will help soften the appearance of the Development, further assimilating it with its surroundings on the edge of Goldthorpe in the long-term. The overall sensitivity of LCA D2 is judged as Medium, and the magnitude of effect at Year 15 is considered to be Low. As a result, residual effects at Year 15 on local landscape character are assessed as **Minor Adverse** on LCA D2 (Not significant).

8.138 The overall sensitivity of the several other local landscape character areas defined in assessments of landscape character in Barnsley, Rotherham, and Doncaster which are situated within the 3km study area ranges between High to Low, and the magnitude of effect at Year 15 is assessed as None. Therefore, overall effects on the landscape character of these areas are considered to be **None** (Not significant).

Site and Immediate Context

8.139 As the Green Infrastructure proposals shown on the Parameters Plan and Proposed Landscape Plans mature, they will provide further landscape benefits for the Site in the long term. Planting will mitigate for the loss of existing landscape features and will also help provide further enclosure to the built Development, helping it assimilate with the wider landscape. The overall sensitivity of the Site and its immediate context is Medium, and the magnitude of effect at Year 15 is assessed as Medium. The overall landscape effect on the Site and its immediate context is expected to reduce to **Moderate Adverse** at Year 15.

Visual Effects

8.140 This section should be read in conjunction with: Figure 8.6a which shows the Photo Viewpoint and Photomontage locations; Figure 8.6b showing the locations of the identified visual receptors; Photo Viewpoints in Figures 8.7 – 8.23; Photomontages in Figures 8.24 – 8.59; Figure 8.60 which illustrates the Zone of Theoretical Visibility (ZTV); and Landscape Cross Sections which are included in Figures 8.61 – 8.63. For further information, refer to Appendix 8.1 Methodology; Appendix 8.2 Assessment

Criteria; Appendix 8.3 Technical Methodology for Type 3 Visualisations; and Appendix 8.5 Visual Effects Table.

Construction Phase

8.141 Residual visual effects are considered once the mitigation (i.e., proposed green infrastructure) has established – assessed at Year 15. Other than embedded mitigation, there is no further mitigation that would change the level of visual effects at construction stage from those set out in the previous section on likely significant effects. As such, residual visual effects at construction stage are the same as the likely significant effects, i.e. for a number of residential receptors near to the Site effects have been assessed as **Major / Moderate Adverse (Significant)** (including Visual receptors: A, B, E, & I who are of High / Medium sensitivity overall, and the magnitude of effect is considered to be High).

8.142 All other identified visual receptors assessed in this chapter are of either less sensitivity and / or the magnitude of effect on them is assessed as lower. Overall effects during the construction phase on the visual amenity of these receptors are assessed as being no greater than **Moderate Adverse** (Not significant).

8.143 Refer to Appendix 8.5: Visual Effects Table for further information.

Operational Phase

Residential Receptors

8.144 At Year 15, proposed woodland planting on the earth bunds along the edges of the Development will have established and will provide a good degree of softening and filtering of the bunds and built form, however the contrast in visual experience in the foreground (i.e. the change to the skyline profile, removal of distant views across the Site, and the increase in visual enclosure), will remain notable at Year 15. Therefore, long term visual effects on residents of dwellings on the A635 (Visual receptor A), adjacent to the northern boundary of the Site (Woodbine Cottage & Rose Valley Cottage – see Photo Viewpoint 1 (Figure 8.7) and Photomontages (Figures 8.48, 8.49, & 8.50- and residents on Billingley View (Visual receptor B) adjacent to south-eastern edge of the Site (16no. recently constructed dwellings completed in October 2023 and due to be inhabited – see Photo Viewpoints 3 & 5 (Figures 8.9 & 8.10) and Photomontages (Figures 8.24, 8.25, 8.26, 8.51, 8.52, & 8.53) -will remain **Major / Moderate Adverse** at Year 15 **(Significant).** Visual Receptors A and B are of High / Medium sensitivity overall, and the magnitude of effect is assessed as High / Medium at Year 15.

8.145 At Year 15, in views experienced by residents of the farmhouse to the north of Hollygrove Roundabout / A635 (Visual receptor E), woodland planting part way along the northern boundary of the Site will have established and will provide a degree of softening and filtering of the built form, partially assimilating it with its surroundings. The busy A635 will continue to be evident in front of the Development. It is likely that a section of Plot 2 will continue to be clearly visible from the Farm where there is an absence of planting. The upper limits of the Development will also likely be visible at this stage given that new tree planting will not have grown as tall as the proposed building in this location. Visual receptor E is of High / Medium sensitivity overall, and the magnitude of effect is assessed as Medium at Year 15. The overall visual effect on these residential receptors is judged to remain **Moderate Adverse** at Year 15 (Not significant).

8.146 At Year 15, woodland planting part way along the northern boundary of the Site and throughout the Site will have established and will provide a degree of softening of the Development in the middle ground of the views from dwellings on the southern edge of Billingley (approximately four dwellings on Billingley Green Lane – Visual receptor I - see Photo Viewpoints 23 & 30 (Figures 8.20 & 8.23). However, given the elevated position of these dwellings in Billingley, including the tree planting along the northern edge of the Development will likely not have grown tall enough to fully screen the built form within the Development at Year 15. This means that a proportion of the built form will still be visible at this time. Arable fields will continue to be prominent in the foreground of the views, and the busy A635 road will continue to be evident along the frontage of the Development from the properties on Billingley Green Lane. Visual receptor I is of High / Medium sensitivity overall, and the magnitude of effect is assessed as Medium at Year 15. Visual effects on these residents at Year 15 are therefore judged to remain at **Moderate Adverse** (Not significant).

8.147 Effects on the visual amenity of residents of the eight dwellings on Flat Lane along the southern edge of Billingley Conservation Area (Visual receptor I) are also assessed as remaining **Moderate Adverse** at Year 15 (Not significant). Visual receptor I is of High / Medium sensitivity overall, and the magnitude of effect is assessed as Medium at Year 15. Although mitigation planting will soften and filter views of parts of the Development, the upper limits of the Development are likely to remain partially visible at a distance. The foreground and middle ground of the views will remain as arable land including additional dwellings on the southern edge of Billingley. See Photo Viewpoint 12 (Figure 8.14) and Photomontages (Figures 8.39, 8.40, & 8.41).

8.148 The effect at Year 15 on the visual amenity of other identified residential receptors (Visual receptors: C, D, F, G, H, J, K, L, M, & N) who are of less sensitivity and / or where the magnitude of effect is assessed as lower, will not exceed **Minor Adverse** (Not significant). In many cases, views of the Development will only be partial or glimpses seen in the middle ground or background. Planting will have matured at this time, thereby further assimilating the development into its surroundings on the edge of Goldthorpe. See Photo Viewpoints 7, 8, 11, 13 (Figures 8.12, 8.14, & 8.15) and Photomontages (Figures 8.27-8.32, 8.36-8.38, & 8.42-8.44).

Future Residential Receptors

8.149 The following discusses the nature of the potential views experienced by residents of Allocated Site for Residential Development HS44 (Visual receptor O) and Allocated Site for Residential Development HS51 (Visual receptor P) at Year 15 if the Development was to come after these sites are completed.

8.150 At Year 15, woodland planting along the eastern boundary of the Development will have established and will provide a good degree of softening and filtering of the built form, partially assimilating it with its surroundings. In views experienced by future residents of Allocated Site HS44 (Visual receptor O), the existing Dudley Drive, grass field, and low hedge bordering the Development is likely to continue to be evident in front of the Development. It is also likely that some of the upper limits of the building on Plot 2 may continue to be visible in the middle ground from HS44 given that new tree planting will not have grown as tall as the proposed building in this location. The Development would potentially be partially visible between the stems of woodland planting where the depth of the woodland planting belt is relatively narrow along some of this edge of the Development. See Photo Viewpoint 28 (Figure 8.22) and Photomontages (Figures 8.57, 8.58, & 8.59).

8.151 Also at Year 15, proposed woodland planting on the southern edge of the Development will have established and will provide a good degree of softening and filtering of the built form. However, the potential contrast in visual experience (i.e., the change to the skyline profile, reduction of distant views across the Site, and the increase in visual enclosure, would likely remain notable at Year 15 in views experienced by future residents of Allocated Site for Residential Development HS51 (Visual receptor P). See Photo Viewpoint 6 (Figure 8.11) and Photomontages (Figures 8.54, 8.55, & 8.56).

