6 Landscape and Visual Effects

6.1 Introduction

6.1.1 Gillespies LLP ('Gillespies'), was commissioned, on behalf of Strata Sterling Barnsley West Ltd ('the Applicant'), to undertake a Landscape and Visual Impact Assessment (LVIA) as part of an Environmental Impact Assessment (EIA) for the proposed residential and employment scheme at land south of Barugh Green Road, known as 'Barnsley West' (the 'proposed development'). The purpose of this assessment is to identify any potentially significant landscape and visual effects that are predicted to arise from the construction and operational stages of the proposed mixed use development of the 5.2 sq. km Barnsley West site (the 'application site'), which is located between the settlements of Higham and Gawber, west of Barnsley.

6.1.2 This report provides a description of the methods used for the assessment, a description of the baseline conditions of the application site and surrounding area, together with an assessment of the likely potential effects of the proposed development during construction and operation. Embedded mitigation measures are identified to avoid, reduce, or offset adverse effects and/ or enhance beneficial effects. Taking account of the embedded mitigation measures, the nature and significance of the likely residual effects are described.

6.1.3 This assessment is accompanied by the following appendices:

- Appendix 6.1: Viewpoint Assessment;
- Appendix 6.2: Visualisations; and
- Appendix 6.3: Comparative Visualisations.

6.1.4 In addition, this assessment is supported by the following figures and drawings:

- Figure 6.1: Site Location and Study Area;
- Figure 6.2: Topography;
- Figure 6.3: Landscape Character Areas;
- Figure 6.4: Landscape Related Designations;
- Figure 6.5: Zone of Theoretical Visibility (ZTV);
- Figure 6.6: Viewpoint Locations; and
- Figure 6.7: Visual Receptors.

6.1.5 This assessment also refers to the following figures and drawings:

- Figure 6.8: Landscape Masterplan;
- Figure 3.1: Parameter Plan;
- Drawing QD2088-00-300-301 Proposed Regrading (residential areas); and

- Drawing 4848-JPG-22-22-M2-C-1200 Proposed Levels with Developable Levels (employment areas).

6.1.6 The assessment should be read alongside the description of the proposed development at Chapter 3 of the ES and the following figures:

- Figure 3.1: Parameter Plan;
- Figure 3.2: Phase 1 Residential Development Plan; and
- Figure 3.3: Phasing Plan.

6.1.7 It should also be read alongside the Design and Access Statement (DAS) and Landscape Statement which presents the framework for the detailed design that would be developed when future reserve matters applications are submitted for the areas where outline permission is currently being sought.

Proposed Development

6.1.8 As set out in Chapter 3 and shown on the Parameter Plan (Figure 3.1) the proposed development comprises the following:

Planning Application Reference 2021/1090:

6.1.9 Hybrid planning application for residential development for up to 1560 dwellings, including:

a) Full planning permission for:

- Earthworks to create development platforms;
- Strategic drainage ponds/ dry detention basins and associated drainage infrastructure;
- Construction of a new link road;
- Location of strategic landscaping and ecological areas;
- Demolition of existing buildings;
- Works to Hermit Lane and;
- Erection of Phase 1(a) residential development comprising 216 dwellings.

b) Outline planning permission for:

- Residential development comprising up to 1,344 dwellings;
- New primary school;
- Small shops and community facilities and;
- Associated infrastructure works.

Planning Application Reference 2021/1089

6.1.10 Hybrid planning application for employment development, including:

a) Detailed planning permission for:

- Earthworks to create development platforms;
- Drainage features, including dry detention basin, embankments, bunds;
- Strategic landscaping, ecological areas; and
- Access.

b) Outline planning permission for:

- Employment (Use Classes E, B2 and B8 with ancillary office) and;
- Associated servicing and infrastructure works including car parking, vehicle, pedestrian and cycle circulation, plot landscaping, noise mitigation, drainage features and all associated infrastructure.

6.1.11 Several Public Rights of Way (PRoW) cross the application site. Some of these, including route 12, would remain untouched whilst sections of routes 11,40, 13, 248, 249, 250 and 252 would require diversion to tie into the wider landscape proposals. Overall, connectivity would be enhanced across the application site.

6.1.12 Most of Hermit Lane would be retained on its existing alignment as a traffic-free active travel route, although it would be closed between 2027 - 2036.

