

# HALIFAX ROAD, PENISTONE: LANDSCAPE AND VISUAL APPRAISAL OF A POTENTIAL RESIDENTIAL DEVELOPMENT

Prepared for: **Barratt David Wilson Homes**

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H-02: Landscape Character Plan  
H-03: Viewpoint Location Plan  
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H-68     Proposed Landscape Masterplan

## 1.0 INTRODUCTION

SLR Consulting Ltd (SLR) was instructed by Barratt David Wilson Homes (West Yorkshire) Ltd, (BDW) to undertake a Landscape and Visual Appraisal (LVA) of a proposed new residential development site to the south of Halifax Road, Penistone.

The main objectives of the study are as follows:

- To identify the landscape character of the site and its context, as well as the nature of views towards and from the site, in order to inform the design of the masterplan;
- To assess the potential landscape and visual effects which would be likely to occur if the proposed development were to take place.

BDW initially applied for full planning permission based upon an initial planning layout. Following feedback from the Barnsley Urban Design Review Panel, and from SLR's landscape team, the initial planning layout was then revised. Further details of this design process are included at section 3.0 of this report.

BDW is now applying for full permission to develop the site in accordance with the revised masterplan, which is illustrated on drawing H-68.

### 1.1 Definitions

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.

### 1.2 Methodology

This report identifies the potential landscape and visual receptors which could be affected by the proposed development, and then assesses the potential level of effects which could occur for these receptors if the development were to take place. In providing this assessment the report does not define whether these effects are likely to be significant or not, since this is not an EIA development. It is for this reason that this report is termed a landscape and visual appraisal (LVA) rather than a landscape and visual impact assessment (LVIA).

The terminology and principles of this appraisal are in accordance with the recommendations within 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, 2013). A full method statement is included at Appendix A.

Four wireline images have been produced to represent the potential effects of the development (see drawings H62 to H66). These have been produced using surveyed viewpoints and reference points, and by then referencing in an accurate model of the development using 3D Studio Max software. Proposed vegetation is shown in a semi-mature state, with shrubs between 3 and 4 metres high, and trees between 8 and 10 metres high.

The appraisal is based upon a desk top assessment of relevant plans, guidance and character assessments, as well as site assessments carried out in May 2020 and March 2021.

## 1.3 Consultation

BDW has undertaken ongoing consultation with Barnsley Metropolitan Borough Council (BMBC) on the design of the proposed masterplan. This has included a series of reviews by the Barnsley Urban Renaissance Design Advisory Panel (BURDAP). Further details on how these reviews have helped to shape the masterplan are included at section 3.0 of this report.

Following submission of this planning application in December 2020, BMBC requested further information to be included in the LVA, including additional viewpoints, further landscape and visual assessment, and four wireline images of the proposed development. This additional information is therefore included in this revised and updated report.

## 1.4 The Site and Study Area

The application site is defined with a red line on drawing H-03.

The study area includes the wider setting of the settlement, as illustrated on drawing H-03. This does not imply that all areas illustrated on this drawing would experience landscape and/or visual effects as a result of the proposed development, but rather that this forms the starting point for understanding the wider setting of the site.

## 2.0 PLANNING CONTEXT

### 2.1 National Policy: The National Planning Policy Framework (NPPF)

Paragraph 11 sets out the fundamental principle of this document: that there is a presumption in favour of sustainable development. 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.”*

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

Paragraphs 124, 128 and 130 relate to the need for good design in new developments. Paragraph 124 states that *“good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. Paragraph 128 states that applicants should work closely *“with those directly affected by their proposals to evolve designs which take account of the views of the community”*. Paragraph 130 states that *“permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”*.

Paragraph 170 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 by *“recognising the intrinsic character and beauty of the countryside”*. Paragraph 171 states that the planning system should *“distinguish between the hierarchy of international, national and locally designated sites”*.

In paragraph 172 it is stated that *“great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty”*.

### 2.2 Designations

Landscape and landscape related designations are set out on drawing H-01.

The site is approximately 5 kilometres to the north east of the Peak District National Park at its closest point, (and is also outside of any Areas of Outstanding Natural Beauty, AONBs). It is also outside of the Green Belt, which extends to the northern edge of Halifax Road and to the east of existing housing on Well House Lane. There are no landscape-related designations on the site.

The nearest of Penistone's Conservation Areas extends northwards along Bridge Street, and at its closest is approximately 490 metres from the southern edge of the application site.

The nearest listed structures are a grade II milestone on Huddersfield Road, which is separated from the site by existing housing, and another grade II milestone on Barnsley Road, which is again separated from the site by existing housing. Grade I Church of St John is over 740 metres to the south of the southern boundary of the application site.

There are no footpaths or other rights of way across the application site, but there is a network of footpaths in the open countryside to the north and east of the site. The Trans-Pennine Trail (National Cycle Route 62) passes through the centre of Penistone and is approximately 650 metres from the southern edge of the application site at its nearest point.

## 2.3 Development Plan: Barnsley Local Plan

In January 2019 Barnsley Metropolitan Borough Council (BMBC) adopted the Local Plan, which covers the period up to 2033. In the adopted plan the application site is allocated for development of 414 new homes under policy HS75. Land to the west of the application site (Land South of Well House Lane) is also allocated for development of 132 dwellings under policy HS74.

Policy HS 75 states that the development will be expected to (*inter alia*):

- *Provide an appropriate buffer around Westhorpe Works;*
- *Ensure the wider characteristic landscape setting and the setting of the Penistone Conservation Area are protected and enhanced by the use of appropriate site layout and sympathetic design that reflects their setting, scaling, massing, details and materials.*

Notwithstanding this allocation, the Local Plan Site Assessment for site H82, land south of Halifax Road, identified that the site is of high landscape sensitivity. The study concluded that the site had capacity for development but that the design of the development must be sensitive to the character area.

Policy D1 of the Local Plan states that "*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".*

D1 continues also states that development should contribute to place making and be of high quality.

Policy LC1 states that "*development will be expected to retain and enhance the character and distinctiveness 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)".*

## 2.4 Development Plan: Penistone Neighbourhood Development Plan (2018-2033)

The Penistone Neighbourhood Development Plan (NDP) was made on 27<sup>th</sup> August 2019.

Section 3.2 of this document sets out the key objectives of the NDP. Of particular relevance to this LVA are the following objectives:

- **Objective 1:** To ensure that the countryside surrounding the town and villages remains accessible and where deficits exist to work towards addressing these;
- **Objective 4:** To maintain the distinctive views that exist across the parish, whether from town looking out, or countryside looking in;

Policy BE1 states that "*where new housing developments are proposed, homes should be reflective of local architecture and in keeping with the surrounding area*". It also notes that there should be no houses above two storeys on the edges of the settlement near to the countryside, and that new developments should use materials that reflect the characteristics of existing housing in the locality. Furthermore, BE1 notes that development proposals should "*respect and maintain*" key views around the town, which are identified within the plan; none of those views which are identified are located on or near to the application site.



Policy CGI 1 states aims to preserve and maintain green corridors which provide links between the town and the countryside. The Scout Dike open space, to the south of the application site, is within one of the strategic corridors identified at Appendix 6.

## 2.5 Barnsley Urban Renaissance Design Advisory Panel (BURDAP)

STEN prepared an earlier draft of the proposed layout (drawing 2001.01), which included 459 dwellings. This was submitted to the Council for review and comment, and on 13<sup>th</sup> January 2020 BURDAP provided a thorough review of the design. Key elements of their report which are of particular relevance to this LVA are as follows:

- The panel felt that the influence of landscape assessment and design was not fully apparent in the draft layout: *“the panel stressed that the role and influence of the landscape architect needs to be more upfront in the early stages of the design and layout, rather than be more visible at the tail-end”*;
- Concern was expressed that this would be perceived as a separate housing estate, rather than part of Penistone: *“the starting point for the layout and design should be Penistone, (‘it’s all about Penistone’) rather than about variations of standard, generic house types”*;
- The gradient of densities across the site was not logical, with low density areas along the spine road;
- The character of the central open space needs to be clearer, and the good example of open spaces of varying sizes at Derwenthorpe in York was noted;
- The design should encourage the use of cycles, particularly given the proximity of the Trans Pennine Trail;
- *“Regarding the treatment of the edge of the development to Halifax Road, the panel stated that it should feel like Penistone is ‘fading into the countryside’”*;
- However, it was also noted that Halifax Road needs to feel like it is part of a town: *it’s got to make people want to slow down through built form rather than through signage”*;
- More time needs to be spent considering *“how you encounter Penistone”*.

## 2.6 Summary of Planning Context

The site is entirely outside of national landscape designations, and is also outside of the Green Belt. There are no ecological or heritage designations within or immediately adjacent to the site.

The site is allocated for 414 new homes in the adopted Local Plan. Policy HS75 of the Local Plan requires that the landscape setting of the settlement should be maintained and enhanced.

## 3.0 ASPECTS OF THE DEVELOPMENT WHICH HAVE THE POTENTIAL TO CAUSE LANDSCAPE AND VISUAL EFFECTS

The landscape masterplan is included at drawing H-68. The design of this layout has been guided by the landscape and visual appraisal process.

The initial layout, (also prepared by STEN, Planning Layout 2001.01), which was submitted to BURDAP, included 459 homes with a consistent density across the site, as well as dense development along the southern edge of Halifax Road. Taking on board comments from the first BURDAP design review, and following an initial landscape and visual review by Jeremy Smith of SLR, a further masterplan was then prepared which included the following changes (relevant to this appraisal):

- Reduction in housing numbers from 459 homes to 403 homes;
- Creation of a more varied “crumbly” edge along Halifax Road, with houses at differing distances from the road and some views of new homes framed and filtered by shrub and tree planting;
- Houses fronting Halifax Road to create an active frontage with a more positive sense of arrival;
- Also fronting development along Well House Lane to create a positive interface with existing homes on this road;
- Creation of a green, open gateway on Halifax Road, which helps to ease the transition from countryside to settlement, but which also provides a clear sense of arrival and identity through framed views towards St John’s church in the town centre;
- Provision of a greenway through the site which links with Well House Lane, and which also connects public open spaces (POS) throughout the site;
- Allow further opportunities for long views towards the town centre from points along the greenway, to provide both legibility and identity;
- Creation of a cycle route through the site connecting Halifax Road with Well House Lane;
- A clear gradient of density across the site, with a looser, more open structure adjacent to the countryside and a denser, more urban feel closer to Wellhouse Lane;
- Landscape buffers between proposed and existing houses provided to protect visual amenity of existing residents;
- Appropriate materials would be used throughout the site, with particular focus on the edges along Halifax Road, Well House Lane and the central greenway passing through the site. Marshall’s Cromwell Buff weathered reconstituted stone would be used for the elevations in these areas, with Russell Grampian anthracite roof tiles (or similar approved);
- An overall increase in the area of POS and landscaping overall.

The proposed landscape masterplan for the development is illustrated on drawing H-68. The following attributes of the proposed development are those which are the most likely to result in landscape and visual effects.

### 3.1 Location and Scale

The application site occupies four large pasture fields covering an area of approximately 15 ha, and is wholly within the area allocated for 414 new homes in the adopted Local Plan. As noted in section 2.0 of this report, a further allocation for 132 homes is located to the west of the application site.

The site is surrounded by existing development and infrastructure on all sides: to the north is Halifax Road (A629), with open countryside (Cat Hill, Scout Dike, Gadding Moor) further to the north; To the west is Westhorpe Works, with allocation HS74 further to the west; to the east is existing housing on Well House Lane with open countryside further to the east; and to the south is the Scout Dike open space and housing along Huddersfield Road and Well House Lane.

## 3.2 Height and Density

The development would comprise two storey homes, with a small number of three storey homes at the centre of the site.

The gross density of development on the site would be 26.8 dwellings per hectare (dph), which is a low density highly appropriate for a settlement edge development. As has been noted above, the density of development would increase towards the south and east of the site, to provide a sequential sense of moving towards Penistone.

## 3.3 Materials

**Plate I**, below, summarises the range of materials that would be used. As has been noted above, houses along the edges of the site on Halifax Road and Well House Lane, as well as those homes lining the central greenway through the site, (see **orange** units below), would be finished with materials that echo the traditional stone used in the centre of Penistone. Marshall's Cromwell Buff weathered reconstituted stone would be used for the elevations in these areas, with Russell Grampian anthracite roof tiles (or similar approved).



