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Stairfoot Glassworks, Wombwell Lane, Barnsley

Landscape & Visual Impact Assessment

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1. Introduction

Ramboll UK Limited (Ramboll) has been appointed by Potters Industries Limited (the client) to complete a Landscape and Visual Impact Assessment for the proposed development of a waste glass recycling and repurposing facility on the former Stairfoot brickworks site, Wombwell Lane, Stairfoot, Barnsley. The proposed facility would consolidate all operations into one site as current operations are split between two sites; the recycling plant located off the A628 Pontefract Road (Hoyle Mill) and the repurposing facility located in Scunthorpe.

This Landscape and Visual Impact Assessment (LVIA), identifies the anticipated impacts of the Proposed Development upon the landscape and visual receptors associated with the construction and operation of the proposed Stairfoot Glassworks Development.

A detailed description of the Proposed Development can be found in Pegasus Planning Statement ref P22-2888.

As shown in Figures 1.1- 1.3, the Site is located at Stairfoot, Barnsley S70 3NR. The Site is 0.3 kilometres (km) to the south of Ardsley, 1.9km north-east of Worsborough north-east and 1.6 km north-west of Wombwell north-west.

1.1 Objectives

The objectives of this LVIA are to:

- Set out the scope of the study area and standards used for the LVIA within the methodology;
- Describe the landscape and visual baseline;
- Identify the potential direct and indirect impacts on landscape and visual receptors;
- Describe any embedded and additional mitigation measures proposed to address likely impacts; and
- Identify the residual Landscape and Visual effects.

The LVIA is accompanied by the following figures (Appendix 1):

- Figure 1: Landscape Character and Features;
- Figure 2: Topography;
- Figure 3: Visual Context and Representative Viewpoints; and
- Figure 4: Illustrative Landscape Mitigation Plan.

Annotated photographs from representative viewpoints are located at Appendix 2.

The assessment has been prepared by Ramboll's team of landscape architects. It has been technically reviewed by a Ramboll Chartered Landscape Architect with over 10 years of experience and has been undertaken in accordance with the Guidelines for Landscape and Visual Impact Assessment, 3rd edition (GLVIA3)¹.

1.2 Scope of LVIA

The LVIA considers the effects of the construction and operational stages of the Proposed Development on:

- Landscape fabric (physical characteristics) and character (key characteristics and qualities); and
- Visual amenity, caused by impacts on the visual composition of views and the wider visual resource.

¹ Landscape Institute. and IEMA, 2013. Guidelines for Landscape and Environmental Impact Assessment. Hoboken: Taylor and Francis

The scope of the LVIA and the receptors considered were determined in accordance with policy and professional standards and guidance listed in Section 2 Legislation, Planning and Policy Context and Section 3 Methodology of the LVIA. Consultation was conducted with Barnsley Borough Council. Detail of the consultation is described in Section 3.4 Consultation.

2. Legislation, Planning and Policy Context

2.1 National Planning Policy Framework²

The revised National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how they are expected to be applied. This highlights a range of policies and considerations pertinent to the landscape and visual impact and context of the Site.

2.1.1 Making Effective Use of Land

Paragraph 124 highlights *"Planning policies and decisions should:*

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains such as developments that would enable new habitat creation or improve public access to the countryside;*
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;*
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;*
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and*
- e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards) and can maintain safe access and egress for occupiers."*

In paragraph 126 it states *"Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan:*

- a) it should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a Site which is undeveloped); and*
- b) in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area"*

2.1.2 Design Quality and Sensitivity to Context

On the importance of good design, paragraph 131 states *"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"*. Paragraph 135 states that *"decisions should ensure that developments:*

- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); and*

² National Planning Policy Framework, V3.0 (2023) Department for Levelling Up, Housing and Communities, https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

- *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.”*

2.1.3 Conserving and enhancing the natural environment

In relation to conserving and enhancing the natural environment paragraph 180 states: *“Planning policies and decisions should contribute to, and enhance the natural and local environment by:*

- *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- *preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”*

2.1.4 Ground conditions and pollution

On the importance of ground conditions and pollution paragraph 191 states *“Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the Site or the wider area, to impacts that could arise from the development. In doing so they should:*

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;*
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and*
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”*

2.2 Barnsley Local Plan³

Within the Spatial Strategy, paragraph 5.11, it is stated that, *“it is within Urban Barnsley as a whole where most development should take place”*. This is defined in paragraph 5.15 as *“Outside Barnsley Town Centre, there are a number of smaller centres providing local retail and facilities to meet the needs of the local communities. Any Proposed Development in these areas will be appropriate to the scale, role, function and character of the centres.*

Alongside industrial and rural land uses the settlements are set within an undulating valley, within which perhaps the most striking feature is the green infrastructure surrounding, penetrating and defining the built-up areas within it. This varied topography provides the opportunity for

³ Barnsley Metropolitan Borough Council (2019) Barnsley – Local Plan Available at: <https://www.barnsley.gov.uk/media/17249/local-plan-adopted.pdf>

occasional far-reaching views of the surrounding area and as recognised in the Landscape Character Assessment, there is the potential for well managed development to restore and improve the surrounding landscape, particularly on the edges of the built-up areas."

Policy included which cover this:

- GD1 General Development
- D1 High Quality Design and Place Making
- LC1 Landscape Character
- GI1 Green Infrastructure
- GS2 Green Ways and Public Rights of Way

Relevant policy within GD1 General Development states "Proposals for development will be approved if:

- *They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;*
- *They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;*
- *They include landscaping to provide a high-quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;*
- *Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;*
- *Appropriate landscaped boundaries are provided where sites are adjacent to open countryside; and*
- *Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing."*

D1 High Quality Design and Place Making States "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; and*
- *Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality."*

This can be achieved through:

- *"Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;*
- *Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces; and*
- *Create clear distinctions between public and private spaces."*

LC1 Landscape Character states "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).

Development which would be harmful to the special qualities of the Peak District National Park will not be allowed."

It states in the GI1 Green Infrastructure policy that the design should "protect, maintain, enhance and create an integrated network of connected and multi-functional Green Infrastructure assets that:

- *Helps to meet the challenge of climate change;*

- *Enhances biodiversity and landscape character;*
- *Respects local distinctiveness and historical and cultural heritage;*
- *Maximises potential economic and social benefits; and*
- *Secures and improves linkages between green and blue spaces.”*

GS2 Green Ways and Public Rights of Way states “Where new development is close to a Green Way or Public Right of Way it may be required to:

- *Provide a link to the existing route;*
- *Improve an existing route; and/or*
- *Contribute to a new route.”*

3. Methodology

3.1 Approach

The GLVIA states the need for an approach that is proportionate to the scale of the project being assessed and the nature of its likely effects. In accordance with the GLVIA, 'impact' is defined as the action being taken, and the 'effect' is defined as the change resulting from that action. In accordance with the GLVIA guidance, this LVIA specifies the nature of the Proposed Development, describes the existing landscape and visual amenity in the area that may be affected, predicts the effects, and considers how those effects might be mitigated.

This LVIA has been prepared by a Chartered Member of the Landscape Institute. In carrying out this LVIA, an independent stance has been taken. As appropriate, the LVIA addresses both the beneficial and adverse impacts of the Proposed Development in a way that can be relied upon by all parties concerned.

The assessment has been informed by a combination of desk-top research, digital analysis, and site visits.

3.2 Initial Evaluation of Study Area

A desk study was carried out in March 2023, to identify landscape and visual receptors that would be affected by the Proposed Development.

The Proposed Development is in Stairfoot, Barnsley and would occupy approximately 6.39ha. The Site is enclosed within brownfield land that has been unoccupied for 20 years, opposite the Barnsley/Stairfoot Industrial Estate. The Site is located south of a former landfill and includes areas of extraction Sites within. The Site is not within any sensitive landscape designations within the Study Area.

A Study Area of 1 km from the Site Boundary has been selected due to the Site being present in a valley dip with undulating topography on all sides and the urban extent screening the views to the north-west, west, south-west and east. The Study Area takes into account the nature of the topography (refer to Figure 1.2), the presence of existing vegetation and the pattern of settlement and other visual receptors such as residents, road users, workers and those engaging in recreational activities in the Study Area (Figure 1.1).

3.3 Data

The LVIA was informed by data gathered from the following sources:

- Ordnance Survey mapping (1:25,000; 1:50,000);
- Google Earth including 3D vegetation and buildings for the Study Area;
- Published Landscape Character Assessments;
- Fieldwork surveys carried out in March 2023;
- Commercially available aerial photography;
- Site photography; and
- National and Local Planning Policy.

3.4 Consultation

On 2nd March 2023 the Ramboll Landscape Team called Elaine Ward of the Barnsley Metropolitan Borough Council Development Management Team to discuss potential viewpoints ahead of a planned site visit. Elaine stated that she would review proposed viewpoints if issued to her along with a suitable development description, however we would be unlikely to receive a response before the end of the month as live applications need to take priority.

As it was intended to undertake photography in March 2023 before vegetation was in leaf, the identification of viewpoints was therefore not informed by specific feedback from Barnsley Metropolitan Borough Council. Elaine was aware of the Site and its context and did not highlight any specific viewpoints of concern, other than noting that the PRow passing immediately north of the Site is very well used by a wide range of people.

