

LANDSCAPE & VISUAL IMPACT ASSESSMENT

Addendum

Phase 2B

Gateway 36, Rockingham

Rev.B December 22

on behalf of:
Harworth Group

URBAN WILDERNESS

CONTENTS

Section A - Introduction **Page**

1. Introduction 4
2. Revised Development Proposals 5

Section B - Visual Assessment

3. Assessment: Reassessing Visual Effects.....10

Section C - Assessment Summary

4. Assessment Summary & Conclusions..... 30

FIGURES **Page**

Figure 1: Approved Masterplan 6
Figure 2: Approved Phase 2BMasterplan 7
Figure 3: Reserved Matters Phase 2B Masterplan 7
Figure 4: Viewpoint Location Plan 11

TABLES **Page**

Table 1: Visual Assessment Summary 30

SECTION A: INTRODUCTION

LVIA ADDENDUM APPOINTMENT

1.1 Urban Wilderness was initially commissioned by Harworth Group in Autumn 2019 to undertake a Landscape and Visual Impact Assessment (LVIA) for the proposed industrial development on land to the north and south of Dearne Valley Parkway (Gateway 36 Phases 2 and 3 – Local Plan site references ES17 and ES15).

1.2 The objectives of the assessment were to provide a baseline analysis of the site followed by a Landscape and Visual Analysis of the proposals, identifying suitable landscape interventions to mitigate identified impacts and to help integrate the development within its broader landscape context.

1.3 The initial LVIA (Landscape & Visual Impact Assessment, Dearne Valley Parkway - Gateway 36, Barnsley, Rev B – 29 July 2020) was submitted as part of a planning application to Barnsley Council on 06 February 2020 (Application Reference: 2019/1573). This application was granted Outline Planning Permission 10 August 2020, the description of the Approved scheme was as follows:

'Hybrid planning application for a development up to 102,193sqm of employment uses (use classes B1/B2 and B8) and associated works including provision of internal access roads, drainage and landscaping, a) Outline with all matters reserved apart from means of access; and b) full application for associated earthworks and creation of access points including new roundabout to access Local Plan allocation site ES15'.

The requirement for an LVIA Addendum

1.4 Following the Outline Planning consent (as described above), a Reserved Matters application is required to seek approval of details of this development phase. The design of the proposals have been further developed to include revisons to layout and the form of the building to that shown on the indicative Masterplan (see page 6). Please refer to page 5 for a description of the revised development.

1.5 Conditions 20 and 25 of the 'Grant of Outline Planning Permission Decision Notice, 10, August 2020 ' document, make specific reference for any Reserved Matters Applications to be accompanied by a revised LVIA. The revised LVIA is required to include viewpoints and photomontages as previously agreed with the local authority which were used for Outline Planning Application 2019/1573. This is to allow for a like for like comparative assessment between the approved and revised proposals. The revised LVIA will need to demonstrate that no harm to the wider landscape or other sensitive receptors will arise as a consequence of any subsequent change than those agreed at the outline stages.

1.6 Urban Wilderness are commissioned to re-assess the revised proposals and to undertake a comparative assessment to identify any changes to the landscape and visual resource beyond those identified as part of the approved outline scheme.

1.7 This Landscape and Visual Impact Assessment Addendum has been revised in line with the updated Site Masterplan produced by the Harris Partnership, Dwg no: 12006-4-(P)110.

1.8 The site and viewpoints were revisited on the 4th March 2021, 24th March 2021 and 10th Nov 2022. At this time, the clearance of the site, earthworks and ground preparation to create a new access road had commenced in accordance with the terms of the planning consent. In order to better demonstrate a like for like comparison between the approved scheme and the Reserved Matters Application, the scheme is assessed using photos taken 28th November 2019, with the exception of viewpoint 19, which is subsequently added to the addendum for a thorough assessment of the current proposal.

1.9 All UW photography was undertaken with a Nikon D7200 DSLR using a 35mm focal length. All photographs have been prepared in accordance with the Landscape Institute's Technical Guidance Note 06/19 Visual Representation of Development Proposals (September 2019).

REVISED DEVELOPMENT PROPOSALS

1.10 This section describes and illustrates the revisions to the proposals that are being considered as part of this assessment. A revised arrangement of the scheme has been carefully developed and prepared by The Harris Partnership Architects, November 2022.

1.11 Proposed changes to the Unit 4 development, previously known as Unit 8, can be summarised as:

1.12 To reduce the footprint of the building at ground from 14,400m^2 to 11,575.7m^2 . The total gross floor area is 112,896.4m^2 in accordance with Condition 21 of the existing outline planning consent. The proposed layout is in accordance to the existing outline approval with further details now brought forward with Reserved Matters. The proposal is also compliant with the various conditions imposed, in particular Condition 18 (proximity of buildings to the southern boundary).

1.13 Infrastructure: All parking for workers and visitors is proposed to be located in dedicate car parks which are to be positioned to the northeastern side of the building. The layout of the car parks has been rearranged. The development will be accessed off a newly formed adopted road off the existing roundabout to the north of the site. The newly constructed estate road will for the future provide access to the adjacent part of the Hoyland North Masterplan framework.

- Landscape: The proposed landscape is designed to provide an enhanced streetscape and enhance ecological valueon approach and within the new development as that agreed in the Approved Outline Planning Application.

- Landform: The proposed development plateau levels of Phase 2C has been reduced by approximately 1.25m, between + 156.50 to 157.60 AOD, in comparison to those approved by the hybrid planning permission (between +157.00 to +158.85 m AOD).

- Building Heights: the buildings ridge level of 172.50 AOD is within maximum parameter height applicable to that unit, as agreed in the Approved Outline Planning Application. The Finish Floor Level (FFL) of Unit 4 is at 157.75m indicated on the Parameters Plan, set lower than the previous F.F.L at 159.00.

  * the building design does not include traditional eaves i.e. where the roof structure overhangs the wall. The unit features a parapet and the given eave heights are taken from the level of the junction between the pitched roof and the top of the facade walls.

- Development Total: Revisions to Unit 4 at Phase 2 result in a decrease in the unit's development total area. The market tested model that is being proposed amounts to 138,815 sqft in comparison to 155,000 sqft as agreed in the Approved Outline Planning Application.