6.1.13 Employment use is proposed to the south of the application site, close to the M1 motorway. Residential use covers much of the application site between strategic areas of green space, and commercial development in the central north area of the application site.

6.1.14 The proposed development would require some cut and fill earthworks to achieve development plateaus at consistent levels which are suitable for the proposed uses set out on the Parameter Plan (Figure 3.1), but the extent of this has been reduced since the original application. The proposed levels are illustrated together with the proposed uses on the Parameter Plan, with further detail provided in Chapter 10 Ground Conditions.

6.1.15 For the purposes of this assessment a Landscape Masterplan (Figure 6.8) for the application site, prepared by Gillespies, was used to provide assumptions on the design and landscaping of strategic areas of greenspace nominated on the Parameter Plan. The Landscape Masterplan and accompanying Landscape Statement illustrate how the design of greenspace in the development could come forward and forms the basis for assumptions on structural planting in this assessment, both in terms of the written assessment and the visualisations.

Phasing of Development and Points in Time for Assessment

6.1.16 The phasing of the construction and development is set out in Chapter 3, shown on the Parameter Plan (Figure 3.1) and summarised below. The overall construction period is approximately 12 years (2024 – 2036).

- Link road: two phases between 2024 – 2026;
- Employment: 2024 – 2027;
- Residential: seven phases between 2024 and 2036;
- Strategic infrastructure: 2025 – 2027; and
- Commercial area/ school: 2026 – 2027.

6.1.17 The duration, intensity and scale of construction activity across the site would vary as different plots are developed. Change would be incremental over time and the locational focus of construction activities would change as each phase is developed. Implementation of the designed landscape associated with each phase of the built development would progress in tandem. As such it is recognised that the effects of construction on receptors at each phase would affect different receptors depending on the location of the phase under construction. It is also noted that the completed buildings within the proposed development may obscure some views of the future phases.

6.1.18 The assessment of construction effects on landscape receptors is based on the period of maximum construction activity which would be 2024 – 2027. Effects after 2027 relate only to the residential development and are less likely to have a significant effect on the landscape due to less construction equipment being required and a reduced intensity of construction activity.

6.1.19 The assessment of construction effects at the representative viewpoints presented at Appendix 6.1 and the assessment of effects on receptor groups presented later in this chapter is based on the Phasing Plan (Figure 3.3).

6.1.20 The assessment of operational effects assumes that all of the proposed development is complete and operational. The accompanying structural landscape would be undertaken in phases (SI1 – SI5) over a three-year period from 2024 – 2027. This means that for the later phases of the proposed development, the planting would be well established. For the purposes of the assessment however, the effects at year 1 assume that the planting is immature and does not contribute to any screening or landscape integration, whilst the year 15 effects assume the planting has had 15 years to establish and is relatively mature. Inidicative tree growth rates are provided at Table 6.9 of this chapter. This represents a realistic worst case approach to the assessment.

6.2 Assessment Approach

Introduction

6.2.1 The methodology used in the preparation of this LVIA is based on guidance provided in the Landscape Institute and Institute of Environmental Management and Assessment: Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3)[1] and Technical Guidance Note 06/19 Visual Representation of development proposals[2]. Natural England's report entitled An Approach to Landscape Sensitivity Assessment was used to inform judgements on the sensitivity of the landscape to change[3].

6.2.2 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) are clear that when preparing an LVIA, the emphasis should be on likely significant effects and stresses that the assessment should be in proportion to the scale of the project and the nature of its likely effects. This does not mean that effects should be ignored or their importance minimised, rather that the assessment should be tailored from the outset.

6.2.3 An assessment of the effects of the proposed development on the historic environment is presented in Chapter 9 Archaeology and Cultural Heritage, but in recognition that there is overlap with landscape and visual matters, the baseline landscape and visual assessment has noted information on historic environment sites.

Study Area

6.2.4 A 3km study area was identified for the assessment which includes the application site and the landscape around it. The LVIA assess landscape and visual baseline conditions and potential effects within this 3km study area. The extent was determined from the results of baseline studies including the preparation of Zone of Theoretical Visibility (ZTV) map (Figure 6.5). Some locations outside of the 3km study area were also included within the visual assessment to illustrate the effects of the proposed development on long-distance views.

