



Landscape and Visual Impact Statement

Woodhead Hall Farm, Platts Common, Barnsley
for:

Rotary Developments Ltd.

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Landscape and Visual Impact Statement

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For:	Rotary Developments Ltd.
Status:	FINAL
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1.0 Introduction

- 1.1 Enzygo Limited [Enzygo] has been commissioned by Rotary Developments Ltd. [‘the Client’] to prepare this landscape and visual impact statement [“LVIS”] which considers landscape and visual effects relating to redevelopment proposals at Woodhead Hall Farm, Blacker Hill, Platts Common, Barnsley S74 0QT [centred on NGR SE 37177 02049] which is situated immediately east of Blacker Hill, approximately 300m north of Platts Common and the northern edge of Hoyland, and approximately 5.0km south-south east of Barnsley town centre. The A6195 Dearne Valley Parkway, which traverses the landscape east-west, lies approximately 150m south west of the site.
- 1.2 This assessment provides information in support of a planning application for the redevelopment of the farmstead as a small scale residential development. The development includes the demolition of newer farm structures, the renovation of the dilapidated hall, farmhouse, barns and other out-buildings and the development of extensions and new cottages and houses together with associated facilities [‘the proposed development’]. The development proposals are shown on PEB Möller Architects ‘Proposed Site Plan’ Ref. 280_808_P121 Revision E.

Site Overview

- 1.3 The site which is made up of a Hall, Farmhouse and various barns and outbuildings is located within Green Belt farmland south of Barnsley and close to the village of Blacker Hill and Platts Common [see **Diagram 1 – Location Plan**]. The primary access is from Woodhead Lane close to the junction with the A6195 Dearne Valley Parkway. There is a further secondary access driveway off Wentworth Road in Blacker Hill.
- 1.4 Woodhead Hall Farm is a Grade II listed building [List entry number 1286926] which is described as:

“Farmhouse. Late C18. Finely-jointed sandstone ashlar, stone slate roof, renewed brick stacks. 2 storeys and attic, 5 bays, symmetrical facade. Plinth, projecting quoins. Original panelled door in architrave with plinth blocks, plain frieze and consoles to pediment. Doorway set within a round-headed shallow recess. Flanking sashes with glazing bars in plain projecting surrounds. 1st floor sill band links 5 similar sashes, central window emphasised by moulded architrave, pulvinated frieze and cornice. Moulded eaves cornice breaks forward at each end and returns. Moulded kneelers and cyma-moulded gable copings. End stacks. Rear: central

stair-window with blind opening above. Eaves cornice. Interior: contemporary fireplaces, panelled doors and shutters. A particularly well preserved house of the period.”

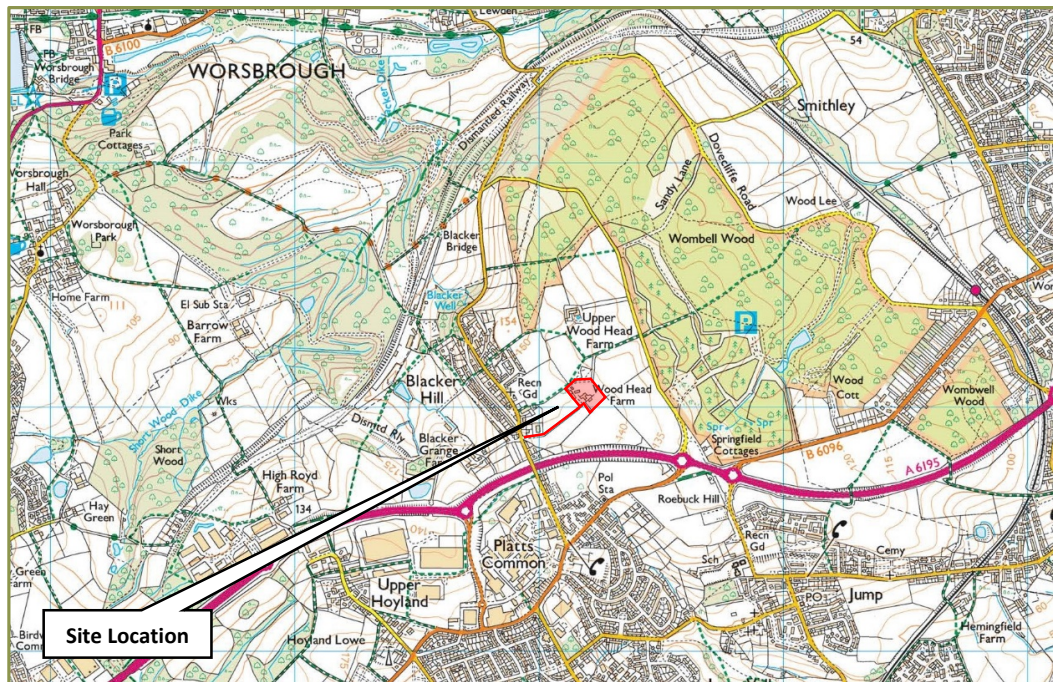


Diagram 1: Location Plan

- 1.5 Wombwell Wood and the landscape associated with the former Barrow Colliery are the most distinctive semi-natural landmarks within the immediate environment. However, the large scale industrial and commercial developments on the northern edge of Upper Hoyland and Platts Common are significant visual detractors within the landscape.
- 1.6 Public Rights of Way [PRoW] – a footpath [25 Wombwell] runs along the northern boundary of the site, connecting Blanker Hill with Wombwell Woods via the recreation grounds. A further footpath network [25 Wombwell and 34 Worsbrough] loops round from footpath 25 [north of the site] towards Blanker Hill [see **Diagram 2**]. The wider study area as a whole is very well served by a network of PRoW particularly associated with Wombwell Woods and other woodlands to the north the as can be seen on **Diagram 1**. .

