

SF 3174 HIGH HOYLAND, BARNSLEY

LANDSCAPE AND VISUAL APPRAISAL

APRIL 2021 I For Planning I Revision B

SMEEDEN FOREMAN

Landscape Architecture • Ecology • Arboriculture

DOCUMENT REVISION RECORD

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Rev	Date	Notes	By	Approved
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EXECUTIVE SUMMARY

This executive summary lists the judgements that have resulted from this Landscape and Visual Appraisal. The full report covers these assessments and demonstrates in detail how these assessments have been reached in Chapters 1 to 4. Chapter 5 provides an assessment summary table and Chapter 6 appends the methodology which has been used as the basis for the assessment.

THE PROPOSED DEVELOPMENT

The applicant is seeking permission to build a detached dwelling on land off High Hoyland Lane, Barnsley.

Historically, the application site has been quarried and and forms part of the domestic curtilage of 1/2 Greenland Cottages.

The proposed development comprises a three storey, tiered dwelling, set into the quarry face. The top tier green roof is the highest point of the proposed dwelling and would be flush into the existing lawn. A recreated quarry face is proposed as a screen to levels one and two.

Existing trees would be retained as part of the proposed development.

LANDSCAPE AND VISUAL APPRAISAL

A landscape and visual appraisal has been undertaken following current good practice guidance. This has comprised a desk top study, including relevant planning policy, published landscape character assessments, identification of the study area and has been supplemented with field survey work. The findings are summarised below.

Landscape Effects

There are no landscape related conservation interests or important cultural associations relating to the site. The sites setting affords views of the broad key characteristics of the local character area such as gently rolling landform with hills and broad valleys. The application site is assessed to have a as **community** landscape value as within the methodology.

The susceptibility of the site is assessed to be **medium**, having the ability to accommodate the proposed change without changing the overall character. The overall sensitivity of the site is therefore assessed to be **low/medium.**

In terms of magnitude of change, the size or scale of change is assessed to be **moderate** as the dwelling is proposed to be set within the former quarry face and the proposed tiered level design would reflect the topography of the site.

The geographical extent is assessed to be **small,** the duration **permanent**, and reversibility **nil**. The overall magnitude of change is assessed to be **moderate**.

The sensitivity to change is assessed to be **low/medium** and the magnitude of change is assessed to be **moderate**. The assessment of overall landscape effects on the site and its immediate setting landscape receptor is therefore assessed to be **moderate**.

The nature of the landscape effects is assessed to be **beneficial** due to the replacement of extensive domestic paraphernalia with a site-specific designed and earth-sheltered building. In summary, the overall landscape effects of the proposed development on the site and its immediate setting are assessed to be **moderate beneficial**.

Visual Effects

The base line study identified five viewpoints of the site, which formed the basis of the assessment of visual effects. A Study Area of 1 km was selected as this encompasses areas near to the site from where it is theoretically possible to view the site and where greater levels of effect would be expected. Views of the application site are limited due to topography and vegetation.

The visual sensitivity of receptors ranges between **medium** and **medium/high**, following consideration of the value of the view and susceptibility of the receptor.

The magnitude of visual change ranges between **negligible** and **moderate**, depending on the size or scale of change, the geographical extent, the duration and reversibility.

The overall visual effects range between **negligible** and **moderate**.

All five view points are assessed as having **beneficial** or **neutral** effects due to new development having an established landscape context, and the removal of detracting elements from the landscape.

Viewpoints 1 and 3 are assessed as **moderate beneficial**. Viewpoints 1 & 3 are both from the access drive to the application site/public footpath 11 and represent the clearest views of the site for walkers and residents accessing the rear of Greenland Cottages.

Viewpoint 2 is assessed as **minor/moderate neutral**, it is the clearest view of the site in the direction of travel from High Hoyland Lane. The view of the proposed dwelling would be experienced intermittently with a minor magnitude of change.

Viewpoint 4 and 5 are assessed as **negligible neutral,** the proposals resulting in a negligible magnitude of change due to distance and screening from existing trees.

Effects on the Green Belt

The application site is nestled between existing mature trees and neighbouring properties thus the proposals would have minimal impact on the perception of the Green Belt experienced within the wider landscape, as illustrated in views to the south east (view 4) and south (view 5).

Whilst the site is discreet within the wider landscape, the perception for walkers on the adjacent footpath is not one consistent with a Green Belt association with 'countryside'. The creation of a dwelling within an existing domestic curtilage which would replace extensive detracting landscape elements would reinforce the perception of the 'countryside' in the immediate site area to the benefit of the quality of the Green Belt landscape. The landscape context of the site within the pattern of surrounding buildings and gardens would mean that there could be no loss of the landscape perception of openness. The proposals sit within the landform and would have no landscape impacts in the wider landscape. On this assessment, there are no landscape conflicts with the purpose of the Green Belt designation.

LANDSCAPE AND VISUAL APPRAISAL METHODOLOGY FLOWCHART

This flowchart represents the factors which are taken into account when assessing the landscape and visual effects of a proposal. It is intended as a guide and is not exclusively formulaic, rather it is intended to assist in understanding the terminology that is used throughout the assessments

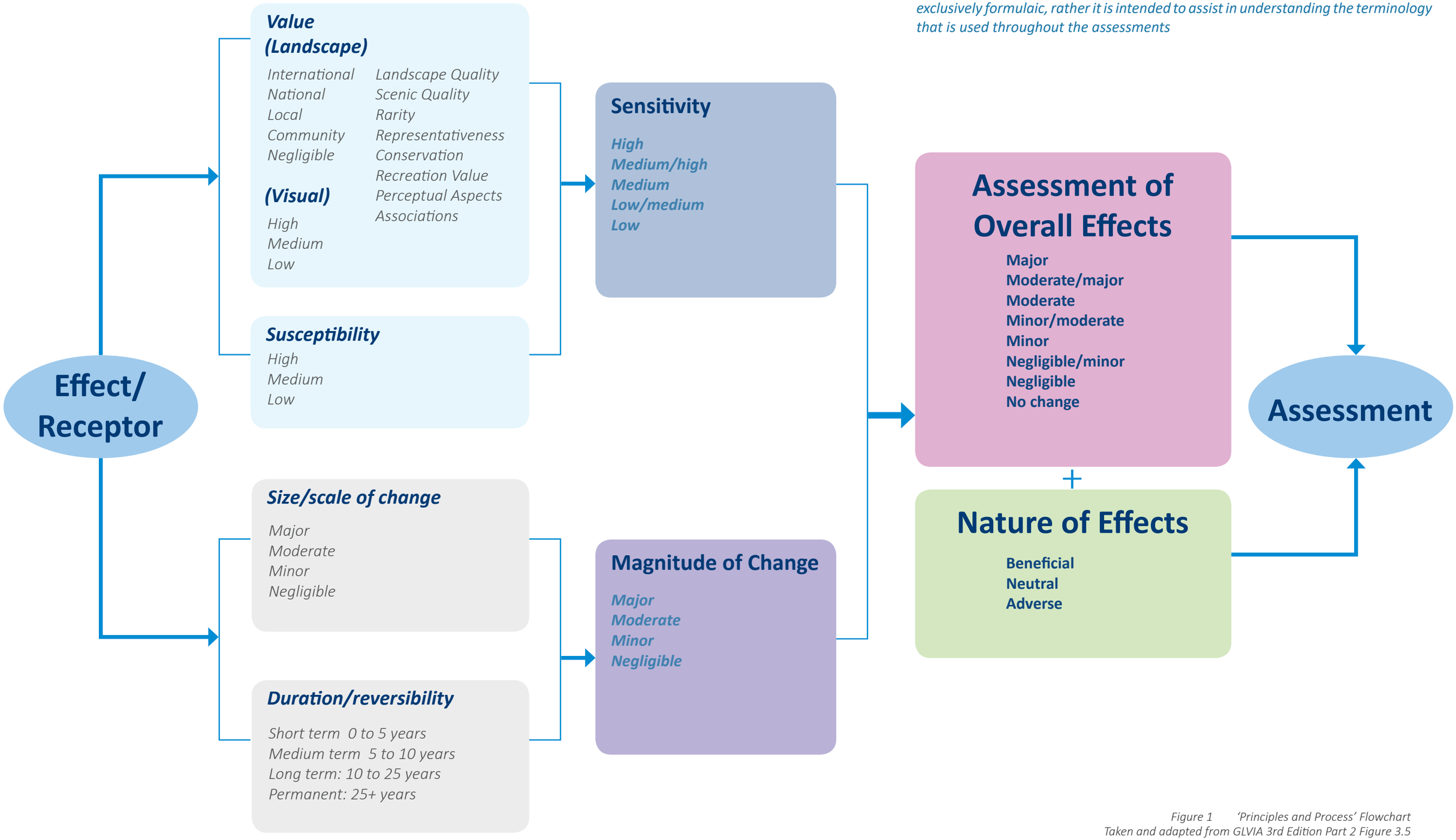


Figure 1 'Principles and Process' Flowchart
Taken and adapted from GLVIA 3rd Edition Part 2 Figure 3.5

[blank]

01

Introduction

1.0 Introduction

1.1 PURPOSE OF THE DOCUMENT

Smeeden Foreman Ltd has been commissioned to undertake this Landscape and Visual Appraisal (LVA) for the proposed dwelling at land to the rear of Greenland Cottages, High Hoyland.

An LVA identifies landscape and visual effects that are likely to result from changes arising from the proposed development in the context of landscape and visual receptors.

An LVA was undertaken during April 2021 and is reported below.

1.2 THE SITE

The application site is a former quarry, and is within the domestic curtilage of Greenland Cottages.

The site is located off High Hoyland Lane in the village of High Hoyland. It is approximately 8km north west of Barnsley.

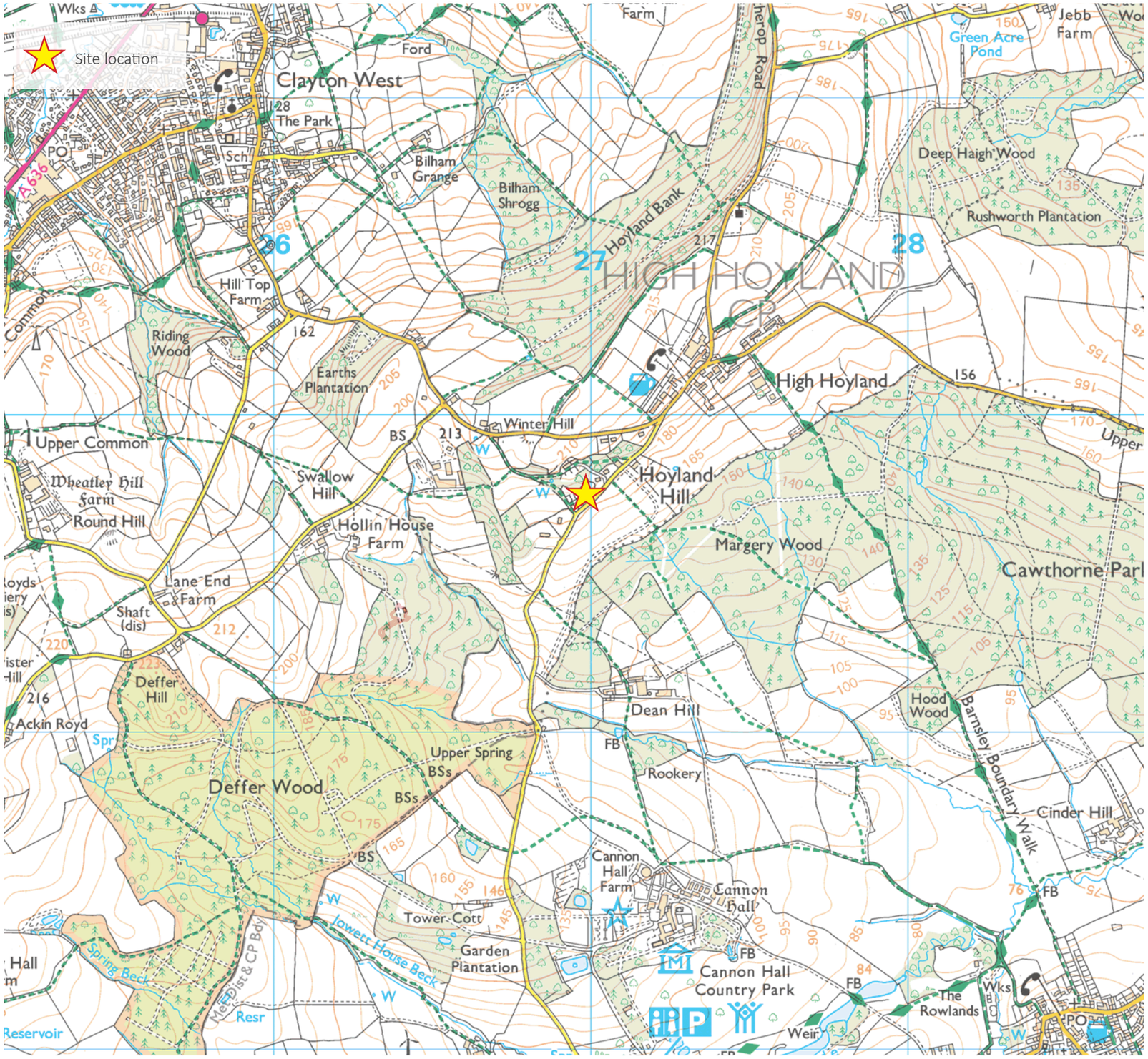


Figure 2 Site Location - OS Map 1:25,000 (not to scale)

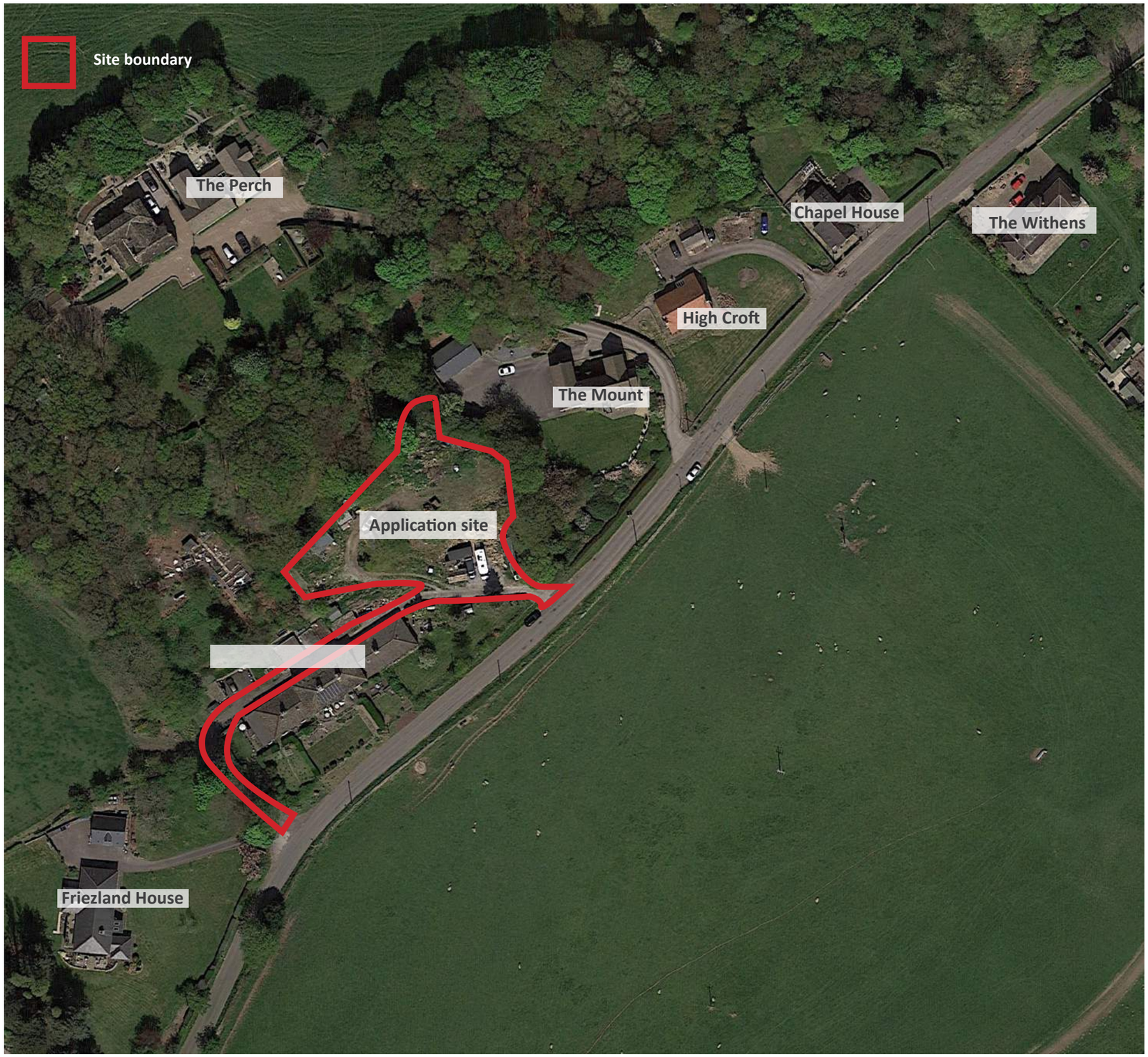


Figure 3 Site Location - Aerial Photograph

1.3 THE PROPOSED DEVELOPMENT

The proposed development is shown on the architect's drawings, figures 5, 6 and 7. A detached dwelling is proposed cut into the existing quarry face. The proposed building would have a three-tiered terraced form with the following features:

- The top of the property would have a green roof flush with the existing lawn at the cliff top plateau, with the building profile following the surrounding topography
- The ground floor entrance to the property would be set behind a rebuilt quarry face
- Glazed windows would face south east, outwards from the quarry face
- The green roofs and the disturbed ground to the upper levels of the site would be sown with native wild flora to enhance biodiversity.