SECTION A: INTRODUCTION

Schedule of Accommodation

Phase 2

	ft²	m²
Unit 1	26,000	2,415.5
Unit 2	26,000	2,415.5
Unit 3	30,000	2,787.1
Unit 4	50,000	4,645.2
Unit 5	60,000	5,574.2
Unit 6	75,000	6,967.7
Unit 7	255,000	23,690.3
Unit 8	155,000	14,400.0

Phase 3

Unit 1	25,000	2,322.6
Unit 2	250,000	23,225.8
Total	**948,000 ft²**	**88,072.2 m²**

Office content (10% at upper levels)
94,800 ft² 8,807.2 m²

Development Total (inc Office content)
1,042,800 ft² 96,879.4 m²

Area Schedule

Planning Boundary (Red Line)
95.10 Acres 38.49 Hectares

Phase Boundaries

Phase 2 (Green line)
69.65 Acres 28.19 Hectares

Phase 3 (Orange line)
25.45 Acres 10.30 Hectares

Proposed Masterplan
(The Harris Partnership, June 2020)

Compartment names from Barnsley Local Plan (adopted 2019)

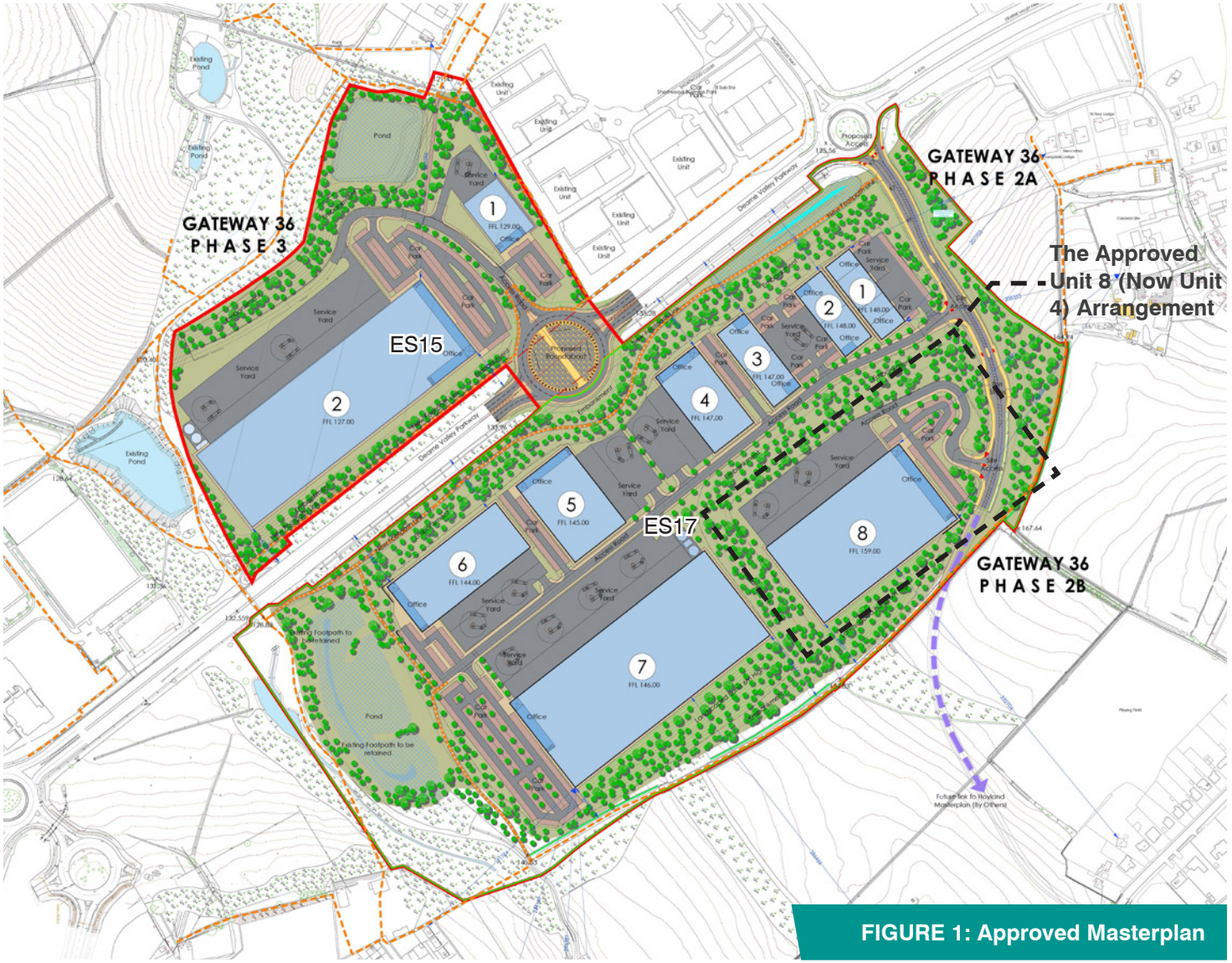


FIGURE 1: Approved Masterplan

1.14 The revisions proposed for Phase 2B are not predicted to give rise to landscape impacts beyond those identified within the Approved LVIA. The type of building being proposed, the massing, location and proposed landscape and surrounding baseline conditions remain as per the Approved LVIA. Therefore, this addendum only focuses on visual impacts.

1.15 Refer to Figure 1 for the Approved Masterplan, Figure 2 for the Approved Phase 2B General Arrangement (GA) and to Figure 3 for the Reserved Matters Application GA that is being assessed as part in this addendum.

1.16 Figure 2: The General Arrangement of Phase 2B as produced by the Harris Partnership, Dwg no: 12006-1-110 Rev G. The plan shows arrangement of Unit 8 as approved at the Outline Planning stages (Application Ref: 2019/1573).

