

Land at Lee Lane, Royston

Landscape and Visual Impact Assessment

Client: Homes by Honey

30th January 2026



Report Issue 1: 30/01/2026

Status: FINAL

Author: David Carter CMLI

Golby + Luck Ltd
Wilson House
207 Leicester Road
Ibstock
Leicestershire
LE67 6HP

t: 01530 265688

e: info@golbyandluck.co.uk

w: www.golbyandluck.co.uk





CONTENTS

1 INTRODUCTION 2

2 SITE CONTEXT AND DESCRIPTION 4

3 LANDSCAPE PLANNING CONTEXT 9

4 LANDSCAPE AND VISUAL BASELINE 20

5 LANDSCAPE STRATEGY 36

6 ASSESSMENT OF LIKELY LANDSCAPE AND VISUAL EFFECTS 39

7 SUMMARY AND CONCLUSIONS 48

8 ASSESSMENT METHODOLOGY 53

FIGURES

GLY0247 01	Site Context	GLY0247 09	Photographic View 4
GLY0247 02	Site Location	GLY0247 10	Photographic View 5
GLY0247 03	Designations	GLY0247 11	Photographic View 6
GLY0247 04	Topography	GLY0247 12	Photographic View 7
GLY0247 05	Landscape Character	GLY0247 13	Photographic View 8
GLY0247 06	Photographic View 1	GLY0247 14	Photographic View 9
GLY0247 07	Photographic View 2	GLY0247 15	Photographic View 10
GLY0247 08	Photographic View 3		

APPENDICES

Appendix 1 Landscape and Visual Impact Assessment Methodology



1 INTRODUCTION

- 1.1 This landscape and visual impact assessment (LVIA) has been carried out by Golby + Luck Landscape Architects following instruction by Homes by Honey to assess, in landscape and visual terms, land at Lee Lane, Royston, Barnsley (the Site); see **GLY0247 01 & 02**. The site comprises a single field used as for arable farming, extending to approximately 8.74 hectares in size. It forms part of a mixed-use Allocation site MU5, land off Lee Lane, Royston, as identified in the adopted Barnsley Local Plan 2014-2033. This Allocation forms part of the Borough's strategic housing strategy that will contribute to meeting its housing need over the plan-period.
- 1.2 Golby + Luck were engaged to produce an LVIA in relation to an earlier application on the site (ref: 2022/0471), subsequently withdrawn. This assessment has been informed by site work carried out in February 2022 and January 2026, together with ongoing involvement with the site throughout the intervening period. There has been no material change in the baseline conditions of the site over this timeframe.
- 1.3 The Assessment has been carried out in accordance the Guidelines for Landscape and Visual Impact Assessment - Third Edition (2013), published by the Landscape Institute and Institute of Environmental Management and Assessment (GLVIA). An assessment methodology is set out in **Appendix 1**.
- 1.4 This assessment is supported by a series of drawings that identify:
- The site context and location;
 - The setting of local designations and planning context; and
 - Landform and landscape character;
- 1.5 This assessment also includes a series of representative views that have been taken from publicly accessible locations including the public highway, public rights of way, and public access land.
- 1.6 In the production of this appraisal reference has been made to the following documents and information:
- Ministry of Housing Communities & Local Government – National Planning Policy Framework December 2024 (the NPPF);
 - Barnsley Local Plan 2014-2033, adopted January 2019 (the LP);



- Royston Masterplan Framework, adopted July 2019 (the MPF);
- Royston Masterplan Framework Delivery Strategy (July 2021) (the DS);
- Natural England National Character Area Profiles 2014 – National Character Area Profile 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield (the NCA);
- ECUS Barnsley Landscape Character Assessment 2002 (the BLCA);
- Barnsley Landscape Character Assessment, 2016 Update (the 2016 Update);
- Wakefield Landscape Character Assessment (2004);
- Infrastructure Delivery Plan for Barnsley 2015;
- South Yorkshire Green Infrastructure Strategy 2011;
- Historic England National Heritage List;
- DEFRA Magic environmental data base; and
- Ordnance Survey Mapping - Promap.



2 SITE CONTEXT AND DESCRIPTION

- 2.1 The site is located at the southwest of Royston within the district of Barnsley Metropolitan Borough Council; see **GLY0247 01 & 02**. It comprises a single agricultural field used for arable crop production. The field is broadly rectilinear in shape with a small extension in its southeast corner. It extends to approximately 8.74 hectares.
- 2.2 To the north, the site adjoins the public highway at Lee Lane and is bound by hedgerow and occasional mature trees. Hedgerow continues around the east boundary of the site with intermittent trees, adjoining a series of paddocks that are notably smaller in scale and have an intact rectilinear field pattern, used mainly for horse grazing. These smaller fields form part of parcel LO_07 of the Allocation; see **GLY0247 03**. To the south, the boundary hedgerow becomes distinctly more treed with relatively continuous mature trees. This pattern of vegetation continues to the west boundary where mature trees are present throughout the boundary, but with fragmented areas of hedgerow and gaps. Alongside the west boundary is a public bridleway, defined by a stone track which dissipates into grass towards the southwest site corner.
- 2.3 In terms of settlement, Royston is a small town located approximately 4km to the northeast of Barnsley at the fringe of the district boundary. The surrounding landscape to the east, south and west is well-settled, with frequent modern settlements present that developed concurrent with the areas former mining industry. The modern character of the settlements' is particularly prevalent, dominated by mid to late 20th century housing stock. Shafton is located approximately 1.3km east of Royston and Cudworth approximately 2.5km to the southeast. Immediately to the south lies the smaller settlement of Carlton, separated from the southern limits of Royston by a single field of approximately 100m in width. Athersley North is the closest neighbouring settlement to the Site, located approximately 500m to the southeast, beyond which to the west is Staincross, approximately 1.3km away. Separating these settlements is a tract of predominantly arable farmland with a particularly large scale field pattern as a result of intensive farming. To the north of Royston, the landscape extends into a larger breadth of countryside that is sparsely settled until its interface with the urban limits of Wakefield, approximately 5km from the site. This area is characterised predominantly by agricultural land-use, with occasional woodland cover.
- 2.4 In terms of transport infrastructure, the B6132 and B6428 provide the main access into Royston and form a junction at the centre of the settlement. The B6132 travels broadly



north to south, connecting Royston with settlements to the south and Barnsley. The B6428 travels broadly southwest to northeast, becoming Lee Lane to the southeast of the settlement, then continuing through Staincross to provide access towards the M1 motorway.

- 2.5 In terms of land use and vegetation cover, the wider landscape beyond the settlement is predominantly maintained as farmland that is largely in arable use and set across a medium to large scale irregular field pattern. The site is a medium sized field, and those to the south and east are notably larger and more open with declining field boundaries. Towards the fringe of settlements there are occasional small paddocks visible, used mainly for horse grazing. These include the series of small paddocks located to the immediate northeast of the site, with regular equestrian structures visible. To the east, allotments are present adjoining West End Avenue. To the south of the Site, electricity pylons are a detracting feature across the adjoining farmland. To the north, a recent Barratt Homes housing development is under construction beyond Lee Lane at Oriel Way. This has involved the installation of a new roundabout on Lee Lane and erection of modern housing at the edge of the settlement. An animal feed shop and small complex of farm buildings and a dwelling is present to the immediate north of Lee Lane, opposite the site. The site is located in close proximity to a framework of developed land-uses at the settlement edge, with a residential context that will develop further across intervening land through the deliver of the wider allocation.
- 2.6 Recreational land use is also present in the wider landscape, including Barnsley Golf Club, located approximately 1km west of the site, and Woolley Park Golf Club approximately 2.5km northwest. Between Athersley and Carlton lies an expanse of public greenspace, Athersley Memorial Park, which is land restored over the former Wharnccliffe Colliery Site. This area comprises young woodland planting, grassland and a small lake used for angling. To the east of Royston is the Rabbit Ings Country Park located on the former Monkton Colliery and Royston Drift Mine. This features a network of footpaths set within a framework of grassland, wetland and woodland, together with a small business park at its interface with the settlement. Small woodland blocks or linear woodlands are also present in the wider landscape setting, often associated with restored colliery land, though notably Notton Wood, approximately 340m northwest of the Site, is ancient woodland.
- 2.7 Also reflective of the landscape's industrial history are a series of dismantled colliery railways. To the west of the site, the former LNER Stairfoot & Nostel railway runs broadly north to south to the west of Royston, connecting to the Monckton Main Colliery Railway



to the northeast of the settlement. A further branch line extended from the Wharncliffe Woodmore Junction located to the north of Athersley. This line flanked the edge of the modern settlement as seen today and extended east to Carlton forming the Wharncliffe & Woodmore Colliery Railway. Running parallel to the former Monckton Main Colliery line, to the east of Royston, is the disused Barnsley Canal, which also formed an important part of the of the local mining infrastructure. The surviving features of the railways are limited to the cuttings and embankments that supported the railways passage through the landscape. They are now used popular walking and cycling routes, having recently been surfaced in areas. The former Monckton Main Colliery Line forms part of the Trans Pennine Trail.

2.8 In terms of vegetation cover, the Site's perimeter is characterised by hedgerow and trees, with mature tree cover particularly prevalent at its interface with the wider countryside to the south and west. Internally, the groundcover has been left fallow, having been used for arable crop production in previous years. There are three mature oak trees present through the centre of the site, arranged in a broadly linear pattern along the north to south axis. Reference to 1948 Ordnance Survey mapping confirms that these trees define a former field boundary that was lost to intensive farming in the mid to late 20th century. The site once comprised three smaller fields, with the central north to south boundary continuing the length of the Site, and a further boundary extending from the top of the Site's extended east corner to the west boundary. There is no other surviving vegetation that demarcates these boundaries. A further individual ash tree is present within east of the Site. The Arboricultural Survey has recorded the following tree and hedgerow stock:

- 24 individual trees were classified as BS5837:2012 Category B;
- 30 individual trees were classified as BS5837:2012 Category C;
- 2 tree groups were classified as BS5837:2012 Category C;
- 6 hedgerow groups were classified as BS5837:2012 Category C; and
- 8 individual trees were classified as BS5837:2012 Category U.

2.9 The baseline habitat conditions of the site are dominated by arable use of low ecological value, with trees and hedgerow representing the most notable habitat resource.

2.10 In terms of vegetation cover in the wider landscape setting, the majority of field boundaries are defined by hedgerows, Throughout the smaller field pattern that flanks the



southern edge of Royston, hedgerows are generally intact and in moderate condition. Conversely, in the broader, intensively farmed arable land beyond this they are frequently over-maintained or have been lost in part or whole. Small woodlands and linear woodlands are a common feature of the landscape to the north and west. Notton Wood is the closest significant woodland to the Site. Disused railway lines are well treed, forming distinctive vegetated corridors in the landscape.

- 2.11 In terms of landform, Royston occupies a small area of sloping topography, with its crest broadly central to the settlement at approximately 80m above ordnance datum (AOD); see **GLY0247 04**. This falls gently to the north, to approximately 65m AOD, and to the south and east to approximately 50m AOD at the settlement edge. The west of the settlement occupies landform at approximately 70 to 75m AOD, which begins to rise along Lee Lane until a more pronounced increase in gradient towards Staincross, where topography rises more abruptly to approximately 100m AOD at the edge of the settlement, continuing in elevation to approximately 140m AOD at Staincross Common. Housing at the edge of Staincross is prominent in the landscape. The wider landscape setting to the north, east and south is relatively low lying and continues to undulate gently, rarely breaching 90-100m AOD and with sloping landform generally present around settlement fringes. The former colliery tip at Wharncliffe Memorial Park extends to approximately 90m AOD, with this high point set within blocks of recent woodland planting.
- 2.12 In terms of watercourses or water bodies, significant rivers are limited in the landscape, with exception to the River Dearne that travels through Barnsley and continues through the Dearne Valley until its confluence with the River Don near Doncaster. In the immediate setting of the site, watercourses are limited to minor dikes or ditchcourses. Waterbodies are present infrequently in the landscape, including the small lakes at Wharncliffe Memorial Park and Rabbit Ings Country Park, together with the disused Barnsley Canal.
- 2.13 In terms of access and recreation, the site is maintained as private land and does not provide any public access or recreation function internally. A public bridleway runs parallel to the west boundary (footpath no. 10, Royston Parish). This links to a wider network of public rights of way connecting Carlton, Royston, Athersley and Staincross; see **GLY0247 01 & 02**. These include footpaths along the dismantled railway routes, notably footpath no. 5 and no. 28. There is pedestrian access to the greenspace at Wharncliffe Memorial Park. To the northwest there are public rights of way to Notton Wood and towards Notton Village and the Barnsley Boundary Walk is present along the perimeter of the district. As set out



above, part of the Trans Pennine Trail follows the dismantled Monckton Main Colliery line, east of Royston.

- 2.14 In terms of heritage designations, Royston does not have a settlement Conservation Area, reflecting its broadly modern character. There are two Grade II listings present in the settlement, including 100-104 Main Street and the Kirk Cross at the junction of Pinfold Lane and Royston Lane; see **GLY0247 03**. The Church of St John the Baptist is Grade I listed. There is late prehistoric settlement present within the north of Notton Wood that is designated as a Scheduled Ancient Monument. These features are all remote from the site and are not known to have any connection with it.
- 2.15 In terms of ecological designations, Notton Wood is predominantly ancient woodland, with a small section of replanted ancient woodland, designated as a Local Nature Reserve (LNR). To the east of Royston and Carlton are Carlton Marsh LNR and the Dearne Valley Wetlands site of Special Scientific Interest (SSSI). These are approximately 2.5km from the Site.



3 LANDSCAPE PLANNING CONTEXT

3.1 The site is located within the jurisdiction of Barnsley Metropolitan Borough Council (the Local Authority), with the relevant landscape planning policies set out in the Barnsley Local Plan.

National Planning Policy Framework 2021 (NPPF)

3.2 The Department for Communities and Local Government issued the most recent update to the National Planning Policy Framework in December 2024. The Framework sets out the national planning policy for achieving sustainable development that includes the economic, social and environmental objectives. This assessment is primarily concerned with the policies relating to the environmental objective set out under paragraph 8(c) that states:

*“**an environmental objective** - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

3.3 Paragraph 10 of the NPPF sets out the presumption in favour of sustainable development stating:

*“So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).”*

3.4 Paragraph 11 of the NPPF sets out the application of decision making:

Plans and decisions should apply a presumption in favour of sustainable development.

*For **plan-making** this means that:*

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change*



(including by making effective use of land in urban areas) and adapt to its effects;

- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas⁶, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area⁷; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.**

For **decision-taking** this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."**

- 3.5 Footnote 7 of the NPPF sets out a list of identified areas or assets of particular importance that includes habitat Sites as listed under paragraph 181 of the NPPF, Sites of Special Scientific Interest (SSSI), Green Belt, Local Green Space, National Landscapes (NL), National Parks (NP), Heritage Coast (HC), irreplaceable habitats, designated heritage assets including assets listed under footnote 68 of the NPPF, and areas at risk of flooding and coastal change.
- 3.6 The site is not located within or adjoining any such designation.
- 3.7 Section 12 of the NPPF sets out policy in relation to achieving well-designed places. Paragraph 130 states that planning decisions should ensure that developments:



- a) *“will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

3.8 Section 15 of the NPPF is concerned with conserving and enhancing the natural environment. Paragraph 187 of the NPPF states that planning decision should contribute the and enhance the natural environment by:

- a) *“protecting and enhancing valued landscapes, Sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) *maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*



- d) *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) *preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."*

3.9 The following assessment will consider the value of features and assets associated with the site and its local setting alongside and assessment of its susceptibility to the development proposal. This will provide an understanding of landscape sensitivity that will inform the overall assessment of landscape effects.