1.0 Introduction

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4) Contractor to ensure that all Health & Safety requirements (CDI Regulations) in relation to this project will be complied with.



existing site plan, 1:200 at A1

REVISIONS

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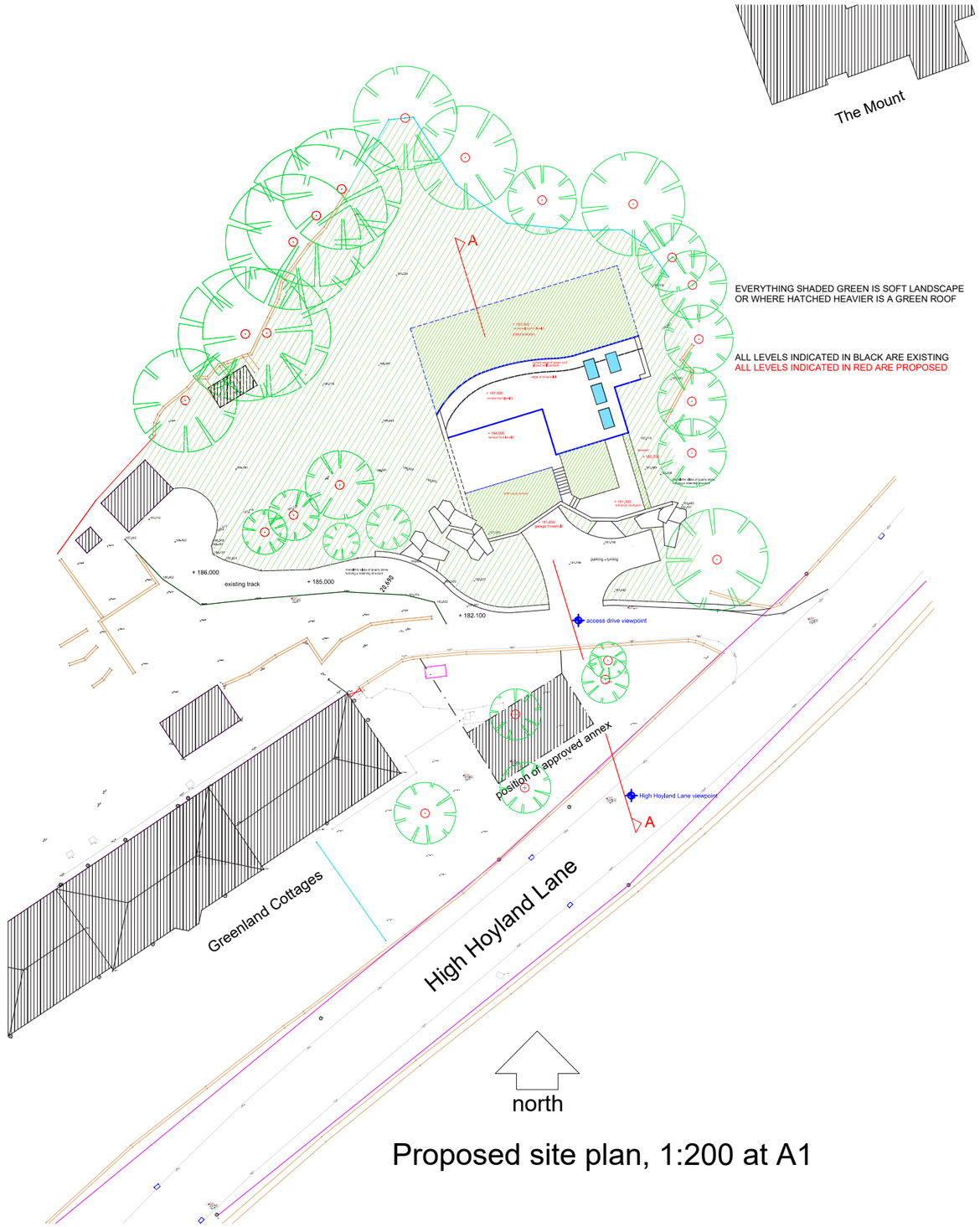
2 TIPSEY COURT, STAINCROSS
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tel/fax (01226) 390947
email: pdimberline@tiscali.co.uk

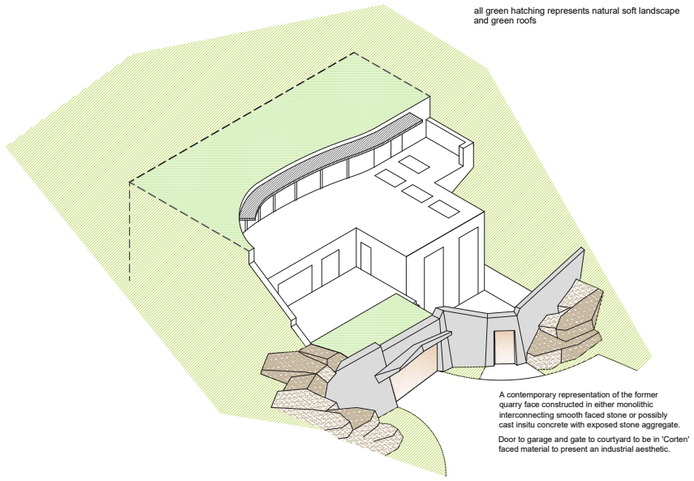
CLIENT: Mr S Warsop	
PROJECT: Proposed Eco-dwelling built into hillside	
LOCATION: Site to the rear of 1/2 Greenland Cottages High Hoyland Lane, High Hoyland, Barnsley	
DRAWING: Existing topographical site layout	
SCALES 1:200 at A1	DATE Jan' 18
DRWG No. 2016/07/01 REV.	DRAWN BY PD

Figure 4 Existing Site Layout Plan (not to scale)

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Proposed site plan, 1:200 at A1



simple perspective to show mass of building and set back etc

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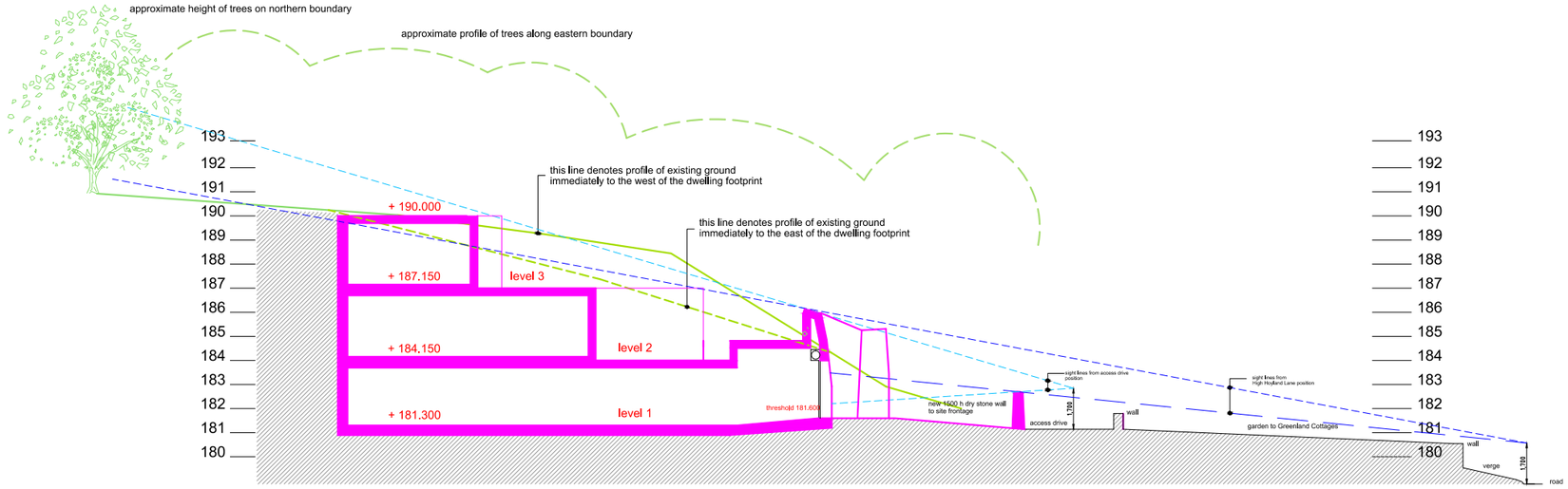
2 TIPSEY COURT, STAINCROSS
BARNSLEY, S75 6FZ

tel/fax (01226) 390947
email: pdimberline@tiscali.co.uk

CLIENT	Mr S Warsop
PROJECT	Proposed Eco-dwelling built into former quarry
LOCATION	Site to the rear of 1/2 Greenland Cottages High Hoyland Lane, High Hoyland, Barnsley
DRAWING	Proposed site plan and image.
SCALES 1:200 at A1	DATE Jan' 21
DRWG No. 2016/07/10 REV.	DRAWN BY PD

Figure 5 Proposed Site Layout Plan (not to scale)

1.0 Introduction



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4) Contractor to ensure that all Health & Safety requirements (CDM Regulations) in relation to this project will be complied with.

section through site (dwelling shown in purple) showing sight lines which definine extent of building visible

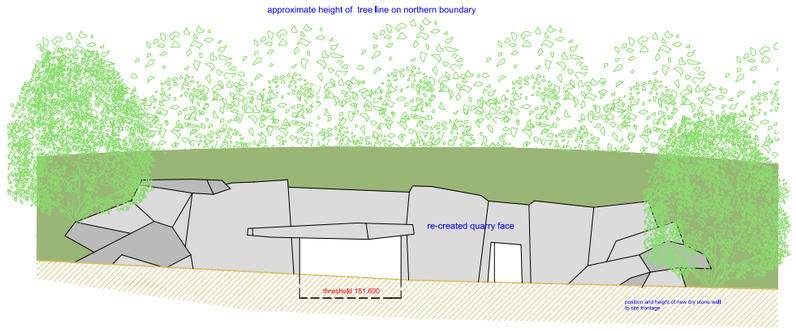


image from access drive viewpoint (building beyond 'quarry face' remains unseen)

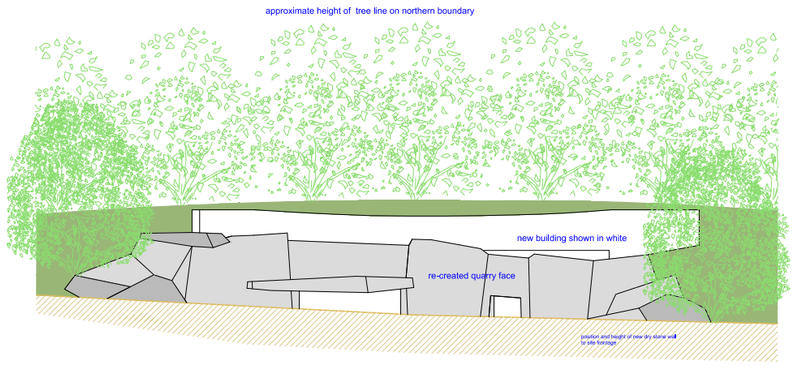


image from High Hoyland Lane viewpoint (showing extent of building visible beyond 'quarry face')

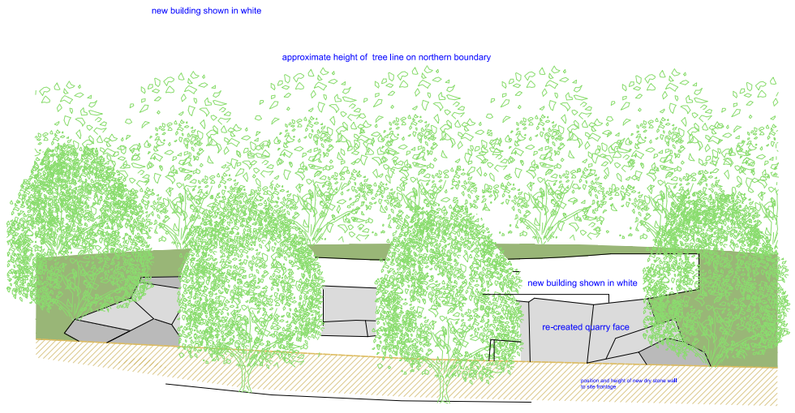


image from High Hoyland Lane viewpoint (including trees between High Hoyland Lane and the building)

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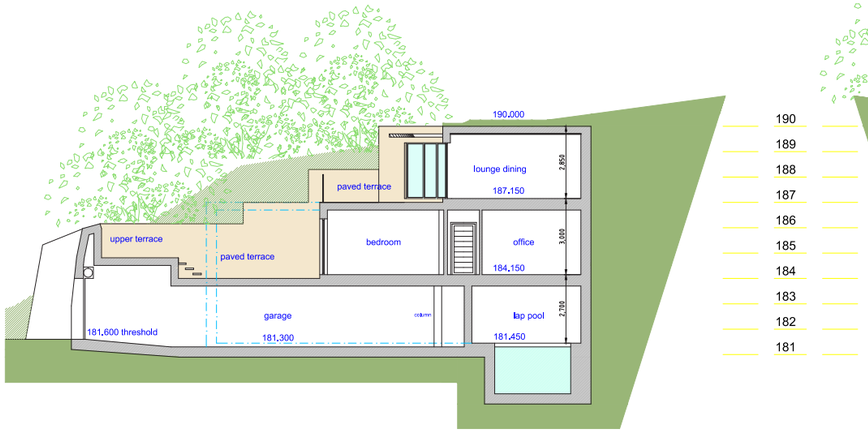
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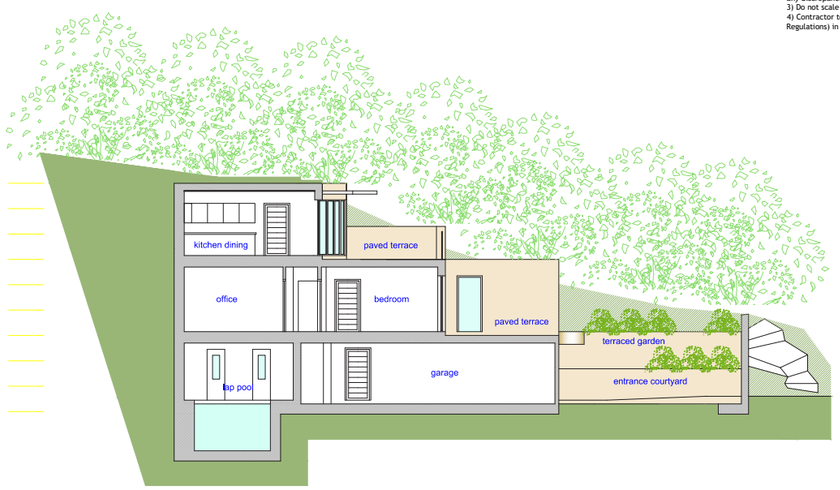
CLIENT	Mr S Warsop
PROJECT	Proposed Eco-dwelling built into former quarry
LOCATION	Site to the rear of 1/2 Greenland Cottages High Hoyland Lane, High Hoyland, Barnsley
DRAWING	Site section and images
SCALES 1:100 at A1	DATE Jan' 21
DRWG No. 2016/07/12 REV.	DRAWN BY PD

Figure 6 Proposed Sections (not to scale)

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Sectional elevation B - B

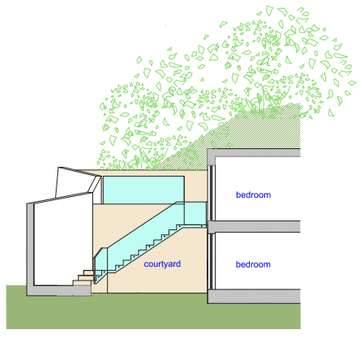


Sectional elevation C - C



Sectional elevation A - A

NB: grey dotted line denotes profile of 'new' quarry face
but the actual extent of the building visible from the two selected viewpoints is much less and as shown on drawing 2016/07/12



Elevation D

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CLIENT
Mr S Warsop

PROJECT
Proposed Eco-dwelling built into former quarry

LOCATION
Site to the rear of 1/2 Greenland Cottages High Hoyland Lane, High Hoyland, Barnsley

DRAWING
Proposed elevations.

