

HYBRID PLANNING APPLICATION FOR SITE REMEDIATION AND UP TO 500 RESIDENTIAL UNITS (USE CLASS C3) AND UP TO 400SQM OF A1 -A5 USES, PLUS SOFT/HARD LANDSCAPING AND ANCILLARY INFRASTRUCTURE AT LAND AT THE FORMER MONCKTON COKE AND CHEMICAL WORKS, LUND HILL LANE, ROYSTON

LANDSCAPE AND VISUAL IMPACT ASSESSMENT



PREPARED BY PEGASUS GROUP | JULY 2020 | P19-1805.001





View from Lund Hill Lane looking south west
(Cover photograph from within Rabbit Ings Country Park looking north west)

CONTENTS

1. INTRODUCTION

2. METHODOLOGY

3. SITE CONTEXT AND DESCRIPTION

Figure 1 - Site Boundary and Surrounding Context

4. DESIGNATIONS AND PLANNING POLICY CONTEXT

Figure 2 - Trans Pennine Trail Map

5. THE PROPOSED DEVELOPMENT, POTENTIAL KEY IMPACTS AND MITIGATION PROPOSALS

Figure 3 - Landscape Masterplan

6. LANDSCAPE BASELINE AND EFFECTS

Figure 4 - Extract of second edition OS Map 1907

Figure 5 - NCA Character Map

Figure 6 - Extract of Barnsley Borough Landscape Character Map

7. VISUAL BASELINE AND EFFECTS

Figure 7 - Extract of Barnsley Borough Public Rights of Way Map

Figure 7 - Photo Locations

8. SUMMARY AND CONCLUSION

9. REFERENCES

- APPENDICES

Appendix A - Landscape and Visual Assessment Criteria

1. INTRODUCTION

- 1.1 This Landscape and Visual Impact Assessment (LVIA) has been prepared by Chartered Landscape Architects from Pegasus Group. It concerns the following application on Land at the former Monckton Coke and Chemical Works, Lund Hill Lane, Royston, S71 4BD:
- ‘Hybrid planning application seeking full planning permission for remediation and means of access, along with outline planning permission (with all matters reserved except access) for redevelopment of the site to include up to 500 residential units (use class C3), up to 400sqm of A1-A5 uses, along with any ancillary parking, amenity, and all other associated public, semi public and private realm, soft/hard landscaping, infrastructure and highways works, access and a new internal road network connecting with the existing road network’.*
- 1.2 The LVIA considers the potential effects of the indicative proposals upon:
- individual landscape features and elements;
 - landscape character; and
 - visual amenity and the people who view the landscape.
- 1.3 The main objectives of the LVIA are as follows:
- to identify, evaluate and describe the current landscape character of the site and its surroundings and also any notable landscape features within the site;
 - to determine the sensitivity of the landscape to the type of development proposed;
 - to identify potential visual receptors (i.e. people who would be able to see the development) and evaluate their sensitivity to the type of changes proposed;
 - to identify and describe any impacts of the development in so far as they affect the landscape and/or views of it and evaluate the magnitude of change due to these impacts;
 - to develop mitigation measures to avoid, reduce and compensate for landscape and visual impacts; and
 - to evaluate the relative significance of residual landscape and visual effects.
- 1.4 Site work was undertaken by a Chartered Members of the Landscape Institute during July 2020.

2. METHODOLOGY

Published LVIA Guidance

- 2.1 The LVIA has been undertaken in accordance with the principles of best practice, as outlined in published guidance documents listed in the reference section of this report, notably the third edition of the Guidelines for Landscape and Visual Assessment (GLVIA3), (Landscape Institute and the Institute for Environmental Management and Assessment, 2013).
- 2.2 The methodology and assessment criteria for the assessment have been developed in accordance with the principles established in this best practice document. It should be acknowledged that GLVIA3 establishes guidelines, not a specific methodology. The preface to GLVIA3 states:
- ‘This edition concentrates on principles and processes. It does not provide a detailed or formulaic ‘recipe’ that can be followed in every situation – it remains the responsibility of the professional to ensure that the approach and methodology adopted are appropriate to the task in hand.’*
- 2.3 The approach set out below and in detail in Appendix A has therefore been developed specifically for this assessment to ensure that the methodology is fit for purpose.

Distinction between Landscape and Visual Effects

- 2.4 In accordance with the published guidance, landscape and visual effects were assessed separately, although the procedure for assessing each of these is closely linked. A clear distinction has been drawn between landscape and visual effects as described below:
- Landscape effects relate to the effects of the indicative proposals on the physical and perceptual characteristics of the landscape and its resulting character and quality; and
 - Visual effects relate to the effects on specific views experienced by visual receptors and on visual amenity more generally.

Landscape and Visual Impact Assessment Process

- 2.5 The assessment of landscape effects follows a recognised process set out below:
- Identify the baseline landscape resource (i.e. individual landscape elements and a thorough understanding of landscape character both at a local scale and a wider scale) and its value;
 - Evaluate the sensitivity of the landscape resource to the type

of development proposed;

- Develop mitigation proposals / measures iteratively throughout the development process in order to avoid, reduce and ameliorate potential adverse landscape impacts and to maximise the beneficial landscape impacts of the development;
 - Identify predicted landscape impacts of the development;
 - Evaluate the magnitude of change to the baseline landscape resource; and
 - Assess the level of residual effect of the development on the landscape.
- 2.6 The assessment of visual effects follows a similar process as set out below:
- Identify the geographical area within which views of the development are possible through field work;
 - Identify potential visual receptors for the development (i.e. groups of people who would have views of the development);
 - Describe the nature of the baseline views towards the development for each receptor group, usually illustrated by a photograph;
 - Evaluate the sensitivity of the visual receptor groups;
 - Develop mitigation proposals / measures iteratively throughout the development process in order to avoid, reduce and ameliorate potential adverse visual impacts and to maximise the beneficial visual impacts of the development;
 - Identify predicted visual impacts of the development on receptor groups;
 - Evaluate the magnitude of change in the view of representative visual receptor groups; and
 - Assess the level of residual effects on the views from representative receptor groups and on overall visual amenity.

Types of Landscape and Visual Impacts Considered and Duration	
2.7	The LVIA assesses both the permanent effects of the development and the temporary effects associated with its construction.
2.8	Consideration has been given to seasonal variations in the visibility of the development and these are described where necessary.
2.9	Both beneficial and adverse effects are identified in the assessment and reported as appropriate. Where effects are described as 'neutral' this is where beneficial effects are deemed to balance the adverse effects. The adverse and beneficial effects are communicated in each case so that the judgement is clear.
2.10	As part of the proposed development, new planting would be introduced. Newly planted vegetation takes a number of years to mature and average growth rates have been taken into consideration in this assessment. The effectiveness of vegetation would improve over time (both in terms of integrating the development into the surrounding landscape and in providing visual screening) and this needs to be considered appropriately.
2.11	Therefore, permanent landscape and visual impacts of the scheme are assessed during the site preparation phase and then both in the winter of year 1 (the year in which the development is completed) and also in the summer of year 15 (15 years after completion of the development). In this second scenario it is assumed that vegetation planted as part of the development will have established and exhibit a degree of maturity.
Assessment Criteria	
2.12	The criteria used as guidance in assessing the effects of the development is outlined in Appendix A.

Assumptions and Limitations of the Assessment	
Assessed Proposal	
2.13	The proposed scheme has been developed iteratively in conjunction with the production of the LVIA with the intention of incorporating mitigation into the scheme from the outset. The effects identified and described as part of this LVIA are based on the illustrative masterplan proposals submitted as part of this application.
Study Area	
2.14	This LVIA and the assessment of landscape and visual effects has focussed on a 3km study area. Based on an understanding of visibility gained during site visits, it was considered that given the context of the landscape and the scale of the development proposed, beyond approximately 3km development would be difficult to discern within wider views. As such, beyond this distance, landscape or visual effects are likely to fall below the level of effect required to register even a minor adverse level of effect
Baseline Information	
2.15	The baseline landscape resource and visual receptors were identified in part through a desk based study of Ordnance Survey mapping, published landscape character studies, relevant planning policies, interrogation of aerial photography, as well as photographs taken and observations made during a site visit conducted during Summer months in 2020.
2.16	Access during site visits was restricted to publicly accessible locations or land within the ownership of the site landowners. No access was possible to private properties and therefore, assumptions have been made regarding the view from private properties. These assumptions have been based on an understanding of the properties and features present within the wider landscape gained during the site visit from publicly accessible locations. Assumptions are guided by professional experience and judgement.
2.17	Site visits were conducted during optimal visibility conditions allowing a good understanding of the landscape and the general visibility.

