Figure 6.1: Viewpoint 01 – on Tinker Lane / Rockingham street

Viewpoint location and visual receptor groups:

This viewpoint is located on the public highway on the junction of Tinker Lane and Rockingham Street.

It is representative of views experienced primarily by residents to the west of the application site (R1).

Description of existing view:

A view east over residential properties in the foreground over grassed fields and hedgerow boundaries towards Hoyland Lowe Stand on the skyline. Residential properties are significant elements in the view.

Receptor sensitivity (susceptibility and view value)

As defined in the assessment, view value is considered to be low. The view will be experienced mainly by residents who are considered to have a **high** susceptibility to changes in views.

Overall sensitivity is therefore considered to be **medium**.

Description of predicted view:

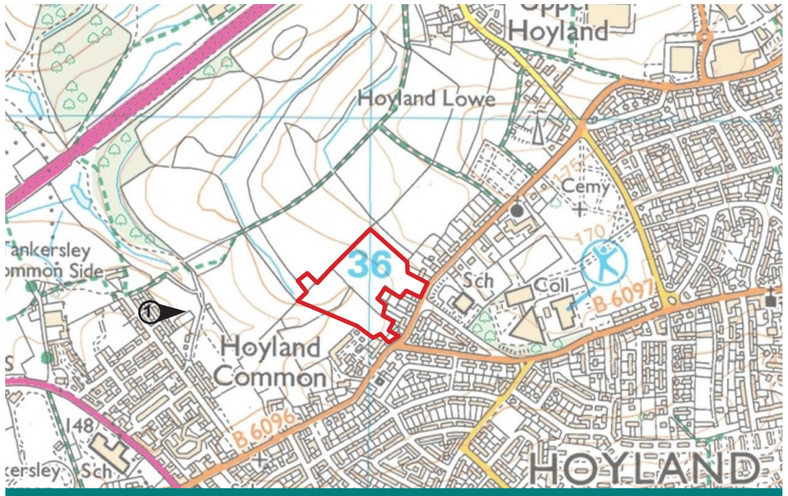
The western edge of the proposed residential units would be visible as a new element within the view (indicative location illustrated below in red). Strengthening of the western edge of the development with planting is proposed (location shown in green).

Magnitude of predicted visual change (Scale, geographical extent and duration) :

Whilst the new built form creates a new landscape element, this is not considered to be incongruous with local landscape character or townscape as the site is contiguous with the existing built form of the settlement to the south. The development would not break the skyline and views of Hoyland Lowe Stand would not be obscured.The landscape mitigation strategy would strengthen the contribution of the boundary to local landscape character and link with existing landscape elements, so magnitude of effect is considered to be **low/adverse** at Year 0. This is considered to fall to **negligible / adverse** in Year 10 as the landscape structure matures and scrfeens the develoment.

Summary of predicted effect:

Medium receptor sensitivity combined with low / adverse magnitude of effect would be considered to result in an overall effect of **minor** at this viewpoint at Year 0, falling to **negligible** at Year 10.