SCALES 1:100 at A1 DATE Apr' 21

DRWG No. 2016/07/13 DRAWN BY PD

REV.

Figure 7 Proposed Elevations (not to scale)

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02

Planning Context

2.0 Planning Context

LEGISLATION AND LANDSCAPE PLANNING POLICY CONTEXT

This section considers the landscape planning context, listing relevant landscape related policies and designations applicable to the site and the surrounding landscape.

2.1 PLANNING HISTORY

A previous application for a dwelling within the application site was refused, the details are listed below. An appeal was subsequently dismissed. This LVA addresses the application for a revised scheme as illustrated in figures 5-7.

2.1.1 Planning Application Land to rear of The Greenland Cottages

Ref: No: 2018/0380/Full

Proposal: Erection of 1 residential dwelling and associated infrastructure (Amended Plans)

Validated: 18/04/2018

Decision Date: 22/11/2019

Decision: Refused

2.1.2 Planning Appeal Land to rear of The Greenland Cottages

Ref: No: 2018/0380

Planning Inspectorate Reference Number: APP/R4408/W/20/3247092

Appeal Start Date: 9 March 2020

Appeal Decision Date: 31 July 2020

Appeal Decision: Appeal Dismissed

Approved Planning Applications For Development Bounding The Application Site.

Approved applications bounding the site are as follows:

2.1.3 Approved Planning Application for Annex at 1/2 Greenland Cottages

See figure 5 for footprint of approved annex in context of the application site and appendix 1 for approved site layout and elevations.

Ref: No: 2017/0333

Validated: 11/04/2017

Proposal: Erection of single storey detached annex building

Decision: Approved with Conditions

2.1.4 Approved Planning Application for Two Storey Extension at The Mount

Ref: No: 2007/1245

Validated: 23/07/2007

Proposal: Erection of a two storey extension and alterations to dwelling

Decision: Approved with Conditions

2.1.5 Approved Planning Application within the sites immediate context



Insert 1 Approved planning applications within the sites immediate context shown hatched in green

Barnsley Metropolitan Borough Council, online applications map, April 2021.

2.2 NATIONAL PLANNING & LOCAL POLICY

A **Planning Statement prepared by PB Planning [1]** accompanies this application. The Planning Statement considers the national and local planning context, addressing the related policies applicable to the site and surrounding landscape.

The National Planning policy [NPPF] [2] and Barnsley Local Plan [3] related policies have been considered in detail.

2.3 STATUTORY AND NON STATUTORY LANDSCAPE-RELATED DESIGNATIONS AND CLASSIFICATIONS

The site is situated within a designated green belt and accommodates a public footpath along the access track. Relevant local plan designations are described below and illustrated at figure 8.

2.3.1 Designated heritage assets

Designated heritage assets (e.g. Listed Buildings) are outside the scope of this LVA. Listed buildings within the study area are shown at figure 8.

Green Belt

The application site is located within the South and West Yorkshire Green Belt.

The NPPF provides the aims of the green belt, Paragraph 133-144.

133. "The government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; ***the essential characteristics of Green Belts are their openness and their permanence.****"*

134. "Green Belt serves five purposes"

of which one has particular relevance to the application site:

"(c) to assist in safeguarding the countryside from encroachment"

2.3.2 Conservation Areas

The application site is not within a Conservation Area.

The centre of High Hoyland is a designated Conservation Area, the application site is not visible from the Conservation Area

2.3.3 Public Rights of Way

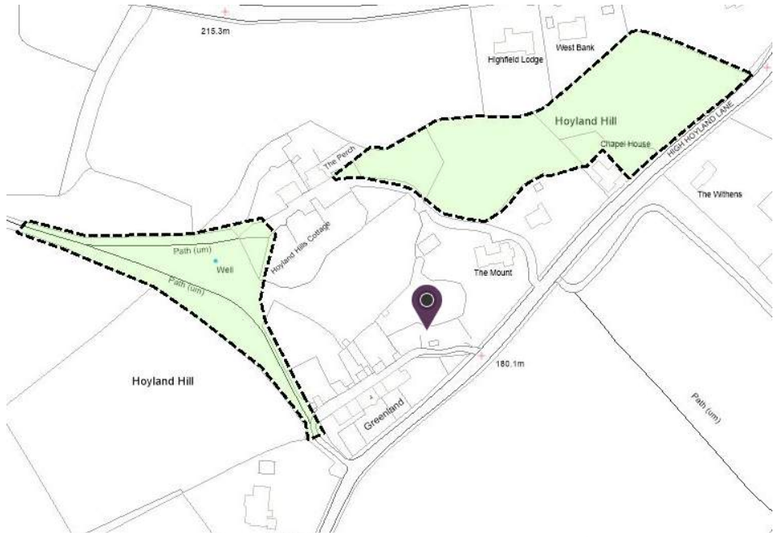
Public footpath reference number '11' runs along the access drive to the proposed dwelling looping from High Hoyland Lane to the rear of Greenland Cottages and then back onto High Hoyland Lane.

2.3.4 Tree Preservation Orders (TPOs)

There are no tree preservation orders on the site according to Barnsley Metropolitan Borough Council on line TPO map: (accessed 20/04/2021).

There are two areas of woodland with TPOs, close to the site; they will not be affected by the proposals. See insert 2.

Note that trees may be subject to legal protection under a range of other legislation, much of which is aimed at wildlife and habitat protection, particularly nesting birds and bats.



Insert 2 Tree Preservation Orders within the application site's immediate context

Barnsley Metropolitan Borough Council, online TPO map, April 2021.

HIGH HOYLAND nr BARNSLEY

Key

- Site location
- Study area 1km radius
- High Hoyland Conservation Area
- Green belt

Listed buildings

- Grade II
- Grade II*

Access

- Footpaths and Footpath Numbers
- Bridleways and Bridleway Numbers

Land cover

- Ancient woodland
- Woodland

NORTH

DESIGNATIONS

0 0.25 0.5 km

Scale 1:10,000 @A3

SF 3174

Figure 8 Designations

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2.4 STUDY AREA

A distinction has been made in this Landscape and Visual Appraisal (LVA) between the 'study area' and the 'site'.

A study area within a 1km radius of the application site has been selected from where it is theoretically possible to view the site and where greater levels of effect would be expected.

The assessment of landscape effects considers landscape receptors at national, local and site-specific landscape character scales.

The assessment of visual effects considers the visual amenity of the site and the surrounding area and identifies potentially sensitive visual receptors and the approximate visibility of the proposed development.

2.5 ASSESSMENT METHODOLOGY

This Landscape and Visual Appraisal (LVA) has been prepared following the methodology described at Appendix A, in line with the Guidelines for Landscape and Visual Impact Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in April 2013 (GLVIA3).[4]

Paragraph 1.3 of these guidelines explains that a landscape and visual impact assessment:

"may be carried out either formally, as part of an Environmental Impact Assessment (EIA) or informally, as a contribution to the 'appraisal' of development proposals and planning applications".

The guidelines go on to explain that

"the broad principles and the core of the approach is similar in each case".

As this project falls outside the scope of EIA, this report is referred to as a **Landscape and Visual Appraisal (LVA).**

2.6 SIGNIFICANCE OF EFFECT CRITERIA

GLVIA3, paragraph 3.2 explains:

"As a standalone 'appraisal' the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity in the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies".

2.7 VISUALISATION TYPE METHODOLOGY

The photographs within this report are 'annotated viewpoint photographs', Visualisation type 1 referred to within Landscape Institute Technical Guidance Note 06/19, to represent the content and outline or extent of development and of key features.

The approach to selecting this visualisation type is based upon the following criteria:

- Anticipated purpose/ user - planning application for non-EIA proposed development, where consideration of landscape and visual effects and effective mitigation is required
- Indicative assessment of landscape and visual sensitivity
- Indicative overall level of effect.

2.8 ASSUMPTIONS AND LIMITATIONS

Some qualitative assumptions have been made in relation to likely views and the exact nature of visual receptors as it is not possible to access all private land and residential properties.

[blank]

03

Baseline Conditions

3.0 Baseline Conditions

LANDSCAPE BASELINE

Landscape character is defined as a distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. Patterns in the landscape including vegetation cover, land use, connectivity, heritage and cultural associations, activity or tranquillity, combine together to create landscape character. It is important that this is considered so that understanding of the site and its surroundings can be achieved.

During a desk study the landscape of the site and wider study area have been appraised in relation to the established national and local (District) Landscape Character Areas. This has been supported with site studies to consider site specific landscape character.

3.1 LANDSCAPE CHARACTER ASSESSMENT

The site is described within the following published landscape character assessments:

- National Character Area: 38 Nottinghamshire, Derbyshire and Yorkshire Coalfield
- Barnsley Borough Council Landscape Character Assessment E1 West Barnsley Settled Wooded Farmland.

Figure 9 illustrates the above character areas within the study area.

NATIONAL

NCA Profile: 38 Nottinghamshire, Derbyshire and Yorkshire Coalfield [5]

The profile summary records:

- *"This National Character Area (NCA) is defined by underlying shallow Coal Measures and consists of the relatively low-lying land to the east of the Pennine chain, bounded by the Peak District National Park and the wool and engineering towns of the Yorkshire Southern Pennine Fringe to the west"*

Key characteristics relevant to the site include:

- *"A low-lying landscape of rolling ridges with rounded sandstone escarpments and large rivers running through broad valleys, underlain by Pennine Coal Measures.".*
- *"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."*
- *A strong cultural identity arising from a history of coal mining, steel making and other heavy industry which resulted from the close relationship between underlying geology and resource availability, notably water power, iron ore and coal.*
- *Features of industrial heritage such as mills, goits, tips, old railway lines, canals and bridges are evident, along with former mining villages*

3.2 LOCAL LANDSCAPE CHARACTER

Barnsley Borough Council Landscape Character Assessment [6]

The site lies within LCA E1 West Barnsley Settled Wooded Farmland.

Key characteristics relevant to the site include:

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

Landscape description includes:

The landscape character area classified as E1 West Barnsley Settled Wooded Farmland is distinguished by rolling landform with hills and broad valleys, and intact farmland interspersed with woodland.

"Views are generally enclosed by landform and woodland, with some extensive views from higher ground.".

In making a judgement about the potential for built development the Landscape character assessment explains:

The objective should be to conserve the open, undeveloped, rural character of the landscape. ***Villages should remain small and compact to maintain their integrity and character***

Historic Landscape Character

The application site is included within the domestic curtilage of 1/2 Greenland Cottages. (Please see a copy of the title deeds at insert 4).

Insert 3 shows historical outbuildings within the application site in the location of the proposed dwelling.

3.3 THE LANDSCAPE OF THE SITE

The landscape baseline of the site and its immediate context is set out in the following paragraphs and illustrated in character photos 1-8.

Landscape character of the site and its immediate setting

The application site is part of the domestic curtilage to 1/2 Greenland Cottages. See landscape character photograph 2.

The site includes the foundations and parts of the walls of a row of ancillary buildings, extant domestic buildings, stored materials and machinery. The area was previously used as a garden and would be considered to be previously developed.

The most distinguishing feature of the application site is the former quarry face effectively creating two distinct levels within the site.

The site has a wooded rural character due the surrounding mature boundary trees and includes a traditional stone outbuilding, see viewpoint 1.

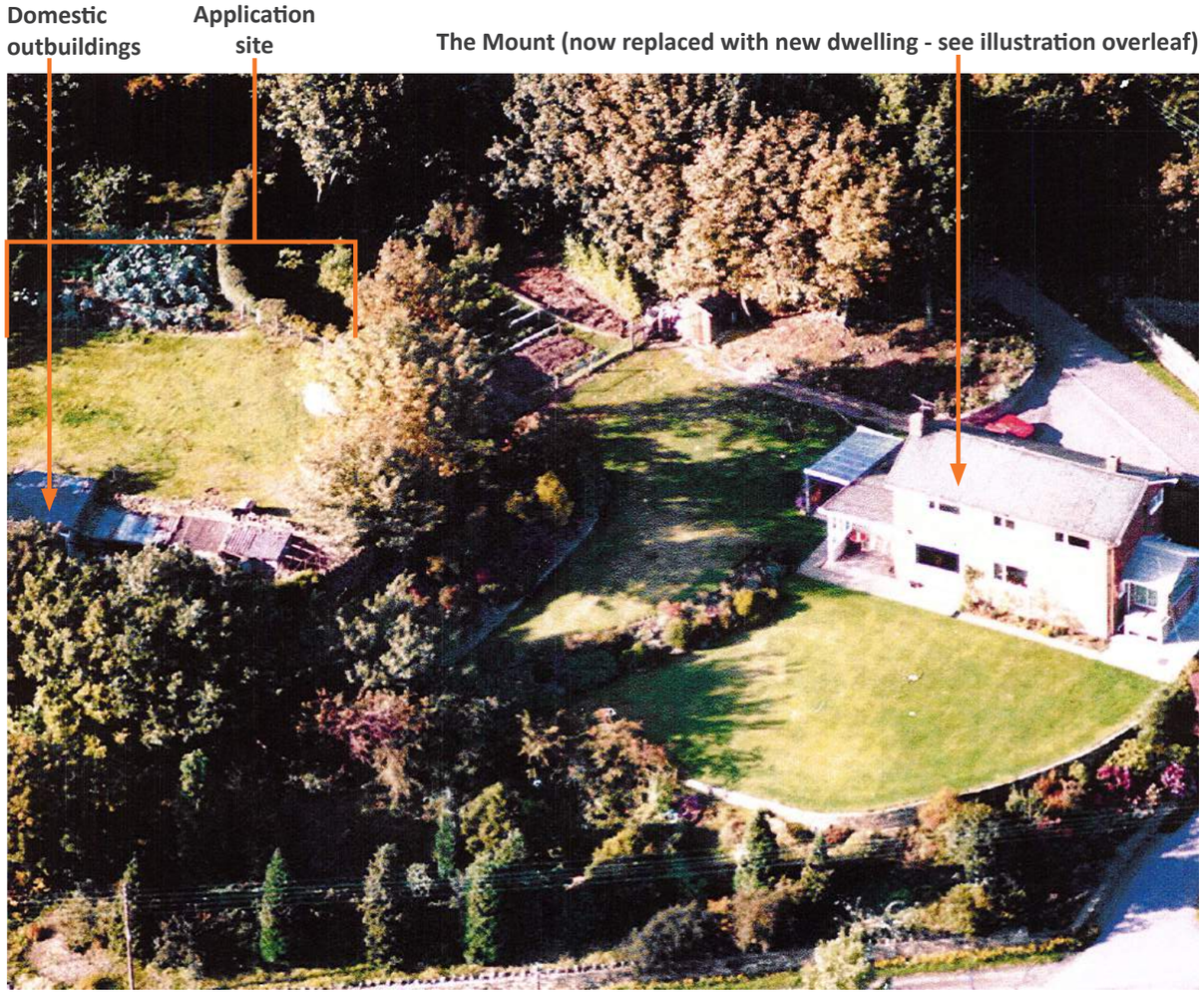
The site sits within a sloping topography which is clearly shown on the aerial photograph at insert 5. The base of the site sits at approximately 180 AOD rising to 190 AOD to the top lawn. The land form continues to rise north west through the wooded area to the rear of the application site up to The Perch, see landscape character photograph 8, along public footpath 10. The landscape falls south east away from the application site towards Margery Wood, see landscape character photograph 3.