**Plate I: Summary of Materials to be Used in the Proposed Development**

The green units on **plate I** would also have anthracite roof tiles, but with red brick elevations (Weinerberger Durham Red Multi).

Blue coloured units would also have anthracite roof tiles, with a paler red brick for the elevations (Ibstock Hardwicke Sherwood Blaze).

Buff coloured units would also have anthracite roof tiles, but with three colours of brick in the elevations, pale Forterra Village Oatmeal at the top of elevations, Forterra Teviot Red at the base, with a detail line of Forterra Blue Smooth separating these.

Finally the violet shaded units would have terracotta roofs planes, with a textured pale terra cotta brick elevation (Forterra Village Harvest Multi), and a detail line in Forterra Teviot Red.

The materials used for surfacing roads would also be varied through out the site. Whilst the main routes would be constructed from reinforced tarmac, many side roads would be surfaced with brindle block paving.

### 3.4 Access

The access for the development would onto Halifax Road, which is already a main road. An additional access would be provided from Well House Lane.

### 3.5 Loss of Landscape Elements

The proposed development would result in the loss of pasture fields, although approximately 3.8ha of the site would be retained as open land (in the stand-off to Westthorpe Works) or public open space.

The majority of hedgerows and dry stone walls around the site would be retained, and there are no mature trees or shrubs within the site.

### 3.6 Construction

The construction of new homes would initially commence from the new access at Well House Lane. The new junction on Halifax Road would then be constructed, and from that point construction would take place both south of Halifax Road and to the west of Well House Lane.

The build out rate would be approximately 60 homes per year, which means that the construction period would be approximately 7 years. Assuming a start date of 2022, this would mean completion in 2029.

It is proposed that the landscape mitigation measures along Halifax Road, and behind properties on Well House Lane, would be established at the commencement of the construction programme. This means that mitigation planting will be 7 years old once the construction process is complete.

### 3.7 Proposed Mitigation

Approximately 25% of the area of the site would remain free from development, and areas of grassland and new native tree and shrub planting would be established throughout and around the site, providing both landscape and visual enhancement. Particular care would be taken with planting along the northern edge of the site, with areas of tree and shrub planting filtering and framing views towards new housing when viewed from Halifax Road and residential properties and paths to the north of Halifax Road. This planting would be established at the earliest opportunity once permission has been granted, so that by the time construction is complete shrubs and trees will have had approximately 7 years to establish and mature.

New shrub planting would also be provided along the eastern edge of the development, to protect the visual amenity of existing residents along Well House Lane. Again, this would be established at the start of the construction process to ensure that the planting is fully established by the time construction is completed.

As has been noted, existing dry stone walls around the edges of the site would be retained, and these would help to assimilate the development into its landscape context.

## 4.0 POTENTIAL LANDSCAPE EFFECTS

### 4.1 Introduction

The following landscape appraisal is based upon both a desk top assessment of existing character assessments and plans as well as a site-based survey. In accordance with GLVIA3 existing landscape character assessments are first reviewed, and then an independent landscape appraisal for the site and its context is provided. The main landscape receptors, (individual landscape elements, aesthetic characteristics, overall character), which have the potential to be affected by the proposed allocation are then identified and their sensitivity to residential development has been assessed by considering their value and susceptibility.

The potential landscape effects of residential development are then assessed by combining the sensitivity to development with the likely magnitude of effects.

In assessing the sensitivity of the site to the proposed development the existing allocation has been taken into account, but is also balanced by the considerations of the site's existing green field condition. In assessing the potential magnitude of landscape effect that would result from the proposed development, a worst case assessment against the existing condition of the site is made. However, in making this assessment it is important to note that in the absence of the current proposals an alternative development for up to 414 homes, within the plan period, is highly likely.

The magnitude assessment is also focused upon a worst-case assessment of the entire site being built out, at year 7. However, construction effects are also assessed.

### 4.2 Existing Landscape Character Assessments

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

#### 4.2.1 National Assessment: NCA 37, Yorkshire Southern Pennine Fringe

At a national level the site is at the transition between two National Character Areas: NCA 37, Yorkshire Southern Pennine Fringe, and NCA 38 (Nottinghamshire, Derbyshire and Yorkshire Coalfield). Key characteristics of NCA 37 of relevance to the site include:

- *A transitional landscape dissected by steep sided valleys, dropping from the high gritstone hills in the west to lower land in the east, and thus creating an important backdrop to the many industrial towns and villages within and beyond the NCA;*
- *Rivers creating a deeply dissected landscape, with high plateaux cut by steep-sided valleys, and fanning out in 'fingers' across the NCA;*
- *Treeless hill tops with tracts of rough grazing and extensive areas of enclosed pasture to the west, but with broadleaved woodland on steeper valley sides, giving the impression of a well-wooded landscape, especially to the north and west of Sheffield;*
- *Predominantly pastoral farming;*
- *Boundary features that change from distinctive patterns of drystone walls on the upland hills, to hedgerows becoming the predominant field boundary in the east;*
- *Close conjunction between rural landscapes and the rich industrial heritage of the urban areas;*



- *Urban development constrained within valley floors and up side slopes, with location and layout strongly influenced by the landform;*
- *Extensive and dramatic views from higher land out over low-lying land to the east;*
- *In places a dense network of roads and urban development, with many road, rail and canal routes crossing the NCA, and a high density of footpaths throughout.*

Key characteristics of NCA 38 of relevance to the site include the following:

- *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.*
- *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 seminatural 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 dilapidated character, separated by substantial stretches of intact agricultural land in both arable and pastoral use.*
- *Features of industrial heritage such as mills, goits, tips, old railway lines, canals and bridges are evident, along with former mining villages.*
- *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.*

#### **4.2.2 District Level: Barnsley MBC landscape Character Assessment (2002)**

At a District level the applications site is located in a transitional area between several local character areas. The site is located within area E1: West Barnsley Settled Wooded Farmland, but is also close to F1: Ingbirchworth Upland Rolling Farmland, and B1, Upland Don River Valley. Key characteristics of character area E1 of relevance to the site include the following:

- Gently rolling landform with hills and broad valleys
- Small, medium sized and large woodlands
- Substantial areas of intact agricultural land, both in arable and pastoral use
- Irregularly shaped small, medium sized and large fields bounded by hedgerows, stone walls and fences
- Stone farmsteads, often with large modern outbuildings
- Villages and Hamlets set in open countryside

Relevant characteristics of area F1 include the following:

- Fields of pasture comprising medium geometric field units strongly defended by distinctive stone walls
- Beech plantations stand out on the skyline, sometimes enclosed by stone walls
- Unimproved pasture with scrub on steeper slopes
- Scattered farmsteads of sandstone, quarried from the local area

- Windfarm at Spicer Hill is visually prominent on skyline
- Single lane rural roads criss-cross the open countryside, bounded by stone walls
- Panoramic views over adjacent river valleys and towards the open moorland of the Peak District National Park
- Key characteristics of area B1 of relevance to the site context include the following: Meandering river set within a valley that is of varying width and depth, and which provides enclosure;
- Deciduous woodland belts located on the steeper valley sides and alongside the course of the river;
- A dismantled railway line defines the edge of the valley to the south;
- Weirs, sluices and mills are indications of the former wool weaving industry;
- Settlements of Penistone, Thurlstone and Millhouse Green on the valley side with strong connections to the river;
- Stone bridges and stone walls are attractive man-made elements.

The settlement areas are not separated from these different character areas, but it is clear that the extent to which the existing settlement influences the character of the landscape increases within and adjacent to the Penistone.

#### 4.2.3 Local Assessment: Penistone Heritage and Character Assessment (2016)

This assessment is mainly focused upon the heritage assets of Penistone, but also considers the character of the area and key views. At page 24 the key characteristics of the settlement are identified, and these include the following which are of particular relevance to the site and its context:

- *River Don valley, with relatively steep valley sides leading up to higher rough grazing pasture;*
- *Predominantly pastoral agricultural land use;*
- *Medium sized regular and sub-regular fields divided by stone walls;*
- *Settlement is mostly limited to the rural market town of Penistone and the villages of Hoylandswaine, Thurlstone and Millhouse Green;*
- *Sandstone buildings, often blackened by historic pollution from former industry;*
- *Bustling character within Penistone town centre, quieter elsewhere and tranquil away from settlement;*
- *A628, A629 and Huddersfield-Sheffield railway dividing the landscape;*
- *Quiet country lanes, often single track, crossing the rural landscape;*
- *Historic industrial use still evident in the valley, especially near the River Don;*
- *New development assuming the historic vernacular, using local stone with slate roofs;*
- *Deciduous woodland in the Don Valley, with discreet blocks elsewhere and conifer plantation at Scout Dike Reservoir;*
- *Mid-20th – early 21st century urban extensions with several estates of homogenous character, typically using brick and tile; and*
- *Recreational opportunities afforded particularly by the Transpennine Trail, National Cycle Routes 62 and 627, reservoirs at Royd Moor and Scout Dike, and the network of footpaths.*



The assessment also notes that there are a number of positive aspects of the character of the town that should be sustained:

- *The open rural setting and historic character of Penistone town, as well as the smaller settlements of Hoylandswaine, Thurlstone and Millhouse Green;*
- *Contrast between relatively enclosed views in the River Don valley and panoramic viewpoints on the tops of the surrounding hills;*
- *Strong recreational opportunities, including the Transpennine Trail, the network of footpaths and National Cycle Routes 62 and 627;*
- *Use of local stone, including as a building material and for dry stone walls which enclose fields; and*
- *Distinct green wedge between the settlements of Millhouse Green and Thurlstone.*

## 4.3 The Landscape of the Site and its Context

### 4.3.1 Description of the Character of the Site and Landscape Receptors

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.

The site comprises several large sloping, open fields of pasture, usually bounded by dry stone walls but also some low, close-clipped hedgerows. There are long views to Penistone town centre to the south and to a gently undulating, upland skyline in all directions. There are prominent industrial buildings to the west of the site at Westhorpe, and existing houses on Well House Lane are also evident along much of the eastern edge of the site. Traffic on Halifax Road is intermittent but fast moving, and this introduces noise particularly across the northern edge of the site. Traffic on Well House Lane is less frequent and more slow moving, and thus has less influence on the site. There is no tree cover on the site itself, but there are views towards woodlands and tree groups in the Don Valley. A railway line passes the north eastern boundary of the site and is set within a scrub-covered cutting, and thus has little influence on the character of the site itself.

Due to the sloping topography, the character of the site itself is transitional. There is a strong sense of elevation and openness close to Halifax Road, with less influence from existing settlement. At the lower parts of the site there is a stronger sense of enclosure, and a much clearer visual influence from existing settlement.

Materials in the immediate site context include red brick elevations and a variety of roof tiles on Well House Lane, with both brick and stone used for homes on Huddersfield Road. Penistone Grammar School is a modern, white structure, and houses to the north and south of Wentworth Road, to the south of the site, are mostly red brick. Outlying farmsteads to the north and east of the site are largely in sandstone, and similarly in the centre of the town, in particular the conservation area, sandstone with slate roof planes is common.

The overall character of the site most closely accords with the description of Ingbirchworth Upland Rolling Farmland, particularly in relation to pasture fields with stone walls, panoramic views and low woodland cover. However, whereas character area F1 is mostly rural, the site and its context has a more settled nature, with strong visual connections with Penistone as well as the industrial development at Westhorpe, houses at Well House lane and traffic on Halifax Road. In summary the site is classified as part of a character sub-area, Settled Ingbirchworth Upland Rolling Farmland.

To the south of the site is the Upland Don Valley character area, and this particular part of the character area includes a significant proportion of the settlement of Penistone. This area is therefore classified as Settled Upland Don Valley.

To the north of the site the landscape blends into the more rural West Barnsley Settled Wooded Farmland, which contains Hoylandswaine.

To the west, towards Royd Moor, is the more rural element of the Ingbirchworth Upland Farmland.

Key landscape elements on the site and in its context which would have the potential to be affected by residential development include:

- Open, sloping, pasture fields (with allocation for housing);
- Panoramic long views over Don Valley;
- Influence of nearby houses, roads and other buildings

The character receptors which have potential to be affected by the proposed development include the following:

- As noted above, the site is located within a sub-area which has been classified as the Settled Ingbirchworth Upland Rolling Farmland.
- Remaining section of the Ingbirchworth Upland Farmland, which lies to the west of the site;
- Upland Don Valley character area, to the south of the site;
- West Barnsley Settled Wooded Farmland, to the north of the site.