VIEWPOINT 01

On the junction of Tinker Lane / Rockingham Street

Grid Reference - SE 35472 00558

General Direction of View - E

Elevation - approx. 140m AOD

Distance to application site - approx. 370m

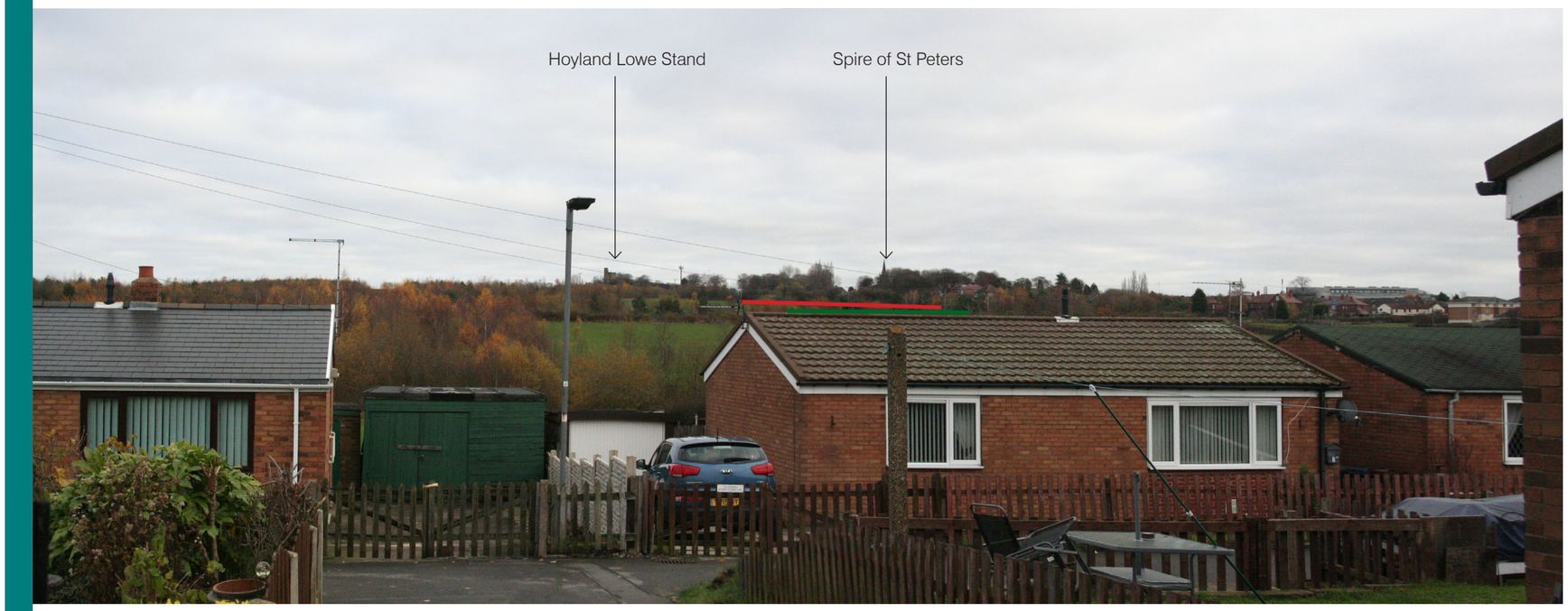


Figure 6.2: Viewpoint 02 – on King George V Playing Field

Viewpoint location and visual receptor groups:

This viewpoint is located on the public footpath that runs through the King George V playing field.

It is representative of views experienced by recreational users (A5) and residents (R1) in the vicinity of the site.

Description of existing view:

A view east over the playing field in the foreground over grassed fields and hedgerow boundaries towards Hoyland Lowe Stand on the skyline. Residential properties are significant elements in the view.

Receptor sensitivity (susceptibility and view value)

As defined in the assessment, view value is considered to be low. The view will be experienced mainly by recreational users / residents who are considered to have a **high** susceptibility to changes in views.

Overall sensitivity is therefore considered to be **medium**.

Description of predicted view:

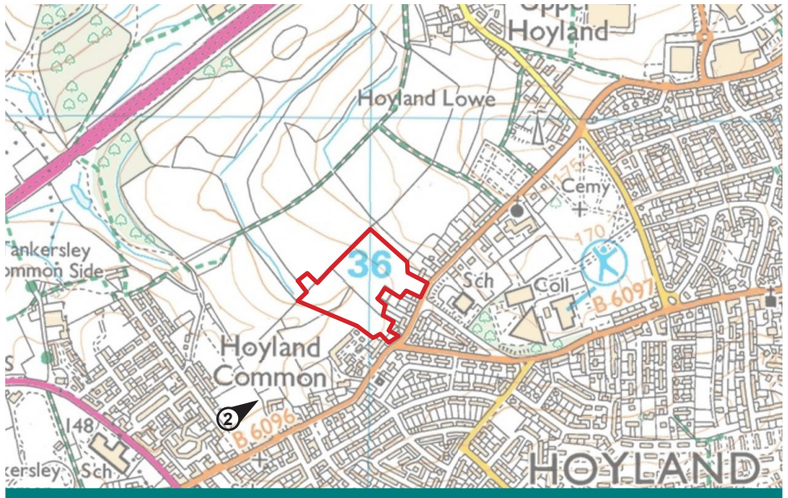
The proposed residential units would be visible as a new element within the view (indicative location illustrated below in red). Strengthening of the western edge of the development with planting is proposed (location shown in green) .

