LANDSCAPE AND VISUAL APPRAISAL

FOR OUTLINE PLANNING APPLICATION FOR LAND NORTH OF HOYLAND ON BEHALF OF HOYLAND DEVELOPMENTS LTD

Prepared by: **VISTA Design & Assessment**

On behalf of: **PWP Design Ltd**

December 2016

Rev 00

CONTENTS

Tables

APPENDIX 1: FIGURES

APPENDIX 2: VIEWPOINT ASSESSMENT

APPENDIX 3: METHODOLOGY

Made:	Checked	Version	Date
RNM	SH	Issue	12.12.16

1. INTRODUCTION

Purpose of Report

1.1 The purpose of this report is to provide evidence on landscape capacity in support of an outline planning application for approximately 100 houses on behalf of Hoyland Developments Ltd for residential units on land of approximately 3.9 ha at Hoyland, located in the Barnsley Metropolitan District.

Structure of Report

1.2 This report addresses the following issues:

- Context for the application scheme, including relevant Local Plan policy
- Description of the application
- Landscape and Visual Baseline
- Potential Landscape and Visual Effects
- Proposed mitigation
- Summary and Conclusions
- The Landscape and Visual Assessment (LVA) Methodology used to prepare the assessment (Appendix 3)

2. CONTEXT

Development Proposal

2.1. The application is for outline planning permission for the development of approx. 100 no. new residential units. The proposals are described further in the D&AS.

2.2. The development proposal consists of approx. 100 dwellings on 2 ha of the site, with 0.73 ha open green space (which includes an attenuation basin). House types are a mix of semi-detached, detached and small terraces, with the majority being 2 – 2.5 storey.

2.3. The existing undulating landscape features a series of distinctive ridges, hedgerows, field boundaries and woodland belts. The proposed development can respond to this landscape to achieve a strong green setting and significant green resource for the Hoyland community. Its interface with Hoyland Road can create high quality gateways and integrate the development into the wider area.

2.4. The outline masterplan is shown in Figure 5: Indicative Masterplan.

Site Context and Character

2.5. The landform of the wider study area is undulating, generally falling to the north/ north west towards Short Wood Dyke (at approximately 80m AOD). Beyond the M1 to the west the land starts to rise towards Upper Tankersley (at approximately 180m AOD) and Pilley (at approximately 165m AOD).

2.6. The landscape is generally open with land cover consisting primarily of large fields, a relatively dense road network and extensive areas of settlement. The study area is fairly urbanised, with several settlements being located within the boundary; including Hoyland Common, Birdwell, Pilley and Lower Pilley. There is a large industrial park at Upper Tankersley and business parks at Shortwood Crescent (north of Dearne Valley Parkway) and Ashroyd (north of Upper Hoyland). Tree cover within the study area consists mainly of linear features with blocks of newly planted woodland. Some large blocks of mature woodland are located to the north (between Birdwell and Upper Hoyland), to the west around Tankersley and south of Hoyland Common.

2.7. The application site is located on the north side of Hoyland Common, between Hoyland Road (B6096) and the Dearne Valley Parkway. The site currently comprises restored grassland and is a large open field. Residential properties of varying ages, styles and materials line both sides of Hoyland Road. Further to the north (where the B6096 becomes Hawshaw Road) there is a listed church (St Peters), a cemetery and the derelict grade II listed Hoyland Lowe Stand. This is a two storey stone structure commissioned by the first Marquis of Rockingham in about 1750. Part of the land on which this structure is located is used as a large underground water reservoir.

2.8. Figure 1: Site Location and Study Area Context shows the application site and the wider landscape within which it is located. This consists of sloping and flat areas of immature reclaimed land with rough grass, scrub and newly planted trees and pasture bounded by post and wire fences or unmanaged hedgerows. The urban edge around this area has a convoluted form and consists of a mixture of housing and industrial development. The edge is degraded and untidy with fencing in poor condition, allotments, sheds and outbuildings, caravan storage and areas of scrub.

2.9. The site itself is approximately 3.9 ha and has gently undulating topography, with a high point of approximately 165m AOD in the north east, falling to 155m AOD to the south west. The landscape in which the site is situated falls from a localised highpoint to the north east (on which Hoyland Lowe Stand is located) at approximately 180m AOD towards lower ground to the west.

Consultation with LPA

2.10. Scoping comments were received back from Natural England (NE) on the 26th July 2016 and from Barnsley MBC on the 18th August 2016. The BMBC comments agreed the proposed methodology (Appendix 3) and requested that analysis is to be undertaken on the setting and significance of Hoyland Lowe Stand. The key issue of relevance to the LVA from the NE comments is that the character and distinctiveness of the area should be integral to the assessment process. The comments regarding multi-functional green infrastructure are noted and will be discussed in Chapter 7 (Landscape mitigation principles). The comments regarding agricultural land quality are noted, but the site is reclaimed land.

2.11. Consultation was carried out based on a wider, long term masterplan. We have tailored this to respond to the smaller scale, phase 1 application site.

3. ZONE OF THEORETICAL VISIBILITY AND STUDY AREA

3.1. The Zone of Theoretical Visibility (ZTV) gives an indication of the theoretical maximum visibility of the indicative scheme and has been used to assist the evaluation of potential landscape and visual effects. A 'bare earth' ZTV for the proposed development has been produced using 5m topographic OS data and the 'Globalmapper' GIS programme. This ZTV is a 'worst case' scenario as it does not take into account the effects of built form and vegetation. Therefore, whilst the development site would theoretically be visible it would frequently be screened by intervening vegetation and built form. This ZTV is presented in Figure 3 ZTV & Viewpoint Locations. It has been verified in the field and has been used to select appropriate viewpoints.

3.2. A study area has been calculated using a 2km buffer from the development site. This is due to the built nature of the proposed development as, beyond 2km, any changes to views or landscape character as a result of the indicative scheme are considered to be insignificant, as the development would be seen at distance and in the context of existing built form.

3.3. Figure 3 ZTV & Viewpoint Locations illustrates that the proposed development as shown on the indicative masterplan has a relatively small visual envelope within the study area. Due to topography, the proposed development is theoretically only visible in the local vicinity (within a 250m radius) and from small areas of higher ground to the west. From large areas views are not theoretically possible. From the wider landscape beyond the study area, views are limited and the proposed development would form a negligible element in views.

4. LANDSCAPE AND VISUAL BASELINE

4.1. The first step in the LVA was to record and evaluate the existing landscape and visual conditions throughout the study area. The data collected formed the basis from which the potential landscape and visual effects of the development proposal were identified and assessed. The data collected and reviewed included:

- Review of landscape planning designations and policy.
- An understanding of the landscape in the study area: its constituent elements; its character and the way that this varies spatially; and the value attached to it.
- Identify the components of the landscape that are likely to be affected by the scheme (landscape receptors).
- An understanding of the areas from which the indicative scheme may be visible, the different groups of people (visual receptors) who may be affected and the nature of the views and visual amenity currently experienced.