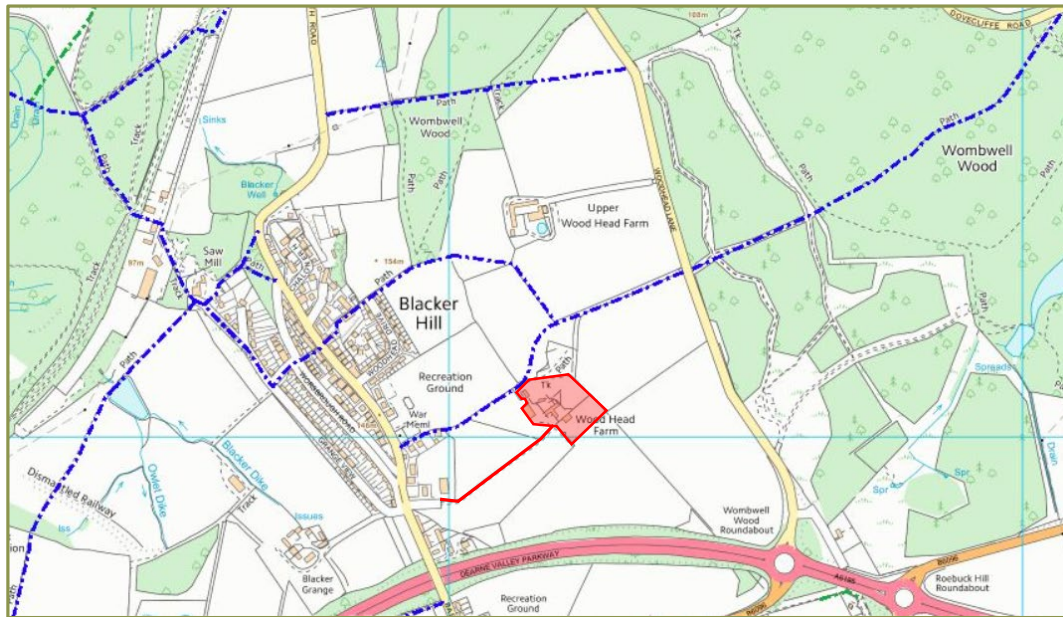
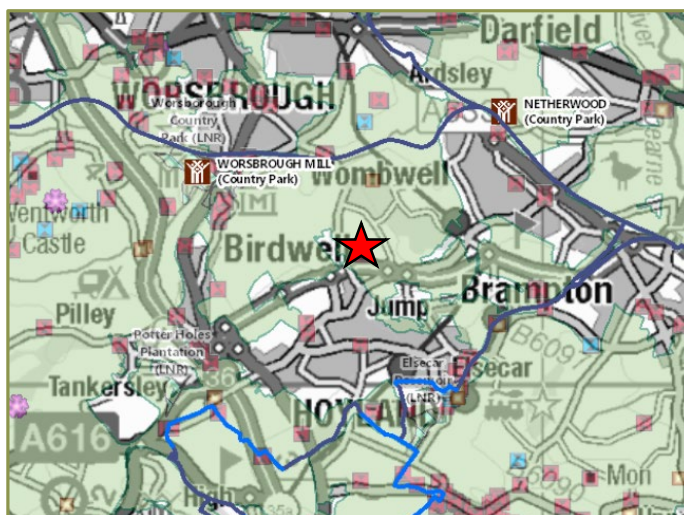


Diagram 2: Excerpt from Barnsley MBC on-line Public Rights of Way Map¹

- 1.7 The site is not located within or adjacent to any designated landscape; however, the Hall [as discussed above] is a Grade II listed building and is located within the Barnsley district Green Belt see **Diagram 3**].
- 1.8 The primary access is from Woodhead Lane close to the junction with the A6195 Dearne Valley Parkway. There is a further secondary access driveway off Wentworth Road in Blacker Hill. [see **Diagram 2**].

Diagram 3: Green Belt ² excerpt from MAGIC map



¹ <https://www.barnsley.gov.uk/barnsley-maps/public-rights-of-way/>

² <https://magic.defra.gov.uk/MagicMap.aspx>

The Proposed Development

- 1.9 The proposed development for the site extends to approximately 3.59 acres/1.45 hectares
[See the Proposed Layout 280_808_P121 Rev. E] comprises
- 1.10 Further details of the development proposals can be found in the Planning Statement.
- 1.11 Structure of the Report:
- **Section 2** describes the approach taken to the production of this statement.
 - **Section 3** describes the existing baseline conditions of the site and surroundings and identifies receptors.
 - **Section 4** considers the potential effects.
 - **Section 5** considers mitigation.
 - **Section 6** includes a short summary and conclusion.
 - **Section 7** includes references and data sources.
 - Accompanying appendices provide supporting information about the methodology
Appendix A.