Magnitude of predicted visual change (Scale, geographical extent and duration) :

Whilst the new built form creates a new landscape element, this is not considered to be incongruous with local landscape character or townscape as the site is contiguous with the existing built form of the settlement to the south. The development would not break the skyline and views of Hoyland Lowe Stand would not be obscured.The landscape mitigation strategy would strengthen the contribution of the boundary to local landscape character and link with existing landscape elements, so magnitude of effect is considered to be **low/adverse** at Year 0. This is considered to fall to **negligible / adverse** in Year 10 as the landscape structure matures and scrfeens the develoment.

Summary of predicted effect:

Medium receptor sensitivity combined with low / adverse magnitude of effect would be considered to result in an overall effect of **minor** at this viewpoint at Year 0, falling to **negligible** at Year 10.



VIEWPOINT 02

On King George V playing Field

Grid Reference - SE 35669 0310

General Direction of View - ENE

Elevation - approx. 147m AOD

Distance to Development Site - approx. 360m



Figure 6.3: Viewpoint 03– on the PRoW to the west north west of the application site

Viewpoint location and visual receptor groups:

This viewpoint is located on a PRoW which runs SE - NW to the north of the application site.

It is representative of views experienced by recreational users of the footpath network (A1).

Description of existing view:

A view from the public footpath to the north west of the application site. It looks towards the northern edge of Hoyland with the spire of the Church of St Peter visible on the skyline. Key elements of the view are the open grassed fields, vegetated boundaries and built form of the edge of Hoyland.

Receptor sensitivity (susceptibility and view value)

As defined in the assessment, view value is considered to be **low.** The view will be experienced mainly by recreational users who are considered to have a **high** susceptibility to changes in views.

Overall sensitivity is therefore considered to be **medium**.

Description of predicted view:

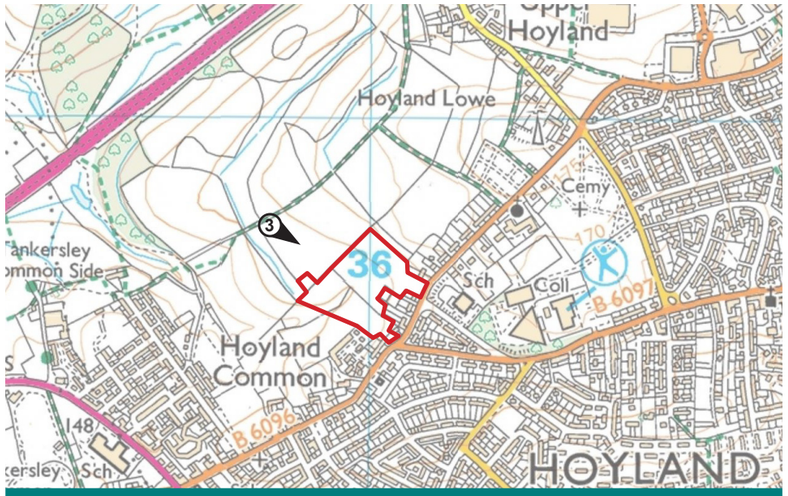
The proposed residential units would be visible as a new element within the view (indicative location illustrated below in red). Strengthening of the western edge of the development with planting is proposed (location shown in green).

Magnitude of predicted visual change (Scale, geographical extent and duration) :

Whilst the new built form creates a new landscape element, this is not considered to be incongruous with local landscape character or townscape as the site is contiguous with the existing built form of the settlement to the south. The key visual effect would be to advance built form slightly within the view. The proposed development would not obscure views of Hoyland Lowe Stand.The landscape mitigation strategy would strengthen the contribution of the boundary to local landscape character, link with existing landscape elements and screen views of some existing housing, so magnitude of effect is considered to be **medium/adverse** at Year 0. This would fall to **low / adverse** at Year 10 as the landscape structure planting establishes.