Public access

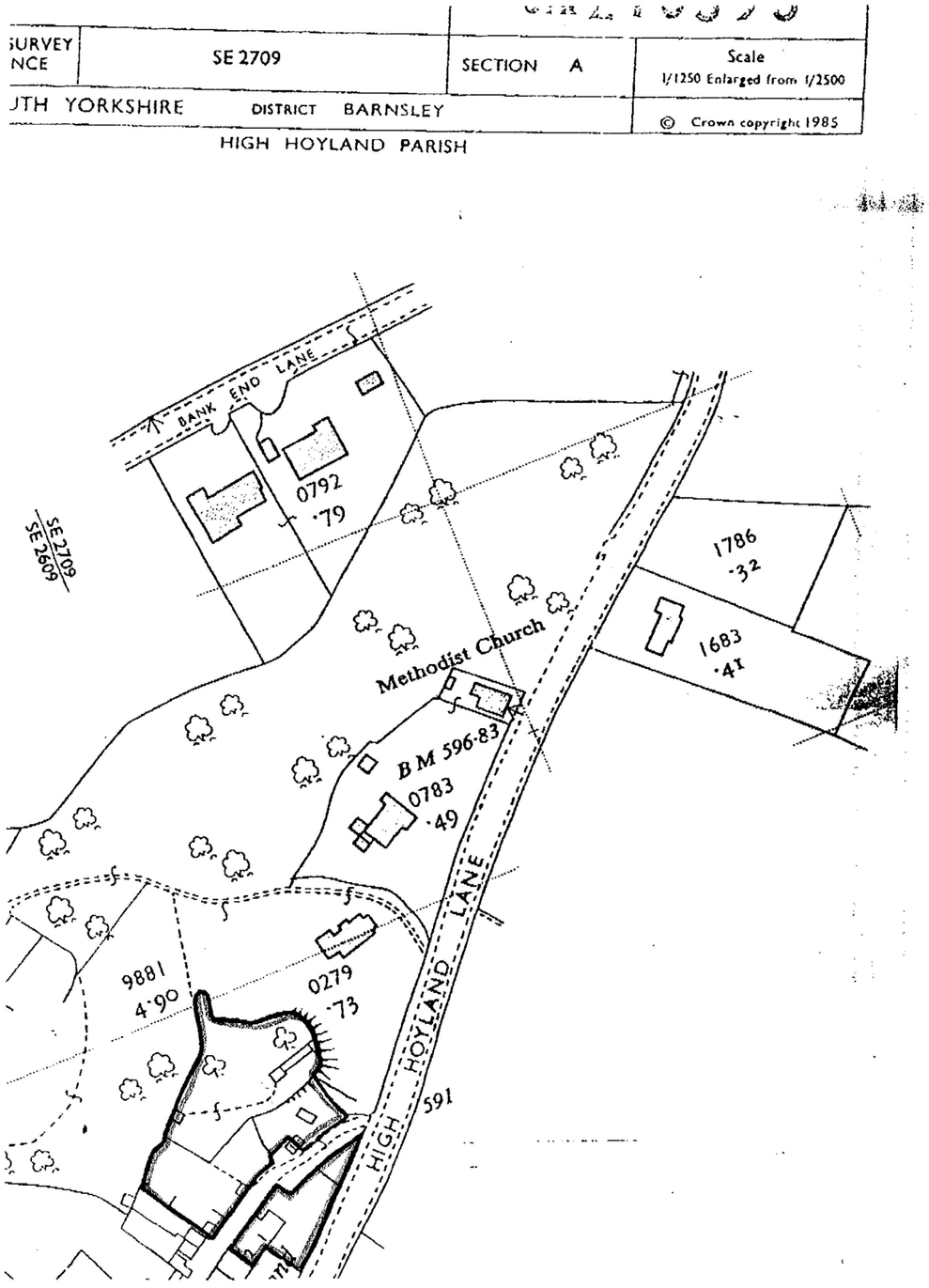
As stated in item 2.3.3 a public footpath reference number '11' runs along the access drive to the application site looping from High Hoyland Lane to the rear of Greenland and then back onto High Hoyland Lane.

3.4 FUTURE LANDSCAPE CHANGE

Should the proposed development not go ahead, it is expected that the site would remain as a former quarry with garden buildings and vehicle storage and equipment storage.



Insert 3 Historic aerial photograph of application site garden. The illustration overleaf shows the larger and more visually dominant replacement dwelling at this site



Insert 4 Application Site Deeds



Insert 5 Aerial photograph of application site garden August 2019.

NCA 38 Nottinghamshire Derbyshire and Yorkshire Coalfield

HIGH HOYLAND CP

1km

C3

E1

Clayton West
Ford
The Park
Sch
PO
FB
Bilham Grange
Bilham Shrogg
Hoyland Bank
Road
Pond
Deep Haigh Wood
Rushworth Plantatic
Hill Top Farm
Riding Wood
Earths Plantation
High Hoyland
Winter Hill
BS
213
Upper Common
Wheatley Hill Farm
Round Hill
Swallow Hill
Hoyland Hill
Hollin House Farm
Margery Wood
Cawthorn
Lane End Farm
Shaft (dis)
Deffer Hill
Deffer Wood
Upper Spring
BSs
Dean Hill
FB
Rookery
Hood Wood
Barnsley Boundary Walk
Cinder
Cannon Hall Farm
Cannon Hall
Tower Cott

HIGH HOYLAND nr BARNSLEY

Key

- Site location
- Study area 1km radius
- High Hoyland Conservation Area

Barnsley Borough Council
Local Character Areas

- C3 Upper Dearne Lowland Valley Floor
- E1 West Barnsley Settled Wooded Farmland
- E2 Barnsley Settled Wooded Farmland

NORTH

LANDSCAPE CHARACTER

0 0.25 0.5 km

Scale 1:10,000 @A3

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Figure 9 Landscape Character

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3.0 Baseline Conditions

VISUAL BASELINE

As described above, a study area of 1km has been selected for the site, it is included at Figures 11 and 12, showing viewpoint locations.

The assessment is based upon the current baseline conditions of the site.

3.5 VIEWPOINT SELECTION

The viewpoint locations are considered to best represent potential receptors to which the assessment refers.

Table 1 Landscape Character Photographs

Landscape Character	Description
1	Looking north west from High Hoyland Lane directly opposite application site
2	On site looking west across top of quarry
3	On site from top of quarry looking south east
4	Looking south west towards application site from High Hoyland Lane
5	Looking north east towards application site from High Hoyland Lane
6	Looking north east towards application site from public footpath no.15
7	Looking east at land to the rear of Greenlands from public footpath no.11
8	Looking south towards application site from public footpath no. 10

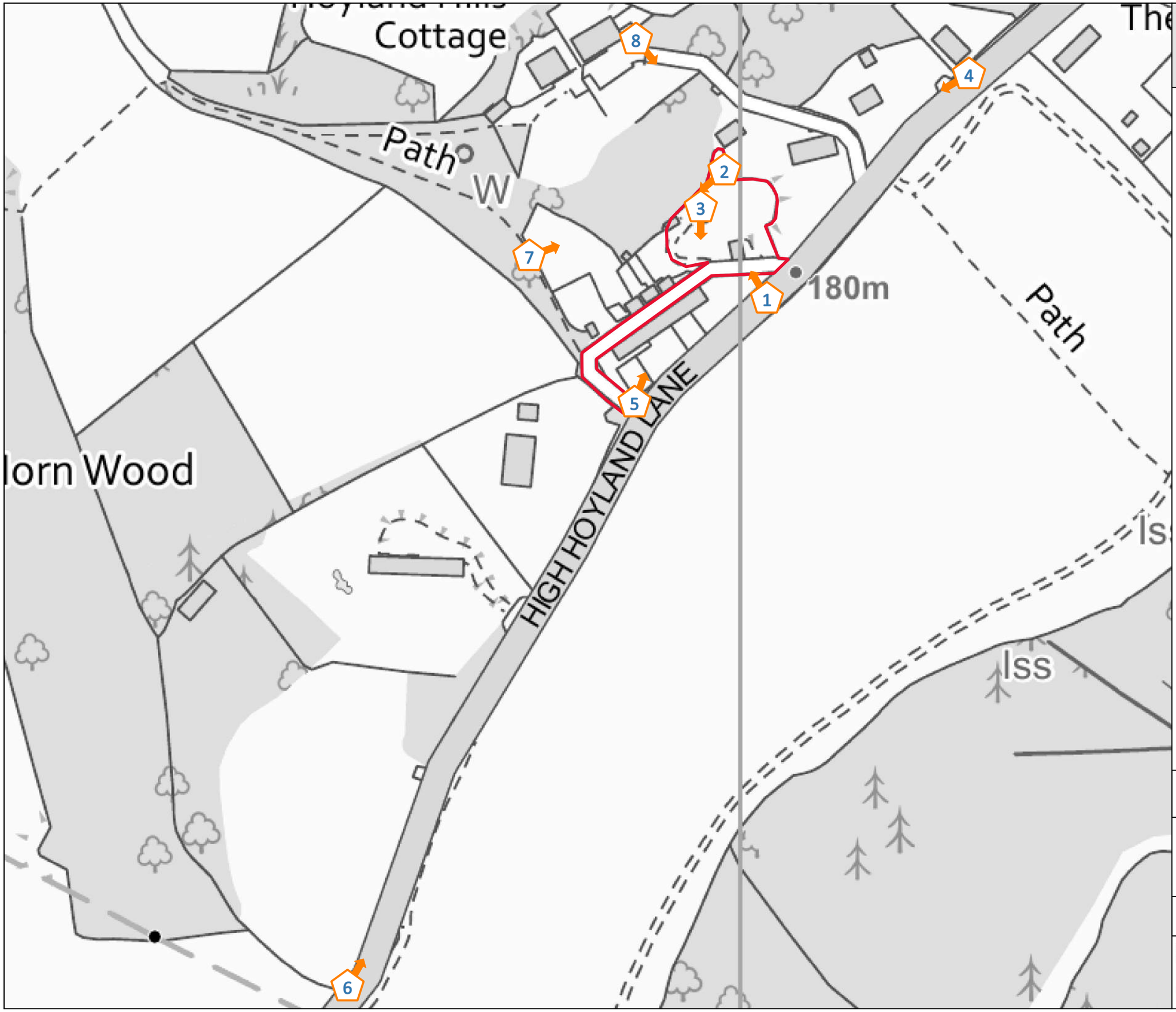
Figure 10 shows the location of landscape character photos which have been included to assist with the description of the baseline conditions of the site and study area.

Table 2 Viewpoint Location Table

Viewpoint	Viewpoint Location	Key Receptors
1	Public footpath no. 11/High Hoyland Lane	pedestrians/ walkers
2	High Hoyland Lane, northbound	motorists, cyclists, pedestrians/ walkers
3	Public footpath no.11, eastbound	pedestrians/ walkers, residents
4	Public footpath no.14	pedestrians/ walkers
5	Public footpath no.15	pedestrians/ walkers

Figures 11 and 12 illustrate the position of these representative viewpoints.

[blank]



HIGH HOYLAND nr BARNSLEY

Key

Site boundary

1 Character photo locations

NORTH

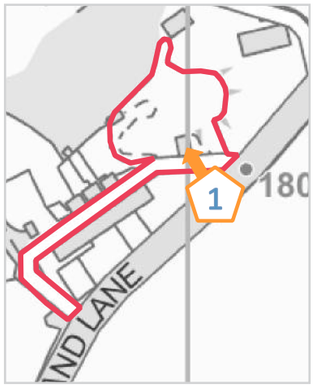
CHARACTER PHOTO LOCATIONS

0 25 50 75 m

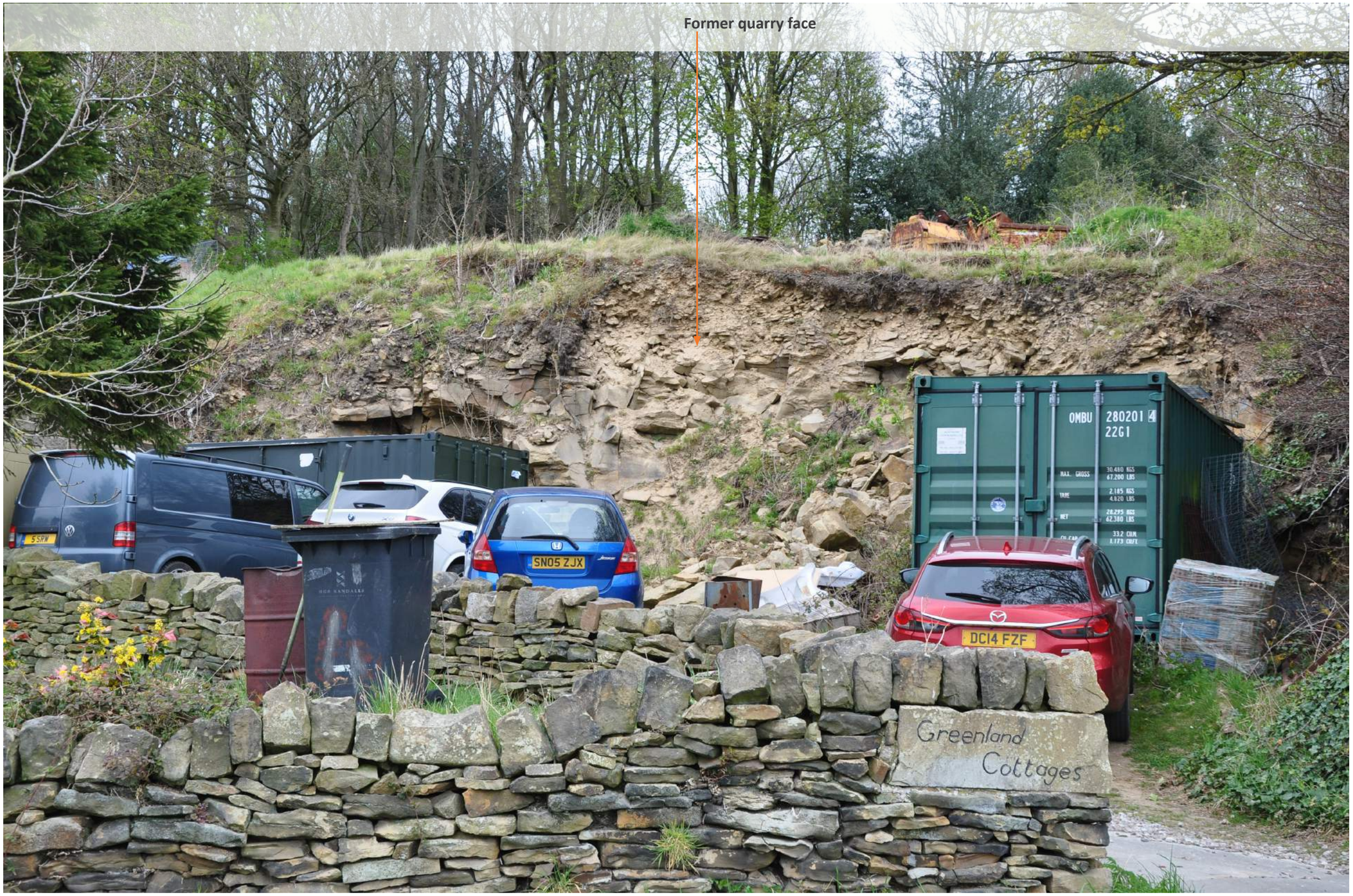
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Figure 10 Character Photo Locations

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LC1 Location Map
(not to scale)



Landscape character photograph 1: Looking north west from High Hoyland Lane directly opposite the application site
The application site is used for storage and equipment, including vehicles on both the upper and lower levels

3.0 Baseline Conditions



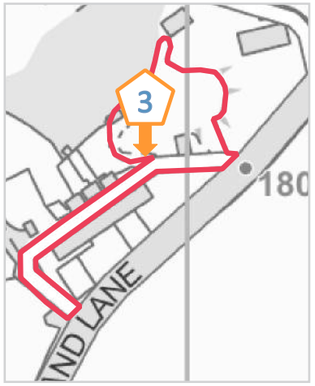
LC2 Location Map
(not to scale)





