

Landscape Statement of Ms Frances Horne

Land at Hemingfield Road, Hemingfield, North Yorkshire.

Appeal against the refusal of an Outline Planning Application submitted to Barnsley Metropolitan Borough Council for:-

The demolition of existing structures and the erection of residential dwellings with associated infrastructure and open space. All matters reserved apart from access into the site.

On behalf of Hargreaves Land Limited

Date: 29/01/2025 | Pegasus Ref: P24-2748

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APPENDIX 1: Expert's Professional Background and Particulars.

1. Introduction

- 1.1. This landscape statement has been prepared on behalf of Hargreaves Land Limited, thereafter referred to as the Appellant. It has been prepared by Ms Frances Horne, to provide a succinct analysis of landscape and visual matters in respect of the appeal against the refusal of an **Outline application for the demolition of existing structures and the erection of residential dwellings with associated infrastructure and open space. All matters reserved apart from access into the site** (ref. 2024/O122) (the 'Appeal Proposals'). The application was validated by Barnsley Metropolitan Borough Council (BMBC) on 9th February 2024 and refused on 11th December 2024.
- 1.2. Landscape and visual matters are not cited in the Reasons for Refusal. This statement, therefore, provides consideration of the Appeal Proposals to assist the Inspector and to inform judgements of compliance with policy of relevance to landscape and/or visual matters, which are set out in the Appeal Statement.
- 1.3. The statement will provide an initial overview of the proposed development, a summary of the landscape and visual effects identified in the Landscape and Visual Appraisal (LVA)(CD3.17) before describing the way in which the proposed development responds positively to the site's context, with reference to the landscape strategy and wider submission material for the site, as appropriate.

2. Appeal Proposals and Appeal Site Context

- 2.1. The Appeal Proposals are described within the Appeal Statement and not repeated here. Following an initial visit to the Appeal Site and the surrounding area, landscape and visual opportunities and constraints were provided to the design team as part of a landscape led approach to the masterplanning process. These recommendations have been incorporated within the Appeal Proposals and which have sought to minimise landscape and visual impacts and offer a strong landscape framework for the Appeal Site and its physical and visual connectivity with its wider landscape / townscape. The Council's Urban Design Officer supports this landscape led approach and the proposed configuration of open space within the Appeal Site (CD4.11).
- 2.2. The Appeal Site is located to the north-east of Hemingfield Road, directly south of the Dearne Valley Parkway (A6195), approximately 250 m north of the centre of Hemingfield village, 1.1 km south-west of Wombwell, 1.2 km east-north-east of Jump and 1.7 km north-east of Elsecar.
- 2.3. The Appeal Site is roughly rectangular in shape and comprises two agricultural fields with a group of agricultural buildings, including a former farm shop to the south-west corner, set within an area of hard surfacing. The western agricultural field, currently in arable use, wraps around the north and east sides of the buildings. To the east, the second field within the Appeal Site is divided into paddocks for equestrian grazing. A hedgerow and Public Right of Way (PRoW) separate the two fields within the Appeal Site.
- 2.4. The Appeal Site slopes gently down from Hemingfield Road, and Briery Meadows on the southern Appeal Site boundary, towards the Dearne Valley Parkway (A6195) to the north, although the road itself is elevated by a raised embankment.



- 2.5. The south-west corner of the Appeal Site is the most elevated, at approximately 85m Above Ordnance Datum (AOD), with the north-east corner the lowest point, at approx. 63m AOD. A steep, wooded embankment of mixed trees and shrubs wraps around the western and northern side of the site. Trees within or adjacent to the Appeal Site are not protected by any Tree Preservation Orders (TPO).
- 2.6. The Appeal Site is not subject to any designation that recognises landscape or scenic quality.