Summary of predicted effect:

Medium receptor sensitivity combined with medium magnitude of effect is considered to result in an overall effect of **moderate** from this viewpoint at Year 0. This would fall to **minor** at Year 10.



VIEWPOINT 03

On the PRoW to the north west of the application site

Grid Reference - SE 35744 00754

General Direction of View - SE

Elevation - approx. 148m AOD

Distance to Development Site - approx. 190m



Figure 6.4: Viewpoint 04 – On the PRoW to the north west of the application site

Viewpoint location and visual receptor groups:

This viewpoint is located on a PRoW which runs SE - NW to the north of the application site.

It is representative of views experienced by recreational users of the footpath network (A1).

Description of existing view:

A view from the public footpath to the north west of the application site. It looks towards the northern edge of Hoyland. Neither the spire of the Church of St Peter or Hoyland Lowe Stand are visible on the skyline. Key elements of the view are the open grassed fields, vegetated boundaries and built form of the edge of Hoyland.

Receptor sensitivity (susceptibility and view value)

As defined in the assessment, view value is considered to be **low.** The view will be experienced mainly by recreational users who are considered to have a **high** susceptibility to changes in views.

Overall sensitivity is therefore considered to be **medium**.

Description of predicted view:

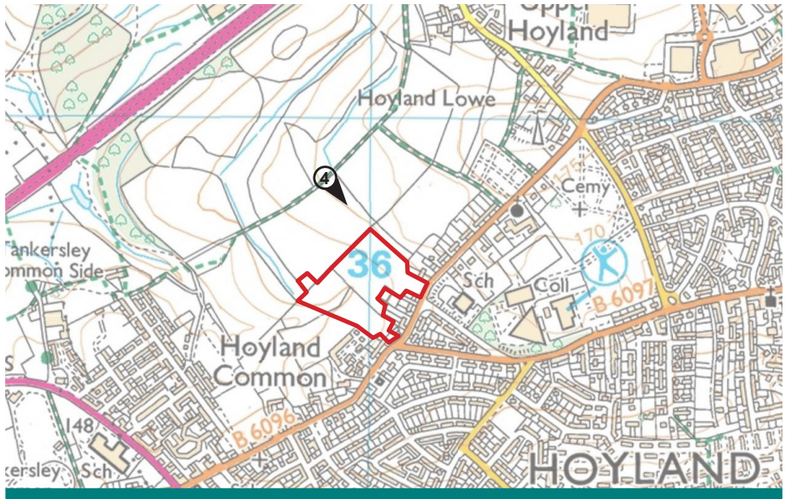
The proposed residential units would be visible as a new element within the view (indicative location illustrated below in red). Strengthening of the western edge of the development with planting is proposed (location shown in green).

Magnitude of predicted visual change (Scale, geographical extent and duration) :

Whilst the new built form creates a new landscape element, this is not considered to be incongruous with local landscape character or townscape as the site is contiguous with the existing built form of the settlement to the south. The key visual effect would be to advance built form slightly within the view. The landscape mitigation strategy would strengthen the contribution of the boundary to local landscape character and link with existing landscape elements, so magnitude of effect is considered to be **medium/adverse** at Year 0. This would fall to **low / adverse** at Year 10 as the landscape structure planting establishes.

Summary of predicted effect:

Medium receptor sensitivity combined with medium magnitude of effect is considered to result in an overall effect of **moderate** from this viewpoint at Year 0. This would fall to **minor** at Year 10.



VIEWPOINT 04

On the PRoW to the north west of the application site

Grid Reference - SE 35869 00837

General Direction of View - SE

Elevation - approx. 155m AOD

Distance to Development Site - approx. 160m



Figure 6.5: Viewpoint 05 – on the public footpath immediately to the north of Hoyland Lowe Stand

Viewpoint location and visual receptor groups:

This viewpoint is located on a PRoW which runs SE - NW to the north of Hoyland Lowe Stand.