#### 4.3.2 The Changing Landscape

GLVIA3 notes that LVIAAs should consider not only the site as it is at present, but also how it will become, particularly in the context of local planning policy or land management practices.

As was noted in section 2.0 of this appraisal, the application site is wholly within an area that has been allocated for 414 new homes in the adopted Local Plan. This means that even if the current proposal is not permitted, it is probable that another proposal with a similar quantum of housing will be permitted at a later date.

Similarly, as was also noted at section 2.0 of this report, land to the west of the application site is allocated for 132 new homes.

It is therefore clear that the character of the land between Halifax Road, Well House Lane and Huddersfield Road will be very strongly influenced by residential development within the plan period. The assessment of the effects of the proposed development should therefore take account of this changing baseline.

#### 4.3.3 Susceptibility of the Landscape Receptors

The sloping pasture has an intrinsically high susceptibility to built form, since this is a simple, open landscape and built form would create more variety in colours and forms and would also cause a degree of enclosure. However, it is also important to note that this site is allocated for residential use, and consequently its susceptibility to built form is reduced. The susceptibility of this receptor is therefore **medium**.

Panoramic long views are also intrinsically susceptible to built form, since there is potential that such views could be truncated or lost altogether. However, the site is allocated for development and consequently it has been accepted that some change in these views from the site will occur. There is also potential to retain some of these long views from some green ways and open spaces, particularly given the steeply sloping nature of the site. The susceptibility of this receptor to the proposed development is therefore **medium**.

The influence of nearby houses, roads and other buildings has a **low** susceptibility to new residential development, since the proposed development would intensify these characteristics but not add new elements.

The susceptibility of each of the character receptors, within and around the site, has also been assessed as follows:

- **Settled Ingbirchworth Upland Rolling Farmland** (site and immediate context): this is a largely open, simple landscape, but is also influenced by settlement to the east, south and west, as well as by the busy Halifax Road. This area therefore has a **medium** susceptibility to the proposed development.
- **Remaining section of the Ingbirchworth Upland Farmland:** This area is less influenced by settlement, particularly to the west of the site, for example around Royd Moor Reservoir. This area therefore has an intrinsically high susceptibility to residential development. However, it is separated from the site by existing development along Huddersfield Road, including the prominent Grammar School buildings. There would be no direct changes to this landscape character area, and the potential for visual influences are often reduced by the screening effects of the intervening convex hill slopes. This area therefore has a **medium** susceptibility to the proposed development.
- **Upland Don Valley character area**, to the south of the site, is a heavily settled area, and visual connections with the application site are often screened by existing buildings. This area therefore has an intrinsically **low** susceptibility to the proposed development.
- **West Barnsley Settled Wooded Farmland**, to the north and east of the site, is a rolling, open and largely rural landscape, which has an intrinsically high susceptibility to the proposed development. Susceptibility is **high** further to the north of Halifax Road, but becomes **medium** closer to the site due to the influence of the road and also the visual influence of existing buildings such as the Grammar School and buildings on Well House Lane.

#### 4.3.4 Value of the Landscape

In determining the value of landscapes, it is helpful to start with landscape and landscape-related designations. As has been noted, the site is not included in any landscape or landscape-related designations.

Given the undesignated nature of the site it is useful to consider other factors which might confer value, such as those included in box 5.1 of GLVIA3. In this context it is important to note that the condition of the site is of community value, since the site itself is in relatively good condition, but with some reduction of tranquillity by traffic on Halifax Road and visual intrusion by Westhorpe works. Scenic quality varies across the site, with panoramic views from the upper, northern areas, and greater influence from the existing settlement edge to the south; in overview this is therefore of community value.

In terms of representativeness/distinctiveness, the long views from the site towards the centre of Penistone, and towards the distant rolling ridgelines, provide a clear sense of identity which is also of community value.

There is no potential for public recreation on the site, and consequently it is of low value in this regard. Tranquillity is slightly reduced by the adjacent settlement edge and particularly by traffic on Halifax Road, but the site is still largely quiet and consequently of community value.

Finally, the site does not have any particular associations, for example with literature, art or historical events, and is therefore of low value in this regard.

Based upon this analysis it is concluded that the value of the landscape of the site and its immediate context is of **community value**, that is below the value of a formal designation but of some scenic quality and medium condition. The site would not be valued landscape in the terms of paragraph 170(a) of the NPPF.

In relation to the value of the various character areas, these are as follows:

- **Settled Ingbirchworth Upland Rolling Farmland** (site and immediate context): is of **community** value, since this area forms part of the setting for Penistone both in views to and from the town. However, the site and land to the west is also allocated for residential development.
- **Remaining section of the Ingbirchworth Upland Farmland**: this area is within Green Belt; however Green belt is a planning designation and does not imply landscape value. This area forms part of the setting to the settlement and is therefore of **community** value.
- **Upland Don Valley character area**: the settled area to the south of the application site includes some undesignated areas of **community** value, but also the conservation area, which is of **Local Authority** Value.
- **West Barnsley Settled Wooded Farmland**: this area is also largely within Green Belt, but again Green Belt is a planning designation and does not imply landscape value. This area forms part of the setting to the settlement and is therefore of **community** value.

#### 4.3.5 Sensitivity of the Landscape Receptors

The sensitivity of landscape receptors can be defined by combining susceptibility with value.

It follows that the sloping pasture receptor has a **medium** sensitivity to the proposed development, as does the panoramic long views receptor. The influence of nearby houses and roads receptor has a **low** sensitivity to the proposed development.

The overall character of the site and its context, described as Settled Ingbirchworth Upland Rolling Farmland sub-area, has a **medium** sensitivity to the proposed development.

The other landscape character areas in the vicinity of the site have the following sensitivities to the proposed development:

- **Remaining section of the Ingbirchworth Upland Farmland**: **medium** sensitivity.
- **Upland Don Valley character area**, to the south of the site: **low** sensitivity in general, becoming **medium** sensitivity in the conservation area.
- **West Barnsley Settled Wooded Farmland**, to the north and east of the site, has **medium** sensitivity to the proposed development closer to the site, becoming **medium to high** further to the north of Halifax Road and also further to the east.

#### 4.3.6 Potential Magnitude of Landscape Effects

GLVIA3 states that the magnitude of landscape change can be determined by assessing the size and scale, geographic extent and duration and reversibility of the proposed development.

Compared with the site in its current condition, the proposed development would cause a large scale of change to the sloping pasture fields receptor, over a medium geographic extent, and this would be a permanent change to the landscape. On this basis the proposals would result in a **substantial** magnitude of change to this receptor.

The proposed development would result in a medium scale of change for the panoramic long views receptor when compared with the existing condition of the site, since many long views would continue to be retained throughout the masterplan. These changes would occur over a small geographic extent and would be permanent. When compared against the existing site condition the magnitude of effects on the panoramic long views landscape receptor would be **medium**.

When compared to the existing site condition the scale of change to the influence of settlement and roads receptor would be medium, and the geographical extent would also be medium, with the duration again being permanent. It therefore follows that when compared against the existing site condition the magnitude of effects on the influence of settlement and roads receptor would be **medium**.

Similarly, the effects on the overall character of the site and its locality – the Settled Ingbirchworth Upland Rolling Farmland sub-area – would be of medium scale and medium extent when compared with the existing condition of the landscape, and consequently the magnitude of effects would **medium** overall.

The potential magnitude of effects for other nearby character areas would be as follows:

- **Remaining section of the Ingbirchworth Upland Farmland:** no direct changes to the landscape of this area, but some visibility of the proposed development, albeit that this would be seen in the context of a wider panorama that already includes development around the site. The scale of change would therefore be small to negligible, and the geographical extent of change would be medium. The overall magnitude of effect would be **slight/medium**, and this would reduce with distance from the site.
- **Upland Don Valley character area,** to the south of the site: again, there would be no direct effects on this character area, but some potential for glimpsed views between existing buildings. Given that residential development is already a key element of these views, and given that views towards open hills would still be available from many locations, the scale of effect would be small, and the geographical extent of change would be small. The overall magnitude of effect would therefore be **slight**.
- **West Barnsley Settled Wooded Farmland:** no direct changes to the landscape of this area, but some visibility of the proposed development, albeit that this would be seen in the context of a wider panorama that already includes development around the site and existing development in the foreground on Well House Lane. The scale of change would therefore be small to negligible, and the geographical extent of change would be medium. The overall magnitude of effect would be **slight/medium**, and this would reduce with distance from the site.

As the introduction to this landscape appraisal explains, these assessments of magnitude are made against the baseline of the existing condition of the site. In reality, given that the site is allocated it is entirely likely that in the absence of the existing proposals an alternative proposal for up to 414 homes could gain permission. If this were to be used as the assessment baseline then the landscape effects of the proposed development would be at most small for some receptors, and negligible for the majority.

It has also been noted that the assessment of the magnitude of effects is based upon a fully developed proposal, since this is the worst case. Clearly in the construction phases, the magnitude of landscape effects would be at lower levels since less of the site would be occupied with new homes. There would be a small decrease in the magnitude of landscape effects outside of the site once the proposed mitigation planting has reached semi-maturity, but this would not significantly change the assessments defined above.

## 4.4 Potential Landscape Effects of Development

As GLVIA3 notes, the potential landscape effects should be determined by combining the sensitivity of receptors with the potential magnitude of effects.

Thus, for the open, sloping pasture fields receptor the effects of the proposed development, when compared with the existing site condition, would be **major/moderate and negative in nature**.

The effects of the proposed development upon the panoramic long views receptor would be **moderate and negative** when compared with the existing site condition.

Effects on the influence of settlement and roads receptor, when compared to the existing site condition, would be **moderate/minor and negative**.

The effects on the overall character of the site and its locality, which have been classified in this report as the Settled Ingbirchworth Upland Rolling Farmland sub-area, would be **moderate and negative** when compared with the existing site condition.

The effects on nearby character areas would be as follows:

- **Remaining section of the Ingbirchworth Upland Farmland:** this character area was assessed as having **medium** sensitivity to the proposed development, and the magnitude of effect would be **slight/medium**. The overall landscape effect would therefore be **moderate/minor and negative**.
- **Upland Don Valley character area** was assessed as having **low** sensitivity, becoming **medium** in the conservation area. The overall magnitude of effect was assessed as being **slight and negative**, becoming **moderate/slight** in the conservation area. The overall level of landscape effects would therefore be **minor and negative** for much of this area, becoming **moderate/minor** in the conservation area.
- **West Barnsley Settled Wooded Farmland:** assessed as being of **medium** sensitivity to the proposals, becoming medium to high further from the site to the north and east. The maximum magnitude of effect would be **slight/medium**, and consequently the overall landscape effect for this character area would be **moderate/minor**.

These effects are assessed against the baseline of the existing site condition, but if assessed against a baseline of an alternative development for up to 414 homes, in accordance with the allocation, the effects would be minor or negligible and neutral.

## 4.5 Conclusions of the Landscape Appraisal

A landscape appraisal has been carried out by experienced landscape architects, using both a desk top assessment and site survey. The appraisal has considered the effects of the development compared to the site in its existing condition, but has also acknowledged that in the absence of this proposal an alternative development of up to 414 homes is likely

At a national and district level the site has been classified as being within a transitional area within character areas. At a District level application site is located on the edges of area E1: West Barnsley Settled Wooded Farmland, F1: Ingbirchworth Upland Rolling Farmland, and B1, Upland Don River Valley.

The appraisal has concluded that the site fulfils several of the characteristics of the different neighbouring character areas. As a consequence, it has been classified as part of a transitional sub-area, Settled Ingbirchworth Upland Rolling Farmland. The character of the site itself is transitional, with the lower areas to the south being more enclosed and more visually influenced by the existing settlement edge, and the more elevated areas to the north being more open, with less direct influence from the settlement edge.

The character of the site and its locality will change considerably within the Local Plan period, as the site is allocated for the development of 414 new homes. Land to the west of the site is also allocated for housing.