3.10 Paragraph 188 of the NPPF states:

"Plans should: distinguish between the hierarchy of international, national and locally designated Sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries."

3.11 Paragraph 189 of the NPPF identifies the landscapes with the highest status of protection stating:

"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 these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while



development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."

3.12 The site is not located within or adjoining any such designations.

Barnsley Local Plan 2014-2033 (adopted January 2019)

3.13 The Local Plan (the LP) sets out the development plan for Barnsley Metropolitan Borough. Royston is identified as a Principal Town in the settlement hierarchy with the site itself included within mixed use Allocation MU5, land off Lee Lane, Royston. Policy MU5 states:

"Planning permission has been granted on this site for 166 dwellings. The indicative number of dwellings above relates to the remainder of the site. The development will be subject to the production of a Masterplan Framework covering the entire site which ensures that development is brought forward in a comprehensive manner. The development will be expected to:

Provide a primary school on site;

- *Ensure that access is via the construction of a roundabout on Lee Lane which along with the road layouts will allow the development of the entire site;*
- *Provide a small scale convenience retail facility as part of the development that is in compliance with Local Plan policy TC5 Small Local Shops;*
- *Investigate options for improving public transport access to the development and interventions to encourage public transport use by residents; and*
- *Ensure that hedgerows, the trees at the west side of the site and the strip adjacent to the disused railway line at the north of the site are retained, buffered and managed.*

Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including field evaluation if necessary) that must include the following:



- *Information identifying the likely location and extent of the remains, and the nature of the remains;*
- *An assessment of the significance of the remains; and*
- *Consideration of how the remains would be affected by the proposed development.”*

3.14 The Allocation was released from the Green Belt as part of the Borough's Green Belt Review and adoption of the LP. This is defined on the LP Policies map that identifies the full extent of the Allocation, including the Site, as being within the settlement limits of Royston; see **GLY0247 03**. The Green Belt has been revised and occupies the remaining land between Royston, Carlton and Athersely, continuing north to further Green Belt designated within Wakefield District Council. The policy references 166 dwellings that have been consented within the Allocation. This refers to the Barratt Homes development under construction to the north of Lee Lane at Oriel Way (ref: 2016/1490).

3.15 The Royston Masterplan Framework (the MPF) has been prepared to guide forthcoming development proposals within the Allocation. It was adopted by Full Council on 29th July 2021 and sets out a design code that development must comply with. The MPF includes for the provision of:

- 994 homes, including 166 homes in Barratt Homes scheme (the consented scheme);
- A new primary school;
- A small local shop;
- Multiple NEAP/LEAPs, an informal recreational area, a community grow garden and neighbourhood open spaces;
- A network of green wildlife corridors and active travel links;
- Multiple residential neighbourhoods within various character areas; and
- Possible future relief road from Royston to Carlton.

3.16 In terms of landscape, it sets out a Landscape/Ecology Framework at section 5.6. This states:

“The landscape and ecology framework should retain and enhance the existing high value vegetation within the site. See Fig. 24 for the proposed



approach to planning and design with integrated strategies on wildlife and ecology."

3.17 Figure 24 is visible on page 38 of the MPF and illustrates the existing hedgerows and trees, together with proposed landscaped buffers. It continues to state:

"The overarching principle for the landscape and ecology framework ensures all future developments to achieve 10 per cent biodiversity net gain across the site. The key drivers for the proposed strategy are as follows:

- A strong landscape and ecology framework should enhance the local distinctiveness and sense of place of Royston when related to the existing landscape.*
- Create connected green corridors for wildlife through the site.*
- Retain and enhance the existing landscaped strip to the north and existing hedgerows to the west.*
- Existing species rich hedgerows and existing trees within the site to be retained where possible. All the trees and hedges will need to be properly assessed and the findings reflected in the final proposals put forward at the application stage with regards to proposed retention and removals.*
- Create accessible landscape buffer between the development and surrounding Green belt to protect sensitive landscape and ecological value.*
- Key long distance views in and out of the site should be protected, enhanced or created. Key views looking into Green Belt to the south and west, and vista looking into Notton Wood Local Nature Reserve to the north should be retained along all green corridors.*
- Existing hedgerows and mature trees should be protected, enhanced and managed appropriately to ensure they continue to provide suitable habitat for species identified in the Evidence Base, such as bats and breeding birds. Any creation or enhancement of hedgerows should utilise native species of local provenance where possible.*
- Any open areas of grassland should use a proprietary wildflower grassland mix of native species.*



- *The addition of attenuation ponds and SuDS (see Fig. 24) should include suitable native planting and management to enhance the aquatic biodiversity across the site.*
- *Future developers should be required to achieve at least 10 per cent Biodiversity Net Gain, leaving the biodiversity of the site in a better state than before. This is in line with the forthcoming Environment Bill.*
- *Incorporate bird and bat boxes on suitable trees and buildings, where appropriate to enhance the site.*
- *Consider the use of green and brown roofs on buildings where appropriate to increase biodiversity by providing additional habitats."*

3.18 The MPF is accompanied by the Royston Masterplan Framework Delivery Strategy, prepared in July 2021. The purpose of this document to set out a Planning and Phasing Strategy for the development, alongside identifying infrastructure requirements and defining the mechanisms under which these will be delivered. The site itself is identified as being within land ownership parcel LO_13 and forming plots 6 to 11 inclusive that make up the majority of Phase 1.

3.19 In terms of the wider Allocation, the Delivery Strategy anticipates that this will be built out over the next 10-15 years. Notably, it also describes the potential requirement for a relief road to Royston, that would travel parallel to the west boundary of the site before extending to connect with an existing highway at Carlton. This would in effect form the new settlement edge to the west.

3.20 Alongside these documents, the LP includes a series of development policies relating more broadly to landscape and green infrastructure.

3.21 Policy LC1 Landscape Character states:

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

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



3.22 Policy GI1 Green Infrastructure states:

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

- *Provides attractive environments where people want to live, work, learn, play, visit and invest;*
- *Meets the environmental, social and economic needs of communities across the borough and the wider City Regions;*
- *Enhances the quality of life for present and future residents and visitors; Helps to meet the challenge of climate change;*
- *Enhances biodiversity and landscape character;*
- *Improves opportunities for recreation and tourism;*
- *Respects local distinctiveness and historical and cultural heritage;*
- *Maximises potential economic and social benefits; and*
- *Secures and improves linkages between green and blue spaces;*

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

- *River Dearne Valley Corridor.*
- *River Dove Valley Corridor.*
- *River Don Valley Corridor.*
- *Dearne Valley Green Heart Corridor.*
- *Historic Landscape Corridor.*

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



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

3.23 The Infrastructure Delivery Plan for Barnsley 2015 and South Yorkshire Green Infrastructure Strategy 2011 set out broad strategic and regional objectives for green infrastructure. These objectives are considered to be reflected in the Royston MPF and policy MU5 which sets out the primary piece of planning context for development of the Allocation and Site.

3.24 Policy GS2 Greenways and Public Rights of Way states:

“We will protect Green Ways and Public Rights of Way from development that may affect their character or function. Where development affects an existing Green Way or Public Right of Way it must:

- *Protect the existing route within the development; or*
- *Include an equally convenient and attractive alternative route.*

Where new development is close to a Green Way or Public Right of Way it may be required to:

- *Provide a link to the existing route; and/or*
- *Improve an existing route; and/or*
- *Contribute to a new route.*

In some cases, we will ask developers to make a financial contribution to meet these requirements in accordance with the Infrastructure and Planning Obligations Policy.”

3.25 As noted previously, the site adjoins a public bridleway (footpath no. 10) and footpaths no.5 and no.28 are designated as Green Ways.

3.26 Lastly, Policy BIO1 Biodiversity and Geodiversity states:

“Development will be expected to conserve and enhance the biodiversity and geological features of the borough by:



- *Protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to designated wildlife and geological sites of international, national and local significance, ancient woodland and species and habitats of principal importance identified via Section 41 of the Natural Environment & Rural Communities Act 2006 (for list of the species and habitats of principal importance) and in the Barnsley Biodiversity Action Plan.*
- *Maximising biodiversity and geodiversity opportunities in and around new developments.*
- *Conserving and enhancing the form, local character and distinctiveness of the boroughs natural assets such as the river corridors of the Don, the Dearne and Dove as natural floodplains and important strategic wildlife corridors.*
- *Proposals will be expected to have followed the national mitigation hierarchy (avoid, mitigate, compensate) which is used to evaluate the impacts of a development on biodiversity interest.*
- *Protecting ancient and veteran trees where identified.*
- *Encouraging provision of biodiversity enhancements.*

Development which may harm a biodiversity or geological feature or habitat, including ancient woodland and aged or veteran trees found outside ancient woodland, will not be permitted unless effective mitigation and/or compensatory measures can be ensured.

Development which adversely effects a European site will not be permitted unless there is no alternative option and there are imperative reasons of overriding public interest (IROPI)."



4 LANDSCAPE AND VISUAL BASELINE

4.1 The following section of this assessment considers the baseline landscape setting of the site covering issues relating to character and appearance. When considering character, published landscape character documents have been referenced alongside a more detailed consideration of the site and its local setting.

4.2 When considering the appearance of the site a number of representative views have been identified through field work that provide an accurate representation of its visual setting. Views have been taken from publicly accessible locations, and for each the likely receptors have been identified.

Landscape Character

4.3 At a National level the site is identified as within NCA38 Nottinghamshire, Derbyshire and Yorkshire Coalfield. The key characteristics of NCA38 are described as:

- *“A low-lying landscape of rolling ridges with rounded sandstone escarpments and large rivers running through broad valleys, underlain by Pennine Coal Measures.*
- *Local variations in landscape character reflecting variations in underlying geology.*
- *Several major rivers flow through the rural and urban areas of the NCA, generally from west to east in broad valleys.*
- *A mixed pattern of built-up areas, industrial land, pockets of dereliction and farmed open country.*
- *Small, fragmented remnants of pre-industrial landscapes and more recent creation of semi-natural vegetation, including woodlands, river valley habitats and subsidence flashes, with field boundaries of clipped hedges or fences.*
- *Many areas affected by urban fringe pressures creating fragmented landscapes, some with a dilapidated character, separated by substantial stretches of intact agricultural land in both arable and pastoral use.*



- *A strong cultural identity arising from a history of coal mining, steel making and other heavy industry which resulted from the close relationship between underlying geology and resource availability, notably water power, iron ore and coal.*
- *Features of industrial heritage such as mills, goits, tips, old railway lines, canals and bridges are evident, along with former mining villages.*
- *Many large country houses and estates established by wealthy industrialists in the 18th and 19th centuries and ancient monuments create focal points and important recreational opportunities within the landscape, such as Bretton Hall, Wentworth, Woodhouse, Temple Newsam, Nostell Priory, Bolsover Castle and the ruins of Codnor Castle.*
- *Extensive urbanisation, such as in the major cities of Leeds and Sheffield, with terraced and back-to-back housing and grand 19th-century municipal buildings and churches at their centres, now surrounded by extensive housing and industrial development.*
- *Widespread influence of transport routes, including canals, roads and railways, with ribbon developments emphasising the urban influence in the landscape.*
- *An extensive network of multi-user trails on former railway lines and canal towpaths, such as the Trans Pennine Trail and the Ebor Way.*
- *Continuing development pressure including land renewal and regeneration projects, especially along river corridors and around towns."*

4.4 The NCA Profile provides an overview of the landscape character that extends along the entire coalfield area. In the context of the Site, several of the described characteristics are well represented. In particular, the history of the coal mining industry, through the presence of dismantled railways and the restored land and tip at Wharnccliffe Memorial Park and Rabbit Ings Country Park. The landscape surrounding the site is one of low-lying, gently rolling landform, characterised by a mix of agricultural land that extends between the prominent built-up areas of Royston, Carlton, Athersley and Stainworth. The proximity of these settlements and their modern character have an urbanising effect on the



landscape. Elements of pre-industrial landscape are fragmented and isolated, such as the ancient woodland at Notton Wood and smaller field system and pastoral land-use evident around the southern fringe of Royston.

4.5 The NCA Profile also includes Statements of Environmental Opportunity:

- *“SEO 1: Restore and enhance existing areas and create new landscapes through the inclusion of woodland and networks of green infrastructure to raise the overall quality of design and location of new developments. Regeneration and restoration of industrial sites should seek to create green infrastructure that links fragments of the natural environment, leading to a functioning network for wildlife and access and recreational amenities for people.*
- *SEO 2: Protect and manage the archaeological and historical environment to safeguard a strong sense of cultural identity and heritage, particularly mining heritage, and use the area's distinctive sense of place to inspire interpretation and new development. Engage local communities with their past by enhancing the early, industrial and mining landscapes through restoration of key features of sites and improving access and interpretation.*
- *SEO 3: Conserve, enhance and expand areas and corridors of semi-natural habitat such as grasslands and woodlands to create a functioning ecological network that links the fragmented patches of habitats through urban and sustainably farmed environments, thus assisting species and habitat adaptation to climate change, reducing soil erosion and diffuse pollution.*
- *SEO 4: Manage, enhance and extend wetland habitats associated with the rivers Aire, Calder, Dearne, Don, Rother and Erewash and their tributaries to increase the landscape's ability to naturally and sustainably manage flooding, improve water quality, and increase the resilience of these habitats, the riverine landscape and associated species to climate change.”*

4.6 There is no reason development of the site could not come forward in line with these objectives, though it is remote from the river habitats referenced in SEO 4.



4.7 At a local level, the Barnsley Landscape Character Assessment 2002 (the BLCA) divides the Borough into 6no landscape character types (LCT) and 17no landscape character areas (LCA). The site is identified as being within LCT D: Settled Arable Slopes, specifically LCA D1: North East Barnsley Settled Arable Slopes. The Assessment provides a written summary of LCT D:

“The Settled Arable Slopes landscape type is largely characterised by its landform and land use patterns. The landform varies from stronger undulations to areas of gentle, even slopes with the latter particularly evident at lowland elevations close to the adjacent river valleys, and at higher elevations on the broader ridge tops. Land use activity is largely characterised by large scale arable farming and residential settlement. There are significant tracts of relatively intact arable farmland but many areas on the urban-rural interface exhibit signs of landscape decline. Settlements are typically former colliery villages or towns and are predominantly residential although recent light industrial estates are a feature. The settlements indicate the area's heavy industrial past, further emphasised by the presence of disused spoil heaps, workings, and railway lines found across the landscape. Field boundaries or divisions are inconsistent varying from stonewalls, and short flailed and overgrown hedgerows, to post and rail fencing or none at all. Low tree cover results in a sense of exposure. The dominance of infrastructure and built development, commonly located on ridge or hilltops, but often spreading down valley sides, compound a striking sense of urbanisation across much of the landscape.”