It is representative of views experienced by recreational users of the footpath network (A2) and visitors to the setting of Hoyland Lowe Stand (CH1).

Description of existing view:

A view from the public footpath to the north of the Hoyland Lowe Stand. It looks towards the western edge of Hoyland Common and open hills beyond towards the Peak District. Key elements of the view are the open grassed fields, vegetated boundaries and built form of the edge of Hoyland. The pallisade fence which prevents access to Hoyland Lowe Stand is prominenet in the foreground.

Receptor sensitivity (susceptibility and view value)

As defined in the assessment, view value is considered to be **low.** The view will be experienced mainly by recreational users / visitors to the setting of Hoyland Lowe Stand who are considered to have a **high** susceptibility to changes in views.

Overall sensitivity is therefore considered to be **medium**.

Description of predicted view:

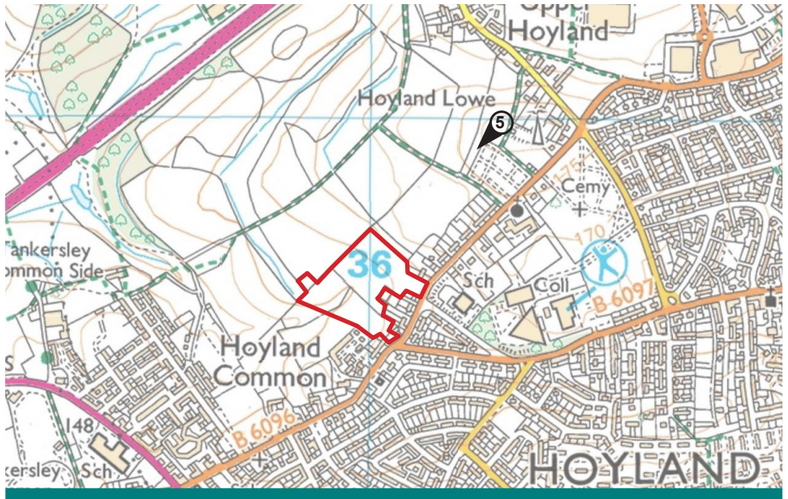
The northern edge of the proposed residential units would be visible as a new element within the view (indicative location illustrated below in red). Strengthening of the western edge of the development with planting is proposed (location shown in green).

Magnitude of predicted visual change (Scale, geographical extent and duration) :

Whilst the new built form creates a new landscape element, this is not considered to be incongruous with local landscape character or townscape as the site is contiguous with the existing built form of the settlement to the south. The key visual effect would be to advance built form slightly towards the viewpoint within the view. The landscape mitigation strategy would strengthen the contribution of the boundary to local landscape character and link with existing landscape elements, so magnitude of effect is considered to be **low / adverse** at Year 0. This would fall but remain as **low / adverse** at Year 10 as the landscape structure planting establishes.

Summary of predicted effect:

Medium receptor sensitivity combined with low magnitude of effect is considered to result in an overall effect of **minor** from this viewpoint at Year 0. This would remain as **minor** at Year 10.



VIEWPOINT 05

Looking south west from Hoyland Lowe Stand

Grid Reference - SE 36311 00979

General Direction of View - SW

Elevation - approx. 181m AOD

Distance to Development Site - approx. 365m



Figure 6.6: Viewpoint 06 – Footway on Hawshaw Lane

Viewpoint location and visual receptor groups:

This viewpoint is located on the footway adjacent to Hawshaw Lane to the east of the application site.

It is representative of views experienced by residents (R2), pedestrians and vehicular users of Hawshaw Lane (H1).

Description of existing view:

A view from the public footway which runs along Hawshaw Lane to the south of the application site. It looks north west through a 'gap' between existing properties over the grassed fields and hedgerow boundaries in the fore and middle distance towards open hills to the north west. Key elements of the view are the residential properties which are key foreground elements, a glimpsed view over the open grassed fields, vegetated boundaries and built form of the southern edge of Birdwell.