1.17 Figure 3: Dwg no. 334-UW-P-004 Illustrates the revised arrangement as described in 1.12, p.5.



FIGURE 2: Approved Phase 2B GA

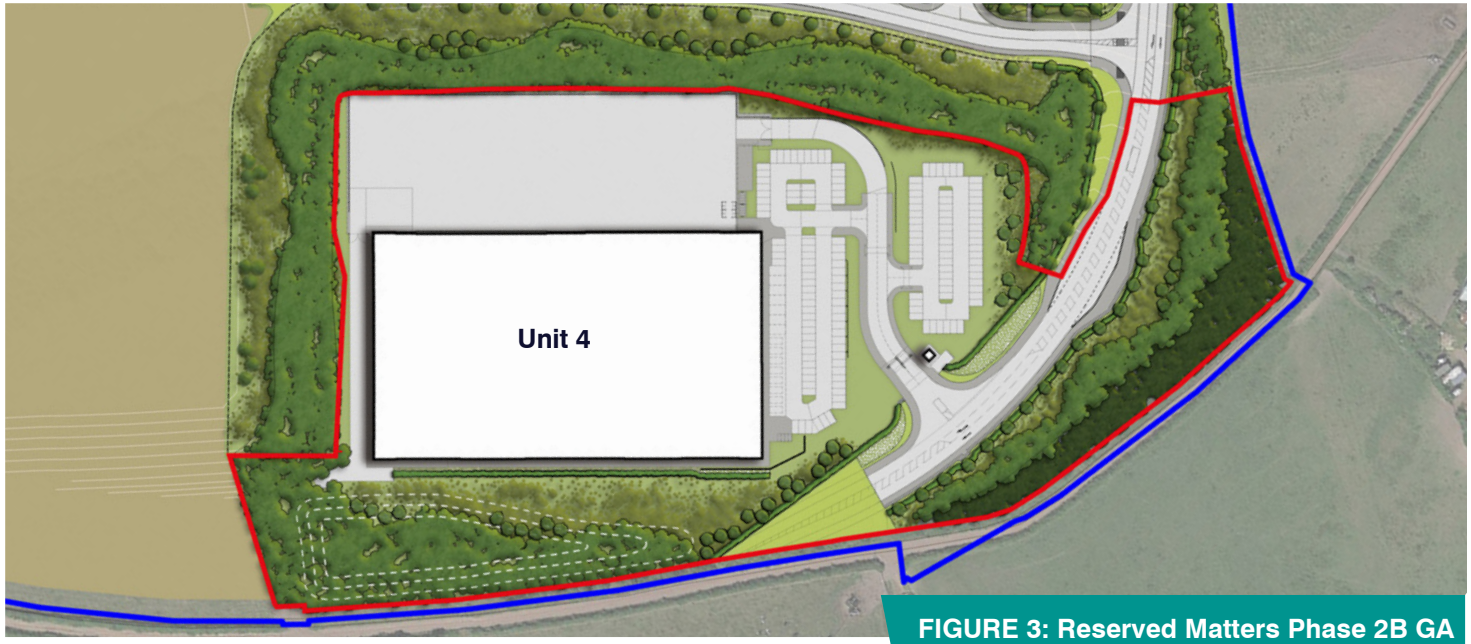


FIGURE 3: Reserved Matters Phase 2B GA

SECTION B

VISUAL ASSESSMENT

SECTION B: VISUAL ASSESSMENT

Reassessing Visual Effects

2.1 This section reconsiders the significance of the revised development and the visual amenity of potential receptors who have a view over or towards the site.

2.2 The assessment compares the views of a sample of receptors in order to re-evaluate the potential effects of the development following revisions being made to Phase 2B (as described in Section 1 of this addendum).

2.3 The Approved LVIA included a number of photomontages that were produced to demonstrate the changes to the visual resource when viewed from certain locations. These locations were agreed with the local planning authority and were selected for their sensitivity or exposure to the new development. Photomontage viewpoints were:

- Viewpoint 3: Public Right of Way UD40
- Viewpoint 5: Open Space adjacent to Tinker Lane
- Viewpoint 15: Pilley Lane.

2.4 In order to gain a 'like by like' comparison of the approved plans and the Reserved Matters proposals for Phase 2B, new photomontages have been prepared using an updated 3D model of the proposals prepared by the Harris Partnership, as illustrated in Figure 3. Updated photomontages have been prepared in the exact same location as the approved LVIA (refer to Figure 4) to provide a visual aid to help the reader understand the extents of the changes being proposed. This is in line with Condition 25 of the of the approved Outline Planning Permission.

2.5 With the exception of Viewpoint 19, the 'extent of views' towards the site from each viewpoint location has already been established and agreed within the Approved LVIA. Therefore, this assessment only considers the scheme at completion and how the visual impacts may differ from those agreed viewpoints in the initial assessment.

2.6 The landscape within the site is currently in a transitional state. The clearance and stripping of the site, earthworks and works to create a new access road has commenced in accordance with the terms of the planning consent. These advanced works render the landscape baseline different to that of the initial site visits of 28th November 2019 and 6th December 2019, as recorded within the LVIA approved at the outline planning stages.

2.7 All the viewpoints were revisited on the 4th and 24th March 2021. It was determined that:

- Viewpoint 4, 11 and 18 did not have direct view of Phase 2B and were therefore unaffected by the changes being proposed.
- Viewpoints 1, 2, 6, 7, 9, 12, 13, 14, 16 and 17 may perhaps notice very slight reduction in scale of the building. The effectiveness of mitigation planting and the overall changes in the visual resource will remain unchanged from those identified and approved at the outline planning stages. Changes to building height are minimal and it is judged that they will not appear greater or smaller within these views. Changes in the articulation of the building's facades will be barely discernible from these distances or from oblique angles.
- Viewpoints 10 may experience slight changes in the arrangement of buildings. Their proximity and orientation towards the site may also result in a noticeable change in the articulation of the buildings facades when comparing the approved plan with this Reserved Matters Application. However, these changes in the view will still amount to the same magnitude of change and significance of change as that of the Approved LVIA.

- Viewpoint 8 was revisited on 4 March 2021 and a new Viewpoint 19 was visited on 22 November 2022. It is determined that these viewpoints will experience a greater degree of change due to the orientation and proximity towards the development. Therefore, we have chosen to produce new photomontages of the development from these locations at Years 0 and 15 to help visualise the anticipated changes. These can be viewed on page 18-19 and 24-25.

2.8 The visual assessment within this addendum should be read alongside the Approved LVIA. For ease of reference, Table 1 provides a tabulated assessment of the visual effects of all viewpoints and provides a side-by-side comparison of the Approved LVIA findings to those predicted as part of this Reserved Matters Application.