4.8 The BLCA continues to set out a series of key characteristics for LCA D1:

- **“Sloping/undulating landform** with small valleys and ridges providing localised variation in terms of views and sense of enclosure.
- **Arable farmland** comprising medium to large field units with no obvious pattern.
- **Large areas of residential and industrial development** creating a strong urban influence.



- **Distant views to Barnsley** - industrial development and residential settlement outside the character area, bringing an additional urban influence to the overall character of the landscape.
- **Irregular, degraded and declining field boundaries** of varied materials.
- **Lack of tree cover** providing little in terms of enclosure or interest on the vertical plane.
- **Pylons and power lines** are visually striking elements across open farmland.
- **Disused industrial quarries, tips and spoil heaps** provide strong visual cues to industrial heritage and present day regeneration initiatives.
- **Significant number of primary and secondary vehicular routes** gives an active pace to the landscape.
- **Disused railway lines** are strong linear features of ecological significance.
- **Scrubby margins, unmanaged field boundaries and compartmentalised field units** on urban edges give a degraded quality to the landscape.
- **Abrupt transitions** between urban and rural land."

4.9 The written description continues to make a series of observations relevant to the site and its local setting. It states:

"Land cover and land use greatly influence the overall character of the landscape due to the complex interplay between the rolling, sloping, uncomplicated character of arable land and the sprawling density of urban form."

4.10 And:

"There is a strong sense that the arable land is intensively worked; made apparent by the loss and continued neglect of field boundaries. There has been significant loss of hedgerows from the landscape - evident by the occasional presence of oak standards marking historic field limits. Remaining hedgerows are often gappy, short flailed and monospecies (hawthorn) and sometimes increase in number and improve in condition where farmland and settlement meet. This helps to soften the urban-rural interface. Field



boundaries vary in type, with hedgerows being most common. Other boundary types are also often in poor condition and include post and wire fences, post and rail fences, and stone walls. Field boundaries at the urban edge are often defined by an array of urban fences and materials at the ends of rear gardens."

- 4.11 These characteristics are reflected in the arable land that extends between the site and neighbouring settlements. The character of this land is influenced significantly by the prominence of settlement and the condition of field boundaries within it. In terms of the Site, hedgerows around its perimeter are of varying condition and continuity. Mature tree cover offers good screening but is fragmented in places, particularly to the west boundary. Hedgerows are notably more intact in the smaller fields around the settlement edge.
- 4.12 A Landscape Evaluation is provided summarising the LCAs strength of character and condition. Regarding strength of character it states:

*"Arable Slopes landscape type. This is reflected in the striking contrast between industrial and agricultural land. However, this character area differs from others within the same landscape type due to the size and form of settlement. D2 East Dearne Settled Arable Slopes and D3 West Dearne Settled Arable Slopes both have smaller, clustered and more contained settlements. The sprawling character of settlement within this character area seemingly reduces its strength of character by eating away and fragmenting the rural landscape and its resources. The existence of some significant tracts of arable farming over an attractive undulating landform counterbalances the negative influences on character and as such the overall strength of character is considered to be **moderate**"*

- 4.13 This judgement represents an accurate assessment of the site and its immediate setting of arable land to the south and west. While this is fragmented and influenced notably by settlement and electricity pylons, it acts as an area of undeveloped, open countryside between settlements, throughout which regular hedgerows and trees are present and arable land-use is dominant.
- 4.14 In terms of condition, it states:

"Although there are extensive tracts of relatively intact farmland there is an overall sense of a landscape in decline due to extensive and seemingly



*uncoordinated development and growth. Following the decline of the coal mining industry, some land is derelict, giving a sense of neglect. Landscape degradation is also apparent due to present day land use activity, most apparent at rural-urban interface where urban fringe pressures manifest themselves as fragmented farmland, unkempt allotments, and informal pony paddocks bound by temporary, scruffy margins. Extensive tracts of continuous urban areas, containing incongruous industrial and recreational centres, and exhibiting poor maintenance of boundaries, form a harsh and often unsightly backdrop the arable farmland beyond. In light of this, the overall condition of the landscape is considered to be **poor**."*

- 4.15 The BLCA is correct in its assessment of condition insofar as it relates to the broader LCA. A number of the hedgerows near the site are intensively managed and field boundaries have been eroded by intensive farming. Hedgerow trees are in varying condition. Within the Site, the boundary hedgerows are again fragmented in places, however, mature tree cover is prominent to the west and south. The boundary vegetation to the bridleway is broken in places with open gaps into the Site. In contrast, hedgerows throughout the smaller paddocks present to the immediate east of the Site, and tree cover is very much continuous, as is tree cover along the routes of dismantled railways at footpaths no. 5 and no. 28.
- 4.16 Lastly, the BLCA offers a judgement on landscape sensitivity and capacity:

"Landform plays a significant role in terms of its influence upon this landscape's capacity to accommodate development. D1 North East Barnsley Settled Arable Slopes has a more enclosing landform than character areas D2 East Dearne Settled Arable Slopes and D3 West Dearne Settled Arable Slopes, reducing the degree of intervisibility from both within and outside of the character area. There are, however, a number of undeveloped slopes on more open ground, visible from other adjacent character areas, that would be highly sensitive to change. The areas of highest elevation tend to be those already developed with ridgetop settlement a characteristic feature of the landscape (such as the continuous settlement between Shafton Two Gates and Cudworth Common). As such, the higher, flatter ground is considered less sensitive than the slopes when viewed in the context of existing settlement location and form. There is little in terms of screening vegetation. This considered, in the context of large



*areas of gently sloping land of little enclosure, many areas of the landscape can be seen as vulnerable to development. There are, however, significant tracts of already degraded urban fringe land, which offer scope for development. In light of the above, landscape sensitivity to and capacity for, development are both judged to be **medium**.*"

- 4.17 In terms of the Site, this occupies relatively low-lying landform set within a framework of mature trees and hedgerow, albeit fragmented in places, and in close proximity to settlement and consented housing under construction as part of the wider Allocation, to the north of Lee Lane.
- 4.18 The BCLA concludes that the landscape strategy for LCA D1 is **restore and enhance**. It continues to review the capacity for built development in the LCA. In broad terms this is summarised as **medium**. It continues to set out descriptions of a series of areas across the LCA. In the context of the Site, it describes land between Staincross and Royston. It states:

"The area of land between Staincross and Royston consists of the open slopes to the north of the ridge top amalgamation of settlements. It contains urban green space covered in rough grass and overgrown hawthorn hedgerows, a golf course, a reclaimed tip and farmland. The farmland continues north beyond the Barnsley Borough boundary and is a mixture of pasture and arable land with irregular fields bounded by managed hedgerows that have some gaps, and a reclaimed spoil heap.

The urban edge is clearly defined by roads, a dismantled railway line and the rear gardens of housing developments. Boundaries along the roads are varied, with a mixture of stone walls, post and rail and post and wire fences and hawthorn hedgerows. Some housing development is screened by scrubby vegetation along a dismantled railway, by scattered tree planting on the golf course, by the landform and vegetation on the reclaimed tip, or by overgrown field boundary hedges. Most urban edges are exposed to views from the open, intact farmland.

Generally, development is not recommended, as it would adversely effect the character of the landscape by intruding into intact arable farmland and onto the relatively undeveloped valley sides. This would be uncharacteristic of settlements within character area D1 as a whole. This area of land serves to maintain some separation of the settlements and any large scale



development would reduce its effect, and give the impression of large scale urban sprawl in this area of land that still retains a strong rural character.

There are, however, pockets of land near Mapplewell (see D1i, Figure 7) and between Athersley and Carlton (see D1j, Figure 7) that could respond well to development. These are less visually sensitive as they are contained by built development and by the localised landform."

4.19 The Assessment discusses the sensitivity of rising landform, which is noted in increased areas of elevation around the fringes of Staincross and Athersley, but different in the context of the site where its lower lying nature, changes in land-use prevalent around the west of Royston, and existing vegetation around its west and south boundary, establish a more contained framework of features.

4.20 More recently in 2016, the Borough produced an update of the 2002 BLCA. The purpose of this document was to identify whether changes in the landscape have altered the conclusions of the 2002 Assessment. In relation to the land between Staincross & Royston it states:

" The study generally discourages development that intrudes into arable farmland and onto relatively undeveloped valley sides. Nothing has changed within the locality to warrant a different conclusion although landscape character and condition has weakened to the west of Royston on the north side of Lee Lane as a result of poor management of land and the ad hoc construction of stable buildings and agricultural structures.

*The study concluded that the overall landscape capacity in the North East Barnsley Settled Arable Slopes character area was **medium** and this is considered to remain the case. "*

4.21 The 2016 Update recognises the development of the landscape through the early 21st century and while drawing the same conclusion on capacity, recognises the weakened features in the landscape that are likely to afford a greater capacity for change.

4.22 To the north, the district boundary terminates beyond Lee Lane, transition into the Wakefield authority area. Published landscape evidence for this area includes the Wakefield Landscape Character Assessment (2004). This identifies the landscape as being part of the South West Coalfield. The area is described as being characterised by ridge-top villages, surviving ancient woodland, hedgerows and distinctive sandstone dry-stone



walls, noting areas of hedgerow loss. Steep, wooded valleys drain towards the River Calder, reflecting a long history of coal and iron mining, although much of the landscape has since been restored. While the area has largely retained its rural character, some villages have been absorbed into the wider urban area of Wakefield, resulting in localised suburbanisation and loss of surrounding countryside. The landscape also contains several large country parks and historic estates, including Bretton, Woolley, Notton, Chevet and Newmillerdam, which provide important recreational, cultural and educational functions. While this is a broad landscape area, the key characteristic in this context is the wooded farmland at its fringe, notably at Notton Wood and along the disused railway, which forms an component of the site's local setting and limits wider appreciation of both the site and the settlement from the north.

4.23 In addition to the published assessments that form part of the Local Authorities evidence base it is important to provide an independent assessment of value and sensitivity as part of the baseline assessment. The factors set out under Box 5.1 of the GLVIA provide a basis for determining landscape value. These are also supplemented by Technical Guidance Note 02/21 – Assessing landscape value outside national designations. The Study Area combines LCA D1 and the southern fringe of the South West Coalfield, as represented with an approximate 1.5km radius from the Site.

Table 1 – Evaluation of Landscape Value

Contributing Factor	Evaluation	Study Area	Site
Natural heritage	The site does not contain any designated assets, or assets that have been identified as being highly valued in the supporting ecological and arboricultural assessments. The features of the site are ordinary and do not attract any particular geological or ecological interest. The wider landscape is influenced by modern farming, settlement and former mining industry, all of which are ordinary.	Medium	Medium to Low
Cultural heritage	The site is remote from any designations and set within a framework of farmland and modern settlement. Ancient woodland is present at Notton Wood. The area is otherwise dominated by modern agricultural practices and urban interventions such as pylons and housing. There is an industrial history to the landscape associated with its mining background and prevalence of dismantled colliery railways. These	Medium to Low	Low



	are a recognisable part of the areas cultural heritage, however, the contribution these industries made to the landscape was not positive.		
Landscape Condition	The condition of the landscape local to the site is moderate to poor. It is a landscape influenced significantly by intensive farming, with large scale fields and hedgerows of varying condition. Field boundaries and hedgerows have been lost through the intensification of agriculture. There is evidence of more intact and valued vegetation, such as tree cover flanking dismantled railways and the ancient woodland at Notton Wood. Land-use within the immediate setting of the site and settlement, becomes more fragmented, with paddocks, allotments, farm buildings and modern housing present. Settlement is particularly dominant and numerous areas of greenspace occupy restored colliery land. Pylons are a significant detracting feature in the farmland to the south of the Site. The condition of trees and hedgerows on the site itself is variable, fragmented in places, but generally moderate.	Low	Medium to Low
Associations	There are no known associations that suggest the site has increased value. The site and its immediate setting do not have any relationship with any designated assets. As mentioned above, the landscape is one influenced significantly by its industrial past, though the change this caused in the landscape was often adverse and one that is prevalent in the region.	Low	Low
Distinctiveness	The site itself is a single arable field that is widely represented in the wider landscape. Beyond its vegetative features, it makes no particular contribution to the distinctiveness of the local landscape. The wider farmland setting is ordinary with no features that distinguish it from other common-place agricultural landscapes.	Low	Low
Recreational	The site is maintained as private land. A public bridleway runs parallel to the west boundary of the site and passes just within the site boundary towards the southwest. In the wider landscape setting, there is a network of public rights of way that are typical of most countryside areas near settlement. There are recognised walking or cycling routes, such as the	Medium	Medium to Low



	Barnsley Boundary Walk and Trans Pennine Trail, though a notable distance from the Site.		
Perceptual (Scenic)	The site is set within a predominantly modified farmland landscape with prominent modern settlement. Tree cover to the site boundary adds a degree of scenic quality to the area but is experienced in the context of large pylons and settlement. The site itself is subject to arable farming practices that attract limited scenic quality.	Medium to Low	Medium to Low
Perceptual (Wilderness and tranquillity)	The landscape surrounding the site is typical managed farmland where there is constant evidence of human intervention, but that does attract a rural quality where it becomes more remote from settlement. The site is located at the settlement edge on a parcel of land immediately adjoining a highway and close to areas of new and emerging housing. The landscape is densely settled. Lighting and noise from these settlements significantly limit wilderness and tranquillity and detract from a feeling of remoteness.	Medium to Low	Low
Functional	There are regular public rights of way in the landscape which provide a recreational function and provide a connection between settlements and within the farmed landscape. Beyond this, the overriding function of the landscape surrounding the site is that of productive farmland, with some limited equestrian use. This is ordinary. The site itself is used for arable crop production and has no particular landscape or environmental function beyond this.	Medium	Low

4.24 In overall terms, the wider setting of the Study Area is considered to be of **medium** landscape value, and the more localised setting of the site and its immediate boundaries is considered to be of **medium to low** landscape value.

Visual Setting

4.25 The following section of this assessment considers the appearance of the site and wider setting referencing a number of representative views. Photographic views have been captured in February 2022 and January 2026, both representing a winter scenario. Clear conditions were present in 2022, with conditions overcast in 2026. Collectively, the views offer a proportionate representation of the Site's primary visual setting. A summary of each view is set out with an assessment of value that is determined with reference to:



- Planning designations specific to each view;
- Views that are important to the special qualities of a designated landscape, or recorded in published documentation;
- Views recorded as being important to cultural heritage assets;
- Views recorded in guidebooks or on maps, and/or where special provision has been made in the landscape for the appreciation of a view; and
- Judgements made on site as to the specific quality of a view.

4.26 The potential visual envelope of the site can be summarised as:

- Views from the public bridleway (footpath no. 10) that runs parallel to the west boundary of the Site;
- Short and medium distance views from the public right of way network extending to the east, south and west of the Site;
- Long distance views from higher landform to the west at Athersley and Staincross; and
- Views from the public highway at Lee Lane.

4.27 The following table summarises each representative view making an assessment of value; see **GLY0247 06 to 15**. View locations are identified on the site location plan; see **GLY0247 01 and 02**.

4.28 It should be noted that to the south and east of the site landform creates a small and gentle ridge at approximately 80-85m before falling away to the east. Medium distance views from the public footpath network beyond this are often limited by this crest of intervening landform and vegetation on field boundaries. Representative views have been provided from the public footpath at closest point to the south boundary to demonstrate the clearest visibility of the site from this aspect.

