



Landscape and Visual Appraisal

Land south of Cemetery Road, Jump, Barnsley

Barratt & David Wilson Homes

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Basis of Report

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Acronyms and Abbreviations

AOD	Above Ordnance Datum
EIA	Environmental Impact Assessment
LCA	Landscape Character Area
LCT	Landscape Character Type
LPA	Local Planning Authority
LVA	Landscape and Visual Appraisal
LVIA	Landscape and Visual Impact Assessment
GLVIA3	Guidelines for Landscape and Visual Impact Assessment (3rd Edition)
NCA	National Character Area (Natural England)
NPPF	National Planning Policy Framework
PRoW	Public Right of Way
SAC	Special Area of Conservation
SPA	Special Protection Area
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
TGN	Technical Guidance Note
ZTV	Zone of Theoretical Visibility



1.0 Introduction

This Landscape and Visual Appraisal has been prepared by SLR Consulting Ltd. on behalf of Barratt & David Wilson Homes (“the Applicant”) in support of the submission of a planning application for *‘Residential development, together with access, public open space, landscaping, drainage infrastructure and associated works’*.

The objective of this report is to identify the potential landscape and visual effects of the proposed development.

1.1 Methodology

This appraisal has been carried out by an experienced Landscape Architect in accordance with the recommendations of the Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013, also known as GLVIA3, produced by the Landscape Institute and Institute of Environmental Management and Assessment) and TGN 02/21. The full methodology is provided in Appendix A. All judgements have been discussed and agreed with an experienced Chartered Landscape Architect in accordance with best practice.

The appraisal is based upon a desk top appraisal of relevant plans, guidance and character assessments, as well as a thorough site appraisal and site visit carried out in May 2026.

Landscape, as defined in the European Landscape Convention, is “*an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*”, (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside. Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development. Landscape effects are changes to the physical fabric of the landscape and its components, and changes to the aesthetic or perceptual aspects of the landscape and its overall character, as perceived by people.

It is important to note that it is best practice in landscape and visual appraisal to conclude that the introduction of built form to a green field site will result in negative landscape and visual effects. However, it is possible for good architectural and landscape design principles to be established to create successful places with attractive scenic qualities. It is therefore important to consider placemaking and design alongside the conclusions of the LVA.

1.2 Study Area

The study area (which is larger than the potential area of visibility for the purposes of providing landscape context) as illustrated on **Figures JMP-01 to JMP-06 (Appendix F)**.

The study area was defined initially by desk top analysis of plans and aerial photographs and was then further refined by site appraisal.

Figure JMP-05: Screened Zone of Theoretical Visibility (Appendix F) demonstrates that visual effects associated with the proposals would be localised within this Study Area. The extent to which the site is visible within the wider landscape is reduced by intervening topography, built form and vegetation.



2.0 Planning Context

2.1 National Policy: National Planning Policy Framework (NPPF, February 2025)

The most recent revision of the National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing and Communities) was published in December 2024 and revised in February 2025.

Paragraph 10 sets out the fundamental principle of this document: that there is a presumption in favour of sustainable development. Paragraph 11 states that all development that is in accordance with the development plan should be approved *“without delay”* and that *“where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date”* permission should be granted for development *“unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”*

In relation to landscape, the NPPF defines sustainability as including the protection and enhancement of the *“natural, built and historic environment”* (paragraph 8).

Paragraph 96 states that *“planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which (inter alia) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with ...”* Paragraph 96 also advocates the creation of *“well-designed, clear and legible pedestrian and cycle routes, and high quality public space”*, as well as *“safe and accessible green infrastructure”* and *“layouts that encourage walking and cycling”*.

Paragraph 105 relates to rights of way and access, stating that these should be *“protected and enhanced”*. It is noted that better facilities should be provided for users of rights of way, for example by *“adding links to existing rights of way including National Trails”*.

Paragraph 131 also states that *“the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve”*.

Paragraph 135 states that developments should (at point b) be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”* and at (c), be *“sympathetic to local character and history, including the surrounding built environment and landscape setting”*, whilst also at (d) *“establish or maintain a strong sense of place”*.

Paragraph 136 states that *“Trees make an important contribution to the character and quality of urban environments”* and notes that *“Planning policies and decisions should ensure... that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible”*.

Paragraph 143 states *“Green Belt serves five purposes: a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”*

Paragraph 187 (a) of the NPPF states that the planning system, *“should contribute to and enhance the natural and local environment by [inter alia] ...protecting and enhancing valued landscapes”* and (b) by *“recognising the intrinsic character and beauty of the countryside”*.



Paragraph 188 states that the planning system should “*distinguish between the hierarchy of international, national and locally designated sites*”.

2.2 Local Policy

2.2.1 Barnsley Metropolitan Borough Council Local Plan

The Barnsley Metropolitan Borough Council (MBC) Local Plan, adopted on 3 January 2019, sets out policies and proposals to meet the needs for housing, employment and other development. The following section identifies landscape-related policies of relevance to the proposed development.

Policy GB1 Protection of Green Belt states:

“The general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning policy.”

Policy GD1 General Development states:

“Proposals for development will be approved if (amongst other things):

They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;

Appropriate landscaped boundaries are provided where sites are adjacent to open countryside; and

Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.”

Policy D1 High Quality Design and Place Making states:

“Design Principles:

Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:

Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;

Views and vistas to key buildings, landmarks, skylines and gateways; and

Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should (amongst other things):

Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;

Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;

Include a comprehensive and high quality scheme for hard and soft landscaping; and

Provide high quality public realm.

In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.”

Policy LC1 Landscape Character states:



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

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

Policy GI1 Green Infrastructure states:

“We will protect, maintain, enhance and create an integrated network of connected and multi functional Green Infrastructure assets that:

Provides attractive environments where people want to live, work, learn, play, visit and invest;

Meets the environmental, social and economic needs of communities...;

Enhances the quality of life for present and future residents and visitors;

Helps to meet the challenge of climate change;

Enhances biodiversity and landscape character;

Improves opportunities for recreation and tourism;

Respects local distinctiveness and historical and cultural heritage;

Maximises potential economic and social benefits; and

Secures and improves linkages between green and blue spaces;

At a strategic level Barnsley's Green Infrastructure network includes the following corridors which are shown on the Green Infrastructure Diagram (amongst others):

River Dearne Valley Corridor.

The network of Green Infrastructure will be secured by protecting open space, creating new open spaces as part of new development, and by using developer contributions to create and improve Green Infrastructure.

We have produced a Green Infrastructure Strategy for Barnsley which is informed by the Leeds City Region and South Yorkshire Green Infrastructure Strategies.”

Policy BIO1 Biodiversity and Geodiversity states:

“Development will be expected to conserve and enhance the biodiversity and geological features of the borough by (amongst other things):

Maximising biodiversity and geodiversity opportunities in and around new developments.

Conserving and enhancing the form, local character and distinctiveness of the boroughs natural assets such as the river corridors of the Don, the Dearne and Dove as natural floodplains and important strategic wildlife corridors.

Protecting ancient and veteran trees where identified.

Encouraging provision of biodiversity enhancements.”

Policy HE1 The Historic Environment states:

The policy includes: *“We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment...”*



2.2.2 Barnsley MBC supplementary planning documents

The local plan is supported by a suite of supplementary planning documents (SPD) that would provide further guidance for the development, particularly at detailed design stage. In summary, the SPD of most relevance to the landscape and visual aspects of the proposed development are as follows:

SPD Trees and Hedgerows

Adopted in May 2019, the SPD supplements Local Plan Policy BIO1 and includes advice in relation to development layout, root protection areas (RPA) and protection of trees and hedgerows during construction.

SPD Biodiversity and Geodiversity

Adopted in March 2024, the SPD supplements Local Plan Policy BIO1 and Policy G1. The map on page 21 shows that the site falls within the boundary of a large scale 'Nature Improvement Area'. Guidance on 'Integrating Biodiversity into Developments in Barnsley', includes the following:

"Landscaping proposals within development schemes should seek to retain, enhance and create habitats of value to biodiversity whilst adhering to the mitigation hierarchy, avoid, mitigate, compensate and offset.

Landscape elements can be built into the scheme design to increase the biodiversity value of a site; this can include the creation or enhancement of boundary hedgerows, planting of street trees, the provision of wildflower grasslands, SuDS and other above ground water storage features. Where habitats are already present on a site they can provide the framework for the setting of the scheme layout. Landscaping features can help to achieve a minimum 10% BNG, as well as provide habitat connectivity in the landscape to aid the movement of species. Where possible developments should seek to provide a mosaic of habitats within landscaping designs to provide the greatest benefit for species.

Additionally, the use of native species of local provenance is encouraged as they generally offer more benefits to local wildlife than non-native species, as well as enhanced biosecurity and additional net gains.

Applicants are expected to provide landscape features in keeping and proportionate to the size of the development and appropriate with the local context."

Further details on the 'mitigation requirements for developments in Barnsley' are set out in Table 1.

SPD Design of Housing Development

The SPD, adopted July 2023 includes brief guidance on landscape design, walls and fences, and public rights of way, as well as existing trees and hedgerows and other features of ecological value. This includes:

"Careful attention must be given at any early stage to the design of a comprehensive landscape scheme. The scheme should be designed to help the development fit into its surroundings and soften its visual impact. The planting of trees, hedges and shrubs in prominent locations will improve the appearance and saleability of a site and may in time prove ecologically valuable."

SPD Open Space Provision on New Housing Developments

Adopted in May 2019, this stipulates, for "all new housing developments of 20 or more dwellings including flats":



“A minimum of 15% of the gross site area of new housing development must be open space of a type appropriate to the character of the site, its location and the layout and nature of the new housing and adjoining land uses.”; and

“A greenspace assessment will be carried out to determine what the most appropriate greenspace requirement is in line with identified local need.”

The document comments that the 15% provision would normally excludes highway verges, visibility splays, landscaped strips adjacent to roads and at development edges, and left over spaces, since these *“will not usually make any significant contribution to recreational open space requirements.”*

If on-site provision is not possible, off-site provision may be accepted by the Council, including as a partial contribution to the overall site requirements.

Guidance on standards for on-site green space provision includes the following:

(A) Equipped children’s play areas

Over 100 houses: Provision generally required on site. In some circumstances a financial contribution for off site facilities may be acceptable if a suitable site is located nearby.

(B) Informal play space and informal landscaped areas (including natural and semi-natural areas, allotments and green ways)

Over 40 houses: Provision should be made on site. In some circumstances a financial contribution to enhance informal space off site may be acceptable if any is located nearby.

(C) Formal recreation (sports pitches, courts, greens etc.)

20-200 houses: Financial contribution required to enhance existing facilities or to provide additional provision if there is a shortfall in quantity or quality in the locality.”

The SPD goes on to discuss the importance of retaining and enhancing natural features of ecological and visual importance, and states that SuDS can form part of landscape features.

SPD Walls and Fences

The SPD, adopted in May 2019, sets out information in relation to legal, planning and design matters.

2.3 Designations

Relevant planning designations are shown on **Figure JMP-01**. The site is not located within any nationally designated landscapes. There is also no vegetation subject to Tree Preservation Order within, or close to the site.

The Barnsley MBC Local Plan identifies the site as being located within the designated Green Belt. The designation extends north, east and south of the site across other undeveloped land, and washes over the railway line east of the site.

A summary of the landscape-related designations in the area within 1km of the site, are set out below.

- Elsecar Conservation Area is located southeast of the site. The closest points to the site are approximately 375m to the southeast and 650m to the south.
- The nearest listed buildings to the site are located within the Elsecar Conservation Area. These are:
 - The Grade II* listed ‘*Former Cornish pumping engine house at Hemingfield Colliery*’, located on the B6097 Wath Road, approximately 740m southeast of the



eastern edge of the site, at the nearest point; and, the nearby Grade II listed '*Canal basin with its associated culvert and canal lining at SE3930 0095*', which is around 673m distance from the eastern edge of the site. Additionally, '*Hemingfield Pit Row*' on the east side of Wath Road in this location, is locally listed.

- '*Cobcar Terrace*' and nearby '*1-9, Cobcar Lane*', both Grade II listed. These are located at the junction of Wath Road and Cobcar Lane, approximately 680m southeast of the site.
- Further locally listed features are located within and outside of Elsecar Coservation Area, but none are near the site.
- There are several individual and group TPOs designated within the surrounding area. However, their locations to the east of the railway line, within Jump to the southwest, and at Wombwell Wood to the north of Dearne Valley Parkway by-pass, mean that these are all separated from the site by distance and the intervening built and landscape elements.
- Public Rights of Way (PRoW) near the site include:
 - Public Footpath 21 runs south from Cemetery Road along a surfaced track to Low Farm. A short section therefore runs alongside the eastern boundary of the site before the footpath crosses the railway line and continues on to Elsecar; and
 - Public Footpath 22 runs southwest from Cemetery Road, starting along a passage at the east side of the railway overbridge, around 140m northeast of the site. A short section of the footpath runs immediately alongside the southern edge of the railway line, so that it is parallel with part of the southeastern boundary of the site.
- National Cycle Network (NCN) Route 67 follows the wooded corridor of the Dearne and Dove Canal, which flows approximately north-south, to the east of the site. The nearest point of NCN Route 67 to the site is around 640m to the southeast.

Locally, the site also falls within the "*Dearne Valley Green Heart Nature Improvement Area*". Nature Improvement Areas (NIAs) are large, discrete areas which will encourage major developments to incorporate biodiversity enhancements in their proposals (see SPD Biodiversity and Geodiversity in Section 2.2, above).

2.4 Relevant Planning History

The site has not been subject to any previous planning applications.

2.5 Summary of Planning Context

The site is located within the Green Belt. The Site is located on the eastern edge of Jump, which alongside Birdwell, Blacker Hill, Elsecar and Hemingfield, is identified as part of the Principal Town of Hoyland. The Site lies within the settlement boundary of Hoyland.

The site is not subject to any landscape designations at a national level. There are no designated heritage or ecological elements near the site. Sections of existing public footpaths lie close to the site boundary, but do not pass through the site itself.



3.0 Aspects of the Development which have the Potential to Cause Landscape and Visual Effects

The following attributes of both the site and the proposed development are those which are the most likely to result in landscape and visual effects.

3.1 Location

The site is approximately 9.7 hectares (ha) in size and comprises a mix of medium-scale agricultural fields and paddocks in equestrian use in the northeast of the site.

The surrounding landscape to the west is gently rolling with high points to approximately over 100m above the level of the site; to the northeast it is low lying, less than 30m Above Ordnance Datum (AOD), and includes RSPB wetlands. The settlement of Elsecar to the southeast, Jump to the immediate west and Hemingfield to the northeast, lie at similar topographical levels to the site, on the lower slopes of the Dearne valley. Further to the northwest and southwest, the built-up areas at Blacker Hill, Hoyland and Birdwell are sited on higher ground, around 60-90m above the site. Rural land southeast of the Dearne valley rises to a ridgeline at around 70m above the level of the site.

The site is located immediately adjacent to the eastern edge of Jump, although there is also development along Cemetery Road to the north of the site, and to the southeast of the site, beyond the railway, at Elsecar. These areas of settlement are predominantly residential, although there is a cemetery immediately north of the site, and a cluster of farm buildings at Low Farm, immediately east of the site and railway line.

The wider surrounding land uses comprise a mix of settlement and undeveloped land, with a network of major and minor roads, a canal corridor and a railway line. There is a railway station at Elsecar around 800m southwest of the site. The settlements are predominantly residential although there is large area of industrial and commercial uses, which is being extended along Dearne Valley Parkway to the northwest of Jump.

The fields which form the site slopes downward to the south, from approximately 100m AOD in the northwest corner, to approximately 75m AOD at the centre of the southeastern boundary.

The site's northern boundary is formed by the adjacent Cemetery Road with a hedgerow. To the east is the Low Farm access track, which is bordered by a hedge. The railway embankment with grassland and groups of trees and scrub forms lies adjacent to the southeastern boundary of the site. Residential suburbs, farm buildings and arable land lie immediately southeast of the railway line. A copse of trees is located alongside the southern boundary. The site abuts existing residential areas to the west, with hedgerow planting and trees at the boundary. Two trees are in the southern part of the site, within an uncultivated grassland strip crossing the site from west to east.

3.2 Heights and Mass

The indicative scale of built form is illustrated on the Planning Layout (Parker Peel, drawing reference 2604-SI-02).

3.3 Lighting

The proposed development would require the introduction of street lighting which would introduce new light emissions. As shown by the extract from CPRE's Dark Skies map, included in Section 4.0 of this report, the site is already influenced by existing light sources within Jump and Elsecar, with the site being at a similar lighting level as adjacent residential development directly to the south and west. Therefore, as the site is already influenced by light, the potential



for lighting associated with the proposed development to cause landscape and visual effects is reduced.

3.4 Loss of Landscape Elements

The development of the site would result in the loss of three agricultural fields and paddocks for equestrian use in the northeast. There would be limited removal of hedgerow required to facilitate site access.

3.5 Landscape Proposals / Mitigation

Landscape mitigation would be incorporated as shown on the Illustrative Landscape Masterplan. In summary these would include:

- existing vegetation along the site's boundaries and within the fields would be largely retained and reinforced where necessary with further native tree and shrub planting;
- reinforce planting along the eastern boundary of the site to strengthen the landscaping on the railway embankment;
- provide attractive walking routes with appropriately surfaced paths;
- enhance wildlife connectivity and habitats by providing a range of semi-natural habitats including the delivery of areas of species-rich grassland and hedgerow planting;
- provide tree planting in both the form of individual trees within the wider public open space and small to medium street trees with suitable canopies and rooting requirements to ensure an appropriate greening of the new housing area; and
- provide opportunities for nature inspired play.



4.0 Potential Landscape Effects

4.1 Introduction

The following landscape assessment is based upon both a desk top appraisal of existing character assessments and plans as well as a site-based survey. In accordance with GLVIA3 the main landscape receptors (individual landscape elements, aesthetic characteristics, and overall character) which have the potential to be affected by the proposed development have been identified and their sensitivity to the proposed development has been appraised by considering their value and susceptibility. The magnitude of change which would be experienced by each of these receptors has then been assessed by determining the size and scale of change, the geographical extent of that change, and the duration and reversibility of that change.

By combining the sensitivity of receptors and the magnitude of effect the potential for landscape effects has been assessed.

Detailed aspects of the landscape impact appraisal are included in Appendix D, but the key themes and overall results are explained within this section of the report.

4.2 Existing Landscape Character Assessments

There is a nested series of existing landscape character assessments which provide useful context to the character of the site. **Figure JMP-02** summarises the classification provided by these assessments, but further details of each are set out below.