To mitigate the absence of specific feedback, the site visit and photography undertaken included visits to locations across the Study Area to test potential views towards the Site from a range of distances and directions.

3.5 Viewpoints and Photography

Representative viewpoint locations have been identified through desktop research followed by site visits to the surrounding area that clarified actual visibility and context. A visit of the Site itself was undertaken to identify any reference points in the surrounding landscape and to identify key views out of the Site that could result in views back in.

Photography for all viewpoints was taken using a Nikon D3200 Camera, using a Nikon DX AF-S NIKKON 18-55 mm 1:3.5-5.6G VR lens (manually set to 35 mm), to provide consistency between all viewpoints. An image captured in this way is representative to that seen by the human eye when viewed at a width of 39 cm from a distance of 55 cm. Single frame photographs were taken with the levelled camera on a fixed tripod from each viewpoint.

3.6 Assessment Criteria

For each landscape character area (LCA) and representative viewpoints, the following has been determined:

- Nature of the receptor (sensitivity): The value and susceptibility of the receptor in relation to proposed development; and
- Nature of impact (magnitude): The impact on the receptor arising because of the Proposed Development regarding probability, reversibility, spatial extent, and temporal aspects.
- Level of effect (magnitude-sensitivity): The magnitude of impact considered against the sensitivity of the receptor, and whether this effect is negative (adverse) or positive (beneficial).

The criteria used for determining the sensitivity of landscape and visual receptors is described in Table 5.2. The descriptions are not intended to be exhaustive but provide a definition of the nature of the receptor for each level of sensitivity. Professional judgment is applied when determining the appropriate level of sensitivity for each receptor.

3.6.1 Receptor Sensitivity

Landscape Sensitivity

The sensitivity of landscape receptors has been based on professional interpretation of their combined value and susceptibility to the type of development proposed.

The value attached to landscape receptors is defined as High, Medium, or Low based on qualitative interpretation of a combination of factors including:

- National landscape designation;
- Local landscape designation/classification;
- Landscape quality;
- Landscape condition;
- Scenic quality;
- Rarity;

- Representativeness;
- Conservation interest;
- Recreational value;
- Perceptual aspects; and
- Cultural associations.

The susceptibility of landscape character to accommodate a development of the type proposed without undue consequences is defined as High, Medium, or Low based on a qualitative interpretation of a combination of parameters including:

- The scale and pattern of the landscape and its elements/features;
- The simplicity or complexity of the landscape;
- The nature of skylines;
- Landscape quality or condition;
- Existing land use;
- Visual enclosure/openness of views; and
- The scope for effective mitigation, which would be in character with the existing landscape.

Landscape sensitivity criteria are set out in the table below, the descriptions are examples of the types of receptors that would sit in each category and are not prescriptive, professional judgement has been used to balance the sensitivity of each receptor on a case-by-case basis (for example where it may be judged that the susceptibility of a specific receptor would be judged to be of greater in its overall sensitivity).

Table 3.1: Overall Landscape Sensitivity

Sensitivity	Typical Description
High	A landscape receptor with High value and High/Medium susceptibility.
Medium	A landscape receptor with High value and Low susceptibility. A landscape receptor with Medium value and High/Medium susceptibility. A landscape receptor with Low value and High susceptibility.
Low	A landscape receptor with Medium value and Low susceptibility. A landscape receptor with Low value and Medium/Low susceptibility.

Visual Sensitivity

The sensitivity of visual receptors has been based on professional interpretation of their combined value and susceptibility.

The value associated to the amenity experienced by visual receptors has been identified as High, Medium, and Low based on qualitative interpretation of a combination of factors including:

- Recognition of the value attached to particular views, for example through protected or advertised views;
- Indicators of the value attached through appearance on guidebooks and maps;
- Provision of facilities for receptors such as benches and interpretation panels;
- References to views in cultural artifacts such as prominent paintings or literature;
- Whether the nature of view is particularly rare or common within the area; and
- Whether the view includes elements or features perceived as positive/negative within the local landscape.

The susceptibility of different visual receptors to impact in views and visual amenity is mainly a function of the occupation or activity of people experiencing the view at particular locations, and the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience (and expect) at that location. The susceptibility criteria for visual receptors are described in Table 3.2.

Table 3.2 Susceptibility of Visual Receptors

Susceptibility	Description
High	Residents of dwellings; Users of outdoor recreational facilities including strategic recreational footpaths, cycle routes or rights of way, whose attention is focused on the landscape; Visitors to cultural/ historic assets where views out from the location are key to the enjoyment and experience of the asset, important landscape features with physical, cultural or historic attributes; Users of beauty spots or picnic areas; and Travellers on key tourist routes where vehicles are likely to contain passengers who have a particular interest in views of the landscape.
Medium	General road users, commuters and travellers not primarily focused on the landscape.
Low	People engaged in outdoor sports or recreation (other than appreciation of the landscape), commercial buildings, and other locations where people's attention may be focused on their work or activity, rather than their surroundings.

Visual sensitivity criteria are set out in the table below, the descriptions are examples of the types of receptors that would sit in each category and are not prescriptive, professional judgement has been used to balance the sensitivity of each receptor on a case-by-case basis (for example where it may be judged that the susceptibility of a specific receptor would be judged to be of greater in its overall sensitivity).

Table 3.3: Overall Visual Sensitivity

Sensitivity	Typical Description
High	A visual receptor with High value and High/Medium susceptibility.
Medium	A visual receptor with High value and Low susceptibility. A visual receptor with Medium value and High/Medium susceptibility. A visual receptor with Low value and High susceptibility.
Low	A visual receptor with Medium value and Low susceptibility. A visual receptor with Low value and Medium/Low susceptibility.

3.6.2 Magnitude of Impact

The magnitude of impact arising from the Proposed Development in respect of landscape character and visual amenity has been described as Substantial, Moderate, Slight, Negligible or No Change based on the interpretation of a combination of largely quantifiable parameters, as follows:

- The distance of the receptor from the Proposed Development;
- The angle of view in relation to the main activity of the receptor;
- The degree to which aesthetic or perceptual aspects of the landscape would be altered by removal or alteration to existing components or with the addition of new elements;
- The context in which the Proposed Development would be seen (i.e., similar developments in the vicinity of the Proposed Development);
- The degree of contrast between the Proposed Development and baseline context;
- The geographic area over which the visibility of the Proposed Development would be perceived;
- The scale of impact in the view with respect to the loss or addition of features in the view and impacts in its composition, including the proportion of the view occupied by the Proposed Development;
- The duration of the impact; and

- The reversibility of the impact.

Table 3.4 categorises the magnitude of impacts and sets out definitions of level of impact.

Table 3.4: Magnitude of Impact

Magnitude	Definition
Substantial	Total loss or considerable alteration to key elements, features, characteristics or special qualities of the landscape and/ or composition of views. The development is highly prominent or even dominant and could become the defining characteristic of views and landscape character.
Moderate	Represents a notable alteration or loss of key elements, features, characteristics or special qualities of the landscape and/ or composition of views. The development is prominent, but not dominant. In such circumstances, the development may become 'a' defining characteristic of the view of landscape, but not 'the' defining characteristic.
Slight	Constitutes a partial change or loss of one or more key characteristics or qualities of the landscape or views. Localised impacts within an otherwise unaltered landscape or visual context.
Negligible	Represents a barely discernible loss or alteration to one or more key elements, features, qualities, or characteristics of the baseline conditions. The underlying landscape character or view composition would be essentially unimpacted.
No Change	No discernible impact apparent.

3.6.3 Assessment of Residual Landscape and Visual Effects

The level of effects is determined by a comparison of the sensitivity of receptors and the magnitude of impact arising from the Proposed Development.

Analysis of the potential impacts on landscape and visual amenity arising from the Proposed Development at each of these viewpoints has been conducted. For the landscape character area, after the level of effect is determined, the effect is verified through examining the likely effect of the Proposed Development on the representative viewpoints. The verification process is shown in **Appendix 3. Verification of Landscape Effects**.

The effect of the Proposed Development has been identified by establishing and describing the changes to the landscape and visual baseline resulting from the different components of the Proposed Development and the resulting effects on individual landscape or visual receptors.

The assessment of residual effects was derived from a comparison of the sensitivity of receptors and the magnitude of impact predicted as a result of the Proposed Development, as indicated in **Table 3.5** below.

Table 3.5 Residual Effects

		Magnitude of Impact				
		Substantial	Moderate	Slight	Negligible	No Change
Sensitivity	High	Major	Major/ Moderate	Moderate	Minor	Neutral
	Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Neutral
	Low	Moderate	Moderate/ Minor	Minor	Neutral	Neutral

Effects may change over time according to whether they relate to construction/commissioning or operational stages of the Proposed Development, and the nature of embedded and additional mitigation measures that may mature over time (e.g. screen planting).

Effects can be Adverse (resulting in the loss or erosion of key characteristics of the landscape and/or view), Neutral (where, on balance, the Proposed Development is not considered to result in an overall adverse or beneficial effect) or Beneficial (resulting in an enhancement of improvement to the baseline condition of the landscape and/or view).

In accordance with the guidance provided by GLVIA3 Statement of Clarification 1/13 on the terminology to be used in non-EIA reports, this LVIA does not refer to significance.