The appraisal has concluded that the effects of the proposed development upon the open fields of the site itself would be major/moderate and negative in nature. The effects on the Settled Ingbirchworth Upland Rolling Farmland sub-area, which contains the site, would be **moderate and negative** when compared with the existing site condition. Other landscape character areas around the site, including the conservation area, would experience **moderate/minor** or **minor** effects, and these effects would decline with distance from the site.

If the proposed development were to be assessed against the baseline of an alternative development for up to 414 homes, as envisaged within the adopted Local Plan, then the levels of effect would reduce significantly.



## 5.0 POTENTIAL VISUAL EFFECTS

### 5.1 Introduction

The following preliminary visual appraisal is based upon desk top review and a site-based assessment undertaken in clear conditions. Judgements have been made by an experienced Chartered Landscape Architect.

Overall visibility has been determined by desk top analysis of topographic surveys and maps, as well as site-based assessment. Initially 22 viewpoints were assessed for the December assessment, using summer views, in order to help determine the potential visibility of the proposed development and also the likely nature and extent of visual effects. Following consultation with BMBC in March 2021 winter views for all viewpoints have now been included. Several new viewpoints have also been added, and wireline montages of the proposed development have been prepared for four viewpoints selected by BMBC (see drawings H-62 to H-66). As requested by BMBC, individual viewpoint assessments have been included for 14 of the viewpoints, and these viewpoints were also selected by BMBC. Appendix B provides a detailed assessment of the potential visual effects of the proposed development, assessed against the baseline of the existing site condition. This section of the report provides an overview of the visual effects on different receptor groups.

It is important to note that in the absence of the current proposals an alternative development for up to 414 homes, within the plan period, is highly likely. If the proposals were to be assessed against an alternative development for 414 the effects would reduce significantly and would be mostly neutral in nature.

In accordance with the recommendations of GLVIA3 the potential visual effects of the proposed development have been determined by assessing both the sensitivity of visual receptors and the potential magnitude of visual effect.

### 5.2 Overall Visibility

The visibility of the site has been defined by analysis of plans and by site assessment. Viewpoints 23 and 24, for example, illustrate how the visibility of the site diminishes to the west and south of the site, with intervening landform often restricting views of the site.

The overall visibility of the site is thus largely defined by topography. To the north, the ridgeline at Hoylandswaine and Cat Hill contains views of the site.

To the west views are partially contained by existing buildings and vegetation at Westhorpe works, which abuts the western boundary of the site, although there is some potential for long views towards Royd Moor.

To the south there are open views towards Penistone town centre, and over Penistone to the ridge south of Cubley and Oxspring (including Hartcliff Hill, to the south west of Penistone). Thurlstone Moors, within the Peak District National Park, are visible in the distance to the south west.

To the east there is some potential for views from the vicinity of the A629/A628 roundabout and High lee Farm, but views to the south of the A628 are largely screened by intervening landform.

### 5.3 Potential Visual Receptors

Within the visual envelope of the proposed development the following types of visual receptors have the potential to experience changes in their views:

- Walkers on footpaths around the site, in particular users of the footways along Halifax Road and on footpath 17, to the north; walkers on Well House Lane, and footpath 15 to the east; users of public rights of way in and around Penistone town centre to the south; and glimpsed views from Huddersfield Road, Halifax Road and Well House Lane to the west.

- Walkers and cyclists on the Trans-Pennine Trail.
- Residents in farmsteads to the north and north east of the site; residents on Well House Lane to the east and west of the site; residents in Penistone to the south of the site.
- Vehicle users on Halifax Road, Well House Lane and in central Penistone.

As has been noted in the introduction, detailed assessments for fourteen viewpoints selected by BMBC are included within Appendix B. The viewpoint locations are illustrated on Figure H-03, and photographs from these viewpoints are shown on Figures H-04 to H-67.

## 5.4 Sensitivity of Visual Receptors

As Appendix A notes, the sensitivity of visual receptors is determined by combining the value of the viewpoints with the susceptibility of the receptor.

For viewers on public footpaths, the value of the view is Local Authority, whereas the value of viewpoints along footways on roads (such as Halifax Road) is low. The value of views from the Trans-Pennine Trail is national, since this is national cycle route and regional trail. The susceptibility of walkers (or cyclists) to changes in views is generally high, since they tend to be focused on the countryside. It follows that viewers on the Trans-Pennine Trail are of high sensitivity to visual change, whereas walkers on other footpaths in the countryside are of medium to high sensitivity. Walkers on the footways along Halifax Road are of medium sensitivity.

Residents in Penistone and in outlying farmsteads are of no more than medium value, but residents are particularly susceptible to changes in their views. It follows that residents around the site are mostly of medium to high sensitivity.

Viewpoints on roads are generally of low or medium value, since these are often not intended as scenic routes. Halifax Road, for example, is certainly of low value, since traffic is travelling at around 50mph and there is therefore little time for vehicle users to appreciate the views around them. However, the centre of Penistone contains several Conservation Areas and is a visitor destination, and some roads here are therefore assessed as being of medium value as viewpoints. The susceptibility of viewers within cars is also generally low, particularly on faster roads such as Halifax Road, but susceptibility also increases when roads are slower and provide opportunities to enjoy views. As a result, the sensitivity of viewers in vehicles on fast roads such as Halifax Road is low, although sensitivity for slower roads – for example in Penistone itself – would be low to medium or medium.

## 5.5 Potential Magnitude of Visual Effects for Receptor Groups

As Appendix A explains, the magnitude of visual effects can be defined by determining the size/scale of effect, the geographical extent over which those effects would be experienced, and the duration of the effect. The following sections analyses these potential effects for each of the receptor groups, with reference to some of the viewpoints.

### 5.5.1 Walkers and Cyclists

The views of walkers and cyclists on Halifax Road, to the north of the site, are illustrated (for example) by viewpoints 1, 2, 3 and 4. Viewers at these points would experience a large size/scale of visual change when compared with the existing views, since the open views towards the distant rolling skyline and the town centre would be largely screened by new homes. This change would also be experienced over a medium extent of Halifax Road, and would also be permanent. When compared with the existing situation the proposed development would therefore result in a **substantial** magnitude of change to views.



Whilst there is a strong network of footpaths to the north of the site, views of the proposed development are not always possible due to intervening landform. Viewpoints 5 and 7, for example, would not change as a result of the proposed development. It is only at closer proximity to the site – for example at viewpoint 6 – that the proposed development would be clearly visible, but from this relatively high elevation viewers would be able to see over the development to Penistone town centre and the distant rolling skyline. When compared with the existing views at viewpoint 6 the proposed development would therefore result in a medium size/scale of change, over a small geographical area, (which would be permanent), which would result in a **medium** magnitude of change overall.

For walkers on the footways on Well House Lane, to the east of the site, (see for example viewpoints 8 and 9), there would again be a clear change to current views, with new homes visible in the foreground. The size/scale of change would again be large for these viewers, and this view would extend for a medium geographical extent and would be permanent. The magnitude of effect for these viewers, assessed against the condition of existing views, would therefore be **substantial**.

Walkers on footpaths further to the east, towards Hoylandswaine (see for example viewpoints 19, 20, 21) would be able to see the proposed development below the skyline and in the middle ground, but this would be seen in the context of the existing settlement. The size/scale of effect for viewers in these locations would therefore be between small, and this would be visible over a small or medium geographical extent. The magnitude of effect for these viewers would therefore be **slight**, depending upon the proximity to the site.

For the users of footways on Huddersfield Road, to the west of the site, (see for example viewpoints 10, 11, 12) many of the views are screened by intervening landform and vegetation. Viewpoints 11 and 12, at the northern end of this route, would afford only glimpsed views of the new development beyond Westhorpe Works, and consequently the size/scale of change for walkers here would be only small, and the overall magnitude of change would be **slight**.

Views from the Trans-Pennine Trail, to the south, are illustrated by viewpoints 17 and 18. The proposed development would be visible at both of these points, although it would be seen in the context of the existing settlement in the foreground and middle ground. Importantly, open countryside on the skyline would also remain visible in both views, and consequently the rural setting of the town would remain well-defined. The magnitude of effect for viewers in these locations would therefore be **slight**.

## 5.5.2 Residents

The nearest residents to the proposed development are those on Well House Lane, to the east of the site. Views from these properties are illustrated by viewpoints 8 and 9. As has been noted in relation to walkers, above, there would again be a clear change to current views at these viewpoints, with new homes visible in the foreground. The magnitude of effect for these viewers, assessed against the condition of existing views, would therefore be **substantial**.

Residents in central Penistone are represented by viewpoints 14, 15 and 16, as well as 16a, 16b and 22a. The proposed development would be glimpsed between existing houses in these views, and would thus be seen in the context of the existing settlement. The magnitude of effects, compared with existing views, would therefore be **slight**.

## 5.5.3 Vehicle Users

The largest magnitude of change, when compared to existing views, would be for vehicle users on Halifax Road, since existing open views would be foreshortened by new housing to the south of the road. As has been noted in relation to walkers along this route, above, viewers would experience a **substantial** magnitude of change to views.

For vehicle users on Well House Lane there would also be **substantial** effects as a result of the proposed development when compared against existing views.

## 5.6 Potential Visual Effects of Development

By combining the sensitivity of receptors with the potential magnitude of effect it is possible to determine the likely level of visual effect which would result from the proposed development. These effects on the different receptor groups are summarised in the following paragraphs.

When compared against as baseline of the existing site condition, there is potential for **major and major moderate effects** for the following receptors:

- **Walkers on Halifax Road and Well House Lane;**
- **Residents on Well House Lane;**
- **Walkers/cyclists at the southern end of bridleway 63 (for example viewpoint 6).\_**

The effects of the development on walkers and residents further from the site would all be **moderate or less** when compared against existing views, since the development would occupy a relatively small proportion of the total view and would often be seen in the context of the existing settlement. .

All of these effects would reduce considerably if the site were to be compared against the baseline of an alternative development of up to 414 homes, as envisaged in the adopted Local Plan.

## 5.7 Summary of Visual Effects

A visual appraisal of the potential visual effects of the proposed development has been carried out by an experienced landscape architect following the approach advocated in GLVIA3. The appraisal has considered the effects of the development when compared with existing views..

The proposed development would be visible by a number of receptors around the site, particularly to the north, east and south. Receptor groups which could be affected include walkers and cyclists, residents and vehicle users.

When compared to existing views, the receptors which are most likely to experience the highest levels of visual effects are walkers on Halifax Road and Well House Lane, residents on Well House Lane, and footpath users and cyclists at the southern end of bridleway 63.

For other viewpoints in the town centre and footpaths in and around the town the proposed development would be visible, but would be seen in the context of the existing settlement. In most views, the open hills beyond the development would also be visible. The visual effects for residents and walkers in these locations would therefore be moderate or less, when compared with existing views.

If the site were to be assessed against the baseline of an alternative development for up to 414 homes, as envisaged within the adopted Local Plan, then the levels of effects would decrease significantly.

## 6.0 DISCUSSION AND CONCLUSIONS

### 6.1 Introduction

SLR Consulting Ltd (SLR) was instructed by Barratt David Wilson Homes (West Yorkshire) Ltd, (BDW) to undertake a Landscape and Visual Appraisal (LVA) of a proposed new residential development site to the south of Halifax Road, Penistone.

The main objectives of the study are as follows:

- To identify the landscape character of the site and its context, as well as the nature of views towards and from the site, in order to inform the design of the masterplan;
- To assess the potential landscape and visual effects which would be likely to occur if the proposed development were to take place.

This assessment has been carried out by experienced Chartered Landscape Architects following the principles within the Guidelines for Landscape and Visual Impact Assessment (GLVIA3). It is based upon an assessment of both summer and winter views, and also on wireline visualisations.

BMBC has provided input into the choice of viewpoints to be assessed, as well as the viewpoints that should be used for the preparation of wireline visualisations.

There has also been a parallel consultation process with BMBC on the design for the site, and this has also involved independent review from BURDAP. The design process has been guided by SLR's landscape architects and responds to the landscape and visual constraints (see

### 6.2 Summary of Planning Context

The site is entirely outside of national landscape designations, and is also outside of the Green Belt. There are no ecological or heritage designations within or immediately adjacent to the site.

The site is allocated for 414 new homes in the adopted Local Plan. Policy HS75 of the Local Plan requires that the landscape setting of the settlement should be maintained and enhanced.