3. SITE CONTEXT AND DESCRIPTION	
Site Context	
3.1	The Site is previously developed land within the settlement boundary of the Principal Town of Royston. The Site is approximately 16 ha and comprises the former Monckton Coke and Chemical works, which closed in December 2014. Since its closure, the former structures associated with the operation of the coke and chemical plant at the Site have been largely demolished and we understand that it has been remediated to the condition it was in prior to 2002 when an Environmental Permit was issued to operate the facility. The permit has since been surrendered following a successful application made to the EA by the Site's previous owner.
3.2	The Site comprises two parcels of land separated by the railway line; the larger 15 ha parcel to the east of the railway line and a smaller 1 ha parcel to the west.
3.3	The larger parcel comprises the former Monckton Coke and Chemical works and is bounded by Lund Hill Lane to the east and south. A railway line and the disused Barnsley Canal is located to the west. The Trans Pennine Trail follows the line of the Barnsley Canal. To the north there are a small number of residential dwellings, with open countryside beyond. Existing vegetation is predominantly located at the Site boundaries, though there is also a large area of mature vegetation to the southern section of the large parcel.
3.4	The smaller parcel is undeveloped land bounded by Lund Hill Lane to the south, the railway line to the east and residential properties to the west.
3.5	It is understood from pre-application enquiries that there is a Yorkshire Water sewerage asset recorded crossing the site from the adjacent YW sewage works, that has a discharge outfall to the local watercourse (Barnsley Canal) that is adjacent to the development site.
3.6	A small industrial estate lies to the east off Lund Hill Lane. Rabbit Ings Country Park (formerly used as the spoil heap) wraps around the industrial estate and abuts Lund Hill Lane. It was formed on the Site of the former colliery yard and spoil heap of the Monckton Colliery and then the Royston drift Mine which closed in 1989. It now provides a recreational facility.



Figure 1: Site Boundary and Surrounding Context

4. DESIGNATIONS AND PLANNING POLICY CONTEXT

4.1 This section provides an overview of the designations and policy framework of particular relevance to the landscape and visual issues considered in this LVIA. Policies with specific geographical limits and which are relevant to a consideration of landscape and visual matters are illustrated on Figure 2.

European Landscape Convention

- 4.2 The European Landscape Convention (ELC) is the first international convention to focus specifically on landscape. The convention promotes landscape protection, management and planning, as well as European co-operation on landscape issues. Signed by the UK Government in February 2006, the ELC became binding from March 2007. It applies to all landscapes, towns and villages, as well as open countryside; the coast and inland areas; and ordinary or even degraded landscapes, as well as those that are afforded protection.
- 4.3 The Government has stated that it considers the UK to be compliant with the ELC’s requirements and in effect the principle requirements of the ELC are already enshrined in the existing suite of national policies and guidance on the assessment of landscape and visual effects.
- 4.4 The ELC defines landscape as:
- ‘An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.’ (Council of Europe 2000)*
- 4.5 It is important to recognise that the ELC does not require the preservation of all landscapes although landscape protection is one of the core themes of the convention. Equally important though is the requirement to manage and plan future landscape change. The ELC highlights the importance of developing landscape policies dedicated to the protection, management and planning of landscapes. The analysis of landscape and visual matters in this LVIA read in context with appropriate national and local policy will enable decisions to be made with due regard to landscape character as promoted by the ELC.

National Planning Policy

- 4.6 A revision to the National Planning Policy Framework (NPPF) was published on February 2019. A summary of the key relevant text is outlined below.
- 4.7 The NPPF sets out the Government’s national policy on land use planning in England. The primary principle of the NPPF is the presumption in favour of sustainable development as set out in section 2, paragraph 11.

NPPF SECTION 12: ACHIEVING WELL DESIGNED PLACES

4.8 Paragraph 127 outlines some key points in respect to the design of new developments and states:

‘Planning policies and decisions should ensure that developments:

- 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;*
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...’*

NPPF SECTION 15: CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

4.9 Paragraph 170 of the NPPF in relation to valued landscapes, states:

‘Planning policies and decisions should contribute to and enhance the natural and local 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...’*

4.10 It is considered that the site does not constitute a valued landscape as set out in paragraph 170 of the NPPF.

Local Planning Policy

4.11 The relevant development plan policy framework comprises of the recently adopted Barnsley Local Plan (2019). The relevant policies from the Local Plan are listed below:

- Policy D1 High quality Design and Place making
- Policy LC1 Landscape Character
- Policy GS1 Green Spaces

- Policy GS2 Green Ways and Public Rights of Way

Supplementary Planning Documents

4.12 The following SPDs are a material consideration in determining the planning application:

- Biodiversity and Geodiversity SPD (adopted May 2019)
- Design of Housing Development SPD (adopted May 2019)
- Open Space Provision on New Housing Developments SPD (adopted May 2019)
- Residential Amenity and the Siting of Buildings SPD (adopted May 2019)
- Trees and Hedgerows SPD (adopted May 2019)

Landscape Designations

- 4.13 The site is not covered by any designation at a national, regional or local level that recognises a specific landscape importance.
- 4.14 Part of the site to north-east lies in the Green Belt, but this is not included in the area proposed for development. The Trans Pennine Trail runs to the west of the site. An identified ‘green way’ runs along Lund Hill Lane, to the east of the site, linking into Rabbit Ings Country Park.

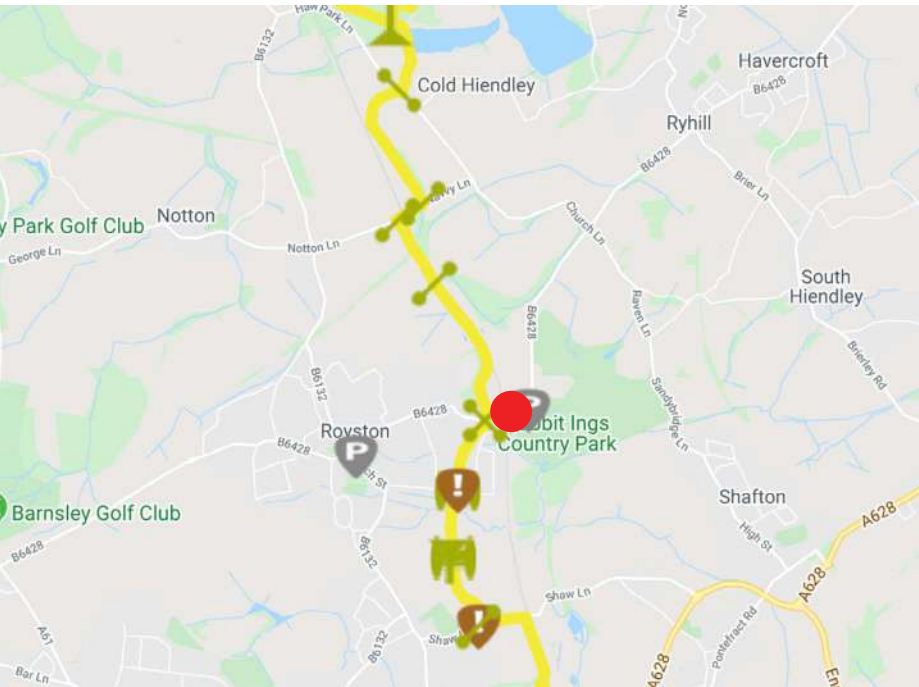


Figure 2: Extract of Trans Pennine Trail map, (the approximate site area is marked with a red dot).

5. THE PROPOSED DEVELOPMENT, POTENTIAL KEY IMPACTS AND MITIGATION PROPOSALS

The Proposed Development

- 5.1
- Below is a brief summary of those elements which have a particular bearing upon the LVIA.
- 5.2
- This landscape and visual assessment considers a mixed use development that includes:
 - Site remediation/construction phase
 - up to 500 residential units (use class C3),
 - up to 400sqm of A1-A5 uses,
 - any ancillary parking,
 - public, semi public and private realm, soft/hard landscaping,
 - infrastructure and highways works, access and a new internal road network connecting with the existing road network.
- 5.3
- As part of the iterative approach to design and assessment, the indicative proposals have been developed based on a sound understanding of baseline landscape and visual constraints and opportunities.