4.2. This appraisal was undertaken through a combination of desk-study and fieldwork observations in November 2016.

4.3. The site itself is located on the northern edge of Hoyland Common and is described further in Section 2.

Landscape Policy

National Planning Policy Framework (NPPF, DCLG 2012)

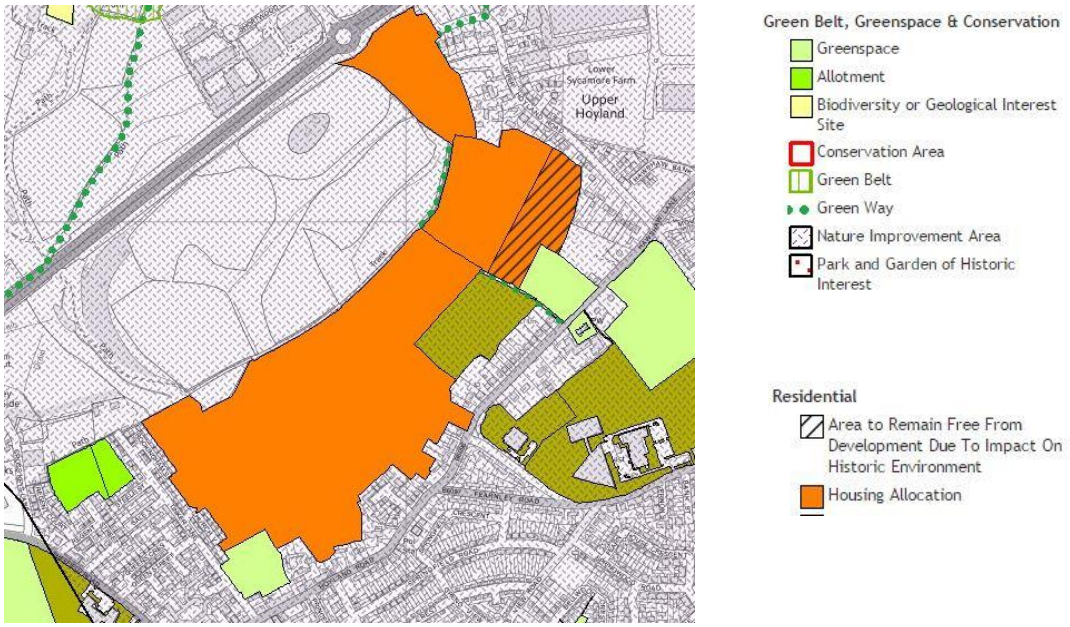
4.4. The presumption in favour of sustainable development is central to the National Planning Policy Framework. In terms of decision-taking paragraph 14 defines this as:

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or*
- *specific policies in this framework indicate development should be restricted.*

4.5. The site (and much of the wider landscape unit within which it is situated) is designated for housing allocation within the Barnsley MBC Local Plan (see inset map below). The housing allocated area 'Site north of Hoyland Road' H16 includes the application site and has an indicative allocation of 603 dwellings. Site specific policies for site H16 include:

- All hedgerows and woodland blocks must be retained, enhanced and managed.
- Development shall respect the historic setting of Hoyland Lowe Stand and the churchyard of St. Peters Church to the East by the use of appropriate site layout, sympathetic design that reflects the setting, appropriate scaling, massing, details and materials.
- A wildlife corridor should be created across the site.

4.6. Other Local Plan designations of relevance include the 'Area to remain free from development due to impact on the historic environment' (which defines an exclusion zone around Hoyland Lowe Stand). The site is located within the Dearne Valley Green Heart Nature Improvement Area. The application site is not located within the Green Belt. The 'Dove Valley Trail over A6195 to Hawshaw Lane' aspirational greenway crosses the wider landscape to the north east of the application site.



C

Core Strategy policy CSP8

4.7. This identifies the Principal Towns such as Hoyland as a priority for development and the main local focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities. CSP10 anticipates 1800 new homes for Hoyland over the plan period (2008 – 2026).

Policy CSP 33 Green Infrastructure

4.8. This recognises the need to '*protect, enhance and create an integrated network of connected and multi-functional Green Infrastructure assets. The network of GI will be secured by…..creating new open spaces as part of new development*'.

CSP 37 Landscape Character

4.9. 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).

National Landscape Designations

4.10. There are no nationally-designated landscapes within the 2km study area.

Ecological Designations

SSSI / SPA / SAC / LNR

4.11. There are no SSSIs within the study area. A LNR (Potter Holes Plantation) is located 1.6km to the west, beyond the M1. Due to the scale and nature of the proposed development and distance from the LNR there are no landscape effects predicted to be experienced by this ecologically designated site.

Cultural Heritage Designations

Conservation Area

4.12. Conservation Areas are designated for their special architectural and historic interest. Hoyland is not a designated Conservation Area.

Scheduled Ancient Monuments (SAMs)

4.13. There are no SAMS within the site boundary or in the vicinity of the site. The closest is at Dovecote at Glebe Farm which is located 1.3km to the south west, beyond the M1.

Listed Buildings

4.14. There are no listed buildings within the site. Hoyland Lowe stand is a grade II listed monument located on high ground 350m to the north east of the site boundary. The grade II listed Church of St Peter is located on the opposite side of Hawshaw Lane approximately 250m from the site boundary. There is a cluster of listed buildings and a SAM at Tankersley, including the Church of St Peter, a grade II* listed building.

Registered Parks & Gardens

4.15. No Registered Parks & Gardens are located within the study area - Wentworth Castle is located 3.3km to the north west.

Amenity and Recreation

Sustrans Cycle Routes

4.16. There are no National or Regional Sustrans cycle routes in the study area.

Footpaths / Open Access Land

4.17. The Trans-Pennine Trail (a national coast to coast recreational route) passes east to west through the study area. It is 1.1km to the south of the site at its closest point.

4.18. There is a network of Public Rights of Way (PRoW) in the study area, including a footpath that runs south west – north east 160m north of the application site

Landscape Character within the study area

4.19. Landscape character is defined as the distinct recognisable and consistent pattern of elements in the landscape that makes one landscape different from another. The character comes from a combination of elements including landform, land use, vegetation cover, field boundaries, settlement patterns and types of buildings, roads, railways and rights of way.

4.20. Whilst these elements are described briefly in the previous section, in accordance with GLVIA3, it is appropriate to utilise existing Landscape Character Assessments (LCAs) which have already been undertaken as these increase understanding of the baseline landscape character in order that an assessment can be made as to what, if any, effects may arise from the proposed development.