2.0 Approach

- 2.1 This assessment considers the potential effects of the development on aspects including:
- Existing landscape features and general landscape character of the site and surroundings; and
 - Visual amenity.
- 2.2 Consideration of landscape and visual effects are two distinct but related areas which are assessed separately. Landscape and visual effects do not necessarily coincide and can be beneficial or adverse. A distinction is drawn between landscape and visual effects as follows:
- **Landscape effects** relate to the effects of the proposals on the physical and other characteristics of the landscape and its resulting character and quality.
 - **Visual effects** relate to the effects on views experienced by visual receptors [e.g. residents, footpath users, tourist's etc.] and on the visual amenity experienced by those people.
- 2.3 The landscape statement has been broadly undertaken following stages including:
- Baseline data collection via desk-top and fieldwork;
 - Description of the baseline conditions and identifies the relevant landscape and visual receptors and existing views; and
 - Assessment of effects arising from the proposals and description of recommended mitigation measures.
- 2.4 Judgements are made regarding the likely change in landscape character and views which will inform the final scheme and mitigation proposals. Criteria thresholds for assessing the degree of change as a result of the scheme are noted at **Appendix A, Methods of Assessment**.

Field Study

- 2.5 The site was visited on Wednesday 14th April and Thursday 13th May 2021 during clement weather to undertake a survey of the landscape surrounding the site and to take representative photographs.

Study Area

- 2.6 For the purposes of this study an initial study area of 2.5 km has been used and deemed appropriate for this study based on the initial electronic Zone of Theoretical Visibility [ZTV] as well as other desk and site-based studies in acknowledgement of the scale and location of the

proposals.

Visual Envelope and Zones of Theoretical Visibility

- 2.7 The visual envelope of a scheme defines the broad area from within which it may be possible to see the whole, or part of, the proposed development and helps to establish the potential for sensitive visual receptors. The development is not considered to be visible outside this area or would be very difficult to perceive, except from occasional higher elevations. However, there will still be pockets within the visual envelope from which there are no views of the study area, due to the local screening effects of vegetation and topography or other features such as buildings. Landscape features, which form visual barriers and restrict views towards parts of the study area, such as landform, settlements and woodland, can then be evaluated and significant barriers identified to refine the baseline visibility of the proposals.
- 2.8 Zones of Theoretical Visibility [ZTV] mapping is a computer-based tool used in defining visual envelopes. This is typically used a starting point to consider the potential extent of visibility the study area for field survey and to establish appropriate viewpoints for assessment.
- 2.9 The programme then renders a digital model taken from topographic survey data to represent where the proposed development is visible from and is then set to a specified distance [2.5km] in every direction radiating out from the centre of each development. The rendered model is coloured to highlight where views may 'theoretically' be achieved.
- 2.10 Three ZTV assessments were produced for this study. The first is of the existing Hall and farmstead and uses topographic point data to produce a 'bare earth' ZTV, the second takes prominent visual obstructions into consideration [such as woodland, hedgerows, and/or large areas of built form]. The third and final ZTV illustrates the proposed development with visual obstructions for comparison both ZTV areas are illustrated on **Figure 001**.

Representative Views

- 2.11 Photographs from each 'Representative Viewpoint' were taken using a Canon EOS 6D digital SLR camera with full frame sensor using a high quality fixed focal length Canon EF 50mm f1:1.4 lens. All photographs were taken using a high quality setting of >12-megapixel resolution.
- 2.12 Each of the viewpoints presented in the report were made up of several photographs which have been stitched together using photo-stitching software. The photographs were taken using a minimum of 50% overlap, and the software ensure that each photo has between 30-50% overlap with all other adjacent photograph.

- 2.13 At the time the baseline photographs are taken co-ordinates of the viewpoints were recorded using a GPS. Height [AOD] at the viewpoints was also recorded using Digital Terrain Mapping [abbr: DTM] to provide an accurate elevation for each location. Photographs were taken at 1.5m above ground level [i.e. approximately eye level].

Consultation

- 2.14 The purpose of this assessment is to support a detailed planning application by Rotary Development Ltd.
- 2.15 For information in respect to consultation see the Planning Statement and DAS.

Desk Studies

- 2.16 The desktop study made reference to data sources including:
- Ordnance Survey [OS] mapping;
 - The Google Earth website at www.earth.google.com;
 - The Multi-Agency Geographical Information for the Countryside website at www.magic.gov.uk; and
 - Listed Buildings Online at www.britishlistedbuildings.co.uk;
 - Barnsley Metropolitan Borough website www.barnsley.gov.uk; and
 - Dearne Valley Landscape Partnership website.

3.0 Baseline Conditions

Description of the Site and Surroundings

- 3.1 The section describes the site and the area surrounding the site. Photographs of the site have been included in the descriptions, the location from where photographs were taken are shown at **Diagram 8 – Viewpoint Location Plan**.
- 3.2 The site is located to the east of Blacker Hill, a small settlement seated upon the Carboniferous strata, a geology which provided the local landscape with its distinctly industrial character. It was a distinctive mining community whose identity has been shaped and determined by the relationship that grew out of a human connection with the coal deposits beneath it. Blacker Hill sits atop an escarpment which rises to 154m AOD and overlooks the River Dove valley to the north and a landscape now depleted of its once heavy industry.
- 3.3 The existing 'Wood Head Hall Farm' complex is located immediately east of the Blacker Hill recreation ground below the escarpment on an east facing slope at 146m AOD approximately. Although located immediately adjacent to the Recreation Ground it shares only a very short boundary and is predominantly surrounded by arable farmland and benefits from some large mature trees and remnant hedgerows both on the site boundaries and within the site itself.
- 3.4 The landform to the north and east continues to fall beyond the site boundary down to 30m AOD through the Forestry Commissions Wombwell Wood to Wombwell village approximately 2km to the east and 35m AOD at the River Dove valley 1.6km to the north.