4.29 Views from the immediate settlement edge towards the site have been scoped out from the baseline study. These will be lost to the delivery of the housing in the fields immediately east of the site and wider Allocation that the Council has already considered in the adoption of its Local Plan.



Table 2 – Summary of representative and assessment of sensitivity

View	Distance	Description	Value	Receptors and Susceptibility	Visual Sensitivity
1	0m	Taken from the northwest site corner, on the public bridleway (footpath no.10) adjoining the site looking southeast. There is an open view across the site through an existing field access. The bridleway track is visible together with the mature tree cover present along the site boundary, and vegetation throughout the wider fields that extend east towards the settlement edge.	Medium	Users of the public bridleway and adjacent highway on Lee Lane that are considered to be of high susceptibility.	Medium/High
2	0m	Taken from the southwest site corner, on the public bridleway (footpath no.10) adjoining the site looking north. There is an open view across the site through an area on the boundary where hedgerow no longer exists. The farm buildings at the animal feed shop and adjacent dwelling are visible, together with the new housing development at Oriel Way. To the right of the view, filtered views of the roofscape of the existing settlement near Henderson Glen and West End Crescent is visible. All housing is viewed against a backdrop of tree cover present in the wider agricultural setting to the north of Royston. There is an appreciation of being at, or close to, the settlement edge which will be heightened as housing comes forward in the adjacent Allocation. Electricity wires are visible crossing the site, together with larger scale pylons in the distance.	Medium	Users of the public bridleway and adjoining footpath network that are considered to be of high susceptibility.	Medium/High
3	140m	Taken from public footpath no. 8, looking north towards the Site. From this location the vegetation around the perimeter of the site and adjacent paddock is visible, but the internal parts of the site are contained from view. The housing development at Oriel way can be partly seen, together with the farm buildings and animal feed store off Lee Lane. The skyline is predominantly treed. There is an appreciation of being close to the settlement and the footpath appears well used.	Medium	Users of the public bridleway that are considered to be of high susceptibility.	Medium/High
4	110m	Taken from the junction of public footpath no. 8 and the public bridleway footpath no. 12 looking northeast. In the immediate view, paddocks used for horse grazing, separated by post and wire fencing, are visible. Tree cover along the south boundary of the site is prominent, but the internal parts of the site are screened by landform. Between the trees, there are very glimpsed and heavily filtered views towards housing	Medium	Users of the public footpath that are considered to be of high susceptibility.	Medium/High



		at the edge of Athersley. Pylons are a minor detracting feature in the view. There is an appreciation of being in an predominantly agricultural setting.			
5	0m	Taken at the north corner of the site from public highway on Lee Lane looking south. There is an open view across the site through an existing field access. The Site, its boundary vegetation and rising landform are visible, but with the lower northern extent of the site is filtered by hedgerow adjoining Lee Lane. The view is experienced within a highway setting with the wider context taking in development to the north of Lee Lane at the animal feed store and associated buildings/dwelling. The skyline is vegetated by the tree cover present along the west and south boundaries of the Site, though electricity pylons project above this. This is an indirect view through a field access, unlikely to be experienced by vehicle users and not forming part of pedestrians main field of view	Low	Users of the public highway are considered to be of low to medium susceptibility.	Low/Medium
6	165m	Taken from public footpath no. 28, a dismantled railway route, looking east towards the site and in close proximity to the highway at Lee Lane. Gaps in the tree and sporadic hedgerow cover on the west boundary afford views into the Site, over the intervening arable field. The higher landform towards the south boundary is mostly visible, but the lower northern part of the site is more contained due to thicker, intervening vegetation. The existing settlement is largely screened from view, though glimpses of the roofscape at the recent development on Oriel Way are obtainable. The view is experienced in close proximity to the highway at Lee Lane, but with a clear appreciation of the agricultural setting that extends from this. Pylons are visible to the south.	Medium	Users of the public footpath are considered to be of high susceptibility.	Medium/High
7	350m	Taken from public footpath no. 6 at the edge of Notton Wood looking east towards the Site. Tree cover towards the southwest of the site is visible and heavily filters any views beyond. Intervening buildings, vegetation and fencing near the animal store limit views of the north of the Site. Tree cover along the dismantled railway (footpath no.28) screen the settlement. Pylons are visible at regular intervals along the skyline. There is an appreciation of being in countryside setting, but with regular urbanising elements visible.	Medium	Users of the public right of way that are considered to be of high susceptibility to change.	Medium/High
8	550m	Taken from public footpath no. 8 looking northeast towards the Site. There is a broad open view across arable fields that extend from Athersley towards Royston. Pylons are a significant detracting element and dominate the view. Tree cover along the site	Medium	Users of the public right of way that are considered to be of high susceptibility to change.	Medium/High



		boundary is visible, interspersed with glimpsed views of existing housing and more open views of the new development roofscape at Oriel Way and the farm and store buildings north of Lee Lane. Vegetation associated with the dismantled railway route contains any wider views eastward and offers a treed backdrop to visible development.			
9	560m	Taken from public footpath no. 8 looking northeast towards the Site. There is a broad open view across arable fields that extend from Athersley towards Royston. Pylons are a significant detracting element and dominate the view, but are not always dominant throughout the footpath. Tree cover along the site boundary is visible, interspersed with glimpsed views of existing housing and more open views of the new development roofscape at Oriel Way and farm and store buildings north of Lee Lane. Vegetation associated with the dismantled railway route contains any wider views eastward and offers a treed backdrop to visible development.	Medium	Users of the public right of way that are considered to be of high susceptibility to change.	Medium/High
10	1.95km	This view is representative of long distance elevated views from the wider settlement context near Staincross. Taken from Staincross Common at its junction with footpath no. 5, (Staincross), the view affords a broad panorama from the settlement edge, looking northeast across the landscape and is representative of views of users of the public right of way, highway and primary views from residential properties. Notton Wood forms a significant tract of woodland cover in the view, beyond which Royston is visible and distant views of the site are obtainable, though interrupted in part by vegetation. There is an open appreciation of a rolling agricultural landscape, interspersed regularly with settlement and electricity pylons, though the latter are only a very minor detraction.	Medium	Users of the public right of way that are considered to be of high susceptibility to change.	Medium/High



5 LANDSCAPE STRATEGY

Landscape & Visual Constraints

5.1 The key landscape and visual constraints identified can be summarised as:

- The Site's change to housing affecting the character of the adjacent agricultural landscape and settlement edge;
- The retention of existing trees and hedgerows that contribute to the character of the site and its interface with the adjoining agricultural land;
- Views of users of the public highway at Lee Lane;
- Short distance views of users of the public bridleway immediately adjacent to the Site, and footpath no 8 to the south; and
- Medium distance views from the surrounding public rights of way network and potential visibility of the development proposal from these routes; and
- Long distance views from higher landform at the edge of Staincross.

5.2 To mitigate adverse effects to these receptors, the following landscape measures are recommended:

- Existing boundary vegetation and hedgerows should be retained and reinforced with new native tree and scrub planting to form a framework of vegetation around the Site, in turn safeguarding a Priority Habitat;
- New native hedgerow should be planted throughout the west boundary to protect the amenity of the public bridleway;
- Floor levels of housing in the higher south part of the site should, where possible, be set down to avoid the roofscape becoming prominent on the skyline;
- Opportunities for tree planting should be provided within the development parcel to achieve canopy cover that perforates and softens the development roofscape in the long term; and
- A mixed palette of materials should be used that both reflects local vernacular and assists in breaking down the overall appearance of housing at the site boundary.

Development Proposal

5.3 This application seeks full planning permission for the erection of 247no. dwellings with highway access taken from Lee Lane on the north boundary.



- 5.4 The proposed housing includes a typical range of dwellings with the scale, form and materials to be consistent with the vernacular of local modern housing.
- 5.5 The development layout has secured the following key design principle to respond to the recommended landscape strategy;
- The use of housing of a scale, form and style consistent with the existing modern housing present to the north and east of the Site;
 - The retention of tree and hedgerow cover around the site boundaries which will assist in providing immediate softening to new housing when viewed from the surrounding public rights of way network;
 - The provision of an active development frontage and landscape buffer of varying width along the west boundary of the Site, affording space for new native tree and scrub planting that will reinforce existing vegetation together with positive management practices;
 - The provision of tree planting within the street network that will mature to soften the development roofscape;
 - The delivery of part of the Site's surface water management as an open drainage feature, landscaped to maximise its biodiversity value and that will allow space for native planting; and
 - The provision of public play and recreation facilities, set within a large area of public open space at the east of the site that will afford opportunities for large scale tree planting to soften the development roofscape.
- 5.6 The proposal has respected the setting of tree and hedgerow cover at the site boundaries and retains the majority of low and moderate retention category trees in these areas. Notably, this will ensure housing is set within a framework of mature tree cover towards the west and south boundaries at its interface with the wider setting of agricultural land that extends between Royston and the adjacent settlements. This will offer a degree of immediate assimilation into the landscape and views from the public right of way network.
- 5.7 In turn, the long-term management of vegetation along the west boundary will be secured by a Management Company, ensuring it is managed positively to safeguard both its landscape and ecological value. New planting will be provided throughout this boundary



ensuring the public bridleway is set within a green route, respecting its amenity and softening the built form.

- 5.8 The Site's housing layout provides opportunities for domestic tree planting, a proportion of which is likely to have the growth potential to breach the development roofscape and soften its appearance from longer distance viewpoints. In addition, the Site's internal open spaces will afford opportunities for large scale trees that will assist in layering with existing vegetation to break down the appearance of housing. This planting will again be secured in single management, ensuring it realises its full mature growth potential.



6 ASSESSMENT OF LIKELY LANDSCAPE AND VISUAL EFFECTS

Landscape Effects

- 6.1 The following table considers the susceptibility of the receiving landscape to the proposed changes taking into consideration its individual elements and overall appearance and condition. Judgements of susceptibility are then combined with value as identified in the baseline assessment to identify an overall sensitivity.
- 6.2 A judgement is then made as to the likely magnitude of effect. This includes the consideration of the features and elements of the site to be affected; the size or scale of those effects; the geographic extent of the effects; and the duration and reversibility of the effect.
- 6.3 The sensitivity of the receiving landscape is then considered against the likely magnitude of effect to make an overall judgement of significance. Landscape effects assessed as major and moderate to major significance are those considered to be of material consideration. Effects of moderate, minor, minimal and negligible significance are not likely to materially detract from the wider landscape setting.



Table 3 – Assessment of likely landscape effects

Character Area/Receptor	Sensitivity	Magnitude of effect	Short-term effect (Year 1)	Long-term effect (Year 15)
The Site	<p>The site itself forms part of the farmland setting present at the western edge of Royston. It is a medium-scale arable field, more contained from the expansive tract of large scale fields that extend east towards Carlton. Its tree cover throughout the west and south boundaries is a notable features, but its features and arable-land use are otherwise ordinary and well-represented in the local landscape. Its character is influenced by nearby new housing, existing development to the north of Lee Lane, Lee Lane itself, and electricity pylons that are prominent near its south boundary.</p> <p>Despite not immediately adjoining the existing settlement at this time, there is a perception of being close to it, due to vehicle movements on Lee Lane and activity and noise associated with the recent development at Oriel Way. Views of housing are also obtainable over the Site.</p> <p>The Site's interface with Lee Lane is considered to be of low susceptibility to change, and its west and south boundaries medium susceptibility. In overall terms the site and its immediate context is considered to be of medium to low susceptibility to the proposed change, and in overall terms medium to low landscape sensitivity.</p>	<p>Short-term: The proposal will result in the material alteration of the existing land use through its transformation from arable farming to a residential development with associated open space, highways, drainage and landscaping. Its internal groundcover and open character will be lost, together with localised vegetation removal to form access and development. This will include the loss of a tree within the internal site area. This is likely to result in a high magnitude of change and effects that are direct, permanent and adverse.</p> <p>Long-term: Proposed landscaping measures will have matured to soften the appearance of the housing and integrate the development into the existing framework of vegetation around the Site. New housing is also likely to have been delivered in adjoining land to the north, forming a direct built connection with the settlement. The existing vegetation at the site boundaries will have been positively managed and reinforced to ensure it maintains a robust green edge to the development. This is likely to reduce the magnitude of effect from high to medium.</p>	Major/Moderate to Moderate adverse	Moderate to Moderate/Minor adverse



<p>Study Area</p>	<p>The character of the LCA is well-represented in the pattern of undulating arable farmland that has a medium strength of character. Urban interventions including pylons, highway and settlement are prevalent. The site will be set within a framework of new residential development to the north and east, as the adjacent parcels of the Allocation are built out. The landscape is well-settled, lacking rurality, particularly near the site where the farmland intercepting Royston, Carlton and Athersley is relatively narrow. Here its strength of character reduces to medium to low. Intensive farming has eroded hedgerows and resulted in a large, relatively stark field pattern in areas. There are prominent tracts of vegetation, including tree cover along dismantled railways and Notton Wood, but the overall degradation caused by modern farming practices is apparent throughout. In terms of condition, the landscape is in moderate to poor condition.</p> <p>LCA D1: North East Barnsley Settled Arable Slopes is considered to have medium susceptibility to accommodate the proposed change within the Site, and in overall terms is considered to be of medium landscape sensitivity.</p>	<p>Short-term: In terms of size/scale of the proposed change, the proposal will be contained to a single field that will adjoin the new extent of the settlement as the adjacent land to the north and east is developed as part of the Allocation. The west and south boundaries of the site interface with the wider agricultural setting that extends between Royston, Carlton and Athersley. The site is located at the fringe of this tract of farmland and its boundaries with these areas are well defined and contained by mature tree cover. The proposed change will result in a clear extension of the settlement, but this will be experienced in the context of the delivery of housing on the adjacent land parcels to the north and east and set within a field that is smaller in scale than the larger, open arable fields to the immediate south and east.</p> <p>In terms of changes to features/characteristics, the development will be visible in a number of locations. There will be a clear perception of the Site's change in land use where residential development is apparent at its boundaries. The loss of the Site's internal trees and groundcover will be largely imperceptible from the wider agricultural setting. The wider setting of sloping arable farmland will remain undisturbed and a tract of farmland not dissimilar to that currently existing between the adjacent settlements will remain.</p> <p>In terms of geographic extent, as mentioned above the proposal is limited to a single, though relatively large</p>	<p>Moderate to Moderate/Minor adverse</p>	<p>Moderate/Minor adverse</p>
-------------------	---	--	---	-------------------------------



		<p>field, but that is at the fringe of the wider agricultural setting rather than integral to it.</p> <p>In terms of duration and reversibility, the change will have a direct and permanent effect on this landscape.</p> <p>In the short-term the proposal is likely to result in a medium to low magnitude of effect to the Study Area, and effects that are direct/indirect, permanent and adverse.</p> <p>Long-term: In the long-term, the proposed landscaping measures will have matured, and the scheme will have weathered helping it to assimilate within the local landscape setting, reducing the level of effect on the adjoining settlement and agricultural landscape. Whilst the scale of change will not have altered within the Site, the new development landscape will have begun to mature and, with existing boundary vegetation, the proposal will begin to function as part of the settlement.</p> <p>In the long-term the development proposal is likely to result in a low magnitude of effect.</p>		
--	--	---	--	--



Visual Effects

- 6.4 The following tables considers the magnitude of effect the development is likely to have on each of the identified representative views that includes the consideration of the features and elements of the site to be affected; the size or scale of those effects; the geographic extent of the effects; and the duration and reversibility of the effect.
- 6.5 The sensitivity of the visual receptor is then considered against the likely magnitude of effect to make an overall judgement of significance. Visual effects assessed as major and moderate to major significance are those considered to be of material consideration. Effects of moderate, minor, minimal and negligible significance are not likely to materially detract from the wider visual setting.