4.21. The site is situated within Type E: Settled Wooded Farmland in the Barnsley Landscape Character Assessment. This landscape type is defined by gently rolling landform, settlement, woodlands, agricultural arable land, fields bounded by hawthorn / stone walls and small water courses. Views are often open and distant from higher ground and enclosed by landform in valleys.

4.22. The Landscape Character Assessment (as it relates to the development site) further breaks this Type down into E4: Hoyland Settled Wooded Farmland. The Key characteristics of Hoyland Settled Wooded Farmland are:

- Rolling landform which slopes towards River Dove watershed and canal associated with Elsecar.
- Diverse range of land use, including residential, woodland, agriculture, industry, landscape renewal, communication and recreation.
- Presence of large settlements on broad valley sides up to higher ground strongly influences character of surrounding land.
- Smaller settlements are found in elevated locations, including Pilley, Birdwell and Blacker Hill.
- Strong urban influence with urban pressures, such as horse grazing in compartmentalized fields, litter and flytipping, tatty allotments and scrap heaps, evident throughout but concentrated on urban fringes.
- Mainly deciduous woodland blocks of various sizes, including ancient woodland and new plantations on reclaimed tips.
- Farmland is a mixture of arable and permanent pasture.
- Degraded and unmanaged field boundaries consist of fences, hedgerows and stone walls.
- Scattered farmsteads are found in areas of agricultural land between the settlements.
- Evidence of current and past industrial activity due to presence of industrial estates, many reclaimed spoil heaps and remains of bell pits at Tankersley Park.
- Recreational land use including Urban Greenspace between Hoyland and Jump, and two golf courses adjacent to major roads.
- Presence of major road corridors with associated noise and visual intrusion, and vacant land that indicates plans for future development.

4.23. Character is defined by a complex relationship of previous industrial activity, urban settlement, arable farming and woodland over varied landform. Strength of character defined as moderate (extensive urban development, former industrial land use and the presence of major roads have fragmented much of the agricultural land).

4.24. Condition of the character area is defined as poor (land is degrading, particularly around the urban fringes and field boundaries are often poorly maintained). Landscape sensitivity (degree to which a landscape can accommodate change without experiencing adverse effects) is defined as low and landscape capacity (judgement on the amount of development that can be accommodated) is defined as medium.

4.25. The area containing the site was considered in detail within the Barnsley Borough Landscape Character Assessment 2002 for its development potential. It was considered that the area has some potential for limited development that could occur without adverse effects on landscape character, and that there is scope for improving the condition and character of some sections of urban edge through development. It is important to preserve a width of open countryside, and ensure that this of strong character and in good condition, between the A6195 and the urban edge, to provide a positive impression for users of this busy road. It is also important to ensure that development is partially screened by local variations in landform, and does not sprawl down valley slopes where it would bring an urbanising influence into the open, rural core of this character area. Character area is quite urbanized, so can readily accommodate built development without adverse effects on its character. Strategic landscape objective for this area is to restore and enhance – the (relevant) objectives include:

- Restore and enhance hedges, fences and stone walls on road and field boundaries.
- Plant hedgerow trees and manage to ensure they mature.
- Consider woodland planting along urban edges to enhance landscape character and break up and screen expansive housing developments

4.26. The value of the local landscape which would potentially be affected will be established. Considering value of the landscape at this stage will inform later judgements about the significance of effects.

4.27. Value of the landscape is determined by a number of features and characteristics including:

- Landscape quality (condition) – the physical state of the landscape or the extent to which typical character is represented in individual areas; also a measure of intactness of landscape and condition of individual elements.
- Scenic quality – landscapes that appeal to the senses, such as a sense of beauty.
- Rarity – presence of rare elements / features or presence of a rare Landscape Character Type (LCT).
- Representativeness – does the landscape contain character, features or elements which are considered important examples?
- Conservation Interests – can add value as well as having value in its own right.
- Recreation value – experience of the landscape.
- Perceptual aspects – wildness / tranquillity.
- Associations – artist, writers, history that contribute to perceptions of the natural beauty of the area.

4.28. The landscape of the site and its immediate surroundings has been analysed in these terms to derive a measure of its landscape value.

Table 1: Landscape value: a sliding scale from Very High, High, Medium to Low. Very high and low are defined below.

Very High	Areas comprising a strong composition of valued landscape elements in good condition, with a distinctive, intact and representative character and high perceptual qualities such as scenic quality, wildness or tranquillity. It is free from detracting elements, has a strong and distinctive sense of place with conservation and recreational interest. The landscape may be recognised by national landscape designations, such as National Park or AONB, but the absence of a

	national designation does not exclude the landscape from being of very high quality.
Low	Areas lacking valued landscape elements, with limited composition and character. Where elements are present, their condition is degraded and character is not intact. There is evidence of detracting features and valued perceptual qualities (scenic beauty, wildness or tranquillity etc) are limited. The area is not recognised by either national or local designations. Landscapes of low quality tend to include those under intensive agriculture or are heavily influenced by the urban fringe where the landscape elements and patterns have been eroded, often creating a new landscape character. Remnant pockets of the 'original' landscape may be left and this should be recorded in the assessment.

Landscape Receptors

4.29. Landscape receptors are the components of the landscape that are likely to be affected by the proposed development. These can include the constituent elements of the landscape, but also its specific aesthetics or perceptual qualities and the character of the landscape in different areas.

4.30. The two identified landscape receptors for the scheme are:

Landscape Receptor: The local landscape

4.31. This is the area of landscape in the vicinity of the site and includes the site itself plus the surrounding fields and field boundaries. The local landscape is defined on its southern border by the residential areas north of Hoyland Road, to the west by the residential redevelopment along Tinker Lane, the east by the residential development along Upper Hoyland Road and the north by the Dearne Valley Parkway. This landscape unit is illustrated in Figure 2 Landscape and Visual Receptors.

4.32. Generally, the local landscape is relatively immature (woodland and hedge planting on restored land). There is evidence of fly tipping and the surrounding urban edge and highway infrastructure exerts a strong influence on the landscape. It is a simple landscape of generally limited composition with gently undulating topography which slopes down towards the north west and up towards Hoyland Lowe Stand to the east. The main elements are the generally regular field pattern, linear tree / hedge cover and the urban settlement (with its mix of building styles and materials) which border the area to the south. Perceptual aspects such as beauty, wildness and tranquillity are limited. The sense of 'naturalness' of the landscape unit is also limited with its restored fields, the presence of the highway network to the south and prominent evidence of settlement bordering it. A network of local footpaths crosses the local landscape area, giving it some recreational value, but conservation interest is relatively limited. The landscape in the vicinity of the site has a degraded feel due to its strong urban developed context.

4.33. Given these factors, the Value of the local landscape is considered to be **low** with reference to the ranges defined in Table 1 above.

Landscape Receptor: site-wide landscape elements

4.34. The landscape has a simple character and is a large grassed field with a hedge boundary to the east, gardens boundaries to the south and open boundaries to the north and west. There are no mature trees or hedges within the site.