Photograph 1: View from the entrance track of the Hall and [to the right] and the surrounding farm buildings.

- 3.5 The landform also falls more gently south across an arable field towards the A6195 Dearne Valley Parkway [at 138m AOD] and the large scale commercial and residential developments on the northern edge of Upper Hoyland and Platts Common beyond. The landscape retains remnants of its historic mining and industrial uses despite many of those areas having been restored as woodland and open space.

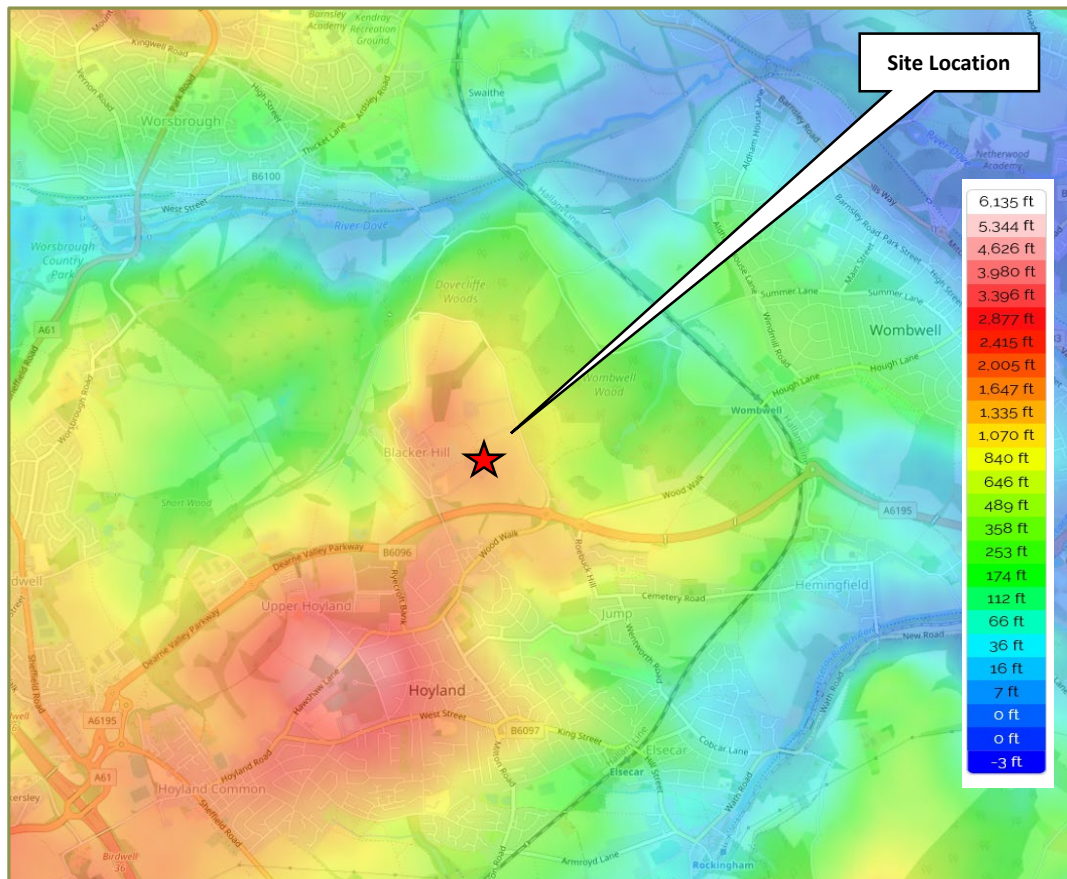
- 3.6 Woodhead Hall Farm is a Grade II late C18 farmhouse and farm complex including a number of structures including farm cottages, barns and outbuildings surrounded by a remnant wall . There is a large lawned garden area to the front of the hall and yard and grassed areas to the rear. There are some large mature trees both on the site boundaries and within the site which provide significant screening benefits [see **Photograph 2** below].



- 3.7 **Photograph 2:** View looking North-West towards the Woodhead Hall Farm

The site falls approximal 4m west to east between 147m AOD and 143m AOD as is illustrated on **Diagram 5 – Topographical Plan** below.

Diagram 5 – Topographical Plan [not to scale]