Table 4 – Assessment of likely visual effects

View	Magnitude of effect	Sensitivity	Short-term effect (Year 1)	Long-term effect (Year 15)
1 & 2	<p>Short-term: From these locations there will be an open appreciation of the Site's change from undeveloped land to residential development. The transformation of the visual character of this view will be substantial. While experienced in the context of existing highways and housing coming forward in the wider Allocation, the loss of the Site's undeveloped arable appearance and internal trees will be wholly evident, and views across it obstructed entirely by new housing. This change is likely to be experienced by users of the highway and public bridleway. In the short-term the development is likely to result in a high magnitude of effect to these views.</p> <p>Long-term: Over time, planting within the development will have matured to soften the appearance of the new housing and secure a softer edge to the development in immediate views from the north and west. The wider context of the view will take in new development delivered within the Allocation. The resulting magnitude of effect is likely to reduce to medium.</p>	Medium/High	Major to Major/Moderate adverse	Moderate adverse
3	<p>Short-term: From this location housing will be prominent at the south and west boundaries of the Site, particularly where there are gaps in existing vegetation and dwellings occupy a position on higher landform. This change will be viewed in the context of existing development on Lee Lane, but will occur across a large proportion of the view. Existing trees will offer some softening to the built form, mostly during summer months, but this is unlikely to reduce the scale of change experienced and the apparent extension of the settlement. In the short-term this is therefore likely to result in a high magnitude of effect.</p> <p>Long-term: Over time, tree and hedgerow planting at the perimeter of the development will have matured and softened its appearance, supported by positive management of the Site's existing boundary vegetation. The scheme will have weathered reducing its prominence. Overall, views of new housing will be notably more filtered by vegetation around the Site, but are likely to remain relatively prominent. This will reduce the likely magnitude of effect to medium.</p>	Medium/High	Major to Major/Moderate adverse	Moderate adverse
4	<p>Short-term: From this location housing will be visible at the south boundary of the Site, particularly where there are gaps in existing vegetation. The proposed housing backs on to the boundary and while this will set dwellings further into the Site, the urbanising addition of garden fences is likely to be evident, mostly in winter months. During summer, foliage of existing trees is likely to afford a good level of softening to development, limiting the prominence of housing. This change will be experienced in a view where there is currently a very limited perception of built development, but this</p>	Medium/High	Major to Major/Moderate adverse	Moderate adverse



	<p>context will materially change as housing is constructed on the adjacent land, parcel LO_07. In the short-term this is therefore likely to result in a high magnitude of effect.</p> <p>Long-term: Over time, positive management of the Site's existing boundary vegetation will ensure the south boundary of the site remains well treed and continues to soften and filter views of the built form. Development in the adjoining areas of the Allocation is likely to have been constructed, materially changing the overall appearance of receptors wider visual setting on the footpath. The scheme will have weathered reducing its prominence. These changes will reduce the likely magnitude of effect to medium.</p>			
5	<p>Short-term: From these locations there will be an open appreciation of the Site's change from undeveloped land to residential development. The immediate foreground of the view will be occupied by the scheme's SUDS pond, a substation, new tree and scrub planting and a pedestrian cycleway into the Site. The transformation of the visual character of this view will be substantial, but experienced in the context of existing highways and new housing coming forward in the wider Allocation (parcel LO_07). The loss of the Site's undeveloped arable appearance and views across it to the currently treed skyline will be lost. This change is likely to be experienced by users of the highway and public bridleway. In the short-term the development is likely to result in a high magnitude of effect to these views.</p> <p>Long-term: Over time, planting within the development will have matured to soften the appearance of the new housing and the foreground of the view will comprise grassland, the SUDS pond and tree and scrub planting. . This will not alter the degree to which these views have been transformed, but will notably soften housing and settle it into an area of public greenspace. Housing is likely to have been constructed on both sides of Lee Lane as part of the wider Allocation, materially changing the overall context of the view. This is likely to reduce the overall magnitude of effect to medium.</p>	Medium/High	Major to Major/Moderate adverse	Moderate adverse
6	<p>Short-term: From this location there are likely to be open and filtered views of the development, with housing being more visible in winter months and year-round through gaps in the west boundary trees. Existing mature trees will soften the built form in part and the view will be experienced in the context of glimpsed views of the existing settlement edge and in close proximity to the highway at Lee Lane. Notwithstanding, the development itself will materially change a significant proportion of the view. Potential views of housing will only extend across part of the site and will not be at odds with existing settlement, This is likely to result in a high magnitude of change.</p>	Low/Medium	Major/Moderate to Moderate adverse	Moderate to Moderate/Minor adverse



	<p>Long-term: Over time, the scheme will have weathered reducing its prominence in the view. The positive management of retained site vegetation will have maintained hedgerow and tree throughout the west boundary, which in turn will have been reinforced with dense native scrub planting and trees. These will have matured forming a continuous vegetated belt along the site boundary that will significantly soften and filter views of the development. Part of the development roofscape may remain visible towards the higher landform in the south of the site, but this will in turn be softened by tree planting planted within the development parcel itself. Overall, new housing is likely to have settled into its surroundings and be viewed in the context of the wider expansion of the settlement occurring through the delivery of the Allocation on the north side of Lee Lane. This overall change in the composition of the settlement edge is likely to reduce the magnitude of effect to medium.</p>			
7	<p>Short-term: From this location views towards the site are heavily filtered or screened by intervening vegetation, landform and buildings. The roofscape of housing is likely to be visible towards the higher south extent of the Site. During winter months vegetation on the west boundary and within intervening land will significantly filter views and likely screen the majority of the development during summer. This is likely to result in a low magnitude of change.</p> <p>Long-term: Over time, the proposed structural landscaping measures will have matured. These will include reinforcement measures to the site boundaries and tree planting along the development frontage at Lee Lane, with the development parcel and to the west boundary. This will restrict visibility into the Site, reducing the likely magnitude of effect to very low.</p>	Medium/High	Moderate to Moderate/Minor adverse	Moderate/Minor to Minor adverse
8	<p>Short-term: From this location there are likely to be partial views of development at the west of the Site. These will be partly screened by landform and vegetation and viewed in the context of a view dominated by electricity pylons which are a major detracting feature. The roofscape of the development is likely to be distinct when first constructed, but will occupy only a small proportion of the view within which glimpsed views of the existing settlement are already obtainable, together with buildings associated with the animal store and dwellings north of Lee Lane. This magnitude of effect is likely to be low.</p> <p>Long-term: Over time, the scheme will have weathered reducing its prominence in the view. The positive management of retained vegetation will have maintained a robust framework of hedgerow and tree cover that filters views of the Site. This will be reinforced by new tree planting along the boundary that will grow up and screen housing. Development in the wider Allocation north of Lee Lane is likely to have been constructed and associated landscaping</p>	Medium/High	Moderate to Moderate/Minor adverse	Moderate/Minor to Minor adverse



	beginning to mature. This will reinforce the context of settlement.. Overall, new housing is likely to have settled into its surroundings, reducing the likely magnitude of effect from very low .			
9	<p>Short-term: From this location there are likely to be views of development throughout the west site boundary. These will be partly filtered by existing tree cover and vegetation and viewed in the context of a view dominated by electricity pylons, with the recent development at Oriel Way also visible, north of Lee Lane. The development will be visible across a large part of the view, where the existing west boundary trees are visible against the skyline. During summer months, tree cover will soften the development moderately. This magnitude of effect is likely to be medium.</p> <p>Long-term: Over time, the scheme will have weathered reducing its prominence in the view. The positive management of retained vegetation will have maintained a robust framework of hedgerow and tree cover that filters views of the Site. This will be reinforced by new tree planting along the boundary that will grow up and screen housing. Development in the wider Allocation north of Lee Lane is likely to have been constructed and associated landscaping beginning to mature. This will reinforce the context of settlement. Overall, new housing is likely to have settled into its surroundings, reducing the likely magnitude of effect to low.</p>	Medium/High	Major/Moderate to Moderate adverse	Moderate to Moderate/Minor adverse
10	<p>Short-term: From the elevated setting of Staincross and the adjoining area, the development is likely to be visible but will occupy only a very small proportion of the broad, panoramic composition of the view. The roofscape of housing is likely to be visible and prominent when first constructed, but will be viewed in the context of the existing settlement and adjoining new development delivered in the Allocation. Settlement and urban elements are a common feature of the view and the geographical extent of the change will be limited in contrast to the wider view. The likely magnitude of effect is very low.</p> <p>Long-term: Over time, the scheme will have weathered and the positive management of retained site vegetation will have maintained a robust framework of hedgerow and tree cover that continues to filter views of the Site. This will be reinforced by new tree planting along the boundary that will have grown up to screen housing. Overall, new housing is likely to have settled into its surroundings and remain an indiscernible element of the view, reducing the likely magnitude of effect as negligible.</p>	Medium/High	Moderate/Minor to Minor adverse	Negligible



7 SUMMARY AND CONCLUSIONS

- 7.1 This report sets out a clear and transparent assessment of the likely landscape and visual effects arising from the proposed development at land south of Lee Lane, Royston.
- 7.2 The site is located at the west of the settlement edge of Royston forming part of an area of allocated growth. This assessment has considered the wider landscape and visual setting to the east, south and west of the site. The site benefits from well vegetated boundaries, though with some gaps, particularly to the west. It is located within a framework of settlement and highways, with emerging development likely to occur within the short to medium term at its immediate east and north boundaries. The adjoining agricultural landscape is intensively farmed and electricity pylons are a major detracting feature. At a national level, the site itself is located within NCA Profile 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield. Locally, the site is located within LCT D: Settled Arable Slopes, specifically LCA D1: North East Barnsley Settled Arable Slopes.
- 7.3 The site is not covered by any landscape, heritage, or nature conservation designation that would suggest an increased value or sensitivity to change. The site is also not covered by any statutory or non-statutory designation that would prohibit its development for residential purposes. It is allocated for development that has been considered and adopted through the plan-making process.
- 7.4 This Assessment has identified the likely effect of the development proposal on local landscape character, specifically the Study Area that combines LCA D1 and the fringe of the South West Coalfield to the north. It concludes that there are no major adverse long-term effects to these areas. The site itself forms part of the farmland setting present at the western edge of Royston. Its tree cover throughout the west and south boundaries are its most notable feature and contributes to establishing a robust landscape framework around its perimeter. These features will be retained and will integrate development with the settlement and form a strong network of vegetation at its edge. In turn, the site itself is smaller in scale to the broader, and notably more open, pattern of particularly large arable fields to the immediate south and east. These will continue to function as an area of undulating and open agricultural land extending between settlements. The wider character of the Study Area, notably LCA D1, is therefore unlikely to be subject to any material change. At a site level, the change from agricultural land to modern housing will result in a short-term major-moderate to moderate adverse effect, but this is typical of most greenfield development, and is likely to reduce to moderate to moderate-minor adverse as mitigation measures take effect.



- 7.5 This assessment has also considered the likely visual effects of this proposal through the consideration of a number of representative views taken from the local highway, rights of way and publicly accessible land. The number and location of the views is considered to be proportionate to the key visual envelope of the Site, representing the most significant likely visual effects.
- 7.6 The change of the site from an undeveloped arable field to housing will be most apparent at the immediate site boundary on Lee Lane and the public bridleway running parallel to the west boundary. This will result in a series of major-moderate adverse visual effects in the short term. Effects of this nature are typical for most receptors in close proximity to development on greenfield land. Its importance to the planning decision making process must be tempered against the remaining visual receptors considered in the Assessment, and the capacity for all these effects to be mitigated to less than significant in the long term. Effects to the Site's visual envelope as experienced from the wider farmland setting to the south and west are assessed as moderate to minor adverse. In turn, long-distance views experienced from the high landform at Staincross Common demonstrate how the proposal will be viewed in the context of a well-settled landscape, with limited change to the broader, panoramic field of view obtainable. Clearly, given the elevated nature to the west, longer distance views may be possible, but magnitude would be diminish to negligible. This is similarly the case over distance to the south, where potential visibility from the wider setting of bridleways 9 and 10 is also likely to be significantly limited by intervening vegetation and landform.
- 7.7 It is essential that the findings of this Assessment are considered and understood in conjunction with the change that the immediate and receiving landscape is likely to undergo in the medium to long term. To this end, the principle of development and its likely effects have been considered through the plan-making process and adopted Royston Masterplan Framework. Through the delivery of the wider Allocation the site will not sit in isolation, rather be integrated into a framework of development extending from the settlement along Lee Lane. Furthermore, the Allocation includes a proposal to deliver a relief road from Royston to Carlton. This would pass around the site to the southeast of Royston. Should it be delivered, it would entirely contain the site and represent a greater intrusion into the adjacent landscape setting and the new edge of the settlement. In turn, this would likely be accompanied by significant landscape measures that would offer yet further screening to the Site. Notwithstanding this, the development proposal has ensured its interface with the adjacent arable landscape is appropriately mitigated within the application boundary. As set out above, it will secure the reinforcement and positive

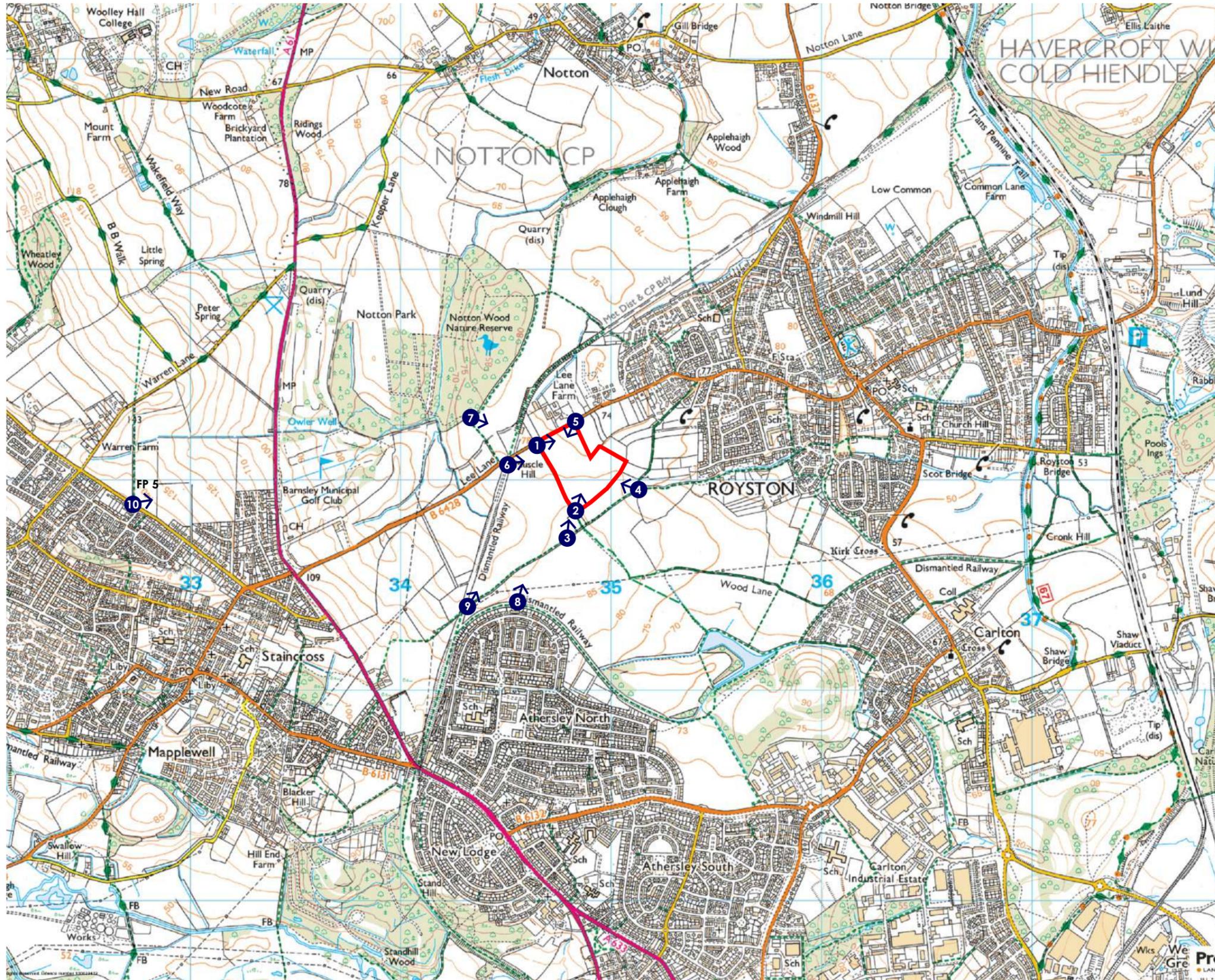


management of its boundary vegetation, together with planting measures within the built-form. This will afford an appropriate level of landscape and visual mitigation that is in no way reliant on the delivery of the relief road or any other development coming forward within the Allocation.