3.7 Assumptions and Limitations

This LVIA has assumed that the woodland and shelterbelts/roadside vegetation located in the Study Area outside the Site is well established and can reasonably be assumed to be retained in the long-term.

A ZTV has not been included within the LVIA as the undulating nature of the Study Area, presence of buildings and vegetation within the vicinity of the Site, the 3D environment within Google Earth and an extensive site visit was judged to be adequate to understand the extent of potential impacts.

3.8 Scoped Out

3.8.1 Landscape

The nature and scale of the Proposed Development is unlikely to have a significant effect on the National Character Area (NCA). Due to the size of the development, it will only have an effect upon the immediate surrounding area and not the wider NCA. The Site is currently brownfield land and the NCA includes other development of a similar type and scale in proximity of the Site and throughout the wider NCA, therefore, it would not be discordant with the overall characteristics of the NCA.

The Site of the Proposed Development is located outside of E2: Barnsley Settled Wooded Farmland, E4: Hoyland Settled Wooded Farmland and C4: Dove Lowland River Floor. As such the Proposed Development has no potential to impact the physical landscape character of these areas and therefore limited to potential perceptual impacts. Due to the nature and scale of the Proposed Development, variations in topography, nature of existing built-form in the vicinity and distance to the LCA, from the Site, it is unlikely to result in notable effect to the landscape character of these areas.

3.8.2 Visual

Representative areas explored during the site visit and scoped out due to lack of potential visibility include:

- Ardsley Cemetery;
- Ardsley Welfare Park;
- Public footpath 323 south of Saint Pauls Parade;
- Barnsley Crematorium;
- Albany Close;
- Public footpath 3; and
- Public footpath 15.

4. Baseline

4.1 Landscape Baseline

4.1.1 Site Description

The land within the Site Boundary is currently brownfield land consisting of a former brickworks and quarry.. The main access point is to the south-west of the development from the A633 Wombwell Lane. The Site is bounded by clay bunds with some vegetation planting, along the north-west, north and north-east edges. Surrounding the Site is a security fence running along the base of the clay bunds and vegetation buffers used to screen the Site. Vegetation within the Site primarily consist of woodland with some shrubs growing within the quarry and along the boundary of the Site.

From the north-west to the south-west of the Site, the landform slopes down in a series of small bunds by 5 m. It becomes flat once the landform meets the concrete base, where previous development was built. Here the Site remains flat until meeting another 2m high bund in which woodland is planted upon. From north-east to south-west, the land is flat from the entrance till it reaches the quarry edge. Here the land is bunded upwards before becoming flat again. Along the northern border is an additional screening bund.

4.1.2 Site Context

The Site lies on the outskirts of Barnsley, immediately north of Stairfoot Barnsley Retail Park. Land to the west and south-west is predominately large-scale retail park buildings with open car parks. Beyond the industrial park the land transitions to agricultural land. North and north-west are old clay pits. To the east the land becomes agricultural, rising on both sides, with a small modern development of houses along Wombwell Lane. The River Dove is located 1.4 km to the South of the Site.

There are no designations or classifications within this Study Area, and the land within the Site forms part of a ribbon development along the A633 between Stairfoot and Wombwell having no intervisibility with the greenbelt.

4.1.3 D3: West Dearne Settled Arable Slopes

The Site falls within the Landscape Character Area D3: West Dearne Settled Arable Slopes of the Barnsley Borough Landscape Character Assessment (2016).⁴ Key characteristics relevant to the Site and its context are described as:

- Rolling landform;
- Mainly agricultural land use with some commercial and industrial land use;
- Intact farmland up to the urban edge; and
- Views beyond the character areas boundaries.

The LCA description states that *"Large 20th Century warehouse style industrial or commercial buildings are found bordering the A633 at Stairfoot. These are mostly hidden from view by a depression in the landform, corresponding to a tributary of the River Dove."* And *"The A633 between Wombwell and Barnsley sits in a small valley and is mostly bounded by built development, so has a minimal impact on the open landscape."* These areas described are within the vicinity of the Site.

⁴ Barnsley Metropolitan Borough Council (2016) Barnsley Borough Landscape Character Assessment, Available at: <https://www.barnsley.gov.uk/media/20599/eb87-barnsley-landscape-character-assessment-2016-update.pdf>

The described forces for change include industrial developments in small pockets and pressure for further development due to the proximity of existing urban areas and roads.

The LCA described the overall strength of character as moderate, and states that the condition is considered to be poor.

The LCA concludes that landscape sensitivity to further built development is judged to be medium and landscape capacity is considered to be low.

The overall strategy objective for this LCA is stated to be to restore and enhance the rural environments and the interface with the built environment, this includes:

- Restore landscape character and habitat diversity by enhancing condition and quality of hedgerows on field boundaries;
- Restore and enhance fences on field boundaries or replace with hedgerows;
- Restore and improve roadside boundaries, such as old stone walls and hedges that are currently in poor condition; and
- Protect the open and undeveloped character of the rural landscape by resisting any further encroachment of built development into the intact farmland.

The Sensitivity is judged to be Medium (Medium susceptibility and Medium value).

4.2 Visual Baseline

4.2.1 Users of Pacers Field public open space (illustrated by Photograph 1)

The view looks out over the Pacers Field open space towards properties within Ardsley and across the old clay pit towards the Site and Retail Park on the edge of Stairfoot.

The foreground consists of open grassed parkland, which slopes downwards towards ornamental tree planting and a nature pond.

The settlement of Ardsley sits within the midground with occasional tree specimens rising between properties. Beyond residential properties, the area of scrub and woodland planting on the old clay pit is visible. When vegetation is in leaf, properties within Ardsley village will become partially screened, improving the overall amenity of the view.

In the background arable and pastoral fields rise to a distant horizon line with hedgerow and tree planting. The planting connects to Wombwell Woods at the peak of the rise. The retail and industrial park sits to the right in the central section of the rise and visible to the casual observer.

The Site is well screened by existing intervening vegetation on the boundary and within the Site.

The location is not promoted on local maps or within planning policy, however there is a bench positioned where visitors can sit to experience this view.

The sensitivity of this visual receptor is judged to be Medium (High susceptibility and Medium value).

4.2.2 Residents of properties opposite Stairfoot Station Heritage Park on and users of Wombwell Lane (A633) (illustrated by Photograph 2)

Residents of properties look out immediately onto Wombwell Lane and associated passing vehicles. The foreground is dominated by Wombwell Lane and a series of street lights break up the foreground on both sides of the street.

Wombwell Lane continues into the midground to the east and west, which includes a bus stop, road signs, advertisement hoarding, and traffic lights. Opposite Wombwell Lane, woodland,

hedgerow, and tree planting around Stairfoot Station Heritage Park is visible and contain views beyond. This vegetation extends along the northern side of Wombwell Lane across the view.

Majority of background views are screened by woodland, groups of trees, and hedgerows with trees.

The Site is well screened by vegetation in both summer and winter and the advertisement hoarding.

The sensitivity of this visual receptor is judged to be Medium (High susceptibility and Low value).

4.2.3 People walking across Clay Pit (illustrated by Photograph 3)

The area appears to be used by local walkers, however, is not designated as a public open space or public right of way. The view looks at open grassland and scrub from a slightly elevated position with topography that undulates downwards towards the Site.

The foreground consists of open rough grassland, with a desire-line following the rise of ground. Where the ground begins to slope down roses and scrubland have grown up, forming a thick belt at the bottom of the rise. A series of trees and hedgerows filter the midground and background of the view.

Through the trees in the foreground, there are filtered views of the existing hard landscape within the Site – primarily the concrete base of the former brickworks. Some vehicles along Wombwell Lane (A633), followed by sections of the retail park are visible in winter months, however, are heavily filtered.

The background undulates upwards, with arable and pastoral fields being partially screened by the vegetation in the foreground. Wombwell village is visible to the south-east where tree cover is reduced. Wombwell wood and additional woodland interconnecting with this follows the ridgeline that is visible across the back of the view.

The sensitivity of this visual receptor is judged to be Medium (Medium susceptibility and Medium value).

4.2.4 Residents and people using the local road network at the junction of Roehampton Rise and St Andrews Way (illustrated by Photograph 4)

View looks over properties on St Andrews Way towards Wombwell wood in the distance.

The foreground view consists of a typical suburban residential area that includes front gardens and houses lining either side of St Andrews Way, with lighting columns and telegraph poles visible.

The majority of the midground is screened by trees and vegetation behind and between the houses visible on St Pauls Parade. However, a small glimpsed view of the roofs of one of the buildings on the Stairfoot Barnsley Retail Park are present beyond.

The background of the view consists of a series of rising arable and pastoral fields separated by mature hedgerow, hedgerows with trees and woodland blocks. Along the top of the ridgeline is Wombwell woods and Swaithe Hall Farm. Part of the background of the view (beyond Swaithe Hall Farm) extends further south-west in the direction of the Peak District.

Views towards the Site are screened by existing trees and vegetation. When vegetation is in leaf the visible elements of the Stairfoot Barnsley Retail Park would be further screened.

The sensitivity of this visual receptor is judged to be Medium (High susceptibility and Medium value).