4.35. Given these factors, the value of the landscape elements on the site is considered to be **low** (with reference to the ranges defined in Table 1 above).

Visual Context

4.36. The site is located on the northern edge of the settlement of Hoyland at an approximate height of 160m AOD. The site itself is approximately 3.9 ha and is gently sloping (at approximately 165m AOD in the north east, falling to 155m AOD to the south west). The landscape in which the site is situated falls from a localised highpoint to the north east (on which Hoyland Lowe Stand is located) at approximately 180m AOD towards lower ground to the west.

4.37. The application site is located on the north side of Hoyland Common, between Hoyland Road (B6096) and the Dearne Valley Parkway. The urban edge around this area has a convoluted form and consists of a mixture of housing and industrial development. The edge is degraded and untidy with fencing in poor condition, allotments, sheds and outbuildings, caravan storage and areas of scrub.

4.38. The landform of the wider study area is undulating, generally falling to the north / north west towards Short Wood Dyke (at approx. 80m AOD). Beyond the M1 to the west the land starts to rise towards Upper Tankersley (at approximately 180m AOD) and Pilley (at approximately 165m AOD).

4.39. From the site, local views are limited by the built form immediately adjacent to the south and west and the linear belts of trees which run east – west and north – south to the north of the site and along the track to the north. Topography, built form and blocks of woodland screen the application site in longer views.

Visual Receptors

4.40. As has been discussed in section 4, a ZTV has been assessed on the basis of site survey and map analysis and is shown on Figure 3 ZTV & Viewpoint Locations. As the ZTV illustrates theoretical 'bare earth' visibility (i.e. worst case) it is a useful approximate guide to assist in identifying key visual receptors and representative viewpoints.

4.41. Visual receptors are defined as the people within the study area who may be affected by the changes in views and visual amenity as a result of the development. Comparing potential visual receptors against the ZTV illustrates that the main visual receptors in the study are limited and include:

Residents in the Study Area:

- R1 properties along Tinker Lane
- R2 properties along Hoyland Road / Hawshaw Lane;

Recreational users of the public footpath network / Open access land:

- A1 users of the PRoW that runs west - east to the north of the site;
- A2 users of the PRoW that runs south east – north west to the west of the site;
- A3 users of the Trans Pennine Trail (TPT) to the west of the site (beyond the M1); and
- A4 users of the golf course

Visitor to Cultural Heritage Assets

- CH1 Hoyland Lowe stand
- CH2 Church of St Peter, Tankersley
- CH3 Church of St Peter, Hoyland Common

Users of the local highway network:

- H1 users of the local road network in the vicinity of the site. These include the B6096 and Tinker Lane.

4.41 The location of these Landscape and Visual receptors are illustrated in Figure 2 Landscape and Visual Receptors.

View value

4.42 As defined in the landscape baseline, the value of the local landscape and the landscape elements on site is considered to be low. As views are experienced at the local level with no known cultural associations, then general view value is considered to be low. Obviously, individual factors such as extent of the view or which elements are visible etc. will influence specific views – these issues are discussed below in relation to the visual receptors and in the viewpoint assessment sheets.

- R1 properties along Tinker Lane (representative VP no.1 for properties to the north and no.2 for properties to the south): a view over predominantly bungalow housing and grassed fields towards the ridge of higher ground to the east. Hoyland Lowe Stand and the spire of the Church of St Peter are visible as distant skyline features. View value is defined as **low**.
- R2 properties along Hoyland Road / Hawshaw Lane (representative VP 6 and 7): views from properties on the north side of the road over grassed field and hedgerow in the foreground, with residential development, road and electricity infrastructure and industrial units in the middle distance, towards the distant undulating skyline to the north. View value is defined as **low**.
- A1 users of the PRoW that runs west - east to the north of the site (representative VP 3 and 4): a view over open fields with hedgerow boundaries toward the urban edge to the south. Hoyland Lowe Stand and the spire of the church of St Peter are features in the views form the east. View value is defined as **low**.
- A2 users of the PRoW that runs south east – north west to the east of the site: a view over the urban edge of Hoyland, sports pitch, open fields and hedgerows towards the higher ground to the west. View value is defined as **low**.
- A3 users of the TPT to the west of the site (beyond the M1) (representative VP 9): the higher land gives views over a more wooded landscape in the fore and middle ground towards the built form of Hoyland. Hoyland Lowe Stand, the spire of the Church of St Peter and Hoyland Leisure Centre are prominent skyline features. Electricity infrastructure is a dominant feature in the foreground of views. View value is defined as **low**.
- A4 users of the golf course (representative VP 9): the higher land gives views over a more wooded landscape in the fore and middle ground towards the built form of Hoyland. Hoyland Lowe Stand, the spire of the Church of St Peter and Hoyland Leisure

Centre are prominent skyline features. Electricity infrastructure is a dominant feature in the foreground of views. View value is defined as **low**.

- A5 users of the King George V playing field (representative VP 2): an open view over grassed fields and hedge boundaries towards the built form of Hoyland to the east and south. Hoyland Lowe Stand and the spire of the Church of St are prominent skyline features. View value is defined as **low**.
- CH1 Hoyland Lowe stand (representative VP 5): the palisade fence around the site boundary is a dominant feature. An extensive view over undulating open ground and residential and industrial built form towards higher ground to the north west with limited skyline features. View value is defined as **low**.
- CH2 Church of St Peter, Tankersley (representative VP 8): a view over a level wooded landscape in the foreground over residential properties in the middle distance towards a ridge of higher ground to the east. Hoyland Lowe Stand, the spire of the Church of St Peter and Hoyland Leisure centre are prominent skyline features. View value is defined as low.
- CH3 Church of St Peter, Hoyland (representative VP 7): an enclosed view over residential properties on both sides of Hoyland Road. There is a glimpsed distant skyline view to the west and a more open view over the cemetery on the north side of the road. View value is defined as **low**.
- H1 users of the local road network in the vicinity of the site (representative VPs 1, 6 & 7). These include the B6096 and Tinker Lane. Views are generally enclosed by built form with only occasional glimpsed views over the open landscape. View value is defined as **low**.