Potential Key Impacts

Effects During Construction

- 5.4
- Any effects on landscape and visual receptors during construction are likely to arise from temporary construction works including:
 - Site clearance and accommodation works;
 - Movement and presence of associated construction vehicles and plant;
 - Presence of construction compounds, site offices and welfare facilities;
 - Presence of mobile or truck/track mounted cranes for construction of proposed buildings;
 - Earthworks and construction associated with the formation of development platforms, foundations, road infrastructure and drainage; and
 - Highways and junction improvements, including tie-ins with the existing road network.

Effects at Completion (Year 1) and Year 15

- 5.5
- The permanent components of the proposed development which may give rise to effects on landscape and visual receptors are listed as follows:
 - The proposed buildings;

- The new access to Roundhill Road; and
- The new access and infrastructure provisions; and
- Mitigation integrated into the proposed development, including provision of new planting.

Mitigation Proposals

- 5.6
- The project team have worked corroboratively with the consultant design team as part of an iterative design process, to ensure that the baseline assessment of landscape features, character and visual receptors has influenced the design and indicative layout of the proposed development. This has resulted in a landscape and visual mitigation strategy that seeks to minimise the landscape and visual effects of the proposed scheme and wherever possible, deliver landscape, visual, and ecological benefits.
- 5.7
- All of the mitigation measures proposed are located within the red line of the application site on land owned by the applicant. These measures can therefore be secured through the development.
- 5.8
- The principal aims of the landscape and visual mitigation are shown on Figure 3 – Landscape Masterplan, and are summarised as follows:
 - To retain, maintain and enhance existing broad leaved woodland and scrub where possible, particularly around the periphery of the site.
 - Create new replacement areas of native tree and shrub planting on boundaries where levels and remediation require the removal of existing vegetation.
 - Create a new green boundary and entrance feature adjacent to Lund Hill Lane with new native hedgerow planting and standard trees where possible.
 - Create new wetland habitats where possible in addition to the SUDS proposals.
 - Create species rich grasslands and meadow areas.
 - Plant new native trees within areas of public open space.
 - To provide long term management of existing and proposed vegetation to ensure visual mitigation remains and provides benefit for local wildlife.



Figure 3: Landscape Masterplan

6. LANDSCAPE BASELINE AND EFFECTS

- 6.1 This section provides an overview of the landscape features and landscape character of the landscape, an indication of their sensitivity to development of the type proposed and an assessment of the predicted level of effect.
- 6.2 The assessment of effects on landscape features and character firstly assesses the sensitivity of the landscape resource in terms of its susceptibility to development and the value of the landscape resource. An assessment is then made as to the magnitude of the change, in terms of its scale or size.
- 6.3 The assessments of sensitivity of the receptor and magnitude of change are then combined with the duration of the effect and the reversibility of the effect, to assist in determining the relative level of effect on each landscape feature or character area.
- 6.4 A summary of landscape effects are included at Table 1.

Landscape Features

Landform and Topography

- 6.5 The local topography is undulating and sloping, occasionally cut with small valleys. The smaller of the two site areas is located at approximately 51m AOD adjacent to Lund Hill Lane on the southern boundary, rising to approximately 57m AOD in the north east corner. The larger, main site area ranges from 54m above AOD adjacent to the railway bridge in the south western corner through to 70m AOD in the north east corner of the site. Lund Hill Lane on the eastern boundary follows the gradual rise in elevation over approximately 16m. Locally, the ground continues to rise to the north of the site area to a local high point of 95m AOD, beyond a thick band of woodland. To the east of the site area the ground rises within Rabbit Ings Country Park also to a height of 95m from where panoramic views can be gained over the local surrounding landscape.
- 6.6 The landform of the site has resulted from the previous uses of the site particularly in terms of former build platforms. Generally the overall grade and form of the site area is typical of the local landscape and not remarkable or of any particular merit. It is considered to be of low sensitivity in terms of topography to the introduction of the development.
- 6.7 It is assumed for the purposes of this assessment that the new development would be constructed approximately at grade with current ground levels, (post remediation) with minimal re-grading taking place. In addition, earthworks would be required to accommodate building foundations, roads and SUDs features. Although landscape effects are considered long term and permanent the magnitude of change is assessed as low, resulting

in a Minor (neutral) landscape effect to landform and topography.

Land Use, Buildings and Infrastructure

- 6.8 Since the closure of the former Monckton Coke and Chemical works in 2014, the former structures associated with the operation of the coke and chemical plant at the Site have been largely demolished. A large hopper/tower structure remains in the north eastern portion of the site, (see photograph 9) and a telecommunications mast in the southern portion of the site, these are particularly notable structures as they currently provide site markers from viewpoints in the surrounding landscape. A further building on the north eastern boundary, (see photo 10) has an unusual form.
- 6.9 A railway line runs immediately adjacent to the western boundary of the site.
- 6.10 The remnant buildings, whilst currently forming notable markers in the landscape are no longer complete and are in a derelict state. Most of the site infrastructure has been removed leaving just foundations and extensive areas of concrete hard standing. This post industrial site is considered to be of low sensitivity to



Figure 4: Extract of the second edition OS map, published 1907.

the introduction of new development.

- 6.11 The magnitude of change to the remaining elements of the former land use is assessed as low, (the industrial buildings and associated infrastructure would be replaced with a residential estate and new smaller scale employment development), resulting in a Minor (neutral to beneficial) landscape effect on land use, buildings and infrastructure.

Watercourses and Drainage

- 6.12 There are no water features within the site itself. A section of the now disused Barnsley Canal lies to the west of the site, beyond the railway line, this includes an area where the channel widens to a series of ponds opposite the north western portion of the site.

Vegetation

- 6.13 There are three main areas of exiting vegetation at the site, along with further vegetation around the site boundaries, as follows:

Area in the north-western part of the site

- 6.14 An area of existing vegetation runs along the thin strip of the red line boundary which extends alongside the railway line at the north-western extent of the site. This comprises of existing broad leaved woodland characterised by Birch . The area would be retained as part of the development proposals and managed appropriately.

Area in the southern part of the site

- 6.15 Another area of existing vegetation covers the southernmost section of the site where the land levels slope down from the centre of the site to the south-west. This comprises of areas of native broad leaf woodland planted as a plantation and scrub. This area would be kept free from built development as part of the proposals, but would be turned into an area of publicly accessible greenspace retaining and supplementing some of the existing vegetation and thinning out and opening up other areas for informal leisure use.

Area in the north-eastern part of the site

- 6.16 There is also an area in the north-eastern corner of the site where a former tramway and area of associated buildings is now beginning to vegetate. This area is proposed to be filled as part of the development and would form part of the proposed residential area. However, the planted bund which extends from this area along the northern boundary of the site would be retained, continuing to screen views of the site from the north.

- 6.17 Existing, particularly mature vegetation is intrinsically sensitive to removal or damage by development. Skyline Ecology has assessed the habitats on site in the Ecological assessment and made recommendations for retention and enhancement where relevant. The vegetation on site is recorded as of local value only. The existing vegetation is therefore assessed as being of medium to high sensitivity.
- 6.18 Where possible, the existing vegetation on the boundaries will be retained for example, along the north western spur, where this may not possible due to site levels, for example on the northern and southern boundaries the soil materials will be retained and the areas replanted with suitable native material.
- 6.19 The magnitude of change to the existing vegetation is assessed as medium, (vegetation will be retained where possible around the site periphery and will be replaced where required including additional planting within the site area), resulting in a Major Moderate (neutral to beneficial) landscape effect on vegetation once new planting is established .

Landscape Character

- 6.20 Landscape character is an expression of pattern within an area resulting from particular combinations of natural, built and historical factors which make one place different from another, creating areas that have a unity of character and a distinctive sense of place when viewed from a landscape-wide perspective.
- 6.21 A focus has been made within this assessment on that part of the landscape from where the site (and any future development on it) has the potential to be visible.