Receptor sensitivity (susceptibility and view value)

As defined in the assessment, view value is considered to be **low.** The view will be experienced mainly by residents who are considered to have a **high** susceptibility to changes in views.

Overall sensitivity is therefore considered to be **medium**.

Description of predicted view:

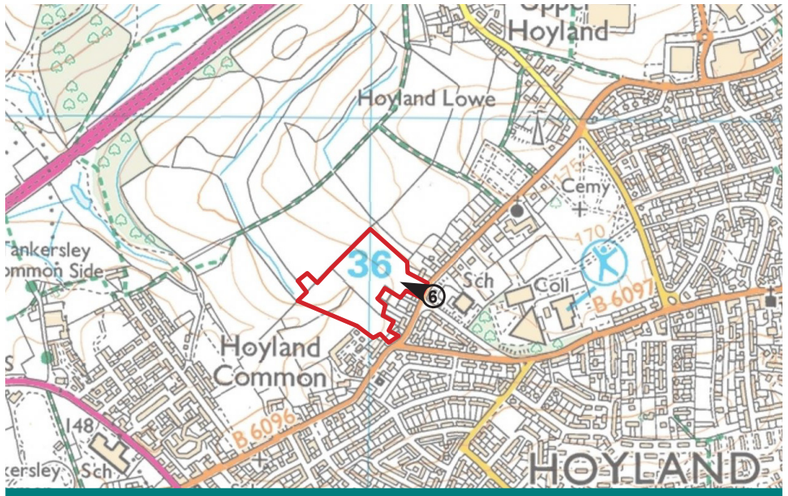
The southern edge of the proposed residential units would be visible as a new element within the foreground of the view (indicative location illustrated below in red). Strengthening of the western edge of the development with planting is proposed (location shown in green).

Magnitude of predicted visual change (Scale, geographical extent and duration) :

Whilst the new built form creates a new landscape element, this is not considered to be incongruous with local landscape character or townscape as the site is contiguous with the existing built form of the settlement to the south. The key visual effect would be to the new built form into the open landscape. The landscape mitigation strategy would have limited effect on visibility of built form at this viewpoint, so magnitude of effect is considered to be **high / adverse** at Year 0. This would fall to **medium / adverse** at Year 10 as the landscape structure planting establishes.

Summary of predicted effect:

Medium receptor sensitivity combined with medium magnitude of effect is considered to result in an overall effect of **moderate** from this viewpoint at Year 0. This would fall but remain as **moderate** at Year 10.



VIEWPOINT 06

Footway on Hawshaw Lane

Grid Reference - SE 36136 00615

General Direction of View - WNW

Elevation - approx. 157m AOD

Distance to Development Site - approx. 10m



Figure 6.7: Viewpoint 07 – Outside St Peters Church, Hoyland

Viewpoint location and visual receptor groups:

This viewpoint is located on the footway outside St Peters Church on Hawshaw Lane to the north east of the application site.

It is representative of views experienced by pedestrians and vehicular users of Hawshaw Lane (H1) and visitors to St Peters Church, Hoyland. (CH3)

Description of existing view:

A view from the public footway which runs along Hawshaw Lane to the north east of the application site. It looks over the residential properties that line both sides of Hawshaw Lane. There are glimpsed views towards the hills to the west. The cemetery on the south side of Hawshaw Lane is visible on the right of the photo.

Receptor sensitivity (susceptibility and view value)

As defined in the assessment, view value is considered to be **low.** The view will be experienced mainly by residents who are considered to have a **high** susceptibility to changes in views.

Overall sensitivity is therefore considered to be **medium**.