Users of PRoW

8.152 The most notable long term visual effects on PRoW users will be experienced by users of footpaths ‘Billingley CP 5’ & ‘Dearne UD 15’ (Visual receptor Q) – See Photo Viewpoints 2, 4, & 27 (Figures 8.8, 8.10, & 8.22). At Year 15, the green corridor surrounding the route featuring SUDS, hedgerows, trees, meadow, and woodland planting will have established. This will help to provide a good degree of softening of the built form, and filtering of views. Built form is still likely to be partially visible at this time. The route will provide a walk through green space for footpath users, for example, local dog walkers and workers on their breaks, etc. The visual experience of the Development will be a transient one. Visual receptor Q is of High / Medium sensitivity overall, and the magnitude of effect is assessed as Medium at Year 15. The overall effect on the visual amenity of these footpath users at Year 15 is assessed as **Moderate Adverse** (Not significant)**.**

8.153 Users of public footpath ‘Billingley CP 6’ (Visual receptor R), circa 500m west of the Site at the nearest point, at Year 15, will have transient views of established woodland planting on bunds along the western edge of the Development. Towards the background of their views, vegetation will provide a good degree of softening and filtering of the built form, partially assimilating it with its surroundings. It is likely that some of the upper limits of the new buildings, particularly on Plot 3, will continue to be noticeable. Existing farmland, the A6195, and existing pylons will continue to dominate the foreground

and middle ground of the views experienced by these receptors. Visual receptor R is of High / Medium sensitivity overall, and the magnitude of effect is assessed as Low at Year 15. The overall effect on the visual amenity of users of this footpath at Year 15 is judged to reduce to **Minor Adverse** (Not significant). See Photo Viewpoint 9 (Figure 8.13) and Photomontages (Figures 8.33, 8.34, & 8.35).

8.154 Partial views of the Development at Year 15 would continue to be available towards the background of the views from public footpath 'Dearne UD 8' (Visual receptor S) which runs west through arable fields on the south-western edge of Thurnscoe. Existing arable land in the foreground and middle ground of the view (including the farm buildings north of Holly Grove Roundabout) will remain the focus of views in the direction of the Development. Views from the route will also still comprise existing built form including the Aldi supermarket, residential properties on the edge of Goldthorpe and Billingley, as well as the A635. Also at Year 15, woodland planting part way along the northern boundary of the Site and throughout the Site will have established and will provide an additional degree of softening and filtering of built form, further assimilating it with its surroundings. However, the upper limits of the Development will still be partially seen towards the background of the view. The visual experience of the Development will be a transient one. See Photo Viewpoint 13 (Figure 8.15) and Photomontages (Figures 8.42, 8.43, & 8.44). Visual receptor S is of High / Medium sensitivity overall, and the magnitude of effect at Year 15 is assessed as Low. The visual effect at on these footpath users at Year 15 is to reduce to **Minor Adverse** (Not significant).

8.155 It is unlikely that the Development at Year 15 will be discernible in views experienced by the other identified PRoW users (Visual receptors T, U, V, & W). These users vary between High / Medium and Medium sensitivity overall, and the magnitude of effect is assessed as None. Effects at Year 15 on the visual amenity of these visual receptors are therefore judged as **None** (Not significant)**.** See Photo Viewpoints 14, 16, 18, 19, 20, & 26 (Figures 8.15, 8.16, 8.17, 8.18, & 8.21).

Road Users

8.156 The most notable visual effects on road users at Year 15 will be experienced from the A635 (Visual receptor X) which abuts the northern Site boundary and will provide access into the Development from the roundabout. Hedgerows, trees, and amenity planting to mark the arrival into the Development will have established at this time. The Development is situated at a right angle to the direction of travel, and the focus of the receptors will primarily be on the road. At Year 15, mitigation planting will have established, providing some filtering of lower levels of the Development. However, the upper limits of the proposed building on Plot 1 will remain noticeable above and behind the planting along this frontage. When passing Plot 2, woodland planting will partially filter views at Year 15. However, the proposed building here will remain visible from the road, especially where there is a lack of woodland planting part way along the edge of this Plot. At Year 15, along the northern edge of the Development, tree planting will not have grown as tall as the proposed buildings and there aren't any earth bunds along most of this frontage. Visual receptor X is of Medium / Low sensitivity overall, and the magnitude of effect is assessed as Medium / Low. Long term visual effects to road users on the A635 are deemed to reduce to **Moderate / Minor Adverse** at Year 15 (Not significant). See Photo Viewpoint 1 (Figure 8.7) and Photomontages (Figures 8.48, 8.49, & 8.50).

8.157 It is anticipated that effects to road users slightly further away from the Development, e.g., those on Dudley Drive (Visual receptor Y) - Photo Viewpoint 28 and Photomontages (Figures 8.57, 8.58, & 8.59), the A6195 (Visual receptor DD) - Photo Viewpoint 9 (Figure 8.13) and Photomontages (Figures 8.33, 8.34, & 8.35) -, and Billingley Green Lane (Visual receptor EE) - Photo Viewpoint 23 (Figure 8.20) and Photomontages (Figures 8.33, 8.34, & 8.35) - will reduce when the proposed tree planting along the edges of the Development have matured at Year 15. The Development would remain partially visible to these receptors, in the middle ground and towards the background of their views, however the focus of the receptors would be on the road itself. When looking towards the Development, the foreground of the views would comprise existing arable land / grassland and hedgerows in front of the Development. These visual receptors are of Medium / Low sensitivity overall, and the magnitude of effect is assessed as Low at Year 15. Overall, these road users are to experience **Minor Adverse** visual effects at Year 15 (Not significant).

8.158 Road users on Billingley View (Visual receptor Z) and Carr Head Lane (Visual receptor AA) – see Photo Viewpoints 3 & 5 (Figures 8.9 & 8.10) and Photomontages (Figures 8.24, 8.25, & 8.26) - would only have glimpses of the building on Plot 4 through gaps between the existing dwellings on Billingley

View. The building would be largely filtered by established woodland planting. Additionally, users of Barnsley Road / Holly Grove (Visual receptor BB) – see Photo Viewpoint 7 (Figure 8.12) and Photomontages (Figures 8.27, 8.28, & 8.29) – would only be able to see glimpses of the upper limits of Development in the distance due to established woodland planting, as well as the existing vegetation and landform in the intervening landscape. Visual receptors Z, AA, & BB are of Medium / Low sensitivity overall, and the magnitude of effect is assessed as Negligible at Year 15. These road users would experience visual effects at Year 15 no worse than **Negligible Adverse** (Not significant).

8.159 Visual receptor FF (Road users on B6097 West Street / Montgomery Road, Wath-upon-Dearne) and Visual receptor CC (Road users on Ingsfield Lane / Broadwater / Maori Avenue) are of Medium / Low sensitivity overall, and the magnitude of effect is assessed as Negligible at Year 15. It may be possible that some of the proposed woodland planting on the southern edge of the Development will be noticeable on the horizon at Year 15, however the focus of the receptors will primarily be on the road. Effects on the visual amenity on these road users are deemed to be **Negligible Beneficial** at Year 15 (Not significant). See Photo Viewpoint 21 (Figure 8.19) as well as Photo Viewpoint 8 (Figure 8.12) and Photomontages (Figures 8.30, 8.31, & 8.32).

Other Visual Receptors

8.160 Once the proposed planting has established at Year 15 it is expected that effects on workers at the Aldi RDC (Visual receptor GG) are likely to reduce. Receptors may still have partial views of the upper limits of Development at this time, however, planting on the eastern edge of the Development will largely filter views of the built form. These receptors are at their place of work where views are typically focused on their work activity rather than on the surrounding landscape.. Visual receptor GG is of Medium / Low sensitivity overall, and the magnitude of effect is assessed as Low at Year 15. The overall visual effect on workers at the Aldi RDC at Year 15 is to be no greater than **Minor Adverse** (Not significant).

8.161 Woodland planting on the earth bund along the southern edge of the Development will have established at Year 15 and is to be visible in the foreground of the views from Lacewood Primary School (Visual receptor JJ), largely filtering views of the Development from this receptor. Mesh fencing along the northern boundary of Lacewood Primary School and a sparse hedgerow and trees along Carr Head Lane will also continue to be present in front of the Development from the ground floor level, playground, and car park of the school. Views are typically focused on the activities inside the school building rather than on the surrounding landscape. Visual receptor JJ is of Medium / Low sensitivity overall, and the magnitude of effect is assessed as Medium / Low. Visual effects at Year 15 would reduce to **Minor Adverse** (Not significant) on school pupils, staff, and visitors.

8.162 Pupils, staff, and visitors at Heather Garth Primary School (Visual receptor KK) and workers at Goldthorpe Industrial Estate (Visual receptor HH) are of Medium / Low sensitivity overall, and the magnitude of effect is assessed as Negligible at Year 15. These receptors are to experience effects no worse than **Negligible Adverse** (Not significant) on their visual amenity at Year 15. The Development would continue to be mostly filtered / screened by existing vegetation, the Aldi RDC, and landform in the intervening landscape. Some glimpses of small parts of the Development are likely to be possible in the middle ground / towards the background of the views, however the extent of the Development within the views will be reduced by woodland planting which will have established at Year 15. These receptors are at their place of work / education where views are typically focused on their work activity rather than on the surrounding landscape.