3. Summary of Landscape and Visual Effects

Professional Judgement

- 3.1. Mindful of the Guidelines for Landscape and Visual Impact (Third Edition) (GLVIA3)¹ the Appeal Proposals have been reviewed based on desk-based research, field work and visits to the site. Within the LVA representative viewpoints have been included to convey the nature of the existing landscape and visual baseline. This has allowed informed professional judgements to be made about both the landscape and visual effects and to establish the level and nature of change from a landscape and visual perspective. The appraisal within the LVA is based on winter views, representing the worst-case scenario in terms of potential impacts of the development on the Appeal Site.
- 3.2. Landscape architecture is multi-faceted, drawing not only upon landscape-specific technical assessment, as in LVIA, but also upon technical aspects of other disciplines such as ecology and arboriculture.
- 3.3. The definition of landscape as adopted by the European Landscape Convention (ELC), and also within the GLVIA, is: *"Landscape is an area, as perceived by people, whose character is the result of an action and interaction of natural and/or human factors (Council of Europe 2000)²".* A further paragraph within GLVIA, which is pertinent to the role of the landscape architect within the appraisal and design of development, is: *"This guidance embraces this broad interpretation of what landscape means and uses it throughout. It is not only concerned with landscapes that are recognised as being special or valuable, but is also about the ordinary and the everyday- the landscapes where people live and work, and spend their leisure time. The same approach can be taken in all these different landscape settings, provided that full attention is given to the particular characteristics of each place³".*

Effects on Landscape Features

- 3.4. The Appeal Site would experience residual minor adverse effects to topography, moderate beneficial effect of the Appeal Proposals as a result of the demolition of farm buildings and replacement with Public Open Space and an inevitable major adverse effect to land use within the Appeal Site by virtue of proposed residential development.
- 3.5. The Appeal Proposals are likely to result in the removal of two individual trees (surveyed within the submitted Arboricultural Survey as 'C' category: Low quality) but otherwise offer potential for a considerable increase in tree coverage through new planting, both within areas of Public Open Space and as hedgerow trees within existing and/or new hedgerows. There would be residual moderate beneficial effects upon the Appeal Site's tree resource and a minor beneficial effect upon hedgerows.

¹ Landscape Institutes and Institute of Environmental Management, 2013, Guidelines for Landscape and Visual Impact Assessment.

² Council of Europe, 2000.

³ Landscape Institutes and Institute of Environmental Management, 2013, Guidelines for Landscape and Visual Impact Assessment, para. 2.3.

Effects on Landscape Character

- 3.6. There will be an inevitable effect on the landscape character of the Appeal Site itself as a consequence of the Appeal Proposals. The farmland and associated agricultural buildings within the south-west part of the site would be replaced by residential dwellings and Public Open Space. This change represents a high magnitude of change resulting in a major adverse effect to the character of the Appeal Site overall and up to approximately 50 m from the Appeal Site boundary beyond which the Appeal Proposals would reinforce the existing context which includes residential development, and which reduces the effect to less than major, meaning these effects are highly localised with effects beyond approximately 300 m being negligible. It is noted, however, that the proposals would demolish the existing agricultural buildings and create an area of green open space in their place, and which is considered to constitute a beneficial change for this part of the Appeal Site, particularly considering that it is located at the most elevated part of the Site and wrapped around by Hemingfield Road, a principal highway into Hemingfield. Indeed, the Planning Officer states that *"the agricultural buildings are in a general state of disrepair and maintenance"* (CD2.1, page 1) and, when considering visual amenity and layout goes on to state that *"the loss of these structures is not considered to be significant, given the buildings are in poor condition"* (CD2.1, page 9).
- 3.7. The Appeal Proposals would represent a change to a discrete part of the overall wider Landscape Character Area (LCA) E4 Hoyland Settled Wooded Farmland⁴, and as such the magnitude of change is assessed as medium for those parts of the surrounding landscape having inter-visibility with the proposed development up to approximately 50m from the Appeal Site, resulting in a moderate effect during all phases of the development. Effects would be direct, long-term and permanent and are considered to be adverse but limited in extent.
- 3.8. Between approximately 50m and 300m from the Appeal Site, there would be no greater than a low magnitude of change and any effects on character would be moderate/minor. Beyond approximately 300 m from the site, any effects would be negligible.