Published Landscape Character

- 6.22 Published Landscape Character Assessments that cover the proposed development site and are listed below:
 - NCA - 38 Nottinghamshire, Derbyshire and Yorkshire Coalfield
 - Barnsley Borough Landscape Character Assessment 2002
 - Barnsley Borough Landscape Character Assessment – 2016 Review

NATIONAL CHARACTER AREA (NCA) 38 NOTTINGHAMSHIRE, DERBYSHIRE AND YORKSHIRE COALFIELD

- 6.23 The site lies within National Character Area (NCA) 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield, as shown by Figure 4. Key characteristics of relevance to the site and study area are described in the profile as follows:
 - 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.

- 6.24 The evidence base provided within the NCA description provides a useful contextual overview of the wider landscape character. This scale of assessment however is of limited assistance in considering landscape impacts due to its broad coverage.
- 6.25 Although the document has been reviewed as part of the baseline study, it has not been deemed necessary to assess the effects of the proposed development on landscape character at this national scale. The development (contiguous with the urban edge) is of such a relative scale that it is not considered to have the potential to result in any noteworthy effects to landscape character at this scale. A greater degree of attention is made with the local character.



Figure 5: NCA 38 Nottinghamshire, Derbyshire and Yorkshire Coalfield Location Map (Natural England) - approximate site location shown by red dot.

BARNSELEY BOROUGH LANDSCAPE CHARACTER ASSESSMENT (2002)

- 6.26 The Landscape Character Assessment of Barnsley Borough was originally undertaken in order to inform the 2002 review of the Unitary Development Plan. A review was then undertaken in 2016 to ascertain whether changes to the landscape since 2002 had materially altered the findings of the study in respect of the landscape types and their respective landscape condition, strength of character, sensitivity and landscape capacity.
- 6.27 A series of six Character Types are identified across the Borough, divided into 17 landscape character areas, of which the site lies within the *Settled Arable Slopes* landscape type and the *D1 North East Barnsley Settled Arable Slopes area*.
- 6.28 Key Characteristics are identified as:
- **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



Figure 6: Extract of mapping from Barnsley Borough Landscape Charcater Assessment (2015)

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.
- 6.29 Overall, the document identifies that the ‘sensitivity to and capacity for, development are both judged to be **medium**’.

LANDSCAPE EFFECTS UPON SETTLED ARABLE SLOPES LANDSCAPE TYPE AND THE D1 NORTH EAST BARNSELEY SETTLED ARABLE SLOPES AREA.

- 6.30 The site is located on sloping landform which is characteristic of the wider character area. Whilst largely enclosed by vegetation on all boundaries, apart from the north eastern boundary adjacent to Lund Hill road, the site is heavily influenced by previous industrial uses. Whilst much of the built form has been removed, the overall character of the site is post industrial dominated by open areas of concrete, rubble and hard standing creating a strong urban influence and an area awaiting regeneration.
- 6.31 The immediate character of the site contrasts with an abrupt transition into the wider countryside to the north again a common characteristic of the character area. The transitions to the residential area of Royston to the south west are less abrupt and to the regenerated landscape of Rabbit Ings Country Park to the east is the transition is tempered by additional surrounding industrial uses and parking areas to the Country Park.
- 6.32 Within the context of D1 North east Barnsley Settled Arable Sloes Area the site would form an area of regeneration and landscape

repair on this post industrial site. Existing tree cover would be retained where possible and new trees planted to integrate the site into the wider landscape.

- 6.33 The magnitude of change to the character area is judged to be low (beneficial) resulting in a Minor (beneficial) effect.

The Character of the Site Itself

SENSITIVITY

- 6.34 As previously described, the character of the site is formed by a slightly sloping, derelict post industrial site, strongly enclosed around a large part of the periphery by native broad leaved woodland and regenerating scrub.
- 6.35 The site is not covered by any designation that recognises a specific landscape or scenic importance and has no recreational value, being not publicly accessible. The site contains some elements of value, namely the boundary vegetation which includes regenerating scrub vegetation, which largely limits visibility of the site beyond the boundaries. It is judged therefore, that the landscape value of the main body of the site is low.
- 6.36 The site is influenced by surrounding commercial activities to the east and south east of the site, and existing residential development in Royston to the south. Due to the derelict nature of much of the site area, the susceptibility of the landscape character of the site to a mixed development of the type proposed is considered to be low.
- 6.37 Overall, as a post industrial delict site of low value and low susceptibility to change, the character of the main body of the site is therefore considered to be of low sensitivity.

PREDICTED EFFECTS

- 6.38 The landscape character of the site has the potential to be strongly and positively influenced by the proposed development. The character of the surrounding site is influenced by both built form, agricultural and recreational uses. The proposed development would result in a notable change to the character of the site (within its boundaries). Effects relate predominantly to a change in the current land use from a derelict industrial site for the majority of the site area, to residential and commercial development. The layout would retain or replace most of its valuable features in the form of boundary vegetation.
- 6.39 The magnitude of change to the site itself is assessed as medium resulting in a Moderate (beneficial) level of effect on the character of the site (within its boundaries) during all phases of the development.

Summary

Landscape Features

- 6.40 The proposed development actively seeks to retain and augment key landscape features where possible, particularly the existing boundary vegetation surrounding the site on three sides, including along the northern boundary. Where this is not possible due to regrading and remediation boundary vegetation will be replanted.
- 6.41 The proposed development would represent a change to the current site conditions, (a derelict industrial site) to a new residential and commercial development. As such the landscape effect upon land use would give rise to a Minor neutral beneficial long-term effect.
- 6.42 The development proposals would provide additional tree and hedgerow planting around the periphery and within the extents of the site, resulting in a Major Moderate beneficial effect upon vegetation cover in the long-term.

Landscape Character

- 6.43 The most notable effects on landscape character relate to the character of the immediate site and the immediate landscape beyond its boundaries.
- 6.44 The development proposals would give rise to a Moderate beneficial long-term effect upon the landscape character of the site itself. The effect upon the surrounding landscape character would be tempered as a result of the retention, supplementation and replacement of existing vegetation, limiting adverse effects and on balance creating beneficial effects upon the character of the surrounding landscape. Over time, these effects would increase further as existing and proposed planting matures.
- 6.45 Overall, any effect on landscape character would be highly limited and localised and the proposed development would relate well to its context to the north of the settlement of Royson, the Rabbit Ings Country Park and the existing commercial development adjacent to the site.

7. VISUAL BASELINE AND EFFECTS

- 7.1 Photography undertaken during site visits seeks to representatively illustrate the range of views that are available towards the site. These are represented as viewpoint locations illustrated in Figure 8.
- 7.2 Potential visual receptor groups have been identified and are discussed below. In the case of residential properties, these are typically grouped together into clusters of properties which would experience a similar view.
- 7.3 In accordance with GLVIA3, the assessment of visual effects begins with an assessment of the sensitivity of each visual receptor to residential development in terms of their susceptibility to change in their views and the value of the existing view. An assessment is then made as to the magnitude of the change in terms of its scale or size.
- 7.4 The assessments of receptor sensitivity and magnitude of change are then combined with the duration and reversibility of the effect, to assist in determining the relative level of effect on each visual receptor.
- 7.5 The visual effects of the proposed development on key visual receptors are assessed below. Consideration has been given to seasonal variations in the visibility of the development and these are described where necessary.
- 7.6 As part of the proposed development, new planting would be introduced as set out in Section 5. New planting takes a number of years to mature and average growth rates have been taken into consideration in this assessment. The effectiveness of the vegetation both in terms of integrating the development into the surrounding landscape and in providing visual screening would improve over time and needs to be considered appropriately.
- 7.7 Effects are therefore considered during construction, at Year 1 (in the first winter of the year in which construction is completed assuming a worst case scenario with the effects of winter leaf loss) and also in Year 15 following completion of the development when the proposed planting is assumed to have achieved a good degree of maturity. It is considered that any views of construction work will have a greater visual effect than the final built form due to the perceivable contrast from the existing context.
- 7.8 The proposed illustrative landscape masterplan (Figure 3) presents a scheme that is considered to have beneficial environmental effects and the scheme has been developed in line with a detailed analysis of landscape and visual issues so as to integrate sensitively within the existing landscape and visual

context. This said; however, a precautionary default approach to the assessment has been adopted whereby visual effects are considered adverse (unless stated otherwise).