4.2.5 Users of public footpath 332 near Barnsley Crematorium (illustrated by Photograph 5)

The view looks out on an arable field, gently rolling down towards Ardsley and the Stairfoot Barnsley Retail Park beyond. This field is separated from Ardsley by a hedgerow with some gaps and a limited presence of trees.

The midground consist of properties in Ardsley village with scrub planting to the south. Vegetation (formed of layers of tree lines) rises above the houses with filtered views beyond and above the roofs and upper portions of buildings in Stairfoot Barnsley Retail Park.

Landform rises upwards in the background, with arable and pastoral fields separated by hedgerows and hedgerows with trees. Worsbrough and Barnsley are visible rising above the ridge line with filtered views of Ardsley Cemetery to the west of the view and the villages through woodland and tree cover. Swaithe Hall Farm sits separately to the south of the view with trees rising above the farmstead and properties. There are more distant views beyond Swaithe Hall Farm.

The Site is fully screened by a combination of existing vegetation and landform.

The sensitivity of this visual receptor is judged to be Medium (High susceptibility and Medium value).

4.2.6 Users of Public Footpath 324 (Trans Pennine Trail) (illustrated by Photograph 6)

Along this footpath to the north of the Site, users' views are generally enclosed on both sides by established naturalistic hedgerows. At the location of Photograph 6 there is an opening which enables a view to the south-west from an elevated position, a bench is situated at this location which is illustrative of some local value and as a specific view that people may experience. The following baseline text relates to the view from this location only.

The foreground consists of an open pastoral field that falls away towards the Site Boundary and National Cycle Network Route 67, this space is used informally by walkers but is not designated as a public open space or public right of way.

A hedgerow with trees sits directly in the midground, along and to the north of the Site Boundary, resulting in filtered views of existing hard landscape within the Site. There are views towards the Stairfoot Barnsley Retail Park and car park above and through vegetation alongside Wombwell Lane across the width of the view. When trees are in leaf part of the Site will be screened, however there are still views of the existing hard landscape on the Site and Stairfoot Barnsley Retail Park between and above.

Agricultural land rises upwards in the background with Worsbrough village on the rise of the Hill. This is partly screened in areas by hedgerows and trees separating Worsbrough from the arable and pastoral fields with hedgerows demarcating them.

The sensitivity of this visual receptor is judged to be Medium (High susceptibility and Medium value).

4.2.7 Users of Caulk Lane and Stairfoot Barnsley Retail Park (illustrated by Photograph 7)

The foreground of the view consists of the road corridor with a pedestrian footway and street lighting along both sides of the road. A brick wall with planting next to a hedge demarcates the Site Boundary, north of the road. There are gaps in vegetation coverage allowing views into the brownfield land of the former brickworks and associated hardstanding. The condition of the existing walls and entrance to the former brickworks is declining due to lack of management and inconsistent security measures that include concrete barriers, herras fencing, and brick walls.

When the hedgerow in the foreground is in leaf this will only partially screen views of the Site, however the majority of the views will remain open.

Tree cover and vegetation around National Cycle Network Route 67 is visible beyond the Site in the background, with a small, filtered view of properties in Ardsley, where they are visible over the vegetation on higher ground.

To the south of the road are clear views of the Stairfoot Barnsley Retail Park with associated buildings, car parking, signage, fencing, tree planting, and elements of ornamental landscaping.

The sensitivity of this visual receptor is judged to be Low (Medium susceptibility and Low value).

4.2.8 Users of National Cycle Network Route 67 including part of public footpath 323 (Trans Pennine Trail) (illustrated by Photograph 8)

Travelling from south-east to north-west, the route directly looks towards/into the eastern corner of the Site (illustrated by Photograph 8) which includes a combination of green palisade and mesh fencing approximately 2.4 m high. Beyond the fencing there is a clear view across the Site including large areas of hardstanding. From this location there is vegetation screening views to the left and right, by a bund with trees lining it. Beyond the Site to the north-west, vegetation cover above the bunds, restrict distant views.

The NCN 67 route turns north and follows along the Site Boundary, the nature of the view along this route is visually enclosed by vegetation on both sides, with filtered views into the Site to the south from a slightly elevated position and filtered views towards rising ground to the north. There are some gaps in vegetation which allow more open views to the north and visibility of existing bunds within the Site to the south.

In summer months the view into the Site from the eastern corner will remain open, however there is some reduced visibility into the Site as the route passes along the northern boundary.

The sensitivity of this visual receptor is judged to be Medium (High susceptibility and Medium value).

4.2.9 View from Clae Cott Lane (illustrative by Photograph 9)

Representative view from properties along Clae Cott Lane. The view is enclosed with scrub and hedgerow with trees directly in front.

Scrubby grassland full of litter and hedgerow with trees dominate the foreground view. A temporary site fence is present amongst the hedgerows. To the left of the frame a light column with a breezeblock wall, is the beginning of the parking bays.

There are very filtered views of the PBHS Utilities Site beyond the hedgerow to the left of the view. All background views are screened by fencing and vegetation.

The Site is screened through vegetation in the foreground and midground offering no views. When the vegetation in the foreground is in leaf, this will screen any further views into the mid-distance or background views.

The sensitivity of this visual receptor is judged to be Medium (High susceptibility and Low value).

4.2.10 Users of Caulk Lane public bridleway 60 and residential properties at Swaithe Hall Farm (illustrated by Photograph 10)

The view illustrated by Photograph 10 looks out on an open arable field towards the Site and Stairfoot Retail Park through a gap in vegetation along the bridleway at an elevated position.

The foreground contains an open arable field, continuing into the midground, which gently undulates down towards the Stairfoot Barnsley Retail Park.

A mature tree line is positioned along the public right of way as it turns to the north-east. This acts as a partial screen filtering views of the stables and farm and landscape beyond to the south. Hardstanding within the Site can be seen between buildings within the Stairfoot Barnsley Retail Park (with multiple buildings clearly visible) and filtered by vegetation along the southern boundary of the Site.

Beyond the Site an area of woodland is visible on rising ground. Gaps between vegetation block views, and rising landform means there are clear views of residential properties in the vicinity of Roehampton Rise and Pacers Field open space. The horizon line appears partially wooded, arising from vegetation between Barnsley Crematorium and Doncaster Road, this vegetation screens the crematorium and any properties beyond.

Travelling along to the north-east along the bridleway from the location of Photograph 10, the view becomes heavily enclosed by vegetation on either side, with glimpsed and filtered views towards the agricultural landscape and development along the road corridor beyond.

The sensitivity of this visual receptor is judged to be Medium (High susceptibility and Medium value).

5. Assessment

5.1 Nature of Change

The main entrance to the Site is located along the south-west edge of the Site Boundary. It bends to the left, with a car park and administrative building to the right of the bend. Following the bend to the north brings you to the culvert bays and access to the old quarry and northern Site entrances. These areas will primarily be left with some drainage incorporated to prevent flood risk. The main processing building and workshops are central to the development.

The development consists of the following:

- A gatehouse along the service road west of the development, 2.5 m high;
- A processing building central to the development, at its max height 19.7 m;
- A workshop, adjoining the north-east side of the processing building, roughly 8.5 m high;
- A single-story administration building, with brick and glass frontage approximately 4.9 m tall with a green roof and adjoining carpark, to the south-west of the Site;
- A lorry park east of the processing building, central to the development;
- A canteen and mess between the lorry park and south-east of the processing plant;
- Culvert bays to the north-west of the development, where existing bunding was present;
- Attenuation pond south-east of the Site;
- Existing clay bund around the Site will be retained; and
- The old quarry north of the Site will have limited interference. This interference includes screening vegetation along the bund and drainage, but the central area will be left to naturally establish.

5.2 Embedded and Proposed Mitigation

The design of the development is informed by a number of landscape and visual design considerations. Embedded mitigation measures include:

- Retaining the existing clay bunds provided to screen the development;
- Maintaining boundary vegetation to aid screening; and
- Sighting of the development to minimise visual impact.

The Illustrative Landscape Mitigation Plan is presented on Figure 4 and includes:

- Woodland, woodland edge and native scrub/shrub planting on the boundaries of the Site to reduce and mitigate long distance views, while creating a dense block of planting;
- Native hedgerow planting to separate areas within the Site;
- Planted drainage features adding landscape diversity to the Site;
- Species rich and neutral grassland, to increase species diversity; and
- Ornamental and shrub planting around administration building and outdoor breakout spaces, to provide attractive scenery while screening the development;
- Line of trees, within scrub planting, near the pedestrian access and administration building, to aid in screen views of the processing plant from the Wombwell Lane and users of Caulk Lane.

5.3 Landscape Assessment

5.3.1 D3: West Dearne Settled Arable Slopes

Construction impacts will constitute a potential increase in traffic in and around the Site, having a negative effect upon the character area. All other landscape elements will remain unchanged during the construction process.

The Proposed Development will be situated within brownfield land associated with the former industrial brickworks and be in keeping with the wider Stairfoot Barnsley Retail Park industrial units. There will be no change to the rolling landform and surrounding agricultural land use, with views still prevalent beyond the character boundaries except in the immediate vicinity of the Proposed Development having a beneficial effect on the landscape character.