4.2.1 National Landscape Character

4.2.1.1 Natural England National Character Areas (2026)

At a national scale, the site is within Natural England's National Character Area (NCA) 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield, described online by Natural England. Key attributes of this character area that are of relevance to the application site are in bold below:

- ***"A low-lying landscape of rolling ridges with rounded sandstone escarpments and large rivers running through broad valleys, underlain by Pennine Coal Measures.***
- *Local variations in landscape character reflecting variations in underlying geology.*
- *Several major rivers flow through the rural and urban areas of the NCA, generally from west to east in broad valleys.*
- ***A mixed pattern of built-up areas, industrial land, pockets of dereliction and farmed open country.***
- ***Small, fragmented remnants of pre-industrial landscapes and more recent creation of semi-natural vegetation, including woodlands, river valley habitats and subsidence flashes, with field boundaries of clipped hedges or fences.***
- ***Many areas affected by urban fringe pressures creating fragmented landscapes, some with a dilapidated character, separated by substantial stretches of intact agricultural land in both arable and pastoral use.***
- *A strong cultural identity arising from a history of coal mining, steel making and other heavy industry which resulted from the close relationship between underlying geology and resource availability, notably water power, iron ore and coal.*
- *Features of industrial heritage such as mills, goits, tips, old railway lines, canals and bridges are evident, along with former mining villages.*



- *Many large country houses and estates established by wealthy industrialists in the 18th and 19th centuries and ancient monuments create focal points and important recreational opportunities within the landscape, such as Bretton Hall, Wentworth, Woodhouse, Temple Newsam, Nostell Priory, Bolsover Castle and the ruins of Codnor Castle.*
- *Extensive urbanisation, such as in the major cities of Leeds and Sheffield, with terraced and back-to-back housing and grand 19th-century municipal buildings and churches at their centres, now surrounded by extensive housing and industrial development.*
- ***Widespread influence of transport routes, including canals, roads and railways, with ribbon developments emphasising the urban influence in the landscape.***
- *An extensive network of multi-user trails on former railway lines and canal towpaths, such as the Trans Pennine Trail and the Ebor Way.*
- *Continuing development pressure including land renewal and regeneration projects, especially along river corridors and around towns.”*

4.2.2 County Landscape Character

4.2.2.1 Barnsley Borough Landscape Character Assessment, Update 2016

At a county scale the site is identified within Barnsley Borough, South Yorkshire. The Barnsley Borough Landscape Character Assessment was first published in 2002 and reviewed in 2016 to ascertain whether changes made to the landscape since 2002 had materially altered the findings of the study. The relevant key characteristics to the site and its immediate context are outlined below. A summary of any relevant changes from the 2016 Update has also been included. **Figure JMP-02** illustrates the character areas around the site. The site is located within Landscape Character Area (LCA) E4: Hoyland Settled Wooded Farmland. The nearest adjacent character area within 2km of the site includes LCA C1: Elsecar Lowland River Floor, approximately 600m southeast of the site.

Landscape Character Area E4: Hoyland Settled Wooded Farmland

The key relevant characteristics of the LCA E4 are:

- *“Rolling landform with 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.*
- *Strong urban influence with urban pressures, such as horse grazing in compartmentalised 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.*



- *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.”*

The description states that *“Hoyland lies on the high ground as well as valley sides sloping south and has almost merged with the smaller settlements of Jump, Elsecar and Hemmingfield to the east. This has resulted from development along the roads between them. The remaining separation consists of narrow urban green spaces or small pockets of farmland.”*

The strength of character states that whilst the LCA exhibits characteristics typical of the Settled Wooded Farmland landscape type, the *“fragmentation of the landscape and the presence of incongruous elements”* results in a **moderate** strength of character.

The condition of the landscape is considered **poor** due to the degrading landscape around the urban fringes.

The Landscape Sensitivity and Capacity section notes that the character area *“is generally open, but there is localised enclosure by woodland, depressions in the landform and built development. Visibility into the character area from open land in adjacent character areas is limited due to enclosure by built development around the boundaries of E4 character area. This indicates that built development would have limited visual impact on adjacent character areas but would be conspicuous from parts of this character area.”*

Landscape sensitivity to *“further built development is judged to be **low** and landscape capacity is considered to be **medium**.”*

The 2016 update confirms these assessments from the 2002 study and goes on to state that eight areas were identified for their development potential, including the *“land between Elsecar Jump and Hemmingfield”*.

Based on these judgements, the overall strategy objective for this LCA should be to restore, and enhance the important features that characterise it. Objectives of relevance to the site and its immediate context include:

- *Restore and enhance hedges, fences and stone walls on road and field boundaries. Plant hedgerow trees and manage to ensure that they mature.*
- *Consider woodland planting along urban edges to enhance landscape character and break up and screen expansive housing developments.*
- *Enhance existing woodlands for their wildlife and recreational value.”*

LCA C1: Elsecar Lowland River Floor

The key characteristics of LCA C1: Elsecar Lowland River Floor (approximately 600m to the southeast) include the following:

- *“Narrow flat valley floor enclosed by sloping valley sides outside the character area.*
- *Diverse range of land use, including agriculture, recreation, residential, industry, industrial heritage, communication, landscape renewal and nature conservation.*
- *Dense covering of trees and scrub in many areas, much of which is comprised of species associated with wet ground (such as willow and alder).*
- *Disused and active linear transport/communication routes including canal (disused), railway (disused) and bridleway along the old canal towpath (active).*
- *Old stone buildings, walls, bridges etc. associated with industrial heritage.*
- *Open water in the form of the disused Dearne and Dove Canal, and Elsecar Reservoir.*



- *Roads, including minor roads crossing the valley, and the major new A6195 running across and along the valley at the northeastern end.”*

The 2016 review states that the “...character area has been unaffected by the changes identified... key characteristics of the landscape therefore remain unchanged and forces for change remain as they were in 2002. Landscape character therefore remains strong but as poorly managed pockets of farmland and buildings remain landscape condition is also judged to remain moderate.

In light of the above, the landscape sensitivity to built development remains high and landscape capacity is judged to be none.”

4.2.2.2 Rotherham Landscape Character Assessment and Landscape Capacity Study, 2010

At a county scale the site is located to the northwest of Rotherham. The Rotherham Landscape Character Assessment and Landscape Capacity Study, published in 2010, provides an outline Landscape Character Assessment and a Landscape Capacity Study. The landscape character area within 2km of the site is LCA 1: Wentworth Parklands. This includes two sub areas:

- LCA 1A: Wentworth Parklands – Core, approximately 1km southeast of the site; and
- LCA 1B: Wentworth Parklands – Fringes, approximately 770m southeast of the site.

It is stated that the “Core sub area (1a) contains the registered parkland of the Wentworth Estate, the most intact areas of landscape and the follies within the slightly wider landscape. The Fringes sub area (1b) contain similar characteristics but are more heavily influenced by urban areas and infrastructure, with evidence of past mining activity more obvious.”

LCAs at a greater distance are separated from the site by intervening landform, built form and vegetation and do not contribute to the character of the site or its immediate setting. They are therefore scoped out of the detailed baseline assessment.

LCA1: Wentworth Parklands

The key characteristics of LCA1: Wentworth Parklands (approximately 770m southeast) are as follows:

- *“Gently undulating agricultural landscape of dispersed farmsteads with large deciduous woodland blocks, planted for sporting and amenity purposes.*
- *Heavily influenced by the Wentworth Estate, including an 18th Century Registered Parkland designed by Humphry Repton and the architectural influences of John Carr of York (architect).*
- *Predominantly large scale arable fields, with the exception of the Deer Park adjacent to Wentworth Woodhouse.*
- *Many sunken roads with wide verges.*
- *Larger settlements outside of the Character Area appear as skyline features on the high ground/ridges*
- *Church towers form landmarks and are a key element of the scenery.*
- *Despite an apparent visual absence of mining influence there has been a past mining influence within Wentworth Park. Mining shaped the area and 60-70% has been opencast or underground mined. Remnants of 3 former pitheads have been largely reinstated after opencasting.*



- *Stone buildings with blue slate roofs.*
- *Wentworth village, which predates the Victorian era, but limited other settlement within the Character Area.”*

The strength of character for sub area 1a: Wentworth Parklands – Core is “*strong*” and the condition is “*good*”, the highest ratings within the character report. The strength of character for sub area 1b: Wentworth Parklands – Fringes is “*moderate*” and the condition is “*moderate*”.

4.3 The Landscape of the Site and its Context

GLVIA3 recommends that a landscape character assessment should be carried out as part of the baseline study (paragraph 5.4). This should consider:

- The elements that make up the landscape (physical, land cover and the influence of human activity).
- Aesthetic and perceptual aspects.
- The overall character of the area.

An assessment of the landscape baseline is set out in the following paragraphs.

4.3.1 Individual Elements and Features

The site comprises a series of medium-scale agricultural fields of generally regular form, defined by established hedgerows and occasional mature trees on internal boundaries. The field in the northeast has been divided up into smaller paddocks for equestrian use. Field boundaries are generally well-contained, with stronger vegetation along eastern and southern edges. The northern and western boundaries are also defined by mature hedgerows, although these are generally more uniform in structure and have fewer trees.

Cemetery Road runs along the northern boundary of the site, connecting the site with surrounding residential development. This road introduces a noticeable influence of traffic movement and intermittent noise across the northern part of the site. To the west the residential edge of the settlement of Jump forms a defined urban edge, with gardens backing onto the site boundary. These built elements are partially screened in places by boundary vegetation but still exert a residential influence on the character of the site. Along the eastern boundary, an embanked railway corridor runs in a northeast–southwest direction, forming a strong linear feature that separates the site from further agricultural land and the urban edge of Elsecar beyond and introducing occasional movement and noise in views towards the east. Vegetation along the embankment provides partial screening.

The topography of the site slopes from north to south, with elevations between approximately 100m Above Ordnance Datum (AOD) and 78m AOD. The surrounding landform continues to fall away to the south and rises to the north. To the east and west, the landform is gently undulating and broadly comparable in elevation to the site.

Views from within the site are largely contained by residential development to the west, rising landform to the north, and vegetation along the eastern and southern boundaries. There are some longer distance views towards the rising valley sides to the south, beyond the settlement of Elsecar and some glimpsed views to the east where the vegetation is less dense.

There is no public access to the site itself. There is a pavement on the northern side of Cemetery Road which runs parallel to the site’s northern boundary, although views are largely limited by the hedgerow. A public right of way runs parallel with the eastern boundary of the site for approximately 80m before crossing the railway line and connecting with a wider network of PRoW and the settlements of Elsecar and Hemingfield.



4.3.2 Aesthetic and Perceptual Aspects

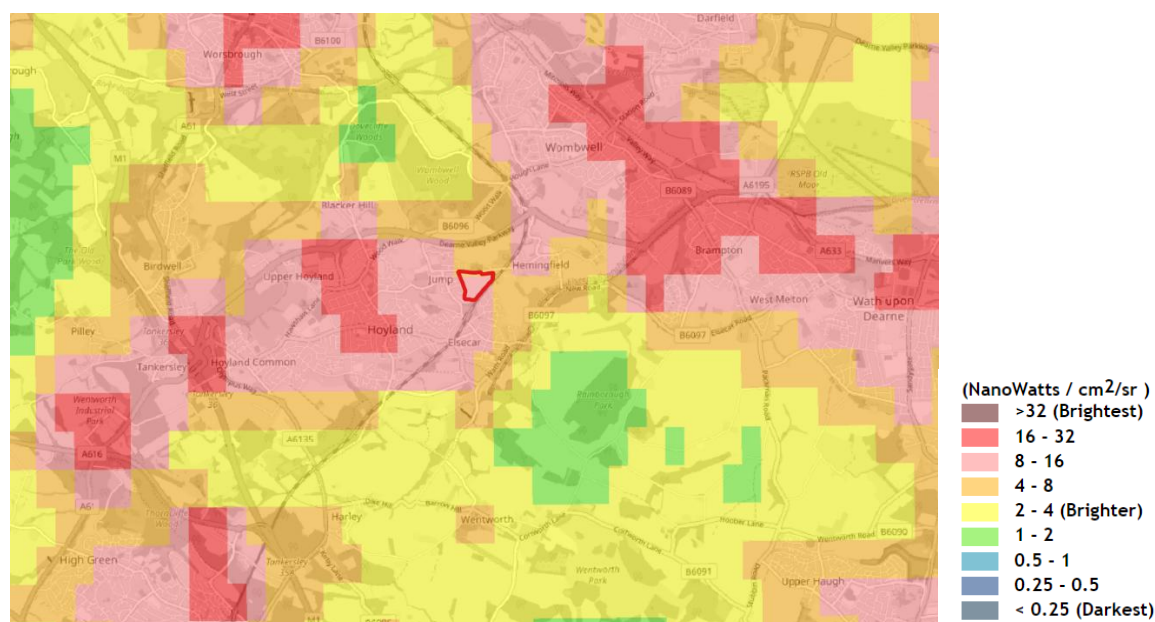
The site comprises a medium-scale agricultural landscape which is partially enclosed by mature vegetation, adjacent built development and rising landform. The level of enclosure varies, with stronger containment along the western, southern and northern boundaries due to residential edges and vegetation, and a slightly more open character to the east where there are gaps in boundary vegetation. The longer distance views to the south provide a sense of scale to the site.

The site presents a relatively simple palette of colours and textures characteristic of managed farmland, dominated by agricultural fields and linear hedgerow features. This is complemented by some variation introduced by occasional trees and boundary vegetation. Built form at the residential edges and the railway corridor introduce contrasting elements, resulting in a suburban character along the site margins.

The perceptual qualities of the site are influenced by its proximity to surrounding infrastructure and development. The presence of housing, road traffic along Cemetery Road, and intermittent railway activity reduce the sense of tranquillity. Movement associated with these features is particularly noticeable along the site edges, resulting in a landscape that feels transitional rather than remote or isolated.

Plate 1, below, illustrates the application site is within an area of medium/ high light levels (8-16 NanoWatts/cm²/sr) from the existing surrounding urban development. This lighting level increases to the west and decreases to medium – medium/ low levels of lighting to the south as the landscape becomes more agricultural and built form becomes sparser.

Plate 1: Extract from the CPRE's Dark Skies Map*, with the approximate location of the site marked with a red line.



*As the scale at the side shows, dark reds/purples/pinks are the highest levels of lighting, typically found in urban areas, whereas greens and yellows are found in suburban areas and small settlements and blues represent dark skies. The site is mostly within a pink zone and therefore has urban levels of light.

4.3.3 Overall Character

The site and its immediate context align with some of the characteristics of LCA E4 such as “rolling landform with slopes towards River Dove watershed”, “diverse range of land use, including residential, woodland, agriculture...”, “presence of large settlements on broad valley



sides up to higher ground strongly influences character of surrounding land”, “strong urban influences with urban pressures, such as horse grazing...” and “presence of major road corridors with associated noise and visual intrusion”.

4.3.4 The Changing Landscape

GLVIA3 recommends that consideration should be given to the site not only as it is, but also as it would become. The site is not allocated for development within the adopted Local Plan and there are no known proposals for alternative development. In the absence of the proposed development, it is therefore likely that the site would remain in its current use as agricultural land, including areas used for equestrian purposes, with ongoing management of field boundaries and vegetation.

4.4 Landscape Receptors

The main landscape receptors which are likely to be affected by the development include the following individual elements and features:

- medium-scale agricultural fields including equestrian use;
- network of hedgerows and trees defining field boundaries; and
- railway corridor and embankment along the eastern boundary.

As well as the following aesthetic and perceptual aspects:

- medium-scale, partially enclosed agricultural landscape;
- transitional rural / suburban character influenced by adjacent development; and
- tranquillity.

The character areas to be assessed are:

- LCA E4: Hoyland Settled Wooded Farmland;
- LCA C1: Elsecar Lowland River Floor;
- LCA 1A: Wentworth Parklands – Core; and
- LCA 1B: Wentworth Parklands – Fringes.

4.5 Sensitivity of Landscape Receptors

In accordance with GLVIA3 the sensitivity of landscape receptors is determined by combining their value with their susceptibility to the type of development proposed.

4.5.1 Value of the Landscape

In determining the value of landscapes, it is helpful to start with landscape and landscape-related designations. In this context it is important to note that the site is not within any designations for valued landscapes, such as National Landscapes or National Parks. The site is located within the South and West Yorkshire Green Belt.

For sites that are not within National designations, Table 1 of Landscape Institute Technical Guidance Note 2/21 (which supersedes Box 5.1 of GLVIA3) recommends that additional criteria should be considered when determining value. A full assessment against these criteria is included in **Table D.1, Appendix D**.

Using these criteria, it has been concluded that the value of the site and its immediate context is **Community**. The site comprises medium-scale agricultural fields, including areas of equestrian use, defined by established hedgerows and occasional trees. Whilst these features contribute to local landscape character and habitat connectivity, they are typical of the



surrounding landscape and do not represent features of elevated value. There are no heritage assets within the site, and the nearest designated asset, Elsecar Conservation Area, is located approximately 390m to the southeast and does not contribute to the landscape value of the site itself. There are no known associations with literature, art or other media.

The site has no recreational access, although a PRow lies adjacent to the eastern boundary and connects to a wider network which provide limited recreational context. The presence of Cemetery Road, surrounding residential development and the adjacent railway corridor introduce noise, movement and lighting, reducing the perceptual quality of the landscape. The hedgerows and trees provide a degree of enclosure and contribute to local scenic quality. The fields themselves are in generally good condition but are influenced by surrounding development, resulting in a transitional rural / urban edge character.

Therefore, for the purposes of NPPF paragraph 187(a), the site is not considered to be a “valued landscape”.

4.5.2 Susceptibility of landscape receptors to the proposed development

The susceptibility of the landscape receptors is assessed within **Table D.2, Appendix D**.

The medium-scale agricultural fields, including areas of equestrian use, would have a **high / medium susceptibility** to the proposed development. Agricultural land is inherently susceptible to built development; however, susceptibility is reduced by the site’s location on the urban edge and the influence of surrounding residential development, Cemetery Road and the railway corridor.

The network of hedgerows and trees would have a **medium susceptibility**, as they form key structural features within the landscape. However, the majority of these features would be retained, with removal largely limited to accommodate site access and the construction of the internal road network.

The railway corridor and embankment would have a **low susceptibility**, as it is an established infrastructure feature characterised by movement, noise and visual influence and is capable of accommodating change without material alteration to its function or character.

The medium-scale, partially enclosed agricultural landscape would have a **medium susceptibility**, as development has the potential to alter the perception of scale and enclosure. However, the site is already partially enclosed and influenced by surrounding development, reducing susceptibility.

The transitional rural / suburban character would have a **medium / low susceptibility**, as the site already exhibits a strong influence from surrounding built development and infrastructure. The proposed development would reinforce this existing character rather than introduce new elements.

Tranquillity would have a **medium / low susceptibility**, as the site is already influenced by noise and movement from Cemetery Road, surrounding residential areas and railway activity.

LCA E4: Hoyland Settled Wooded Farmland would have a **medium / low susceptibility**, reflecting its varied land use, strong urban influence and identified capacity to accommodate further development.

LCA C1: Elsecar Lowland River Floor would have a **low susceptibility**, as the site lies approximately 600m away and has limited direct physical or visual relationship with this landscape.

LCA 1A: Wentworth Parklands – Core would have a **low susceptibility** due to its separation from the site and limited intervisibility.