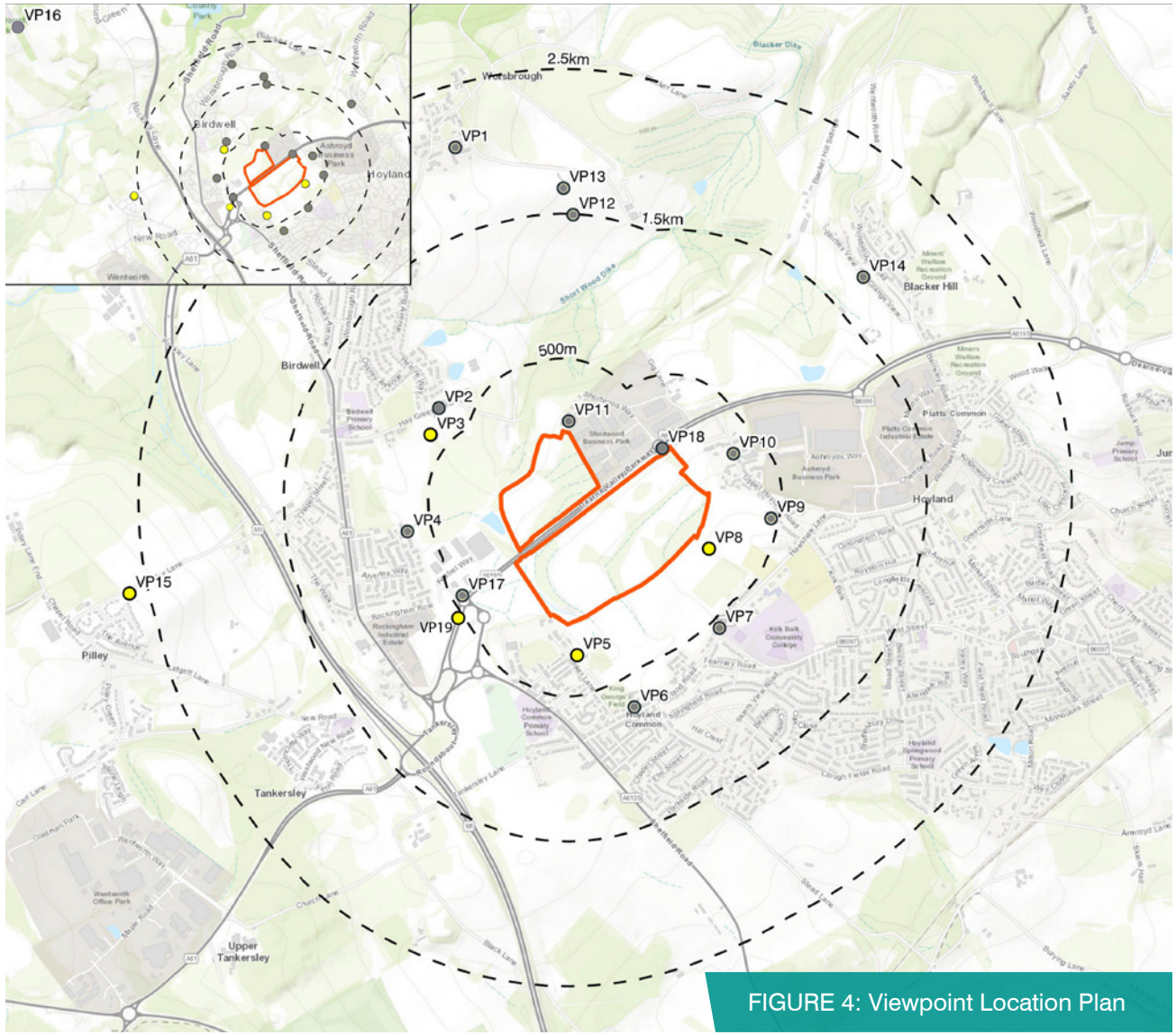


FIGURE 4: Viewpoint Location Plan

VIEWPOINT THREE - REASSESSMENT



Location: UD40

Elevation: 118m AOD

Distance: 380m

Bearing to Site: Due South East

Receptor Type: Recreational

Viewpoint Description: The viewpoint is taken along PROW UD40 and is representative of the view experienced by recreational users of the PROW on the southern boundary of the village of Birdwell. This PRoW connects Birdwell to the A6195 and travels through farmland along field boundaries and through a commercial estate.



Approved assessment of the likely effects upon the visual resource

Type of View:	Partial
Sensitivity to Change:	Medium to High
Magnitude of Change:	High adverse reducing to Medium adverse at Year 15 due to mitigation planting reducing the impacts
Significance of Change:	Moderate Adverse

Reassessment of the effects upon the visual resource arising from revision to Unit 4 within Phase 2B

Changes in Visibility of the Proposed Development at Year 0 from that approved at Outline Planning: When comparing the approved plan and the Reserved Matters Application at Year 0, changes arising as a result of revisions to Unit 4 are barely discernible. Unit 4 will protrude slightly further above the Phase 3 and 2A developments. However, the overall perception of scale, massing and height of the development will not notably change. This is particularly the case when viewed in the broader context of other commercial developments and the intervening landscape within the view.

Changes in Visibility of the Proposed Development at Year 15 from that approved at Outline Planning: Once mitigation planting establishes, screening will occur and the articulation of the proposed architectural facades will diminish. This will result in the Reserved Matters Application incurring no changes upon the visual resource beyond those identified and documented in the Approved LVIA at the Outline Planning stages.

Type of View:	Partial **(No Change)**
Sensitivity to Change:	Medium to High **(No Change)**
Magnitude of Change:	High Adverse reducing to Medium Adverse at Year 15 due to mitigation planting reducing the impacts **(No Change)**
Significance of Change:	Moderate Adverse **(No Change)**



Viewpoint 3 Illustrative Photomontage: [as per the Approved LVIA]
Showing the proposed development at **Year 0.**



Viewpoint 3 Illustrative Photomontage: [as per the Reserved Matters application] Revised arrangement taken from **Dwg:12006-4(P)111**
Showing the revised development at **Year 0.**



Viewpoint 3 Illustrative Photomontage: [as per the Approved LVIA]
Showing the proposed development at **Year 15.**



Viewpoint 3 Illustrative Photomontage: [as per the Reserved Matters application] Revised arrangement taken from **Dwg:12006-4(P)111**
Showing the revised development at **Year 15.**

VIEWPOINT FIVE - REASSESSMENT



Location: Open space adjacent to Tinker Lane

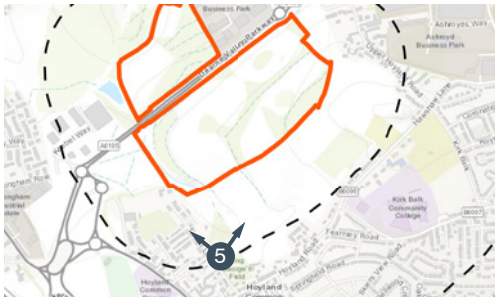
Elevation: 143m AOD

Distance: 285m

Bearing to Site: Due North

Receptor Type: Residential

Viewpoint Description: The viewpoint is taken from a public open space adjacent to the back gardens of a line of bungalows to the north of Tinker Lane. It represents the views of the residents living in the area. This residential area comprises a mixture of 1970s bungalows, terraced houses, detached and semi-detached houses.



Approved assessment of the likely effects upon the visual resource

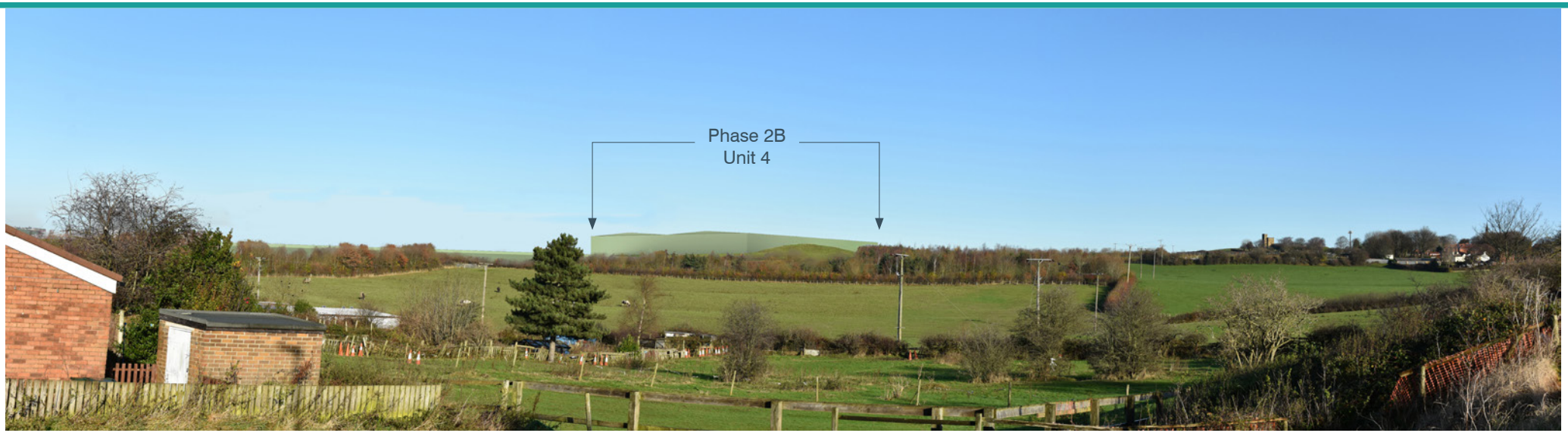
Type of View:	Partial
Sensitivity to Change:	High
Magnitude of Change:	Low adverse
Significance of Change:	Moderate Adverse reducing to Slight adverse at year 15 due to mitigation planting reducing the impacts