Viewpoints

4.43 Bearing in mind the relatively small ZTV, nine viewpoints have been selected to represent a range of visual receptors, including residents and users of recreational linear routes. Viewpoints for residential receptors are representative i.e. not from a particular property. Viewpoints are located on publicly accessible land. These are listed below:

- Viewpoint 1 is located on the junction of Tinker Lane and Rockingham Street
- Viewpoint 2 is located on the King George V playing Field on Tinker Lane
- Viewpoint 3 is located on the PRoW to the north west of the site
- Viewpoint 4 is located on the PRoW to the north of the site
- Viewpoint 5 is located at Hoyland Lowe Stand
- Viewpoint 6 is located on the junction of Hawshaw Lane and West Street
- Viewpoint 7 is located outside St Peters Church, Hoyland
- Viewpoint 8 is located in the Churchyard of St Peters Church, Tankersley
- Viewpoint 9 is located on the Trans Pennine Tail adjacent to Tankersley Park golf course

4.44 Figure 3 ZTV & Viewpoint Locations shows the locations of these viewpoints.

4.45 Appendix 2: Viewpoint assessment Figures 6.1 – 6.9 presents the photographs showing the nine viewpoints and describes visual amenity at these locations in more detail, to include the viewpoint location, distance to the application site, details of the receptor groups and their sensitivity (Value and susceptibility), plus an assessment of magnitude/ description of potential visual effects which would likely be experienced if development was to go ahead.

5. POTENTIAL LANDSCAPE EFFECTS

5.1. This section considers the potential impacts of the proposed scheme on the local landscape around Hoyland Common.

5.2. The first step in the landscape assessment process is to identify interactions between the previously identified landscape receptors and the different components of the development.

5.3. The ability of a given landscape to accommodate the specific nature of the proposed development and/ or change in land use without undue harm or adverse consequences is referred to as 'susceptibility to change'. Susceptibility is the ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation. Criteria influencing susceptibility can include:

- Landform, sense of openness / enclosure, landcover, relationship to existing settlement/ developments, any special perceptual qualities.

Table 2: Landscape susceptibility

Susceptibility	Criteria
High	Little ability to accommodate the proposed development without undue harm
Medium	Some ability to accommodate the proposed development without undue harm
Low	Substantial ability to accommodate the proposed development without undue harm

5.4. Using professional judgement to combine the assessments on landscape susceptibility and landscape value results in the assessment of Landscape sensitivity.

5.5. Due to the degraded, urban edge nature of the landscape and the conclusions of the Barnsley Borough Landscape Character Assessment, 2002 (that the area has some potential for limited development that could occur without adverse effects on landscape character, and that there is scope for improving the condition and character of some sections of urban edge through development), the local landscape is considered to have low susceptibility (i.e. a substantial ability to accommodate the form, location and scale of development proposed without experiencing undue harm).

5.6. The open grassland has limited susceptibility (i.e. little ability to accommodate the form, location and scale of development proposed without experiencing undue harm). The form of development proposed would potentially alter its inherent nature significantly. The surrounding hedgerows and garden boundaries are also potentially susceptible to change.

Sensitivity of the Landscape Receptors

5.7. Combining these judgements for the local landscape (low) as defined in chapter 5 plus low susceptibility as outlined in 5.5 above) gives an overall sensitivity of **low**.

5.8. Combining these judgements for the site-wide landscape elements (low value as defined in chapter 5 plus high susceptibility as defined in 5.6 above) gives an overall sensitivity of **medium**.

Magnitude of landscape effects

5.9. The second step in assessing landscape effects is to identify interactions between the landscape receptors and the different components of the development. Each effect on landscape receptors needs to be assessed in terms of its size or scale, the geographical extent of the area influenced, and its duration and reversibility.

5.10. Effects on the landscape are likely to include:

- Change in/ or partial or complete loss of elements, features or aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape
- Addition of new elements or features that will influence the character and distinctiveness of the landscape

Table 3: Landscape effects: magnitude of change

Category	Criteria
High / adverse	The proposals will result in a total change in the key characteristics of landscape character, will introduce elements totally uncharacteristic to the attributes of the receiving landscape; and/or will result in a substantial or total loss, alteration or addition of key elements / features / characteristics
Medium / adverse	The proposals will result in a partial change in the key characteristics of landscape character, will introduce elements that are partially uncharacteristic to the attributes of the receiving landscape; and/or will result in a partial loss, alteration or addition of key elements / features / characteristics
Low / adverse	The proposals will result in a small change in the key characteristics of landscape character, will introduce elements not uncharacteristic to the attributes of the receiving landscape; and/or will result in a minor loss, alteration or addition of key elements / features / characteristics
Negligible / adverse	The proposals will result in a just discernible change in the key characteristics of landscape character; and/ or will result in a just discernible loss, alteration or addition of key elements / features / characteristics
No change	The proposals will not cause any change to landscape character / elements / features.
Negligible / beneficial	The proposals will result in a just discernible change in the key characteristics of landscape character
Low / beneficial	The proposals will achieve a degree of fit with the landscape character / elements / features / characteristics and go some way towards improving the condition or character of the landscape
Medium / beneficial	The proposals will achieve a good fit with the landscape character / elements / features / characteristics or would noticeably improve the condition or character of the landscape
High / beneficial	The proposals would totally accord with the landscape character / elements / features / characteristics, or would restore, recreate or permanently benefit the condition or character of the landscape

Magnitude of effect on the Local Landscape

5.11. The main elements of the landscape which will be subject to direct effects consist of the introduction of built form into a grassed field which is located immediately adjacent to the existing settlement. This will result in the loss of low quality grassland and its replacement with residential built form and landscape structure planting and open space (which links to the existing planting around the site).

5.12. In terms of landscape pattern, the redline boundary and nature of indicative proposals (residential with a strong landscape framework and structure) respect the existing pattern of the landscape and settlement pattern. The character of the site boundaries would be strengthened through additional planting which links to the existing structure planting around the site.

5.13. There would be a change in land use in that the application site would change from a grassed field to a residential setting which is contiguous with existing built form. Whilst this change in use is significant in relation to the site itself, it is not considered significant in terms of the overall extent of land, form of development (relatively small-scale and appropriate to the local vernacular residential development) nor in its effect upon the existing pattern or field boundaries.

5.14. It is considered that allowing for the scale and form of development and the proposed landscape mitigation measures that the magnitude of effects on the local landscape are **moderate / adverse** at year 0 falling to **minor / adverse** at year 10 as the landscape structure proposed as part of the scheme matures.

Significance of effect on the Local Landscape

5.15. Combining this moderate magnitude with low sensitivity gives a **minor / adverse** significance of effect on the local landscape at Year 0 as the close relationship of the proposed development with the existing built form of Hoyland Common means that any perceived change to the scenic quality or pattern of the local landscape as a result of the proposed development would be limited. This would further reduce as the landscape mitigation planting matures.

Magnitude of effect on site-wide landscape elements

5.16. There would be a change in landscape elements in that the application site would change from a grassed field to built form. It is considered that the magnitude of this change would be **moderate / adverse.**

Significance of effect on site-wide landscape elements: grassland

5.17. Combining this moderate magnitude with medium sensitivity gives **a moderate / adverse** significance of effect on site-wide landscape elements at Year 0. This is not considered to change at Year 10.