6.2.5 Site visits were undertaken to understand the actual visibility across the study area and provide a backcheck to the ZTV map.

Viewpoint Selection

6.2.6 The LVIA was based on a series of representative viewpoints which were agreed with the Senior Urban Design Officer from Barnsley Metropolitan Borough Council (BMBC). These are considered an appropriate mix to demonstrate the visibility of the proposed development. The location of the representative viewpoints is shown

[1] Landscape Institute and Institute of Environmental Management and Assessment (IEMA). (2013). Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3)
[2] Landscape Institute. (2019). Technical Guidance Note 06/19 Visual Representation of development proposals.
[3] Natural England (2019). An Approach to Landscape Sensitivity Assessment – To Inform Spatial Planning and Land Management.

on Figure 6.6, with photography and assessment presented at Appendix 6.1. All the locations were publicly accessible.

6.2.7 It should be noted that more potential viewpoints had originally been identified than were ultimately selected. However several were discounted following site survey which identified screening by intervening vegetation, buildings, and landform which restricted views. This included residential parts of Mapplewell, Gawber and Pogmoor away from the settlement edge facing the proposed development. Viewpoints were also identified in locations where the application site was visible, such as High Hoyland, however were discounted due to the very low likelihood of significant effects from these locations, due to distance or existing development/ vegetation obscuring the view.

Baseline Photography

6.2.8 Baseline photographs for each of the viewpoints were taken using a Canon EOS digital SLR with a full frame sensor (36x24mm) using a 50mm equivalent fixed focal length lens. The photographs were taken in accordance with best practice guidance[4] and their location recorded using an on-site GPS. The resulting images were merged together using PTGui to create panoramic views. The time at which the photographs were taken and the prevailing weather conditions were recorded for each viewpoint. They are presented at Appendix 6.1.

Visualisations

6.2.9 Appendix 6.1 presents the annotated viewpoint photographs from the selected viewpoints showing the extent of proposed development overlaid on the viewpoint photo (in line with visualisation Type 1[5]).

6.2.10 In addition, massing montages (in line with visualisation Type 3 and AVR Level 1[6]) for four viewpoints were prepared and are presented in Appendix 6.2. These montages present a massing model using the maximum parameters of the proposed development, overlain on to a viewpoint photo, to provide an understanding of the location, size, and degree of visibility of the proposed development.

Adopted Planning Policy and Regulations

6.2.11 The following planning policy and regulations were considered in the baseline section of this assessment:

- National Planning Policy Framework (2023);
- Barnsley Local Plan (2019);
- Tree Preservation Orders; and
- The Hedgerow Regulations (1997).

4 Landscape Institute. (2019). Visual Representation of Development Proposals, Technical Guidance Note 06/19
5 ibid
6 ibid

Landscape Character Assessments

6.2.12 The following character assessments were considered in this assessment:

- Natural England National Character Area (NCA) profiles; and
- Barnsley Borough Landscape Character Assessment (revised in 2016).

Guidance

6.2.13 The following technical guidance was used to inform this assessment:

- Landscape Institute and Institute of Environmental Management and Assessment (IEMA). (2013). Guidelines for Landscape and Visual Impact Assessment, Landscape Institute and Institute of Environmental Management and Assessment, 3rd Edition;
- Landscape Institute. (2019). Visual Representation of Development Proposals, Technical Guidance Note 06/19; and
- Natural England. (2019). An approach to landscape sensitivity assessment – to inform spatial planning and land management.

Data Sources

6.2.14 The following data sources were used to inform this assessment:

- Information identified on 1:25,000 and 1:50,000 Ordnance Survey (OS) maps;
- Aerial photography and Google Earth;
- Google Maps Street View;
- Terrain data; and
- Open source GIS data.

6.2.15 Site visits were undertaken in spring and summer 2023 to inform the assessment.

Methodology

6.2.16 The assessment of landscape and visual effects are separate, but linked processes. Landscape effects derive from alterations to the physical landscape (such as the addition, removal or alteration of structures, woodlands, trees or hedgerows), which may alter the fabric, character and perceived quality of the area, or more general effects on landscape character and designated areas of landscape arising from the introduction of new man-made features which alter the setting of the site or surrounding landscape.