LCA 1B: Wentworth Parklands – Fringes would have a **low susceptibility** due to its separation from the site and limited intervisibility.



4.5.3 Sensitivity of Landscape Receptors

The overall sensitivity of landscape receptors is assessed within **Table D.2, Appendix D**.

The medium-scale agricultural fields would have **medium sensitivity**, given their community value and high / medium susceptibility.

The hedgerows and trees would have **medium sensitivity**, given their community value and medium susceptibility to change.

The railway corridor would have **low sensitivity**, given its low value and low susceptibility.

The medium-scale, partially enclosed agricultural landscape would have **medium sensitivity**, reflecting its community value and medium susceptibility.

The transitional rural/suburban character would have **medium / low sensitivity**, reflecting its existing influenced character and reduced susceptibility to further change.

Tranquillity would have **low sensitivity**, low value and medium/ low susceptibility.

LCA E4 would have **medium / low sensitivity**, reflecting its community value and medium / low susceptibility to change.

LCA C1 would have **low sensitivity**, reflecting its community value and low susceptibility to change.

LCA 1A would have **medium sensitivity**, reflecting its Local Authority value but low susceptibility due to separation from the site.

LCA 1B would have **low sensitivity**, reflecting its community value and low susceptibility to change.

4.5.4 Magnitude of Landscape Change

In accordance with GLVIA3 potential changes to the individual landscape receptors have been assessed in relation to (see also **Table D.3 in Appendix D**):

- The Size and Scale of Change;
- The Geographical Extent of Change; and
- The Duration and Reversibility of Change.

The proposed development would be permanent.

The medium-scale agricultural fields would experience a **substantial / medium magnitude of change**. The proposed development would introduce built form into an area that is currently agricultural and built form would become a dominant feature. The proposed development would only directly affect the site itself. The proposal would thus result in a permanent, large scale of change over a small geographical extent.

The network of hedgerows and trees would experience a **medium / slight magnitude of change**. The proposed development requires limited vegetation removal to accommodate access. Elsewhere the existing vegetation would be retained and reinforced, and further planting is proposed to the north, east and south along with street trees throughout the site. This would help to integrate the development into the landscape and strengthen the site's green infrastructure network. Effects would be localised over a small geographical extent.

The railway corridor would experience a **negligible magnitude of change**, as it would not be physically altered and the planting adjacent to the embankment would be reinforced.

The medium-scale, partially enclosed landscape would experience a **medium / slight magnitude of change**. New aspects of enclosure would be introduced, increasing the sense of enclosure and reducing its scale. However, the change is limited as the site is already



partially enclosed. Surrounding built form and vegetation in the wider landscape already influences the landscape with aspects of enclosure. The changing effect would consequently be focused within the site resulting in a small geographical extent.

The transitional rural / suburban character would experience a **medium / slight magnitude of change**, as development would reinforce existing characteristics rather than introduce new ones. The proposed development would only directly affect the site itself.

Tranquillity would experience a **medium / slight magnitude of change**, reflecting an increase in movement and activity, although this is already characteristic of the site context. Landscape effects would also be localised.

LCA E4 would experience a **slight magnitude of change**. The vegetation surrounding the site would remain intact and be reinforced in places. Built form is already characteristic of the character area and therefore the landscape would be able to accommodate the development without altering its overall balance.

LCA C1, LCA 1A and LCA 1B would experience **negligible magnitude of change**, due to distance, limited intervisibility and absence of direct influence. Although permanent, the amount of built form would barely increase.

4.5.5 Assessment of Landscape Effects

Table D.4 in **Appendix D** summarises the potential effects on each of the landscape receptors.

In overview, landscape effects arising from the proposed development would be largely localised, reflecting the site's position at the edge of existing settlement and its partial enclosure by vegetation, landform and surrounding development. The proposed development would also be located in a landscape that is already influenced by residential uses.

The proposed development would be permanent.

The effects of the proposed development on the medium-scale agricultural fields would be **major / moderate and negative**, as development would replace the existing land use. **This represents an important planning consideration.**

The effects of the proposed development on the hedgerows and trees would be **moderate and negative**, reflecting some loss of vegetation but overall retention and reinforcement. These effects are not considered to be an important planning consideration.

The effects of the proposed development on the railway corridor would be **negligible and negative**, as there would be no material change. These effects are not considered to be an important planning consideration.

The effects of the proposed development on the medium-scale, partially enclosed landscape would be **moderate and negative**, reflecting increased enclosure, although this would be consistent with existing landscape influences. These effects are not considered to be an important planning consideration.

The effects of the proposed development on the transitional rural / suburban character would be **moderate / minor and negative**, as development would change from a transitional character to permanent suburban development. This is not considered an important planning consideration.

The effects of the proposed development on tranquillity would be **moderate / minor and negative**, due to increased movement and activity, although these are already characteristic of the site's context. These effects are not considered to be an important planning consideration.



The effects of the proposed development on LCA E4 would be **moderate / minor and negative**, reflecting localised change within an already influenced landscape. This is not considered an important planning consideration.

The effects of the proposed development on LCA C1, LCA 1A and LCA 1B would be **minor or negligible and negative**, reflecting the limited influence of the proposed development due to distance and separation. These are not considered to be important planning considerations.

4.5.6 Summary of Landscape Appraisal

The landscape appraisal has been based upon a desk top assessment and a site visit carried out in May 2026.

At a national level, the Site lies within NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield. At the local level, the Site is located within LCA E4: Hoyland Settled Wooded Farmland. The study area also includes parts of LCA C1: Elsecar Lowland River Floor and LCA 1: Wentworth Parklands (Core and Fringes) to the southeast. This assessment has concluded that the site and its context align with the characteristics of LCA E4, which is defined by a fragmented and transitional landscape influenced by settlement, infrastructure and a mix of land uses.

An assessment of landscape value for the site has concluded that it is of community value. The site comprises medium-scale agricultural fields, including areas of equestrian use, defined by hedgerows and trees. There are no landscape designations or notable heritage or ecological features within the site. There is no public access to the site. The site is influenced by surrounding residential development, Cemetery Road and the adjacent railway corridor, which introduce movement, noise and lighting. Although boundary vegetation provides a degree of enclosure and scenic quality, the site has a transitional rural / urban edge character.

The appraisal has concluded that the landscape effects resulting from the proposed development would be largely localised, reflecting the site's position at the edge of the settlement of Jump and its partial enclosure by vegetation, landform and built form. The site is already influenced by urban fringe characteristics, including nearby housing, transport infrastructure and existing light sources. The proposed development would reinforce this existing pattern.

There would be major / moderate and negative effects on the medium-scale agricultural fields within the site. This represents an important planning consideration, as the proposed development would replace the existing land use with built form.

The effects of the proposed development upon the hedgerows and trees would be moderate and negative, reflecting localised removal to facilitate access but overall retention and reinforcement through proposed planting. The effects upon the railway corridor would be negligible and negative, with no material change to its character or function.

The effects upon the medium-scale, partially enclosed agricultural landscape would be moderate and negative, reflecting increased enclosure and change in local landscape composition. The effects upon the transitional rural / suburban character and tranquillity would be moderate / minor and negative, as the development would reinforce characteristics that are already present within the site and its context. These effects are not considered to be important planning considerations.

Effects upon LCA E4: Hoyland Settled Wooded Farmland would be moderate / minor and negative, reflecting a localised change within a landscape that is already subject to urbanising influences. Effects upon LCA C1: Elsecar Lowland River Floor and LCA 1: Wentworth Parklands (Core and Fringes) would be minor or negligible and negative, reflecting the separation of these landscapes from the site, limited intervisibility and absence of direct influence.



As noted in Section 1.0 of this report, the introduction of built form on a greenfield site will inevitably result in adverse landscape effects. However, in this case, the location of the site on the urban edge means that landscape effects would be limited and localised, occurring within a landscape that is already influenced by surrounding development and infrastructure, and which can accommodate further change without resulting in transformational effects on the wider landscape.



5.0 Potential Visual Effects

5.1 Introduction

The following visual assessment is based upon a desk top review and site-based assessment undertaken in May 2026.

Numerous locations were visited during the site visit, but for this assessment they have been reduced to eight viewpoint locations. The objective in selecting these locations has been to represent the range of views of the proposed development which would be available and in particular representing the views of the most sensitive visual receptors, such as walkers on public footpaths. Sensitive locations which are not publicly accessible but may also be affected by the proposed development have also been assessed, however understandably there are no representative viewpoints for these receptors.

The location of all viewpoints is illustrated on **Drawing JMP-06**. For each of the viewpoints, photographs of the existing views have been included (see **Drawings JMP-08 to JMP-16**).

These focused, viewpoint assessments form part of a systematic identification of likely effects on the various visual receptor groups, (as required by GLVIA3 paragraph 6.26). This overarching assessment is set out within this section of the LVA, however further detail is set out in **Appendix E**.

5.2 Overall Visibility

The visibility of the proposed development has been determined with the aid of specialist software and then checked by site assessment. **Figure JMP-04** illustrates the Bare Earth Zone of Theoretical Visibility (ZTV) for the proposed development, based upon proposed built form at 9m tall and a detailed terrain surface model without taking into account existing structures or vegetation. The Bare Earth ZTV therefore provides a worst-case assessment of the potential visibility of the proposed development.

Even on the worst-case basis, **Figure JMP-04** illustrates that the potential visibility of the proposed development is constrained by landform. Views from the west are partly contained by the residential edge of Jump. Visibility to the north is limited to the area around Cemetery Road, visibility beyond this is limited by rising landform. Visibility to the east is more open in the surrounding agricultural fields. Similarly, views from the south are broadly limited to the more elevated valley slopes. **Figure JMP-05** illustrates the Screened ZTV based on a detailed terrain model for the site and the wider sites context, and conservative estimates for the height of tree belts in the wider landscape. This model does not include existing hedgerow vegetation or proposed planting, and many smaller areas of vegetation have not been included. This illustrates the screening effect of the surrounding built form and vegetation which limits views to the immediate context of the site and more elevated valley slopes to the south.

Full details of the ZTV Methodology are outlined in **Appendix B**.

5.3 Potential Visual Receptors

Within the visual envelope identified by the ZTV, the following types of visual receptors have the potential to experience changes in their views:

- residential receptors within surrounding settlements;
- users of PRoW network, in particular Footpaths 21 / 22 to the east of the site and Footpath 6/3/1 on the valley side to the southeast of the site;
- users of the local road network, particularly along Cemetery Road to the north of the site;



- users of the railway network; and
- recreational users of the recreational field to the southwest of the site.

5.4 Assessment of sensitivity of visual receptors, and the magnitude of change, at each viewpoint

Table E.1, Table E.2 and Table E.3 in Appendix E summarise the sensitivity of the receptors at each of the viewpoints, the magnitude of potential visual effects, and the overall level of effects. The criteria used for this analysis are taken from GLVIA 3 paragraphs 6.31 to 6.41.

Further reference to the effects on individual viewpoints is made in the overall appraisal of visual effects for each receptor group, below.

5.5 Assessment of Potential Visual Effects for Visual Receptors

5.5.1 Recreational Walkers

These receptors have a high susceptibility to the proposed development since they are likely to be focused on views of the countryside. The value of viewing locations is typically medium / low where views are from transport corridors and near to existing built form. In places where there are views towards the “*undulating agricultural landscape... influenced by the Wentworth Estate*”, noted in LCA1a: Wentworth Parklands – Core, the value of the view is elevated to medium. This results in high / medium sensitivity for walkers.

Users of Footpath 22, approximately 800m in total length, would have varying views towards the site. From a short, elevated section to the east of the site, approximately 140m in length (Viewpoint 3), walkers would have open views over an agricultural field towards the site. The proposed development would sit in the fields beyond the embanked railway line and in front of the existing settlement edge of Jump. The proposed development would be approximately 250m closer than the existing settlement edge. The amount of built form within the view would increase, partly filtered by intervening vegetation. For the remainder of the route, views would be screened by intervening vegetation and / or built form, consequently, there would be limited scale of change along much of the route. The magnitude of change at Year 1 would be **Medium / Slight** for users along more elevated sections of the footpath. The planting along the eastern boundary of the site and within the site would soften views of built form, reducing the magnitude of change to **Slight** at Year 15. **Overall, walkers travelling along Footpath 22 would experience moderate and negative visual effects at Year 1 and Year 15 which is not an important planning consideration.**

Users of Footpath 21, approximately 750m in total length, would have varying views towards the site. From the more elevated sections of the footpath, views would be like those at Viewpoint 3. The proposed development would sit in the fields beyond the embanked railway line and in front of the existing settlement edge of Jump. As walkers move further away from the site, views of the proposed development would decrease and be screened by intervening built form and vegetation (Viewpoint 4). Views would be limited to rooftops for approximately 470m of the footpath to the east and south of the settlement edge of Elsecar. The proposed development would increase the amount of built form visible within the view, resulting in a **Slight / Negligible** magnitude of change at Year 1 and Year 15 from the southerly sections and a **Medium / Slight** magnitude of change from the locations in closer proximity to the site. **Overall, walkers travelling along Footpath 21 would experience, at most, moderate and negative visual effects at Year 1 and Year 15 which is not an important planning consideration.**

Walkers within the settlements of Jump and Elsecar would have glimpsed views of the proposed development during winter months, predominantly screened by intervening vegetation and built form, as illustrated by **Photograph 5.1** and **Photograph 5.2** below.





Photograph 5.1: View north from Footpath 40, approximately 185m south of the site



Photograph 5.2: View east from Footpath 13, approximately 490m west of the site

More distantly, walkers with views towards the site would be limited to elevated rights of way on the valley side facing north towards the site (e.g. Viewpoint 7). Users of Footpath 6/3/1,



approximately 1.3km total length, would have views from the elevated section of the route towards the site for approximately 320m. The proposed development would be visible within the fields to the east of Jump and north of Elsecar. From the lower valley slopes, views towards the site would be screened by intervening vegetation. The view is already influenced by existing built form and the proposed development would increase the amount of built form visible within the view, resulting in a **Slight** magnitude of change at Year 1 and Year 15 from the more elevated sections of the footpath. At lower elevations, walkers along the footpath would experience no change in their view as the proposed development would be fully screened. **Overall, walkers travelling along Footpath 6/3/1 would experience moderate and negative visual effects at Year 1 and Year 15 which is not an important planning consideration.**

Walkers travelling along the rights of way further down the valley slopes would have closer range views towards the proposed development, partly screened by intervening vegetation and seen at an oblique angle within the context of the existing built form. **Photograph 5.3**, below, shows most of the northern field within the site is visible and parts of the lower fields. This would result in a **Medium / Slight** magnitude of change from sections of the footpath with visibility. **Overall, walkers travelling along Footpath 17 would experience moderate and negative visual effects at Year 1 and Year 15 which is not an important planning consideration.**



Photograph 5.3: View north from Footpath 17, approximately 1.1km to the southeast of the site

Walkers at a greater distance would experience intermittent views seen within the context of the existing settlements adjacent to the site. Therefore, users of public rights of way at a distance greater than 2km will either experience no intervisibility (Viewpoint 10) with the proposed development or the magnitude of change is likely to be slight / negligible due to the intervening distance and overall context of the view, **resulting in a moderate and negative visual effect at most which is not an important planning consideration.**



5.5.2 Road Users

Road Users are more likely to experience transitional views and are often less focused on views of the countryside, therefore, they are less susceptible to visual change. However, minor roads within settlements are likely to have residents travelling home, pedestrians walking or passengers looking out of cars and therefore are assessed as having a **medium** susceptibility.

Cemetery Road

Users of Cemetery Road, running parallel with the northern edge of the site and connecting the settlement of Jump with Hemingfield, would have open views towards the site from a short section of the road (approximately 285m) directly north of the site (see Viewpoints 1 and 2). The proposed development would be set back from the road, and the existing hedgerow would be retained except for access points. Therefore, the lower sections of the proposed development will be screened. The long-distance views to the south will be blocked by new built development and the settlement edge of Jump will extend into the view south from the road. The magnitude of change would be **Substantial / Medium** at Year 1 and Year 15 for users of Cemetery Road resulting in **moderate and negative visual effects at Year 1 and Year 15 which is not an important planning consideration**. There would be no view of the proposed development further to the west or east along Cemetery Road due to intervening built form resulting in no visual change elsewhere along the road.

Wentworth Road

Users of Wentworth Road, approximately 100m west and southwest of the site and connecting the settlement of Jump with Elsecar, would have oblique and intermittent views towards the site. Views from within the settlement of Jump would be screened by intervening built form (Viewpoint 6). Further to the south, there would be views of a small amount of built form, seen within the context of existing built form within Jump. The magnitude of change would be between no change and **Slight** at Year 1 and Year 15 resulting in **moderate and negative visual effects at Year 1 and Year 15 which is not an important planning consideration**.

Roads within settlements

Users of roads within settlements would have limited intervisibility of the proposed development due to intervening vegetation and built form screening views. The magnitude of change would be between no change and **Slight** at Year 1 and Year 15 resulting in **moderate and negative visual effects at Year 1 and Year 15 which is not an important planning consideration**.





Photograph 5.4: View east towards the site from Greenside Lane, approximately 1km west of the site

Barrowfield Lane

At a greater distance, road users would not have intervisibility with the proposed development due to the intervening vegetation and landform. There may be some glimpsed views towards the proposed development during winter months when vegetation is not in leaf (Viewpoint 8). The magnitude of change would be **Negligible** at Year 1 and Year 15 resulting in **minor and negative visual effects which is not an important planning consideration**.

5.5.3 Railway Users

Railway users would have a **low** susceptibility to the proposed development. Views from the railway would be experienced transiently and at speed, with limited opportunity for appreciation of the surrounding landscape. As a result, railway users are considered to have a low sensitivity to visual change.

Views would be similar to those experienced from Viewpoint 3, albeit from a more elevated position and in closer proximity to the site. The settlement edge of Jump would be approximately 200m closer to users of the railway. Users would have views of the proposed development, partly filtered by planting along the embankment edge. The amount of built form within the view would increase, although this would only be experienced for approximately 360m where the railway is adjacent to the site boundary. The magnitude of change at Year 1 would be **Medium / Slight**. The planting along the eastern boundary of the site and within the site would soften views of built form, reducing the magnitude of change to **Slight** at Year 15. **Overall, railway users would experience moderate / minor and negative visual effects at Year 1 and minor and negative visual effects at Year 15 which is not an important planning consideration.**



5.5.4 Residents

Residents have a **high** susceptibility to the proposed development since they are likely to experience visual changes regularly.