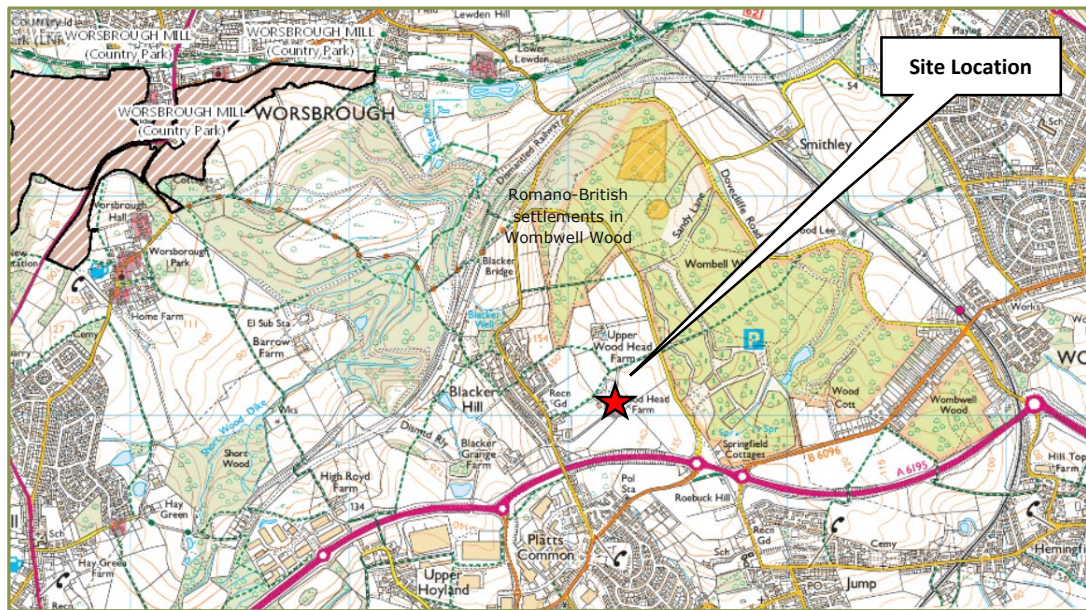


Excerpt from <https://en-gb.topographic-map.com/maps/uk/United-Kingdom/>

Desk Study

- 3.8 The desk-based study was undertaken to gather information about the local landscape and to consider any that maybe relevant to the landscape and the proposed application. The findings are shown at **Diagram 6 – Landscape Features and Constraints**.
- 3.9 There are no statutory or non-statutory landscape designation within the study area; however the site is located within the Green Belt, see **Diagram 3** above. There are few other local designations within the study as illustrated on **Diagram 6** below. These include Worsborough Mill Country Park which is located approximately 2.4km north-west of the site and two Scheduled Ancient Monuments [SAM] to the north of the site within Wombwell Wood.

Diagram 6: Local Landscape Features and Constraints [not to scale]



Excerpt from MAGIC GIS Mapping <https://magic.defra.gov.uk/>

- 3.10 There are no other listed buildings within 1500m of the site, other than the Grade II listed Wood Head Hall Farm which forms the principal structure within the site. There are listed buildings within the wider 2.5km study area; however, none are anticipated to be visible from or have a view of the site or any proposed development within it. The only other historic feature within the study area is the Romano British settlements within Wombwell Woods, monuments which were scheduled under the Ancient Monuments and Archaeological Areas Act 1979 [List No. 1004796 at SE 37336 03191] [see **Diagram 6** above].

Landform

- 3.11 The study area encompasses the River Dove valley which drains from west - east, north of the site, before joining the River Dearne east of the study area. The local and wider landscape is low lying and rolling with ridges, including the one where the site is located, that rise to approximately 154m AOD at Blacker Hill to the West and 180m AOD at Hoyland Low to the south. To the north and east the landscape slopes down to the Rivers Dove and Dearne at 30-35m AOD. Beyond the wider study area the landscape rises west towards the Peak District National Park and slopes down towards the east.
- 3.12 The topography site itself is described in paragraphs 3.2-3.4 and illustrated on the Topographical Plan [**Diagram 5**] and Contextual **Photographs 1** and **2** above.

Landcover and Land Use

- 3.13 The site is wholly located within the existing Wood Head Hall Farm complex, which contains a number of barns, cottages and outbuildings, further details for which can be found in the Planning Statement and Design and Access Statement [DAS].
- 3.14 The wider study area is heavily influenced by urban environments and historic land uses.... Although the site is located within an area of Green Belt it is surrounded by large built up areas; including, Barnsley to the North, Hoyland to the south, Wombwell and Brampton to the east and Birdwell and the M1 corridor to the west.
- 3.15 The remaining land use within the surrounding study area is farmland and Forestry Commission woodland. The farmland was in use almost exclusively as arable land when the survey was undertaken [this was also evidenced by a review historic Google earth imagery]. Tree cover within the wider study area tends to be fragmented and made up of a framework of hedgerow trees and small woods together with more extensive woodlands on the steeper valley slopes. The immediate study area however gives an impression of a more wooded landscape due to the location of Wombwell Wood, which lies north and east, of the site as well as trees within and on the site boundaries.. These site trees and hedgerows provide a mature and well established screen from many locations within the study area.

Settlement Pattern

- 3.16 The landscape of the study area is predominantly urban, as discussed above, however the site itself is located within the Green belt and has a rural/rural edge feel. In addition to the larger scale urban areas identified there are a number of smaller villages and suburbs a; including but not limited to; Jump, Hemingfield, Upper Hoyland, Platts Common and Hoyland Common. There are also a small number of isolated farms and properties including; Upper Wood Head Farm, Blacker Grange Farm and Springfield Cottages. Other significant built developments within the wider study area include large areas of industrial and commercial development along the A6195 Dearne Valley Parkway, including; Shortwood Business Park, Ashroyd Business Park and Platts Common Industrial Estate.
- 3.17 The predominant building material for residential properties in the local villages and the wider environs is local stone and red brick, with slate and tiled roofs. Commercial and industrial buildings tend to be steel clad structures in a variety of colours but predominantly whites and greys.

Public Rights of Way

- 3.18 There are a number of public rights of way [PRoW] within the study area and in close proximity to the site.
- 3.19 PRoW in the immediate surroundings are shown on **Diagrams 2** above with reference numbers from the Barnsley Metropolitan Borough Council [BMBC] Council definitive map. **Diagram 7** below illustrates the sequential visibility of the site based on the site survey undertaken in March 2021.