Effects on Visual Amenity

- 3.9. As a result of the localised visual envelope and the enclosure provided by existing built form and highway infrastructure around the edges of the Appeal Site and landform and vegetation within the wider study area, major and major/moderate adverse visual effects are only assessed within locations within (Public Rights of Way Wombwell 17 and Wombwell 18) and immediately adjacent to the Appeal Site. These effects are assessed for high sensitivity residential receptors.
- 3.10. It is assessed, however, that where views of the site are of existing agricultural buildings (noting there is no right to a view⁵), their replacement with proposed open space and residential development beyond is considered an improvement, thereby resulting in a neutral effect.

⁴ Barnsley Borough Landscape Character Assessment (2002, updated 2016).

⁵ APP/J4423/W/21/3267168, para 72

4. Further Consideration of the Appeal Development

- 4.1. This section of the Statement provides further consideration of the Appeal Proposals to assist the Inspector and to inform judgements of compliance with the policy context, which are set out in the Appeal Statement.
- 4.2. As reported in the LVA, while there is an acknowledged, inevitable, high degree of change to the land use within the Appeal Site itself, the proposed development will retain landscape features which are identified as being of higher value when set within their local context. This includes the retention, and enhancement where recommended in the Ecology Appraisal (CD3.8, para. 5.5.6), of existing native field boundary hedgerows. These elements have been sensitively incorporated within the design parameters for the site. These elements also form part of the policy requirements which are discussed in relation to planning policy in Section 5.



Figure 1: Extract of the Illustrative Landscape Plan (CD3.35B).

- 4.3. The Appeal Site already contains several farm buildings (previously also in use as a farm shop). These buildings are of little or no architectural or visual merit or quality. They are located at

the most elevated part of the Appeal Site and are visible to a number of people within the local area, either from their homes, or roads or footpaths. An area of Public Open Space (POS) is proposed to be located within the south-western part of the Appeal Site in place of these buildings. This area of new green infrastructure will provide a soft edge with the existing settlement, and which will be further added to by the proposed planting within the POS. Not only would the existing character and strong green framework continue to be appreciated from beyond the Appeal Site, but it also provides an established character to these parts of the new development, and which will be experienced by people walking, cycling or driving in or out of the Appeal Site and past the Appeal Site on Hemingfield Road. This can be seen on the Illustrative Landscape Masterplan at Figure 1.

- 4.4. The Illustrative Landscape Masterplan shows the way in which existing green infrastructure within the Appeal Site could not only be retained but considerably supplemented by additional landscaping. This includes creation of a central green corridor along the north-south route of PRoW Wombwell Footpath 17. These key elements of green infrastructure are shown on the parameter plan and therefore secured by an outline consent.
- 4.5. Pedestrian links through the Appeal Site have been created along visual connections between the Site and the wider rural landscape to the north east. New Green infrastructure is woven into the Appeal Proposals from south west to north east. This Green Infrastructure is designed to incorporate large tree species within a series of tree lined streets and a play space in the elevated south west gateway, a destination location as part of people's movement through, and past, the Appeal Site.
- 4.6. As described in Section 2, the Appeal Site is not subject to any landscape designation which recognises landscape or scenic quality. The land is mostly farmland, and it forms part of wider areas of farmland, but it is surrounded to a large degree by existing settlement areas of Hemingfield and the A6195 raised on its embankments to the north.
- 4.7. The pedestrian experience of users of PRoW has been considered, and incorporated, within the Illustrative Masterplan (CD3.36B) and the parameter plans. As described on the Illustrative Landscape Masterplan (CD3.35B) the future character of the Appeal Site has been derived from an understanding of its local context and has drawn upon the character and features of the wider landscape to provide a strong sense of place within the development and in addition, therefore, being sensitive to the existing settlement context and character.