Boundaries are intended to be enhanced for both screening and biodiversity purposes, with roadsides and hardstanding on the Site being replaced and improved. There will be no encroachment upon farmland as the Site is situated within a brownfield site previously used as a brickworks, leading to a beneficial effect on the landscape character.

The scale of the Proposed Development is of a similar size to both the Tesco's Extra and the Stairfoot Barnsley Retail Park, however there will be fewer and/or smaller industrial buildings within, constituting a beneficial landscape effect.

The main processing building will constitute a partial change due to the buildings height which will stand above other existing industrial buildings. The processing building has been positioned closer to the main entrance and Wombwell Lane, leading to more of an open area in the north and south-east of the Proposed Development having a negative effect upon the landscape character.

The proposed boundary fencing will remain the same in some areas. In other areas the boundary fencing will move closer towards the new development, meaning vegetation is screening from outside the boundary. This will only affect the immediate setting of the Site, being unnoticeable further away, enhancing the landscape character.

There will be two sections of existing woodland/scrub vegetation which will be removed to accommodate the development, both facing onto Wombwell Lane. This will have a negative impact initially until the replanted vegetation buffers establish. The rest of the vegetation on Site will be retained and improved adding to the existing landscape character and having a beneficial effect overall.

Overall, the Proposed Development will result in a Negligible Beneficial magnitude of impact and a Minor Beneficial effect across the whole character area. Even though the construction impacts and main processing building would provide negative impacts upon the landscape, the overall interventions during operation will lead to a beneficial impact which out ways the negatives. This is due to the to the Proposed Development being situated within brownfield land already associated with the industrial area it sits within. The design interventions and retention of as much of the existing vegetation will strengthen the existing landscape character without detracting from it.

5.4 Visual Assessment

5.4.1 Users of Pacers Field public open space (illustrated by Photograph 1)

During construction, proposed vehicle movements and ground-level activities within the Site would not be visible to receptors from this location. This is due to the nature of the landform and existing boundary vegetation that would screen views in both summer and winter.

During operation, the proposed processing building would be situated on the alignment between the open space and Halfords/Euro Car Parts which are visible in the background of the view. Although it would be theoretically possible to identify the location of the top of the building within the view, due to its position and distance there would not be a noticeable change to the overall nature of the existing view. This is judged to result in a Negligible Adverse magnitude of impact and Minor Adverse effect.

Once proposed boundary vegetation has established to the north-west corner of the Site, visibility of the proposed processing building would be reduced but not completely screened. This is judged to result in a Negligible Adverse magnitude of impact and Minor Adverse effect.

5.4.2 Residents of properties opposite Stairfoot Station Heritage Park on and users of Wombwell Lane (A633) (illustrated by Photograph 2)

During construction, proposed vehicle movements and ground-level activities within the Site would not be visible to receptors from this location. This is due to the nature of the landform and existing boundary vegetation that would screen views in both summer and winter.

During operation, the proposed processing building would be situated on the alignment between the pedestrian footway/properties to the south of Wombwell Lane and the existing advertisement hoarding. It would be situated beyond the advertisement hoarding and existing vegetation beyond, resulting in visibility of the processing building silhouette. This would be heavily filtered by the existing vegetation in winter months and completely screened when vegetation is in leaf. This is judged to result in a Negligible Adverse magnitude of impact and Minor Adverse effect.

Once proposed vegetation has become established there would be no overall change to the nature of the view towards the Proposed Development. This is judged to result in a Negligible Adverse magnitude of impact and Minor Adverse effect.

5.4.3 People walking across Clay Pit (illustrated by Photograph 3)

During Construction there will be filtered views through existing boundary vegetation towards movement and vehicles within the Site boundary. This will be more evident in the winter months.

During operation, there would be filtered views towards the Proposed Development across the Site in the winter months. Most of the Proposed Development components would result in a barely discernible change from the existing concrete base that is visible, however the proposed processing building would be a notable addition to the view in winter months. Views towards the proposed processing building would be filtered by intervening vegetation, however the mass of the building would be visible beyond (below the height of the tree line and distant ridge line) in winter months. In summer months, the existing vegetation on the boundary and outside the Site would form an effective screen towards the Proposed Development. In winter months, this is judged to result in a Moderate Adverse magnitude of impact and Moderate Adverse effect.

Once proposed boundary scrub and understorey vegetation has established to the north-west corner of the Site, visibility of the lower elements of the proposed processing building would be reduced but not completely screened. This is judged to result in a Slight Adverse magnitude of impact and Moderate/Minor Adverse effect.

5.4.4 Residents and people using the local road network at the junction of Roehampton Rise and St Andrews Way (illustrated by Photograph 4)

During construction, proposed vehicle movements and ground-level activities within the Site would not be visible to receptors from this location. This is due to the nature of the landform and existing boundary vegetation that would screen views in both summer and winter.

During operation, the upper extents of the proposed processing building would be visible beyond existing vegetation and properties in the foreground. This would be adjacent to the existing visible components of the Stairfoot Barnsley Retail Park. This change would be identifiable by visual receptors and result in a partial loss of the visibility of the rural landscape to the south-west. However, the overall key characteristics of the view (residential foreground and distant rural

background) would remain. This is judged to result in a Slight Adverse magnitude of impact and a Moderate/Minor Adverse effect.

Once proposed vegetation has become established there would be no overall change to the nature of the view towards the Proposed Development. This is judged to result in a Slight Adverse magnitude of impact and Moderate/Minor Adverse effect.

5.4.5 Users of public footpath 332 near Barnsley Crematorium (illustrated by Photograph 5)

During construction, proposed vehicle movements and ground-level activities within the Site would not be visible to receptors from this location. This is due to the nature of the landform and existing boundary vegetation that would screen views in both summer and winter.

During operation, the proposed processing building would constitute a partial change but notable addition to the midground of the view, beyond vegetation but in front of existing buildings at the Stairfoot Barnsley Retail Park. The processing building would appear slightly higher than existing retail park buildings and screen some of the lower portion of existing farmland visible beyond. The overall nature and amenity of the view beyond the Proposed Development and wider view would remain the same. This is judged to result in a Slight Adverse magnitude of impact and a Moderate/Minor Adverse effect.

Once proposed vegetation has become established there would be no overall change to the nature of the view towards the Proposed Development. This is judged to result in a Slight Adverse magnitude of impact and Moderate/Minor Adverse effect.

5.4.6 Users of Public Footpath 324 (Trans Pennine Trail) (illustrated by Photograph 6)

During construction there will be an open view down undulating topography to the inside of the Site, exposing vehicle movement and works within the development, from the location where the vegetation opens towards the bench. Along the rest of the public footpath, the view will be screened.

During operation, from the gap in vegetation/bench along the public footpath and the area of rising ground to the north of the Site, there would be clear views towards activity within the Site between and above boundary vegetation within the midground of the view. The proposed processing building would be a prominent addition to the view and would appear across the location of the Electric Centre and Dunelm Mill at a height which would screen them and some of the lower level of the agricultural field beyond. The distant view towards higher ground would remain and the Proposed Development would not be the dominant feature of the view. For people experiencing the specific view from the gap in vegetation, this is judged to result in a Moderate Adverse magnitude of impact and Moderate Adverse effect. For users of public footpath 324 (Trans Pennine Trail) as a whole the change overall would be a barely discernible alteration to this element of the visual amenity, this is judged to result in a Negligible Adverse magnitude of impact and Minor Adverse effect.

Once the proposed planting along the bund and boundary of the Site is established it would reduce visibility of hardstanding and activity at lower levels within the Site, however the proposed processing building would remain a prominent addition to the view. The amenity of the view would be improved by the proposed mitigation becoming established; however, it is not judged to result in a difference in the overall magnitude of change that arises primarily from the proposed processing building. For people experiencing the specific view from the gap in vegetation, this is judged to result in a Moderate Adverse magnitude of impact and Moderate Adverse effect. For users of public footpath 324 (Trans Pennine Trail) as a whole the change overall would be a barely discernible alteration to this element of the visual amenity, this is judged to result in a Negligible Adverse magnitude of impact and Minor Adverse effect.

5.4.7 Users of Caulk Lane and Stairfoot Barnsley Retail Park (illustrated by Photograph 7)

During construction there would be views into the Site past the wall and existing vegetation, allowing views of the construction activity and vehicles.

During operation, the proposed workshops, processing building, car park, gate house, and administrative building would be visible within the Site – either partially filtered by boundary vegetation and wall or visible through gaps in vegetation and entrance to the Site. This would prevent some of the distant views to rising ground to the north across the western end of the Site, however they would remain visible across lower elements of the Proposed Development within the eastern side of the Site. The proposed entrances to the Site will be of better quality and condition than those present in the baseline condition and in a similar location onto the road. The presence of activity and vehicle movements within the Site, alongside the proposed built form, would be a noticeable change to this proportion of the view, increasing the urban presence to the north side of the road. This is judged to result in a Moderate Adverse magnitude of impact and a Moderate/Minor Adverse effect.

Once proposed planting within existing gaps in the Site Boundary, alongside proposed trees and scrub planting, has established it would screen some visibility of proposed buildings and activity within the Site. However, views of the Proposed Development would remain a discernible change in winter months, as seen through Site entrances. This is judged to result in a Slight Adverse magnitude of impact and a Minor Adverse effect.