Description of predicted view:

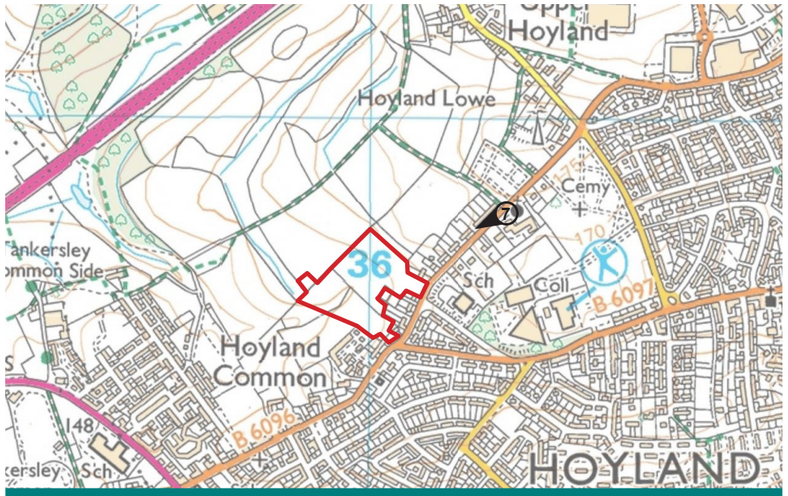
The application scheme would not be visible from this viewpoint.

Magnitude of predicted visual change (Scale, geographical extent and duration) :

None.

Summary of predicted effect:

None.



VIEWPOINT 07

Outside St Peters Church, Hoyland

Grid Reference - SE 36317 00803

General Direction of View - WSW

Elevation - approx. 171m AOD

Distance to Development Site - approx. 260m



Figure 6.8: Viewpoint 08 – St Peters Churchyard, Tankersley

Viewpoint location and visual receptor groups:

This viewpoint is located on the eastern edge of the churchyard at St Peters Church, Tankersely.

It is representative of views experienced by visitors to the setting of this cultural heritage feature (CH2).

Description of existing view:

A view over the wooded foreground (which contains the M1) towards the rising landscape of the built form of Hoyland to the east. Hoyland Lowe Stand, the spire of St Peters church, Hoyland and the Hoyland Leisure centre are key elements of the skyline view.

Receptor sensitivity (susceptibility and view value)

As defined in the assessment, view value is considered to be **low.** The view will be experienced mainly by visitors to the setting of this cultural heritage asset who are considered to have a **high** susceptibility to changes in views.

Overall sensitivity is therefore considered to be **medium**.

Description of predicted view:

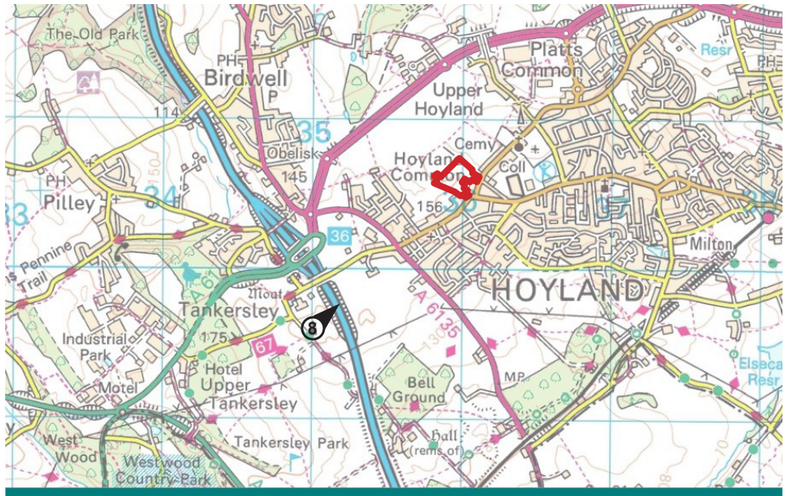
The proposed residential units would be visible at distance (1.25km) in a narrow field of view (indicative massing and hedgerow boundary illustrated below). The development would be seen in the context of an extensive quantity of built form so would not be incongruous. The built form would not break the skyline or block views of Hoyland Lowe Stand of the Spire of St Peters. As the landscape structure planting matures it would screen the built form in views.