5. Consideration of the Proposed Development against Planning Policy

- 5.1. This section of the Statement sets out brief overview of national and local policy context before providing further commentary in relation to emerging policy.

National Planning Policy

- 5.2. The NPPF, recently updated in December 2024, sets out the Government's national policy on land use planning in England.

- 5.3. The primary principle of the NPPF is the presumption in favour of sustainable development, which is set out at Paragraphs 10–14. Matters of most relevance in relation to landscape and visual matters with respect to sustainable development principles are set out within sections 12 and 15 of the NPPF, concerning 'achieving well-designed places' and 'conserving and enhancing the natural environment' respectively.

- 5.4. Paragraph 135 of section 12: Achieving well-designed places, states that:

"Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 5.5. Section 15 Conserving and enhancing the natural environment – Paragraph 187 states that the planning system 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;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”

5.6. The Framework states at paragraph 181 that:

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

5.7. Paragraph 189 states that:

“Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in all these areas and should be given great weight in National Parks and the Broads.”

5.8. Paragraph 193 addresses minimising impacts on biodiversity and geodiversity, and in relation to landscape issues states that:

“development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate”.

5.9. Paragraph 193 addresses the conservation and enhancement of biodiversity and states that when determining planning application, local planning authorities should aim to conserve and enhance biodiversity by applying a number of principles, one of which states:

“development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exist”.

Existing Local Planning Policy

- 5.10. The existing Development Plan policies of the Barnsley Local Plan 2014 – 2033 (BLP) (adopted January 2019) relevant to this Statement include Policy D1 (High Quality Design and Placemaking), Policy GI1 (Green Infrastructure), Policy GS2 (Green Ways and Public Rights of Way), Policy BIO1 (Biodiversity and Geodiversity) and Policy CC1 (Climate Change). To supplement and provide guidance on the interpretation of the Local Plan, the BMBC has adopted several Supplementary Planning Documents (SPDs).
- 5.11. Within the BLP the Appeal Site is located within a wider area of land which is 'SL6 - Land North East of Hemingfield' (Figure 2), to which policies relating to 'Safeguarded Land' and 'Nature Improvement Area' apply. Policy GB1 'Protection of the Green Belt', describes that 'most of Barnsley's countryside is Green Belt' but that 'changes proposed in this Local Plan to take land out of the Green Belt, primarily for development needs, the Green Belt will still amount for almost 75% of the borough⁶'. This has been the case for the Appeal Site which has been removed from the Green Belt and safeguarded for future development. Other local plan policies of relevance to Safeguarded Land are discussed within the Appeal Statement.
- 5.12. The aspects of each policy which are considered of most relevance to landscape or visual matters are set out fully within Section 4 of the LVA (CD3.17) and are not repeated here.
- 5.13. Policy D1 requires development to '*respect and take advantage of and reinforce the distinctive, local character and features of Barnsley*'. The Appeal Proposals:
- Give rise to landscape character effects in close proximity to the Appeal Site;
 - Retain and enhance existing hedgerows and other features of value; and,
 - Have positively considered and included the creation of views across and within the Appeal Site and which contribute to the creation of legible pedestrian / cycle links within and beyond the Appeal Site, in particular including to the wider PRoW network from existing and new residential areas.
- 5.14. Early site appraisal, in the form of landscape and visual input, has ensured that these considerations, amongst others, have been integral to the parameters of the Appeal Proposals, and to the framework for a proposed development which adheres to principles of good placemaking.

⁶ Para.18.1, Barnsley Local Plan 2014 – 2033 (adopted January 2019).