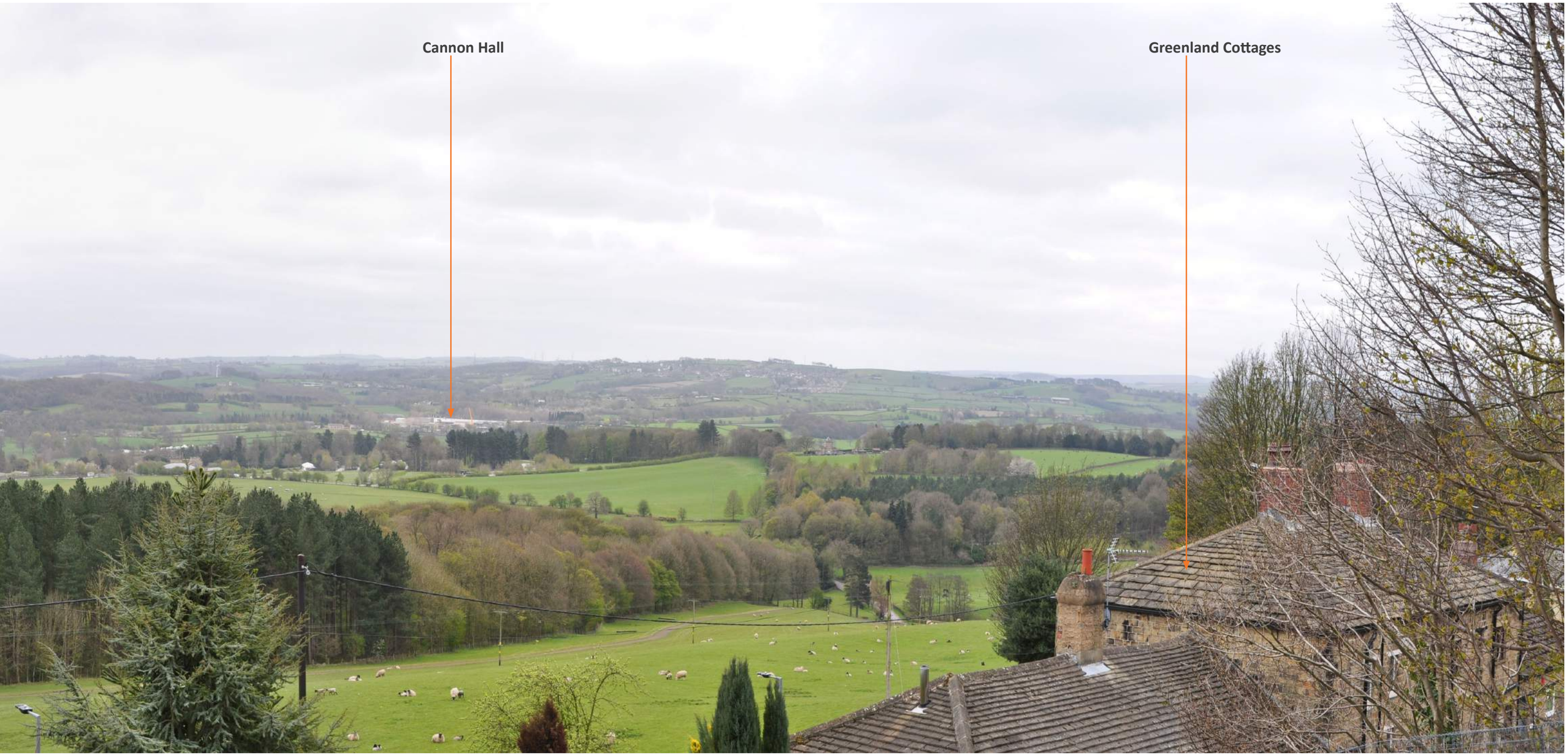
Landscape character photograph 2: On site looking west across the top of the quarry Illustrating garden buildings and storage of equipment

3.0 Baseline Conditions



LC3 Location Map
(not to scale)



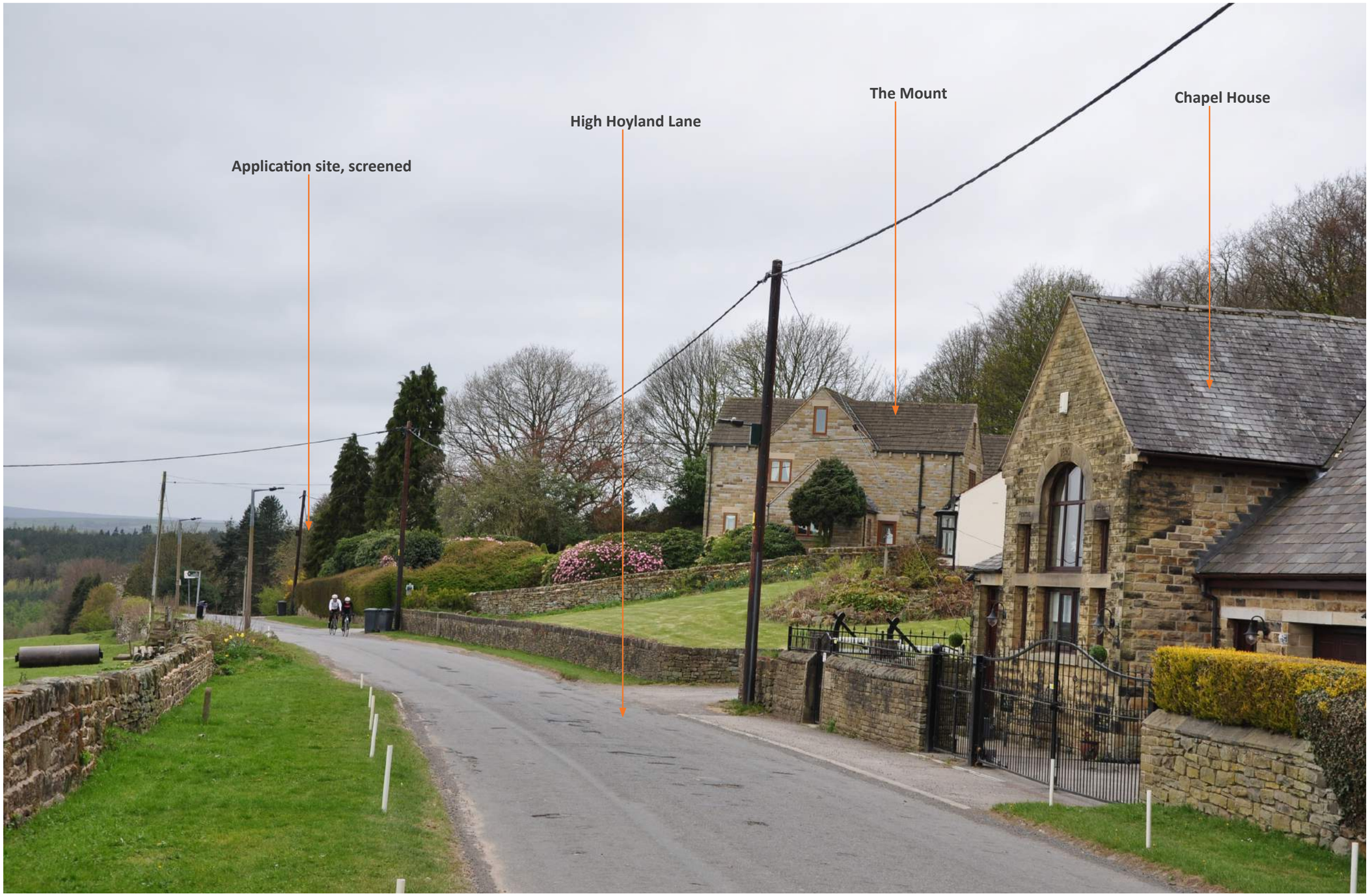


Landscape character photograph 3: On site from the top of the quarry looking south east

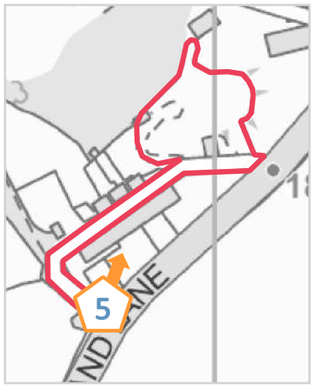
3.0 Baseline Conditions



LC4 Location Map
(not to scale)



Landscape character photograph 4: Looking south west towards application site from High Hoyland Lane opposite start of public footpath no.10 near Chapel House. Houses along the roadside within the village



LC5 Location Map
(not to scale)



Landscape character photograph 5: Looking north east towards the application site from High Hoyland Lane near the start of public footpath no.11 and Greenland. Greenland Cottages and name signs for the village, and street lighting to both sides of the road reinforce the character of the settlement

3.0 Baseline Conditions



LC6 Location Map
(not to scale)



Landscape character photograph 6: Looking north east towards application site from public footpath no.15 at the junction with High Hoyland Lane. Deffer House seen to the left of the photograph marks the most southerly extent of the village



LC7 Location Map
(not to scale)

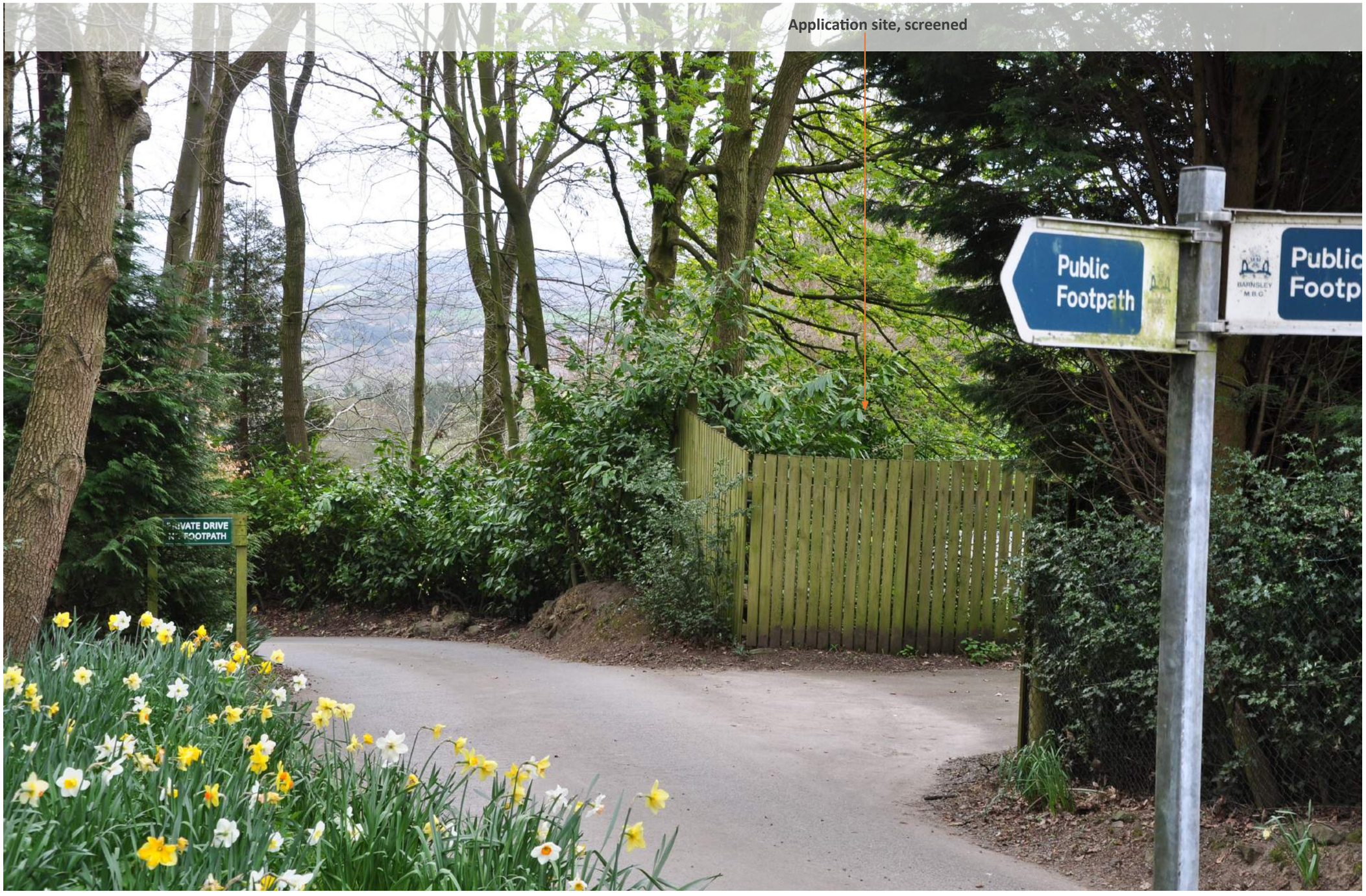


Landscape character photograph 7: Looking east at land to the rear of Greenlands from public footpath no. 11.
Land set on the slope above Greenland Cottages exhibits the domestic nature of the land uses in adjacent areas to the application site

3.0 Baseline Conditions



LC8 Location Map
(not to scale)



Landscape character photograph 8: Looking south towards application site from public footpath no.10. This view illustrates the village character which envelopes the north side of the application site

04

Assessment of Landscape and Visual Effects

4.0 Assessment of Landscape and Visual Effects

LIKELY LANDSCAPE AND VISUAL EFFECTS

The assessment of likely effects is based upon the proposals illustrated. These likely effects are subsequently considered in the context of the baseline environment.

The likely landscape and visual effects relating to the proposed scheme include:

- Landscape and visual effects resulting from the insertion of a new building into the landscape.
- Landscape and visual effects resulting from vehicle movements and activity associated with use of the dwelling.

ASSESSMENT OF LANDSCAPE EFFECTS

4.1 WIDER LANDSCAPE CHARACTER AREAS

Landscape Receptors

The landscape baseline study has identified the following landscape receptors:

- National landscape character area NCA Profile: 38 Nottinghamshire, Derbyshire and Yorkshire Coalfield
- Local landscape character area E1: West Barnsley Settled Wooded Farmland
- The site

The assessment of residual landscape effects is based upon the site and its immediate setting, following consideration of national and local landscape character assessments, which it lies within and as described above.

4.2 THE SITE

The main landscape receptor is the site. The landscape character of the site is described within the baseline, above.

4.3 LANDSCAPE SENSITIVITY

The sensitivity of landscape receptors is assessed by combining judgements about the susceptibility of the landscape receptor to the change proposed and the perceived value attached to the landscape.

4.3.1 Landscape Value

The site has no formal designations but is likely valued locally by residents and as such is given a community value.

Other factors considered in assessing landscape value are set out below.

4.3.1.1 Landscape Quality

The overarching character of the site is of a former quarry with extensive domestic paraphernalia. The cliff face is the most prominent and distinguishing feature within the application site.

There is a group of trees fringing the flat area above the quarry face, shown on character photograph 2.

Detractors include construction machinery on the lawn above the quarry face. At the bottom of the quarry face there are steel storage containers and parked cars, see character photograph 1.

4.3.1.2 Scenic Quality

The surrounding mature trees bounding the application site create a potentially attractive landscape, however parked cars and steel storage containers at the foot of the quarry face, and assorted garden buildings on the upper part of the site reduce the scenic quality.

4.3.1.3 Rarity and Representativeness

The site does not contain rare elements of the local landscape character type however the immediate setting includes small woodlands characteristic of the area.

The panoramic view from the higher parts of the application site afford a view of the key characteristics of the local character area such as gently rolling landform with hills and broad valleys, small, medium sized and large woodlands, mainly deciduous and some coniferous and irregularly-shaped small, medium and large fields bounded by hedgerows,stone walls and fences.

4.3.1.4 Conservation Interests

There are no landscape-related conservation interests within the site.

4.3.1.5 Recreation Value

Public footpath no.11 runs along the access drive south of the proposed dwelling.

4.3.1.6 Perceptual Aspects

The site is enclosed by mature trees and vegetation with long distant views from the lawn at the top of the quarry face, see landscape character photograph 3.

4.3.1.7 Associations

There are no known culturally important associations.

4.3.1.8 Overall landscape value

The site is assessed to have a **community** landscape value.

4.3.2 Susceptibility to change

The susceptibility of the site and its immediate setting is assessed to be **medium,** having the ability to accommodate the proposed change without changing the overall character.

4.4 OVERALL LANDSCAPE SENSITIVITY

The value of the site is assessed to be **community** and the susceptibility to change of the site is assessed to be **medium**. The overall sensitivity of the site is therefore assessed to be **low/medium.**

4.5 MAGNITUDE OF CHANGE

The effects upon the landscape receptor are assessed in terms of size or scale, geographical extent, duration and reversibility.

4.5.2.1 Size or scale of change

The size or scale of change is assessed to be **moderate** as the dwelling is proposed to be set within the former quarry face and the tiered levels would reflect the topography of the site.

Changes to the landscape at the top of the quarry face would be minimal as the green roof sits flush with the existing levels. Existing trees are to be retained.