Residential receptors

- 7.9 Residential receptors (residents at their property) are generally considered to be of high sensitivity to changes in their view. It is generally accepted; however, that sensitivity decreases within upper floors due to the use of upper storeys generally not being associated with primary living spaces. As a precautionary approach, the default position adopted is that residential receptor sensitivity is high.

Properties on Lund Hill Lane – to the north of the site

- 7.10 A small cluster of properties are located off Lund Hill Lane, around 150m to the north of the site. The properties are set within mature trees and are orientated in an east-west direction, rather than southwards towards the development site. There would be no views from the properties of the proposed development due to the screening from the planted buffer along the northern boundary of the site which is to be retained or reinstated as part of the proposals and other intervening vegetation.

Properties on Lund Hill Lane – to the south of the site

- 7.11 A single property is located to the east of the railway bridge on the south side of Lund Hill Lane. Views into the main body of the site from this property are heavily screened by existing scrub and broad leaved woodland on the site boundary. It is intended that this vegetation is retained and supplemented therefore there would be no views from this property of the proposed development. (See photograph 6)

Properties in Royston

- 7.12 The site lies to the north-east of Royston, with the nearest properties, on Midland Road, lying around 100m from the southern boundary of the site, on the opposite side of the railway line. Due to the embankment on which the railway line is located, and the vegetation which runs alongside both sides of the railway line between the site and Royston, there would be no potential for views of the proposed development from the town. The screening existing vegetation provides outside the site boundaries would be supplemented with additional planting along the western boundary. (See photographs 4,5 & 11).

Recreational receptors

- 7.13 Whilst there is likely to be variation in terms of receptor sensitivity and visual effects experienced along a route (dependant on the angle and direction of the view) the assessment considers a worst case scenario whereby recreational users of Public Rights of Way and cycle routes are considered to be of high sensitivity to changes in their view.

Users of the Trans Pennine Trail

- 7.14 The Trans Pennine Trail runs to the west of the site, along the alignment of the former Barnsley Canal. At its nearest point the route passes within only a few metres of the site however due to its location on the opposite side of the railway embankment, with its mature vegetation, there would be no potential for views of the proposed development from the route. (See photographs 11,12 & 13).



Figure 7: Extract of Barnsley Borough Council Public Rights of Way Map (Green Bridleways, Blue Footpaths).

Visitors to Rabbit Ings Country Park

- 7.15 Rabbit Ings is a 64-hectare country park located on the former colliery yard and spoil heap of the Monkton Colliery and then the Royston Drift Mine, which closed in 1989. The area includes a viewing point at its highest point, along with numerous footpath, cycle and bridleway routes. There are also a series of football pitches in its south-western corner. Car park provision to access the Park is located just off Lund Hill Lane, to the north and south opposite the proposed development site.
- 7.16 Views towards the site from the elevated sections of the Country Park are represented by photographs 1 and 2, lower sections of the park overlooking the carpark and football pitch areas are shown in photograph 3. On site vegetation around the periphery of the site screens out views into the main body of the site area from the Country Park. This screening is supplemented by vegetation to the east of Lund Hill Lane, largely within the bounds of the Country Park. The only elements of the site area that can currently be seen from the Country Park are the upper sections of the tall hopper structure and an existing telecommunications mast. The hopper structure would be removed as part of the proposal resulting in no views of the site or elements within it being gained from the Country Park.

Users of Public Footpath to the east of the site (Royston 22)

- 7.17 This route heads east into Rabbit Ings Country Park from Lund Hill Lane, at a point opposite the north-eastern boundary of the site. Mature vegetation adjacent to Lund Hill Lane within the Country Park prevents views towards the site from the route The route follows lower ground to the north of the elevated spoil heap.

Users of Public Footpath to the south of the site (Royston 11)

- 7.18 This route heads south-east into Rabbit Ings Country Park from Lund Hill Lane, at the point where the main country park car park entrance is located. It then passes to the east of the football pitches in the lower lying area of the Park. There would be no potential for views of the proposed development from this footpath due to the screening provided by the mature vegetation which would be retained along the southern and south-eastern boundary of the site. (See photograph 3).

Users of Public Footpaths to the west of the site (Royston 1 and 2)

- 7.19 These routes run to the north-east of Royston in the vicinity of Common Lane. Whilst open views in the direction of the

site are available from this area, the mature vegetation which runs along the railway embankment adjacent to the site would prevent any visibility of the proposals from these footpaths. The telecommunications mast and hopper structure are the only elements of the site visible from this location. The hopper structure would be removed as part of the proposal.

Users of Public Footpaths in the Wakefield Authority Area (SOUTH HIENDLEY 9)

- 7.20 This route runs between the village of Felkirk and Rabbit Ings Country Park and is around 600m from the site at its closest point. Whilst there are open views across the landscape from sections of the footpath, mature vegetation in and around the boundaries of the site would restrict the potential for any views of the proposals.

Road users

- 7.21 With reference to the criteria set out in Appendix A, users of minor roads are considered to be of medium or high sensitivity, depending on the level of recreational use of the route where they are located. Given the context of the roads it is considered that users of these roads would have no greater than a medium sensitivity as the most roads provide local villages and businesses connections to main roads.

Users of Lund Hill Lane

- 7.22 Lund Hill Lane runs along the southern and eastern boundaries of the site. Mature vegetation lines the southern and south-eastern boundaries of the site, with the only exception being the entrance to the Hargreaves Production site, which is excluded from the site boundary of the development proposals. To the north of the buildings associated with Hargreaves Production, views over the site become more available where there is a break in the vegetation and the boundary is defined by timber fencing and the main site entrance. North of this entrance regenerating scrub vegetation in the north eastern portion of the site again limits views. (See photographs 6-10).
- 7.23 Along the southern section of the road the vegetation will be retained and supplemented, therefore views from this section of the road will not change. From the mid section of the road views of the existing derelict site and hopper tower beyond the Hargreaves Production buildings and existing fencing will be replaced with views of the proposed development and the associated landscape proposals. Of particular note would be the introduction of new planting along the eastern boundary which will provide a new green edge. Along the northern section of the road passing the

site area, (before views are lost on the northern side of the former rail bridge) views would be gained of the proposed housing within the site and associated new planting due to the removal of scrub vegetation in this area.

- 7.24 It is judged that the magnitude in change for receptors travelling along Lund Hill Lane and observing the change in views from a derelict post industrial site to a new area of residential and commercial development would be a medium magnitude of change, i.e. there would be some change in the view that would be clearly notable from the existing baseline. This would result in a no greater than moderate (beneficial) effect on views along the lane, in the upper sections where views can be gained. The effects are judged to be beneficial due to the regeneration of the site and the introduction of new planting within the site area and around the periphery where levels and remediation may result in the removal of existing vegetation.

Summary

- 7.25 The site area is very visually contained by existing vegetation within or immediately surrounding the site. The proposed layout has sought to retain and supplement this containment to minimise visual effects which would largely be beneficial.
- 7.26 The main receptors of any visual change are likely to be road users on Lund Hill Lane. Whilst the change in site conditions will be marked, this change will be beneficial in terms of the regeneration of the site and the introduction of new built form within a landscape framework which would include new structure planting and habitat creation for wildlife.

Photographic record

7.27 The following photographs represent the nature of the existing view from key locations within the landscape surrounding the site. The locations of the photographs are illustrated on Figure 8 below.



Figure 8: Photograph Location Plan



Photograph 1: From panoramic viewpoint within Rabbit Ings Country Park looking north west towards site.



Photograph 2: From edge of ridge within Rabbit Ings Country Park looking north west towards site.

Mast within site area



Photograph 3: From western section of Rabbit Ings Country Park looking north west towards site over football pitches.



Photograph 4: From panoramic viewpoint within Rabbit Ings Country Park looking north west towards site.



Photograph 5: From Lund Hill Lane looking north east.