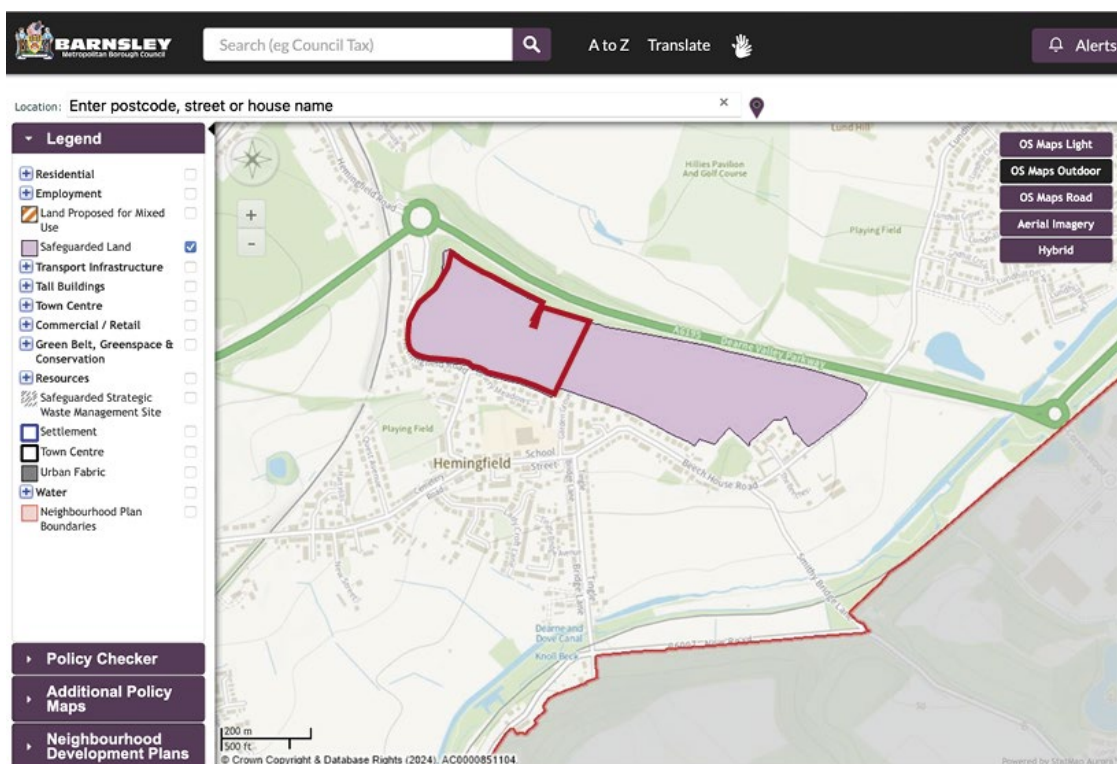


Figure 2: Extract of BMBC Local Plan Policy Map showing the full extent of the Safeguarded Land site referenced SL6 with the Appeal Site illustrated by the red line boundary.

- 5.15. In reference to the Landscape Character Assessment of Barnsley Borough 2002 (and any subsequent amendments), Policy LC1 relates to the retention and enhancement of the landscape character area within which the Appeal Site is located. As described within section 4 above, the LVA describes that *'the proposed development retains and enhances local landscape character, although there is an acknowledgement that there will be inevitable changes to the character of the site itself and its very immediate surroundings'* (CD3.17, para 4.10).
- 5.16. Policy GI1 relates to the protection, enhancement and creation of an integrated network of connected and multi-functional Green Infrastructure assets that responds positively to environmental, social and economic factors. The Council also identify several strategic Green Infrastructure corridors, all of which the Appeal Site lies beyond.
- 5.17. The design parameters of the Appeal Proposals positively contribute to landscape and environmental enhancements (Green Infrastructure) through the creation of an attractive development which seeks to protect and improve landscape features of greatest value and provide increased connectivity through the site to wider green spaces. The Council's Urban Design Officer supports the proposal to create a landscape led public realm and welcomed the proposed banding of soft landscaping linking the two larger areas of Public Open Space, which is confirmed within the Officer's Report (CD2.1, page 9).
- 5.18. Policy GS2 relates to the protection of Green Ways and PRoW. The Appeal Proposals retain existing PRoW on their current alignment. The PRoW (Wombwell 17), which is located within the Appeal Site, will be incorporated within a Green Corridor incorporating new native tree and shrub planting, with built development set back from the route.