6.2.17 Visual effects relate to the changes in the composition of specific views and wider visual amenity experienced by people as a result of changes to the landscape. The assessment of visual effects also contributes to the assessment of landscape effects as views of a development can influence the baseline character of the landscape.

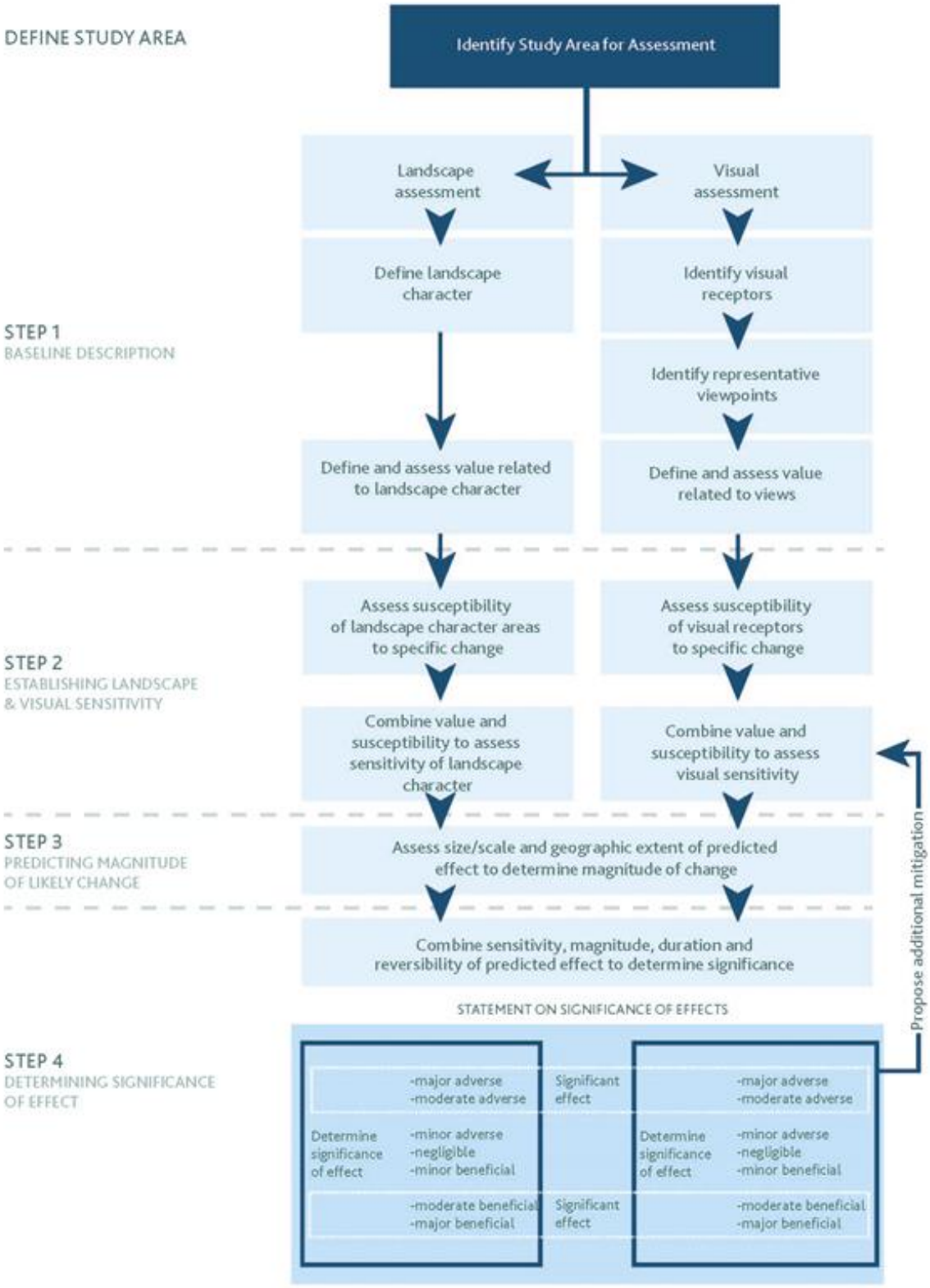
6.2.18 In accordance with the EIA Regulations[7] and GLVIA3[8], the assessment focuses on public views from a range of representative locations necessary to identify the likely significant effects. This includes local communities where views contribute to the landscape setting enjoyed by residents in the area, road users and people using recreational routes, features and attractions.