- 7.8 In summary, the landscape and visual effects arising from this proposal are not considered to be unexpected or uncommon and are limited due to the Site's framework of existing vegetation, housing, highways and emerging development in the wider Allocation. There are no effects arising from the development that will not have been considered as part of the allocation process. The scheme adopts effective mitigation measures capable of successfully assimilating the scheme within its local context and consistent with policy and the Royston Masterplan Framework objectives. The proposal will secure provision of green infrastructure that will contribute overtime to the positive management and enhancement of the landscape resource at the site boundary. It represents the delivery of development that is sensitive to the defining characteristics of both the surrounding landscape and settlement.



Figures



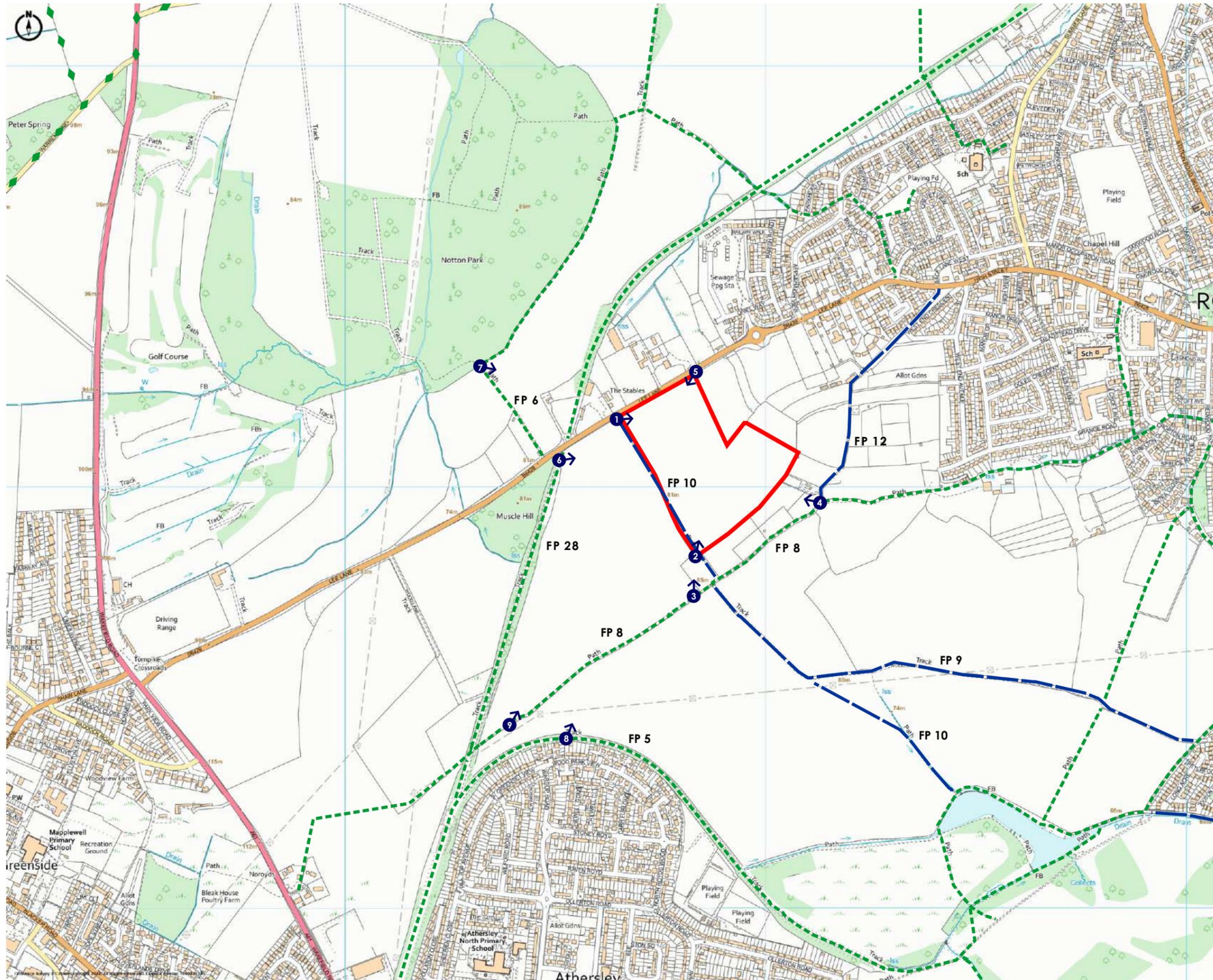
Key

-  Application boundary
-  Photographic view locations
-  PRoW - Footpath
-  PRoW - Bridleway
-  PRoW - National Trail/Long Distance Walking Route

Number/Figure GLY0247 01	Project Land at Lee Lane, Royston
Scale 1:20000@A3	Drawing title Site Location
Date 23/01/2026	Client Homes by Honey
Checked DC	

tel: 01530 265688 | email: info@golbyandluck.co.uk | web: www.golbyandluck.co.uk

This drawing has been produced by GOLBY AND LUCK LTD © all rights reserved. Ordnance Survey Licence No AC0000816156 registered with ProMAP. Office: 207 Leicester Road, Ibstock, Leicestershire LE67 6HP

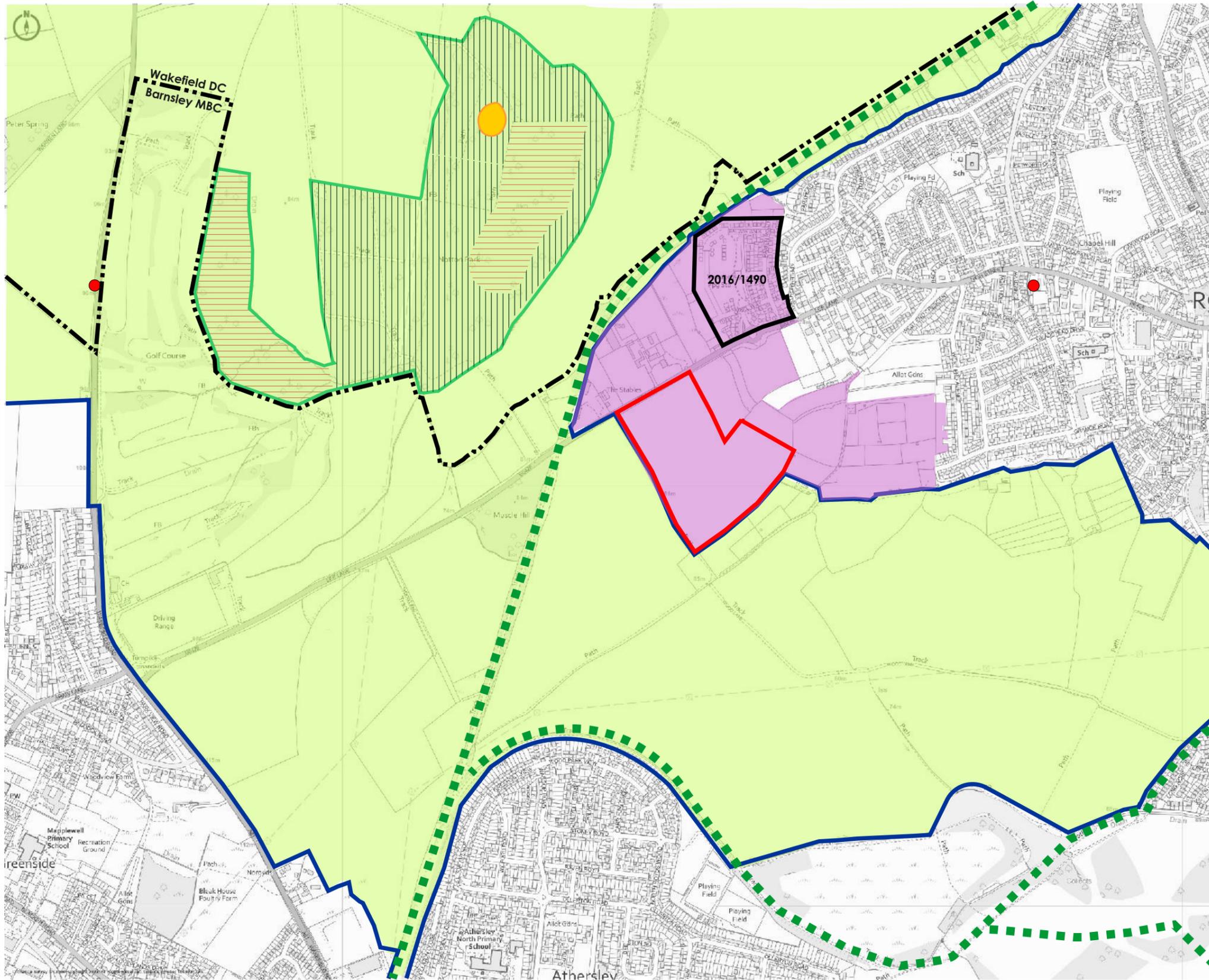


Key

-  Application boundary
-  Photographic view locations
-  PRow - Footpath
-  PRow - Bridleway
-  National Trail/Long Distance Route

Number/Figure
GLY0247 02
 Scale
 1:10000@A3
 Date
 23/01/2026
 Checked
 JG

Project
 Land at Lee Lane, Royston
 Drawing title
Site Context
 Client
 Homes by Honey



- Key**
-  Application boundary
 -  District boundary
 -  Consented planning application
 - Barnsley Local Plan 2014-2033 (Adopted 2019)**
 -  Mixed Use Allocation (MU5)
 -  Settlement Limits
 -  Green Belt (GB1/GB2)
 -  Green Way (GS2)
 - Heritage**
 -  Scheduled Ancient Monument
 -  Grade II Listed Building
 - Environment**
 -  Plantation Ancient Woodland
 -  Ancient Woodland
 -  Local Nature Reserve

Number/Figure GLY0247 03	Project Land at Lee Lane, Royston
Scale 1:10000@A3	Drawing title Designations
Date 23/01/2026	Client Homes by Honey
Checked DC	

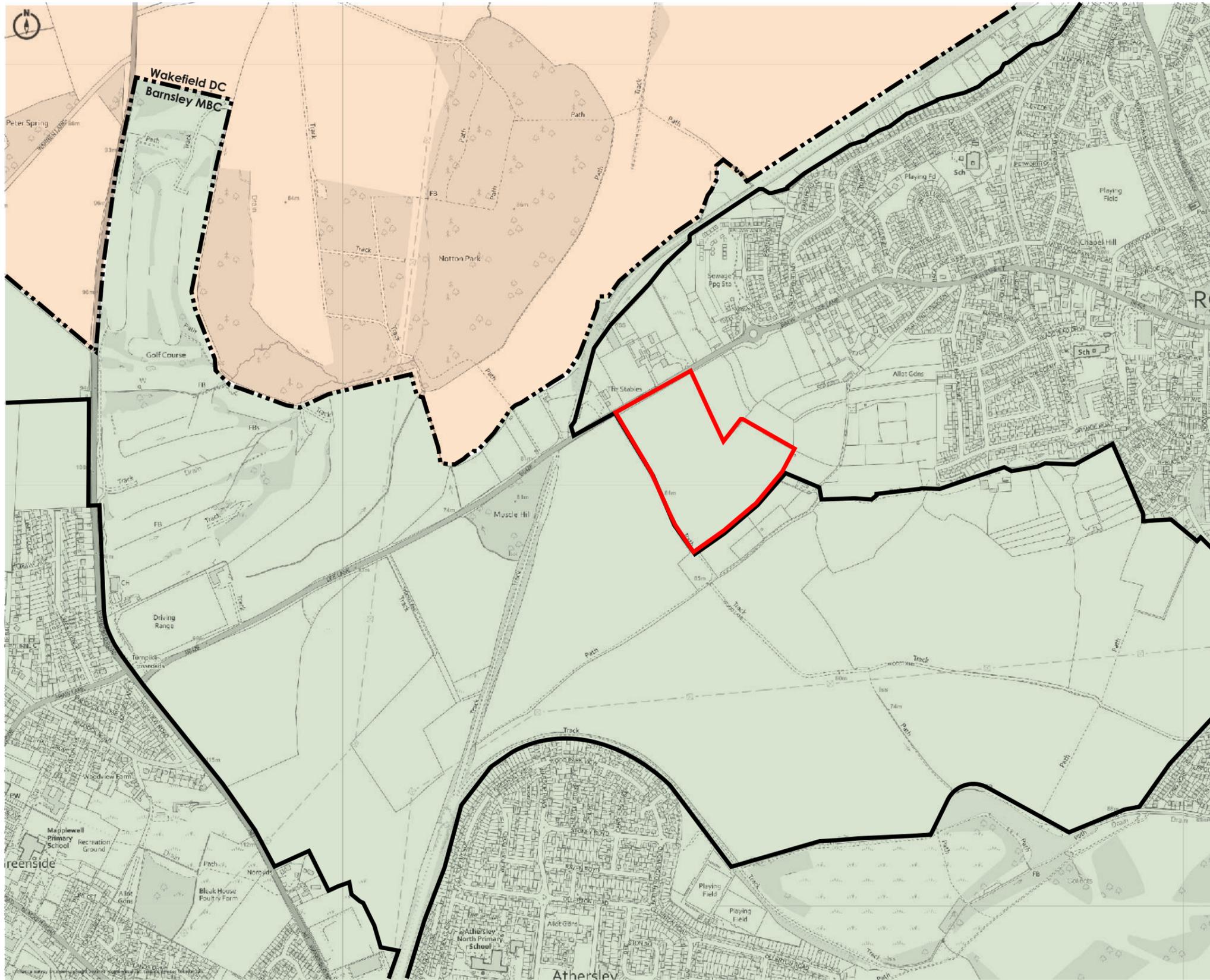


Key

-  Application boundary
-  65-70m AOD
-  70-75m AOD
-  75-80m AOD
-  80-85m AOD
-  85-90m AOD
-  90-95m AOD
-  95-100m AOD
-  100-105m AOD
-  105-110m AOD

Number/Figure
GLY0247 03
 Scale
 1:10000@A3
 Date
 23/01/2026
 Checked
 DC

Project
 Land at Lee Lane, Royston
 Drawing title
Designations
 Client
 Homes by Honey



Key

-  Application boundary
-  District boundary
-  Settlement boundary

Barnsley Landscape Character Assessment (2002)

-  LCA D1: Northeast Barnsley Settled Arable Slopes

Wakefield Landscape Character Assessment (2004)

-  South West Coalfield

Number/Figure
GLY0247 05
 Scale
 1:10000@A3
 Date
 23/01/2026
 Checked
 DC

Project
 Land at Lee Lane, Royston
 Drawing title
Landscape Character
 Client
 Homes by Honey

Boundary vegetation to Lee Lane

Neighbouring application site 2020/0330

West site boundary and public bridleway



View 1 - February 2022 - From the public bridleway (footpath no. 10, Royston Parish) at the northwest site corner looking east.