Reassessment of the effects upon the visual resource arising from revision to Unit 4 within Phase 2B

Changes in Visibility of the Proposed Development at Year 0 from that approved at Outline Planning: The visibility of the Phase 2B development from this location is anticipated to be limited to the upper section of Unit 4. The revision to Unit 4 will not be perceived as a noticeable increase in height from this distance. The form of the proposed earth mounding has also been increased to provide a greater degree of screening of the development, which will further mitigate the visual impact from this viewpoint. Overall, the revision will not introduce changes to the visual resource to the extent of altering the magnitude of change or the significance of change that was previously agreed.

Changes in Visibility of the Proposed Development at Year 15 from that approved at Outline Planning: Mitigation planting that is proposed to be located on the revised earth mounding will serve to provide effective screening upon maturity. This will result in the Reserved Matters Application incurring no changes upon the visual resource beyond those identified and agreed in the approved LVIA at the Outline Planning stages.

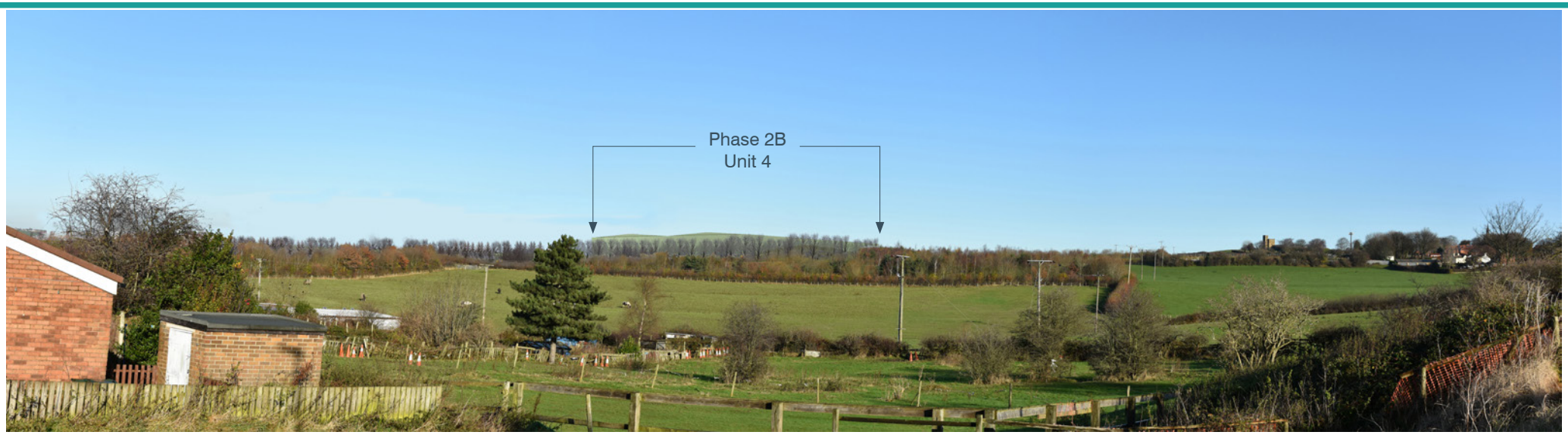
Type of View:	Partial **(No Change)**
Sensitivity to Change:	High **(No Change)**
Magnitude of Change:	Low Adverse **(No Change)**
Significance of Change:	Moderate Adverse reducing to slight Adverse at Year 15 due to mitigation planting reducing the impacts **(No Change)**



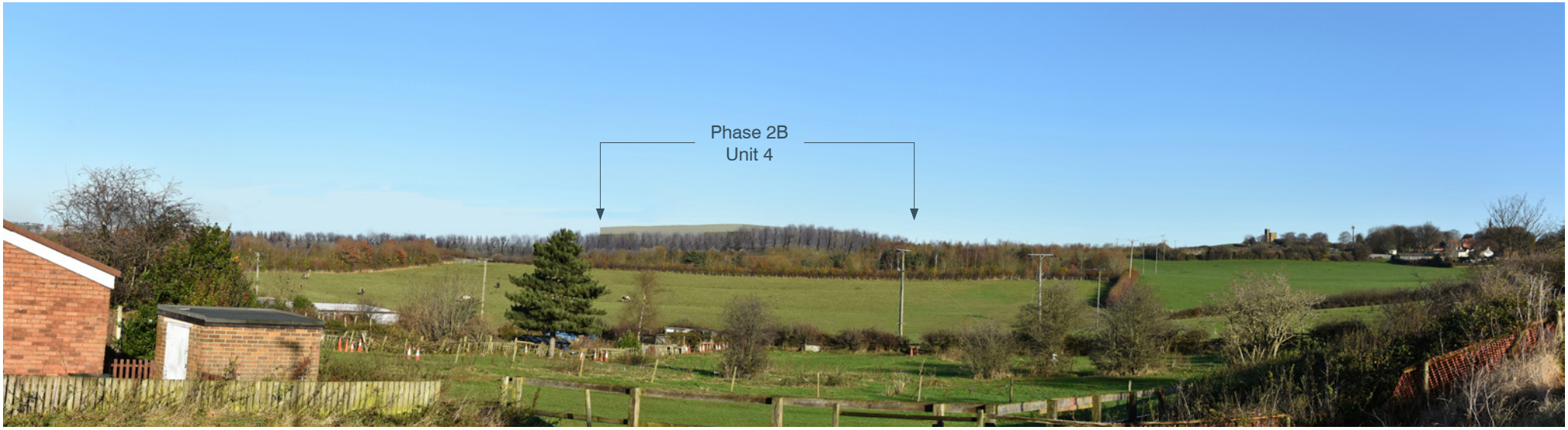
Viewpoint 5 Illustrative Photomontage: [Previously known as Unit 8 as per the original LVIA for outline planning, July 2020]
Showing the proposed development at **Year 0.**