Diagram 7: Sequential Visibility from PRoWs and Public Open Space

Legend

- PRoW or areas of open space with no view of the development, or where views of the development are so constrained as to be imperceptible.
- PRoW or areas of open space with limited or intermittent views of at least a part of the development.
- PRoW or areas of open space with clear views of all, or part, of the development.

Published Landscape and Townscape Character Assessments

3.20 The following paragraphs provide a summary of relevant published landscape and townscape character assessments for the site and surrounding landscape.

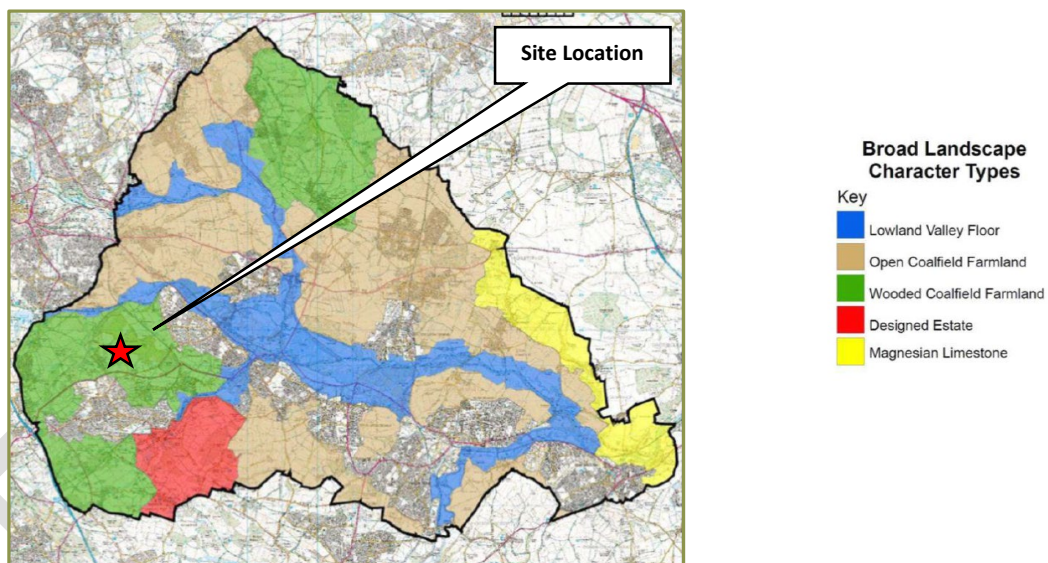
3.21 At the regional level Natural England [NE] has published National Character Areas [NCA] for England, this site falls into NCA profile 38. Nottinghamshire, Derbyshire and Yorkshire Coalfield, the key characteristics for which include:

- *“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 waterpower, 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.”

3.22 At the local level, the site lies within an area identified as ‘the wooded coalfield farmland landscape character type [LCT]’ within the Dearne Valley Landscape Partnership [DVLP] Landscape Character Assessment.

Diagram 8: Broad Landscape Character Types



Excerpt from the Landscape Conservation Action Plan 2014 DVLP

3.23 The key characteristics of the wooded coalfield farmland are:

- “Underlying sandstone and shale ‘coal measures’ geology. Rolling landform containing steeper slopes and the areas of highest relief (up to 130m above sea level).
- Occasional streams (often tree-lined) which flow into the Dearne river system.
- Extensive tree cover and large woodland blocks, including Wombwell Wood, Howell Wood and West Haigh Wood. Also smaller copses, shelterbelts, mature hedgerows and hedgerow trees.

- *A mixture of arable and pastoral land uses, within fields which are generally smaller and more irregularly shaped than those of the Open Coalfield Farmland.*
- *Woodlands, streams, hedgerows and field boundaries provide valuable semi natural habitats.*
- *Historic features visible within the landscape include ancient woodlands, commons and fields.*
- *Archaeological sites from various periods, often associated with woodland.*
- *Settlement generally limited to scattered farms and to 20th Century pit villages such as Grimethorpe. The towns of Hoyland and Wombwell also sit within this LCT.*
- *Visual impacts of industrial heritage (mines, tips etc) and of major road corridors which run through and adjacent to this LCT.*
- *An historic landscape with a strong sense of time-depth.*
- *Influences of the Wentworth Woodhouse Estate to the south of Hoyland."*

3.17 The character assessment also identifies the following forces for change and threats to this character area :

- *"Past and recent settlement expansion, which is visually intrusive in the landscape, but often has limited physical access to it.*
- *Past loss/damage to woodland through quarrying, mining, tipping, clearance for agriculture etc.*
- *Fragmentation of semi-natural habitats by development and roads.*
- *Recent loss of settlement distinctiveness as a result of economic decline and insensitive new development.*
- *Loss of character of traditional buildings due to replacement of windows, conversion from original use, etc.*
- *Pressure for further residential and commercial development.*
- *Fly tipping and degradation in the quality of the landscape, particularly around settlements, resulting in a neglected 'urban fringe' character.*
- *Conversion of agricultural land to pony paddocks around settlements, resulting in fragmentation of the agricultural landscape.*
- *Renewable energy sources, e.g. biomass crops and wind turbines.*
- *Potential demand of former quarries for landfill.*
- *Potential impacts of climate change, e.g. changes in woodland species composition, arable crops, growing seasons etc."*

Visual Baseline

Visual Envelope

3.18 The visual envelope is the broad area from within which it may be possible to see some or all of the proposed development. The visual envelope for the site is illustrated on **Figure 001 – Zone of Theoretical Visibility**, but is affected by a number of factors including:

- The varied undulating topography and steeper sided valleys within the immediately vicinity of the site and the wider surroundings, greatly restrict views;
- Areas of significant mature vegetation both within the wider study area [Wombwell Wood] and within the site and its immediate vicinity [notably along the site boundaries and the highway corridors i.e. A6195] including forestry woodland, trees and hedgerows;
- The nature and scope of the proposed development – which relates to improvements to existing buildings, the reimagining of former structures on site and the removal of more modern farm structures; and
- Drystone walls and mature hedgerows alongside roads and on field boundaries and areas of forestry present throughout the surrounding study area.