5.4.8 Users of National Cycle Network Route 67 including part of public footpath 323 (Trans Pennine Trail) (illustrated by Photograph 8)

During construction there would be views into the Site through the boundary fencing, allowing views of the construction activity and vehicles.

During operation, where the route approaches the eastern corner of the Site there would be a view through boundary fencing towards the proposed drainage pond with cullet bays and activity within the Site visible beyond. There would be partial and filtered views towards the proposed processing building at the north-western end of the Site. As the route passes along the northern boundary of the Site there would be occasional filtered views of activity and buildings within the Site perpendicular to the direction of travel, with the proposed processing building becoming more noticeable where there are gaps in boundary vegetation. Overall, this is judged to result in a Slight Adverse magnitude of impact and a Moderate/Minor Adverse effect.

Once established, the proposed planting to the eastern corner of the Site, in addition to understorey and boundary treatment along the north of the Site, would further screen views into the Site during summer months and more heavily filtered views during winter months. However, some filtered and glimpsed views of proposed buildings would remain from limited locations along the route. Overall, this is judged to result in a Negligible Adverse magnitude of impact and a Minor Adverse effect.

5.4.9 View from Clae Cott Lane (illustrative by Photograph 9)

No change from this viewpoint towards the Site during construction or operation.

5.4.10 Users of Caulk Lane public bridleway 60 and residential properties at Swaithe Hall Farm (illustrated by Photograph 10)

During construction vehicles and activities will be visible within the Site boundary, where the vegetation becomes sparse around the entrance to the Site.

During operation, from the location of Photograph 8, the proposed processing building would be visible in the midground of the view beyond the existing buildings within the Stairfoot Barnsley Retail Park. It would appear at a higher elevation than existing built form but would not screen the woodland or rising ground that forms a green corridor across the view with residential properties beyond. Lower elevations of the proposed processing building and other features and activity within the Site would be partially filtered by vegetation on the southern boundary of the Site. Elsewhere along the bridleway there would be occasional glimpsed and filtered views towards the Proposed Development. The overall nature of the view would remain. Overall, this is judged to result in a Slight Adverse magnitude of impact and a Moderate/Minor Adverse effect.

Once established, proposed mitigation planting along the southern boundary would improve the screening of the Proposed Development to some degree, however the proposed processing building would remain identifiable and clearly visible within the view. This is judged to result in a Slight Adverse magnitude of impact and Moderate/Minor Adverse effect.

6. Summary

The LVIA has been prepared to determine the construction and operation landscape and visual effects of the Proposed Development.

6.1 Methodology

The LVIA has been undertaken in accordance with accepted professional standards.

A combination of photography from various locations alongside desktop analysis, a site visit and professional judgement has enabled a thorough understanding of how the Proposed Development would affect the landscape and visual resources within the immediate context of the Site and in the wider Study Area (1 km radius from the Site Boundary).

6.2 Baseline

The Study Area features a rolling topography that rises to the north and south with a valley in the centre. The land use within the area includes agricultural fields coming up to the edges of the town, with recreational activities including riding schools, national cycle network and the Pennine Trail and recreational walking routes. The land use then becomes industrial and industrial retail with some residential throughout, including urban parks with footpaths, playing grounds and Pacers Field public open space.

The topography of the Site in its immediate context comprises of a series of flat or bunded brownfield land rising by a max of 5 m and partially enclosed by existing vegetation on the boundary and the bunds. To the north of the Site lies the previous clay pits, now consisting of grassed over spaces, used by the public or private open mines filled with water. To the east lies agricultural fields and properties along Wombwell Lane. To the north is Stairfoot Barnsley Retail Park continuing to the west into the outskirts of Barnsley. Beyond the industrial estate are farmers' fields and Worsborough. The land rises on all sides from the industrial development, meaning views are partially open or enclosed depending on distance and intervening vegetation.

The Site is situated within the local context that is characterised by the Stairfoot Barnsley Retail Park, consisting of 20th century industrial buildings, which is located along the A633 Wombwell Lane. The clay pits rise to the north with Ardley at the top of the Slope and Worsborough rising to the South. Given the presence of the industrial use in the immediate vicinity, the Proposed Development is in keeping with the land use pattern in the area.

6.3 Impact Generators

The main impact generators for the Proposed Development would be the buildings themselves, particularly that of the processing plant (the highest part up to 19.7 m above ground level), followed by perimeter fencing; and mitigation or landscaping proposals integrated into the Proposed Development such as new woodland and understory planting, scrub planting along bunds and visible hedgerows.

6.4 Summary of Landscape Design Responses

The properties for mitigation relate to the restoration of the existing landscape character and increasing habitat diversity within the Site. This includes the improvement of existing woodland and vegetation on bunds and implementation of groundcover and scrub screening amongst the existing planting, screening views from all angles except the entrance. This is in accordance with the following Policies relating to Barnsley local Plan:

- GD1 General Development;
- D1 High Quality Design and Place Making;
- LC1 Landscape Character;
- GI1 Green Infrastructure;
- GS2 Green Ways and Public Rights of Way.

6.5 Residual Landscape and Visual Effects

Construction effects will be short term and finite in nature and will in the main be limited to the immediate vicinity, where there is likely to be slightly open views of the work and evidence of an increase in construction traffic.

The Proposed Development will be most visible from locations immediately in the vicinity of the development, including A633 Wombwell Lane and opening within Public Footpath 324 (Trans Pennine Trail). Distant views will see the tops of the development, but this will blend in with the existing industrial estate becoming obsolete. As time passes mitigation will further screen the development, only providing views of the top of the proposed processing building. Existing vegetation (including woodlands, boundary hedgerows with trees and the watercourse), within the undulating topography will aid screening making the Site more difficult to discern, particularly in summer during both construction and operational phases.

The Site is in keeping with the landscape character being built upon, an existing industrial brownfield site, meaning the rural integrity of the surrounding area outside of the industrial landscape character type, will remain protected while reusing industrial land and providing the brownfield site a use.

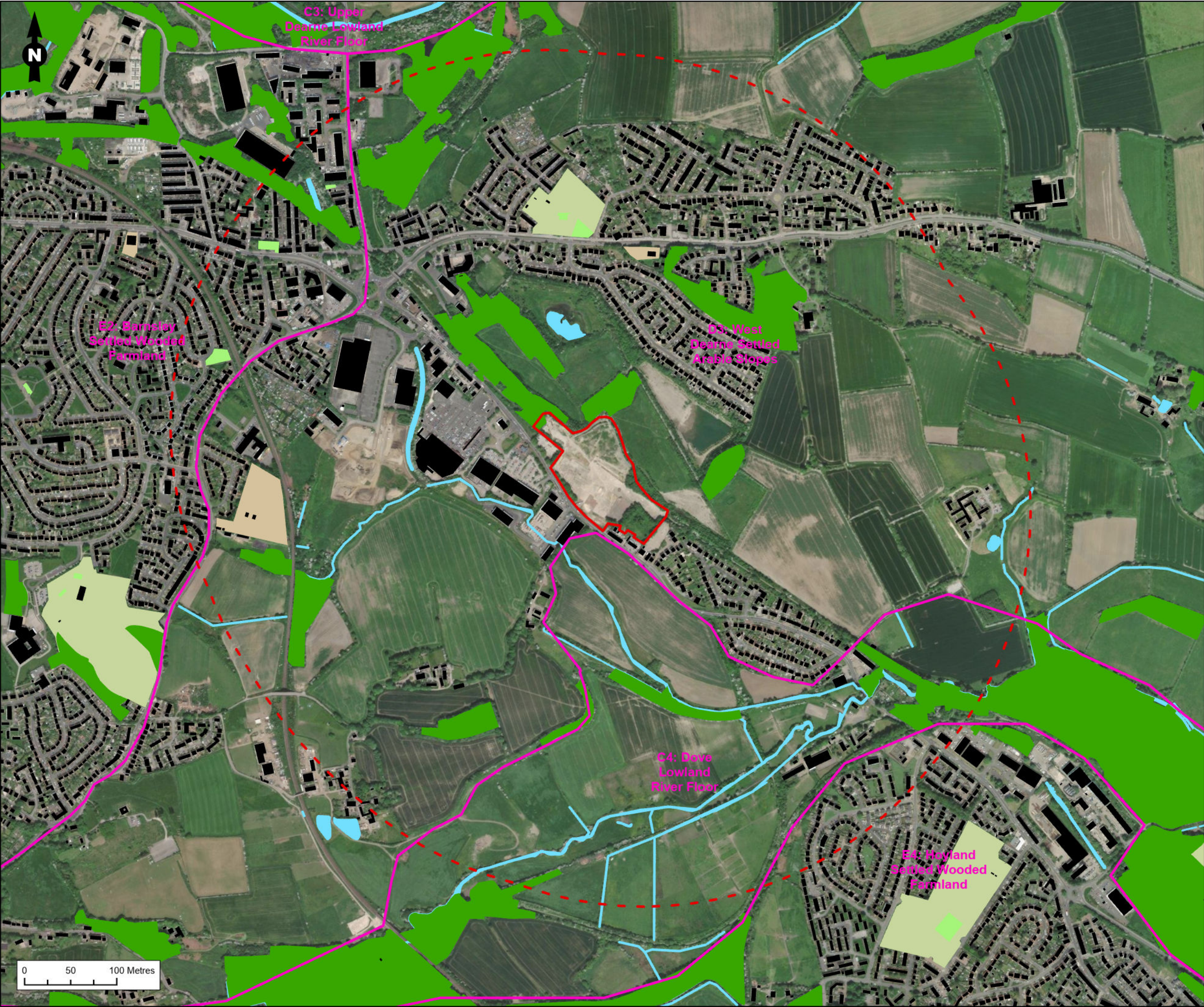
7. Conclusion

In conclusion the Proposed Development has limited landscape and visual effects due to the level of existing and proposed screening and the mitigated effects from similar existing built forms around the Proposed Development, notably the Stairfoot Barnsley Retail Park.