Viewpoint 5 Illustrative Photomontage: [as per the Reserved Matters application] Revised arrangement taken from **Dwg:12006-4(P)111**
Showing the revised development at **Year 0.**



Viewpoint 5 Illustrative Photomontage: [Previously known as Unit 8 as per the original LVIA for outline planning, July 2020]
Showing the proposed development at **Year 15.**



Viewpoint 5 Illustrative Photomontage: [as per the Reserved Matters application] Revised arrangement taken from **Dwg:12006-4(P)111**
Showing the revised development at **Year 15.**

VIEWPOINT EIGHT - REASSESSMENT



Location: PRoW Hoyland Nether UD 7 and 1

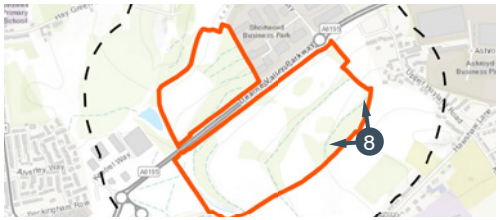
Elevation: 167m AOD

Distance: 10m

Bearing to Site: Due North

Receptor Type: Recreational

Viewpoint Description: The viewpoint is taken from PrOW UD 7 and 1, it represents the views of recreational users using theses PROW. Existing dense woodland vegetation along the southern boundary of the site screens the wider site from view, resulting in no views towards the northern part of the site (ES15). The Viewpoint is taken from the junction of PRoW 1 AND 7, PRoW 1 runs from Upper Hoyland Road to Tinker Lane and is a wide track, PRoW 7 connects into PRoW 1 and through to St Peter's Church in Hoyland.



Approved assessment of the likely effects upon the visual resource

Type of View:	Partial
Sensitivity to Change:	High
Magnitude of Change:	Medium adverse reducing to Low adverse at year 15 due to mitigation planting reducing the impacts
Significance of Change:	Moderate adverse reducing to slight adverse at year 15 due to mitigation planting reducing the impacts

Reassessment of the effects upon the visual resource arising from revision to Unit 4 within Phase 2B

Changes in Visibility of the Proposed Development at Year 0 from that approved at Outline Planning: The proposed scheme is reassessed based on the written assessment for Viewpoint 8 from the approved LVIA. At Year 0, the development will clearly be visible in views from this location. The removal of vegetation in the foreground will create long distance views to the wider landscape. In these new views, the proposed Unit 4 development will form part of a much wider panoramic landscape which is set against a backdrop of rising and distant landform to the rear. The proposed grass area bounded by post and wire fencing in the foreground is illustrated as a temporary landscape which is subject to future changes. The proposed estate road would be extended in a future phase to provide access to the proposed residential development south of the site as part of the Hoyland North Residential Masterplan framework.

Changes in Visibility of the Proposed Development at Year 15 from that approved at Outline Planning: Once mitigation planting establishes, screening will occur and the articulation of the proposed architectural facades will recede. By year 15, visibility of the Reserved Matters arrangement will reduce to same extent as that of the approved plan and will bear no greater or lesser impacts upon the visual resource. All associated soft landscape elements will replace that of the removed vegetation from this viewpoint.

Given the change in the view from a footpath contained by close range planting to long panoramic views (which features other forms of development), the magnitude of change is now judged to be High. This is a change from the original assessment, which in part due to the sense of openness that occurs with the removal of the immediate vegetation rather than specific changes to the building. However, this exposure to the wider landscape would quickly reduce to low as new screening planting establishes year on year. Overall, This amounts to a slight increase in the judge magnitude of change from the approved LVIA at Year 0, but no change at year 15.

Type of View:	Partial **(No Change)**	**Sensitivity to Change:**	High **(No Change)**
Magnitude of Change:	High adverse reducing to low adverse by Year 10	**Significance of Change:**	Significant adverse reducing to Slight Adverse



Viewpoint 8 Illustrative Photomontage: [as per the Reserved Matters application] Proposed arrangement taken from **Dwg:12006-4(P)111**
Showing the proposed development at **Year 0.**



Viewpoint 8 Illustrative Photomontage: [as per the Reserved Matters application] Proposed arrangement taken from **Dwg:12006-4(P)111**
Showing the proposed development at **Year 15.**

VIEWPOINT FIFTEEN - REASSESSMENT



Location: Pilley Lane

Elevation: 147 AOD

Distance: 1.55km

Bearing to Site: East

Receptor Type: Residential

Viewpoint Description: This view is representative of the views experienced by residents living in properties along the eastern side of Pilley. The properties in this location consist of mainly semi-detached, single and double storey properties. Dwellings along Rockley View and The Avenue have a view of the site from the rear of their properties. This location affords a view across arable fields, the M1 road corridor and the village of Birdwell in the middle ground, up to the Application Site and Hoyland in the background.



Approved assessment of the likely effects upon the visual resource

Type of View:	Partial
Sensitivity to Change:	High
Magnitude of Change:	Medium Adverse reducing to Low Adverse at Year 15 due to mitigation planting reducing the impacts
Significance of Change:	Moderate Adverse reducing to slight Adverse at Year 15 due to mitigation planting reducing the impacts

Reassessment of the effects upon the visual resource arising from revision to Unit 4 within Phase 2B

Changes in Visibility of the Proposed Development at Year 0 from that approved at Outline Planning: Phase 2B can clearly be seen sitting central to the wider urban context of dense residential and commercial development. When comparing the approved plan with the Reserved Matters Application at Year 0, the revision to Unit 4 is barely noticeable. The slight increase in height of the building and a reduction of building massing will not introduce changes to the visual resource to the extent of altering the magnitude of change or the significance of change that was previously agreed.

Changes in Visibility of the Proposed Development at Year 15 from that approved at Outline Planning: Once mitigation planting establishes, screening to lower portions of the buildings will occur helping the development to nestle into the urban setting. By Year 15 the Reserved Matters development will visually recede, amounting to a slight significance of change as per the approved development.

Type of View:	Partial **(No Change)**
Sensitivity to Change:	High **(No Change)**
Magnitude of Change:	Medium Adverse reducing to Low Adverse at Year 15 due to mitigation planting reducing the impacts **(No Change)**
Significance of Change:	Moderate Adverse reducing to slight Adverse at Year 15 due to mitigation planting reducing the impacts **(No Change)**



Viewpoint 15 Illustrative Photomontage: [Previously known as Unit 8 as per the original LVIA for outline planning, July 2020]
Showing the proposed development at **Year 0.**



Viewpoint 15 Illustrative Photomontage: [as per the Reserved Matters application] Revised arrangement taken from **Dwg:12006-4(P)111**
Showing the revised development at **Year 0.**



Viewpoint 15 Illustrative Photomontage: [as per the Approved LVIA]
Showing the proposed development at **Year 15.**



Viewpoint 15 Illustrative Photomontage: [as per the Reserved Matters application] Revised arrangement taken from **Dwg:12006-4(P)111**
Showing the proposed development at **Year 15.**

THIS PAGE IS INTENTIONALLY LEFT BLANK

VIEWPOINT NINETEEN (New Viewpoint)



Location: A6195, adjacent to the Oval Plot

Elevation: 138 AOD

Distance: 825m

Bearing to Site: North East

Receptor Type: Vehicular road users

Viewpoint Description: This viewpoint is taken from the footpath next to Costa Coffee on the A6195, to represent vehicular and road users. This location affords a view across the dual carraigeway overlooking Oval Plot, a warehouse development which is currently underconstruction.