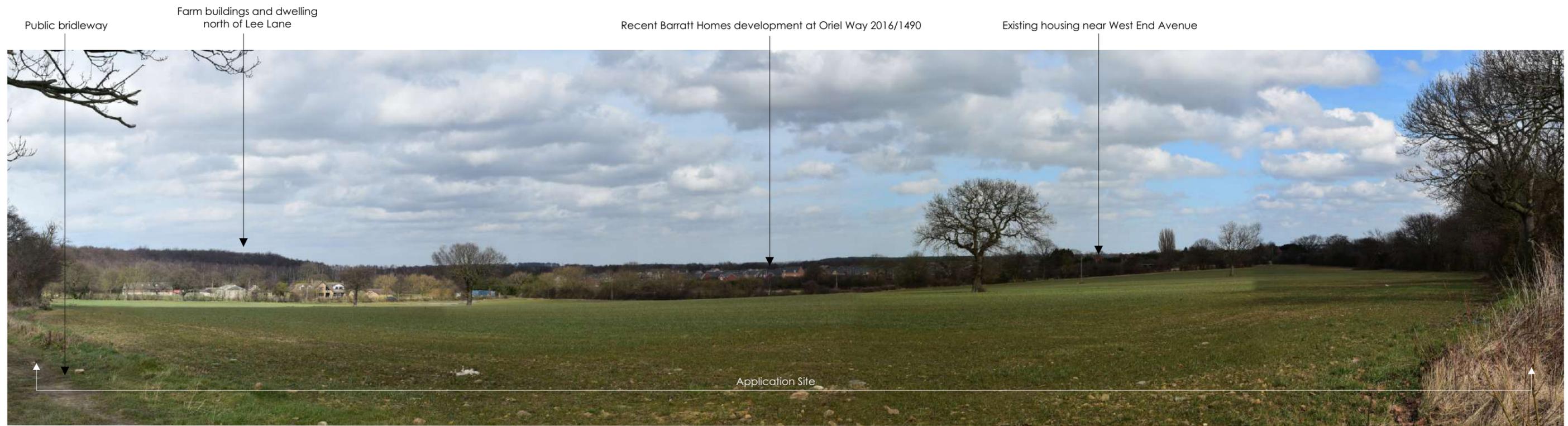
View 1 - January 2026

Number/Figure GLY0247 06	Project Land at Lee Lane, Royston
Scale NTS@A3	Drawing title Representative View 1
Date 23/01/2026	Client Homes by Honey
Checked DC	

tel: 01530 265688 | email: info@golbyandluck.co.uk | web: www.golbyandluck.co.uk

This drawing has been produced by GOLBY AND LUCK LTD © all rights reserved. Ordnance Survey Licence No AC0000816156 registered with PromAP. Office: 207 Leicester Road, Ibstock, Leicestershire LE67 6HP

golby+luck
landscape architects



View 2 - February 2022 - From the public bridleway (footpath no. 10, Royston Parish) at the southwest site corner looking north.



View 2 - January 2026

Number/Figure GLY0247 07	Project Land at Lee Lane, Royston
Scale NTS@A3	Drawing title Representative View 2
Date 23/01/2026	Client Homes by Honey
Checked DC	

Farm buildings, animal store and dwelling north of Lee Lane

Tree cover and sporadic hedgerow on west site boundary, adjacent the public bridleway

Public footpath no. 8.

Declining field boundary



View 3 - February 2022 - From public footpath no. 8 (Royston Parish), approximately 140m southeast of the Site looking north.



View 3 - January 2026

Number/Figure GLY0247 08	Project Land at Lee Lane, Royston
Scale NTS@A3	Drawing title Representative View 3
Date 23/01/2026	Client Homes by Honey
Checked DC	

tel: 01530 265688 | email: info@golbyandluck.co.uk | web: www.golbyandluck.co.uk

This drawing has been produced by GOLBY AND LUCK LTD © all rights reserved. Ordnance Survey Licence No AC0000816156 registered with ProMAP. Office: 207 Leicester Road, Ibstock, Leicestershire LE67 6HP

golby+luck
landscape architects

Public footpath no. 8.

Pylons

Glimpsed views towards housing at Staincross



View 4 - February 2022 - From public footpath no. 8 (Royston Parish), approximately 110m southeast of the Site looking northeast.



View 4 - January 2026

Number/Figure GLY0247 09	Project Land at Lee Lane, Royston
Scale NTS@A3	Drawing title Representative View 4
Date 23/01/2026	Client Homes by Honey
Checked DC	

tel: 01530 265688 | email: info@golbyandluck.co.uk | web: www.golbyandluck.co.uk

This drawing has been produced by GOLBY AND LUCK LTD © all rights reserved. Ordnance Survey Licence No AC0000816156 registered with ProMAP. Office: 207 Leicester Road, Ibstock, Leicestershire LE67 6HP

golby+luck ::
landscape architects



View 5 - February 2025 - From the footpath on Lee Lane at the northeast site corner, looking south.



View 5 - January 2026

Number/Figure GLY0247 10	Project Land at Lee Lane, Royston
Scale NTS@A3	Drawing title Representative View 5
Date 23/01/2026	Client Homes by Honey
Checked DC	



View 6 - February 2022 - From public footpath no. 28 (Royston Parish), approximately 165m southeast of the Site looking east.



View 6 - January 2026

Number/Figure GLY0247 11	Project Land at Lee Lane, Royston
Scale NTS@A3	Drawing title Representative View 6
Date 23/01/2026	Client Homes by Honey
Checked DC	



View 7 - February 2022 - From footpath at the edge of Notton Wood, approximately 350m northwest of the Site looking southeast.



View 7 - January 2026

Number/Figure GLY0247 12	Project Land at Lee Lane, Royston
Scale NTS@A3	Drawing title Representative View 7
Date 23/01/2026	Client Homes by Honey
Checked DC	



View 8 - February 2022 - From public footpath no. 5, approximately 550m south of the Site looking north.



View 8 - January 2026

Number/Figure GLY0247 13	Project Land at Lee Lane, Royston
Scale NTS@A3	Drawing title Representative View 8
Date 23/01/2026	Client Homes by Honey
Checked DC	



View 9 - February 2022 - From footpath no. 8 (Royston), approximately 560m south of the Site looking northeast.



View 9 - January 2026

Number/Figure GLY0247 14	Project Land at Lee Lane, Royston
Scale NTS@A3	Drawing title Representative View 9
Date 23/01/2026	Client Homes by Honey
Checked DC	

Recent Barratt Homes development
at Oriel Way 2016/1490

Staincross Common



View 10 - February 2022 - From public footpath no. 5 (Staincross), approximately 1.95km west of the Site looking east.

Number/Figure GLY0247 15	Project Land at Lee Lane, Royston
Scale NTS@A3	Drawing title Representative View 10
Date 23/01/2026	Client Homes by Honey
Checked DC	



Appendix 1

Landscape and Visual Appraisal Methodology



8 ASSESSMENT METHODOLOGY

8.1 This assessment/appraisal methodology is based on the guidance set out in the Guidelines for Landscape and Visual Impact Assessment' 2013 published by the Landscape Institute and the Institute of Environmental Management and Assessment (GLVIA), and Technical Guidance Note 02/21 – Assessing landscape value outside national designations 2021 published by the Landscape Institute (TGN 02/21).

8.2 The following terms are used throughout the assessment and are defined in the GLVIA as:

Landscape: An area, as perceived by people, the character of which is the result of the action an interaction of natural and/or human factors.

Landscape Character: A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different to another, rather than better or worse.

Landscape Effects: Effects on the landscape as a resource in its own right.

Landscape Receptors: Defined aspects of the landscape resource that have the potential to be affected by a proposal.

Landscape Value: The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.

Magnitude (of change): A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.

Mitigation: Measures designed to avoid, reduce, remedy or compensate for landscape or visual effects (not taken from GLVIA).

Sensitivity: A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposal and the value related to that receptor.

Significance: A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic. The use of the word significance in this assessment/appraisal is replaced by the word importance, a measure of the importance to be placed on an identified effect in the planning decision making process. This is to avoid conflict and confusion with the use of the word significance and



the identification of “significant effects” in the framework of Environmental Impact Assessment (EIA).

Visual Amenity: The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through the area.

Visual effects: Effects on specific views and on the general visual amenity experienced by people.

Visual Receptors: Individuals and/or defined groups of people who have the potential to be affected by the proposal.

Landscape Baseline

8.3 The landscape baseline seeks to establish the value associated with the site, its local landscape setting, and its associated features. To understand value the assessment considered several factors when describing the site context and location that includes:

- Land use;
- Vegetation;
- Topography;
- Water features;
- Public access; and
- Local key characteristics

8.4 Landscape planning designation and published landscape assessments are used to inform the landscape baseline.

8.5 As part of the landscape baseline an assessment of value is made. Box 5.1 in the GLVIA sets out a range of factors that can help in the identification of valued landscape and therefore inform a judgement as to their sensitivity. This has been updated in TNG 02/21 that sets out the following factors and definitions under Table 1:

- **Natural heritage:** Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.
- **Cultural heritage:** Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.



- **Landscape condition:** Landscape which is in a good physical state both with regard to individual elements and overall landscape structure.
- **Associations:** Landscape which is connected with notable people, events and the arts.
- **Distinctiveness:** Landscape that has a strong sense of identity.
- **Recreational:** Landscape offering recreational opportunities where experience of landscape is important.
- **Perceptual (Scenic):** Landscape that appeals to the senses, primarily the visual sense.
- **Perceptual (Wilderness and tranquillity):** Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies.
- **Functional:** Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.

8.6 TGN 02/21 provides the following guidance on the practical application of these factors:

- The factors to be considered are not fixed as they need to be appropriate to the particular project and location. It is recommended that the factors used to assess landscape value in a particular assessment are, where appropriate, discussed with the relevant planning authority or statutory consultees.
- The indicators of value should be reviewed on a case-by-case basis, taking into account what they contribute (positively or negatively) to a specific landscape. The relative importance to be attached to each indicator is likely to vary across different landscapes. Once evidence for each factor has been collated and assessed, it is important to step back and judge the overall 'weight of evidence' in coming to an overall judgement on landscape value.
- There are likely to be overlaps between the factors, as well as overlaps with other specialist studies for example in relation to natural and cultural factors. These overlaps should be acknowledged and considered when presenting conclusions on the overall value of the landscape.
- While condition/intactness of a landscape is one factor that can influence value, poor landscape management should not be a reason to deny a landscape a valued status if other factors indicate value. Deliberately neglecting an area of landscape and allowing its condition to deteriorate should not be allowed to diminish its value in a planning context.



- When assessing landscape value of a site as part of a planning application or appeal it is important to consider not only the site itself and its features/elements/characteristics/qualities, but also their relationship with, and the role they play within, the site's context. Value is best appreciated at the scale at which a landscape is perceived – rarely is this on a field-by-field basis.
- Landscape function can influence value, but the presence of a spatial designation (e.g. Green Belt or Green Gap) is not in itself an indicator of high landscape value.
- The presentation of information about landscape value should be proportionate to the task at hand.
- Landscape value, and the way in which landscapes are valued by people, is a dynamic process, and can change over time. Any value assessment will be a snapshot in time.

8.7 At varying levels communities and individuals will have differing perceptions as to the value of a landscape. However, for the purposes of landscape assessment it is important to set out a reasoned hierarchy of criteria for assessing value. Value is essentially concerned with the importance or rarity of a landscape and its ability to be substituted or replicated. Value can be categorised as follows:

- **Very High Landscape Value** – landscapes of great importance or rarity that would have limited potential for substitution or replication. Such landscapes will include features and characteristics that combine to create areas of outstanding landscape quality with a value that extends to a national/regional level. Such landscape will generally be identified by designation but not exclusively or may be undesignated but provide a critical setting to a highly valued landscape/features such as National Parks, Area of Outstanding Natural Beauty, Grade I and II* Listed Buildings and/or Registered Parks and Gardens;
- **High Landscape Value** – landscapes of regional/local value that are of good condition with a strong strength of character with some potential for substitution or replication. This will include landscapes with strong local cultural associations, and landscapes with high concentrations of designated features in close proximity (such as heritage assets) where the landscape between them makes an important contribution to their setting and interrelationship;
- **Medium Landscape Value** – landscapes of local value that are of moderate condition with a moderate strength of character with potential for substitution or replication. Such landscapes will have a cohesive and recognisable character.



They may provide the wider setting to locally valued features but will not be important to their special interest. These landscapes may also have detracting elements that are notable but not dominant;

- **Low Landscape Value** – landscapes of local value with a weakening condition and strength of character considered to be of more limited value or rarity that can be enhanced or restored. Such landscapes will be declining through lack of management resulting in the fragmentation and weakening of its character. These landscapes are unlikely to be designated with detracting elements and/or will have been eroded/modified; and
- **Very Low Value** - landscapes of local value with a very weak condition and strength of character considered to be of limited value or rarity that can be enhanced or restored. Such landscapes will have declined through lack of management resulting in the fragmentation and weakening of its character. These landscapes are unlikely to be designated with detracting elements and/or will have been eroded/modified.

Visual Baseline

8.8 In establishing the visual baseline, a series of representative views towards the site covering a range of visual receptors will have been identified through field survey work. The selected viewpoints can typically cover three types of views that are described in the GLVIA as:

- **Representative viewpoints** – selected to represent the experience of different types of visual receptor, where large numbers of viewpoints cannot be included individually and where the significant effects are unlikely to differ;
- **Specific viewpoints** – chosen because they are key and sometimes promoted viewpoints within the landscape, including for example specific local visitor attractions, viewpoints in areas of particularly noteworthy visual and/or recreational amenity such as landscape with statutory landscape designations, or viewpoints with particular cultural landscape associations. Specific views include those from recreational spaces, cemeteries, public footpaths, open access land, and promoted trails.
- **Illustrative viewpoints** – chosen specifically to demonstrate a particular effect or specific issues, which might, for example, be the restricted visibility at certain locations.