Access to the property would be via the existing private access road off High Hoyland Lane leading to the rear of Greenland Cottages.

4.5.2.2 Geographical extent

The geographical extent is assessed to be **small**, as it would affect the site and its immediate setting only.

4.5.2.3 Duration

The duration is anticipated to be **permanent** (i.e. more than 25 years).

4.5.2.4 Reversibility

The prospect and practicality of the effect being reversed is assessed to be **nil**.

4.6 OVERALL MAGNITUDE OF CHANGE

The size or scale of change is assessed to be **moderate,** the geographical extent is assessed to be **small**. The overall magnitude of change is therefore judged to be **moderate**.

4.7 OVERALL LANDSCAPE EFFECTS

The overall identification of landscape effects is arrived at by combining the separate judgements about the sensitivity of the landscape receptor with the magnitude of the proposed change.

The sensitivity to change is assessed to be **low/medium** and the magnitude of change is assessed to be **moderate.** The assessment of overall landscape effects on the site and its immediate setting landscape receptor is therefore assessed to be **moderate**.

The nature of the landscape effects is assessed to be **beneficial** due to the removal of elements which detract from both landscape and scenic quality of the landscape, and are uncharacteristic of the local area. The addition of a new dwelling of a site-specific design, which responds to the local landscape and is partially earth-sheltered will reinforce these elements of the historic landscape in the immediate area.

In summary, the overall landscape effects of the proposed development are assessed to be **moderate beneficial.**

4.8 EFFECTS ON THE GREEN BELT

The proposed dwelling would be cut into the former quarry face, the roof being flush with the existing lawn level, thus minimising the impact of a new dwelling within the Green Belt. The land is within the domestic curtilage of the adjacent dwelling and has a history of previous built form and also includes both temporary and established elements of built form and extensive domestic paraphernalia.

Whilst the site is discreet within the wider landscape, the perception for walkers on the adjacent footpath is not one consistent with the Green Belt association with 'countryside'. The creation of a dwelling within a domestic curtilage which would replace extensive detracting landscape elements would reinforce the perception of the 'countryside' in the immediate site area to the benefit of the quality of the Green Belt landscape. The proposals sit within the landform and would have no landscape impacts in the wider landscape. On this assessment, there are no landscape conflicts with the purpose of the Green Belt designation which can be identified.

ASSESSMENT OF VISUAL EFFECTS

4.9 VIEWPOINT CONDITIONS

4.9.1 Weather conditions

At the time of the site visit, the weather was cloudy.

Seasonal effects

The site visit was carried out in April when deciduous trees were only partially in leaf.

4.9.2 Technical aspects of the photography

Photographs representing views from these viewpoints towards the site have been taken were taken using a Canon EOS 600D digital SLR camera. The camera lens used is a 35mm f/2 Canon lens, a digital equivalent of a 50mm lens on a 35mm format camera and which is generally considered to best represent the field of view experienced by the human eye.

Although the photographs are representative of views experienced from each location, they should not be considered a substitute for visiting the viewpoint in the field.

VIEWPOINTS

VIEWPOINT 1 - Public footpath no. 11/High Hoyland Lane

VIEWPOINT 2 - High Hoyland Lane, northbound

VIEWPOINT 3 - Public footpath no.11, eastbound

VIEWPOINT 4 - Public footpath no.14

VIEWPOINT 5 - Public footpath no.15

HIGH HOYLAND nr BARNSLEY

Key

Site boundary

Public Rights of Way

Viewpoint locations

1 Viewpoints

Locations confirmed as having no view

NORTH

VIEWPOINTS 1, 2 & 3

0 0.05 0.1 km

Scale: 1:2500 @A3

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Figure 11 Viewpoints 1, 2 and 3

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HIGH HOYLAND nr BARNSLEY

Key

- Site location
- Study area 1km radius
- Public Rights of Way

Viewpoint locations

- Viewpoints
- Locations confirmed as having no view

NORTH

VIEWPOINTS 4 & 5

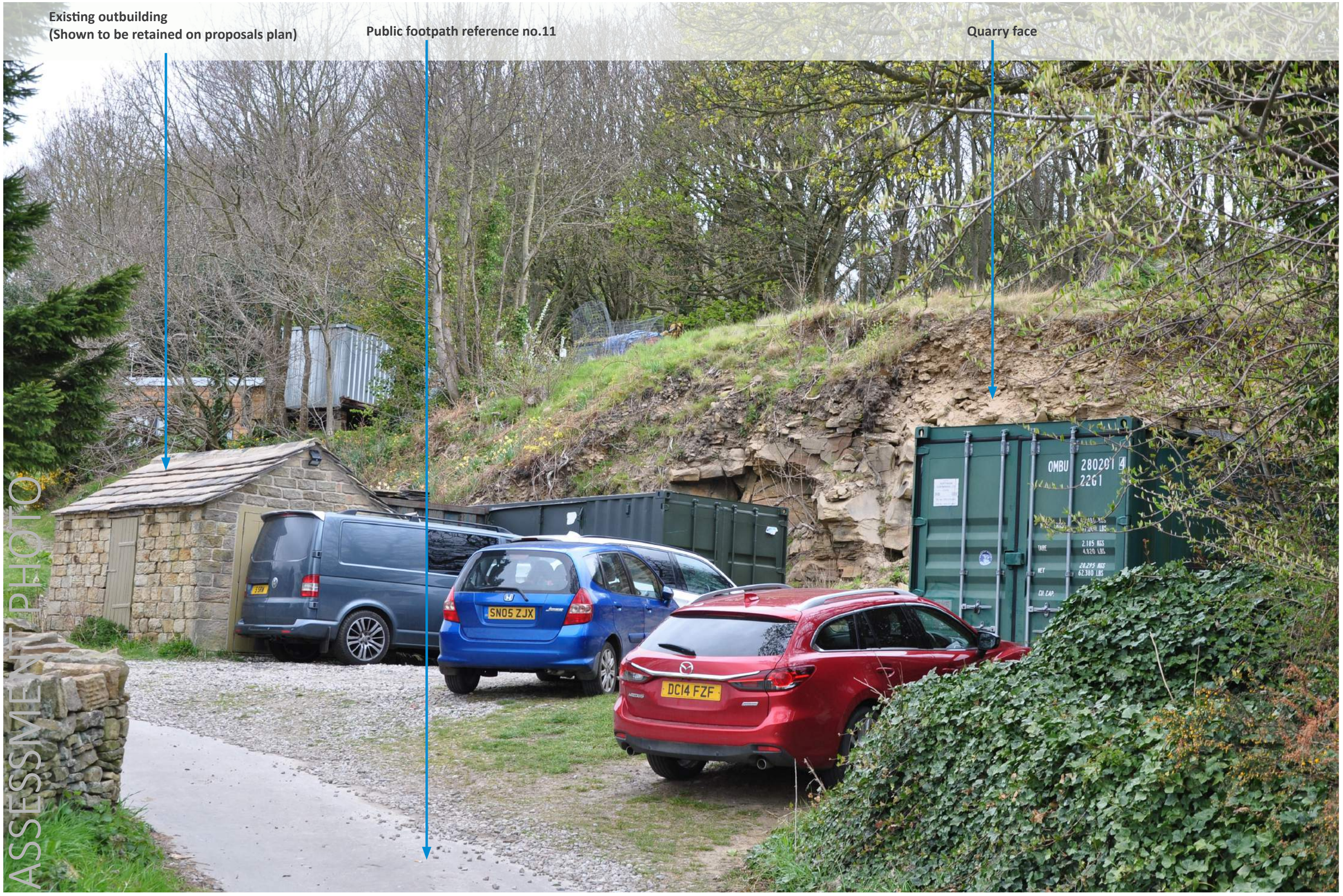
0 0.25 0.5 km

Scale:10,000 @A3

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Figure 12 Viewpoints 4 and 5

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Viewpoint 1 Assessment Photo

VIEWPOINT 1 PUBLIC FOOTPATH NO. 11/HIGH HOYLAND LANE

Existing Conditions

Viewpoint 1 is located at the junction of public footpath no.11 and High Hoyland Lane at the south eastern corner of the application site.

High Hoyland Lane runs south west from High Hoyland towards Raw Green. The view is looking north west from the footpath. The view of the application site is along the direction of travel

The viewpoint is at close proximity to the application site, public footpath no.11 runs along the application site access track and can be seen in the foreground. A stone outbuilding and quarry face, both within the application site, can be seen in the mid ground. A wooded area can be seen at the top of quarry face along the horizon.

Detractors within the view include steel storage containers and cars.

Visual Receptors and Viewpoint Sensitivity

The visual receptors are identified as being pedestrians/ walkers and residents of Greenland Cottages requiring access to the rear of their properties. The value of the view is assessed to be **medium.** The view is from a public right of way with views forming part of the user experience.

The susceptibility of the receptors is judged to be **high**, residents are likely to place a high value on views at the rear of the cottages. This is also a public right of way, recreational walkers would have a reduced susceptibility to that of residents. It is a predominantly closed view and the application site would be visible for a short period of time whilst walking.

The overall sensitivity of receptors is judged to be **medium/high** for users along this stretch of the access drive and footpath no.11.

Magnitude of Visual Change

From this view, the proposed dwelling would integrate well in terms of form, colour and texture.

Taking the above into consideration, the size or scale of change is assessed to be **moderate.**

In terms of geographical extent , the proposed dwelling would occupy a moderate proportion of the view, so the geographical extent is categorised as **moderate.**

The duration of the development is anticipated to be **permanent** and the prospect and the practicality of the effect being reversed is anticipated to be **nil.**

The overall magnitude of visual change is therefore judged to be **moderate.**

Assessment of Overall Visual Effects

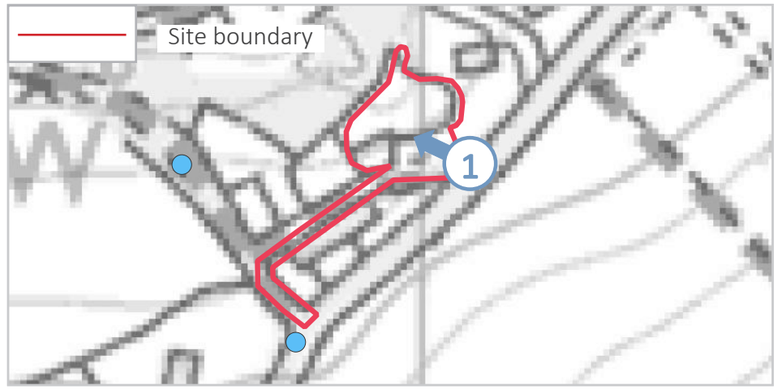
The overall sensitivity of the visual receptors is assessed to be **medium/high** and the overall magnitude of the change **moderate**. The overall visual effects are therefore assessed to be **moderate**.

Nature of Effects

The change comprises a new site-specific and earth-sheltered dwelling within the landscape, which would replace visually detracting domestic paraphernalia so the nature of visual effects is assessed to be **beneficial.**

Effects on the Green Belt

From this viewpoint there would be no perception of harm to the purposes of the Green Belt.

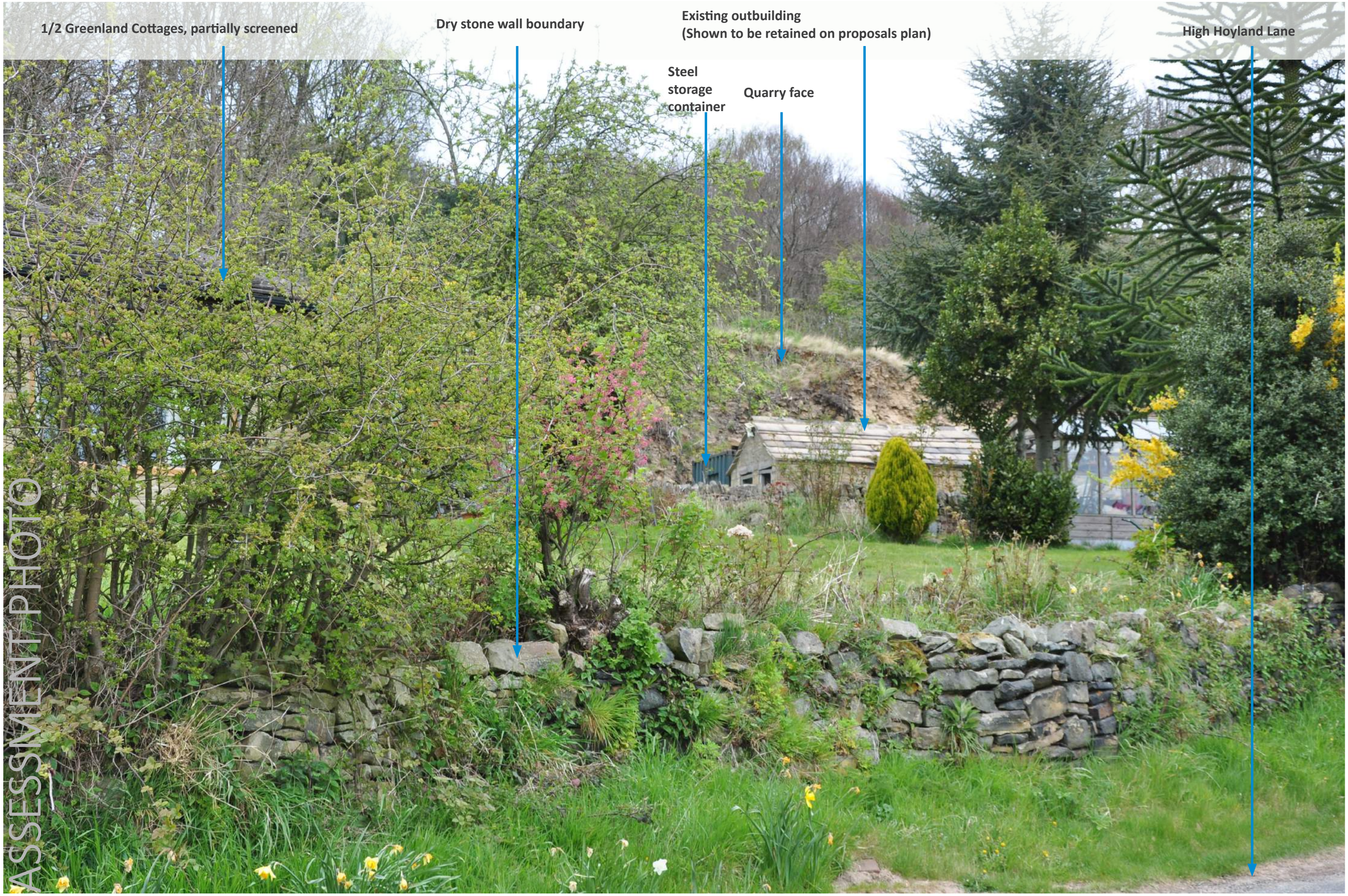


Visual Effects Summary

- The overall sensitivity of receptors at this location is assessed as being **medium/high**
- The anticipated magnitude of visual change, as perceived at this viewpoint, is assessed as **moderate**
- The overall visual effect is assessed as being **moderate**
- The nature of the visual effects is considered to be **beneficial**

The overall visual effect is therefore assessed as being

Moderate Beneficial



Viewpoint 2 Assessment Photo

VIEWPOINT 2 HIGH HOYLAND LANE, NORTHBOUND

Existing Conditions

Viewpoint 2 is located on High Hoyland Lane in front of 1/2 Greenland Cottages approximately 25m south of the application site.

The view is looking north towards the application site from the road. The view of the application site is at an oblique angle to the direction of travel.

The view of the application site is across the front garden of 1/2 Greenland Cottages. A dry stone wall bounds Greenland Cottages garden and the road in the foreground, the application site it visible in the mid ground framed by vegetation and trees.

Detractors within the view include a steel storage container

Visual Receptors and Viewpoint Sensitivity

The visual receptors are identified as being motorists, cyclists, pedestrians/ walkers on the lane. The value of the view is assessed to be **medium**. It is likely views along High Hoyland Lane form an important part of the user experience.

The susceptibility of the receptors is judged to be **medium**, with the view of the application site visible for a moderate length of time at an oblique angle to the direction of travel.

The overall sensitivity of receptors is judged to be **medium** for road users along this stretch of High Hoyland Lane.

Magnitude of Visual Change

From this viewpoint, there would be a partial view of the proposed dwelling, it would integrate well with the surrounding landscape in terms of form, colour and texture. The proposed dwelling would sit within the quarry face and thus not obscure views of the landscape beyond.