- 5.19. Policies BI01 and CC1 relate to the conservation and enhancement of biodiversity and geological features and reducing the causes of, and adapting to, future impacts of climate change. Ecological survey and assessment of the Appeal Proposals is contained within the submission (CD3.7–3.9). The objectives of these two policies, as with several others which relate to landscape, are intrinsically linked. As summarised in section 4, the Appeal Proposals retain and enhance existing landscape features of greatest value. The Illustrative Masterplan (Figure 1), indicates how the landscape within the Appeal Site could achieve a sensitive response to its landscape and visual context and offer biodiversity benefits. The application was validated prior to the statutory requirement, under Schedule 7A of the Town and Country Planning Act 1990, for new development such as this to provide a minimum 10% Biodiversity Net Gain (BNG). Nonetheless, the BNG calculation, based upon the Illustrative Landscape Masterplan, concludes that there could be a net gain of 2.31 habitat units (a gain of 14.85%) and 7.11 hedgerow units (a gain of 122.08%), notably higher than the 10% currently required.
- 5.20. It is considered that the Appeal Proposals will have scope to incorporate several biodiversity features included within the list at Appendix C of the Biodiversity and Geodiversity SPD. This has been derived from an early appreciation of its landscape and visual context and appropriate incorporation of PRoW, as required by the Design of Housing SPD.
- 5.21. Overall, the Appeal Proposals conform with existing Barnsley Local Plan 2014 – 2033 policies of relevance to landscape and visual matters and also those which comprise the overarching policy framework of the National Planning Policy Framework, December 2024 (NPPF).

Consultation and Third Party Responses

- 5.22. Responses have been received from the following consultees which are of relevance to landscape and/or visual matters:
- **Public Right of Way Officer (CD4.9):** The legal position with regard to PRoW is described by the PRoW Officer and whereby they set out that any changes to the alignment of the routes will require a formal legal order. They also set out the necessary measures to be adopted should a PRoW require diversion or be affected by construction of the Appeal Proposals.
- 5.23. For clarity, the Appeal Proposals retain the PRoWs within the Appeal Site on their present alignment. Matters relating to construction and management of new pedestrian links within the Appeal Site will be subject to consideration at a Reserved Matters stage.
- **Ecology (CD4.1):** Commentary was provided with respect to some matters of detailed landscape design. This remains subject to submission of an application for the approval of Reserved Matters and whereby these details can be considered and responded to accordingly. The Council's Ecologist recommended approval subject to conditions.
 - **Natural England (CD4.16):** Had no comment to make upon the details of the application, deferring to BMBC to assess the impacts upon the natural environment.
 - **Urban Design (CD4.11):** No objections are made in relation to the Outline application but observations are made for subsequent Reserved Matters applications. Of note, comments refer to the 'gateway' POS in the south west and the POS in the north east, and that '*a strong banding of soft landscaping is proposed to link the two through the development*'. The Urban Design Officer describes that they will '*especially be looking*

for this landscape link to remain a key feature of the proposals as the layout and design is further progressed'. The Parameter Plan shows that this is to be retained (Figure 3) and it is envisaged that a condition would require a submission of development proposals at Reserved Matters stage to be in broad accordance with this.



Figure 3: Parameter Plan submitted with the application.

- 5.24. The public comments received by BMBC have been reviewed. The nature of the concerns raised in some of the public comments are not unusual when a development is proposed on land which includes undeveloped fields. While the Appellant appreciates people will be sensitive to the change which will occur as a result of the Appeal Site's development, bearing in mind, as described in section 3, that there is no right to a view, the landscape and visual effects of the Appeal Proposals have been set out in the LVA, and the conclusions of which are that the effects are limited and localised.
- 5.25. It should be noted that the Appeal Site is not generally accessible to the public, other than the existing PRoW which follow routes within it, which will be retained, ensuring that existing and new residents can continue to access the wider countryside. Furthermore, there will be new areas of POS within the Appeal Proposals which will increase the degree to which the Appeal Site will be accessible to local people for recreational purposes.