### 6.3 Conclusions of the Landscape Appraisal

A landscape appraisal has been carried out by experienced landscape architects, using both a desk top assessment and site survey. The appraisal has considered the effects of the development compared to the site in its existing condition, but has also acknowledged that in the absence of this proposal an alternative development of up to 414 homes is likely

At a national and district level the site has been classified as being within a transitional area within character areas. At a District level application site is located on the edges of area E1: West Barnsley Settled Wooded Farmland, F1: Ingbirchworth Upland Rolling Farmland, and B1, Upland Don River Valley.

The appraisal has concluded that the site fulfils several of the characteristics of the different neighbouring character areas. As a consequence, it has been classified as part of a transitional sub-area, Settled Ingbirchworth Upland Rolling Farmland. The character of the site itself is transitional, with the lower areas to the south being more enclosed and more visually influenced by the existing settlement edge, and the more elevated areas to the north being more open, with less direct influence from the settlement edge.

The character of the site and its locality will change considerably within the Local Plan period, as the site is allocated for the development of 414 new homes. Land to the west of the site is also allocated for housing.

The appraisal has concluded that the effects of the proposed development upon the open fields of the site itself would be major/moderate and negative in nature. The effects on the Settled Ingbirchworth Upland Rolling Farmland sub-area, which contains the site, would be **moderate and negative** when compared with the existing site condition. Other landscape character areas around the site, including the conservation area, would experience **moderate/minor** or **minor** effects, and these effects would decline with distance from the site.

If the proposed development were to be assessed against the baseline of an alternative development for up to 414 homes, as envisaged within the adopted Local Plan, then the levels of effect would reduce significantly.

## 6.4 Conclusions of the Visual Appraisal

A visual appraisal of the potential visual effects of the proposed development has been carried out by an experienced landscape architect following the approach advocated in GLVIA3. The appraisal has considered the effects of the development when compared with existing views..

The proposed development would be visible by a number of receptors around the site, particularly to the north, east and south. Receptor groups which could be affected include walkers and cyclists, residents and vehicle users.

When compared to existing views, the receptors which are most likely to experience the highest levels of visual effects are walkers on Halifax Road and Well House Lane, residents on Well House Lane, and footpath users and cyclists at the southern end of bridleway 63.

For other viewpoints in the town centre and footpaths in and around the town the proposed development would be visible, but would be seen in the context of the existing settlement. In most views, the open hills beyond the development would also be visible. The visual effects for residents and walkers in these locations would therefore be moderate or less, when compared with existing views.

If the site were to be assessed against the baseline of an alternative development for up to 414 homes, as envisaged within the adopted Local Plan, then the levels of effects would decrease significantly.

## 6.5 The Response of the Proposed design to the Landscape and Visual Constraints

The landscape masterplan has been shaped by the results of this LVA. Key influences have included the following:

- The LVA has noted that the more elevated and open landscape north of Halifax Road is sensitive to development. For this reason the housing along Halifax Road varies in its distance from the road, and varying thicknesses of mitigation planting have been located here. The result will be framed and filtered views towards the new homes, rather than an exposed and continuous block of housing.;
- The LVA has noted the importance of local materials to the character of the area. Accordingly stone products are being used for the most sensitive areas on Halifax Road and Well House Lane, and also along the road that passes through the site. Grey roof tiles are also often used to help the development blend into the existing roofscape of the town when seen in long views;
- The LVA has noted the importance of long views towards the town centre and church, which provide a sense of identity and distinctiveness. It is for this reason that a large open area at the site access has been retained, so that visitors arriving at the site entrance can continue to obtain clear views towards the town centre. These views will also be available at points throughout the site, for example from the central area of POS;
- The LVA has identified that there is a gradient of character across the site, from the more open and remote areas at the north to the more enclosed areas, which are more influenced by the existing settlement edge, to the south. Accordingly a gradient of density has been provided across the site, with higher densities now concentrated at the south east of the site. For the same reason the arrival

experience at the site would be along a broad green way, with views towards the town centre, and this would only narrow as visitors approach Well House Lane.

## 6.6 Overall Conclusions

When assessed against the existing green field condition of the site the proposed development would result in some localised major and major/moderate landscape and visual effects

However, it is important to recognise that this site has an allocation for 414 homes, and consequently even if this proposal does not go ahead an alternative proposal for a similar number of homes would be very likely to take place within the plan period. If assessed against such an alternative development the effects of this proposal would be significantly lower.

Critically, the design of the development has been shaped by this landscape and visual appraisal, as well as by advice from the Barnsley Urban Design Advisory Panel. The design for the assessment therefore responds to its context, with a soft green edge to the north and west, retained views towards the town centre and a clear transition from open countryside to suburban character within the site.

## APPENDIX A

# Criteria and Definitions Used in Assessing Landscape and Visual Effects

## 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). GLVIA3<sup>1</sup> (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.

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

In LVIAs which form part of an EIA, it is necessary for identify significant and non-significant effects. In non-EIA LVIAs, also known as appraisals, 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 or are not significant given that the exercise is not being undertaken for EIA purposes (see GLVIA3 statement of clarification 1/13 10-06-13, Landscape Institute).

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<sup>1</sup> Landscape Institute and Institute of Environmental Management and Assessment ‘Guidelines for Landscape and Visual Impact Assessment’ (Third Edition, April 2013)

## Landscape Effects

Landscape, as defined in the European Landscape Convention, 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 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.

### 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).

#### Value Attached to Landscape Receptors

Landscape receptors may be valued at 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



National Parks, Areas of Outstanding Natural Beauty, 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 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 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.	Local Authority
Undesignated landscapes of community value	Landscapes which do not have any formal designation but which are assessed as having value to local communities, perhaps on the basis of demonstrable physical attributes which elevate it above ordinary countryside.	Local Authority/Community
Landscapes of low value	Landscapes in poor condition or fundamentally altered by presence of intrusive man-made structures. Landscapes with no demonstrable physical attributes which elevate it above ordinary countryside.	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 Box 5.1 in GLVIA3 which in turn is based on the Landscape Character Assessment Guidance of 2002<sup>2</sup>. It also factors in evolving draft guidance being prepared by the Landscape Institute for

<sup>2</sup> Swanwick C and Land Use Consultants (2002), Landscape Character Assessment for England and Scotland, Countryside Agency and Scottish Natural Heritage

valuing landscapes outside of national landscape designations<sup>3</sup>. (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 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 qualities or natural or cultural heritage interest is likely to be considered of limited landscape value. In accordance with the judgement of Justice Ouseley,<sup>4</sup> the landscape and visual attributes of the site as a whole are also reviewed to determine whether the site has demonstrable physical attributes which elevate it above ordinary countryside.

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

Factor	Criteria
Landscape Quality	Intactness of the landscape demonstrated by, for example: presence of characteristic natural and man-made elements, which are generally in good condition; absence of significant incongruous elements (or elements having only localised or temporary effects).
Scenic Quality	General appeal of the landscape to the senses through, for example, combinations of some of the following: a clear and recognisable sense of place; striking landform or patterns of land cover; strong aesthetic qualities which appeal to the senses, such as scale, form, colour and texture, simplicity or diversity, presence of ephemeral or seasonal interest, or notable sensory stimuli such as sounds and smells, qualities of light, or weather patterns.
Rarity/Distinctiveness	Presence of landscape character areas, types or features that are relatively rare in the local area.

<sup>3</sup> Draft technical guidance note by the Landscape Institute: Landscape Value Outside Nationally Designated Landscapes, 2021

<sup>4</sup> CO/4082/2014 Neutral Citation Number: [2015] EWHC 488 (Admin) In the High Court of Justice Queen's Bench Division the Administrative Court Before: Mr Justice Ouseley Between: Stroud District Council, Claimant V Secretary of State for Communities and Local Government, Defendant

Conservation Interests (Natural and Heritage)	Presence of some of the following where they contribute positively to experience of the landscape: natural heritage features, including geological or geomorphological features, wildlife, and habitats, including those that are designated or notified as SSSIs and features such as veteran trees or trees covered by Tree Preservation Orders; cultural heritage features, including buildings, especially listed buildings, settlements including Conservation areas, gardens, parkland and other designed landscapes not on the register, and historic landscape types which demonstrate the time depth of the landscape.
Recreation Value	The extent to which experience of the landscape makes an important contribution to recreational use and enjoyment of an area.
Perceptual Aspects	Opportunities to experience a sense of relative wildness and/or relative tranquillity in comparison with other local landscapes in the vicinity.
Associations	Evidence that the landscape is associated with locally important written descriptions of the landscape, or artistic representation of it in any media, or events in history, or notable people or important cultural traditions or beliefs.

#### 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.
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### 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 diagram 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: Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors**

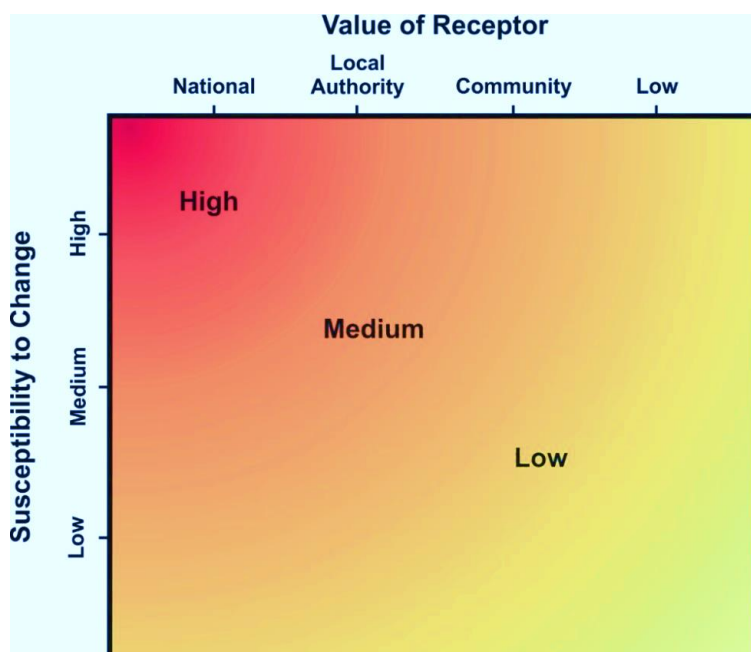


Table A4: Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

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

### 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.

## 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	<p>There would be a large level of change in landscape character, and especially to the key characteristics if, for example, the proposed development:</p> <ul style="list-style-type: none"> <li>• becomes a dominant feature in the landscape, changing the balance of landscape characteristics; and/or</li> <li>• would dominate important visual connections with other landscape types, where this is a key characteristic of the area.</li> </ul>
Medium level of landscape change	<p>There would be a medium level of change in landscape character, and especially to the key characteristics if, for example:</p> <ul style="list-style-type: none"> <li>• the proposed development would be more prominent but would not change the overall balance or composition of the landscape; and/or</li> <li>• key views to other landscape types may be interrupted intermittently by the proposed development, but these views would not be dominated by them.</li> </ul>
Small level of landscape change	<p>There would be a small level of change in landscape character, and especially to the key characteristics if, for example:</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>
Negligible/no level of landscape change	<p>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.</p>

### 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	The change will affect all, or a large proportion, of the landscape receptor under consideration.
Medium extent of landscape change	The change will affect a moderate proportion of the landscape receptor under consideration.
Small extent of landscape change	The change will affect a small extent of the landscape receptor under consideration. A localised change.
Negligible extent of landscape change	The change will affect only a negligible extent of the landscape receptor under consideration.