8.163 Visitors to RSPB reserves: Dearne Valley – Bolton Ings and Old Moor (Visual receptor II) are of High / Medium sensitivity overall, and the magnitude of effect is assessed as None at Year 15. These receptors are to experience effects assessed as **None** on their visual amenity at Year 15 (Not significant). See Photo Viewpoint 18 & 19 (Figure 8.17 & 8.18).

Night-Time Visual Effects

8.164 The Site is currently unlit, mainly agricultural land located on the western settlement edge of Goldthorpe, with the Aldi RDC to the east, and the A635 along the northern Site boundary.

8.165 As per the CEMPF, construction working hours will generally remain between the hours of 0800 - 1800 Mondays to Fridays and 0800 - 1300 on Saturdays, and at no times on Sundays or Bank Holidays unless otherwise agreed with the local planning authority. Deliveries will also be kept to within these hours; however, the contractor(s) will endeavour to reduce deliveries during peak hour traffic of 0800 – 0930 and 1530 - 1730hrs Monday to Friday where possible. In addition, consent for additional working hours may be sought for specific phases or elements of the works. Any such temporary change to hours for such activities will require agreement in writing from the Local Authority, with an explanation of the reasons for the request. Night-time working will be restricted to infrequent circumstances and will be undertaken following prior arrangement with BMBC. By arrangement, there may be some out of hours construction deliveries made to the Site.

8.166 Generally, no works are planned to be undertaken in periods of darkness and therefore it is unlikely that task lighting will be required. However, unplanned events can occur for which task lighting may be required for short periods; in this event a method statement shall set out the maximum height of lighting lanterns and the average lux levels. Temporary lighting will be provided in the site contractor compound for security and safety reasons. All security lighting will be focused to the middle of the site compound and will not face any neighbouring properties or directly into the public highway. Task lighting shall ensure that there is no upward light. Lighting will be switched off when not required for safety or security.

8.167 Existing mature vegetation around the edges of the Site provides a degree of enclosure. Lighting along the Site boundary and in proximity to ecologically sensitive areas (such as the watercourses which run through the Site), will be designed to reduce light spill, and to shed light only where it is required. Biodiversity enhancement areas will be designed to be dark, with only limited light spill reaching other landscape areas. Lighting will be focussed along the main access routes and around buildings and hardstanding areas within plot boundaries.

8.168 The most notable impact on visual receptors is created by the illumination of vertical elements – particularly those that are more reflective, or poor at absorbing light. The proposed buildings are the most notable examples of these, especially as the facades extend across a significant area. Some luminaires will be affixed to building facades to illuminate loading bays. Other vertical elements that will potentially reflect light out of the Site are vehicles (particularly HGVs).

8.169 It is not necessary to assess the night-time effects on all visual receptors, as some receptors are unlikely to be present during hours of darkness – including footpath users, recreation site users, and school pupils, staff, and visitors. The visual impact on road users has also not been assessed at night-time, as appropriate lighting is not considered to result in adverse visual impact. It is appropriate, however, to consider the effects of lighting on views experienced by residential receptors.

8.170 The lighting being delivered to the Dearne Valley Parkway is part of the highways scheme that is being implemented separately to this application, and the lighting that would be delivered as part of the Development would not lead to any additional impact on road users at nighttime.

8.171 During construction, lighting associated with temporary construction activities is likely to be more noticeable to residential receptors A, B, E, & I compared to the other identified residential receptors.

8.172 At completion, proposed earth bunds with young woodland planting on them in the foreground, as well as existing features such as fencing and vegetation along property boundaries will provide some filtering of light from the Development. Lighting is likely to be more visible behind these features and where it is elevated e.g., lighting columns.

8.173 At Year 15, proposed woodland planting will have established and will provide a good degree of softening and filtering of lighting within the Development. Some elevated light sources / light reflections may continue to be discernible in the views experienced by the residential receptors A, B, E, & I.

8.174 Visibility of lighting within the Development is likely to increase during the winter when vegetation is without its leaves.

8.175 Other residential receptors (C, D, F, G, H, J, K, L, M, & N) would benefit from a combination of distance and intervening screening that would result in limited impact on visual amenity.

8.176 It is considered that the lighting within the Development would not result in a significant adverse effect on visual amenity. Changes to views experienced at night would be localised and consequently visual effects would be limited to the local landscape. It is expected that the effects will reduce as a result of the maturing landscape framework that would further restrict light emissions. The lighting spill predicted is based on an indicative proposal, as this is part of the outline element of the planning application.

8.177 Furthermore, the residual effects of lighting are described in the separate Lighting Impact Assessment (Document Reference '2368-DFL-ELG-XX-RP-EO-13001' produced by Designs for Lighting Ltd, and are as follows:

- *'The potential effects onto the identified human amenity receptors are likely to be Negligible as a result of the implementation of mitigation measures outlined in Section 8 as well as adherence to the Lighting Strategy outlined in Appendix 3.*
- *The potential effect onto the identified ecological receptors will be Negligible in most instances with the exception of receptors 25 which has a section that will result in a potential minor adverse effect.*
- *In conclusion, lighting levels associated with the development will be appropriate for the Environmental Zones in which they are set, and lighting will be designed to minimise obtrusive light. As such, there are unlikely to be significant permanent residual effects from artificial lighting installed as part of the development.'*

Cumulative Effects

8.178 GLVIA3 defines landscape and visual cumulative effects as those that:

> *'Result from additional changes to the landscape or visual amenity caused by the proposed development in conjunction with other developments (associated with or separate to it), or actions that occurred in the past, present or are likely to occur in the foreseeable future.' (GVLIA3 para 7.2, pg 120)*

8.179 For the purposes of this landscape and visual cumulative effects assessment, the following definitions apply:

> *'**Cumulative landscape effects** may result from adding new types of change or from increasing or extending the effects of the main project when it is considered in isolation.' (GLVIA3 para 7.19, pg 124)*

> *'**Cumulative visual effects** are the effects on views and visual amenity enjoyed by people, which may result either from adding the effects of the project being assessed to the effects of the other projects on the baseline conditions or from their combined effect. This may result from changes in the content and character of the views experienced in particular places due to introduction of new elements or removal of or damage to existing ones.' (GLVIA3 para 7.29, pg 129)*

8.180 Widely used definitions of the terms are:

> *'Cumulative landscape effects as effects that 'can impact on either the physical fabric or character of the landscape, or any special values attached to it' (SNH, 2012: 10)[x]; and*

> *'Cumulative visual effects as effects that can be caused by combined visibility, which 'occurs where the observer is able to see two or more developments from one viewpoint' and/or sequential effects which 'occur when the observer has to move to another viewpoint to see different developments' (SNH, 2012: 11).*

8.181 GLVIA3 recognises that assessing cumulative effects is an evolving practice and that it is not appropriate to prescribe a single approach as the issues related to cumulative effects depend on the specific characteristics of both the development proposal and location. It advises that:

'The challenge is to keep the task reasonable and in proportion to the nature of the project under consideration… It is always important to remember that the emphasis in EIA is on likely significant effects rather than on comprehensive cataloguing of every conceivable effect that might occur.' (GLVIA para 7.4, pg 120)

Cumulative sites

8.182 The following developments are included within the cumulative sites assessment:

Table 8.2: Cumulative Sites

Ref	Address	Application No.	Approximately Distance and Direction from the Site	Proposal	Scoped In / Scoped Out	Justification
1	Fields End Business Park, Portwest, Colliery Lane, Thurnscoe, Rotherham, S63 0JF	2021/0012	1.3km north-east	Erection of extension to existing storage and distribution warehouse (Approved in February 2022 subject to legal agreement)	Scoped in	Within 3km study area
2	Former Goldthorpe Primary School, High Street, Goldthorpe, S63 9NQ	2022/0056	1.4km east	Erection of a 1,979 sq.m (gross) retail unit (Use Class E) with vehicular and pedestrian accesses; parking; hard and soft landscaping; boundary treatments; trolley bay; electricity substation and associated works. (Approved in July 2022 subject to legal agreement)	Scoped in	Within 3km study area
3	Land off Barnburgh Lane, Goldthorpe, Rotherham, S63 9NT	2015/1198	1.8km east	Erection of 61 dwellings with garages and/or parking spaces together with the provision of open space and associated roads and sewers. (Approved June 2016, under construction)	Scoped in	Within 3km study area
4	Land at Kingsmark Way, Goldthorpe, Rotherham	2019/1274	1.9km east	Residential development of 116 dwellings and associated works (Reserved Matters for approval of details relating to layout, scale, design, external appearance and landscaping in relation to application 2018/0103). (Amended Plan)	Scoped in	Within 3km study area