The residents on the eastern settlement edge of Jump facing east have rear gardens that back onto the western edge of the site boundary. A hedgerow runs along most of this boundary which would filter views from the ground floor and within the garden. Views would be possible from the first floor of the properties. The rear gardens of the proposed development would join the rear boundary of the existing properties. The current view of settlement edge fields would be replaced with one of built form, seen within the context of the existing built form along Cemetery Road albeit at a closer distance. The magnitude of change would be **Substantial / Medium** at Year 1 and Year 15. **Overall, residents would experience Major / Moderate and negative visual effects at Year 1 and Year 15 which is an important planning consideration.**

Residents along Cemetery Road, to the north of the site, would have views towards the site over the existing hedgerow. Views from the ground floor and gardens would be partly filtered by existing vegetation. Views would be possible for users on the first floor of the properties. The current view of the fields next to the settlement edge of Jump would be replaced by built form seen within the context of the existing built form on the settlement edges of Elsecar and Jump. As the existing properties are at a higher elevation, some sight lines towards the southern facing valley side would be maintained. The magnitude of change would be **Substantial / Medium** at Year 1 and Year 15. **Overall, residents would experience Major / Moderate and negative visual effects at Year 1 and Year 15 which is an important planning consideration.**

Residents along the settlement edge of Elsecar, to the south of the site, have limited views due to the embanked railway line with mature vegetation. There would be an increase in the amount of built form visible beyond the vegetation. The magnitude of change would be **Slight** at Year 1 and Year 15 resulting in **Moderate and negative visual effects which is not an important planning consideration.**

Residents at Hemingfield would experience negligible or no change in their views due to the distance from the site and intervening landform and vegetation. **Therefore, residents at Hemingfield would experience Moderate / Minor and negative visual effects at Year 1 and Year 15 which is not an important planning consideration.**

Due to the combined screening effects of landform and vegetation, residents at a greater distance have no theoretical visibility with the proposed development as confirmed by the screened ZTV. As there is no potential for visual effects to arise, these receptors have been scoped out of further assessment.

Users of recreational fields south of Jump

Users engaged in outdoor sport are likely to be focused on the sport and have a **low** susceptibility, however, spectators and users of the informal paths within the grounds will have a greater appreciation of surrounding views and therefore a **medium** susceptibility has been used as a worst-case scenario. Consequently, receptors in this location are assessed as **medium** sensitivity.

For users of the open space (Viewpoint 5) there would be views of the proposed development to the north between the existing housing on the settlement edge of Jump and the woodland along the southern boundary of the site. The proposed development would increase the amount of built form visible within the view resulting in a **medium** magnitude of change at Year 1. The proposed planting would mature and soften views of the proposed development, however, the proposed development would still be visible, and the magnitude of change would remain as **medium** at Year 15. **Overall, recreational users would experience moderate**



and negative visual effects at both Year 1 and Year 15 which is not an important planning consideration.

5.6 Summary of Visual Effects

The appraisal considered the likely visual effects on recreational walkers, railway users, vehicle users, residents, and users of local open space, based on desk-based analysis and a site visit in May 2026, with representative viewpoints used to understand the extent and nature of visibility.

The appraisal found that **Major / Moderate and negative visual effects** would be experienced by residents on the eastern edge of Jump and along Cemetery Road, where the proposed development would replace existing views of agricultural land with built form at close range. **This is an important planning consideration.**

Moderate and negative visual effects would be experienced by walkers along nearby public footpaths (e.g. Footpaths 21 and 22), road users along Cemetery Road to the north of the Site over a short section where direct views are available and recreational users within the open space south of Jump. This is not an important planning consideration.

Moderate / minor and negative visual effects would be experienced by walkers on more distant rights of way (e.g. Footpath 6/3/1) and road users on Wenworth Road. This is not an important planning consideration.

Minor or negligible visual effects would be experienced by users of more distant road users, such as Barrowfield Lane, and from locations where views are filtered or screened by vegetation, landform, and built form. This is not an important planning consideration.

To the south and east of the site, visual effects are largely contained by the railway embankment, associated vegetation and woodland belts. To the west and north, visual effects are limited to short stretches of Cemetery Road and adjacent receptors, with existing residential development and vegetation restricting wider visibility. More distant views from the valley sides are influenced by topography, intervening woodland, and the broader settlement pattern, which reduce the prominence of the proposed development.

Therefore, as noted in section 1.0 of this report, the introduction of built form in a green field is likely to result in negative visual effects. However, in this instance, effects would be localised and focused on receptors in close proximity to the site, within a landscape that is already influenced by existing residential development, a railway and Cemetery Road. The site's context and the presence of well-established vegetation, the railway corridor and sloping landform mean that visual effects would be well contained and would not extend widely across the surrounding landscape.



6.0 Green Belt

The Barnsley Metropolitan Borough Council Local Plan identifies the site as being located within the Green Belt, as such the initial consideration is whether the site meets the definition of grey belt based upon the definition within the glossary of the new NPPF issued in December 2024. Barnsley Metropolitan Borough Council (BMBC) carried out a Green Belt review in 2014¹, identifying the site as falling within 'General Area: HN12'.

6.1 Definition of Grey Belt

The National Planning Policy Framework (NPPF) includes a new definition of grey belt. Paragraph 155 of the NPPF states that *'The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where: [inter alia] the development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan...'*.

Annex 2 of the NPPF further defines grey belt as:

- Previously Developed Land (PDL), and/or
- any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143.
- Does not fall within areas / assets listed at footnote 7 (other than Green Belt), which includes habitats sites, and / or designated as Sites of Special Scientific Interest; Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.

6.2 Assessment of Grey Belt Functionality

6.2.1 Previously Developed Land

There are two small wooden stables to the northeast, otherwise, the site is undeveloped and is not PDL.

6.2.2 Grey Belt

6.2.2.1 Purpose a) Protecting against sprawl

The site is located within the Principal Town of Hoyland and it is therefore considered that the site can function against this purpose. However, the site is located against a 'built-up area' of Jump and close to Hemingway to the northeast and Elsecar to the southeast, as such is subject to urbanising influences, such as visibility of adjacent built form and street lighting along Cemetery Road to the north. Additionally, Cemetery Road to the north, Jump to the west and the rail infrastructure along the southeast boundary would contain development and provide permanent defensible boundaries as noted in the BMBC Green Belt Review. The BMBC Green Belt Review goes on to state that *"the existing Green Belt boundary only has a limited role in protecting open land", "development within HN12 would not be of detriment to any strategic gap between Hoyland and Barnsley"* and as the land within HN12 is highly contained, *"development within this Green Belt area would represent a natural rounding off of*

¹ Barnsley Metropolitan Borough Council Green Belt Review, Arup, 2014. Available at: [<BMBC Green Belt Review>](#)



the existing built form, and could offer the opportunity to consolidate existing development patterns.”

When applying the Planning Practice Guidance, the site performs a weak’ function against this purpose.

6.2.2.2 Purpose b) Coalescence

Jump, Birdwell, Blacker Hill, Elsecar and Hemingfield together form the Principal Town of Hoyland, which is treated as a single settlement within the Local Plan. The site lies within the Hoyland settlement boundary and is strongly influenced by the existing built form. The nearest other defined town is Wombwell; however, the site is physically and visually separated from Wombwell by intervening development and infrastructure. . As such, development within the site would not extend beyond the settlement boundary and therefore would not contribute to the ‘*merging of towns*’.

When applying the Planning Practice Guidance, it performs a ‘weak’ function, on the basis that it does not form a gap between towns.

6.2.2.3 Purpose d) Protecting the setting of a historic settlement.

The site is not on the edge of a historic town, being visually separated from the historic core of Holyland, Hemingfield and Jump, as such it does not form part of the setting of a historic town.

When applying the tests set out in Planning Practice Guidance, it performs a ‘weak’ function against this purpose on the basis that it neither forms the setting of a historic town, nor does it have any visual, physical, or experiential connection to the historic aspects of the town.

6.2.2.4 NPPF Footnote 7

The site is not within any of the NPPF footnote 7 designations, other than Green Belt.

It should be noted that the glossary for the current NPPF issued in December 2024 defines grey belt as follows:

“For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development”.

6.3 Summary

It is considered that development within the site would not affect the functionality of the wider Green Belt against unrestricted sprawl and would not affect the functionality of the wider Green Belt in preventing the merging of settlements. The site is not on the edge of a historic town nor is it part of the setting of a historic town, as such development within the site would not affect this purpose. The assessment above concludes that the site does not strongly contribute to or perform NPPF Purpose a, b or d.

The remaining Green Belt would continue to function, and the effects of the proposed development on site would be visually contained by the surrounding topography and vegetation.



7.0 Summary and Conclusions

SLR was instructed to undertake a Landscape and Visual Appraisal (LVA) to accompany a full planning application for residential development and associated infrastructure on land south of Cemetery Road, Jump, Barnsley. The appraisal was carried out by an experienced Landscape Architect and judgements agreed with an experienced Chartered Landscape Architect using a method which follows the guidance of GLVIA3.

The appraisal is based upon a desk top appraisal of all relevant character assessments, maps and policies and a site visit that was carried out in May 2026.

The findings of this appraisal have been based upon the proposed development as illustrated on the Illustrative Landscape Masterplan (Appendix F) which has been developed in response to the findings of the LVA.

A comprehensive review of landscape-related planning policy has been undertaken at both national and local level, alongside an assessment of relevant designations. The site is not subject to any nationally designated landscapes, such as National Parks or National Landscapes, although it lies within the South and West Yorkshire Green Belt. There are no Listed Buildings within the site or in close proximity to its boundaries, and the nearest heritage assets are located within Elsecar Conservation Area, approximately 375m to the southeast. A limited network of Public Rights of Way (PRoW) is located in close proximity to the site, including routes to the east and northeast which connect to the wider footpath network and surrounding settlements.

The landscape baseline has been identified through a review of published landscape character assessments and detailed desk-based and site-based analysis. The site and its immediate context align with the characteristics of Landscape Character Area (LCA) E4: Hoyland Settled Wooded Farmland, which is defined by a fragmented, urban fringe landscape comprising a mix of agricultural land, settlement and infrastructure influences.

The landscape baseline identifies the site as comprising medium-scale agricultural fields, including areas of equestrian use, bounded by hedgerows and influenced by surrounding residential development, Cemetery Road and the adjacent railway corridor. The site is of Community value and does not constitute a valued landscape in NPPF terms.

Landscape effects would be localised and contained, arising within a site that is already influenced by surrounding development and infrastructure and which has capacity to accommodate change without materially altering wider landscape character.

With respect to landscape effects, there would be Major / Moderate and negative effects on the agricultural fields within the site, reflecting their loss and replacement with built form. This represents an important planning consideration.

All other landscape effects would be moderate or less. This is not an important planning consideration.

Effects on the wider landscape including LCA E4: Hoyland Settled Wooded Farmland, LCA1: Wentworth Parklands and LCA C1: Elsecar Lowland River Floor would be moderate / minor or negligible, reflecting distance, containment and existing urban influence. This is not an important planning consideration.

The visual assessment considered effects on residents, walkers, road users, railway users and recreational users, informed by viewpoint analysis and ZTV modelling. Visual effects are limited in extent and largely confined to receptors near the site. The railway corridor, existing settlement edges, vegetation belts and undulating landform combine to contain visibility and reduce the wider influence of the development.



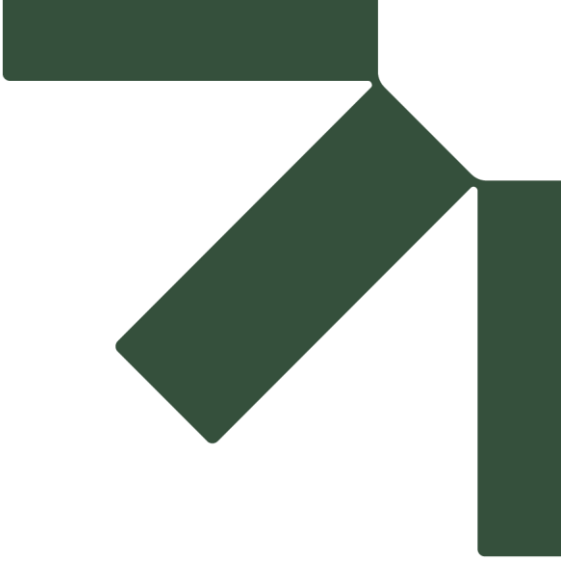
Residents on the eastern edge of Jump and along Cemetery Road where views of agricultural land would be replaced by built form at close range would experience Major / Moderate and negative visual effects. This represents an important planning consideration.

Moderate and negative visual effects would be experienced by walkers on nearby PRow (e.g. Footpaths 21 and 22), road users along Cemetery Road and recreational users within the open space south of the site. This is not an important planning consideration.

All other visual effects would be Moderate / Minor or less. This is not an important planning consideration.

It is considered that the site does not strongly contribute to or perform NPPF Purpose a, b or d and meets the criteria for grey belt.





Appendix A Method used in assessing landscape and visual effects

Landscape and Visual Appraisal

Land south of Cemetery Road, Jump, Barnsley

Barratt & David Wilson Homes

SLR Project No.: 404.064778.00001

3 June 2026

A.1 Introduction

Landscape and Visual Impact Assessment (LVIA) is a tool used to identify the effects of development on *“landscape as an environmental resource in its own right and on people’s views and visual amenity”* (GLVIA3, paragraph 1.1). GLVIA3² (paragraph 2.22) states that these two elements, although inter-related, should be assessed separately. GLVIA3 is the main source of guidance on LVIA.

Landscape is a definable set of characteristics resulting from the interaction of natural, physical and human factors: it is a resource in its own right. Its assessment is distinct from visual assessment, which considers effects on the views and visual amenity of different groups of people at particular locations. Clear separation of these two topics is recommended in GLVIA3.

“Notes and Clarifications on aspects of GLVIA3” (Landscape Institute Technical Guidance Note 2024/01, published August 2024) makes it clear at section 2.0 that Townscape and Seascape assessments should follow the same process as LVIA, and therefore also follow the guidance in GLVIA3.

As GLVIA3 (paragraph 2.23) states, professional judgement is an important part of the LVIA process: whilst there is scope for objective measurement of landscape and visual changes, much of the assessment must rely on qualitative judgements. It is critical that these judgements are based upon a clear and transparent method so that the reasoning can be followed and examined by others.

Impacts can be defined as the action being taken, whereas effects are the changes result from that action. This method of assessment assesses landscape and visual effects.

Landscape and visual effects can be positive, negative or neutral in nature. Positive effects are those which enhance and/or reinforce the characteristics which are valued. Negative effects are those which remove and/or undermine the characteristics which are valued. Neutral effects are changes which are consistent with the characteristics of the landscape or view. LI TGN 2024/01 notes at section 3(7) that the assessment of the level of effect and the nature of effect should be independent of each other.

Landscape and visual effects can result directly from the development itself (direct effects), or may be indirect changes (which are not a direct result of the development but occur as a result of a more complex pathway, such as changes to drainage patterns or perceptual changes further from the proposed development).

Landscape and visual effects can also be cumulative, which are the additional changes caused by a proposed development in conjunction with other developments, particularly those which are recently consented or which have been applied for.

In LVIAs which form part of an Environmental Impact Assessment (EIA), it is necessary to identify significant and non-significant effects. In non-EIA LVIAs, also known as Landscape and Visual Appraisals, (LVAs), the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are significant or are not

² Landscape Institute and Institute of Environmental Management and Assessment
‘Guidelines for Landscape and Visual Impact Assessment’ (Third Edition, April 2013)



given that the exercise is not being undertaken for EIA purposes (see GLVIA3 statement of clarification 1/13 10-06-13, Landscape Institute).

A.2 Landscape Effects

Landscape, as defined in the European Landscape Convention³, is defined as “*an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*”, (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside.

GLVIA3 (paragraph 5.34) recommends that the effect of the development on landscape receptors is assessed. Landscape receptors are the components of the landscape that are likely to be affected by the proposed development, and can include individual elements (such as hedges or buildings), aesthetic and perceptual characteristics (for example sense of naturalness, tranquillity or openness), or, at a larger scale, the character of a defined character area or landscape type. Designated areas (such as National Parks or National Landscapes, also referred to as Areas of Outstanding Natural Beauty (AONBs)) are also landscape receptors.

This assessment is being undertaken because the proposed development has the potential to remove or add elements to the landscape, to alter aesthetic or perceptual aspects, and to add or remove characteristics and thus potentially change overall character.

Judging landscape effects requires a methodical assessment of the sensitivity of the landscape receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

A.2.1 Landscape Sensitivity

Sensitivity of landscape receptors is assessed by combining an assessment of the susceptibility of landscape receptors to the type of change which is proposed with the value attached to the landscape. (GLVIA3, paragraph 5.39).

A.2.2 Value Attached to Landscape Receptors

Landscape receptors may be valued at low, community, local, national or international level. Existing landscape designations provide the starting point for this assessment, as set out in Table A1 below.

The table sets out the interpretation of landscape designations in terms of the value attached to different landscape receptors. As GLVIA3 (paragraph 5.24) notes, at the local scale of an LVIA study area it may be found that the landscape value of a specific area may be different to that suggested by the formal designation.

Table A1: Interpretation of Landscape Designations

Designation	Description	Value
World Heritage Sites	Unique sites, features or areas identified as being of international importance according to UNESCO criteria. Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued.	International

³ Natural England ‘Guidelines for Implementing the European Landscape Convention. Part 1: What does it mean for your organisation?’ (April 2009)



Designation	Description	Value
National Parks, National Landscapes, National Scenic Areas	Areas of landscape identified as being of national importance for their natural beauty (and in the case of National Parks the opportunities they offer for outdoor recreation). Consideration should be given to their settings ⁴ especially where these contribute to the special qualities for which the landscape is valued.	National
Registered Parks and Gardens of Special Historic Interest	Gardens and designed landscapes included on the Register of Parks and Gardens of Special Historic Interest as Grade I, II* or II.	National/Local Authority
Local Landscape Designations (such as Special Landscape Areas, Areas of Great Landscape Value and similar) included in local planning documents	Areas of landscape identified as having importance at the local authority level. Landscapes which demonstrate the presence of a number of indicators of landscape value, as set out in Table 1 of TGN 02/21, or which have just one indicator of particular importance.	Local Authority
Undesignated landscapes of community value	Landscapes which do not have any formal designation, and lack the indicators of landscape value set out in Table 1 of TGN 02/21, but which are assessed as having value to local communities.	Local Authority/Community
Landscapes of low value	Landscapes in poor condition or fundamentally altered by the presence of intrusive man-made structures.	Low

Where landscapes are not designated and where no other local authority guidance on value is available, an assessment is made by reference to criteria in the Table A2 below. This is based on Table 1 of Landscape Institute Technical Guidance Note 02/21. These factors are not fixed, and should be reviewed on a case by case basis. When assessing landscape value of a site it is important to consider not only the site itself but also its context.

Landscapes may be judged to be of local authority or community value on the basis of one or more of these factors. There may also be occasional circumstances where an undesignated landscape may be judged to be of national value, for example where it has a clear connection with a nationally designated landscape, or is otherwise considered to be of equivalent value to a national designation. Similarly, on occasions there may be areas within designated landscapes that do not meet the designation criteria, or demonstrate the key characteristics/special qualities in a way that is consistent with the rest of the designated area.