Extent of View to Site: The foreground consists of the A6195 dual carriageway. The Oval Plot industrial development is currently under construction adjacent to a Starbucks Café. These activities are clearly visible at the centre of the view. Phase 2 development (Parcel ES15), including the newly built Phase 2A industrial units 1-3 are visible above a belt of woodland vegetation in the background. The left of the image is is Rockingham Roundabout and Dearne Valley Farm public house. These are partially screened by a small group of trees. Phase 3 development site (Parcel ES 17) is hidden from view behind the Dearne Valley Farm public house and Rockingham Roundabout.

Assessment of the effects upon the visual resource arising from the proposed Unit 4 within Phase 2B:

Visibility of Proposed Development (Construction):Construction activities and earthworks will be visible behind the Oval Plot Industrial development, above a belt of existing woodland vegetation. Notable changes from the pre-construction stage include the removal of existing boundary vegetation which previously provided screening to the site. Whilst construction activities will be visible, they are not expected to introduce activities that are uncommon within an area dominated by large road infrastructure, construction and commercial activities.

Visibility of Proposed Development (Year 0): Once complete the proposed unit will be clearly within view when travelling along the A6195. Unit 5 and 6 will screen Phase 2A development and Unit 7 would partially screen the Unit 4 development. New built form will increase the amount of commercial development and urban influence within this area and within this specific viewpoint. However, the combination of existing commercial development, highways infrastructure and the transient nature of the receptor amount to a low sensitivity to change.

Visibility of Proposed Development (Year 15): Once mitigation planting has established, a degree of screening of the proposed Unit 4 development will occur and the articulation of the proposed architectural facades will recede. This will serve to reduce the significance of the change to upon visual resource.

Type of View:	Partial
Sensitivity to Change:	Low
Magnitude of Change:	Moderate
Significance of Change:	Moderate adverse



Viewpoint 19 Illustrative Photomontage: [as per the Reserved Matters application] Proposed arrangement taken from **Dwg:12006-4(P)111** Showing the proposed development at **Year 0.**



Viewpoint 19 Illustrative Photomontage: [as per the Reserved Matters application] Proposed arrangement taken from **Dwg:12006-4(P)111** Showing the proposed development at **Year 15.**

TABLE 1: VISUAL ASSESSMENT SUMMARY TABLE

Viewpoint	Receptor Type	Sensitivity to Change	Magnitude of Change	Significance of Change	Changes from the Approved LVIA
1	Residential	High **(NO CHANGE FOR THE APPROVED LVIA)**	Medium adverse reducing to Low Adverse at year 15 **(NO CHANGE FOR THE APPROVED LVIA)**	Moderate adverse reducing to Slight Adverse at year 15 **(NO CHANGE FOR THE APPROVED LVIA)**	**None**
2	Residential	Medium (due to the existing visual impact of warehouses on adjacent site)	Medium adverse **(NO CHANGE FOR THE APPROVED LVIA)**	Moderate adverse **(NO CHANGE FOR THE APPROVED LVIA)**	**None**
3	PRoW User (Recreational)	Medium to High **(NO CHANGE FOR THE APPROVED LVIA)**	High adverse reducing to Medium adverse at year 15 **(NO CHANGE FOR THE APPROVED LVIA)**	Moderate Adverse **(NO CHANGE FOR THE APPROVED LVIA)**	**None**
5	Residential	High **(NO CHANGE FOR THE APPROVED LVIA)**	Low adverse at year 15 **(NO CHANGE FOR THE APPROVED LVIA)**	Moderate Adverse reducing to Slight adverse at year 15 **(NO CHANGE FOR THE APPROVED LVIA)**	**None**
6	Residential	Medium to High **(NO CHANGE FOR THE APPROVED LVIA)**	Medium adverse reducing to Low adverse at year 15 **(NO CHANGE FOR THE APPROVED LVIA)**	Moderate Adverse reducing to Slight adverse at year 15 **(NO CHANGE FOR THE APPROVED LVIA)**	**None**
7	Residential	High **(NO CHANGE FOR THE APPROVED LVIA)**	Medium adverse reducing to Low adverse at year 15 **(NO CHANGE FOR THE APPROVED LVIA)**	Moderate Adverse reducing to Slight adverse at year 15 **(NO CHANGE FOR THE APPROVED LVIA)**	**None**
8	PRoW User (Recreational)	High **(NO CHANGE FOR THE APPROVED LVIA)**	High adverse reducing year on year to Low adverse at year 15 **(INCREASE FROM MEDIUM TO HIGH)**	Significant adverse reducing to slight adverse at year 15 **(NO CHANGE FOR THE APPROVED LVIA)**	Increase in magnitude and significance until planting establishes. This change does not arise as a direct result of revisions to the building.
9	Residential	High **(NO CHANGE FOR THE APPROVED LVIA)**	Medium adverse reducing to Low adverse at year 15 **(NO CHANGE FOR THE APPROVED LVIA)**	Moderate adverse reducing to slight adverse at year 15 **(NO CHANGE FOR THE APPROVED LVIA)**	**None**
10	Residential	Medium **(NO CHANGE FOR THE APPROVED LVIA)**	Medium adverse reducing to Low adverse at year 15 **(NO CHANGE FOR THE APPROVED LVIA)**	Moderate adverse reducing to slight adverse at year 15 **(NO CHANGE FOR THE APPROVED LVIA)**	**None**
12	Residential	High **(NO CHANGE FOR THE APPROVED LVIA)**	Low adverse **(NO CHANGE FOR THE APPROVED LVIA)**	Slight adverse **(NO CHANGE FOR THE APPROVED LVIA)**	**None**
13	PRoW User (Recreational)	High **(NO CHANGE FOR THE APPROVED LVIA)**	Low adverse **(NO CHANGE FOR THE APPROVED LVIA)**	Slight adverse **(NO CHANGE FOR THE APPROVED LVIA)**	**None**
14	Residential	High **(NO CHANGE FOR THE APPROVED LVIA)**	Low adverse reducing to negligible in year 15 **(NO CHANGE FOR THE APPROVED LVIA)**	Negligible **(NO CHANGE FOR THE APPROVED LVIA)**	**None**
15	Residential	High **(NO CHANGE FOR THE APPROVED LVIA)**	Medium adverse reducing to Low adverse at year 15 **(NO CHANGE FOR THE APPROVED LVIA)**	Moderate adverse reducing to slight adverse at year 15 **(NO CHANGE FOR THE APPROVED LVIA)**	**None**
16	Recreational	High **(NO CHANGE FOR THE APPROVED LVIA)**	Low adverse **(NO CHANGE FOR THE APPROVED LVIA)**	Slight adverse **(NO CHANGE FOR THE APPROVED LVIA)**	**None**
17	Vehicular road users	Low **(NO CHANGE FOR THE APPROVED LVIA)**	Medium adverse **(NO CHANGE FOR THE APPROVED LVIA)**	Moderate adverse reducing to slight adverse at year 15**(NO CHANGE FOR THE APPROVED LVIA)**	**None**
19	Vehicular road users	Low	Moderate adverse	Moderate adverse	***New Viewpoint**