Ref	Address	Application No.	Approximately Distance and Direction from the Site	Proposal	Scoped In / Scoped Out	Justification
				(Approved in January 2021 subject to legal agreement)		
5	Land BMBC Asset ID E00546, Land off Willow Road, Thurnscoe, Rotherham, S63 0PG	2017/1051	2.2km north	Erection of 129 dwellings (Phase 2), associated infrastructure and public open space (Full Consent). Residential Development (Phase 3) and associated infrastructure (Outline) - Hybrid Application. (Approved in 2017, under construction)	Scoped in	Within 3km study area
6	Land at Everill Gate Lane, Wombwell, Barnsley	2018/1353	2.6km south-west	Development of the site for employment uses within use classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) and associated access, parking and circulation areas,and infrastructure. (Approved in April 2019 with conditions)	Scoped in	Within 3km study area
7	58 Lundhill Road, Wombwell, Barnsley, S73 0RJ	2019/0089	3.4km south-west	Demolition of existing bungalow and the development of 235 no. dwellings with formation of new access, car parking, landscaping and public open space (Amended plans and description). (S73 application approved in April 2020)	Scoped out	Outside of 3km study area
8	The Symphony Group, Park Spring Road, Grimethorpe, Barnsley, S72 7EZ	2020/1032	5.4km north-west	Erection of a new factory/warehouse (Use Class B2 General Industrial & Use Class B8 Storage & Distribution) with installation of up to a 1 MW biomass boiler, associated parking and circulation space (Approved in January 2021 subject to legal agreement)	Scoped out	Outside of 3km study area
9	Lockwood Road, Goldthorpe,	2021/1171	1.7km east	Erection of 137 2, 3 and 4 bed dwellings with	Scoped in	Within 3km study area

Ref	Address	Application No.	Approximately Distance and Direction from the Site	Proposal	Scoped In / Scoped Out	Justification
	Rotherham, S63 9JY			associated access and landscaping (Approved in October 2023 subject to legal conditions)		
10	Land Bmbc Asset Id E00061, Barnburgh Lane, Goldthorpe, Rotherham, S63 9FL	2020/1439	1.7km east	Erection of 68no. 2,3, and 4 bed dwellings with associated access and landscaping (Amended Plans and Description) (Approved in March 2023 subject to legal conditions)	Scoped in	Within 3km study area
11	Land at Houghton Main, Park Spring Road, Little Houghton, Barnsley, S72 0HR	2021/1282	2.3km north-west	Outline planning permission for the erection of c. 19,147m2 (206,100 sq ft) flexible employment space (Class E, B2 and B8) including ancillary car parking and landscaping. All matters reserved with the exception of access (Approved in July 2023 subject to legal conditions)	Scoped in	Within 3km study area

Construction Phase

8.183 It is assessed that the landscape and visual effects during the construction phase would be over a relatively short duration and consequently there would be a short-term effect as a result. It is considered that landscape and visual effects from the selected cumulative sites would be no greater than those at completed or operational development stage mentioned below.

Operational Phase

Cumulative Site 1. Fields End Business Park

8.184 Fields End Business Park is an Allocated Site for Employment Development (Site ES11) in the BMBC Local Plan It is located 1.3km northeast of the Site, on the northern edge of Goldthorpe, off Fields End Roundabout / A635. The proposed development includes the erection of extension to an existing storage and distribution warehouse (Approved in February 2022 subject to legal agreement).

8.185 Cumulative Site 1 lies in the same local landscape character area as the Development (LCA D2), although they are separated from each other by distance and much of the Goldthorpe settlement. Together, both cover a relatively small portion of land within the LCA, and the effects on the key characteristics of LCA D2 will be no greater than those of the main Development when it is considered in isolation. Consequently, it is not thought there would be cumulative landscape effects from the Development and Cumulative Site 1. (Not significant).

8.186 Any cumulative visual effects are likely to be restricted to future residents of Allocated Site HS51 who would potentially have distant views across the Site towards the north. It is expected that Cumulative

Site 1, if at all visible, would be glimpsed in the distance, directly behind the several existing units on Fields End Business Park.

Cumulative Site 2. Former Goldthorpe Primary School

8.187 The former Goldthorpe Primary School is situated 1.4km east of the Site. The proposals comprise the erection of a 1,979 sq.m (gross) retail unit (Use Class E) with vehicular and pedestrian accesses; parking; hard and soft landscaping; boundary treatments; trolley bay; electricity substation and associated works. The application was approved in July 2022 (subject to legal agreement).

8.188 Cumulative Site 2 is also situated in LCA D2, although it is some distance away from the Development and it is well contained within the centre of Goldthorpe. The site of the former Goldthorpe Primary School is brownfield land, and the proposed development of it are unlikely to impact the key characteristics of LCA D2. It is judged that there would not be cumulative landscape effects brought by the Development and Cumulative Site 2. (Not significant).

8.189 It is judged that there would be no intervisibility between Cumulative Site 2 and the Development due to the existing features in the intervening landscape, including built form, changes in topography, and vegetation. There would not be any cumulative visual effects as a result (Not significant).

Cumulative Site 3. Land off Barnburgh Lane

8.190 Land off Barnburgh Lane lies 1.8km east of the Development and includes the erection of 61 dwellings with garages and/or parking spaces together with the provision of open space and associated roads and sewers. The application was approved in June 2016, and is currently under construction.

8.191 In terms of landscape character, there is no cumulative landscape effect of the two proposals as they are of a different landscape character and are separated from each other by much of the southern half of Goldthorpe. (Not significant).

8.192 It is considered that the development at Land off Barnburgh Lane would not result in cumulative visual effects to visual receptors due to the distance and lack of intervisibility between it and the Development (Not significant).

Cumulative Site 4. Land at Kingsmark Way

8.193 The proposed development at Land at Kingsmark Way is located 1.9km east of the Site. The proposals comprise residential development of 116 dwellings and associated works (Reserved Matters for approval of details relating to layout, scale, design, external appearance and landscaping in relation to application 2018/0103). (Amended Plan). The application was approved in January 2021 (subject to legal agreement).

8.194 It is judged that there would be no cumulative landscape effects brought by the Development and Cumulative Site 4. (Not significant). They are of a different landscape character and are separated from each other by existing features within Goldthorpe.

8.195 It is unlikely that there would be intervisibility between Cumulative Site 4 and the Development due to the existing features in the intervening landscape, including built form, changes in topography, and vegetation within Goldthorpe. As a result, it is judged that there would not be any cumulative visual effects experienced (Not significant).

Cumulative Site 5. Land BMBC Asset ID E00546, Land off Willow Road

8.196 Situated 2.2km north of the Site, development on Land off Willow Road proposes the erection of 129 dwellings (Phase 2), associated infrastructure and public open space (Full Consent). Residential Development (Phase 3) and associated infrastructure (Outline) - Hybrid Application. This was approved in 2017 and is under construction.

8.197 Cumulative Site 5 is also situated in LCA D2, although it is some distance away from the Development, on the northern edge of Thurnscoe. The Development and Cumulative Site 5 together

would not significantly impact the key characteristics of LCA D2, and it is judged that there would not be cumulative landscape effects brought by them. (Not significant).

8.198 There would be no intervisibility between Cumulative Site 5 and the Development due to the existing features in the intervening landscape including built form (most of Thurnscoe), changes in topography, and vegetation. There would not be any cumulative visual effects as a result (Not significant).

Cumulative Site 6. Land at Everill Gate Lane

8.199 Land at Everill Gate Lane is situated 2.6km south-west of the Site. The application, which was approved in April 2019 with conditions, includes employment uses within use classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) and associated access, parking and circulation areas, and infrastructure.

8.200 Cumulative Site 6 is disconnected from the Site in both landscape and visual amenity terms due to intervening landform, vegetation, and distance between the two. Therefore, it is considered that there would be no cumulative effects (Not significant).

Cumulative Site 9. Lockwood Road, Goldthorpe, Rotherham, S63 9JY

8.201 Land at Lockwood Road is suityated 1.7km east of the Site and includes the erection of 137 2, 3 and 4 bed dwellings with associated access and landscaping (Approved in October 2023 subject to legal conditions).

8.202 Cumulative Site 9 lies in the same local landscape character area as the Development (LCA D2), although they are separated from each other by distance and much of the Goldthorpe settlement. Together, both cover a relatively small portion of land within the LCA, and the effects on the key characteristics of LCA D2 will be no greater than those of the main Development when it is considered in isolation. Consequently, it is not thought there would be cumulative landscape effects from the Development and Cumulative Site 9. (Not significant).

8.203 It is judged that there would be no intervisibility between Cumulative Site 9 and the Development due to the existing features in the intervening landscape, including built form, changes in topography, and vegetation. There would not be any cumulative visual effects as a result (Not significant).

Cumulative Site 10. Land Bmbc Asset Id E00061, Barnburgh Lane, Goldthorpe, Rotherham, S63 9FL

8.204 Land at Barnburgh Lane is located 1.7km east of the Site and comprises the erection of 68no. 2,3, and 4 bed dwellings with associated access and landscaping (Amended Plans and Description) (Approved in March 2023 subject to legal conditions)

8.205 Cumulative Site 10 lies in the same local landscape character area as the Development (LCA D2), although they are separated from each other by distance and much of the Goldthorpe settlement. Together, both cover a relatively small portion of land within the LCA, and the effects on the key characteristics of LCA D2 will be no greater than those of the main Development when it is considered in isolation. Consequently, it is not thought there would be cumulative landscape effects from the Development and Cumulative Site 10. (Not significant).