Diagram 9: Google Earth Aerial Photograph [August 2020]

Visual Receptors

3.19 The principal groups of visual receptors identified within the study area include residents of individual properties, users of public footpaths/rights of way and road users.

3.20 That said the visual envelope of the site [see **Figure 001**] is significantly constrained by the features identified above [para. 3.18]. There are therefore few areas and locations within the study area where the development can be seen, and any views would see the site within the context of the existing caravan park. To illustrate this we have included the following eleven [11] representative viewpoints:

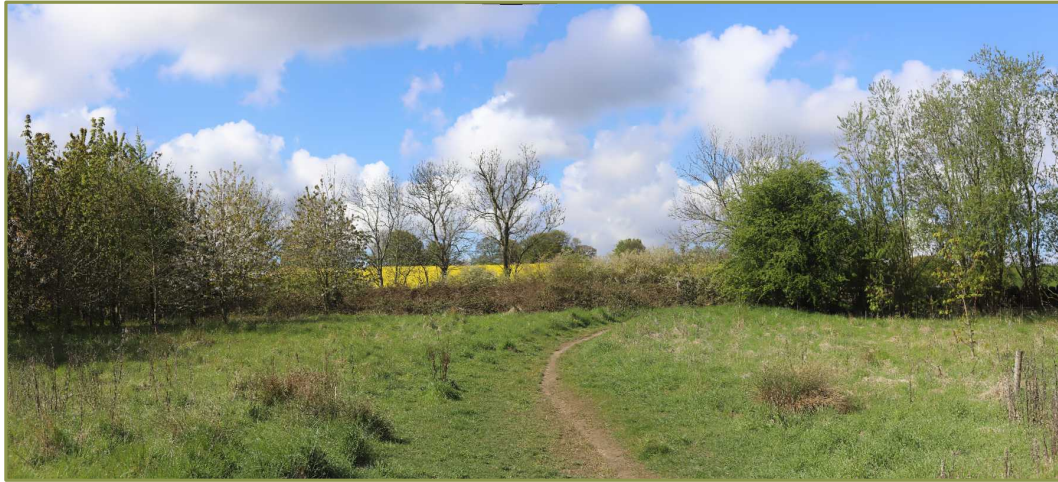
- **Viewpoint 1:** Woodhead Hall Access Road [NGR SE 37013 01889];
- **Viewpoint 2:** Footpath and access track to Woodhead Hall Farm at the eastern corner of the Recreation Ground [NGR SE 37120 02096];
- **Viewpoint 3:** Miners Welfare Recreation Ground, Blacker Hill [NGR SE 36949 02042];
- **Viewpoint 4:** Wentworth Road and access to the Miners Welfare Recreation Ground, Blacker Hill [NGR SE 36898 02014];
- **Viewpoint 5:** Access to the Miners Welfare Recreation Ground, Blacker Hill from Woodhead Drive [NGR SE 36943 02138];
- **Viewpoint 6:** Footpath 34 on the edge of Wombwell Woods [NGR SE 36996 02307];
- **Viewpoint 7:** Footpath 34 and Upper Wood Head Farm [NGR SE 37113 02303];
- **Viewpoint 8:** Junction of footpaths 25 and 26, on secondary access off Woodhead Lane [NGR SE 37227 02217];
- **Viewpoint 9:** Footpath 25 close to its junction with Woodhead Lane [NGR S SE S7838 02285]; and
- **Viewpoint 10:** Forestry Commission Car Park for Wombwell Wood, off Woodhead Lane [NGR SE 37562 02073]; and
- **Viewpoint 11:** A6195 Dearne Valley Parkway footway [NGR SE 37229 01801].

For further details on the direction of view, distance to the development site, the height of the viewer, the date of the photograph and the weather conditions please see the individual figures. All photographs were taken by the author of this report.

3.21 **Diagram 9** above illustrates the extent of the vegetation on the sites boundaries and within the surrounding area, notably Wombwell Wood, which greatly limit the visual envelope of the site. The electronic ZTV prepared to support this assessment used the information provided by mapping sourced from the National Forest Inventory 2018 which underestimates the screening ability of the woodland within Wombwell Wood to the east of Woodhead Lane.

This woodland, although immature, when combined with the topography provides a significant screen such that views of the development site are not possible from this location [see **Context Photograph 3** below].

Context Photograph 3: View looking west from a footpath within Wombwell Wood



View from within Wombwell Wood [NGR SE 37461 02321] looking due West towards the development site. The trees along the sites western boundary are visible on the ridge line but none of the existing farm structures can be seen, albeit there may be heavily filtered views of the Halls chimney pot through the trees during winter months.