An overall assessment is made for each landscape receptor, based on an overview of the above criteria, to determine its value - whether for example it is comparable to a local authority landscape designation or similar, or whether it is of value to local people and communities. For example, an intact landscape in good condition, where scenic quality, tranquillity, and/or conservation interests make a particular contribution to the landscape, or where there are important cultural or historical associations, might be of equivalent value to a local landscape designation. Conversely, a degraded landscape in poor condition, with no particular scenic

⁴ LI TGN 2024/01 states at section 5(13) that the setting of protected landscapes is “*generally created in policy and is not a designation (or a receptor) in its own right (unlike the settings of heritage assets). The extent of the setting of a designated landscape for LVIA purposes is not geographically defined and will vary with the nature of the development proposed. In LVIA, the question would remain whether the changes in the setting (i.e the landscape nearby but outside the designated area) would affect the designated landscape in terms of effects on its special qualities and, if so, to what degree*”.



qualities or natural or cultural heritage interest is likely to be considered of limited landscape value.

Table A2: Criteria Considered in Assessing the Value of Non-Designated Landscapes

Factor	Criteria
Natural Heritage	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest. Presence of wildlife and habitats that contribute to the sense of place. Landscape which contains valued natural capital assets that contribute to ecosystem services.
Cultural Heritage	Landscape with clear evidence of archaeological, historical or cultural interest. Landscape which contributes to the significance of heritage assets. Landscape which offers a dimension of time depth.
Landscape Condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure. Absence of detracting/incongruous features.
Associations	Landscape which is connected with notable people, events and the arts.
Distinctiveness	Landscape that has a strong sense of identity or place. Presence of distinctive features that are characteristic of a place, or presence of rare/unusual features that confer a strong sense of place. Includes landscape that makes an important contribution to the character or identity of a settlement.
Recreational	Landscape offering recreational opportunities where experience of landscape is important. Includes open access areas, common land and rights of way where appreciation of the landscape is an important element of the experience. Landscape that forms part of a view that that is important to the enjoyment of a recreational activity.
Perceptual (Scenic)	Landscape that appeals to the senses, primarily the visual sense. Distinctive features, or distinctive combinations of features. Strong aesthetic qualities. Visual diversity or contrasts. Memorable/distinctive views or landmarks, or landscape that contributes to these.
Perceptual (Wildness and Tranquillity)	Landscape with a strong perceptual value notably remoteness, wildness, tranquillity and/or dark skies.
Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape. Natural hydrological systems, important parts of the green infrastructure network, pollinator rich habitats. Landscapes that have strong physical or functional links with an adjacent national landscape designation, or are important to the appreciation of the designated landscape and its special qualities.

A.2.3 Susceptibility of Landscape Receptors to Change

As set out in GLVIA3, susceptibility refers to the ability of the landscape receptor to “accommodate the proposed development without undue adverse consequences for the baseline situation and/or the achievement of landscape planning policies and strategies”. Judgement of susceptibility is particular to the specific characteristics of the proposed development and the ability of a particular landscape or feature to accommodate the type of change proposed, and makes reference to the criteria set out in Table A3 below. Aspects of the character of the landscape that may be affected by a particular type of development include landform, skylines, land cover, enclosure, human influences including settlement pattern and



aesthetic and perceptual aspects such as the scale of the landscape, its form, line, texture, pattern and grain, complexity, and its sense of movement, remoteness, wildness or tranquillity.

For example, an urban landscape which contains a number of industrial buildings may have a low susceptibility to buildings of a similar scale and character. Conversely a rural landscape containing only remote farmsteads is likely to have a high susceptibility to large scale built development.

Table A3: Landscape Receptor Susceptibility to Change

Susceptibility	Criteria
High	The landscape receptor is highly susceptible to the proposed development because the key characteristics of the landscape have no or very limited ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Medium	The landscape receptor is moderately susceptible to the proposed development because the relevant characteristics of the landscape have some ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Low	The landscape receptor has low susceptibility to the proposed development because the relevant characteristics of the landscape are generally able to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.

A.2.4 Defining Sensitivity

As has been noted above, the sensitivity of landscape receptors is defined in terms of the relationship between value and susceptibility to change as indicated in Figure A1 below. This summarises the general nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Professional judgement is applied on a case by case basis in determining sensitivity of individual receptors with the figure only serving as a guide.

Table A4 below summarises the nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Judgements are made about each landscape receptor, with the table serving as a guide.

Where, taking into account the component judgements about the value and susceptibility of the landscape receptor, sensitivity is judged to lie between levels, an intermediate assessment of high/medium or medium/low is adopted. In a few limited cases a category of less than low (very low) may be used where the landscape is of low value and susceptibility is particularly low.



Figure A1: Example Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

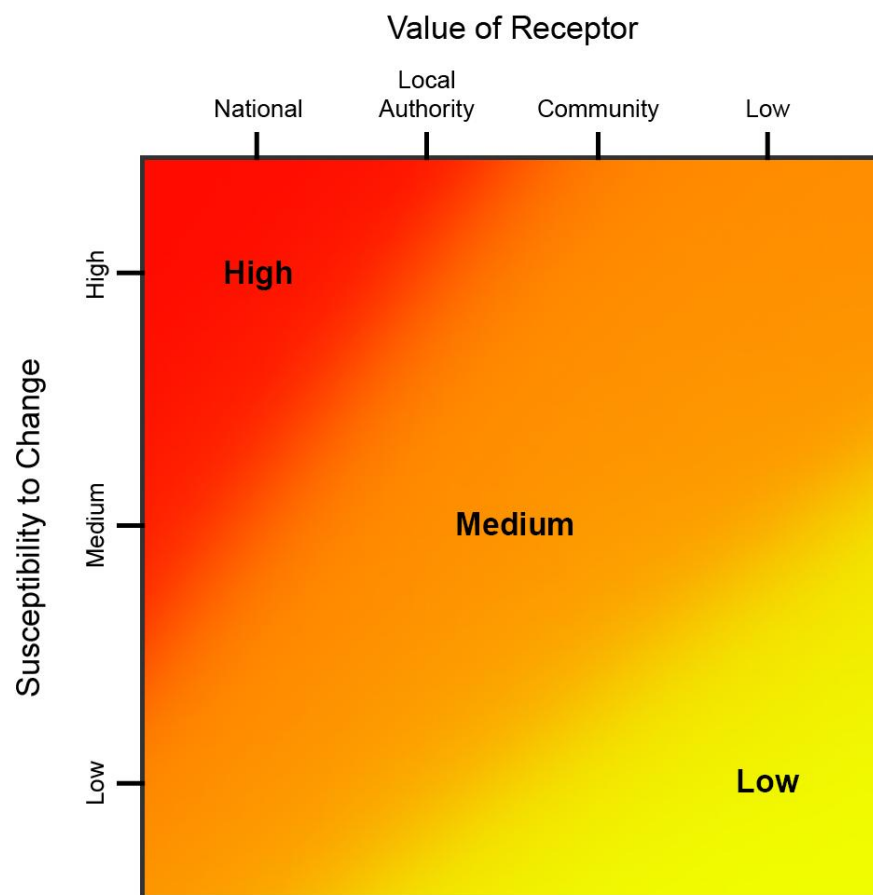


Table A4: Example Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

Sensitivity	Examples
High	The landscape receptor is of international or national value and is considered to have high susceptibility to the effects of the proposed development OR The landscape receptor is of national value and is considered to have medium susceptibility to the effects of the proposed development.
Medium	The landscape receptor is of international or national value and is considered to have low susceptibility to the effects of the proposed development OR The landscape receptor is of local authority value and is considered to have high susceptibility to the effects of the proposed development OR The landscape receptor is of local authority value and is considered to have medium susceptibility to the effects of the proposed development. OR The landscape receptor is of community value and is considered to have high susceptibility to the effects of the proposed development
Low	The landscape receptor is of local authority value and is considered to have low susceptibility to the effects of the proposed development OR The landscape receptor is of community value and is considered to have medium susceptibility to the effects of the proposed development OR The landscape receptor is of community value and is considered to have low susceptibility to the effects of the proposed development.

A.2.5 Magnitude of Landscape Change

The magnitude of landscape change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change. LI TGN 2024/01 states at section 3(3) that *“it is likely that size/scale of effect will be the most important factor, with geographical extent and duration/reversibility considered as ‘modifiers’”*.

A.2.6 Size and Scale of Change

The size and/or scale of change in the landscape takes into consideration the following factors:

- the extent/proportion of landscape elements lost or added; and/or
- the degree to which aesthetic/perceptual aspects are altered; and
- whether this is likely to change the key characteristics of the landscape.

The criteria used to assess the size and scale of landscape change are based upon the amount of change that will occur as a result of the proposed development, as described in Table A5 below.



Table A5: Magnitude of Landscape Change: Size/Scale of Change

Category	Description
Large level of landscape change	There would be a large level of change in landscape character, and especially to the key characteristics if, for example, the proposed development: becomes a dominant feature in the landscape, changing the balance of landscape characteristics; and/or would dominate important visual connections with other landscape types, where this is a key characteristic of the area.
Medium level of landscape change	There would be a medium level of change in landscape character, and especially to the key characteristics if, for example: the proposed development would be more prominent but would not change the overall balance or composition of the landscape; and/or key views to other landscape types may be interrupted intermittently by the proposed development, but these views would not be dominated by them.
Small level of landscape change	There would be a small level of change in landscape character, and especially to the key characteristics if, for example: there would be no introduction of new elements into the landscape and the proposed development would not significantly change the composition/balance of the landscape.
Negligible/no level of landscape change	There would be a negligible or no level of change in landscape character, and especially to the key characteristics if, for example, the proposed development would be a small element and/or would be a considerable distance from the receptor.

A.2.7 Geographical Extent of Change

The geographical extent of landscape change is assessed by determining the area over which the changes will influence the landscape, as set out in Table A6. For example this could be at the site level, in the immediate setting of the site, or over some or all of the landscape character types or areas affected.

Table A6: Magnitude of Landscape Change: Geographical Extent

Category	Description
Large extent of landscape change	Affects a wider area, far from the site itself, or affects a large proportion of the landscape receptor.
Medium extent of landscape change	Landscape change extends beyond the site boundaries, or affects a medium proportion of the landscape receptor.
Small extent of landscape change	Change affecting a localised area, often focused on the site itself, or affects a small proportion of the landscape receptor.
Negligible extent of landscape change	The change will affect only a negligible extent of the landscape receptor under consideration.

A.2.8 Duration and Reversibility of Change

The duration of the landscape change is categorised in Table A7 below, which considers whether the change will be permanent and irreversible or temporary and reversible.



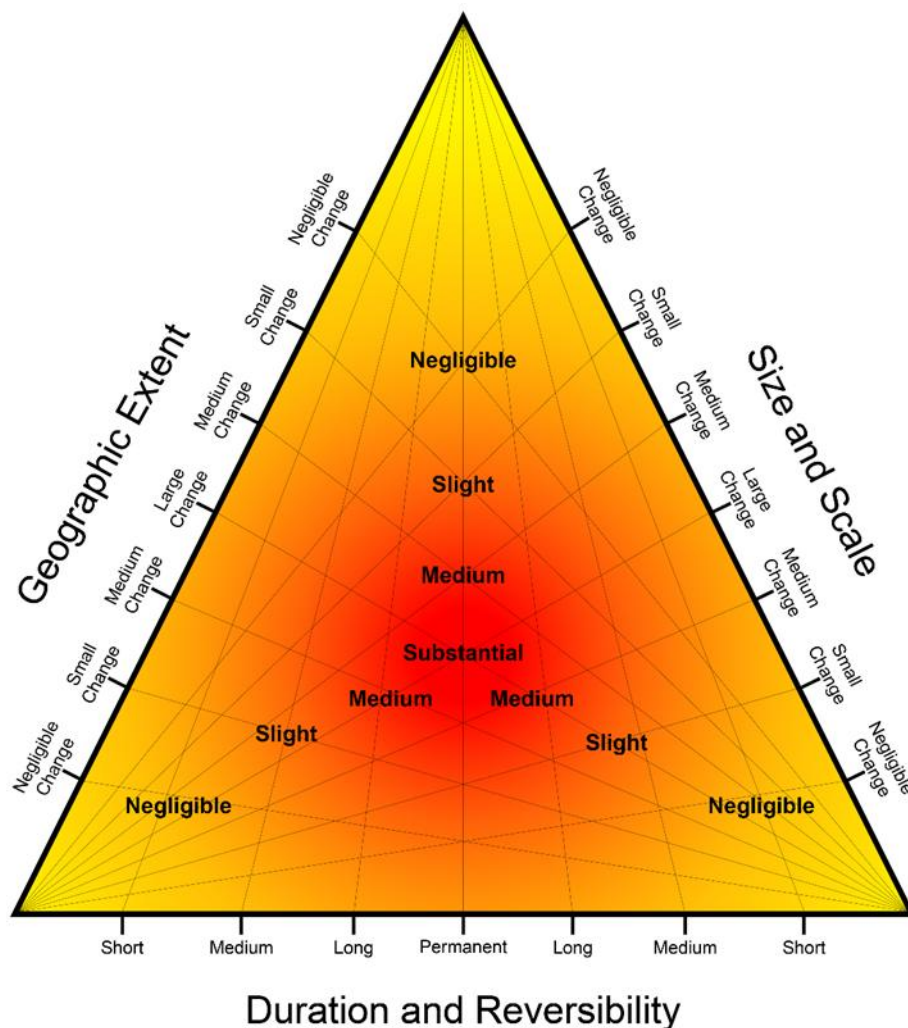
Table A7: Magnitude of Landscape Change: Duration and Reversibility

Category	Description
Permanent/Irreversible	Effects that are deemed to be irreversible.
Long term reversible	Effects that last for over 10 years and are theoretically reversible.
Medium term reversible	Effects that will last up to 10 years and are theoretically reversible.
Temporary/Short term reversible	Effects that will last from 0 to 5 years – likely to include construction effects.

A.2.9 Deciding on Overall Magnitude of Landscape Change

The relationships between the three factors that contribute to assessment of the magnitude of landscape effects are illustrated graphically, as a guide, in Figure A2 below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the figure.

Figure A2: Determining the Magnitude of Landscape Change



A.2.10 Assessment of Landscape Effects

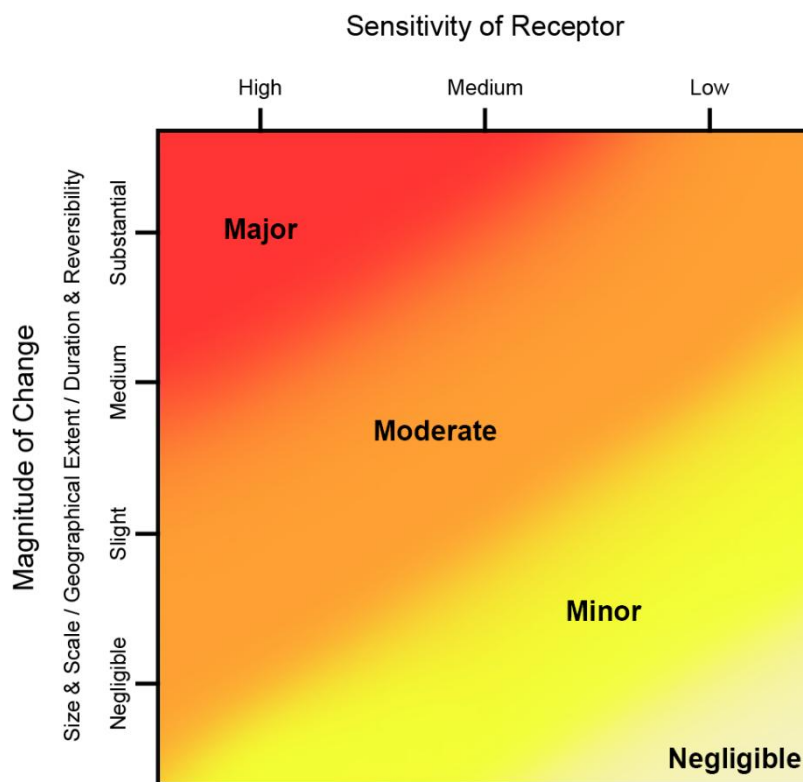
The assessment of overall landscape effects is defined in terms of the relationship between the sensitivity of the landscape receptors and the magnitude of the change. Figure A3 below



summarises the nature of the relationship but it is not formulaic. Judgements are made about each landscape effect using this figure as a guide.

Major and Major/Moderate effects are regarded as important planning considerations in landscape and visual appraisals (or significant effects in landscape and visual impact assessments). Moderate effects are not generally considered to be important planning considerations/significant effects, although the assessor may conclude that some moderate effects could constitute significant effects in certain circumstances: for example, there may be a concentration of several moderate effects in one location, or a moderate effect may occur for a particularly sensitive receptor or be of a particularly high magnitude.

Figure A3: Assessment of Landscape Effects



A.3 Visual Effects

Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development. They generally include users of public rights of way or other recreational facilities or attractions; travellers who may pass through the study area because they are visiting, living or working there; residents living in the study area, either as individuals or, more often, as a community; and people at their place of work.

- Communities within settlements (i.e. towns, villages and hamlets);
- Residents of individual properties and clusters of properties;
- People using nationally designated or regionally promoted footpaths, cycle routes and bridleways and others using areas of Open Access Land agreed under the Countryside and Rights of Way Act 2000;



- Users of the local public rights of way (PRoW) network;
- Visitors at publicly accessible sites including, for example, gardens and designed landscapes, historic sites, and other visitor attractions or outdoor recreational facilities where the landscape or seascape is an important part of the experience;
- Users of outdoor sport and recreation facilities;
- Visitors staying at caravan parks or camp sites;
- Road users on recognised scenic or promoted tourist routes;
- Users of other roads;
- Rail passengers;
- People at their place of work.

LI TGN 2024/01 states at section 6(1) that visual assessment should focus on the way that communities experience views from public locations. It notes that “*views from houses and individual properties are a matter of private amenity, noting that it is an established planning principle that there is no right to a view*”.

Judging visual effects requires a methodical assessment of the sensitivity of the visual receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

Viewpoints are chosen, in discussion with the competent authority and other stakeholders and interested parties, for a variety of reasons but most commonly because they represent views experienced by relevant groups of people.

A.3.1 Visual Sensitivity

Sensitivity of visual receptors is assessed by combining an assessment of the susceptibility of visual receptors to the type of change which is proposed with the value attached to the views. (GLVIA3, paragraph 6.30).

A.3.2 Value Attached to Views

Different levels of value are attached to the views experienced by particular groups of people at particular viewpoints. Assessment of value takes account of a number of factors, including:

- Recognition of the view through some form of planning designation or by its association with particular heritage assets; and
- The popularity of the viewpoint, in part denoted by its appearance in guidebooks, literature or art, or on tourist maps, by information from stakeholders and by the evidence of use including facilities provided for its enjoyment (seating, signage, parking places, etc.); and
- Other evidence of the value attached to views by people including consultation with local planning authorities and professional assessment of the quality of views.

The assessment of the value of views is summarised in Table A8 below. These criteria are provided for guidance only.