8.206 It is judged that there would be no intervisibility between Cumulative Site 10 and the Development due to the existing features in the intervening landscape, including built form, changes in topography, and vegetation. There would not be any cumulative visual effects as a result (Not significant).

Cumulative Site 11. Land at Houghton Main, Park Spring Road, Little Houghton, Barnsley, S72 0HR

8.207 Land at Houghton Main lies 2.3km north-west of the Site. Outline planning permission for the erection of c. 19,147m2 (206,100 sq ft) flexible employment space (Class E, B2 and B8) including ancillary car parking and landscaping (All matters reserved with the exception of access) was approved in July 2023 subject to legal conditions.

8.208 Cumulative Site 11 lies in a different local landscape character area (LCA C2: Lower Dearne Lowland River Floor) compared to the Development (located within LCA D2). The two sites are also separated from each other by distance, changes in topography, tree planting, and built form. Together, both cover a relatively small portion of land compared to the wider LCAs. Consequently, it is not thought there would be cumulative landscape effects from the Development and Cumulative Site 11. (Not significant).

8.209 It is judged that there would be no intervisibility between Cumulative Site 11 and the Development due to the existing features in the intervening landscape, including built form, changes in topography, and vegetation. There would not be any cumulative visual effects as a result (Not significant).

Summary

8.210 The description of the Development is as follows:

> *'Hybrid Planning Application:*
>
> *Outline permission sought for the construction of Storage and Distribution (Use Class B8) and General Employment (Use Class B2) space with ancillary offices and gatehouses on four separate and self-contained zones as shown on the submitted Parameters Plan. All matters reserved except for site access.*
>
> *Full permission sought for engineering infrastructure works to support the employment development comprising: the access roads; earthworks to create the development platform zones/bunding; drainage and culvert works; a flood compensation area; and strategic landscaping areas.'*

8.211 Table 8.3 contains a summary of the likely significant effects of the Development.

8.212 Prepared by FPCR Environment and Design Ltd, this chapter of the ES assesses the likely significant effects of the Development on the environment in respect of Landscape and Visual Amenity. It should be read in conjunction with the attached appendices and figures which have been used to inform the assessment.

8.213 This chapter follows the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3)[xi], as well as Landscape Institute TGN 02-21 'Assessing landscape value outside national designations'[xii]. Consultation between BMBC and FPCR has also determined the assessment approach. The detailed methodology used in the preparation of this chapter is provided in Appendix 8.1.

8.214 As shown on Figure 8.1, the Site is located south of the A635 and west of the settlements of Goldthorpe and Bolton on Dearne. The Site covers 85.6ha and the majority is allocated as an employment site within the BMBC Local Plan: 'Site ES10 - Land South of Dearne Valley Parkway'.

8.215 The study area is not covered by any statutory landscape designations, such as National Parks, AONB's or Special Landscape Areas.

8.216 At a national level, the Site lies within Natural England's NCA Profile 38 'Nottinghamshire, Derbyshire and Yorkshire Coalfield'. At a local level, the Site and its immediate context are covered by Landscape Character Area (LCA) D2: 'East Dearne Settled Arable Slopes' within the BMBC Landscape Character Assessment (2002), which was reviewed in 2016).

8.217 The Site is mainly comprised of large, open, and gently sloping agricultural fields, with Carr Dike and an unnamed minor watercourse running through the central and northern areas. The Dike is lined with trees and overgrown hedgerows. Further hedgerows, which appear to be in poor / moderate condition, exist along internal field boundaries, with some boundaries having had hedgerows removed. A number of overhead cables and a PRoW also run across the Site.

8.218 The A635 Dearne Valley Parkway and two residential properties lie adjacent to the northern boundary of the Site. The eastern boundary of the Site borders the Aldi RDC and Goldthorpe Industrial Estate.

Existing residential properties and primary schools are situated to the south-east of the Site. At its southern boundary, the Site is enclosed by a mature hedgerow along Carr Head Lane. The western boundary is open, is not naturally de-marked, and extends diagonally through existing arable fields, beyond which is currently Green Belt land.

8.219 It is judged that the Site and the immediate context is of medium landscape value. Refer to Appendix 8.2 for landscape value assessment criteria.

Summary of Landscape Effects

8.220 Refer to Appendix 8.4: Landscape Effects Table, and the sections above for further information.

National Level

8.221 The landscape effect of the Development upon NCA 38 is assessed as **Negligible Adverse** during Construction, at Completion, and at Year 15 (Not significant).

Local Level

8.222 The landscape effect of the Development on LCA D2 would be **Moderate / Minor Adverse** during Construction, at Completion (Not significant), and is to reduce to **Minor Adverse** at Year 15 (Not significant).

8.223 Effects on the several other local landscape character areas defined in assessments of landscape character in Barnsley, Rotherham, and Doncaster situated within the 3km study area are assessed as **None** during Construction, at Completion, and at Year 15 (Not significant).

8.224 Site and Immediate Context

8.225 The overall landscape effect on the Site and its immediate context is assessed as **Major / Moderate Adverse** during Construction and at Completion **(Significant).** This is expected to reduce to **Moderate Adverse** at Year 15 (Not significant).

Summary of Visual Effects

8.226 Refer to Appendix 8.5: Visual Effects Table, and the sections above for further information.

Construction Phase

8.227 Construction visual effects for a number of residential receptors near to the Site have been assessed as **Major / Moderate Adverse (Significant)** (including Visual receptors: A, B, E, & I).

8.228 All other identified visual receptors assessed in this chapter are of either less sensitivity and / or the magnitude of effect on them is assessed as lower. Overall effects during the construction phase on the visual amenity of these receptors are assessed as being no greater than **Moderate Adverse** (Not significant).

Operational Phase

Residential Receptors

8.229 Residents on the A635, adjacent to the northern boundary of the Site (Visual receptor A) and residents on Billingley View (Visual receptor B) will experience an overall effect on their visual amenity of **Major / Moderate Adverse** at Completion **(Significant).** The visual effect will remain **Major / Moderate Adverse** at Year 15 **(Significant).**

8.230 The overall visual effect on residents of the farmhouse to the north of Hollygrove Roundabout / A635 (Visual receptor E) and residents of dwellings on the southern edge of Billingley (Visual receptor I) is judged to be **Moderate Adverse** at Completion, and to remain **Moderate Adverse** at Year 15 (Not significant).

8.231 The effect on visual amenity at Completion on other identified residential receptors (Visual receptors: C, D, F, G, H, J, K, L, M, & N) who are of less sensitivity and / or where the magnitude of effect is assessed as lower, would not exceed **Moderate / Minor Adverse** (Not significant). The effect at Year 15 on these receptors will not be any worse than **Minor Adverse** (Not significant).

Users of PRoW

8.232 The most notable visual effects at Completion on PRoW users will be experienced by users of footpaths 'Billingley CP 5' & 'Dearne UD 15' (Visual receptor Q) who would experience an overall effect on their visual amenity at Completion and at Year 15 of **Moderate Adverse** (Not significant).

8.233 Users of public footpath 'Billingley CP 6' (Visual receptor R) and users of public footpath 'Dearne UD 8' (Visual receptor S) will experience an overall effect on their visual amenity at Completion of **Moderate / Minor Adverse** (Not significant). This effect will reduce at Year 15 to **Minor Adverse** (Not significant).

8.234 It is unlikely that the Development at Completion and at Year 15 will be discernible in views experienced by the other identified PRoW users (Visual receptors T, U, V, & W). The effect on the visual amenity of these visual receptors is therefore judged as **None** (Not significant).

Road Users

8.235 The most notable visual effects on road users at Completion will be experienced from the A635 (Visual receptor X). Effects on the visual amenity on road users here are deemed to be **Moderate Adverse** at Completion (Not significant). These visual effects will reduce to **Moderate / Minor Adverse** at Year 15 (Not significant).

8.236 Road users on Dudley Drive (Visual receptor Y) and Billingley Green Lane (Visual receptor EE) would experience **Moderate / Minor Adverse** effects on their visual amenity at Completion (Not significant). It is assessed that these road users are to experience **Minor Adverse** visual effects at Year 15 (Not significant).

8.237 Road users on Billingley View (Visual receptor Z), Carr Head Lane (Visual receptor AA), and Barnsley Road / Holly Grove (Visual receptor BB) would experience effects on their visual amenity at Completion of **Minor Adverse** (Not significant). These road users would experience visual effects at Year 15 of **Negligible Adverse** (Not significant).

8.238 Visual receptor FF (Road users on B6097 West Street / Montgomery Road, Wath-upon-Dearne) will experience effects on their visual amenity of **Negligible Adverse** at Completion (Not significant). Effects on the visual amenity on these road users are deemed to be **Negligible Beneficial** at Year 15 (Not significant).