THIS PAGE IS INTENTIONALLY LEFT BLANK

SECTION C

SUMMARY & CONCLUSIONS

SECTION C: ASSESSMENT SUMMARY AND CONCLUSIONS

3.1 The proposed development remains in line with the parameters of the approved application: a commercial warehouse development on land north and south of the A6195, in South Barnsley. Development is proposed on land designated for employment in Barnsley Local Plan (adopted 2019) and referenced as ES15 and ES17.

3.2 The purpose of this addendum is to reassess the visual effects of the development upon the surrounding visual resource following design development changes to the proposed Phase 2B. Changes being proposed are subsequent to the initial scheme being granted Outline Planning Permission, dated 10 August 2020, Application Ref: 2019/1573.

3.3 Changes proposed to Phase 2B can be summarised as:

- Unit 4: To reduce the footprint of the building at ground from 14,400m^2 to 11,575.7m^2 . The total gross floor area is 112,896.4m^2 in accordance with Condition 21 of the existing outline planning consent.
- Infrastructure and layout of the car parks has been rearranged.
- Building Heights: the buildings ridge level of 172.50 AOD is within maximum parameter height applicable to that unit, as agreed in the approved Outline Planning Application. The Finished Floor Level (FFL) of Unit 4 is at 157.75m indicated on the Parameters Plan, set lower than the previous FFL at 159.00.

3.4 The landscape within the site is currently being engineered to create a development plateau in accordance with the hybrid planning permission, subject to minor amendment.

3.5 The proposed development plateau level of Phase 2B has been reduced by approximately 1.25m, between + 156.50 to 157.60 AOD, in comparison to those approved by the hybrid planning permission (between +157.00 to +158.85 m AOD).

3.6 The most sensitive viewpoints have been considered as part of this addendum assessment. These viewpoints were agreed with the local planning authority as part of the original LVIA, 3D modeling and photomontage have been used to assess the likely visual impacts upon the visual resource when viewed from each location.

3.7 This comparative study has used the same viewpoints to enable a genuine, accurate comparison to be made. These viewpoints are:

- Viewpoint 3: PRoW UD40
- Viewpoint 5: Open Space adjacent to Tinker Lane
- Viewpoint 8: PRoW Hoyland Nether UD 7 and 1
- Viewpoint 15: Pilley Lane.

3.8 Two additional montage viewpoints have been created to visually convey the character and anticipated changes at:

- Viewpoint 19: A6195, adjacent to the Oval Plot

3.9 All other viewpoints from the original LVIA have been scoped out for the following reasons:

- Lack of intervisibility between the viewpoint and Phase 2B
- No comparable baseline as photomontages were not required to be produced for these viewpoints as part of the original LVIA.

3.10 Changes to the Phase 2B development are not predicted to bear any changes to the visual resource that vary to those identified and approved at the agreed

Outline Planning stages. The majority of the views are from a distance and are orientated towards Phase 2B in such a way that detailed changes will not be discernible. The revised dimensions, the position of the proposed building and its associated landscape elements will not give rise to any material changes to the visual resource. Consequently, it is considered that the magnitude of change and significance of change are unaffected by the RM proposals.

3.11 Similarly, when comparing photomontages from the approved scheme with the newly produced montages of the Reserved Matters scheme, no addition visual effects were identified.

3.12 A change in the magnitude and significance of Viewpoint 8 Public Right of Way has been identified following the production of a new photomontage. However, these changes are not a consequence of changes to the built form, or its associated infrastructure or landscape. Th PRoW was previously enclosed by scrub vegetation and allowed only short-distance views where the two PRoW joined. This strong sense of containment was replaced by open, long distance views to the rural landscape to the north. However, the built form remains within the parameters agreed at Outline stage and therefore the development does not in itself have a greater visual impact. Rather that the original assessment, prior to the agreed deforestation, under-estimated the extent of change. This has resulted in an increase in magnitude of change from 'Medium' to 'High'. However, the significance of change will quickly reduce as anticipated within the original LVIA with the growth and maturing of mitigation planting. From Year 15, the screening of the building will be highly effective. While the planting establishes, it is considered that users of the PRoW will be able to enjoy the long range views across the wider landscape which is considered to be a positive, if unanticipated, feature within the landscape.

3.13 Phase 2B would be viewed within the context of the surrounding, existing commerical developments and infrastructure. In terms of landscape character, it is anticipated that the proposed land use will remain consistent with the zoned commercial development surrounding it. Therefore, the introduction of new buildings in this location will not give rise to any major adverse impacts. In the same way, the view will remain largely the same as currently experienced by those traveling along the Dearne Valley Parkway.

3.14 While a moderate adverse change in the visual resource is anticipated at construction, any visual impact will be successfully mitigated by the proposed woodland planting, with the anticipated visual impact reducing to low at year 15. Moreover, the proposed planting will give the area a well-wooded appearance, helping to restore local landscape character.

3.15 Finally, while there is no direct comparison possible with the findings of the original LVIA from viewpoint 19, it is anticipated that the Unit 4 RM proposals will not cause any further diminution in the visual resource when compared with the original LVIA at Outline Planning Stage.

3.16 In accordance with condition 20, it is judged that the changes being proposed for Unit 4 as part of Phase 2B will not amount to any greater impacts upon the surrounding visual resource, wider landscape or sensitive receptors (including the adjoining housing allocations, than those those already identified at Outline Planning stage.

Revision History

Rev	Issue and Author	Reviewed	Approved	Date
-	First Issue	BVL	CH	24 Nov 2022
A	Revised BVL	BVL	TBR	2 Dec 2022
B	Revised BVL	BVL	TBR	21 Dec 2022

Prepared By:

URBAN WILDERNESS

7 Saw Mill Yard | Water Lane | Holbeck | Leeds | LS11 5WH

(t) +44 (0)113 472 0030

(e) design@urbanwilderness.co.uk

(w) www.urbanwilderness.co.uk