4.0 Assessment of Landscape and Visual Effects

Introduction to assessment of effects

- 4.1 This part of the report identifies the likely effects on the landscape and views and presents judgements which are normally considered:
- During construction;
 - In operation at Year 1 the 'opening year' of the development, and
 - In the future at Year 15 the 'design year'.
- 4.2 The Year 1 assessments are normally made prior to the establishment of any proposed mitigation. However, the site is already well served by significant landscape planting as is illustrated by the supporting illustrative material, such that there is little need, or indeed scope for significant landscape mitigation. To that end the assessment of effects in the design year [Yr-15] would be similar to that during the construction and opening years [Yr-1] albeit any exposed earth would have been reseeded with grass. A separate paragraph discusses the landscape and visual effects during the construction.

Landscape Effects

- 4.3 The assessment of effects on landscape character considers how the development [having identified the potential aspects affecting the landscape], may introduce new features and or affect the component parts making up the overall character and to what extent. The following paragraphs describe how the development would affect aspects of the landscape and together how this would give rise to effects on the landscape character.
- 4.4 As identified above, effects on the landscape would be limited due to the nature of the proposed development and its setting within an established farm complex.

Landscape and Visual Effects during Construction

- 4.5 Works involved during the construction period would include both temporary and permanent works to restore and extend existing structures and create new properties in the place of historic structures. It is anticipated that any effects would be visual. It is acknowledged that that there would be an alteration to the areas of the site which are currently undeveloped site although this is limited by the character of the location, the existing hall, cottage and farm structures and the fact that new properties will effectively be replacing historic structures.
- 4.6 Construction effects will affect the whole site commencing with site clearance, the demolition of newer farm and temporary structures, improving the access track and establishing a

temporary compound, site office and the like. Temporary works such as stockpiled materials, site compound and units will be removed on completion and during demobilisation.

- 4.7 During the construction period vehicle movements and activity will be more intensive at the beginning than other times in order to undertake mobilisation and any minor ground works. Activities will be visible from the surrounding area typically from roads and footpaths in the immediate surroundings. In general visibility of construction activities will be limited as these will take place at ground level which will be screened by existing vegetation [Wombwell Wood to the north and east, and the existing site trees], existing [retained] built development within the site and the undulating landform in the wider study area.
- 4.8 As construction progresses the new buildings will become increasingly visible from locations within the immediate surrounding area. These features will tend to be partially visible through and between the existing retained trees and adjacent buildings. With the exception of any tall machinery such as cranes and temporary support structures/scaffold, effects are judged to be no worse during construction than they would be in year one, as summarised in the following sections for the operational phase.

Trees, Hedgerows and Woodlands

- 4.9 Woodland, individual trees hedges and scrub form a significant component of the landscape within the site and the wider environs . These features influence the character of the application site and the wider landscape character such that it would potentially be highly sensitive to a development that would result in any significant loss of these features.
- 4.10 The existing mature trees and hedgerows on, and within, the development site boundaries provides a high level of enclosure to the majority of the site boundaries such that there is limited inter-visibility between the immediate environs and the site [see **ZTV - Figure 001**] . Although the immediate landscape surrounding the site is rural, the wider environment is heavily influenced by the surrounding urban areas and there are also a large number of large scale urban development which influence the landscape and provide reference points in the surrounding landscape including; Ashroyd Business Park, Platts Common Industrial Estate, Shortwood Business Park, Blacker Hill Sidings, and the A6195 Dearne Valley Parkway [the majority of which are south of the site].
- 4.11 The proposed development would retain all the mature individual trees, hedgerows and shrubs within and on the periphery of the site. The construction works will result in the loss of a small area of species poor former amenity grassland [see the Preliminary Ecological Appraisal] and some minor areas of scrub within the site.

- 4.12 The trees and remnant hedgerows within the site are particularly distinctive such that their sensitivity to change is **high**. Although the development has resulted in the loss of a small area of grassland all the trees and hedgerows within the site would be retained and managed accordingly such that the magnitude of change is considered to be **negligible**. To that end the significance of effect on these features and elements within the site would be **neutral** during construction and Year 1 as a result of the loss of the areas of species poor grassland. Once landscape proposals have been implemented they will increase the quantum and quality of trees, shrubs and hedgerows on the site there is every expectation that the significance of effect on these features would improve to **slight beneficial** within a short period [nominally one growing season].

Landcover and Land Use

- 4.13 The proposed development involves the renovation of the existing redundant and dilapidated farm buildings and the introduction of new structures based upon a historic layout, which have the potential to affect landscape character. However, given that the site is located within an established farmyard complex and the development would include the removal of less sensitive modern farm and temporary structures it is considered that it would not result in any significant changes to the areas land use, land cover, pattern or scale such that their sensitivity to change is considered to be **low**.
- 4.14 The proposed development includes for the retention and renovation of key features that are present within the site itself. However it is accepted that the new elements of the development would result in a minor change within 'the site' itself. On the basis that the majority of these features would be unaffected and any changes to one of those features would be minor the magnitude of change is also considered to be **low** within the site, and **negligible** on the farm and wider landscape character. Overall significance of effect is considered to be **slight adverse** and **neutral**.

Topography and Drainage

- 4.15 The rivers and water courses within the wider study area are a strongly defining feature that would potentially be highly sensitive to development that resulted in changes to their characteristics. There are no drainage features within, or in close proximity to, the site. The principal feature within the study area is the River Dove approximately 1-2km north of the site. The sensitivity of these features to any change is therefore considered to be **low**.
- 4.16 The proposed development would not involve the alteration to any of any drainage feature [water courses] or require the removal of any important vegetation screens [**negligible**]