6. Conclusions

- 6.1. The conclusions of the LVA which accompanied the planning application were that any notable effects on landscape character and features as a result of the proposed development would be confined to Appeal Site itself and the immediate local area and the Council does not disagree with these conclusions.
- 6.2. During the construction and completion of the proposed development, there would inevitably be some localised effects on landscape features, character, and visual amenity, however due to the scale and nature of the proposals, the localised visual envelope due to the existing settlement context of the Appeal Site, its relatively low-lying position in the landscape, and screening in the wider gently undulating and well-vegetated landscape, these effects would be limited and restricted in extent.
- 6.3. As a result of the localised visual envelope and the enclosure provided by existing built form and highway infrastructure around the edges of the Appeal Site and landform and vegetation within the wider study area, major and major/moderate adverse visual effects are only assessed within locations within (Public Rights of Way Wombwell 17 and Wombwell 18) and immediately adjacent to the Appeal Site.
- 6.4. From a landscape and visual perspective, the Appeal Proposals are located on land which is not a valued landscape in NPPF terms, is well contained by urban and suburban features, and which minimises visual intrusion within the wider landscape. The proposals integrate within the pattern of existing settlement edge development that adjoins the site on its western and southern boundaries. To that extent the proposals conform with policies of relevance to landscape and/or visual matters in the adopted Local Plan and also those which comprise the overarching policy framework of the NPPF (2024).
- 6.5. Within the Barnsley Local Plan 2019, the site is located within site '*SL6 - Land North East of Hemingfield*'. In safeguarding the land for future development the Council have considered the wider land (including the Appeal Site) has the potential to be an appropriate location for new housing within Hemingfield. There are no landscape or visual matters arising which will adversely affect the comprehensive development of the remaining area of safeguarded land.
- 6.6. The internal layout of the Appeal Proposals presents a scheme which is landscape led and positively responds to its existing green framework and key features and positive character of the Appeal Site and its local and wider landscape. These features will be visible and appreciable within the context of the Appeal Proposals. While there would undoubtedly be a major change to the land use of the Appeal Site, the parameters of the Appeal Proposals, as far as reasonably practical, safeguard and seek to enhance the character of the area and provide a strong sense of place and cohesion with the existing settlement.



Appendix 1

Expert's Professional Background and Particulars



1 Expert's Professional Background and Particulars

- 1.1 My name is Frances Mary Horne. I am a Chartered Member of the Landscape Institute.
- 1.2 I have over 23 years of experience in working within the development sector and in landscape consultancy and have practiced as a Chartered Landscape Architect since 2011. I also hold a Post Graduate Diploma in Urban Environmental Design.
- 1.3 I am employed as a Director with Pegasus Planning Group Limited (Pegasus). Prior to joining Pegasus in October 2017, I was employed at Smeeden Foreman Ltd, having worked previously for ACD Landscape Architects Limited.
- 1.4 I am experienced in landscape design and Landscape and Visual Impact Assessment (LVIA). During my career, I have undertaken appraisal and critique work for a variety of projects. I have been involved in landscape and visual appeal work for several years and have acted as an expert landscape witness for a number of appeals.
- 1.5 Pegasus undertakes all aspects of planning, urban design, environmental impact assessment, landscape assessment and visual assessment, including character assessment and landscape design.
- 1.6 I, and the landscape architects within the team at Pegasus, undertake our work in compliance with the Landscape Institute's Code of Conduct.
- 1.7 I believe that in addressing the landscape and visual matters relating to this appeal I have fulfilled my professional responsibilities. I understand my duty and have complied with and will continue to comply with that duty. I believe that the facts stated within this evidence are true and that the opinions are correct.

Leeds

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