The design responses and mitigation measures proposed would ensure that the development is assimilated into the local landscape, mitigating the majority of the adverse impacts and would provide for strengthening of the landscape structure as well as enhancement of ecological value at the Site, which accords with both national and local landscape policy and guidance.

Appendix 1

Figures



Notes

Legend

Red Line Boundary

1km Study Area

Landscape Character

Building

Landscape Character Area

Cemetery or Religious Ground

Play Space

Sport Ground or Pitch

Building

Watercourses and Waterbodies

Woodland Vegetation Block

Figure Title

Landscape Character and Features

Project Name

Stairfoot Glassworks

Project Number

1620015371-001

Figure No.

1

Date

March 2024

Prepared By

AB

Scale

1:10,000 @A3

Issue

1

Client

Potters-Ballotini Limited

RAMBOLL

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Coordinate System: British National Grid. Projection: Transverse Mercator. Datum: OSGB 1936.



Notes

Legend

Red Line Boundary

1km Study Area

10m Contours

Watercourses and Waterbodies

Historic Landfill Site (Defra)

Figure Title
Topography

Project Name
Stairfoot Glassworks

Project Number 1620015371-001	Figure No. 2
Date March 2024	Prepared By AB
Scale 1:10,000 @A3	Issue 1

Client
Potters-Ballotini Limited

RAMBOLL



Notes

Legend

Red Line Boundary

1km Study Area

Cemetery or Religious Ground

Play Space

Sport Ground or Pitch

Public Bridleway

Footpath

Trans Pennine Trail

National Cycle Network

Representative Viewpoint

Figure Title

Visual Context and Representative Viewpoints

Project Name

Stairfoot Glassworks

Project Number

1620015371-001

Figure No.

3

Date

March 2024

Prepared By

AB

Scale

1:10,000 @A3

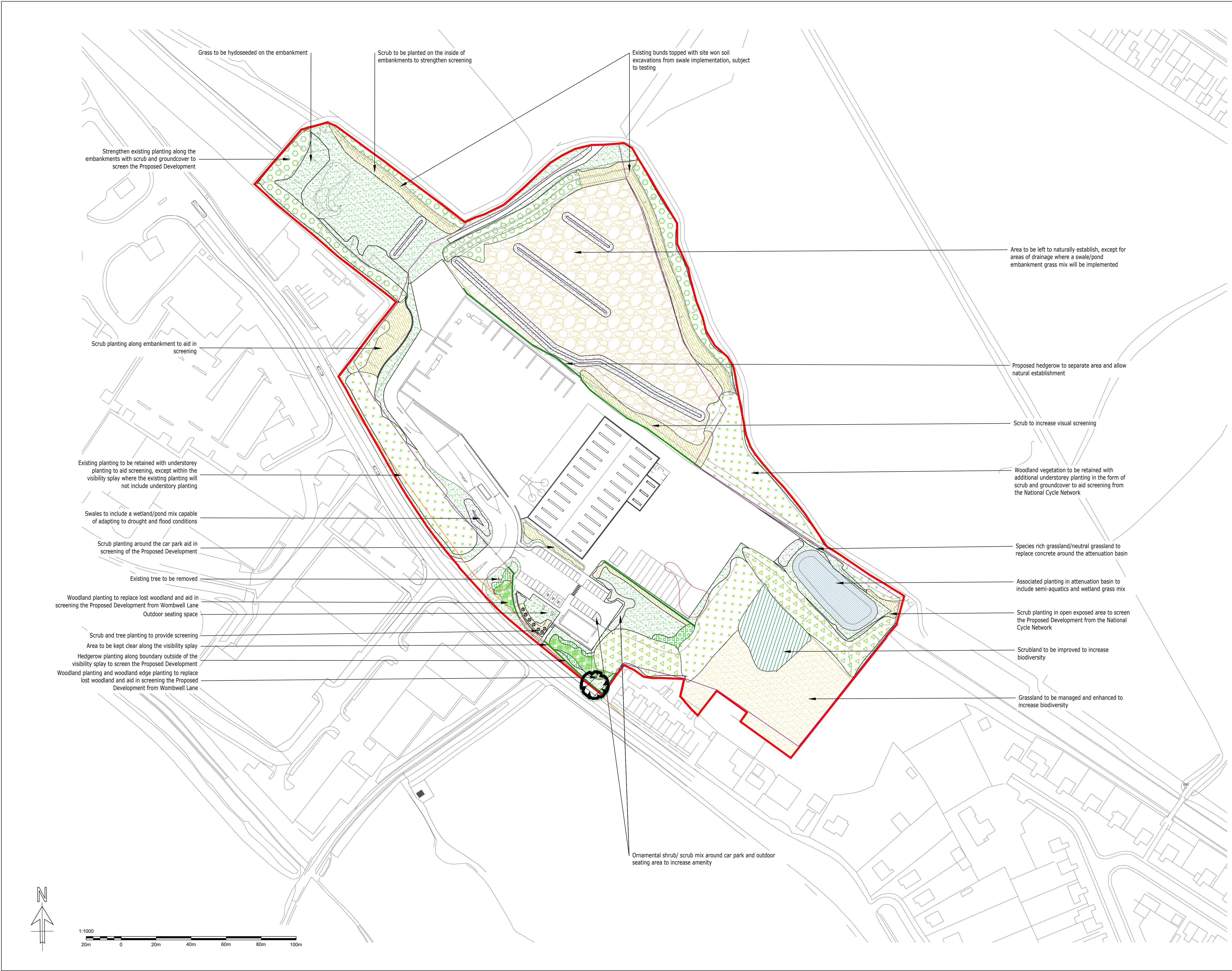
Issue

1

Client

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Notes

1. THIS DRAWING IS NOT TO BE SCALED.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL, STRUCTURAL AND DRAINAGE DRAWINGS.
3. THIS IS NOT AN INSTALLATION DRAWING NOR A CO-ORDINATION DRAWING.
4. THIS DRAWING HAS REFERENCED VISIBILITY SPLAYS AND DRAINAGE PROPOSALS.
5. THIS DRAWING IS INTENDED TO SHOW PROPOSED NEW BUILDINGS AND PROPOSED LANDSCAPE.

KEY:

- PLANNING APPLICATION BOUNDARY
- VISIBILITY SPLAY
- PROPOSED TREE
- REMOVED EXISTING TREE
- EXISTING TREE TO BE RETAINED INCLUDING ROOT PROTECTION ZONE
- REMOVED WOODLAND
- RETAINED SCRUB AND TREES
- RETAINED WOODLAND MANAGEMENT PLANTING
- RETAINED WOODLAND MANAGEMENT WITH UNDERSTORY PLANTING
- RETAINED WOODLAND UNDERSTORY AND SCRUB AND SHRUB PLANTING FOR BUND STABILITY AND SCREENING
- PROPOSED WOODLAND PLANTING
- PROPOSED WOODLAND EDGE PLANTING
- PROPOSED NATIVE HEDGE PLANTING HEIGHT 1.5 -1.8M
- PROPOSED NATIVE SHRUB/SCRUB PLANTING
- PROPOSED ORNAMENTAL SHRUB/SCRUB PLANTING
- GRASSLAND ENHANCEMENT
- PROPOSED SPECIES RICH/NEUTRAL GRASSLAND
- SWALE GRASSLAND MIX AND ASSOCIATED PLANTING
- ATTENUATION BASINS AND ASSOCIATED PLANTING
- BROWNFIELD NATURAL ESTABLISHMENT ZONE
- FENCELINE

KEY PLAN

P01	FOR CLIENT REVIEW	15/03 2024	AB IL	WP
Rev	Description	Date	By Chk	App

S4 - FOR CLIENT REVIEW

POTTERS-BALLOTINI LIMITED
STAIRFOOT GLASSWORKS

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FIGURE 4
ILLUSTRATIVE LANDSCAPE MITIGATION PLAN

Scale:	Date:	Drawn:	Check:	Rev:
1:1000	02/02/24	AB	IL	P01

Drawing No.: REH2023N00908-RAM-ELS-DR-LX-00012

Appendix 2

Photographs



Photograph 1: Pacers Field | Viewing distance at A3: 542mm | Horizontal field of view: 39.6° | Direction of view: 180°
Camera: Nikon D3200 FFS | Lens: Nikon DX AF-S NIKKOR 18-55mm 1:3.5-56G VR | Camera height: 1.5m AGL | Date taken: 17/03/2023