Table 4: Summary of Landscape Effects

Receptor	Nature of Receptor (Sensitivity)	Nature of effect (Magnitude)	Significance of effect
Local Landscape	Low	Minor / adverse	Minor
Site-wide landscape elements: grassland	Medium	Moderate / adverse	Moderate

6 POTENTIAL VISUAL EFFECTS

6.1 The first step in the visual assessment process was to Identify interactions between the previously identified visual receptors (chapter 5) and the different components of the development at all its different stages (in this case, construction and operation phases; de-commissioning is not considered relevant as effects are considered to be permanent).

Sensitivity of visual receptors

6.2 The susceptibility of different types of people to changes in views is mainly a function of:

- The occupation of the viewer at a given location; and
- The extent to which a person's attention or interest may be focussed on a view and the visual amenity experienced at a given view.

Table 5: Visual receptor susceptibility to change

Susceptibility to change	Receptor Type
High	People with a vested interest in a view or with a prolonged viewing opportunity: • Residents; • People engaged in outdoor recreation, including users of public rights of way, whose attention is likely to be focussed on the landscape, and on particular views
Medium	People with a moderate interest in the view and their surroundings: • Travellers by road or rail along scenic routes, where the appreciation of the view contributes to the enjoyment and quality of the journey; • People engaged in outdoor recreation, where their appreciation of their surroundings and particular views is incidental to their enjoyment
Low	People with little or fleeting interest in the view and their focus is on other activities: • People engaged in outdoor sport; • People at their place of work; • Travellers, where their view is fleeting and incidental to the journey

6.3 Sensitivity is a function of the value of the view combined with its susceptibility to change, and the assessment of sensitivity is based on professional judgement.

Sensitivity of residents

6.4 Residents are seen as having a high susceptibility to change in views. Numbers of residents with a potential view of the development is considered to be confined to those in the vicinity of Tinker Lane and the North side of the B6096. A small area of Pilley to the west may also experience more distant views. Combining this high sensitivity with a low view value (as defined in chapter 5) gives an overall sensitivity for the residential receptors of **medium.**

Sensitivity of users of the footpath network

6.5 There is a network of public footpaths in the vicinity of the site. Whilst views from footpaths are of a transient nature, the focus of footpath users tends to be on the view. Susceptibility of users of the footpath network is therefore assessed to be high. Number of users is considered to be relatively low as the footpath network is primarily considered to be used by local users. This, combined with the low value of view (as defined in chapter 5) gives an overall sensitivity of **medium** for users of the footpath network.

Sensitivity of visitors to cultural heritage assets

6.6 Whilst the focus of visitors to cultural heritage assets tends to be on the asset itself, its context in the wider landscape is also important. Susceptibility of visitors to cultural heritage assets is therefore assessed to be high. As the Hoyland Lowe site is not accessible, the number of users is considered to be relatively low. This, combined with the low value of view (as defined in chapter 5) gives an overall sensitivity of **medium** for visitors to cultural heritage assets.

Sensitivity of users of the highway network

6.7 Road users tend to focus their attention on the road rather than on views unless it is a promoted or tourist route. Their views are also transient and experienced by limited numbers of users. Sensitivity is therefore much lower than for recreational users and is considered to be low. This, combined with a low view value results in an overall sensitivity of **low.**

Magnitude of Potential Visual Effects

6.8 Potential visual effects experienced as a result of the scheme may include:

- The nature of the view of the development (full, partial, glimpsed)
- Proportion of the development or features that would be visible (full, most, small part, none)
- The distance of the viewpoint from the development and whether the viewer would focus on the development due to its scale / proximity or whether the development would be only a small, minor element in a panoramic view.
- The distance of the view is stationary or transient or one of a sequence of views, as from a footpath or moving vehicle
- The nature of the changes, judged individually, which may include: changes in skyline profile, creation of new visual focus in the view, introduction of new man-made objects, changes in visual simplicity / complexity, alteration of visual scale and change to the degree of visual enclosure.

Visual Effects of scheme

6.9 This will include changes to the open grassland character of the site which will change from an open grassed field to residential built form, gardens, a new highway access and a landscape structure. The phase 1 masterplan layout is guided by existing field boundaries and woodland belts. A significant green ‘finger’ is embedded at the western boundary of the development. This creates a green infrastructure corridor that interacts with Hoyland Road, connecting to the wider landscape. A lateral green ‘finger’ runs centrally through the

development connecting to a series of pocket parks. The site edges respect existing field boundaries and these are proposed to be reinforced to help mitigate visual impact.

Magnitude of Visual Effects

6.10 Size or scale

- The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the proposed development;
- The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of forms, scale and mass, line, height, colour and texture;
- The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses.

6.11 Geographic extent which will vary with different viewpoints and is likely to reflect:

- The angle of view in relation to the main activity of the receptor;
- The distance of the viewpoint from the proposed development;
- The extent of the area over which the changes would be visible

6.12 Due to the nature of the development (residential) effects are considered to be permanent.

6.13 Due to the scale of the proposed development (approx. 100 units), its strong landscape structure that ties into the wider landscape and its visual contiguity with the existing built edge of Hoyland Common, it is considered that potential visual effects experienced as a result of the scheme would only potentially be experienced from a limited area. It is considered that potentially significant visual effects would only be experienced within a 2km radius of the site and that this would be locally modified by landform, vegetation and built form.

6.14 Magnitude of visual effects and likely significance of effect for each visual receptor are described below. These are discussed for the situation at Year 0 (the completion of the construction phase) and at Year 10 (when it is considered that the landscape structure planting will have established).

6.15 An effect is only considered to be significant in this assessment if it results in a **major** significance result.

Residential receptors

6.16 The exact magnitude of effect will range from property to property depending on orientation and extent of screening provided by boundaries and intervening vegetation. There are no hard and fast rules about what makes a significant visual effect, but large scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present in the view (GLVIA para. 6.44).

R1 Properties along Tinker Lane

6.17 Value of view is defined as low in the visual baseline; combining this with the high visual susceptibility of a residential receptor gives an overall sensitivity of **medium**. A limited amount of additional built form (the northern edge of the application scheme) may be visible in the middle distance (400m+) in a narrow field of view, with the bulk of the application scheme screened by existing vegetation. Magnitude of effect at Year 0 is defined as **low**, falling to **negligible** in Year 10 as the landscape structure planting matures.

6.18 Medium receptor sensitivity combined with low magnitude of effect results in effects of **minor** significance at Year 0; this falls to **negligible** at Year 10.

R2 Properties along Hoyland Road / Hawshaw Lane

6.19 Value of view is defined as low in the visual baseline; combining this with the high visual susceptibility of a residential receptor gives an overall sensitivity of **medium**. Built form would be a prominent new element in foreground views for properties which back onto the site; for these properties (which are considered the 'worst case') magnitude of effect is considered **high**; this would reduce to **medium** in Year 10 as the landscape structure planting matures.