8.239 Visual receptor CC (Road users on Ingsfield Lane / Broadwater / Maori Avenue) are to experience effects on their visual amenity assessed as **None** at Completion (Not significant). Effects are assessed as **Negligible Beneficial** at Year 15 (Not significant).

8.240 Other Visual Receptors

8.241 The overall effect on the visual amenity of workers at the Aldi RDC Workers (Visual receptor GG) and on pupils, staff, and visitors to Lacewood Primary School (Visual Receptor JJ) at Completion would be **Moderate / Minor Adverse** (Not significant). The overall visual effect at Year 15 is to reduce to **Minor Adverse** (Not significant).

8.242 Workers at Goldthorpe Industrial Estate (Visual receptor HH) and pupils, staff, and visitors at Heather Garth Primary School (Visual receptor KK) will experience effects of **Minor Adverse** on their visual amenity at Completion (Not significant). These receptors are to experience effects of **Negligible Adverse** (Not significant) on their visual amenity at Year 15.

8.243 Visitors to RSPB reserves: Dearne Valley – Bolton Ings and Old Moor (Visual receptor II) will experience effects assessed as **None** on their visual amenity at Completion and at Year 15 (Not significant).

Overall

8.244 Whilst there would inevitably be some adverse landscape and visual effects at the outset (during construction and upon completion at Year 0), it is judged that the impact of the Development and the consequential effects would be localised and limited.

8.245 The initial landscape and visual effects would diminish over time as the landscape and Green Infrastructure proposals forming part of the Development establish and mature. These integral proposals would provide habitat creation and new planting would soften and assimilate the built form. In the longer term, at Year 15, it is considered that some landscape and visual effects would reduce as a result.

8.246 It is therefore concluded that the local landscape has capacity to absorb change through the introduction of the Development.

Table 8.3: Table of Significance – Landscape Character and Visual Amenity

Potential Effect	Nature of Effect (Permanent/ Temporary)	Significance (Major / Moderate / Minor / Negligible) (Beneficial / Adverse) / None	Mitigation / Enhancement Measures	Geographical Importance*							Residual Effects (Major/Moderate/Minor) (Beneficial/Adverse/ Negligible)
				I	UK	E	R	C	B	L	
Construction											
Landscape – NCA 38	Temporary	Negligible Adverse (Not significant)	Construction management approaches, implemented through a CEMPF, which will be secured by a planning condition. Also, as per the Arboricultural Assessment.			X					Negligible Adverse (Not significant)
Landscape – LCA D2	Temporary	Moderate / Minor Adverse (Not significant)	As above.							X	Moderate / Minor Adverse (Not significant)
Landscape – Other LCAs within 3km Study Area	Temporary	None (Not significant)	As above.							X	None (Not significant)
Landscape – Site & Immediate Context	Temporary	Major / Moderate Adverse (Significant)	As above.							X	Major / Moderate Adverse (Significant)
Visual Amenity – Receptor A - Residents on A635, adjacent to the northern boundary of the Site (Woodbine Cottage & Rose Valley Cottage)	Temporary	Major / Moderate Adverse (Significant)	As above.							X	Major / Moderate Adverse (Significant)
Visual Amenity – Receptor B - Residents on Billingley View, adjacent to south-eastern edge of the Site	Temporary	Major / Moderate Adverse (Significant)	As above.							X	Major / Moderate Adverse (Significant)
Visual Amenity – Receptor C - Residents on Fairfield	Temporary	Minor Adverse (Not significant)	As above.							X	Minor Adverse (Not significant)

Potential Effect	Nature of Effect (Permanent/ Temporary)	Significance (Major / Moderate / Minor / Negligible) (Beneficial / Adverse) / None	Mitigation / Enhancement Measures	Geographical Importance*							Residual Effects (Major/Moderate/Minor) (Beneficial/Adverse/ Negligible)
				I	UK	E	R	C	B	L	
Visual Amenity – Receptor D - Residents on Carr Head Lane / Commonwealth View	Temporary	Minor Adverse (Not significant)	As above.							X	Minor Adverse (Not significant)
Visual Amenity – Receptor E - Residents of the farmhouse to the north of Hollygrove Roundabout / A635	Temporary	Major / Moderate Adverse (Significant)	As above.							X	Major / Moderate Adverse (Significant)
Visual Amenity – Receptor F - Residents on Barnsley Road / Holly Grove	Temporary	Minor Adverse (Not significant)	As above.							X	Minor Adverse (Not significant)
Visual Amenity – Receptor G - Residents on Ingsfield Lane / Broadwater / Maori Avenue	Temporary	None (Not significant)	As above.							X	None (Not significant)
Visual Amenity – Receptor H - Residents on A635 Doncaster Road, Millhouses / Darfield	Temporary	Minor Adverse (Not significant)	As above.							X	Minor Adverse (Not significant)
Visual Amenity – Receptor I - Residents on southern edge of Billingley (Billingley Green Lane & Flat Lane)	Temporary	Major / Moderate Adverse (Significant)	As above.							X	Major / Moderate Adverse (Significant)
Visual Amenity – Receptor J - Residents on Pagnell Avenue / Southern edge of Thurnscoe	Temporary	Moderate / Minor Adverse (Not significant)	As above.							X	Moderate / Minor Adverse (Not significant)
Visual Amenity – Receptor K - Residents on Rodes Avenue / Southern edge of Great Houghton	Temporary	Negligible Adverse (Not significant)	As above.							X	Negligible Adverse (Not significant)

Potential Effect	Nature of Effect (Permanent/ Temporary)	Significance (Major / Moderate / Minor / Negligible) (Beneficial / Adverse) / None	Mitigation / Enhancement Measures	Geographical Importance*							Residual Effects (Major/Moderate/Minor) (Beneficial/Adverse/ Negligible)
				I	UK	E	R	C	B	L	
Visual Amenity – Receptor L - Residents on B6411 Lidget Lane, Hickleton	Temporary	None (Not significant)	As above.							X	None (Not significant)
Visual Amenity – Receptor M - Residents on Green Lane, Barnburgh	Temporary	None (Not significant)	As above.							X	None (Not significant)
Visual Amenity – Receptor N - Residents on Hickleton Road, Barnburgh	Temporary	None (Not significant)	As above.							X	None (Not significant)
Visual Amenity – Receptor O - Future residents of Allocated Site for Residential Development - HS44	Nature of potential views discussed within chapter. Effect not assessed.										
Visual Amenity – Receptor P - Future residents of Allocated Site for Residential Development - HS51											
Visual Amenity – Receptor Q - Users of public footpaths 'Billingley CP 5' & 'Dearne UD 15'	Temporary	N/A	Construction management approaches, implemented through a CEMPF, which will be secured by a planning condition. Also, as per the Arboricultural Assessment.							X	N/A
Visual Amenity – Receptor R - Users of public footpath 'Billingley CP 6'	Temporary	Moderate Adverse (Not significant)	As above.							X	Moderate Adverse (Not significant)

Potential Effect	Nature of Effect (Permanent/ Temporary)	Significance (Major / Moderate / Minor / Negligible) (Beneficial / Adverse) / None	Mitigation / Enhancement Measures	Geographical Importance*							Residual Effects (Major/Moderate/Minor) (Beneficial/Adverse/ Negligible)
				I	UK	E	R	C	B	L	
Visual Amenity – Receptor S - Users of public footpath 'Dearne UD 8'	Temporary	Moderate Adverse (Not significant)	As above.							X	Moderate Adverse (Not significant)
Visual Amenity – Receptor T - Users of public footpath 'Dearne UD 13' / users of Phoenix Country Park	Temporary	None (Not significant)	As above.							X	None (Not significant)
Visual Amenity – Receptor U - Users of public footpath 'Dearne UD 17'	Temporary	None (Not significant)	As above.							X	None (Not significant)
Visual Amenity – Receptor V - Users of Trans Pennine Trail	Temporary	None (Not significant)	As above.							X	None (Not significant)
Visual Amenity – Receptor W - Users of Chapel Lane / Restricted Byway 'Great Houghton CP 10'	Temporary	None (Not significant)	As above.							X	None (Not significant)
Visual Amenity – Receptor X - Road users A635, adjacent to the northern boundary of the Site	Temporary	Moderate Adverse (Not significant)	As above.							X	Moderate Adverse (Not significant)
Visual Amenity – Receptor Y - Road users on Dudley Drive	Temporary	Moderate / Minor Adverse (Not significant)	As above.							X	Moderate / Minor Adverse (Not significant)
Visual Amenity – Receptor Z - Road users on Billingley View	Temporary	Minor Adverse (Not significant)	As above.							X	Minor Adverse (Not significant)
Visual Amenity – Receptor AA - Road users on Carr Head Lane	Temporary	Minor Adverse (Not significant)	As above.							X	Minor Adverse (Not significant)