- 8.9 Not all of these types of viewpoints will be present or need to be considered in all of the assessment. The majority of viewpoints will be representative but not exclusively. All of the viewpoints considered are taken from publicly accessible locations. The likely effect of the development proposal on private locations, such as houses, is made through professional judgement based on views from publicly accessible locations nearby.
- 8.10 The representative views are described as part of the visual baseline assessment and consider the following criteria:
- Location of the viewpoint;
 - Type of existing view;
 - Distance between the observer and the site; and
 - Extent and context of the site and/or likely view of development proposal observed.
- 8.11 With specific regard to the extent of the site/development observed the following descriptions are used:
- Open views – uninterrupted views into the site;
 - Filtered views – views partially obstructed by vegetation, landform, built-form or combinations of each; and
 - Glimpsed views – fleeting views of the site afforded through a break in vegetation cover, from field access gates, views from a transport route where intervening landform/vegetation cover provide an intermittent appreciation of the site, or from within the urban area where the site is glimpsed between breaks in the intervening built-form.
- 8.12 As part of the baseline assessment judgements must be made about the value attached to a view. Value may be attached to views that relate to designated landscapes and heritage assets. Value may also be attached through appearance in guidebooks, on maps, and through the provision of facilities specific to the enjoyment of a view such as benches or interpretation boards. Value may also be attached to views associated with heritage assets, these are often identified in heritage assessments and conservation area appraisals. Value can be categorised as:
- **Very High Visual Value** – These are the highest value views that will be promoted on maps, or local walks/guides and are likely to include notable (often designated) natural features, structures, houses, heritage assets, designed views or exceptional landscapes. These views are considered to be of national/regional value and are



likely to be marked by signs, seating, or features that promote them, or recognised in works of art and literature;

- **High Visual Value** – Views from publicised vantage points, or to a landscape of notable importance, or highly popular visitor attractions where the view forms an important part of the experience or has important cultural associations. This may include particularly noteworthy views from identified trials, designated landscapes, and heritage assets. These views are considered to be of regional/local value with evidence they are regularly visited. This may also include views that provide a valuable appreciation of a landscape, for instance open and elevated panoramic views that provide a wide appreciation of a notable landscape, or conversely a focussed/channelled view of a specific feature or valued asset. Private views may include notable properties specifically designed to take advantage of a notable view;
- **Medium Visual Value** – Locally known or valued viewpoints. Views from promoted public rights of way/public access land with clear evidence of regular use. Views from regularly used rooms or living spaces. Important views from active recreation land and highways. Such views will provide a wider appreciation of the landscape and its character with few detracting elements;
- **Low Visual Value** – Views that are not published and/or where there is limited evidence of regular use, and/or views that do not provide a wider appreciation of the landscape and its character. Such views will often include modified landscapes and/or detracting elements. Views from secondary windows not forming the main living or working spaces in properties. Views of little noteworthiness from active recreation land, or highways; and
- **Very Low Visual Value** – Views that are not published and/or where there is limited evidence of regular use, and/or views that do not provide a wider appreciation of the landscape and its character. Such views will almost entirely be defined/dominated by modified landscapes and/or detracting element;

Assessment of Landscape Effects

8.13 The initial stage of the assessment of landscape effect is to determine the susceptibility of the receptor to the proposed change, and an overall assessment of landscape sensitivity.

8.14 The following criteria are used to establish landscape susceptibility. Whilst these are typical examples it does not always follow that a site within a specific landscape designation will automatically fit with this categorization. Much will depend on the specific site conditions.



- **Very High Susceptibility** – A landscape possessing a strong and defined character of notable scenic quality, in good condition with a very low tolerance to the proposed change;
- **High Landscape Susceptibility** - A landscape possessing a defined character of good scenic quality, in good condition with a low tolerance to the proposed change;
- **Medium Landscape Susceptibility** – A landscape possessing a moderate strength character and scenic quality, in moderate condition with a moderate tolerance to the proposed change;
- **Low Landscape Susceptibility** – A landscape possessing a weak and undefined character of limited scenic quality, in poor condition with a high tolerance to the proposed change; and
- **Very Low Landscape Susceptibility** – A landscape possessing a very weak fragmented character of very limited scenic quality, in very poor condition with a very high tolerance to the proposed change.

8.15 Judgements of value and susceptibility are then combined as an assessment of overall sensitivity. This process is guided by the sensitivity matrix set out in **Table A** in this Appendix.

8.16 The following stage of the assessment process considers the magnitude of change imposed by the proposed development on each landscape receptors. Issues that inform this judgement include:

- **Size or scale:** The amount of change resulting from the proposal to features, or key characteristics and attributes of the landscape type or area.
- **Geographic extent:** Determines the extent to which the landscape type or area will be affected by the proposed development.
- **Duration and reversibility of the landscape effect:** The timeframe, or duration of the effect by the proposed development, and whether the effect is permanent or temporary. This assessment criteria is considered separately as a temporary change may last for many years and result in a significant change relevant to the decision-making process.

8.17 The likely magnitude of change of the development proposal can be guided by the following criteria:

- **Very High Magnitude of change** – a change resulting in the total loss of character/features affecting a large geographic area or appreciated by a large



number of people. This type of change will introduce new and discordant elements at odds with the established landscape character;

- **High magnitude of change** – a change resulting in the substantial loss of character/features affecting a large geographic area or appreciated by a large number of people. This type of change will introduce new and discordant elements at odds with the established landscape character;
- **Medium magnitude of change** – a change/alteration in the key characteristic of the landscape, will introduce new but not uncharacteristic attributes of the receiving landscape, and/or will result in loss, or alteration to key elements/features;
- **Low magnitude of change** – a partial change to the key characteristics of the landscape, will introduce elements that are not uncharacteristic to the attributes of the receiving landscape, and/or will result in the minor loss, or alteration to key elements/features;
- **Very Low magnitude of change** – a very limited change to the key characteristics of the landscape, will introduce elements that are not uncharacteristic to the attributes of the receiving landscape, and/or will result in the minimal loss, or alteration to key elements/features; and
- **Negligible magnitude of change** – a change in landscape character that is barely appreciable regardless of the sensitivity of the receiving landscape.

8.18 The combined judgements on the nature of the receptor (sensitivity) and the nature of the impact (magnitude) are combined to arrive at a clear and transparent judgement of significance. The significance of landscape effects is described in the assessment text and guided by the significance matrix set out in **Table B** in this Appendix.

8.19 For the purpose of this assessment, effects that are of very major, major, and major/moderate significance (highlighted in blue) are those considered particularly relevant to the planning decision making process. When considering the development of green field sites for residential or commercial development effects of this significance are not uncommon or unexpected at a site level, and should not make a development unacceptable in landscape terms per se. Moderate effects (highlighted in green) are considered to be less relevant. Moderate/Minor, Minor, and Minimal effects are those considered least relevant to the planning decision making process and are not highlighted.



Assessment of Visual Effects

- 8.20 The initial stage of the assessment of visual effect is to determine the susceptibility of the receptor to the proposed change, and an overall assessment of landscape sensitivity.
- 8.21 GLVIA describes the susceptibility of different visual receptors to changes in views and visual amenity as a function of:
- the occupation or activity of people experiencing the view at particular locations; and
 - the extent to which their attention or interest may therefore be focussed on the views and the visual amenity they experience in particular locations.
- 8.22 The GLVIA goes on to categorise those receptor groups that are likely to be most susceptible to change:
- residents at home;
 - people, whether residents or visitors, who are engaged in outdoor recreation, including people using public rights of way, whose attention or interest is likely to be focussed on the landscape and on particular views;
 - visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;
 - communities where views contribute to the landscape setting enjoyed by the residents in the area.
- 8.23 Whilst this covers a number of potential visual receptors it does not automatically make them all highly susceptible to change. Susceptibility can be categorised as follows:
- **Very High Susceptibility** – Views that provide a critical understanding and appreciation of valued landscapes (most notably National Parks and AONB's), notable (and often designated) natural features, or historic structures/properties. These are very important views that have little or no tolerance to the proposed change.
 - **High Visual Susceptibility** - Primary views from residential properties; users of public rights of way, informal footpaths, cycleways and public open space where the appreciation of the wider landscape setting is critical to its function and enjoyment; visitors to local attractions and heritage/wildlife assets where views of the wider landscape are important to its setting.



- **Medium Visual Susceptibility** - Secondary/restricted views from residential properties; users of public rights of way, informal footpaths, cycleways, lanes and public open space where the appreciation of the wider landscape setting is moderately important to its function and enjoyment; and visitors to local attractions and heritage/wildlife assets where views of the wider landscape makes a contribution to their setting but are not critical to its appreciation and enjoyment;
- **Low Visual Susceptibility** – Views from outdoor sport and recreation areas where the appreciation of views is not critical to their enjoyment; or views from the workplace where the setting is not important to the quality of working life, and views from roads or footpaths where the wider landscape makes a limited contribution to their setting; and
- **Very Low Visual Susceptibility** – Views from outdoor sport and recreation areas where the appreciation of views is of little importance to their enjoyment; or views from the workplace where the setting is not relevant to the quality of working life, and views from roads or footpaths where the wider landscape make almost no contribution to their setting.

8.24 In terms of views from residential properties it is important to note that the planning system does not serve to protect private interests. The key issue in considering residential views is not whether an occupier would experience financial or other loss from development but whether such development would unacceptably affect the residential amenity of the property and associated land holding. A number of Local Authorities have adopted residential amenity standards for new development that have been specifically implemented to protect residential amenity. Where such standards exist, these will be relied upon and not replicated through further assessment.

8.25 Judgements of value and susceptibility are then combined as an assessment of overall sensitivity guided by the sensitivity matrix set out in **Table A** in this Appendix.

8.26 The following stage of the assessment process considers the magnitude of change imposed by the proposed development on each visual receptor. Issues that inform this judgement include:

- **Size or scale:** This includes the loss of important features to the character and composition of the views, the degree of consistency between the proposals and visual setting of the receiving landscape, and the extent of the view and proportion of that view the proposals in likely to influence or change.



- **Geographic extent:** The extent of the area in which the proposed change will be visible.
- **Duration and reversibility of the visual effect:** The timeframe, or duration of the effect by the proposed development, and whether the effect is permanent or temporary. This assessment criteria is considered separately as a temporary change may last for many years and result in a significant change relevant to the decision-making process.

8.27 The likely magnitude of change of the development proposal can be guided by the following criteria:

- **Very High magnitude** - a total change to the character and composition of the view, introducing new and discordant elements, completely altering its appreciation for local receptor groups.
- **High magnitude** - a substantial change to the character and composition of the view, introducing new and discordant features, substantially altering its appreciation for local receptor groups;
- **Medium magnitude** – a clearly noticeable change or contrast to the view, which will alter its character and composition through the loss or addition of new but not discordant features, altering its appreciation for local receptor groups;
- **Low magnitude** - a noticeable change or contrast to the view, seen over middle distance or resulting in a relatively small alteration in character and composition through the loss or additional new but not discordant features, altering its appreciation for local receptor groups;
- **Very Low magnitude** - a restricted change or contrast to the view, seen over long distance or resulting in a very small alteration in character and composition through the loss or additional new but not discordant features, altering its appreciation for local receptor groups; and
- **Negligible magnitude** - a change in visual character that is barely appreciable regardless of the sensitivity of the receiving landscape.
- **No change** – no part of the scheme or associated works will be discernible in the view.

8.28 The judgements on the nature of the receptor (sensitivity) and the nature of the impact (magnitude) are combined to arrive at a clear and transparent judgement of significance. The significance of visual effects is described in the assessment text and guided by the significance matrix set out in **Table B** in this Appendix.



Assessment Matrix

8.29 The following matrix are used to guide the assessment of sensitivity and overall importance of effects. These tables are used as a guide with final judgements set out by the assessor with a full explanation.

Table A – Matrix of Sensitivity

		SUSCEPTIBILITY				
		VERY HIGH	HIGH	MEDIUM	LOW	VERY LOW
VALUE	VERY HIGH	Very High	High/Very High	High	High/Medium	Medium
	HIGH	High/Very High	High	High/Medium	Medium	Medium/Low
	MEDIUM	High	High/Medium	Medium	Medium/Low	Low
	LOW	High/Medium	Medium	Medium/Low	Low	Low/Very Low
	VERY LOW	Medium	Medium/Low	Low	Low/Very Low	Very Low

Table B – Matrix of Importance

		SENSITIVITY				
		VERY HIGH	HIGH	MEDIUM	LOW	VERY LOW
MAGNITUDE OF CHANGE	VERY HIGH	Very Major	Very Major/Major	Major	Major/Moderate	Moderate
	HIGH	Very Major/Major	Major	Major/Moderate	Moderate	Moderate/Minor
	MEDIUM	Major	Major/Moderate	Moderate	Moderate/Minor	Minor
	LOW	Major/Moderate	Moderate	Moderate/Minor	Minor	Minor/Minimal
	VERY LOW	Moderate	Moderate/Minor	Minor	Minor/Minimal	Minimal
	NEGLIGIBLE	Negligible	Negligible	Negligible	Negligible	Negligible

8.30 All effects are considered to be of importance to the planning decision making process. The effects considered to be of most importance to the planning balance are highlighted in blue, effect of moderate importance highlighted in green, and effect of limited importance highlighted in white.

Criteria of Other Factors Assessed



8.31 The assessment also considers the following aspects;

- **Directs and indirect effects** – direct effect effects are those directly attributable to the development. These include changes to features, character, and views. Indirect effects are those resulting indirectly from the development. These effects may result as a consequence of direct effects over distance from the site, or a sequence of change over time or distance;
- **Permanent and temporary effects** – development proposals are considered permanent or temporary (this is normally defined under the Town and Country Planning Act). Whilst this nature of effect forms part of the assessment of magnitude a temporary effect may be active for many years, and it is therefore more helpful to the decision making to simply state the duration of effects rather than include it in the assessment of magnitude. Where the duration of a temporary effect is known this should be stated in the assessment.
- **Seasonal variation** – due to the role that vegetation can play in preventing or limiting views, or influencing the character of the landscape, the difference between winter and summer needs to be considered. Assessments completed during spring and summer months should include a prediction of winter effects with limited leaf cover to ensure the worst-case scenario has been considered.
- **Beneficial, neutral, or adverse effects** - adverse effects are those that would be damaging to the quality, integrity, or key characteristics of the landscape and/or visual resource. Beneficial effects are those that would result in an improvement in the quality, integrity, or key characteristics of the landscape and/or visual resource. Neutral effects are those effect that would maintain, on balance, the existing levels of quality, integrity, or key characteristics of the landscape and/or visual resource.
- **Neutral effects** – where mitigation is effective to the point where any adverse effect is considered neutralised and/or where the development is unlikely to result in any effect on the identified receptor (i.e. no change).

golby+luck 
l a n d s c a p e a r c h i t e c t s

Tel: 01530 265688 Web: www.golbyandluck.co.uk

Email: info@golbyandluck.co.uk

Office: 207 Leicester Road, Ibstock, Leicestershire, LE67 6HP
Golby and Luck LTD (Company No. 9037776) Registered in England and Wales