### 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.

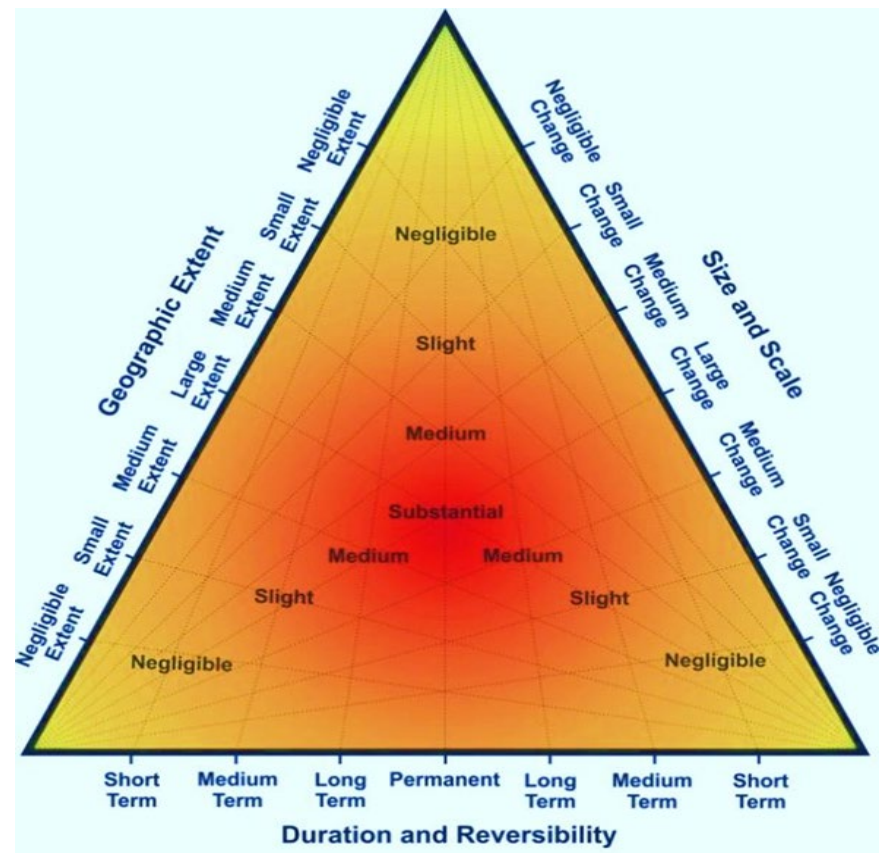
Table A7: Magnitude of Landscape Change: Duration and Reversibility

Category	Description
Permanent/Irreversible	Magnitude of change that will last for 25 years or more is deemed permanent or irreversible.
Long term reversible	Effects that are theoretically reversible but will endure for between 10 and 25 years.
Medium term reversible	Effects that are reversible and/or will last for between 5 and 10 years.
Temporary/Short term reversible	As above that are reversible and will last from 0 to 5 years - includes construction effects.

### 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 Diagram 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 diagram.

**Figure A2: Determining the magnitude of landscape change**

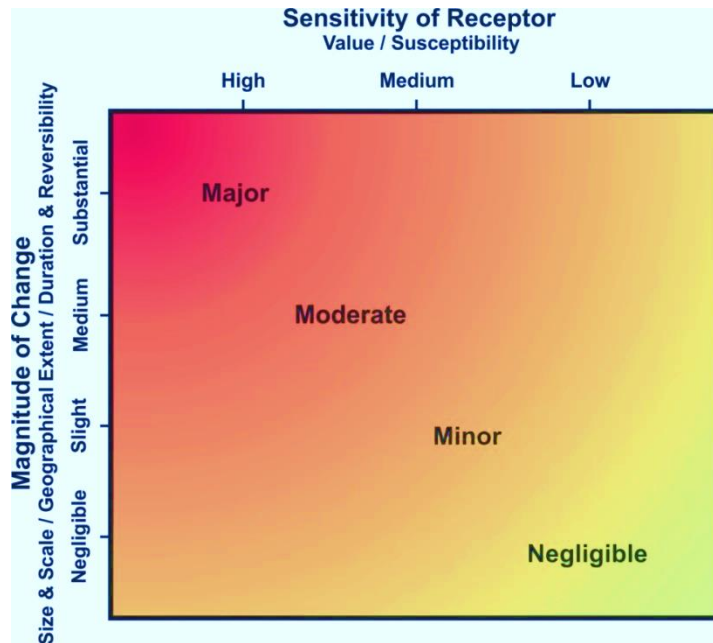


### Assessment of Landscape Effects

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. The diagram below (Figure A3) summarises the nature of the relationship but it is not formulaic. Judgements are made about each landscape effect using this diagram as a guide.



**Fig A3: Assessment of Landscape Effects**



## 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.

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.

### 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).

### 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 A9 below. These criteria are provided for guidance only.

Table A9: Factors Considered in assessing the Value Attached to Views

Value	Criteria
High	<p>Views from nationally (and in some cases internationally) known viewpoints, which:</p> <ul style="list-style-type: none"> <li>• have some form of planning designation; or</li> <li>• are associated with internationally or nationally designated landscapes or important heritage assets; or</li> <li>• are promoted in sources such as maps and tourist literature; or</li> <li>• are linked with important and popular visitor attractions where the view forms a recognised part of the visitor experience; or</li> <li>• have important cultural associations.</li> </ul> <p>Also may include views judged by assessors to be of high value.</p>
Medium	<p>Views from viewpoints of some importance at regional or local levels, which:</p> <ul style="list-style-type: none"> <li>• have some form of local planning designation associated with locally designated landscapes or areas of equivalent landscape quality; or</li> <li>• are promoted in local sources; or</li> <li>• are linked with locally important and popular visitor attractions where the view forms a recognised part of the visitor experience; or</li> <li>• have important local cultural associations.</li> </ul> <p>Also may include views judged by the assessors to be of medium value.</p>
Low	<p>Views from viewpoints which, although they may have value to local people:</p> <ul style="list-style-type: none"> <li>• have no formal planning status; or</li> <li>• are not associated with designated or otherwise high quality landscapes; or</li> <li>• are not linked with popular visitor attractions; or</li> <li>• have no known cultural associations.</li> </ul> <p>Also may include views judged by the assessors to be of low value.</p>

#### 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.

The susceptibility of different groups of viewers is assessed with reference to the guidance in Table A10 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 A10: Visual Receptor Susceptibility to Change

Susceptibility	Criteria
High	Residents; 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.

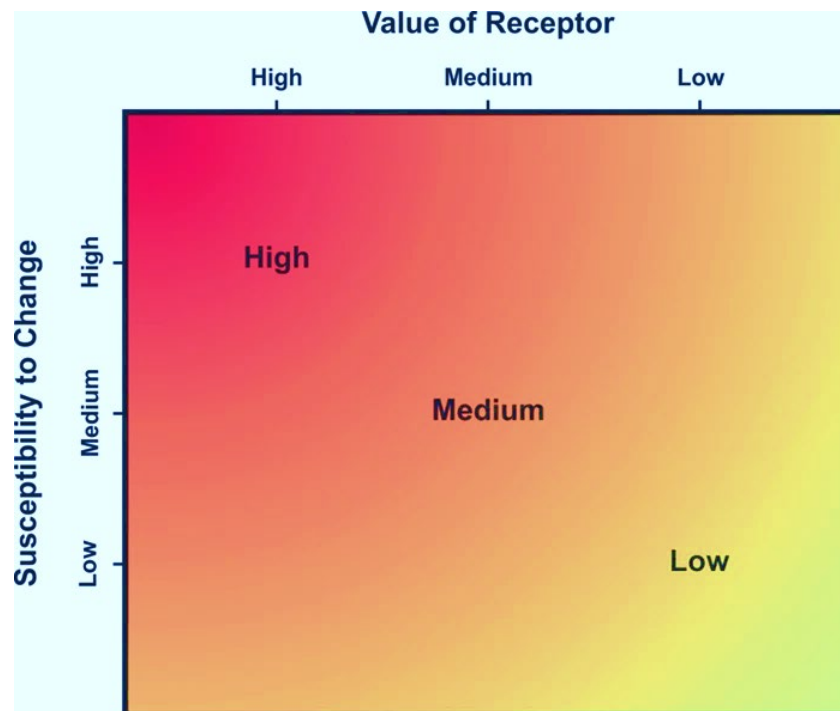
### Defining Sensitivity

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 XX 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 A11 sets down the main categories that may occur but again it is not comprehensive and other combinations may occur.

Table A11: Levels of Sensitivity defined by Value and Susceptibility of Visual Receptors

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

**Figure A4 Levels of Sensitivity Defined by Value and Susceptibility of Visual Receptor Groups**



#### 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.

#### 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 A12 below.

Table A12: 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 in 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.

### 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 A13 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.

The following factors are considered for each representative viewpoint:

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

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 A13: 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.

#### Duration and Reversibility of Change

The duration of the visual change at viewpoints is categorised in Table A14 below, which considers whether views will be permanent and irreversible or temporary and reversible.

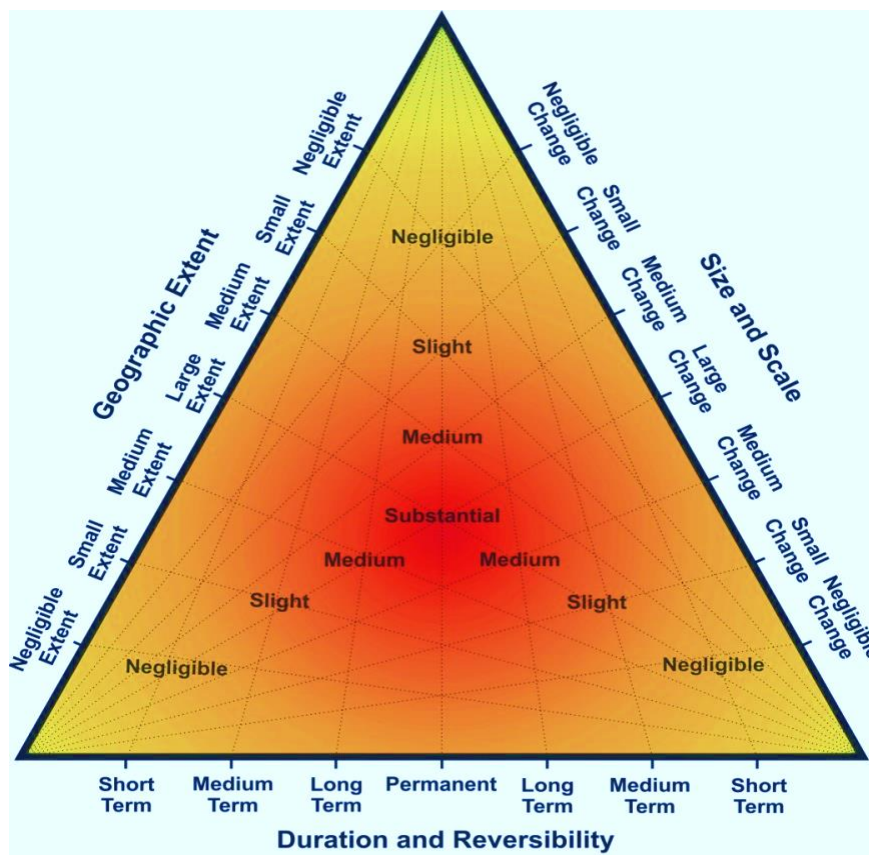
Table A14: Magnitude of Visual Change: Duration and Reversibility

Category	Description
Permanent/ Irreversible	Change that will last for over 25 years and is deemed irreversible.
Long term reversible	Change that will endure for between 10 and 25 years and is potentially, or theoretically reversible.
Medium term reversible	Change that will last for up to 10 years and is wholly or partially reversible.
Temporary/ Short term reversible	Change that will last from 0 to 5 years and is reversible - includes construction effects.

#### 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 diagram.

**Figure A5: Determining the magnitude of visual change**

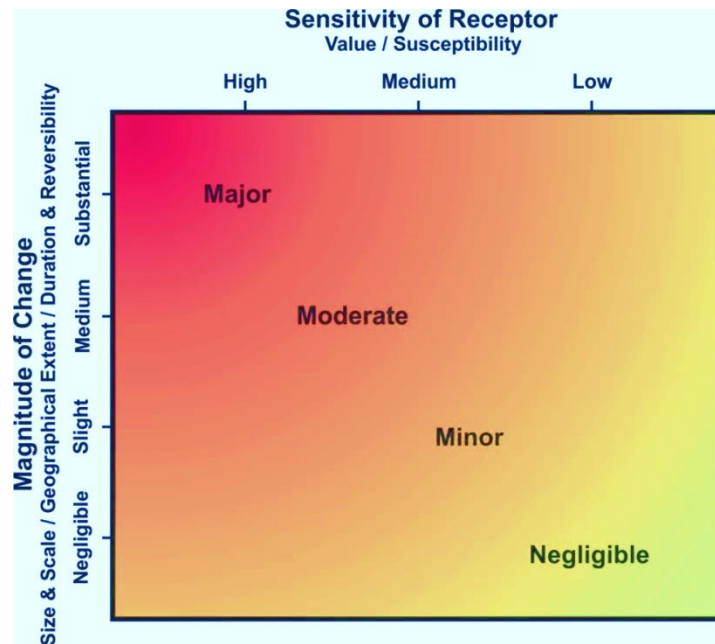


**Table A15: Assessment of Magnitude of Visual Change**

#### 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. The diagram below (Figure A6) 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 diagram as a guide.