Table A8: Criteria Considered in assessing the Value Attached to Views

Value	Criteria
High	Views from nationally (and in some cases internationally) known viewpoints, which: have some form of planning designation; or are associated with internationally or nationally designated landscapes or important heritage assets; or are promoted in sources such as maps and tourist literature; or are linked with important and popular visitor attractions where the view forms a recognised part of the visitor experience; or have important cultural associations. Also may include views judged by assessors to be of high value.
Medium	Views from viewpoints of some importance at regional or local levels, which: have some form of local planning designation associated with locally designated landscapes or areas of equivalent landscape quality; or are promoted in local sources; or are linked with locally important and popular visitor attractions where the view forms a recognised part of the visitor experience; or have important local cultural associations. Also may include views judged by the assessors to be of medium value.
Low	Views from viewpoints which, although they may have value to local people: have no formal planning status; or are not associated with designated or otherwise high quality landscapes; or are not linked with popular visitor attractions; or have no known cultural associations. Also may include views judged by the assessors to be of low value.

A.3.3 Susceptibility of Visual Receptors to Change

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

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

As LI TGN 2024/01 states at section 6(2), “*visual susceptibility is not influenced by the development type, which would be assessed as part of the magnitude of effect*”.

The susceptibility of different groups of viewers is assessed with reference to the guidance in Table A9 below. However, as noted in GLVIA3 “*this division is not black and white and in reality there will be a gradation in susceptibility to change*”. Therefore the susceptibility of each group of people affected is considered for each project and assessments are included in the relevant text in the report.

Table A9: Visual Receptor Susceptibility to Change

Susceptibility	Criteria
High	Residents;



Susceptibility	Criteria
	People engaged in outdoor recreation where their attention is likely to be focused on the landscape and on particular views; Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience; Communities where views contribute to the landscape setting enjoyed by the residents.
Medium	Travellers on scenic routes where the attention of drivers and passengers is likely to be focused on the landscape and on particular views. People engaged in outdoor sport or recreation, which may involve appreciation of views e.g. users of golf courses.
Low	People engaged in outdoor sport or recreation, which does not involve appreciation of views; People at their place of work whose attention is focused on their work Travellers, where the view is incidental to the journey.

A.3.4 Defining Sensitivity

The sensitivity of visual receptors is defined in terms of the relationship between the value of views and the susceptibility of the different receptors to the proposed change. Figure A4 below summarises the nature of the relationship; it is not formulaic and only indicates general categories of sensitivity. Judgements are made on merit about each visual receptor, with the table below only serving as a guide. Table A10 sets down the main categories that may occur but again it is not comprehensive and other combinations may occur.

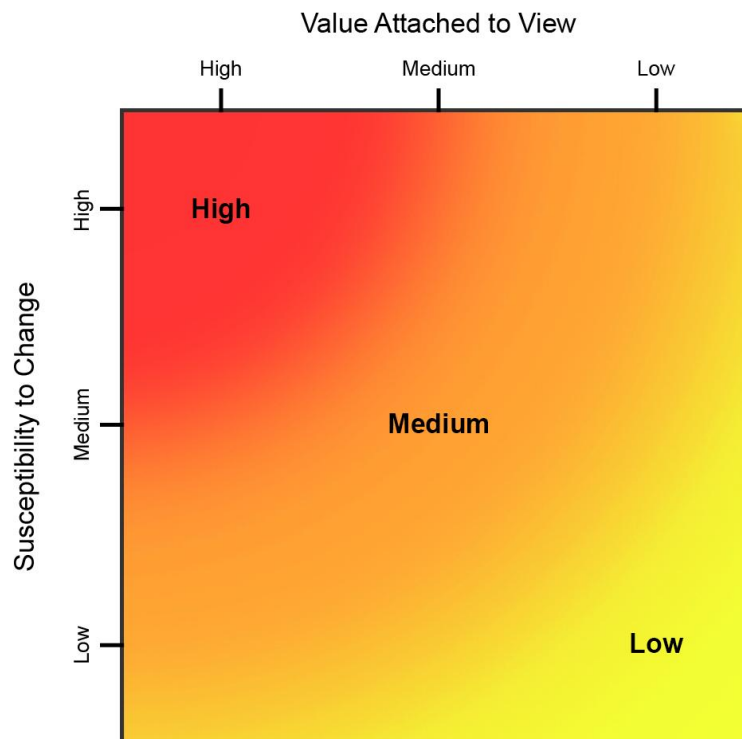
Table A10: Example Levels of Sensitivity defined by Value and Susceptibility of Visual Receptors

Sensitivity	Examples
High	The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of high value OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of high value OR The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the medium level.
Medium	The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the low level OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the high level.
Low	The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level



Sensitivity	Examples
	OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level.

Figure A4: Levels of Sensitivity Defined by Value attached to View and Susceptibility of Visual Receptor Groups



A.3.5 Magnitude of Visual Change

The magnitude of visual change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change. LI TGN 2024/01 states at section 3(3) that *“it is likely that size/scale of effect will be the most important factor, with geographical extent and duration/reversibility considered as ‘modifiers’”*.

A.3.6 Size and Scale of Change

The criteria used to assess the size and scale of visual change at each viewpoint are as follows:

- the scale of the change in the view with respect to the loss or addition of features in the view, changes in its composition, including the proportion of the view occupied by the proposed development and distance of view;
- 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 factors such as form, scale and mass, line, height, colour and texture; and



- the nature of the view of the proposed development, for example whether views will be full, partial or glimpses or sequential views while passing through the landscape.

The above criteria are summarised in the Table A11 below.

Table A11: Magnitude of Visual Change: Size/Scale of Change

Category	Criteria
Large visual change	The proposed development will cause a complete or large change in the view, resulting from the loss of important features or the addition of significant new ones, to the extent that this will substantially alter the composition of the view and the visual amenity it offers.
Medium visual change	The proposed development will cause a clearly noticeable change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will alter to a moderate degree the composition of the view and the visual amenity it offers. Views may be partial/intermittent.
Small visual change	The proposed development will cause a perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will partially alter the composition of the view and the visual amenity it offers. Views may be partial only.
Negligible visual change	The proposed development will cause a barely perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will barely alter the composition of the view and the visual amenity it offers. Views may be glimpsed only.
No change	The proposed development will cause no change to the view.

A.3.7 Geographical Extent of Change

The geographical extent of the visual change identified at representative viewpoints is assessed by reference to a combination of the Zone of Theoretical Visibility (ZTV), where this has been prepared, and field work, and consideration of the criteria in Table A12 below. Representative viewpoints are used as 'sample' points to assess the typical change experienced by different groups of visual receptors at different distances and directions from the proposed development. The geographical extent of the visual change is judged for each group of receptors: for example, people using a particular route or public amenity, drawing on the viewpoint assessments, plus information about the distribution of that particular group of people in the Study Area.

LI TGN 2024/01 states at section 6(8) that geographic extent should primarily refer to the extent of the viewing area that is affected (for example the length of a footpath or the proportion of a community).

Thus, low levels of change identified at representative viewpoints may be extensive or limited in terms of the geographical area they are apparent from: for example, a view of the proposed development from elevated Access Land may be widely visible from much or all of the accessible area, or may be confined to a small proportion of the area. Similarly, a view from a public footpath may be visible from a single isolated viewpoint, or over a prolonged stretch of the route. Community views may be experienced from a small number of dwellings, or affect numerous residential properties.



Table A12: Magnitude of Visual Change: Geographical Extent of Change

Category	Description
Large extent of visual change	The proposed development is seen by the group of receptors in many locations across the Study Area or from the majority of a linear route and/or by large numbers of viewers; or the effect on the specific view(s) is extensive.
Medium extent of visual change	The proposed development is seen by the group of receptors from a medium number of locations across the Study Area or from a medium part of a linear route and/or by a medium number of viewers; or the effect on the specific view is moderately extensive.
Small extent of visual change	The proposed development is seen by the group of receptors at a small number of locations across the Study Area or from only limited sections of a linear route and/or by a small number of viewers; or the effect on a specific view is small.
Negligible extent of visual change	The proposed development is either not visible in the Study Area or is seen by the receptor group at only one or two locations or from a very limited section of a linear route and/or by only a very small number of receptors; or the effect on the specific view is barely discernible.

A.3.8 Duration and Reversibility of Change

The duration of the visual change at viewpoints is categorised in Table A13 below, which considers whether views will be permanent and irreversible or temporary and reversible.

Table A13: Duration and Reversibility

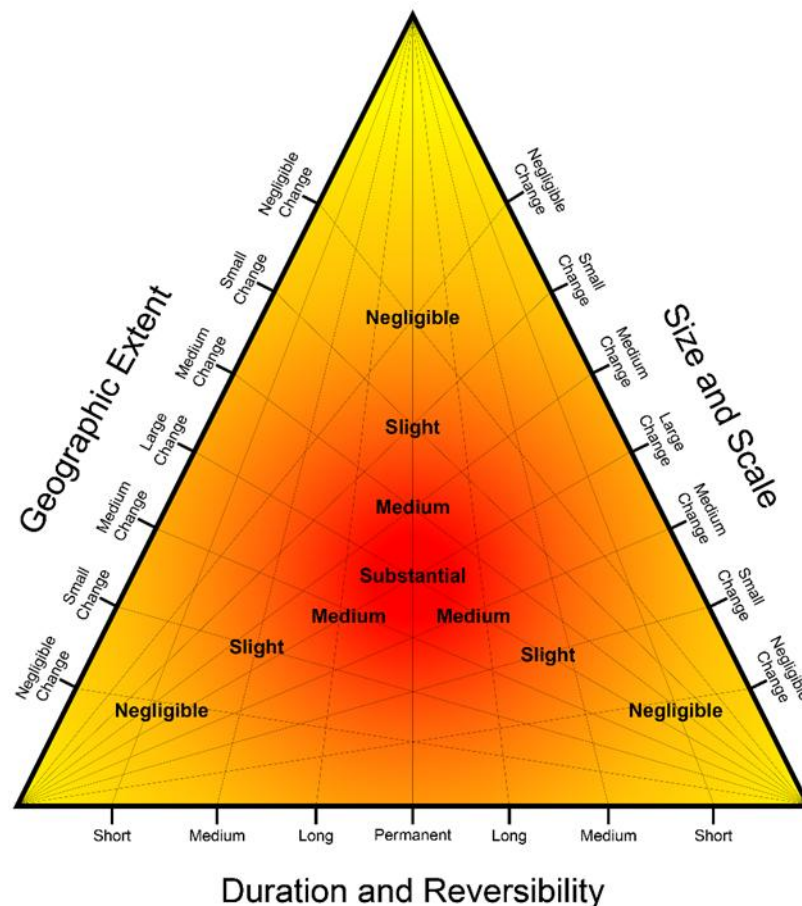
Category	Description
Permanent/ Irreversible	Effects that are deemed to be irreversible.
Long term reversible	Effects that last for over 10 years and are theoretically reversible.
Medium term reversible	Effects that will last up to 10 years and are theoretically reversible.
Temporary/Short term reversible	Effects that will last from 0 to 5 years – likely to include construction effects.

A.3.9 Deciding on Overall Magnitude of Visual Change

The relationships between the three factors that contribute to assessment of the magnitude of visual effects are illustrated graphically, as a guide, in Figure A5, below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the figure.



Figure A5: Determining the Magnitude of Visual Change



A.3.10 Assessment of Visual Effects

The assessment of visual effects is defined in terms of the relationship between the sensitivity of the visual receptors (value and susceptibility) and the magnitude of the change. Figure A6 below summarises the nature of the relationship but it is not formulaic and only indicates broad levels of effect. Judgements are made about each visual effect using this figure as a guide.

Major and Major / Moderate effects are regarded as important planning considerations in landscape and visual appraisals (or significant effects in landscape and visual impact assessments). Moderate effects are not generally considered to be important planning considerations/significant effects, although the assessor may conclude that some moderate effects could constitute significant effects in certain circumstances: for example, there may be a concentration of several moderate effects in one location, or a moderate effect may occur for a particularly sensitive receptor or be of a particularly high magnitude.



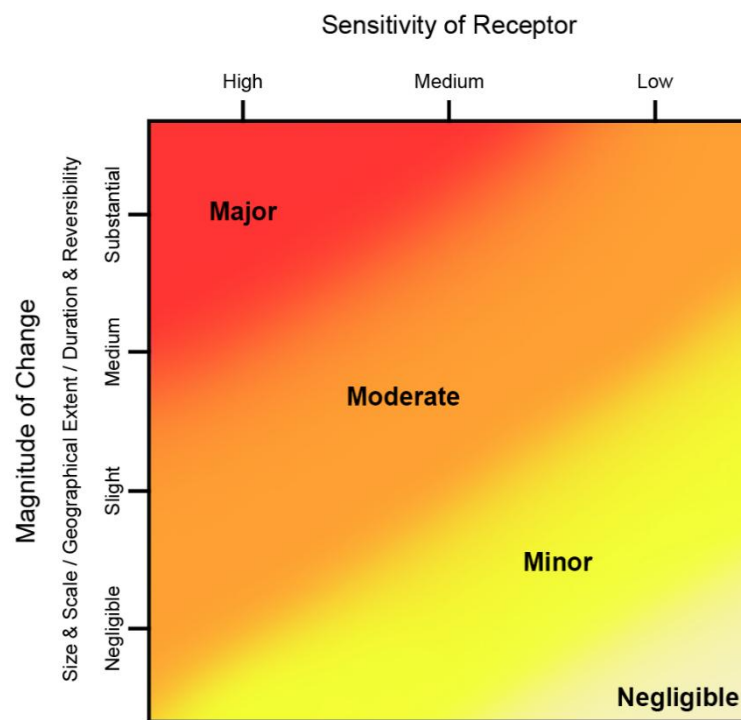
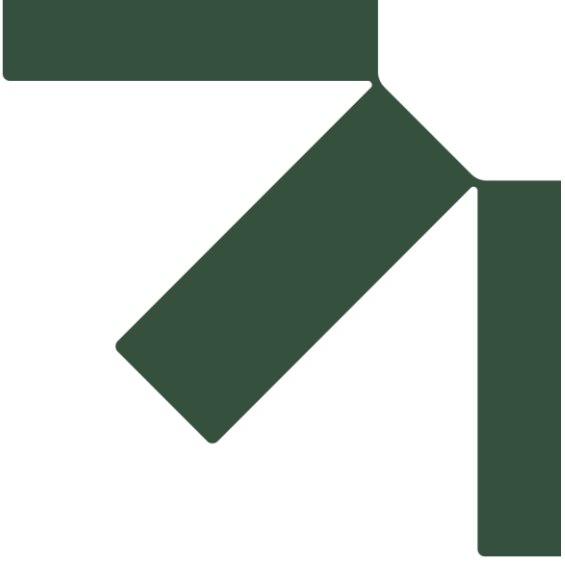


Figure A6: Assessment of Visual Effects





Appendix B Green Belt and Grey Belt Appraisal Methodology

Landscape and Visual Appraisal

Land south of Cemetery Road, Jump, Barnsley

Barratt & David Wilson Homes

SLR Project No.: 404.064778.00001

3 June 2026

B.1 Introduction

This Appendix provides a methodology for assessing the contribution that parcels of land make to the functions of the Green Belt, as set out at paragraph 143 of the NPPF.

The methodology used is based upon best practice drawn from a large number of Green Belt assessments, as well as from the interpretation of Green Belt policies included within various appeal decisions. The assessment methodology for protecting against sprawl, coalescence and the setting and special character of historic towns has also been updated to accord with the definitions and criteria in the Government's recently issued guidance on the Green Belt, "*Advice on the Role of the Green Belt in the Planning System*" (27th February 2025).

B.2 Definitions

B.2.1 The Purposes of the Green Belt as set out in the NPPF (December 2024)

Paragraph 142 of the NPPF states that "*the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open*". Paragraph 143 sets out the five purposes of the Green Belt, which are as follows:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The following paragraphs provide further clarity on the definition of these terms, with the aid of various planning and legal precedents.

B.2.2 Openness

Traditionally openness has been defined as freedom from buildings. In *Timmins v. Gedling Borough Council* 2014 EWHC 654, it is stated that: "*[any] construction harms openness quite irrespective of its impact in terms of its obtrusiveness or its aesthetic attractions or qualities*".

But a number of helpful judgments relating to Jackdaw Crag Quarry in Tadcaster have made it clear that openness is not only a spatial term but that it also has a clear visual dimension. The High Court decision by Lord Justices Arden, Floyd and Sales (*Sales (Turner v Secretary of State for Communities and Local Government and another* [2016] EWCA Civ 466)) which states at paragraphs 14 and 15:

"The concept of "openness of the Green Belt" is not narrowly limited to the volumetric approach suggested by [counsel]. The word "openness" is open-textured and a number of factors are capable of being relevant when it comes to applying it to the particular facts of a specific case. Prominent among these will be factors relevant to how built up the Green Belt is now and how built up it would be if redevelopment occurs ... and factors relevant to the visual impact on the aspect of openness which the Green Belt presents.

The question of visual impact is implicitly part of the concept of "*openness of the Green Belt*" as a matter of the natural meaning of the language used in para. 89 of the NPPF. This interpretation is also reinforced by the general guidance in paras. 79-81 of the NPPF, which introduce Section 9 on the protection of Green Belt Land. There is an important visual dimension to checking "*the unrestricted sprawl of large built-up areas*" and the merging of



neighbouring towns, as indeed the name “*Green Belt*” itself implies. Greenness is a visual quality: part of the idea of the Green Belt is that the eye and the spirit should be relieved from the prospect of unrelenting urban sprawl. Openness of aspect is a characteristic quality of the countryside, and “*safeguarding the countryside from encroachment*” includes preservation of that quality of openness. The preservation of “*the setting ... of historic towns*” obviously refers in a material way to their visual setting, for instance when seen from a distance across open fields.”

The Government’s February 2025 guidance on the Green Belt also refers to the fact that “*urbanising influences*” might “*weaken the land’s contribution to*” protection against sprawl, whilst the sense of separation between towns is identified as being not purely due to physical distance, but also due to a sense of “*visual separation*”.

In conclusion, openness is not simply a matter of the absence of buildings from an area; it is also results from the degree of visibility of both built form - and urban activity - within an area.

B.2.3 Sprawl

The outward spread of the edge of a large built-up area into the open countryside in an unplanned or unregulated fashion. The Government’s February 2025 Green Belt guidance is clear that this should not include villages.

There is a clear spatial aspect for the potential for sprawl: if the area outside of the settlement edge is contained or largely enclosed by areas of existing development, then there is limited potential for sprawl. Similarly, if there are physical features in reasonable proximity to the parcel that could restrict and contain development, then the parcel would not strongly contribute to protection against sprawl. In addition to the spatial perspective, as the Government’s February 2025 guidance on the Green Belt states, it is possible that land outside of the existing settlement edge could be “*subject to other urbanising influences*”, such as visibility of built form, lighting, movement and noise, which would reduce the land’s contribution to protecting against sprawl.