Existing detracting elements such as the storage container would be removed.

Taking the above into consideration, the size or scale of change is assessed to be **minor**.

In terms of geographical extent , the proposed dwelling would occupy a small proportion of the overall view, so the geographical extent is categorised as **small.**

The duration of the development is anticipated to be **permanent** and the prospect and the practicality of the effect being reversed is anticipated to be **nil.**

The overall magnitude of visual change is therefore judged to be **minor.**

Assessment of Overall Visual Effects

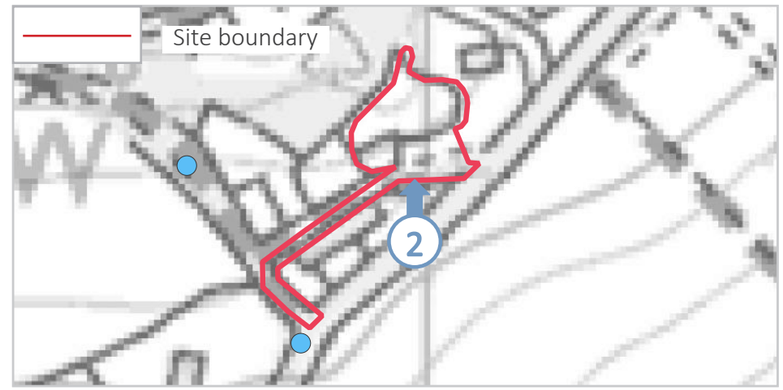
The overall sensitivity of the visual receptors is assessed to be **medium** and the overall magnitude of the change **minor**. The overall visual effects are therefore assessed to be **minor/moderate**

Nature of Effects

The change comprises a new well integrated development within the landscape and the removal of detracting elements from the views, so the nature of visual effects is assessed to be **neutral.**

Effects on the Green Belt

From this viewpoint there would be a minor change to views within the Green Belt which would not harm the perception of the landscape quality of the Green Belt in either the immediate setting or the wider area.



Visual Effects Summary

- The overall sensitivity of receptors at this location is assessed as being **medium**
- The anticipated magnitude of visual change, as perceived at this viewpoint, is assessed as **minor**
- The overall visual effect is assessed as being **minor/moderate**
- The nature of the visual effects is considered to be **neutral**

The overall visual effect is therefore assessed as being

Minor/Moderate Neutral



Viewpoint 3 Assessment Photo

VIEWPOINT 3 PUBLIC FOOTPATH NO.11, EASTBOUND

Existing Conditions

Viewpoint 3 is located on public footpath no.11 approximately 25m south west of the proposed dwelling.

The view is looking north east towards the application site from the public right of way that runs along the access drive the rear of Greenland Cottages. The view of the application site is along the direction of travel.

The access drive to Greenlands and the proposed dwelling can be seen in the centre foreground, the quarry face to the left is framed by mature trees.

Detractors within the view include a steel storage containers, a car and wheelie bins.

Visual Receptors and Viewpoint Sensitivity

The visual receptors are identified as being pedestrians/ walkers and residents of Greenland Cottages requiring access to the rear of their properties. The value of the view is assessed to be **medium**. The view is from a public right of way with views forming part of the user experience.

The susceptibility of the receptors is judged to be **high**, residents are likely to place a high value on views at the rear of the cottages.

The overall sensitivity of receptors is judged to be **medium/high** for users along this stretch of the driveway and of footpath no.11.

Magnitude of Visual Change

From this view, the proposed dwelling would integrate well in terms of form, colour and texture.

Taking the above into consideration, the size or scale of change is assessed to be **moderate**.

In terms of geographical extent , the proposed dwelling would occupy a moderate proportion of the view, so the geographical extent is categorised as **moderate.**

The duration of the development is anticipated to be **permanent** and the prospect and the practicality of the effect being reversed is anticipated to be **nil.**

The overall magnitude of visual change is therefore judged to be **moderate.**

Assessment of Overall Visual Effects

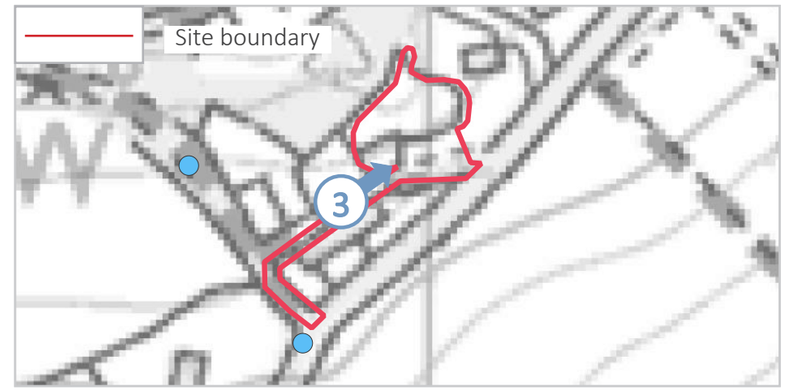
The overall sensitivity of the visual receptors is assessed to be **medium/high** and the overall magnitude of the change **moderate**. The overall visual effects are therefore assessed to be **moderate**.

Nature of Effects

The change comprises a new site-specific and earth-sheltered dwelling within the landscape, which would replace visually detracting domestic paraphernalia so the nature of visual effects is assessed to be **beneficial.**

Effects on the Green Belt

From this viewpoint there would be a moderate beneficial change to views within the Green Belt which would improve the perception of the landscape quality of the Green Belt in the immediate setting and the wider area.



Visual Effects Summary

- The overall sensitivity of receptors at this location is assessed as being **medium/high**
- The anticipated magnitude of visual change, as perceived at this viewpoint, is assessed as **moderate**
- The overall visual effect is assessed as being **moderate**
- The nature of the visual effects is considered to be **beneficial**

The overall visual effect is therefore assessed as being

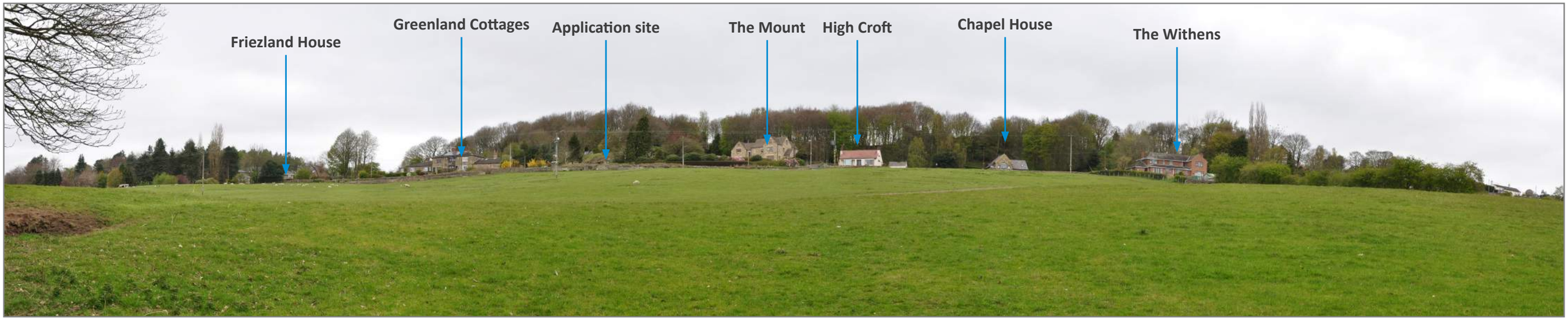
Moderate Beneficial

ASSESSMENT PHOTO



Viewpoint 4 Assessment Photo

VIEWPOINT 4 PUBLIC FOOTPATH NO.14



Viewpoint 4: Supporting Context Panorama

Existing Conditions

Viewpoint 4 is located on public footpath no. 14 approximately 225m south east of the application site.

The view is across a pasture field, looking north west, up towards the application site. The application site is visible in the mid-ground nestled between the Mount and Greenland Cottages.

Detractors within the view include overhead wires.

Visual Receptors and Viewpoint Sensitivity

The visual receptors are identified as being pedestrians/ walkers. The value of the view is assessed to be **medium** The view is from a public right of way with views forming an important part of the user experience.

The susceptibility of the recreational receptors is judged to be **high**, walkers are likely to enjoying views of the countryside.

The overall sensitivity of receptors is judged to be **medium/high**.

Magnitude of Visual Change

From this view, the proposed dwelling would integrate well in terms of form, colour and texture. The proposed property would be glimpsed though existing mature trees framing the applications site.

Taking the above into consideration, the size or scale of change is assessed to be **negligible.**

In terms of geographical extent , the proposed dwelling would occupy a small proportion of the view, so the geographical extent is categorised as **small.**

The duration of the development is anticipated to be **permanent** and the prospect and the practicality of the effect being reversed is anticipated to be **nil.**

The overall magnitude of visual change is therefore judged to be **negligible.**

Assessment of Overall Visual Effects

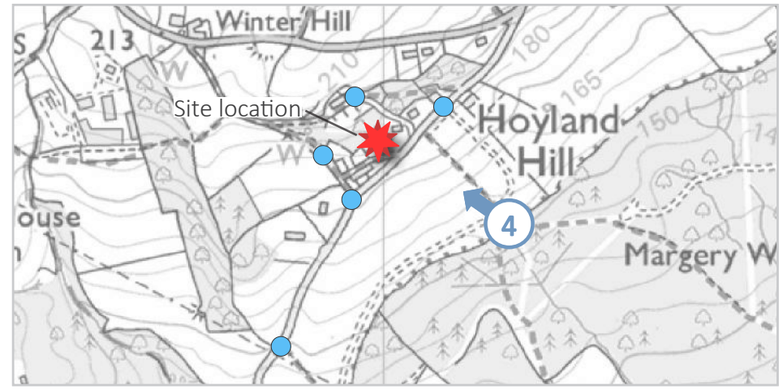
The overall sensitivity of the visual receptors is assessed to be **medium/high** and the overall magnitude of the change **negligible.** The overall visual effects are therefore assessed to be **negligible.**

Nature of Effects

The change comprises a new development within the landscape, so the nature of visual effects is assessed to be **neutral**.

Effects on the Green Belt

From this viewpoint seen within the context of the surrounding housing, there would be a negligible change to the perception of the nature of the green belt.



Visual Effects Summary

- The overall sensitivity of receptors at this location is assessed as being **medium/high**
- The anticipated magnitude of visual change, as perceived at this viewpoint, is assessed as **negligible**
- The overall visual effect is assessed as being **negligible**
- The nature of the visual effects is considered to be **neutral**

The overall visual effect is therefore assessed as being

Negligible Neutral

ASSESSMENT PHOTO



Viewpoint 5 Assessment Photo

VIEWPOINT 5 PUBLIC FOOTPATH NO.15

Existing Conditions

Viewpoint 5 is located on public footpath no. 15 approximately 400m south of the application site.

The view is across a pasture field, looking north east, up towards the application site. The application site is visible in the mid-ground to the east of Greenland Cottages.

Detractors within the view include overhead wires.

Visual Receptors and Viewpoint Sensitivity

The visual receptors are identified as being pedestrians/ walkers. The value of the view is assessed to be **medium** The view is from a public right of way with views forming an important part of the user experience.

The susceptibility of the recreational receptors is judged to be **high**, walkers are likely to enjoying views of the countryside.

The overall sensitivity of receptors is judged to be **medium/high**.

Magnitude of Visual Change

From this view, the proposed dwelling would integrate well in terms of form, colour and texture and extent of the visible changes would be negligible.

Taking the above into consideration, the size or scale of change is assessed to be **negligible.**

In terms of geographical extent , the proposed dwelling would occupy a small proportion of the view, so the geographical extent is categorised as **small.**

The duration of the development is anticipated to be **permanent** and the prospect and the practicality of the effect being reversed is anticipated to be **nil.**

The overall magnitude of visual change is therefore judged to be **negligible.**

Assessment of Overall Visual Effects

The overall sensitivity of the visual receptors is assessed to be **medium/high** and the overall magnitude of the change **negligible**. The overall visual effects are therefore assessed to be **negligible.**

Nature of Effects

The change comprises a new development within the landscape, so the nature of visual effects is assessed to be **neutral.**

Effects on the Green Belt

From this viewpoint seen within the context of the surrounding housing, there would be a negligible change to the perception of the nature of the green belt.



Visual Effects Summary

- The overall sensitivity of receptors at this location is assessed as being **medium/high**
- The anticipated magnitude of visual change, as perceived at this viewpoint, is assessed as **negligible**
- The overall visual effect is assessed as being **negligible**
- The nature of the visual effects is considered to be **neutral**

The overall visual effect is therefore assessed as being

Negligible Neutral

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05

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5.0 Bibliography

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[3] Barnsley Local Plan adopted by Full Council on 3 January 2019

[4] Guidelines for Landscape and Visual Impact Assessment (Landscape Institute with the Institute of Environmental Management and Assessment, Third edition 2013)

[5] National Character Areas (Natural England, 2012-2015)

[6] Barnsley Borough Council Landscape Character Assessment, 2002, Reviewed 2016

06

Appendix A

6.0 Appendix A: Summary Tables

SUMMARY TABLE: ASSESSMENT OF OVERALL LANDSCAPE EFFECTS

Assessment of Overall Landscape Effects

Landscape Receptor	Landscape Value	Susceptibility to Change	Landscape Sensitivity	Magnitude of Change	Overall Landscape Effects	Nature of Effects	Overall Landscape Effects Assessment
The Site	**Community**	**Medium**	**Low/Medium**	**Moderate**	**Moderate**	**Beneficial**	***Moderate-Beneficial***

SUMMARY TABLE: Assessment of OVERALL Visual Effects

Assessment of Overall Visual Effects

Number	Viewpoint	Receptors identified	Viewpoint/Visual Sensitivity	Magnitude of Visual Change	Overall Visual Effects	Nature of Effects	Overall Visual Effects Assessment
1	PUBLIC FOOTPATH NO. 11/HIGH HOYLAND LANE	Pedestrians/ walkers, residents of Greenlands Cottages.	**medium/high**	**moderate**	**moderate**	**beneficial**	***Moderate Beneficial***
2	HIGH HOYLAND LANE, NORTHBOUND	Motorists, cyclists, pedestrians/ walkers on the lane.	**medium**	**minor**	**minor/moderate**	**neutral**	***Minor/Moderate Neutral***
3	PUBLIC FOOTPATH NO.11, EASTBOUND	Pedestrians/ walkers, residents of Greenlands Cottages.	**medium/high**	**moderate**	**moderate**	**beneficial**	***Moderate Beneficial***
4	PUBLIC FOOTPATH NO.14	pedestrians/ walkers	**medium/high**	**negligible**	**negligible**	**neutral**	***Negligible Neutral***
5	PUBLIC FOOTPATH NO.15	pedestrians/ walkers	**medium/high**	**negligible**	**negligible**	**neutral**	***Negligible Neutral***

07

Appendix B

7.0 Appendix B: Methodology

7.1 METHODOLOGY

Landscape and Visual Impact Assessment (LVIA) is a process used to identify the effects resulting from development on landscape, as an environmental resource in its own right, and on people's views and visual amenity, paragraph 1.1, Guidelines for Landscape and Visual Impact Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in April 2013 (GLVIA3). Paragraph 2.22 identifies that although inter-related they should be assessed separately.

The components of LVIA are:

- **Project description** – a description of the proposed development for the purpose of the assessment, identifying the main features of the proposals and the extent and size of elements.
- **Baseline studies** – Establishes the existing nature of the landscape and visual environment of the study area, including any relevant changes likely to occur independently of the proposed development. It draws upon information gathered during desk study and field survey work as well as planning designations intended to protect landscape and visual amenity and existing published landscape character assessments at national, county and district scales. Where relevant other sources of information such as historic landscape character assessments are identified to further refine the understanding of the landscape.
- **Identification and description of effects** – the systematic identification and description of the effects likely to occur, including whether the effects are adverse or beneficial.
- **Assessing the significance of effects** – the transparent identification of the likely significance of the identified effects. The Landscape Institute's Statement of Clarification 1/13 advises that assessing "significance of effect" is not appropriate to informal appraisals.
- **Mitigation** – Makes proposals for measures designed to avoid/prevent, reduce or offset (or compensate for) significant adverse effects.

(GLVIA3 Table 3.1)

7.2 ASSESSING LANDSCAPE CHARACTER EFFECTS

Landscape baseline information is combined with an understanding of the development and how it would change the landscape to identify and describe the landscape effects. This requires an understanding of the components of the landscape (landscape receptors) likely to be affected. Landscape receptors include individual elements such as hedges or fields, aesthetic characteristics such as tranquillity or openness and the defined character of the landscape character area or landscape type.