Figure A6: Assessment of Visual Effects



## APPENDIX B

### Assessment of Individual Viewpoints

## Viewpoint 2 (Drawing H38 shows the existing winter view, H62 and H63 show wirelines for the proposed development with semi-mature mitigation planting)

- **Sensitivity:** This viewpoint is located on Halifax Road, but is also at the southern end of footpath 17. The viewpoint therefore has a Local Authority Value. Receptors that would typically use this viewpoint include vehicle users and walkers. Walkers are regarded as high susceptibility receptors, whereas vehicle users on a 50mph road are regarded as being of low susceptibility. The sensitivity of receptors in this location are therefore **high to medium** for walkers and **medium to low** for vehicle users.

- **Magnitude**

**Overview of Viewpoint 2:** Viewpoint 2 is one of a series of potential views along Halifax Road, and this particular point is where the proposed new homes are at the closest to the road; this view therefore provides a worst-case example of effects on users of Halifax Road. Views at the site access for example conserve views towards Penistone town centre, including the church, and views from points further to the east have a wider a landscape buffer. The overall objective is to vary the distance between the road and the housing, and to ensure that the housing is not hidden, but nor does the northern edge of the proposed development provide a uniform, hard edge to the countryside.

**Magnitude during Construction.** Following the grant of planning permission new planting would be established along Halifax Road. The next operation would be the provision of the new access, and then new homes would be developed along the road frontage. By approximately year 4 the housing shown on H62 and H63 would therefore be visible, but the mitigation planting would be lower. The development would thus result in a large scale of change over a medium geographical area, and this would result in a **substantial** magnitude of effect.

**Magnitude at Year 7.** The completion of all of the homes would not significantly change the magnitude, as it has been assumed that all of the housing at the northern end of the site would be completed by year 4. The mitigation planting would have grown and this will start to filter and frame views towards the proposed development, but the magnitude would still be **substantial**.

**Magnitude at 15 Years.** As H-62 and H-63 illustrate, the proposed semi-mature planting would now screen the first floor of proposed new homes, and would also help to screen the intrusive buildings at Westhorpe Works. This constitutes a **medium** magnitude of effects when compared with the existing site condition.

- **Overall Visual Effects**

There would be **moderate** and negative effects for vehicle users and **major** and negative effects for walkers at years 4 and 7. At year 15 these effects would become moderate/minor for vehicle users and major/moderate for walkers, and effects would be both negative and positive due to the screening of Westhorpe Works.

Whilst houses would be clearly visible in this view, these homes would be faced with reconstituted stone and they would also have grey tiles, and consequently the materials would connect the site with those found at the centre of Penistone.

The visual effects at the site access would be less, since long views to the town centre would be retained.

### Viewpoint 3 (Drawings H40 and H41 illustrate existing winter views)

- **Sensitivity:** This viewpoint is located on Halifax Road, a busy vehicular route that also has a footway. The viewpoint has low value. Receptors that would typically use this viewpoint include vehicle users and walkers. Walkers are regarded as high susceptibility receptors, whereas vehicle users on a 50mph road are regarded as being of low susceptibility. The sensitivity of receptors in this location are therefore **medium** for walkers and **low** for vehicle users.

- **Magnitude**

**Overview of Viewpoint 3:** Viewpoint 3 is one of a series of potential views along Halifax Road, and at this point the houses are set back from the road by approximately 40 metres. This space includes the existing grass verge, the existing wall, and then a new area of POS with native shrubs and trees.

**Magnitude during Construction.** Following the grant of planning permission new planting would be established along Halifax Road. The next operation would be the provision of the new access, and then new homes would be developed along the road frontage. By approximately year 4 the new housing would be clearly visible, and would be constructed of reconstituted stone with grey tiles to match the vernacular. Westhorpe Works would be screened by new homes. The development would result in a large scale of change over a medium geographical area, and this would result in a **substantial magnitude** of effect.

**Magnitude at Year 7.** The completion of all of the homes would not significantly change the magnitude, as it has been assumed that all of the housing at the northern end of the site would be completed by year 4. The mitigation planting would have grown and this will start to filter and frame views towards the proposed development, but the magnitude would still be **substantial**.

**Magnitude at 15 Years.** The proposed semi-mature planting would now screen the first floor of proposed new homes, and trees would also filter and frame views of the new homes. This constitutes a **medium** magnitude of effects when compared with the existing site condition.

- **Overall Visual Effects**

There would be **moderate** and negative effects for vehicle users and **major/moderate** and negative effects for walkers at years 4 and 7. At year 15 these effects would become **moderate/minor** for vehicle users and **moderate** for walkers.

Whilst houses would be clearly visible in this view, these homes would be faced with reconstituted stone and they would also have grey tiles, and consequently the materials would connect the site with those found at the centre of Penistone.

### Viewpoint 4 (drawing H-42 illustrates existing winter views)

- **Sensitivity:** This viewpoint is located on Halifax Road, a busy vehicular route that also has a footway, at the junction with Well House Lane. The viewpoint has low value. Receptors that would typically use this viewpoint include vehicle users and walkers. Walkers are regarded as high susceptibility receptors, whereas vehicle users on a 50mph road are regarded as being of low susceptibility. The sensitivity of receptors in this location are therefore **medium** for walkers and **low** for vehicle users.

- **Magnitude**

**Overview of Viewpoint 4:** Viewpoint 4 is one of a series of potential views along Halifax Road, and at this point the site boundary is approximately 150 metres from the viewpoint. The intervening land comprises sloping grassland and a number of small farm buildings.

**Magnitude during Construction.** Following the grant of planning permission new planting would be established along Halifax Road. The next operation would be the provision of the new access, and then new homes would be developed along the road frontage and at the north of the site. By approximately year 4 the new housing at the north of the site would therefore be visible, although the left of the view would still remain partly undeveloped. Long view to the undulating skyline would remain to the left and right of the view. The development would result in a medium scale of change over a medium geographical area, and this would result in a **medium magnitude** of effect.

**Magnitude at Year 7.** At this stage new homes would also be visible on the lower parts of the site. However, due to the lower elevation this would still allow long views to the distant skyline over the south of the site. The magnitude would therefore be **medium**.

**Magnitude at 15 Years.** Whilst mitigation planting would have matured along the site frontage and within the development, this would have little effect on this view. The magnitude would therefore be **medium**.

- **Overall Visual Effects**

There would be **moderate/minor** and negative effects for vehicle users and **moderate** and negative effects for walkers at years 4, 7 and 15.

### Viewpoint 6 (Drawings H-44 and H-45 show existing winter views)

- **Sensitivity:** This viewpoint is located at the junction between footpath 16 and bridleway 63, to the north east of the site and to the north of Halifax Road. The viewpoint is elevated approximately 15 metres above the highest part of the application site. The viewpoint has Local Authority value, as these are both formal rights of way. Receptors that would typically use this viewpoint would be walkers (and cyclists/horse riders). Both walkers and riders are regarded as a high susceptibility receptors. The sensitivity of receptors in this location are therefore **high/medium** for walkers and/or riders.

- **Magnitude**

**Overview of Viewpoint 6:** Viewpoint 6 affords views over the site and towards central Penistone, and also towards Royd Moor. It is located approximately 240 metres from the site boundary and would afford views of both the site frontage and the eastern edge of the site.

**Magnitude during Construction.** Following the grant of planning permission new planting would be established along Halifax Road. The next operation would be the provision of the new access, and then new homes would be developed along the road frontage and at the north of the site, as well as at Well House Lane. The centre of the site would remain undeveloped, with the exception of the main spine road. The development would thus



result in a medium scale of change over a medium geographical area, and this would result in a **medium magnitude** of effect.

**Magnitude at Year 7.** The completion of all of the homes would not significantly change the magnitude, as the housing at the south of the site would be much lower than new homes at the north and east of the site. The magnitude would therefore still be **medium**.

**Magnitude at 15 Years.** Whilst mitigation planting would have matured along the site frontage and within the development, this would have little effect on this view. The magnitude would therefore be **medium**.

- **Overall Visual Effects**

There would be **major/moderate** and negative effects for walkers and riders and negative effects for walkers at years 4, 7 and 15.

### Viewpoint 8 (Drawings H-46 and H-47 illustrate winter views)

- **Sensitivity:** This viewpoint is located on Well House Lane, a well-used vehicular route that also has a footway. The viewpoint has low value. Receptors that would typically use this viewpoint include vehicle users and walkers. Walkers are regarded as high susceptibility receptors, whereas vehicle users on this local road are regarded as being of medium susceptibility. The sensitivity of receptors in this location are therefore **medium** for walkers and **medium/low** for vehicle users.

- **Magnitude**

**Overview of Viewpoint 8:** at this point Well House Lane abuts the site, with only an existing dry stone wall between the two. Proposed houses would be pushed back from the wall, behind shared drives and front gardens.

**Magnitude during Construction.** Following the grant of planning permission a new access would be created to the left of this view, and construction of homes would also commence along this edge. New homes would front on to this view, and the materials used here would be reconstituted stone with grey tiles. The development would result in a large scale of change over a medium geographical area, and this would result in a **substantial magnitude** of effect.

**Magnitude at Year 7.** The completion of all of the homes would not significantly change the magnitude, as it has been assumed that all of the housing along Well House Lane would be completed by year 4. the magnitude would remain **substantial**.

**Magnitude at 15 Years.** Whilst mitigation planting would have matured along the site frontage and within the development, this would have little effect on this view. The magnitude would remain **substantial**.

- **Overall Visual Effects**

There would be **moderate** and negative effects for vehicle users and **major/moderate** and negative effects for walkers at years 4, 7 and 15.

Whilst houses would be clearly visible in this view, these homes would be faced with reconstituted stone and they would also have grey tiles, and consequently the materials would connect the site with those found at the centre of Penistone.

### Viewpoint 9 (Drawing H-48 illustrates winter views)

- **Sensitivity:** This viewpoint is located on Well House Lane, a well-used vehicular route that also has a footway. The viewpoint has low value. Receptors that would typically use this viewpoint include vehicle users, residents and walkers. Walkers and residents are regarded as high susceptibility receptors, whereas vehicle users on this local road are regarded as being of medium susceptibility. The sensitivity of receptors in this location are therefore **medium** for walkers and residents and **medium/low** for vehicle users.

- **Magnitude**

**Overview of Viewpoint 9:** at this point Well House Lane abuts the site, with only an existing dry stone wall between the two. Proposed houses would be pushed back from the wall, behind shared drives and front gardens.

**Magnitude during Construction.** Following the grant of planning permission a new access would be created to the right of this view, and construction of homes would also commence along this edge. New homes would front on to this view, and the materials used here would be reconstituted stone with grey tiles. The development would result in a large scale of change over a medium geographical area, and this would result in a **substantial magnitude** of effect.

**Magnitude at Year 7.** The completion of all of the homes would not significantly change the magnitude, as it has been assumed that all of the housing along Well House Lane would be completed by year 4. the magnitude would remain **substantial**.

**Magnitude at 15 Years.** Whilst mitigation planting would have matured along the site frontage and within the development, this would have little effect on this view. The magnitude would remain **substantial**.

- **Overall Visual Effects**

There would be **moderate** and negative effects for vehicle users and **major/moderate** and negative effects for residents and walkers at years 4, 7 and 15.

Whilst houses would be clearly visible in this view, these homes would be faced with reconstituted stone and they would also have grey tiles, and consequently the materials would connect the site with those found at the centre of Penistone.

### Viewpoint 16a: Talbot Street/Bridge Street junction (Drawing H-64 shows a wireline of the proposed development)

- **Sensitivity:** This viewpoint is located at the junction between Bridge Street and Talbot Street, a well-used road with footways which is also fronted by residential properties. The viewpoint is located in the conservation area, and therefore the viewpoint has Local Authority value. Receptors that would typically use this viewpoint include vehicle users, residents and walkers. Walkers and residents are regarded as high susceptibility receptors, whereas vehicle users on this local road are regarded as being of medium susceptibility. The sensitivity of receptors in this location are therefore **high/medium** for walkers and residents and **medium** for vehicle users.