Photograph 2: Houses Adjacent Stairfoot Station Heritage Park | Viewing distance at A3: 542mm | Horizontal field of view: 39.6° | Direction of view: 120°
Camera: Nikon D3200 FFS | Lens: Nikon DX AF-S NIKKOR 18-55mm 1:3.5-56G VR | Camera height: 1.5m AGL | Date taken: 17/03/2023



Photograph 3: Clay Pit | Viewing distance at A3: 542mm | Horizontal field of view: 39.6° | Direction of view: 160°
Camera: Nikon D3200 FFS | Lens: Nikon DX AF-S NIKKOR 18-55mm 1:3.5-56G VR | Camera height: 1.5m AGL | Date taken: 17/03/2023



Photograph 4: Footpath on the Bend of Roehampton Rise and St Andrews Way | Viewing distance at A3: 542mm | Horizontal field of view: 39.6° | Direction of view: 60°
Camera: Nikon D3200 FFS | Lens: Nikon DX AF-S NIKKOR 18-55mm 1:3.5-56G VR | Camera height: 1.5m AGL | Date taken: 17/03/2023



Photograph 5: Public Footpath 332 near Barnsley Crematorium | Viewing distance at A3: 542mm | Horizontal field of view: 39.6° | Direction of view: 250°
Camera: Nikon D3200 FFS | Lens: Nikon DX AF-S NIKKOR 18-55mm 1:3.5-56G VR | Camera height: 1.5m AGL | Date taken: 17/03/2023



Photograph 6: Bench on Public Footpath 324 | Viewing distance at A3: 542mm | Horizontal field of view: 39.6° | Direction of view: 60°
Camera: Nikon D3200 FFS | Lens: Nikon DX AF-S NIKKOR 18-55mm 1:3.5-56G VR | Camera height: 1.5m AGL | Date taken: 17/03/2023



Photograph 7: Caulk Lane and northern end of Public Bridleway 426 | Viewing distance at A3: 542mm | Horizontal field of view: 39.6° | Direction of view: 30°
Camera: Nikon D3200 FFS | Lens: Nikon DX AF-S NIKKOR 18-55mm 1:3.5-56G VR | Camera height: 1.5m AGL | Date taken: 17/03/2023



Photograph 8: National Cycle Network 67 directly facing the northeast of the Site | Viewing distance at A3: 542mm | Horizontal field of view: 39.6° | Direction of view:300°
Camera: Nikon D3200 FFS | Lens: Nikon DX AF-S NIKKOR 18-55mm 1:3.5-56G VR | Camera height: 1.5m AGL | Date taken: 17/03/2023



Photograph 9: Clae Cott Lane | Viewing distance at A3: 542mm | Horizontal field of view: 39.6° | Direction of view: 315°
Camera: Nikon D3200 FFS | Lens: Nikon DX AF-S NIKKOR 18-55mm 1:3.5-56G VR | Camera height: 1.5m AGL | Date taken: 17/03/2023



Photograph 10: Caulk Lane and Public Bridleway 60 | Viewing distance at A3: 542mm | Horizontal field of view: 39.6° | Direction of view: 20°
Camera: Nikon D3200 FFS | Lens: Nikon DX AF-S NIKKOR 18-55mm 1:3.5-56G VR | Camera height: 1.5m AGL | Date taken: 17/03/2023

Appendix 3

Verification of Landscape Effects

Users of Pacers Field public open space (illustrated by Photograph 1)

The illustrated photograph falls within the D3: West Dearne Settled Arable Slopes Landscape Character Area.

During construction the landscape character will remain unchanged, retaining the existing rolling landform, agricultural land bordered by woodland and hedgerows with trees down into the Valley where the Proposed Development is situated.

The Proposed Development falls within the industrial development area, within an existing industrial brownfield site. During operation this will have a barely discernible impact upon the rest of character of the rolling agricultural land use typical to the area.

Overall, the Proposed Development would have a Negligible Adverse magnitude of impact and Minor Adverse effect.

Residents of properties opposite Stairfoot Station Heritage Park on and users of Wombwell Lane (A633) (illustrated by Photograph 2)

The illustrated photograph falls within the D3: West Dearne Settled Arable Slopes Landscape Character Area.

During construction the landscape character will experience an increase in construction traffic to and from the Site. The remaining landscape character will stay unaltered.

The Proposed Development, during operation would further extend the extent of industrial buildings within the immediate location.

Due to the industrial nature and characteristics of the landscape character area, and no intervisibility with the wider rural area and the stairfoot Barnsley Retail Park, this would lead to a Negligible Adverse magnitude of impact and Minor Adverse effect upon the landscape character within the immediate vicinity of the Site.

People walking across Clay Pit (illustrated by Photograph 3)

The illustrated photograph falls within the D3: West Dearne Settled Arable Slopes Landscape Character Area.

During construction the landscape character will experience a visible increase in traffic within the Site boundary, and restoration of existing vegetation to strengthen landscape screening during operation.

During operation the Proposed Development will have little effect on the existing topography outside of the Site, while reusing the past industrial development site. Due to the close nature of Photograph 3 views outside to other character areas will be cut short by the development, however this is not uncharacteristic of the industrial location which the Site sits within.

Overall, the development is not uncharacteristic of the location it sits within and will have a barely discernible effect upon the landscape character area.

This would lead to a Negligible Adverse magnitude of impact and Minor Adverse effect upon the immediate landscape character surrounding the Site.

Residents and people using the local road network at the junction of Roehampton Rise and St Andrews Way (illustrated by Photograph 4)

The illustrated photograph falls within the D3: West Dearne Settled Arable Slopes Landscape Character Area.

During construction the landscape character will remain unaltered with no changes, due to the distance, landform and land use being unchanged.

The addition of the Proposed Development will have no change on landscape character, due to distance, it being set within the identifiable industrial area and other landscape features of the landscape character being more evident e.g. the overall rolling nature and agricultural setting that is apparent from this area.

This would lead to No Change to the magnitude of impact and No effect upon the landscape character.

Users of public footpath 332 near Barnsley Crematorium (illustrated by Photograph 5)

The illustrated photograph falls within the D3: West Dearne Settled Arable Slopes Landscape Character Area.

During construction the landscape character will remain unaltered with no changes, due to the landform and land use being unchanged, with the agricultural field still abutting the urban extent.

During operations as the Stairfoot Barnsley Retail Park industrial units are already present in the distant view this will have no change upon the landscape character area as the Proposed Development is being sited within the industrial location. No elements of the landscape character will be altered.

This would lead to a No Change to the magnitude of impact and No effect upon the landscape character.

Users of Public Footpath 324 (Trans Pennine Trail) (illustrated by Photograph 6)

The illustrated photograph falls within the D3: West Dearne Settled Arable Slopes Landscape Character Area.

During construction the landscape character will experience an increase in construction traffic within, to and from the Site. The remaining landscape character will stay unaltered.

The Proposed Development itself is typical of the industrial area in which it sits within. The Proposed Development and the rest of Trans Pennine Trail will have no change upon the landscape character from the Proposed Development.

The Proposed Development would have No Change for the magnitude of impacts and No effect upon the wider landscape character area.

Users of Caulk Lane and Stairfoot Barnsley Retail Park (illustrated by Photograph 7)

The illustrated photograph falls within the D3: West Dearne Settled Arable Slopes Landscape Character Area.

During construction the landscape character will experience an increase in construction traffic within to and from the Site. In addition, the existing wall will likely remove in order to create the new entrance with a new fence added. The remaining landscape character will stay unaltered.

The Proposed Development will include additional industrial buildings which will be in keeping with the adjacent industrial development. This will have a barely discernible alteration to the landscape character.

This will constitute a Negligible Adverse magnitude of impact and Minor Adverse effect in the immediate context of this location on the landscape character.

Users of National Cycle Network Route 67 including part of public footpath 323 (Trans Pennine Trail) (illustrated by Photograph 8)

The illustrated photograph falls within the D3: West Dearne Settled Arable Slopes Landscape Character Area.

During construction the landscape character will experience a visible increase in traffic within the Site boundary, and restoration of existing vegetation to strengthen landscape screening during operation.

The Proposed Development will be placed on a dilapidated industrial brownfield site. Due to the close nature of the view when assessing the landscape context, the Proposed Development will constitute a barely discernible change to the overall area, due to industrial building being present around the brownfield Site. There will be no change to the other features of the landscape. A new boundary fence will be implemented in place of the old boundary fence having no effect on the wider landscape character.

This would lead to a negligible adverse magnitude of impact and minor adverse effect upon the immediate landscape character surrounding the Site.

Clae Cott Lane (illustrated by Photograph 9)

The illustrated photograph falls within the D3: West Dearne Settled Arable Slopes Landscape Character Area.

There will be No Change to the overall landscape character from this location both during construction and operation.

Users of Caulk Lane public bridleway 60 and residential properties at Swaithe Hall Farm (illustrated by Photograph 10)

The illustrated photograph falls within the D3: West Dearne Settled Arable Slopes Landscape Character Area.

During construction the landscape character will experience a visible increase in traffic within the Site boundary, and restoration of existing vegetation to strengthen landscape screening during operation.

As the industrial area is already present in the distant view this will have no change upon the landscape character area, as the Site is situated within the existing industrial landscape character type. No other elements of the landscape character will be altered.

This would lead to No Change on the magnitude of impact and No effect.