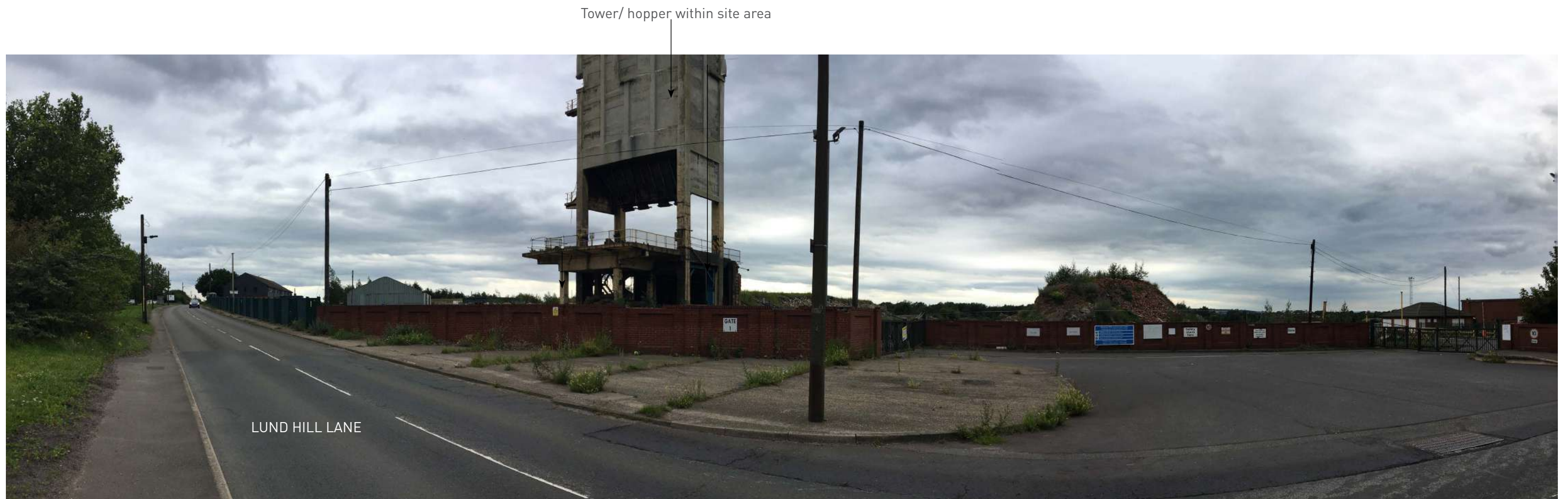
Photograph 6: From Lund Hill Lane north of railway bridge looking north.



Photograph 7: From Lund Hill Lane at entrance to Rabbit Ings Country Park looking north.



Photograph 8: From Lund Hill Lane looking north west.



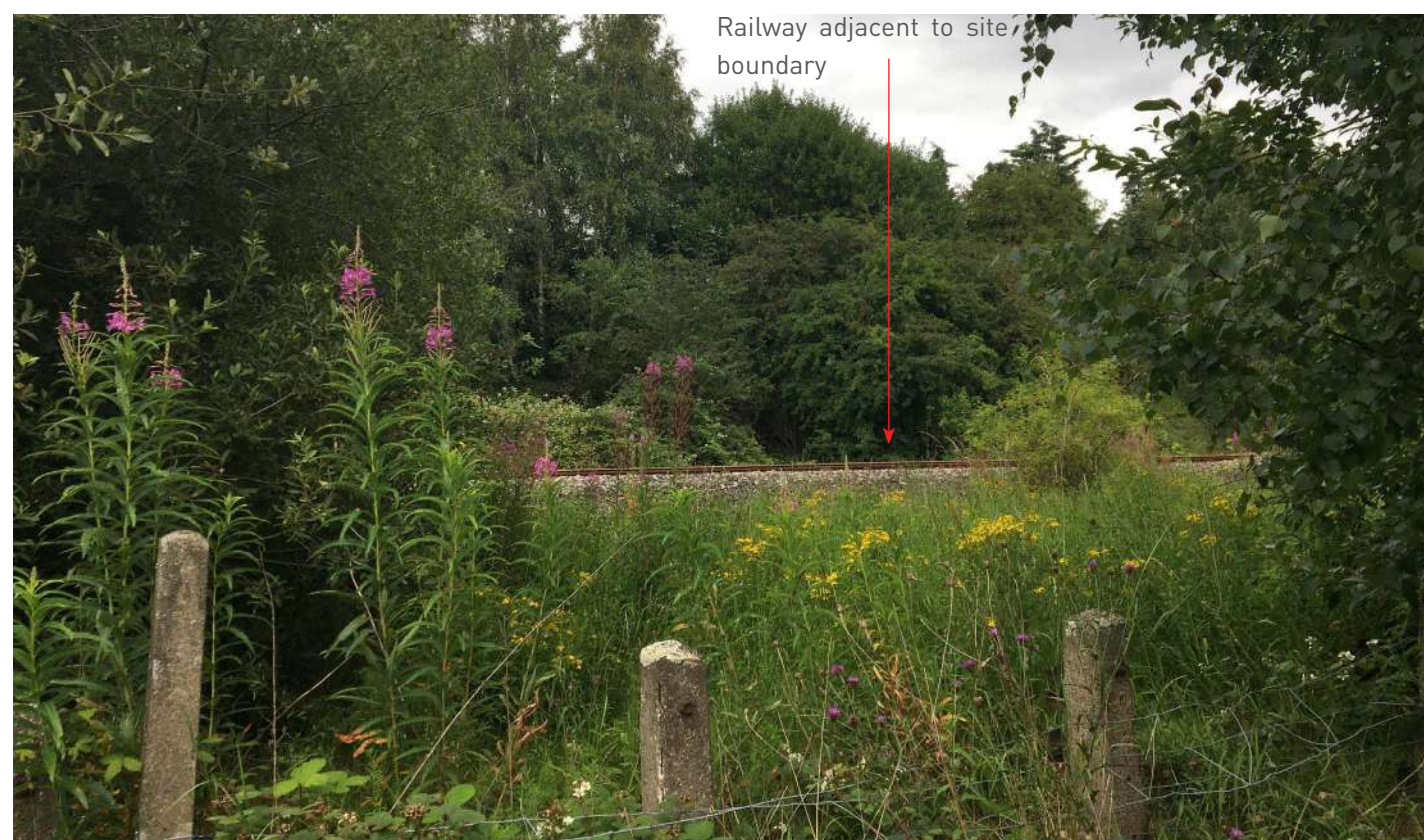
Photograph 9: From Lund Hill Lane opposite small carpark to Rabbitt Ings Country Park looking south west.



Photograph 10: From bridge on Lund Hill Lane looking south west



Photograph 11: From Trans Pennine Trail, (in Royston) looking east.



Photograph 12: From gap in vegetation along Trans Pennine Trail looking east.



Photograph 13: From Trans Pennine Trail looking south east.



Photograph 14: From footpath junction west of Trans Pennine Trail looking east



Photograph 15: From panoramic viewpoint within Rabbit Ings Country Park looking north west towards site.

8. SUMMARY AND CONCLUSION

- Introduction
- 8.1

This report is a non-EIA Landscape and Visual Impact Assessment which has been prepared by Pegasus Group. It concerns an Outline planning application for a residential development at Land at The Former Monckton Coke and Chemical Works, Lund Hill Lane, Royston, Barnsley. It considers the site and its surrounding context in both landscape and visual terms, to assess the potential effects of the development proposals upon landscape features, landscape character and visual amenity.
- 8.2

The site is located to north east of the settlement of Royston approximately 6km north east of the centre of Barnsley. The site largely comprises of a large area of hard standing and the bases of former buildings associated with the former coke and chemical works surrounded on most sides by screening comprising of broad leaf woodland and scrub vegetation.
- 8.3

The site is not covered by any designation at a national, regional or local level that recognises a specific landscape importance.
- 8.4

The landscape mitigation proposals seek to integrate the development with the surrounding landscape by retention and enhancement of existing vegetation where possible, and new planting along the eastern and western boundary, as well as further internal planting within the street scenes of the development.

Landscape Effects

- Landscape Features
- 8.5

The proposed development actively seeks to retain and augment landscape features, where possible, such as the existing framework of vegetation around the periphery of much of the site.
- 8.6

The proposed development would represent a change to the current derelict, post industrial land use to a new residential and commercial development. As such the landscape effect upon land use would give rise to a Minor (neutral to beneficial) landscape effect on land use, buildings and infrastructure.
- 8.7

The development proposals would provide additional tree and hedgerow planting around the periphery and within the extents of the site, resulting in a Major Moderate (neutral to beneficial) landscape effect on vegetation once new planting is established .