Identifying landscape effects requires an assessment of the sensitivity of the landscape receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

7.2.1 Landscape sensitivity

The sensitivity of landscape receptors is assessed by combining judgements about the susceptibility of the receptor to the change proposed and the perceived value attached to the landscape (GLVIA 5.39).

7.2.2 Landscape value

Landscapes may be valued at an international, national, local or community level and landscape designations provide an initial indication of value as follows:

Table 3 Indicators of Landscape Value

Landscape Value	Designation
International	World Heritage Site
National	National Parks and Areas of Outstanding Natural Beauty (AONBs)
National	Registered Parks and Gardens, Registered Battlefields
Local	Local landscape designations often identified in Local Plans at the local authority level e.g. Special Landscape Areas
Community	No formal designation but valued locally by people
Negligible	Not used or viewed by residents or visitors

Landscape outside of a formally designated area should also be considered to have such value where it contributes to the special qualities of the designated site. Such areas are referred to as the setting of a designation.

Landscape designations provide a starting point for judging landscape value. However, areas that are not formally designated may be valued at a local authority or community level. The following criteria can help in the identification of value

Table 4 Factors considered in Assessing Landscape Value

Factor	Criteria
Landscape Quality	The physical state of the landscape. The presence of characteristic features and their condition and the general absence of detracting features that are atypical
Scenic Quality	The appeal of the landscape to the senses through factors such as clear and recognisable landscape pattern, land cover, scale, colour, texture, simplicity, diversity
Rarity	The presence of rare features or elements in the landscape or the presence of a rare Landscape Character Type
Representativeness	The presence of landscape character, features or elements considered to be important examples
Conservation Interests	The presence of ecological, geological, cultural heritage features and landscapes features where they contribute to the experience of landscape. Features may include SSSIs, TPOs, listed buildings, conservation areas, registered parks and gardens
Recreation Value	Evidence that the landscape is valued for recreational activity where experience of the landscape is important
Perceptual aspects	A site's perceptual qualities such as openness, wildness and/or tranquillity
Associations	Evidence that the landscape is culturally important. This is evidenced through an association with people such as writers or artists or historical events or cultural traditions

(Box 5.1 GLVIA3)

7.2.3 Susceptibility to change

This refers to the ability of the landscape receptor, whether that be a particular landscape character area or type, an individual element or an aesthetic or perceptual aspect, to "accommodate the proposed development without undue adverse consequences for the baseline situation and/or the achievement of landscape planning policies and strategies" (GLVIA para 5.40).

Table 5 Factors considered in Judging Landscape Receptor Susceptibility

Susceptibility	Criteria
High	The landscape receptor is highly susceptible to the proposed change and has no ability or very limited ability to accommodate the change. The proposal would change the overall character, or alter or remove individual elements or features or change the aesthetic and perceptual quality of the landscape or introduce incongruous elements.
Medium	The landscape receptor is moderately susceptible to the proposed change and has some ability to accommodate the proposed change without changing the overall character, or individual elements, features or aesthetic or perceptual characteristics are moderately capable of tolerating the change
Low	The landscape receptor is able to accommodate the proposed change with minimal change to the overall character, individual elements, features or aesthetic or perceptual characteristics.

7.2.4 Landscape Sensitivity

The sensitivity of the landscape receptor is judged by combining the value of the landscape receptor with its susceptibility to the change proposed. The below table acts a guide:

Table 6 Overall Landscape Sensitivity

		Value of Receptor		
		International/ National	**Local Authority**	**Community**
Susceptibility	**High**	High	Medium/High	Medium
	Medium	Medium/High	Medium	Low/medium
	Low	Medium	Low/Medium	Low

7.2.5 Magnitude of change

As identified in GLVIA paragraph 5.48 each effect on a landscape receptor needs to be assessed in terms of its size or scale, its geographical extent, its duration and reversibility as follows:

Table 7 Factors considered in Judging Magnitude of Landscape Change

Factor	Consideration
Size or scale of change	Categorised on a scale of **Major**, **Moderate**, **Minor** or **Negligible** The extent of existing landscape elements that will be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape The degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components of the landscape or additions of new ones Whether the effect changes the key characteristics of the landscape, which are critical to its distinctive character
Geographical extent	Categorised on a scale of: **Small**: at site level, within the development site itself or at the level of the immediate setting of the site; **Medium**: at the scale of the landscape type or character area within which the proposal lies; **Large**: where the development influences several landscape types or character areas.
Duration	The durations of changes due to the development are categorised as: **Short term**: zero to five years **Medium term**: five to ten years **Long term**: ten to twenty-five years **Permanent**: more than twenty-five
Reversibility	The prospect and the practicality of the effect being reversed

The overall magnitude of change is judged on a scale of **Major**, **Moderate**, **Minor** or **Negligible**.

7.2.6 Assessment of overall Landscape Effects

The overall identification of landscape effects is arrived at by combining the separate judgements about the sensitivity of the landscape receptors (value and susceptibility) with the magnitude of the change (size/scale, geographical extent, duration and reversibility). The table below summarises how these judgements are combined to identify and overall level of landscape effect.

Table 8 Overall Landscape Effects

		Sensitivity to Change		
		High	**Medium**	**Low**
Magnitude of Change	**Major**	Major	Moderate/Major	Moderate
	Moderate	Moderate/Major	Moderate	Minor/Moderate
	Minor	Moderate	Minor/Moderate	Minor
	Negligible	Minor/Negligible	Negligible	Negligible

It is important to note that the values in the above table do not represent fixed levels of effect and the range of values should be regarded as a continuous scale ranging from Major through to Negligible. The rationale for arriving judgements is clearly described in the report.

7.3 NATURE OF LANDSCAPE EFFECTS

The nature of landscape effects can be **adverse**, **beneficial** or **neutral.** Adverse effects are changes that reduce the quality of the landscape resource. Beneficial effects are changes that are improve the quality of the landscape resource. Neutral effects are changes that neither enhance nor undermine the landscape resource.

7.0 Appendix B Methodology

7.4 ASSESSING VISUAL EFFECTS

Visual effects are experienced by people (visual receptors) whose views may be affected by development proposals. They include users of public rights of way, recreational facilities where appreciation of the landscape is a key component of the activity, and people travelling through an area either while visiting or working/ living there, residents or people at their place of work. The assessment of visual effects is a methodical assessment of the sensitivity of the visual receptor to the type of change proposed combined with the scale or magnitude of change resulting in the level of visual effect experienced by each visual receptor.

7.4.1 Viewpoint selection

Viewpoints are taken from publicly accessible locations and are selected to represent views of groups of people likely to experience a change in their view.

7.4.2 Visual Sensitivity

The sensitivity of visual receptors is defined by combining the value of the view with the susceptibility of the visual receptor to the change proposed.

7.4.3 Value

The value of a view is identified with reference to landscape-related designations, planning policy, cultural heritage designations, appearance in guidebooks, tourist maps or by evidence of elements such as seating, interpretative panels. The assessment of the value of views is categorised on a scale of **High, Medium, or Low** and is summarised in the table below:

Table 9 Indicators of the Value of Views

Value	Criteria
High	Views from nationally recognised viewpoints or nationally designated landscapes or important heritage assets, Views of importance to visitors e.g. in guidebooks/on maps/provision of interpretation/parking/referred to in literature or art. Views associated with popular visitor attractions where views form an important part of the visitor experience Views associated with nationally recognised walking routes where views form an important part of the user experience
Medium	Views from locally or regionally recognised viewpoints or locally or regionally designated landscapes or heritage assets, Views of local importance to visitors e.g. in guidebooks/on maps/provision sometimes with the provision of interpretation/parking Views associated with local attractions where views form an important part of the visitor experience Views associated with recognised walking routes where views form an important part of the user experience
Low	Views from locations with no formal planning designation or cultural heritage association Views from locations that are not popular visitor designations Locations where views are not part of the visitor/residential experience

These criteria are provided for guidance only and are not intended to be absolute.

7.4.4 Susceptibility of visual receptors to change

The susceptibility of a visual receptor differs depending on the activity of the receptor at a location and the degree to which their attention is focussed on the view. The assessment of the value of views is categorised on a scale of **High**, **Medium**, or **Low** and is summarised in the table below:

Table 10 Factors considered in Judging Visual Receptor Susceptibility

Value	Criteria
High	• Residents; • People engaged in outdoor recreation where the purpose of that recreation is the enjoyment of the countryside • Visitors to recognised viewpoints or beauty spots, or to designated buildings or landscapes where the wider landscape setting contributes to or adds value to the experience. • Users of Public Rights of Way with predominantly open views • Visitors to cultural heritage assets or other visitor attractions where views of the countryside are an important part of the visitor experience; • Settlements where views contribute to the landscape setting enjoyed by the residents; and • Travellers on scenic routes where views of the countryside are an important component of the visitor experience • Non-motorised users of minor or unclassified roads in the countryside • Occupiers at places of work where views contribute to quality of working life.
Medium	• Views experienced intermittently or by a moderate number of people or for a moderate length of time. • Travellers on transport routes, where attention is generally less likely to be focused on views of the countryside.
Low	• People engaged in outdoor sport or recreation where appreciation of views of the countryside is not an component • Occupiers at places of work where views do not contribute to quality of working life. • Travellers along routes where views of the countryside are not relevant to the experience

The sensitivity of a visual receptor is identified by combining the value of the view with the susceptibility of the visual receptor to the change proposed and is summarised in the following table:

Table 11 Factors considered in Judging Visual Receptor Sensitivity

		Value		
		High	Medium	Low
Susceptibility	High	High	Medium/High	Medium
	Medium	Medium/High	Medium	Low/medium
	Low	Medium	Low/Medium	Low

7.4.5 Magnitude of Visual Change

As identified in GLVIA3 paragraph 6.38, the magnitude of the visual effect is judged by considering its size or scale, the geographical extent of the area influenced and the duration and reversibility of the change as follows:

Table 12 Factors considered in Judging Magnitude of Visual Change

Factor	Consideration
Size or scale of change	Categorised on a scale of **Major**, **Moderate**, **Minor** or **Negligible** considering: • the scale of the change in the view with respect to the loss or addition of features in the view, changes in its composition, including the proportion of the view occupied by the proposed development; • the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture; • the nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses. (GLVIA paragraph 6.39)
Geographical extent	The geographical extent is likely to vary at each viewpoint and judgements consider: • the angle of view in relation to the main activity of the receptor • the distance from the viewpoint to the proposed development • the extent of the area over which changes are visible Geographical extent is categorised on a scale of: **Not visible**: where the development is screened from view or cannot be perceived due to the distance from the viewpoint **Negligible**: where the development is barely perceptible within the view **Small**: where the development is visible across a small proportion of the overall view **Moderate**: where the development is visible across a moderate proportion of the overall view **Large**: where the development is visible across a large proportion of the overall view
Duration	The durations of changes arising from the development are categorised as: **Short term**: zero to five years; **Medium term**: five to ten years; **Long term**: ten to twenty-five years **Permanent**: more than twenty-five.
Reversibility	The prospect and the practicality of the effect being reversed

The overall magnitude of visual change is judged on a scale of **Major**, **Moderate**, **Minor** or **Negligible**.

7.4.6 Assessment of Overall Visual Effects

The overall identification of visual effects is arrived at by combining the separate judgements about the sensitivity of the visual receptors (value and susceptibility) with the magnitude of the change (size/scale, geographical extent, duration and reversibility). The table below summarises how these judgements are combined to identify and overall level of landscape effect.

Table 13 Overall Visual Effects

		Magnitude of Change				
		Major	**Moderate**	**Minor**	**Negligible**	**No Change**
Sensitivity	**High**	Major	Major/ Moderate	Moderate	Minor/ Moderate	No change
	Medium	Moderate/ Major	Moderate	Minor/ Moderate	Minor/ Negligible	No change
	Low	Moderate	Minor/ Moderate	Minor	Negligible	No change

It is important to note that the effect values in the above table do not represent fixed levels of effect. The values should be regarded as a continuous scale ranging from major through to negligible.

7.5 NATURE OF VISUAL EFFECTS

The nature of visual effects can be **adverse**, **beneficial** or **neutral.** Adverse effects are changes that reduce the quality of the visual resource. Beneficial effects are changes that are improve the quality of the visual resource. Neutral effects are changes that neither enhance nor undermine the visual resource.

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Appendix C

8.0 Appendix C: Approved Annex Planning Application

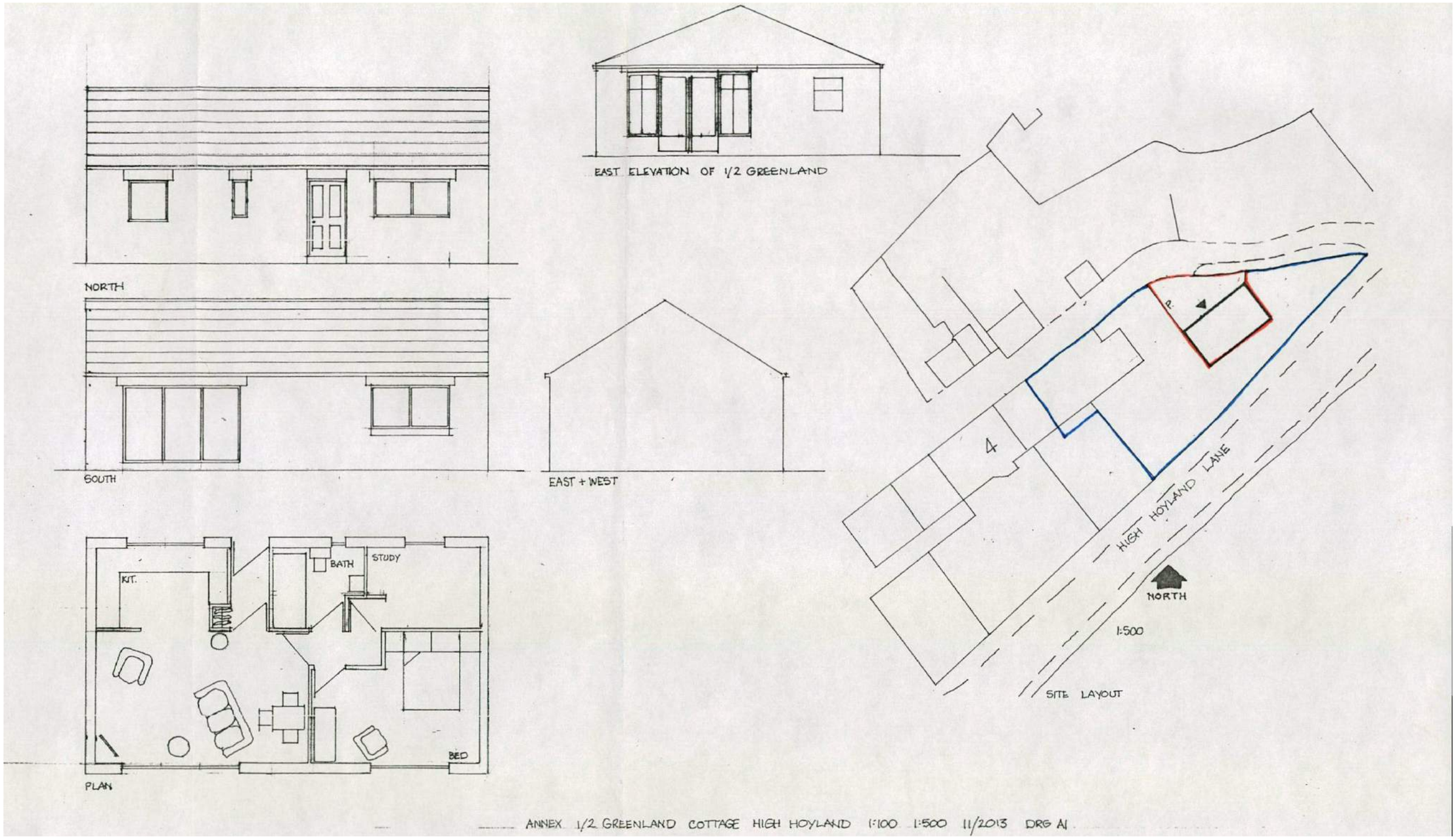
Approved Planning Application for Annex at 1/2 Greenland Cottages

Ref: No: 2017/0333

Validated: 11/04/2017

Proposal: Erection of single storey detached annex building

Decision: Approved with Conditions



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