6.20 Medium receptor sensitivity combined with high magnitude of effect results in effects of **moderate** significance at Year 0; whilst magnitude reduces, this is still considered to be **moderate** at Year 10.

Amenity and recreational receptors

6.21 Exact magnitude of effect will vary depending on distance from development, orientation and extent of screening provided by existing and enhanced boundaries and intervening vegetation.

A1 Users of the PRoW that runs west – east to the north of the site

6.22 Value of view is defined as low in the visual baseline; combining this with the high visual susceptibility of an amenity receptor gives an overall sensitivity of **medium**. Whilst the new built form is a new element in views (at a distance of 150m+), this new built form is seen against the existing urban edge of Hoyland Common; built form advances slightly in views. It is considered that magnitude of effect is **medium** at Year 0, falling to **low** at Year 10 as the landscape structure planting matures.

6.23 Medium receptor sensitivity combined with medium magnitude of effect results in effects of **moderate** significance at Year 0; this is considered to fall to **minor** at Year 10.

A2 users of the PRoW that runs south east – north west to the west of the site

6.24 Value of view is defined as low in the visual baseline; combining this with the high visual susceptibility of an amenity receptor gives an overall sensitivity of **medium**. The first 60m of footpath from Hawshaw Lane is enclosed with no views of the application site; as the view opens out beyond the cemetery the new built form will be visible in views over the playing field, this is in a narrow field of view at mid-range (220m+) and partially screened by existing

boundary vegetation. It is considered that magnitude of effect is **low** at Year 0, falling but remaining **low** at Year 10 as the landscape structure planting matures.

6.25 Medium receptor sensitivity combined with low magnitude of effect results in effects of **minor** significance at Year 0; this is considered to be lower, but still be **minor** at Year 10.

A3 users of the TPT to the west of the site (beyond the M1)

6.26 Value of view is defined as low in the visual baseline; combining this with the high visual susceptibility of an amenity receptor gives an overall sensitivity of **medium**. The proposed development would be a negligible element in a narrow field of view in the distance (1.3km+) and magnitude of effect is therefore considered to be **negligible**.

6.27 Medium receptor sensitivity combined with negligible magnitude of effect results in effects of **negligible** significance at Year 0; this is still considered to be **negligible** at Year 10.

A4 users of the Tankersley Park golf course

6.28 Value of view is defined as low in the visual baseline; combining this with the high visual susceptibility of an amenity receptor gives an overall sensitivity of **medium**. The proposed development would be a negligible element in a narrow field of view in the distance (1.8km+) and magnitude of effect is therefore considered to be **negligible** at Year 0 and 10.

6.29 Medium receptor sensitivity combined with negligible magnitude of effect results in effects of **negligible** significance at Year 0; this is still considered to be **negligible** at Year 10.

A5 users of the King George V playing field

6.30 Value of view is defined as low in the visual baseline; combining this with the high visual susceptibility of an amenity receptor gives an overall sensitivity of **medium**. The new built form will be visible in views over the playing field, this is in a narrow field of view at mid-range (300m+) and partially screened by existing boundary vegetation. It would also be viewed against a background of existing built form. It is considered that magnitude of effect is **low** at Year 0, falling to **negligible** at Year 10 as the landscape structure planting matures and screens the development in views from the west.

6.31 Medium receptor sensitivity combined with low magnitude of effect results in effects of **minor** significance at Year 0; this is considered to fall to be **negligible** at Year 10.

CH1 Visitors to Hoyland Lowe stand

6.32 Value of view is defined as medium in the visual baseline; combining this with the high visual susceptibility of a cultural heritage receptor gives an overall sensitivity of **medium**. The site itself is inaccessible by the public and degraded. The development would be visible in a narrow field of view over the school sports field at a distance of 370m+. It is also partially screened by vegetation, so magnitude of effect is considered to be **low** at Year 0. This is considered to fall (but remain as **low**) at Year 10 as the landscape structure and boundary planting matures.

6.33 Medium receptor sensitivity combined with low magnitude of effect results in effects of **minor** significance at Year 0; this is considered to fall but remain **minor** at Year 10.

CH2 Visitors to the Church of St Peter, Tankerlsey

6.34 Value of view is defined as low in the visual baseline; combining this with the high visual susceptibility of a cultural heritage receptor gives an overall sensitivity of **medium**. The proposed development would be a barely discernible element in a narrow field of view in the distance (1.25km+) and magnitude of effect is therefore considered to be **negligible** at Year 0 and 10.

6.35 Medium receptor sensitivity combined with negligible magnitude of effect results in effects of **negligible** significance at Year 0; this is still considered to be **negligible** at Year 10.

CH3 Visitors to the Church of St Peter, Hoyland

6.36 Value of view is defined as low in the visual baseline; combining this with the high visual susceptibility of a cultural heritage receptor gives an overall sensitivity of **medium**. It is considered that the scheme would not be visible from this receptor, so magnitude of effect is **none**.

Users of the highway network

6.37 Exact magnitude of effect will vary depending on distance from development, orientation and extent of screening provided by existing and enhanced boundaries and intervening vegetation.

H1 Users of the local road network

6.38 Value of view is defined as low in the visual baseline; combining this with the low visual susceptibility of a highway receptor gives an overall sensitivity of **low.** Views would be glimpsed, transient and seen at varying distances. It is considered that the 'worst case' magnitude of effect will be **low**, with many views having a negligible magnitude.

6.39 Low receptor sensitivity combined with 'worst case' low magnitude of effect results in effects of **minor** significance at Year 0; this is still considered to be **negligible** at Year 10.

Table 6: Summary of Visual effects

Receptor	Nature of Receptor (Sensitivity)	Nature of effect (Magnitude)		Significance of effect	
		Year 0	Year 10	Year 0	Year 10
R1 Properties along Tinker Lane	Medium	Low	Negligible	Minor	Negligible
R2 Properties along Hoyland Road / Hawshaw Lane	Medium	High	Medium	Moderate	Moderate
A1 Users of the PRoW that runs west – east to the north of the site	Medium	Medium	Low	Moderate	Minor

A2 users of the PRoW that runs south east – north west to the west of the site	Medium	Low	Low	Minor	Minor
A3 users of the TPT to the west of the site (beyond the M1)	Medium	Negligible	Negligible	Negligible	Negligible
A4 users of the Tankersley Park golf course	Medium	Negligible	Negligible	Negligible	Negligible
A5 users of King George V playing Field	Medium	Low	Negligible	Minor	Negligible
CH1 Visitors to Hoyland Lowe stand	Medium	Low	Low	Minor	Minor
CH2 Visitors to the Church of St Peter, Tankerlsey	Medium	Negligible	Negligible	Negligible	Negligible
CH3 Visitors to the Church of St Peter, Hoyland	Medium	None	None	None	None
H1 Users of the local road network	Low	Low	Low	Minor	Negligible

Viewpoint Analysis

6.40 To illustrate the nature and extent of the potential landscape and visual effects arising from the indicative scheme, a series of viewpoint locations were identified. These were selected to be representative of different visual receptor groups. Five viewpoints were selected through desktop analysis of the OS and aerial mapping and confirmed and adjusted during site survey. These viewpoints are illustrated in Figure 3 ZTV & Viewpoint Locations.