- Landscape Character
- 8.8

The most notable effects on landscape character relate to the character of the immediate site and the immediate landscape beyond its boundaries.
- 8.9

The development proposals would give rise to a Moderate beneficial long-term effect upon the landscape character of the site itself Beneficial effects upon the surrounding landscape character would occur as a result of the retention of existing vegetation where possible and increase over time as the proposed planting matures.
- 8.10

Overall, effects on landscape character would be highly limited and localised and the proposed development would relate well to its context on this former industrial site to the north east of Royston.

Visual Effects

- 8.11

The site is very visually contained and the proposed layout has sought to enhance this containment through the retention and enhancing of boundary vegetation and the introduction of new planting.
- 8.12

As a result of the visual enclosure provided by on site vegetation, vegetation located within the wider landscape, localised topographical changes, existing built form within the settlement of Royston and the adjacent industrial uses there are a very limited number of locations visual receptors would be subject to visual effects arising from the scheme.
- 8.13

The key visual receptors to the proposed development would be users of Lund Hill Lane. The implementation of the proposals would result in a no greater than a moderate (beneficial) effect on views along the lane, (in the upper sections adjacent to the site) where views can be gained.
- 8.14

The effects are judged to be beneficial due to the regeneration of the site and an improved aspect from the adjacent lane.

- Conclusion
- 8.15

From a landscape and visual perspective, notable effects on landscape character and features as a result of the proposed development would generally be beneficial and confined to surrounding local areas. Visual effects would be very limited due to the containment of the site provided by existing vegetation and proposed mitigation planting. The proposals would relate well to the surrounding landscape context and form an appropriate reuse in landscape terms of the former Monckton Coke and Chemical Works site.

9. REFERENCES

9.1 The following documents have been consulted during the preparation of this statement:

- **National Planning Policy Framework, February 2019;**
- **Barnsley Local Plan Adopted January 2019.**
- **Barnsley Public Rights of Way Map.**
- **Guidelines for Landscape and Visual Impact Assessment (3rd edition) - Landscape Institute/Institute of Environmental Management and Assessment (2013);**
- **Landscape Institute (June 2013) GLVIA3 Statement of Clarification 1/13, LI; and**
- **Photography and photomontage in landscape and visual assessment - Landscape Institute Advice Note 02/17 (2017).**

APPENDIX A. LANDSCAPE AND VISUAL ASSESSMENT CRITERIA (NON-EIA SCHEME)

INTRODUCTION

- A.1 This appendix presents the assessment criteria adopted for the assessment of landscape and visual effects arising from the proposed development.
- A.2 The primary source of best practice for LVIA in the UK is ‘The Guidelines for Landscape and Visual Impact Assessment’, 3rd Edition (GLVIA3) (Landscape Institute and the Institute for Environmental Management and Assessment, 2013). The assessment criteria adopted to inform the assessment of effects has been developed in accordance with the principles established in this best practice document. It should however be acknowledged that GLVIA3 establishes guidelines not a specific methodology. The preface to GLVIA3 states:
- ‘This edition concentrates on principles and processes. It does not provide a detailed or formulaic ‘recipe’ that can be followed in every situation – it remains the responsibility of the professional to ensure that the approach and methodology adopted are appropriate to the task in hand.’*
- A.3 The criteria set out below have therefore been developed specifically for this assessment to ensure that the methodology is appropriate and fit for purpose.
- A.4 The purpose of an LVIA when undertaken outside of the context of an Environmental Impact Assessment (EIA) is to identify and describe the relative level of any landscape and visual effects arising as a result of the proposals. As confirmed in GLVIA3 Statement of Clarification 1/13 (Landscape institute, 10th June 2013) an LVIA for development which has been screened as not requiring EIA should avoid concluding whether the effects are significant or not and this is the approach adopted in this assessment.
- A.5 An LVIA must consider both:
- effects on the landscape as a resource in its own right (the landscape effects); and
 - Effects on specific views and visual amenity more generally (the visual effects).
- A.6 Therefore, separate criteria are set out below for the assessment of landscape and visual effects.

NATURE (SENSITIVITY) OF LANDSCAPE FEATURES

- A.7 The nature or sensitivity of an individual landscape feature or element reflects its susceptibility to change and the value associated with it. Sensitivity is therefore a function of factors such as the feature’s quality, rarity, contribution to landscape character, degree to which the particular element can be replaced and cultural associations or designations that apply. A particular feature may be more ‘sensitive’ in one location than in another often as a result of local value associated with the feature. Therefore, it is not possible to simply place different types of landscape feature into sensitivity bands. Where individual landscape features are affected, professional judgement is used as far as possible to give an objective evaluation of its sensitivity. Justification is given for this evaluation where necessary.
- A.8 The nature or sensitivity of individual landscape features has been described as **very high, high, medium, low** or **very low**.

NATURE (SENSITIVITY) OF LANDSCAPE CHARACTER

- A.9 The nature or sensitivity of landscape character reflects its susceptibility to change and the value associated with it. It is essentially an expression of a landscape’s ability to accommodate a particular type of change. It varies depending on the physical and perceptual attributes of the landscape including but not necessarily limited to: scale; degree of openness; landform; existing land cover; landscape pattern and complexity; the extent of human influence in the landscape; the degree of remoteness/ wildness; perception of change in the landscape; the importance of landmarks or skylines in the landscape; inter-visibility with and influence on surrounding areas; condition; rarity and scenic quality of the landscape, and the value placed on the landscape including any designations that may apply.
- A.10 In this assessment, the nature or sensitivity of landscape character is considered with reference to a number of local character areas as defined in this LVIA for the purposes of this study. Information regarding the key characteristics of these character areas has been extrapolated from relevant published studies where possible but also informed by project specific field assessment. An assessment of landscape sensitivity to the development proposed has been undertaken employing professional judgement for relevant local landscape character areas.
- A.11 The nature or sensitivity of landscape character has been described as **very high, high, medium, low** or **very low**.

NATURE (SENSITIVITY) OF VISUAL RECEPTORS

- A.12 The nature or sensitivity of visual receptor groups reflects their susceptibility to change and the value associated with the specific view in question. Sensitivity varies depending on a number of factors such as the occupation of the viewer, their viewing expectations, duration of view and the angle or direction in which they would see the Site. Whilst most views are valued by someone, certain viewpoints are particularly highly valued for either their cultural or historical associations and this can increase the sensitivity of the view. The following criteria are provided for guidance only and are not exclusive:
- **Very Low Sensitivity** – People engaged in industrial and commercial activities or military activities.
 - **Low Sensitivity** – People at their place of work (e.g. Offices); shoppers; users of trunk/major roads and passengers on commercial railway lines (except where these form part of a recognised and promoted scenic route).
 - **Medium Sensitivity** – Users of public rights of way and minor roads which do not appear to be used primarily for recreational activities or the specific enjoyment of the landscape; recreational activities not specifically focused on the landscape (e.g. Football); motel users.
 - **High Sensitivity** – Residents at home; users of long distance or recreational trails and other sign posted walks; users of public rights of way and minor roads which appear to be used for recreational activities or the specific enjoyment of the landscape; users of caravan parks, camp sites and ‘destination’ hotels; tourist attractions with opportunities for views of the landscape (but not specifically focused on a particular vista); slow paced recreational activities which derive part of their pleasure from an appreciation of setting (e.g. Bowling, golf); allotments.
 - **Very High Sensitivity** – People at recognised vantage points (often with interpretation boards), people at tourist attractions with a focus on a specific view, visitors to historic features/ estates where the setting is important to an appreciation and understanding of cultural value.
- A.13 It is important to appreciate that it is the visual receptor (i.e. The person) that has a sensitivity and not a property, public right of way or road. Also, the sensitivity of a receptor group is not influenced by the number of receptors. As an example, although many people may use a motorway, this does not increase the sensitivity of each

receptor using it. Likewise, a residential property may only have one person living in it but this does not reduce the sensitivity of that one receptor. Whilst the number of receptors affected at any given location may be a planning consideration, for the purposes of this assessment it does not alter the sensitivity of the receptor group.