Potential Effect	Nature of Effect (Permanent/ Temporary)	Significance (Major / Moderate / Minor / Negligible) (Beneficial / Adverse) / None	Mitigation / Enhancement Measures	Geographical Importance*							Residual Effects (Major/Moderate/Minor) (Beneficial/Adverse/ Negligible)
				I	UK	E	R	C	B	L	
Visual Amenity – Receptor BB - Road users on Barnsley Road / Holly Grove	Temporary	Minor Adverse (Not significant)	As above.							X	Minor Adverse (Not significant)
Visual Amenity – Receptor CC - Road users on Ingsfield Lane / Broadwater / Maori Avenue	Temporary	None (Not significant)	As above.							X	None (Not significant)
Visual Amenity – Receptor DD - Road users on A6195	Temporary	Moderate / Minor Adverse (Not significant)	As above.							X	Moderate / Minor Adverse (Not significant)
Visual Amenity – Receptor EE - Road users on Billingley Green Lane	Temporary	Moderate / Minor Adverse (Not significant)	As above.							X	Moderate / Minor Adverse (Not significant)
Visual Amenity – Receptor FF - Road users on B6097 West Street / Montgomery Road, Wath-upon-Dearne	Temporary	Negligible Adverse (Not significant)	As above.							X	Negligible Adverse (Not significant)
Visual Amenity – Receptor GG - Workers at Aldi RDC	Temporary	Moderate / Minor Adverse (Not significant)	As above.							X	Moderate / Minor Adverse (Not significant)
Visual Amenity – Receptor HH - Workers at Goldthorpe Industrial Estate	Temporary	Minor Adverse (Not significant)	As above.							X	Minor Adverse (Not significant)
Visual Amenity – Receptor II - Visitors to RSPB reserves: Dearne Valley – Bolton Ings and Old Moor	Temporary	None (Not significant)	As above.							X	None (Not significant)
Visual Amenity – Receptor JJ - Users of Lacewood Primary School	Temporary	Moderate Adverse (Not significant)	As above.							X	Moderate Adverse (Not significant)

Potential Effect	Nature of Effect (Permanent/ Temporary)	Significance (Major / Moderate / Minor / Negligible) (Beneficial / Adverse) / None	Mitigation / Enhancement Measures	Geographical Importance*							Residual Effects (Major/Moderate/Minor) (Beneficial/Adverse/ Negligible)
				I	UK	E	R	C	B	L	
Visual Amenity – Receptor KK - Users of Heather Garth Primary School	Temporary	Minor Adverse (Not significant)	As above.							X	Minor Adverse (Not significant)
Operation											
Landscape – NCA 38	Permanent	Year 0 (Completion) = Negligible Adverse (Not significant)	The embedded mitigation shown on the Parameters Plan and the Proposed Landscape Plans, and also within the 5-Year Soft Landscape Works Maintenance and Management Proposals Plan.			X					Year 15 = Negligible Adverse (Not significant)
Landscape – LCA D2	Permanent	Year 0 (Completion) = Moderate / Minor Adverse (Not significant)	As above.							X	Year 15 = Moderate / Minor Adverse (Not significant)
Landscape – Other LCAs within 3km Study Area	Permanent	Year 0 (Completion) = None (Not significant)	As above.							X	Year 15 = None (Not significant)
Landscape – Site & Immediate Context	Permanent	Year 0 (Completion) = Major / Moderate Adverse (Significant)	As above.							X	Year 15 = Moderate Adverse (Not Significant)
Visual Amenity – Receptor A - Residents on A635, adjacent to the northern boundary of the Site (Woodbine Cottage & Rose Valley Cottage)	Permanent	Year 0 (Completion) = Major / Moderate Adverse (Significant)	As above.							X	Year 15 = Major / Moderate Adverse (Significant)
Visual Amenity – Receptor B - Residents on Billingley View, adjacent to south-eastern edge of the Site	Permanent	Year 0 (Completion) = Major / Moderate Adverse (Significant)	As above.							X	Year 15 = Major / Moderate Adverse (Significant)

Potential Effect	Nature of Effect (Permanent/ Temporary)	Significance (Major / Moderate / Minor / Negligible) (Beneficial / Adverse) / None	Mitigation / Enhancement Measures	Geographical Importance*							Residual Effects (Major/Moderate/Minor) (Beneficial/Adverse/ Negligible)
				I	UK	E	R	C	B	L	
Visual Amenity – Receptor C - Residents on Fairfield	Permanent	Year 0 (Completion) = Minor Adverse (Not significant)	As above.							X	Year 15 = Negligible Adverse (Not significant)
Visual Amenity – Receptor D - Residents on Carr Head Lane / Commonwealth View	Permanent	Year 0 (Completion) = Minor Adverse (Not significant)	As above.							X	Year 15 = Negligible Adverse (Not significant)
Visual Amenity – Receptor E - Residents of the farmhouse to the north of Hollygrove Roundabout / A635	Permanent	Year 0 (Completion) = Moderate Adverse (Not significant)	As above.							X	Year 15 = Moderate Adverse (Not significant)
Visual Amenity – Receptor F - Residents on Barnsley Road / Holly Grove	Permanent	Year 0 (Completion) = Minor Adverse (Not significant)	As above.							X	Year 15 = Negligible Adverse (Not significant)

Potential Effect	Nature of Effect (Permanent/ Temporary)	Significance (Major / Moderate / Minor / Negligible) (Beneficial / Adverse) / None	Mitigation / Enhancement Measures	Geographical Importance*							Residual Effects (Major/Moderate/Minor) (Beneficial/Adverse/ Negligible)
				I	UK	E	R	C	B	L	
Visual Amenity – Receptor G - Residents on Ingsfield Lane / Broadwater / Maori Avenue	Permanent	Year 0 (Completion) = None (Not significant)	As above.							X	Year 15 = Negligible Beneficial (Not significant)
Visual Amenity – Receptor H - Residents on A635 Doncaster Road, Millhouses / Darfield	Permanent	Year 0 (Completion) = Minor Adverse (Not significant)	As above.							X	Year 15 = Negligible Adverse (Not significant)
Visual Amenity – Receptor I - Residents on southern edge of Billingley (Billingley Green Lane & Flat Lane)	Permanent	Year 0 (Completion) = Moderate Adverse (Not significant)	As above.							X	Year 15 = Moderate Adverse (Not significant)
Visual Amenity – Receptor J - Residents on Pagnell Avenue / Southern edge of Thurnscoe	Permanent	Year 0 (Completion) = Moderate / Minor Adverse (Not significant)	As above.							X	Year 15 = Minor Adverse (Not significant)
Visual Amenity – Receptor K - Residents on Rodes Avenue / Southern edge of Great Houghton	Permanent	Year 0 (Completion) = Negligible Adverse (Not significant)	As above.							X	Year 15 = Negligible Adverse (Not significant)
Visual Amenity – Receptor L - Residents on B6411 Lidget Lane, Hickleton	Permanent	Year 0 (Completion) = None (Not significant)	As above.							X	Year 15 = None (Not significant)
Visual Amenity – Receptor M - Residents on Green Lane, Barnburgh	Permanent	Year 0 (Completion) = None (Not significant)	As above.							X	Year 15 = None (Not significant)
Visual Amenity – Receptor N - Residents on Hickleton Road, Barnburgh	Permanent	Year 0 (Completion) = None (Not significant)	As above.							X	Year 15 = None (Not significant)

Potential Effect	Nature of Effect (Permanent/ Temporary)	Significance (Major / Moderate / Minor / Negligible) (Beneficial / Adverse) / None	Mitigation / Enhancement Measures	Geographical Importance*							Residual Effects (Major/Moderate/Minor) (Beneficial/Adverse/ Negligible)
				I	UK	E	R	C	B	L	
Visual Amenity – Receptor O - Future residents of Allocated Site for Residential Development - HS44	Nature of potential views discussed within chapter. Effect not assessed.										
Visual Amenity – Receptor P - Future residents of Allocated Site for Residential Development - HS51											
Visual Amenity – Receptor Q - Users of public footpaths 'Billingley CP 5' & 'Dearne UD 15'	Permanent	Year 0 (Completion) = Moderate Adverse (Not significant)	The embedded mitigation shown on the Parameters Plan and the Proposed Landscape Plans, and also within the 5-Year Soft Landscape Works Maintenance and Management Proposals Plan.							X	Year 15 = Moderate Adverse (Not significant)
Visual Amenity – Receptor R - Users of public footpath 'Billingley CP 6'	Permanent	Year 0 (Completion) = Moderate / Minor Adverse (Not significant)	As above.							X	Year 15 = Minor Adverse (Not significant)
Visual Amenity – Receptor S - Users of public footpath 'Dearne UD 8'	Permanent	Year 0 (Completion) = Moderate / Minor Adverse (Not significant)	As above.							X	Year 15 = Minor Adverse (Not significant)
Visual Amenity – Receptor T - Users of public footpath 'Dearne UD 13' / users of Phoenix Country Park	Permanent	Year 0 (Completion) = None (Not significant)	As above.							X	Year 15 = None (Not significant)
Visual Amenity – Receptor U - Users of public footpath 'Dearne UD 17'	Permanent	Year 0 (Completion) = None (Not significant)	As above.							X	Year 15 = None (Not significant)