6.41 For each viewpoint, photographs were taken in the field to record the views present and at each viewpoint an analysis of the potential effect of the development proposal on the landscape and views was carried out. These are recorded within Figure 6: Viewpoint Assessment.

7 LANDSCAPE MITIGATION PRINCIPLES

The design and assessment process

7.1 Landscape and Visual Appraisal is an iterative process, the stages of which have fed into the planning and design of this project. The iterative process has great strength because it links the analysis of the landscape and visual context in which the application is located with steps to improve the siting, layout and design of the scheme (GLVIA3 para 4.6). Consequently, during the outline design development for this scheme, consideration of the pre-application response from BMDC and NE and the key findings of the LVA (in terms of integrating the development with the existing settlement and its landscape context) have been incorporated into the proposed indicative masterplan layout. These iterative elements are discussed below.

Iterative design recommendations of the LVA

7.2 Central to this scheme is the intention for the proposed built form to be of high quality, with the architecture reflecting the local vernacular of Hoyland Common in terms of scale, design and materiality.

7.3 The assessment in the (Barnsley Borough Landscape Character Assessment 2002) concluded that the area containing the application site '*has some potential for limited development that could occur without adverse effects on landscape character, and that there is scope for improving the condition and character of some sections of the urban edge through development'*.

7.4 Suitable landscape proposals are also integral to ensure the proposed development fits in with the layout, scale and character of the local landscape. A key objective of this LVA was that suitable measures could be suggested and integrated into the indicative scheme layout (which is shown in Figure 5: Indicative Masterplan and is described within Section 2. A supporting Landscape Strategy has been developed by PWP Design to guide the emerging masterplan design and illustrate the approach to green infrastructure, open spaces and landscape links. This document has been developed in coordination with the LVA process.

7.5 The guidelines in the Barnsley Borough Landscape Character Assessment 2002 have been used to drive and inform the development of the landscape mitigation principles. These guidelines include:

- Restore and enhance hedges, fences and stone walls on road and field boundaries.
- Plant hedgerow trees and manage to ensure they mature.
- Consider woodland planting along urban edges to enhance landscape character and break up and screen expansive housing developments

7.6 Site specific policies for site H16 in the Local Plan include:

- all hedgerows and woodland blocks must be retained, enhanced and managed.
- development shall respect the historic setting of Hoyland Lowe Stand and the churchyard of St. Peters Church to the East by the use of appropriate site layout, sympathetic design that reflects the setting, appropriate scaling, massing, details and materials.
- a wildlife corridor should be created across the site.

7.7 It is considered that by virtue of its siting / location and landscape strategy, the application meets the objectives in both the Barnsley Borough Landscape Character Assessment 2002 and H16 policies.

7.8 Through the assessment process and analysis of the parameters of the application scheme, it has been possible for this assessment to produce some basic landscape mitigation principles which can be applied to the outline scheme at this stage. These principles are illustrated on Figure 4: Landscape Mitigation Principles and are described below:

- The masterplan layout should be landscape led, with a series of bold, green fingers running through the site and linking to Hoyland Road and the wider footpath network. These should be active linear parks and habitat corridors and tie in with existing woodland belts/hedgerows.
- The undulating landscape character and existing field boundaries should where feasible be respected to create a distinctive character to development.
- Gateways onto Hoyland Road, should draw from the local townscape character and create clear relationships with the existing pedestrian links and destinations.
- The interface between existing properties along Hoyland Road which back onto the site should retain and supplement the existing trees/planting, however a wide buffer is not suggested in order to integrate development into the existing urban form.
- Within the site a series of pocket parks should be linked by green fingers/linear parks which are well integrated and overlooked by development.
- The green infrastructure should be habitat rich and showcase current sustainable good practice.

8 SUMMARY & CONCLUSIONS

Design Process

8.1 The LVA process has produced a series of landscape strategy recommendations which have informed the development of the outline masterplan. Based on the findings of the assessment process, these included consideration of the immediate landscape setting and the integration of the development within the surrounding landscape and settlement context of Hoyland Common.

Compliance with planning policy

8.2 It is considered that as the scheme is located within an area allocated for housing, does not conflict with any other planning designations and is in accord with the guidelines and principles related to the site then it complies with the Local Plan.

Effect on landscape

8.3 The main elements of the landscape which will be subject to direct effects consist of the introduction of built form into an open grassed field which is located immediately adjacent to the northern edge of the settlement. Whilst this is a change in use it is not considered significant in terms of the extent, the form of the proposed development (to match the adjacent development with well-designed landscape structure and built form layout) nor in its effect upon the existing landscape elements, pattern or field boundaries.

8.4 It is considered that allowing for the scale and form of development, the locally appropriate layout and development of appropriate landscape mitigation measures that this would have a **negligible / adverse** effect on the local landscape.

8.5 The proposed phase one scheme is relatively small in scale and this LVA recommends that built form and layout is to be in keeping with the local vernacular in terms of materiality and scale and is well-sited - the application site is contiguous with existing built form along Hoyland Road, has a limited visual envelope with a limited number of visual receptors and has a strong landscape structure which links to that surrounding the site.

8.6 It is considered that this would result in a **minor / adverse** effect on the local landscape.

8.7 It is therefore considered that the landscape has the capacity to accommodate the scheme and that it would not result in any significant adverse effects on the local landscape.

Effect on Visual amenity

8.8 The ZTV for the scheme is limited and has the potential to affect only a limited number of visual receptors. Where the scheme would be viewed in close proximity, the effects inevitably do represent a visual change, but one not out of character with the local area.

8.9 The following issues should therefore be taken into consideration:

- The scheme proposes to extend elements which are already in existence within the vicinity (well-designed residential built form) rather than introducing new and

incongruous elements into the view. These are elements which are already seen in the views or elements which are in existence within the context of the view.

- This is not a pristine rural view but rather the view over a degraded urban fringe landscape on the edge of an existing settlement. Views are already significantly influenced by man-made elements.
- Further built development (of appropriate character and layout) within the view is not out of keeping of the context of the view, nor out of keeping with the characteristics of the receiving environment.
- The intention of the proposals is to create an attractive residential area in keeping with the scale and vernacular of the existing settlement layout and character. Therefore, whilst the proposals represent a change in use, they are not unattractive and do not represent a significant deterioration in the view.

8.10 Visually, the site is modest and development is in keeping with the scale of the existing settlement and does not represent a significant visual expansion into open countryside.

8.11 It is therefore considered that the development would not result in any significant adverse visual effects.