- A.14 Where judgements are made about the sensitivity of assessment viewpoints, the sensitivity rating provided is an evaluation of the sensitivity of the receptor group represented by the viewpoint and not a reflection of the number of people who may experience the view.
- A.15 For some developments (e.g. Wind energy developments) it is important not to confuse the concept of visual sensitivity with the perception of the development. For example, it is recognised that some people consider wind turbines to be unattractive, but others enjoy the sight of them.

NATURE (MAGNITUDE) OF EFFECTS – GENERAL NOTE

- A.16 The following discussion sets out the approach adopted in this LVIA in relation to a specific issue arising in GLVIA3 which requires a brief explanation.
- A.17 Prior to the publication of GLVIA3, LVIA practice had evolved over time in tandem with most other environmental disciplines to consider the level of effect (relative significance) principally as a function of two factors, namely: sensitivity of the receptor and magnitude of the effect (the term ‘magnitude’ being a word most commonly used in LVIA and most other environmental disciplines to describe the size or scale of an effect).
- A.18 Box 3.1 on page 37 of GLVIA3 references a 2011 publication by IEMA entitled ‘The State of EIA Practice in the UK’ which reiterates the importance of considering not just the scale or size of effect but other factors which combine to define the ‘nature of the effect’ including factors such as the probability of an effect occurring and the duration, reversibility and spatial extent of the effect.
- A.19 The flow diagram on page 39 of GLVIA3 suggests that the magnitude of effect is a function of three factors (the size/scale of the effect, the duration of the effect and the reversibility of the effect).
- A.20 For certain types of development (e.g. Residential) the proposed development is permanent and non-reversible. For other types

of development (e.g. Wind and solar energy) the proposed development is for a time-limited period and would be largely reversible at the end of the scheme’s operational period. Reversibility of a proposed development is a material consideration in the planning balance but does not reduce the scale of the effect (i.e. The ‘magnitude’ in the traditional and commonly understood sense of the word) during the period in which the scheme is operational. In this regard, it would be incorrect to report a lesser magnitude of change to a landscape or view as a result of a time-limited effect or the relative reversibility of the effect.

- A.21 For clarification, the approach taken in this LVIA has been to consider magnitude of effect solely as the scale or size of the effect in the traditional sense of the term ‘magnitude’. Having identified the magnitude of effect as defined above, the LVIA also describes the duration and reversibility of the identified effect, taking these factors into account as appropriate in the consideration of the relative level of effect.
- A.22 In the context of the above discussion the following criteria have been adopted to describe the magnitude of effects.

NATURE (MAGNITUDE) OF EFFECTS ON LANDSCAPE FEATURES

- A.23 Professional judgement has been used as appropriate to determine the magnitude of direct physical effects on individual existing landscape features using the following criteria as guidance only:
- **Very Low Magnitude of Change** - Negligible loss or alteration to existing landscape features;
 - **Low Magnitude of Change** - Minor loss or alteration to part of an existing landscape feature;
 - **Medium Magnitude of Change** - Some loss or alteration to part of an existing landscape feature; and
 - **High Magnitude of Change** - Major loss or major alteration to an existing landscape feature.
 - **Very High Magnitude of Change** - Total loss or alteration to an existing landscape feature.

NATURE (MAGNITUDE) OF EFFECTS ON LANDSCAPE CHARACTER

- A.24 The magnitude of effect on landscape character is influenced by a number of factors including: the extent to which existing landscape features are lost or altered, the introduction of new features and the resulting alteration to the physical and perceptual characteristics of the landscape. Professional judgement has been used as appropriate to determine the magnitude using the following criteria as guidance only. In doing so, it is recognised that usually the landscape components in the immediate surroundings have a much stronger influence on the sense of landscape character than distant features whilst acknowledging the fact that more distant features can have an influence on landscape character as well.

- **Very Low Magnitude of Change** - Negligible loss or alteration to existing landscape features; no notable introduction of new features into the landscape; and negligible change to the key physical and/or perceptual attributes of the landscape.
- **Low Magnitude of Change** - Minor loss or alteration to existing landscape features; introduction of minor new features into the landscape; or minor alteration to the key physical and/or perceptual attributes of the landscape.
- **Medium Magnitude of Change** - Some notable loss or alteration to existing landscape features; introduction of some notable new features into the landscape; or some notable change to the key physical and/or perceptual attributes of the landscape.
- **High Magnitude of Change** - A major loss or alteration to existing landscape features; introduction of major new features into the landscape; or a major change to the key physical and/or perceptual attributes of the landscape.
- **Very High Magnitude of Change** - Total loss or alteration to existing landscape features; introduction of dominant new features into the landscape; a very major change to the key physical and/or perceptual attributes of the landscape.

NATURE (MAGNITUDE) OF EFFECTS ON VIEWS AND VISUAL AMENITY

- A.25 Visual effects are caused by the introduction of new elements into the views of a landscape or the removal of elements from the existing view.

A.26 Professional judgement has been used to determine the magnitude of impacts using the following criteria as guidance only:

- **Very Low Magnitude of Change** - Negligible change in views;
- **Low Magnitude of Change** - Some change in the view that is not prominent but visible to some visual receptors;
- **Medium Magnitude of Change** - Some change in the view that is clearly notable in the view and forms an easily identifiable component in the view;
- **High Magnitude of Change** - A major change in the view that is highly prominent and has a strong influence on the overall view.
- **Very High Magnitude of Change** – A change in the view that has a dominating or overbearing influence on the overall view.

A.27 Using this set of criteria, determining levels of magnitude is primarily dependent on how prominent the development would be in the landscape, and what may be judged to flow from that prominence or otherwise.

A.28 For clarification, the use of the term ‘prominent’ relates to how noticeable the features of the development would be. This is affected by how close the viewpoint is to the development but not entirely dependent on this factor. Other modifying factors include: the focus of the view, visual screening and the nature and scale of other landscape features within the view. Rather than specifying general bands of distance at which the proposed development would be dominant, prominent or incidental to the view etc. The prominence of the proposed development in each view is described in detail for each viewpoint taking all the relevant variables into consideration.

TYPE OF EFFECT

A.29 The assessment identifies effects which may be **beneficial, adverse** or **neutral**. Where effects are described as neutral this is where the beneficial effects are deemed to balance the adverse effects.

A.30 For some developments (e.g. Wind energy developments) it is recognised that some people consider the development to be unattractive but others enjoy the sight of it. A landscape and visual assessment for these developments therefore assumes that all identified landscape and visual effects are ‘adverse’ unless stated otherwise. This allows decision makers to assess a worst-case scenario.

DURATION OF EFFECT

A.31 For the purposes of this assessment, the temporal nature of each effect is described as follows:

- **Long Term** – over 5 years
- **Medium Term** – between 1 and 5 years
- **Short Term** – under 1 year

REVERSIBILITY OF EFFECT

A.32 The LVIA also describes the reversibility of each identified effect using the following terms:

- **Permanent** – effect is non reversible
- **Non permanent** – effect is reversible

LEVEL OF EFFECT

A.33 The purpose of an LVIA when produced outside of the context of an EIA is to identify and describe the relative level of effects on landscape and visual amenity arising from the proposed development. The judgements provided within the assessment may then inform the planning balance to be carried out by the determining authority.

A.34 The level (relative significance) of landscape and visual effects is determined by combining judgements regarding the sensitivity of the landscape or view, magnitude of change, duration of effect and the reversibility of the effect. In determining the level of residual effects, all mitigation measures are taken into account.

A.35 The relative level of effect is described as **major, major/moderate, moderate, moderate/minor, minor** or **minor/no effect**. **No effect** may also be recorded as appropriate where the effect is so negligible it is not even noteworthy.

Pegasus Group

Pavilion Court | Green Lane | Garforth | Leeds | LS25 2AF

T 0113 287 8200 | W [pegasusgroup.co.uk](https://www.pegasusgroup.co.uk)

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester

 **PLANNING**  **DESIGN**  **ENVIRONMENT**  **ECONOMICS**

Pegasus Group is the trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.
© Copyright Pegasus Group Limited © Crown copyright, all rights reserved. Ordnance Survey licence number 100042093 | emapSite licence number 0100031673 | Promap licence number 100020449
The contents of this document must not be copied or reproduced in whole or in part without the written consent of Pegasus Planning Group Limited.