B.2.4 Coalescence

Defined as the merging of two nearby towns. The Government’s February 2025 Green Belt guidance is clear that this should not include villages.

A strongly performing parcel of land would be free from development (or the influence of development) and would form a substantial part of the gap between towns. Additionally, a strongly performing parcel would maintain clear visual separation between towns.

B.2.5 Encroachment

Encroachment can be defined as the spread of urban development across open countryside. As with the definitions of openness and sprawl, there is both a spatial and visual element to encroachment. Spatially, a parcel of land will potentially protect against encroachment when it is entirely free from buildings and when it has an open, rural character. But as Lord Justices Arden, Floyd and Sales state, there is also a visual aspect to encroachment: if there is already a perception of strong urban influences upon a parcel of land, then it less effectively protects against encroachment.

B.2.6 Preserving the Setting of Historic Towns

Parcels which are free from development, and which are adjacent to a historic town and make a “*considerable contribution*” (Government Green Belt guidance, February 2025) to the special character of the town, should be assessed as making a strong contribution to the setting. The



Government's February 2025 Green Belt guidance states that this contribution could, for example, be "visual, physical or experiential"

B.2.7 To Assist in Urban Regeneration

All Green Belt land performs this function, in that by directing development towards the urban areas it prioritises urban regeneration.

B.2.8 Grey Belt

The glossary for the new NPPF issued in December 2024 defines grey belt as follows:

"For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development".

The methodology for determining which parts of the Green Belt should be considered to be grey belt is set out in the Government's February 2025 Green Belt guidance, which is set out in section B.3, below.

B.3 Considerations for Assessing the Green Belt Functionality

Table B-1, below, sets out the considerations which are used for each of the Green Belt purposes, which have been updated to align with the Government's 2025 Green Belt guidance.

Table B-1: Considerations for Assessing the Green Belt Functionality of Assessment Units

Green Belt Purposes	Criteria for Assessment
Purpose A: To check the unrestricted sprawl of large built-up areas	- Is the parcel located on the edge of a large built-up area? (Does not include villages. Parcels away from the settlement edge do not perform this function). - Is the parcel free from development, and/or free from urbanising influences such as visibility of built form, noise, movement and lighting? - Is the site enclosed by development, such that development of the parcel would not result in an incongruous pattern of development (such as a "finger" of development extending into the Green Belt)? - Are there physical features in reasonable proximity to the parcel that could restrict and contain development?
Purpose B: To prevent neighbouring towns merging into one another	- Is the parcel between two towns? - Does the parcel form a substantial part of the gap between the towns, but only a small proportion of that gap? - Is the parcel free from development, and/or free from urban influences? - Would development of the parcel be likely to result in the loss of visual separation between the towns?
Purpose C: To assist in safeguarding the countryside from encroachment	- Is the parcel close to a town or large built-up area? - Does the parcel contain a high proportion of built form or is it largely open?



Green Belt Purposes	Criteria for Assessment
	- Is the parcel already subject to urbanising influences? - Does the site have a largely rural character, urban fringe or does have both rural and urban attributes?
Purpose D: To preserve the setting and special character of historic towns	- Is the parcel on the edge of a historic town? - Is the parcel free from development and/or free from urbanising influences? - Does the parcel have an important visual, physical or experiential relationship to historic aspects of the town?
Purpose E: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	This criterion is not site specific and cannot, therefore, be used to identify the specific merits of individual parcels. Consequently, it has not been assessed in landscape terms.

In accordance with the levels of contribution set out in the Government's February 2025 Green Belt guidance, there are four potential levels of contribution to each of the purposes:

- 3 = Makes a Strong Contribution to the Purpose
- 2 = Makes a Moderate Contribution to the Purpose
- 1 = Makes a Weak contribution to the purpose
- 0 = Makes No contribution to the Purpose

B.4 Assessing whether a Parcel is Grey Belt

The latest Government guidance on Green Belt assessment (February 2025) sets out the process for determining whether Green Belt land should be considered as grey belt. Figure B-1, below, is reproduced from that guidance and summarises this process:

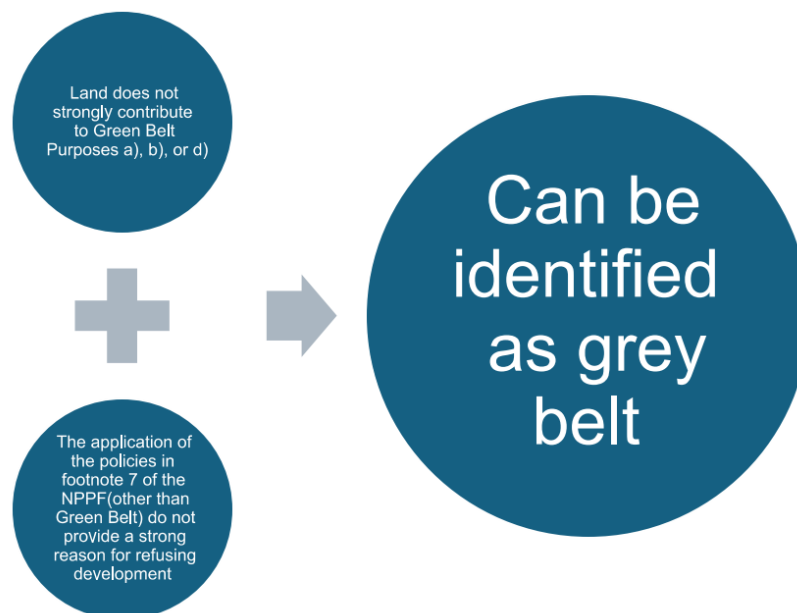


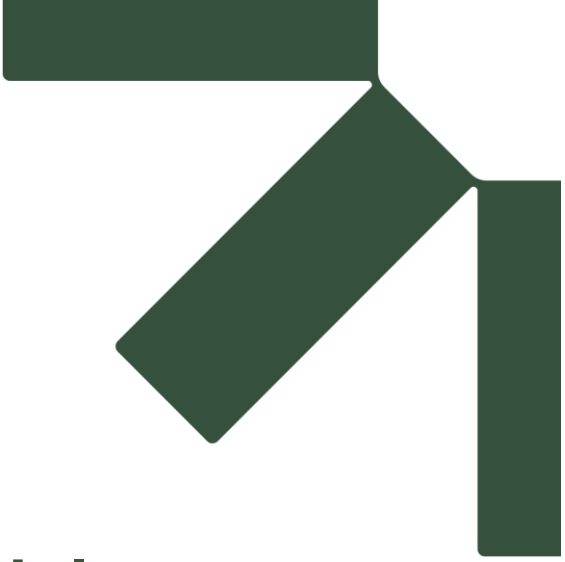
Figure B-1 reproduced from the Government's Green Belt/grey belt guidance (February 2025)

The Government's February 2025 Green Belt guidance also states that a grey belt assessment should also consider "*the extent to which release or development of Green Belt land (including but not limited to grey belt land) would fundamentally undermine the purposes*



(taken together) of the remaining Green Belt across the plan area as a whole". The guidance clarifies this statement further by noting that in making this judgement it is necessary to consider "whether, or the extent to which, the release or development of Green Belt land would affect the ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way".





Appendix C ZTV Methodology

Landscape and Visual Appraisal

Land south of Cemetery Road, Jump, Barnsley

Barratt & David Wilson Homes

SLR Project No.: 404.064778.00001

3 June 2026

Two Zone of Theoretical Visibility (ZTV) models have been produced (refer to **Figure JMP-04** and **JMP-05**) to provide an objective assessment of the potential theoretical visibility of the proposed development.

The ZTV models have been generated using the QGIS Viewshed Analysis tool. The digital terrain model (DTM) has the following accuracy: Environment Agency (EA) National LIDAR Programme (2022) Digital Elevation Data (2m horizontal spatial resolution with a vertical accuracy of +/-15 cm RMSE, resampled to a 5m resolution).

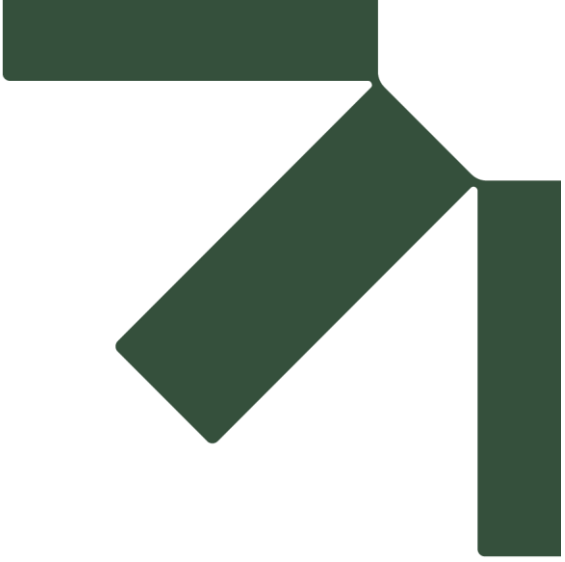
The ZTV models used a grid of points spaced 5x5m apart throughout the site, totalling 700 points across the site extent. These points were given a height of 9m representing a typical maximum height for two-storey residential development. An observer height of 1.5m was used. The viewshed analysis calculated, for each 5m point, whether any part of the proposed development (based on a maximum height of 9m) would be theoretically visible from that location.

The Bare Earth ZTV does not consider existing vegetation, built form or proposed planting associated with the proposed development. As a result, the ZTV represents a worst-case assessment of potential theoretical visibility.

The Screened ZTV considers the effects of existing woodland blocks shown at a height of 10m (outlines taken from Vector Map Local Mapping) and existing buildings outside of the site shown at a height of 9m (outlines taken from Vector Map Local Mapping). The Screened ZTV includes larger woodland blocks, but does not include hedgerows, smaller-scale vegetation or proposed planting. Therefore, the extent of visibility is defined by topography, existing buildings and existing woodland vegetation.

The resulting ZTVs identify potential theoretical visibility only and should be used to inform and guide field-based visual assessment. It does not represent actual visibility on the ground, which may be further reduced by hedgerows, minor vegetation, seasonality, small-scale landform variation, and built features not included within the model.





Appendix D Assessment of potential landscape effects

Landscape and Visual Appraisal

Land south of Cemetery Road, Jump, Barnsley

Barratt & David Wilson Homes

SLR Project No.: 404.064778.00001

3 June 2026

The following tables set out the sensitivity of the landscape receptors to the proposed development, and the magnitude of landscape effects that those receptors would experience as a result of the proposed development. A commentary on the significance of landscape effects is also included in this section.

These tables should be read in conjunction with section 4.0 of the report, which provides a full explanation of the potential landscape effects of the development.

Table D.1: Landscape value - evaluation of the value of the site and its immediate context in accordance with Table 1 of “Assessing Landscape Value – a Technical Guidance Note” (TGN 02/21, Landscape Institute).

Factor	Assessment	Notes
Natural Heritage	Community	The site comprises medium-scale agricultural fields defined by established hedgerows and occasional trees. Vegetation along the boundaries contributes to local habitat connectivity; however, there are no statutory or non-statutory ecological designations within the site or its immediate vicinity. The railway corridor to the east includes mature vegetation which provides some ecological value at a local level. Overall, the Site contributes to the baseline agricultural landscape but does not contain features of elevated ecological importance.
Cultural Heritage	Low	There are no known heritage assets within the site or its immediate vicinity. The nearest heritage asset is Elsecar Conservation Area, located approximately 390m southeast of the site.
Landscape condition	Community	The site is in generally good condition and is actively managed for agricultural use. Hedgerow boundaries are largely intact. The presence of equestrian paddocks in the northeast introduces a more fragmented land use. The proximity of residential development, Cemetery Road and the railway corridor introduce visual and perceptual influences which detract slightly from the overall condition of the landscape.
Associations	Low	No known associations in literature, art or other media.
Distinctiveness	Community	The site and its immediate context reflects a typical agricultural settlement edge landscape. It aligns with characteristics of the wider landscape including rolling landform, diverse land use and urban influences.
Recreational	Community	There is no public access within the site itself. A pavement along Cemetery Road provides limited opportunities for views, although these are largely filtered by hedgerows. A PRoW runs along a short section of the eastern boundary before crossing the railway line and connecting to a wider network, providing some local recreational value. However, the site itself is not a notable recreational resource.
Perceptual (Scenic)	Community	From within the site, the agricultural land use and well-established field boundaries with mature hedgerow and trees provide a degree of scenic quality. Views from within the site are generally enclosed, with some long-distance views of the valley sides to the south. The presence of residential development, the



Factor	Assessment	Notes
		railway corridor, and traffic along Cemetery Road reduces scenic quality.
Perceptual (Wilderness and tranquillity)	Community	The site does not exhibit characteristics associated with wilderness. The proximity of residential areas, traffic on Cemetery Road, and intermittent railway activity reduce tranquillity. Movement and noise are noticeable, particularly near the site boundaries, giving the landscape a settled and influenced character.
Functional	Community	The Site forms part of a wider network of agricultural land and contributes to the rural setting of the surrounding settlements. Hedgerow boundaries provide some connectivity within the local landscape structure. The site functions as part of a transitional zone between agricultural land and built development.

There are no landscape related designations or known heritage or ecology features within the site. There are also no associations in literature, art or other media or recreational access to the site. The site is influenced by noise and movement from the Cemetery Road, surrounding settlement and the railway line. The hedgerows and trees along the boundaries of the site provide a partially enclosed scenic quality.

Therefore, the overall value of the site is assessed as **Community**.



Table D.2: Assessment of sensitivity of landscape receptors

Landscape Receptors	Value	Susceptibility	Sensitivity	Notes
Individual Elements and Features				
Medium-scale agricultural fields including equestrian use	Community	High / Medium	Medium	The site comprises agricultural fields, including areas of equestrian use representing modified local land use. The agricultural fields have a high susceptibility to built form due to their largely undeveloped nature. Susceptibility is partly reduced by the influence of adjacent residential development, Cemetery Road, the railway corridor and the more developed nature of the fields in equestrian use.
Network of hedgerows and trees defining field boundaries	Community	Medium	Medium	The hedgerow network provides local landscape structure and contributes to boundary definition. Hedgerows are generally intact, although there are some gaps along the boundaries for field access. Additional tree and scrub planting is proposed along the eastern and southern edges. In total, approximately 170m of hedgerow will be removed to accommodate access routes. Otherwise, vegetation will be retained and reinforced.
Railway corridor and embankment along the eastern boundary	Low	Low	Low	The railway corridor forms a strong linear infrastructure feature with associated movement, noise and visual presence. Its susceptibility to change is low as the feature can accommodate change without materially altering its function.
Aesthetic and Perceptual Aspects				
Medium-scale, partially enclosed agricultural landscape	Community	Medium	Medium	The proposed development would comprise various forms, colours, textures and lighting and has the potential to increase the degree of enclosure and reduce the sense of scale. However, the existing containment and surrounding urbanising influences reduce susceptibility compared to a more open rural landscape.
Transitional rural / suburban character influenced by adjacent development	Community	Medium / Low	Medium / Low	The site already exhibits a transitional character due to the strong influence of surrounding residential areas, roads and the railway corridor. Further development would reinforce this existing character rather than fundamentally alter it.



Landscape Receptors	Value	Susceptibility	Sensitivity	Notes
Tranquillity	Low	Medium / Low	Low	The proposed development would generate movement, noise and lighting. Tranquillity within the site is already influenced by traffic along Cemetery Road, proximity to residential areas, and intermittent railway activity. As these influences are well-established baseline characteristics, susceptibility to further change is reduced.
Overall Character				
LCA E4: Hoyland Settled Wooded Farmland	Community	Medium / Low	Medium / Low	This character area is defined by a diverse mix of land uses, including agriculture, woodland, residential development and infrastructure, resulting in a fragmented landscape. The presence of existing settlements such as Hoyland, Jump and Elsecar on adjacent valley sides exerts a strong urbanising influence, with evidence of urban fringe pressures including horse grazing and compartmentalised fields. The site reflects these characteristics, forming part of the transitional edge between settlement and agricultural land. The LCA is identified as having moderate strength of character and poor condition, with existing noise and visual influences from surrounding urban influences. Published sensitivity assessments identify low landscape sensitivity and a medium capacity to accommodate development. As such, the character area is considered capable of accommodating the proposed development without resulting in transformational adverse effects.
LCA C1: Elsecar Lowland River Floor	Community	Low	Low	This character area is defined by a narrow, enclosed valley landscape with a strong presence of natural and heritage features. The published character assessment notes that the area exhibits a strong landscape character and is in moderate condition and identifies the character area as having high sensitivity and no capacity for built development. However, the site is located approximately 600m to the northwest and lies outside the valley floor, with no direct physical relationship and limited intervisibility due to landform, vegetation and intervening development. As a result, the proposed development would not affect the key characteristics of this landscape, and susceptibility to change is therefore low.



Landscape Receptors	Value	Susceptibility	Sensitivity	Notes
LCA 1A: Wentworth Parklands – Core	Local Authority	Low	Medium	This sub-area comprises the core of the Wentworth Estate, including a Registered Park and Garden, associated designed landscape features and historic elements. It is characterised by large-scale arable fields, extensive woodland blocks and a strong parkland structure influenced by historic estate design. The published character assessment notes the landscape has a strong strength of character and is in good condition, reflecting its intact and well-managed nature. However, the site is located approximately 1km to the northwest and lies outside the influence of the parkland, with no direct physical relationship and very limited intervisibility due to distance, intervening landform, vegetation and built development. As such, the proposed development would not affect the defining characteristics of the parkland and susceptibility to change is therefore low.
LCA 1B: Wentworth Parklands – Fringes	Community	Low	Low	This sub-area shares many characteristics with the parkland core but is more influenced by surrounding development, infrastructure and evidence of past mining activity. The landscape comprises large-scale agricultural land, woodland and scattered settlement, with the published character assessment noting a moderate strength of character and moderate condition. The site is located approximately 770m to the northwest and lies outside the immediate setting of the parkland, with limited intervisibility due to intervening landform, vegetation and development. As such, the proposed development would not materially affect key characteristics of this landscape, resulting in low susceptibility.