Potential Effect	Nature of Effect (Permanent/ Temporary)	Significance (Major / Moderate / Minor / Negligible) (Beneficial / Adverse) / None	Mitigation / Enhancement Measures	Geographical Importance*							Residual Effects (Major/Moderate/Minor) (Beneficial/Adverse/ Negligible)
				I	UK	E	R	C	B	L	
Visual Amenity – Receptor V - Users of Trans Pennine Trail	Permanent	Year 0 (Completion) = None (Not significant)	As above.							X	Year 15 = None (Not significant)
Visual Amenity – Receptor W - Users of Chapel Lane / Restricted Byway 'Great Houghton CP 10'	Permanent	Year 0 (Completion) = None (Not significant)	As above.							X	Year 15 = None (Not significant)
Visual Amenity – Receptor X - Road users A635, adjacent to the northern boundary of the Site	Permanent	Year 0 (Completion) = Moderate Adverse (Not significant)	As above.							X	Year 15 = Moderate / Minor Adverse (Not significant)
Visual Amenity – Receptor Y - Road users on Dudley Drive	Permanent	Year 0 (Completion) = Moderate / Minor Adverse (Not significant)	As above.							X	Year 15 = Minor Adverse (Not significant)
Visual Amenity – Receptor Z - Road users on Billingley View	Permanent	Year 0 (Completion) = Minor Adverse (Not significant)	As above.							X	Year 15 = Negligible Adverse (Not significant)
Visual Amenity – Receptor AA - Road users on Carr Head Lane	Permanent	Year 0 (Completion) = Minor Adverse (Not significant)	As above.							X	Year 15 = Negligible Adverse (Not significant)
Visual Amenity – Receptor BB - Road users on Barnsley Road / Holly Grove	Permanent	Year 0 (Completion) = Minor Adverse (Not significant)	As above.							X	Year 15 = Negligible Adverse (Not significant)
Visual Amenity – Receptor CC - Road users on Ingsfield Lane / Broadwater / Maori Avenue	Permanent	Year 0 (Completion) = None (Not significant)	As above.							X	Year 15 = Negligible Beneficial (Not significant)
Visual Amenity – Receptor DD - Road users on A6195	Permanent	Year 0 (Completion) = Moderate / Minor Adverse (Not significant)	As above.							X	Year 15 = Minor Adverse (Not significant)

Potential Effect	Nature of Effect (Permanent/ Temporary)	Significance (Major / Moderate / Minor / Negligible) (Beneficial / Adverse) / None	Mitigation / Enhancement Measures	Geographical Importance*							Residual Effects (Major/Moderate/Minor) (Beneficial/Adverse/ Negligible)
				I	UK	E	R	C	B	L	
Visual Amenity – Receptor EE - Road users on Billingley Green Lane	Permanent	Year 0 (Completion) = Moderate / Minor Adverse (Not significant)	As above.							X	Year 15 = Minor Adverse (Not significant)
Visual Amenity – Receptor FF - Road users on B6097 West Street / Montgomery Road, Wath-upon-Dearne	Permanent	Year 0 (Completion) = Negligible Adverse (Not significant)	As above.							X	Year 15 = Negligible Beneficial (Not significant)
Visual Amenity – Receptor GG - Workers at Aldi RDC	Permanent	Year 0 (Completion) = Moderate / Minor Adverse (Not significant)	As above.							X	Year 15 = Minor Adverse (Not significant)
Visual Amenity – Receptor HH - Workers at Goldthorpe Industrial Estate	Permanent	Year 0 (Completion) = Minor Adverse (Not significant)	As above.							X	Year 15 = Negligible Adverse (Not significant)
Visual Amenity – Receptor II - Visitors to RSPB reserves: Dearne Valley – Bolton Ings and Old Moor	Permanent	Year 0 (Completion) = None (Not significant)	As above.							X	Year 15 = None (Not significant)
Visual Amenity – Receptor JJ - Users of Lacewood Primary School	Permanent	Year 0 (Completion) = Moderate / Minor Adverse (Not significant)	As above.							X	Year 15 = Minor Adverse (Not significant)
Visual Amenity – Receptor KK - Users of Heather Garth Primary School	Permanent	Year 0 (Completion) = Minor Adverse (Not significant)	As above.							X	Year 15 = Negligible Adverse (Not significant)
Cumulative Effects											

Potential Effect	Nature of Effect (Permanent/ Temporary)	Significance (Major / Moderate / Minor / Negligible) (Beneficial / Adverse) / None	Mitigation / Enhancement Measures	Geographical Importance*							Residual Effects (Major/Moderate/Minor) (Beneficial/Adverse/ Negligible)
				I	UK	E	R	C	B	L	
Cumulative Landscape & Visual Effects at all stages of the Development brought by Cumulative Site 1 - Fields End Business Park, Portwest, Colliery Lane, Thurnscoe, Rotherham, S63 0JF	Permanent	Year 0 (Completion) = None (Not significant)	None							X	Year 15 = None (Not significant)
Cumulative Landscape & Visual Effects at all stages of the Development brought by Cumulative Site 2 - Former Goldthorpe Primary School, High Street, Goldthorpe, S63 9NQ	Permanent	Year 0 (Completion) = None (Not significant)	None							X	Year 15 = None (Not significant)
Cumulative Landscape & Visual Effects at all stages of the Development brought by Cumulative Site 3 - Land off Barnburgh Lane, Goldthorpe, Rotherham, S63 9NT	Permanent	Year 0 (Completion) = None (Not significant)	None							X	Year 15 = None (Not significant)
Cumulative Landscape & Visual Effects at all stages of the Development brought by Cumulative Site 4 - Land at Kingsmark Way, Goldthorpe, Rotherham	Permanent	Year 0 (Completion) = None (Not significant)	None							X	Year 15 = None (Not significant)

Potential Effect	Nature of Effect (Permanent/ Temporary)	Significance (Major / Moderate / Minor / Negligible) (Beneficial / Adverse) / None	Mitigation / Enhancement Measures	Geographical Importance*							Residual Effects (Major/Moderate/Minor) (Beneficial/Adverse/ Negligible)
				I	UK	E	R	C	B	L	
Cumulative Landscape & Visual Effects at all stages of the Development brought by Cumulative Site 5 - Land BMBC Asset ID E00546, Land off Willow Road, Thurnscoe, Rotherham, S63 0PG	Permanent	Year 0 (Completion) = None (Not significant)	None							X	Year 15 = None (Not significant)
Cumulative Landscape & Visual Effects at all stages of the Development brought by Cumulative Site 6 - Land at Everill Gate Lane, Wombwell, Barnsley	Permanent	Year 0 (Completion) = None (Not significant)	None							X	Year 15 = None (Not significant)
Cumulative Landscape & Visual Effects at all stages of the Development brought by Cumulative Site 7 - 58 Lundhill Road, Wombwell, Barnsley, S73 0RJ	Permanent	Year 0 (Completion) = None (Not significant)	None							X	Year 15 = None (Not significant)
Cumulative Landscape & Visual Effects at all stages of the Development brought by Cumulative Site 8 - The Symphony Group, Park Spring Road, Grimethorpe, Barnsley, S72 7EZ	Permanent	Year 0 (Completion) = None (Not significant)	None							X	Year 15 = None (Not significant)

* Geographical Level of Importance

I = International; UK = United Kingdom; E = England; R = Regional; C = County; B = Borough; L = Local

REFERENCES

i The Department for Levelling Up, Housing and Communities (2021), National Planning Policy Framework (NPPF).

ii The Department for Levelling Up, Housing and Communities, Planning Practice Guidance (PPG).

iii Barnsley Metropolitan Borough Council (BMBC) (2019), Local Plan.

iv Barnsley Metropolitan Borough Council (BMBC) (2021), Goldthorpe Masterplan Framework.

v Landscape Institute and the Institute of Environmental Management and Assessment, (2013), Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3).

vi Landscape Institute TGN 02-21 'Assessing landscape value outside national designations'.

vii Town and Country Planning (Environmental Impact Assessment) Regulations 2017 SI 2017/571, as amended by SI 2018/695

viii Barnsley Metropolitan Borough Council (BMBC) (2019), Local Plan Policy Map.

ix Natural England NCA Profile 38 'Nottinghamshire, Derbyshire and Yorkshire Coalfield'.

x SNH (2012) Assessing the cumulative impact of onshore wind energy development,

Inverness: Scottish Natural Heritage.

xi Landscape Institute and the Institute of Environmental Management and Assessment, (2013), Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3).

xii Landscape Institute TGN 02-21 'Assessing landscape value outside national designations'.