Magnitude of predicted visual change (Scale, geographical extent and duration) :

Whilst the new built form creates a new landscape element, this is considered to be relatively inconspicuous and is not considered to be incongruous with local landscape character or townscape. The development woudl forma negligible new element in views which would be completely screened in time so magnitude of effect is considered to be **negligible/adverse** at Year 0. This would fall (but still be considered negligible) at Year 10 as the landscape structure planting establishes.

Summary of predicted effect:

Medium receptor sensitivity combined with negligible magnitude of effect is considered to result in an overall effect of **negligible** from this viewpoint at Year 0. This would fall but still be considered **negligible** at Year 10.



VIEWPOINT 08

St Peters Churchyard, Tankersley

Grid Reference - SK 35017 99669

General Direction of View - ENE

Elevation - approx. 150m AOD

Distance to Development Site - 1.25km



Figure 6.9: Viewpoint 09 – TPT south west of the application site

Viewpoint location and visual receptor groups:

This viewpoint is located on the Trans Pennine Trail adjacent to Tankersely Park golf course.

It is representative of views experienced by users of the trail and users of the golf course.

Description of existing view:

A view over the wooded foreground (which contains the M1) towards the rising landscape of the built form of Hoyland to the east. Hoyland Lowe Stand, the spire of St Peters church, Hoyland and the Hoyland Leisure centre are key elements of the skyline view. Electricity transmission infrastructure forms a prominent feature in the foreground of views.

Receptor sensitivity (susceptibility and view value)

As defined in the assessment, view value is considered to be **low.** The view will be experienced mainly by users of the Trail and users of the golf course who are considered to have a **high** susceptibility to changes in views.

Overall sensitivity is therefore considered to be **medium**.

Description of predicted view:

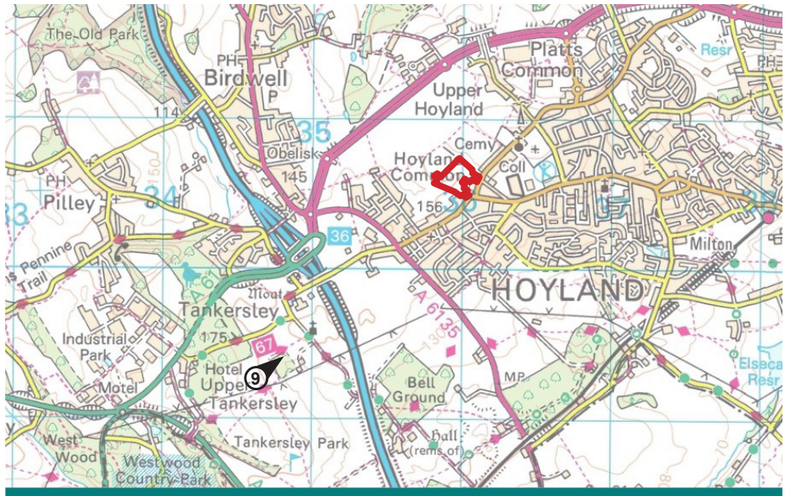
The proposed residential units would be visible at distance (2km) in a narrow field of view (indicative massing and hedgerow boundary illustrated below). The development would be seen in the context of an extensive quantity of built form so would not be incongruous. The built form would not break the skyline or block views of Hoyland Lowe Stand of the Spire of St Peters. As the landscape structure planting matures it would screen the built form in views.

Magnitude of predicted visual change (Scale, geographical extent and duration) :

Whilst the new built form creates a new landscape element, this is considered to be relatively inconspicuous and is not considered to be incongruous with local landscape character or townscape. The development woudl forma negligible new element in views which would be completely screened in time so magnitude of effect is considered to be **negligible/adverse** at Year 0. This would fall to **no effect** at Year 10 as the landscape structure planting establishes.

Summary of predicted effect:

Medium receptor sensitivity combined with negligible magnitude of effect is considered to result in an overall effect of **negligible** from this viewpoint at Year 0. This would be considered to fall to **no effect** at Year 10.



VIEWPOINT 05

TPT to the south west of the application site

Grid Reference - SK 34530 99107

General Direction of View - NE

Elevation - approx. 167m AOD

Distance to Development Site - approx. 2km