- **Magnitude**

**Overview of Viewpoint 9:** this viewpoints is over 600 metres from the southern boundary of the application site, and the site is elevated above the viewpoint and on the skyline in this view.

**Magnitude during Construction.** The construction of new homes along the north of the site would be visible on the skyline, although the large open space at the western end of the site, and the open area at the proposed site access, means that some of the existing hillside and skyline would remain visible. The development would occupy a small part of the overall view, and would be seen in the context of existing residential development in the fore and mid ground. The development would therefore result in a small scale of change over a small geographical area, and this would result in a **slight magnitude** of effect.

**Magnitude at Year 7.** The completion of all of the homes would not significantly change the magnitude, as the houses along the skyline at the north of the site are the most prominent. The magnitude would remain **slight**.

**Magnitude at 15 Years.** Whilst mitigation planting would have matured along the site frontage and within the development, this would have little effect on this view. The magnitude would remain **slight**.

- **Overall Visual Effects**

There would be **moderate/minor** and negative effects for vehicle users and **moderate** and negative effects for residents and walkers at years 4, 7 and 15.

Whilst houses would be clearly visible in this view, the visible homes would have grey roof tiles which would fit well with properties in the foreground.

### **Viewpoint 16b: Talbot Road, at St Mary's Church. (drawing H-50 illustrates the winter view)**

- **Sensitivity:** This viewpoint is located at the front of St Mary's Church, on Talbot Street. The road has footways and is also fronted by residential properties. The view of low value. Receptors that would typically use this viewpoint include vehicle users, residents and walkers. Walkers and residents are regarded as high susceptibility receptors, whereas vehicle users on this local road are regarded as being of medium susceptibility. The sensitivity of receptors in this location are therefore **medium** for walkers and residents and **medium/low** for vehicle users.

- **Magnitude**

**Overview of Viewpoint 16b:** this viewpoint is over 600 metres from the southern boundary of the application site, and the site is elevated above the viewpoint and on the skyline in this view. The view is a glimpsed view between buildings and vegetation, with Westhorpe House visible on the skyline

**Magnitude during Construction.** The construction of new homes along the north of the site would be just visible on the skyline, although the large open space at the western end

of the site, and the open area at the proposed site access, means that some of the existing hillside and skyline would remain visible, as would views of Westhorpe House. The development would occupy a very small part of the overall view, and would be seen in the context of existing development in the foreground. The development would therefore result in a negligible scale of change over a negligible geographical area, and this would result in a **negligible magnitude** of effect.

**Magnitude at Year 7.** The completion of all of the homes would not significantly change the magnitude, as the houses along the skyline at the north of the site are the most prominent. The magnitude would remain **negligible**.

**Magnitude at 15 Years.** Whilst mitigation planting would have matured along the site frontage and within the development, this would have little effect on this view. The magnitude would remain **negligible**.

- **Overall Visual Effects**

There would be **minor/negligible** and negative effects for vehicle users and **minor** and negative effects for residents and walkers at years 4, 7 and 15.

Whilst some houses would be visible in this view, the visible homes would have grey roof tiles which would fit well with properties in the foreground.

### Viewpoint 17: Trans-Pennine Trail at Crossing over Bridge Street

- **Sensitivity:** This viewpoint is part of a series of glimpsed and oblique views from the Trans-Pennine Trail, which is part of National Cycle Route 62. The view is of national value. Receptors that would typically use this viewpoint include walkers and cyclists, both of which are regarded as high susceptibility receptors. The sensitivity of cyclists and walkers in this location is therefore **high**.
- **Magnitude**

**Overview of Viewpoint 17:** this viewpoint is over 650 metres from the southern boundary of the application site, and the elevated nature of the viewpoint means that it is at a similar level to the site. The view is a glimpsed view between buildings and railings, with Westhorpe House visible on the skyline, and Halifax Road seen just below the skyline.

**Magnitude during Construction.** The construction of new homes along the north of the site would be visible close to the skyline, although the large open space at the western end of the site, and the open area at the proposed site access, means that some of the existing hillside and skyline would remain visible, as would views of Westhorpe House. The development would occupy a small part of the overall view, and would be seen in the context of existing development in the foreground. The development would therefore result in a small scale of change over a small geographical area, and this would result in a **slight magnitude** of effect.

**Magnitude at Year 7.** The visibility of new homes would marginally increase as construction extends both from Halifax Road and Well House Lane towards the centre of the site, but some houses at the south of the site are screened by intervening buildings and vegetation. The magnitude would remain **slight**.

**Magnitude at 15 Years.** Whilst mitigation planting would have matured along the site frontage and within the development, this would have little effect on this view. The magnitude would remain **slight**.

- **Overall Visual Effects**

There would be **moderate effects** and negative effects for cyclists and walkers.

Whilst some houses would be visible in this view, most of the visible homes would have grey roof tiles which would fit well with properties in the foreground.

### Viewpoint 18 ((Drawing H-65 shows a wireline of the proposed development))

- **Sensitivity:** This viewpoint is part of a series of glimpsed and oblique views from the Tran-Pennine Trail, which is part of National Cycle Route 62. The view is of national value. Receptors that would typically use this viewpoint include walkers and cyclists, both of which are regarded as high susceptibility receptors. The sensitivity of cyclists and walkers in this location is therefore **high**.

- **Magnitude**

**Overview of Viewpoint 18:** this viewpoint is around 650 metres from the southern boundary of the application site, and the elevated nature of the viewpoint means that it is at a similar level to the site. The view is a glimpsed view between buildings and vegetation, with Westhorpe House and Westhorpe Works visible on the skyline, and Halifax Road seen just below the skyline.

**Magnitude during Construction.** The construction of new homes along the north of the site would be visible on the skyline, although the large open space at the western end of the site, and the open area at the proposed site access, means that some of the existing hillside and skyline would remain visible, as would views of Westhorpe House. The development would occupy a small part of the overall view, and would be seen in the context of existing development in the foreground. The development would therefore result in a small scale of change over a small geographical area, and this would result in a **slight magnitude** of effect.

**Magnitude at Year 7.** The visibility of new homes would marginally increase as construction extends both from Halifax Road and Well House Lane towards the centre of the site, but some houses at the south of the site are screened by intervening buildings and vegetation. The magnitude would remain **slight**.

**Magnitude at 15 Years.** Whilst mitigation planting would have matured along the site frontage and within the development, this would have little effect on this view. The magnitude would remain **slight**.

- **Overall Visual Effects**

There would be **moderate effects** and negative effects for cyclists and walkers.

Whilst some houses would be visible in this view, most of the visible homes would have grey roof tiles which would fit well with properties in the foreground.

### Viewpoint 19 (Drawing H-53 illustrates existing winter views)

- **Sensitivity:** This viewpoint is located at the junction between two footpaths to the south west of Hoylandswaine. The viewpoint has Local Authority value, as these are both formal rights of way. Receptors that would typically use this viewpoint would be walkers, which are high susceptibility receptors. The sensitivity of receptors in this location are therefore **high/medium** for walkers.

- **Magnitude**

**Overview of Viewpoint 19:** Viewpoint 19 affords views over the site and towards central Penistone, and also towards Royd Moor. The viewpoint is approximately 1 km away from the eastern boundary of the application site, and is elevated approximately 30 metres above the highest part of the site. Westhorpe Works is just visible in the view but is partially screened by existing intervening vegetation. Existing houses on Well House Lane are clearly visible in front of the site.

**Magnitude during Construction.** The development of new houses along both Halifax Road and Well House Lane would be visible, albeit that this would be viewed in the context of existing houses along Well House Lane, Westhorpe Works and the Grammar School. The development would occupy a small proportion of the overall view and this view is available from a small geographical area. The magnitude of effect would therefore be **slight**.

**Magnitude at Year 7.** The completion of all of the homes would slightly increase the visibility of the development, but this would not change the magnitude, which would remain **slight**.

**Magnitude at 15 Years.** Whilst mitigation planting would have matured along the site frontage and within the development, this would have little effect on this view. The magnitude would therefore be **slight**.

- **Overall Visual Effects**

There would be **moderate** and negative effects for walkers at years 4, 7 and 15.

### Viewpoint 20a (new position, as requested by BMBC. See drawing H-55 for existing winter view)

- **Sensitivity:** This viewpoint is located at the junction between footpath 13 and the A629, and is also located close to the roundabout junction between the A628 and A629. The viewpoint has Local Authority value, due to the presence of the footpath. Receptors that would typically use this viewpoint would be walkers, which are high susceptibility receptors, and vehicle users, who in this location are low susceptibility receptors. The sensitivity of receptors in this location is therefore **high/medium** for walkers and **medium/low** for vehicle users.

- **Magnitude**

**Overview of Viewpoint 20a:** the A629 affords sequential panoramic views over the site and towards open rolling hills. Many views from cars are screened/partially screened by the roadside wall, but walkers/taller vehicles are able to see Westhorpe Works. The

viewpoint is approximately 1 km away from the eastern boundary of the application site, and is elevated approximately 20 metres above the highest part of the site.

**Magnitude during Construction.** The development of new houses along both Halifax Road and Well House Lane would be visible, albeit that this would be seen below the skyline and would be seen in the context of the existing buildings at Westhorpe Works. The development would occupy a very small proportion of the overall view. The magnitude of effect would therefore be **negligible**.

**Magnitude at Year 7.** The completion of all of the homes would not increase the visibility of the development in this view. The magnitude would therefore remain **negligible**.

**Magnitude at 15 Years.** The mitigation planting would have matured along the site frontage and within the development, but this would have little effect on this view. The magnitude would therefore remain **negligible**.

- **Overall Visual Effects**

There would be **moderate/minor** and negative effects for walkers at years 4, 7 and 15, and **minor/negligible** for vehicle users.

## **Viewpoint 21 (Drawing H-66 provides a wireline visualisation of the proposed development)**

- **Sensitivity:** This viewpoint is located at northern end of footpath 15, close to the A629. The viewpoint has Local Authority value. Receptors that would typically use this viewpoint would be walkers, which are high susceptibility receptors. The sensitivity of receptors in this location is therefore **high/medium** for walkers.

- **Magnitude**

**Overview of Viewpoint 21:** Viewpoint 21 affords panoramic views over central Penistone and towards the distant rolling hills. The site is approximately 600 metres from the viewpoint at its nearest point, and is viewed behind existing properties on Well House Lane and to the right of the Grammar School.

**Magnitude during Construction.** The development of new houses along Well House Lane would be visible, albeit that this would be seen below the skyline and would be seen in the context of the existing homes on Well House Lane. The development would occupy a small proportion of the overall view. The magnitude of effect would therefore be **slight**.

**Magnitude at Year 7.** The completion of all of the homes would not markedly increase the visibility of the development in this view. The magnitude would therefore remain **slight**.

**Magnitude at 15 Years.** The mitigation planting would have matured along the site frontage and within the development, but this would have little effect on this view. The magnitude would therefore remain **slight**.

- **Overall Visual Effects**

There would be **moderate/minor** and negative effects for walkers at years 4, 7 and 15.



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**Viewpoint 22a (new viewpoint suggested by BMBC. Drawing H-57 illustrates existing winter views).**

- **Sensitivity:** This viewpoint is located on Barnsley Road, next to a new residential development. The viewpoint is of low value. Receptors that would typically use this viewpoint would be walkers and residents, which are high susceptibility receptors, and vehicle users, who in this location are medium susceptibility receptors. The sensitivity of receptors in this location is therefore **medium** for walkers and residents and **medium/low** for vehicle users.

- **Magnitude**

**Overview of Viewpoint 22a:** this viewpoint is a glimpsed view past the Grammar School, and is filtered by existing vegetation at Scout Dike. The viewpoint is approximately 300m away from the southern boundary of the application site, and is at a lower elevation than the site.

**Magnitude during Construction.** The development would not be visible from this perspective in the early stages of the development.

**Magnitude at Year 7.** The completion of all of the homes would mean that the ridgelines of new homes could be seen between existing trees on the skyline. The magnitude would be **negligible**.

**Magnitude at 15 Years.** The mitigation planting would have matured along the site frontage and within the development, but this would have little effect on this view. The magnitude would therefore remain **negligible**.

- **Overall Visual Effects**

There would be **minor** and negative effects for walkers and residents at years 7 and 15, and **negligible** for vehicle users. There would be no effects in year 4.

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