Table D.3: Assessment of magnitude of landscape change

Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
Individual Elements and Features					
Medium-scale agricultural fields including equestrian use	Large	Small	Permanent	Substantial / Medium	The proposed development would introduce built form across land currently in agricultural and equestrian use, resulting in the loss of the existing land use and a change in character. This would result in a large size and scale of change. The proposed development would only alter the land use and topography within the site, resulting in a small geographical extent. The development would be permanent in duration.
Network of hedgerows and trees	Medium / Small	Small	Permanent	Medium / Slight	The proposed development would require some localised removal of vegetation. Additional planting is proposed around the boundaries of the site to the north, south and east, and throughout the site. The size and scale of change would therefore be medium / small. Effects would be confined to the site, resulting in a small geographical extent. The development would be permanent in duration.
Railway corridor and embankment	Negligible	Negligible	Permanent	Negligible	The proposed development would not alter the physical structure or function of the railway corridor. While there may be some minor change in the wider setting, this would not materially affect the embankment. The size and scale of change is therefore negligible, with no meaningful geographical extent. The development would be permanent in duration.
Aesthetic and Perceptual Aspects					
Medium-scale, partially enclosed agricultural landscape	Medium	Small	Permanent	Medium / Slight	The proposed development would introduce built form (housing, lighting, roads, etc.) across the majority of the site, increasing enclosure and altering the perceived scale of the landscape. However, the site is already partially enclosed by landform, vegetation and built form. As a result, the size and scale of change would be medium. The effect would be localised to the



Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
					site and its immediate surroundings, resulting in a small geographical extent. The development would be permanent in duration.
Transitional rural / suburban character influenced by adjacent development	Medium	Small	Permanent	Medium / Slight	The proposed development would result in a greater variety of forms, colours, textures and lighting within the site. The site already exhibits a transitional rural / suburban character due to the influence of residential development, roads and the railway corridor. Elements in line with the surrounding residential character would be introduced into the landscape with a limited change on the overall balance. As such, the size and scale of change would be medium. Effects would be limited to the site, resulting in a small geographical extent. The development would be permanent.
Tranquillity	Medium	Small	Permanent	Medium / Slight	The proposed development would increase the amount of movement, noise and lighting within the landscape. However, these elements are already present due to Cemetery Road, surrounding residential areas and railway activity. The size and scale of change would be medium. Landscape effects would be localised to the site itself due to the surrounding landscape already being influenced by existing residential development. This would result in a small geographical extent. The proposed changes would be permanent.
Overall Character					
LCA E4: Hoyland Settled Wooded Farmland	Small	Small	Permanent	Slight	The proposed development would result in the loss of a small area of agricultural land within a character area that is already strongly influenced by settlements, infrastructure and mixed land uses. The site reflects the transitional urban edge character of the LCA. The development would not introduce new or incongruous elements and would not materially alter the overall balance of the landscape. The proposed development would



Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
					remain partly enclosed by the surrounding vegetation and landform. The change would be localised, resulting in a small geographical extent. The proposed changes would be permanent.
LCA C1: Elsecar Lowland River Floor	Negligible	Negligible	Permanent	Negligible	The proposed development is located approximately 600m from this character area and has no direct physical or visual relationship with it. Key characteristics, including the valley floor, water features and vegetation, would remain unaffected. The development would barely alter the composition of the landscape, resulting in a negligible size and scale of change and negligible geographical extent. The development would be permanent.
LCA 1A: Wentworth Parklands – Core	Negligible	Negligible	Permanent	Negligible	The site is located approximately 1km from this parkland landscape, with very limited intervisibility. The key characteristics of the parkland, including its designed landscape structure and heritage elements, would not be directly affected by the proposed development. The proposed development would not alter the composition or perception of the landscape, resulting in a negligible magnitude of change. The proposed development would be permanent.
LCA 1B: Wentworth Parklands – Fringes	Negligible	Negligible	Permanent	Negligible	This sub-area is located approximately 770m from the site and is influenced by surrounding development and infrastructure. The proposed development would not directly affect the key characteristics of this LCA due to distance and limited intervisibility. The proposed development would not alter the composition or perception of the landscape, resulting in a negligible magnitude of change and geographical extent. The proposed development would be permanent.

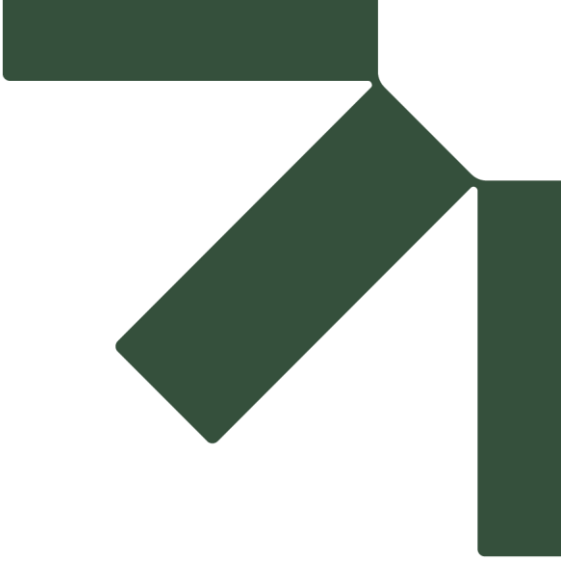


Table D.4: Assessment of landscape effects

Important planning considerations are in bold font.

Landscape Receptors	Sensitivity	Magnitude	Landscape Effects	Nature of Effect (Positive, Neutral or Negative)
Individual Elements and Features				
Medium-scale agricultural fields including equestrian use	Medium	Substantial / Medium	Major / Moderate	Negative
Network of hedgerows and trees	Medium	Medium / Slight	Moderate	Negative
Railway corridor and embankment	Low	Negligible	Negligible	Negative
Aesthetic and Perceptual Aspects				
Medium-scale, partially enclosed agricultural landscape	Medium	Medium / Slight	Moderate	Negative
Transitional rural / suburban character influenced by adjacent development	Medium / Low	Medium / Slight	Moderate / Minor	Negative
Tranquillity	Low	Medium / Slight	Moderate / Minor	Negative
Overall Character				
LCA E4: Hoyland Settled Wooded Farmland	Medium / Low	Slight	Moderate / Minor	Negative
LCA C1: Elsecar Lowland River Floor	Low	Negligible	Minor / Negligible	Negative
LCA 1A: Wentworth Parklands – Core	Medium	Negligible	Minor	Negative
LCA 1B: Wentworth Parklands – Fringes	Low	Negligible	Minor / Negligible	Negative





Appendix E Assessment of potential visual effects

Landscape and Visual Appraisal

Land south of Cemetery Road, Jump, Barnsley

Barratt & David Wilson Homes

SLR Project No.: 404.064778.00001

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The following tables assess the sensitivity of visual receptors to the proposed development and the magnitude of visual effects that those receptors would experience as a result of the proposed development, for each of the representative viewpoints.

In assessing the magnitude, the effects immediately following completion of construction have been assessed, as well as the effects approximately 15 years after construction once the proposed new mitigation planting has established and is semi-mature.

These tables should be read in conjunction with section 5.0 of this report, which provides a full explanation of the potential visual effects of the development for each of the visual receptors groups (for example residents, walkers, vehicle users, etc.).



Table E.1: Analysis of sensitivity of viewpoints / visual receptors at representative viewpoints

Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
1. View southeast towards the site from Cemetery Road	Medium	Road users Residents	Medium High	Medium High / Medium	This road connects the settlements of Jump and Hemingfield. Residents are susceptible to changes in views. Road users, including passengers, will be focused on their journey with surrounding views experienced incidentally and transiently. The view comprises Cemetery Road and associated lighting and overhead lines in the foreground partially enclosed by a mature hedgerow. Beyond the hedgerow the view opens into a rolling rural landscape with a series of undulating medium-scale agricultural fields and blocks of woodland. Settlement is visible in the far distance.
2. View south towards the site from Cemetery Road	Medium	Road users	Medium	Medium	This road connects the settlements of Jump and Hemingfield. Road users will be focused on their journey with surrounding views experienced incidentally and transiently. The view comprises and associated lighting and overhead lines in the foreground partially enclosed by a mature hedgerow. The vegetation screens the site due to its lower elevation. Beyond the hedgerow, glimpses of rolling agricultural land are visible. The landscape comprises gently undulating fields and blocks of woodland. The settlement edge of Jump can be glimpsed above the hedgerow limited to clusters of buildings and rooftops.



Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
3. View west towards the site from Footpath 22	Medium / Low	Walkers Railway users	High Low	High / Medium Low	This footpath joins Cemetery Road with the settlement of Elsecar. Walkers are likely to be focused on views of the countryside. Railway users may be focused on views outside which would be experienced transiently. The foreground view is open and comprises an agricultural field, looking across gently sloping land towards the settlement edges of Jump and Elsecar in the middle distance, filtered by intervening vegetation. The railway embankment is discernible adjacent to the eastern boundary of the site, well vegetated with trees and shrubs.
4. View northwest towards the site from Footpath 21	Medium / Low	Walkers	High	High / Medium	This footpath connects Elsecar with Cemetery Road to the north. Walkers are likely to be focused on views of the countryside. The view comprises an agricultural field in the foreground crossed by Footpath 21. A line of residential properties in the middle ground screens more distant views to the north. The upper sections of the mature trees on the southern edge of the site boundary are visible above the rooftops. The landform gradually rises with further built form visible in the distance, softened by vegetation.



Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
5. View northeast towards the site from recreational fields	Medium / Low	Recreational users	Medium	Medium	This recreational field lies between the settlements of Jump and Elsecar, next to Wentworth Road. Recreational users of the sports pitches engaged in outdoor sports will not involve an appreciation of views. The view comprises a well-maintained grassed open space with small metal goal frames. A fenced boundary delineates the open space from the residential gardens and agricultural fields in the middle distance (the site). There is an area of rougher vegetation in the middle ground adjoining a mature belt of trees which screens views beyond them. The residential properties on the settlement edge of Jump screen views in this direction. The view is therefore made fragmented towards the site by the urban edge and mature trees. Cemetery Road and residential housing along the road is visible in the middle distance. The landform slopes up and mature vegetation and built form prevents any long-distance views.
6. View east towards the site from Wentworth Road, Jump	Low	Residents	High	Medium	This view is located on Wentworth Road within the settlement of Jump. Residents are susceptible to changes in views. Road users, including passengers, will be focused on their journey with surrounding views experienced incidentally and transiently.
		Road users	Medium	Medium / Low	This view comprises residential streets and housing within Jump. The view is contained by existing built form.
7. View northwest towards the site from Footpath 6/3/1	Medium / Low	Walkers	High	High / Medium	This view is taken from an elevated footpath on the southern valley side. The footpath connects Elsecar (northwest) to the local road network around Wentworth Park (southeast). Walkers are likely to be focused on views.



Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
					The composition of the view is expansive and panoramic, capturing a large-scale urban / rural fringe landscape. The foreground is characterised by sloping grass fields divided by post and wire fences. A small cluster of agricultural buildings, including low sheds with corrugated roofs, is visible. A block of woodland dominates the middle distance. With the settlements clearly visible beyond this. Buildings are predominantly low-rise residential, forming an extensive and continuous urban area. More distant ridgelines and patches of open land are visible beyond the settlement, adding depth and scale.
8. View north towards the site from Barrowfield Lane and Footpath 40/9/1	Medium	Walkers Road users	High Medium	High / Medium Medium	This view is located on Barrowfield Lane at the entrance to Footpath 40/9/1. Walkers are likely to be focused on views of the countryside. Road users, including passengers, will be focused on their journey with surrounding views experienced incidentally and transiently. This view is taken from the road next to a car park for Wentworth Saw Mill. The fields slope away towards the valley bottom, divided by wooden fences and hedgerows. A broad band of tree cover and woodland is visible in the middle distance, screening long-distance views. The settlement of Jump is visible on the valley slopes above.



Table E.2: Analysis of magnitude of visual change at representative viewpoints

Viewpoint	Size and Scale of Change (Yr 1)	Scale of Change (Yr 15)	Geographical Extent	Duration and Reversibility	Magnitude (Yr 1)	Magnitude (Yr 15)	Notes
1. View southeast towards the site from Cemetery Road	Large	Large	Small	Permanent	Substantial / Medium	Substantial / Medium	The proposed development would be visible in the foreground beyond the existing hedgerow. The lower sections would be filtered by vegetation along the site's northern boundary. Built form is already characteristic of the view and would fill a greater proportion of the view. The proposed development is set back from the northern boundary, therefore, there would still be glimpsed views of the valley slopes in the distance. The view would change from distant views of valley slopes to predominantly built form resulting in a Large size and scale of change at Year 1. At Year 15, the proposed planting along the northwestern edge of the site would further filter and soften views of the proposed development, the size and scale of change would remain as Large at Year 15. The proposed development would be seen from a short section of Cemetery Road (approximately 285m), as the existing built form to the east and west of the viewpoint would screen views further along the road resulting in a Small geographical extent of change. The proposed changes would be permanent.
2. View south towards the site from Cemetery Road	Large	Large	Small	Permanent	Substantial / Medium	Substantial / Medium	The upper sections of the proposed development would be visible beyond the hedgerow. Existing built form can be glimpsed beyond the hedgerow in the distance. The proposed development would increase the amount of built form visible in the view



Viewpoint	Size and Scale of Change (Yr 1)	Scale of Change (Yr 15)	Geographical Extent	Duration and Reversibility	Magnitude (Yr 1)	Magnitude (Yr 15)	Notes
							at a closer distance. Glimpsed views of the distant valley slopes would be screened, resulting in a Large size and scale of change at Year 1. At Year 15, the proposed planting along the northern edge of the site would slightly filter and soften views of the proposed development, however, the size and scale of change would remain Large. The proposed development would be seen from a short section of Cemetery Road (approximately 285m), as the existing built form to the east and west of the viewpoint would screen views further along the road resulting in a Small geographical extent of change. The proposed changes would be permanent.
3. View west towards the site from Footpath 22	Medium	Medium / Small	Small	Permanent	Medium / Slight	Slight	The proposed development would bring the existing settlement edge of Jump closer to the viewpoint from approximately 450m to 200m. The proposed development would appear at a similar scale as the existing buildings on the settlement edge of Elsecar. Built form is already characteristic of the view due to the existing settlement edges. The existing planting along the railway embankment would filter views of the proposed development. The existing view would be moderately altered and there would be an increase in the amount of built development visible. This would result in a Medium size and scale of change at Year 1. At Year 15, the proposed planting along the eastern edge of the site and along the internal roads would further



Viewpoint	Size and Scale of Change (Yr 1)	Scale of Change (Yr 15)	Geographical Extent	Duration and Reversibility	Magnitude (Yr 1)	Magnitude (Yr 15)	Notes
							soften and filter views of the proposed development, reducing the size and scale of change to Medium / Small. The proposed development would be seen to varying degrees from a short section of the footpath, approximately 250m in length resulting in a Small geographical extent of change. The proposed changes would be permanent.
4. View northwest towards the site from Footpath 21	Small / Negligible	Small / Negligible	Medium	Permanent	Slight / Negligible	Slight / Negligible	The rooftops of the proposed development would be seen beyond the existing buildings on the settlement edge of Jump in the foreground. Built form is already characteristic of the view due to the buildings. The proposed development will slightly increase the amount of built form visible within the view, resulting in a Small / Negligible size and scale of change at Year 1 and Year 15. The proposed development would be seen from most of the footpath, resulting in a Medium geographical extent of change. The proposed changes would be permanent.
5. View northeast towards the site from recreational fields	Medium	Medium	Medium	Permanent	Medium	Medium	The proposed development would be visible within the fields in the middle distance. Existing built form is characteristic of the view to the west and north along Cemetery Road. The proposed development would increase the amount of built form visible in the view at a closer distance. The view would be altered to one of built form due to the proximity of



Viewpoint	Size and Scale of Change (Yr 1)	Scale of Change (Yr 15)	Geographical Extent	Duration and Reversibility	Magnitude (Yr 1)	Magnitude (Yr 15)	Notes
							the view resulting in a Medium size and scale of change at Year 1. At Year 15, the proposed planting along the southern edge of the site would connect to the existing woodland and filter views to a greater degree, however, the size and scale of change would remain Medium. The proposed development would be seen from most of the recreational fields resulting in a Medium geographical extent of change. The proposed changes would be permanent.
6. View east towards the site from Wentworth Road, Jump	No change	No change	No change	Permanent	No change	No change	There would be no views of the proposed development from this location due to the screening effects of the intervening built form.
7. View northwest towards the site from Footpath 6/3/1	Small	Small	Medium	Permanent	Slight	Slight	The proposed development would be visible in the middle-distance between the existing industrial buildings to the south of Sywell Road and the high voltage overhead pylons which cross the fields. The proposed development would be seen within the context of existing built form and would not introduce new elements into the view, resulting in a Small size and scale of change at both Year 1 and Year 15. The proposed development would be seen from a short section of the footpath, approximately 320m in length, resulting in a Medium geographical extent of change.



Viewpoint	Size and Scale of Change (Yr 1)	Scale of Change (Yr 15)	Geographical Extent	Duration and Reversibility	Magnitude (Yr 1)	Magnitude (Yr 15)	Notes
							The proposed changes would be permanent.
8. View north towards the site from Barrowfield Lane and Footpath 40/9/1	Negligible	Negligible	Negligible	Permanent	Negligible	Negligible	The proposed development would barely be glimpsed beyond the existing vegetation and built form. The proposed development would be seen within the context of existing built form and would not introduce new elements into the view resulting in a Negligible size and scale of change at both Year 1 and Year 15. The proposed development would be seen intermittently at an oblique angle from Barrowfield Lane, resulting in a Negligible geographical extent of change. The proposed changes would be permanent.



Table E.3: Assessment of visual effects at representative viewpoints

Important planning considerations are in **bold font**.

Viewpoint	Potential Visual Receptors	Sensitivity	Magnitude (Year 1)	Magnitude (after 15 years)	Visual Effects (Year 1)	Visual Effects (after 15 years)	Nature of Effect (Negative, Positive, Neutral)
1. View southeast towards the site from Cemetery Road	Road users Residents	Medium High / Medium	Substantial / Medium	Substantial / Medium	Moderate Major / Moderate	Moderate Major / Moderate	Negative
2. View south towards the site from Cemetery Road	Road users	Medium	Substantial / Medium	Substantial / Medium	Moderate	Moderate	Negative
3. View west towards the site from Footpath 22	Walkers Railway users	High / Medium Low	Medium / Slight	Slight	Moderate Moderate / Minor	Moderate Minor	Negative
4. View northwest towards the site from Footpath 21	Walkers	High / Medium	Slight / Negligible	Slight / Negligible	Moderate / Minor	Moderate / Minor	Negative



Viewpoint	Potential Visual Receptors	Sensitivity	Magnitude (Year 1)	Magnitude (after 15 years)	Visual Effects (Year 1)	Visual Effects (after 15 years)	Nature of Effect (Negative, Positive, Neutral)
5. View northeast towards the site from recreational fields	Recreational users	Medium	Medium	Medium	Moderate	Moderate	Negative
6. View east towards the site from Wentworth Road, Jump	Residents	Medium	No change	No change	No change	No change	Neutral
	Road users	Medium / Low					
7. View northwest towards the site from Footpath 6/3/1	Walkers	High / Medium	Slight	Slight	Moderate	Moderate	Negative



Viewpoint	Potential Visual Receptors	Sensitivity	Magnitude (Year 1)	Magnitude (after 15 years)	Visual Effects (Year 1)	Visual Effects (after 15 years)	Nature of Effect (Negative, Positive, Neutral)
8. View north towards the site from Barrowfield Lane and Footpath 40/9/1	Walkers	High / Medium	Negligible	Negligible	Moderate / Minor	Moderate / Minor	Negative
	Road users	Medium			Minor	Minor	





Appendix F Figures

Landscape and Visual Appraisal

Land south of Cemetery Road, Jump, Barnsley

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