[7] Town and Country Planning (Environmental Impact Assessment) Regulations 2017

[8] Landscape Institute and Institute of Environmental Management and Assessment (IEMA). (2013). Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3)

6.2.19 The LVIA follows the four step process illustrated in Diagram 6.1.

Diagram 6.1: LVIA Process



Step 1: Baseline Description

Landscape Baseline

6.2.20 The objective of the baseline landscape study is to provide an understanding of the landscape within the study area – its constituent elements and features, its character and the way this varies spatially, its history, condition, the way it is experienced and the value attached to it.

6.2.21 The landscape baseline was established using existing landscape assessment studies. This was verified on site by a Chartered Landscape Architect to ensure that the information was accurate and appropriate for the purposes of the LVIA.

6.2.22 The baseline study also established the relative value of the site and the wider area. Although the starting point for determining landscape value or importance is often the presence or absence of statutory or local planning policy designations, an absence of designation does not mean that a landscape does not have any value. Factors such as accessibility and local scarcity can render areas of nationally unremarkable landscape highly valuable as a local resource. The European Landscape Convention[9] promotes the need to consider all landscapes, with less emphasis on the special and more recognition that ordinary landscapes have their value. Judgements on value can apply to areas of landscape as a whole, or to the individual elements, features and aesthetic or perceptual dimension which contribute to the character of the landscape.

6.2.23 The value of landscape receptors partly reflects the presence of any landscape designations, but may be moderated by consideration of the range of criteria set out in Table 6.1. Similarly, a non-designated landscape may be given a higher value based on consideration of the factors in Table 6.1.

Table 6.1 : Indicative Criteria for Assessing Landscape Value

Category	Criteria
High	Attractive landscape with some distinctive characteristics, features and elements. Recognisable urban structure, legibility, characteristic patterns and combinations of built form and open space. Good condition/ well-managed and largely intact. Historic interest which contributes to landscape character. Recreational value which contributes to recreational/ visitor experience. Habitats of national importance. Good representation of habitats. Good linkages between habitats and reasonable links to natural habitats in the wider area. Valued cultural associations.

[9] Council of Europe (2000) European Treaty Series no.176 European Landscape Convention

Category	Criteria
	Strong sense of place with positive perceptual responses. Occasional detracting features.
Medium	Typical, commonplace and unremarkable landscape, which although scenically pleasing has limited variety or distinctiveness. Distinguishable and urban structure, characteristic patterns and combinations of built form and open space. Average condition with some intactness but scope to improve management for land use. Limited historic interest. Limited recreational value and few visitors. Habitats of local importance. Habitats may be fragmented. Some linkages and connectivity to natural habitats in the wider area. No or very few recorded cultural associations. Some features worthy of conservation. Unremarkable sense of place with neither particularly positive nor negative perceptual responses. Some dominant detracting features.
Low	Landscape degraded or in obvious decline, visually unattractive with poor sense of place. Weak or degraded urban structure, characteristic patterns and combination of built form and open space. Lack of management has resulted in degradation and poor condition. Limited to no historic interest. Limited to no recreational value. Limited ecological value, with few natural habitats and little connectivity. No recorded cultural associations. Frequent dominant detracting features. Disturbed or derelict land requires treatment.

Visual Baseline

6.2.24 Visual baseline conditions are established through identification and analysis of the existing visual resource that may be affected. This includes the nature and extent of key views to the proposed development from visual receptors in the area.

6.2.25 The aim of the visual baseline is to establish the:

- The type and relative numbers of people (visual receptors) likely to be affected;
- The location, nature and characteristics of the existing views; and
- The value attached to particular views.

6.2.26 Judgements about the value attached of a particular view take account of:

- Views which are important in relation to the special qualities of a designated landscape or is defined as an important view for a designation;
- Recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations;
- Indicators of the value attached by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment and references to them in literature or art;
- Location with provision of facilities for enjoyment e.g. parking, picnic and interpretation facilities; and
- Judgements about the quality and condition of the view as assessed by a landscape professional.

Table 6.2 : Indicative Criteria for Assessing Visual Value

Category	Criteria
High	View of regional or local importance. For example, Public Rights of Way (PRoW) in landscapes of moderate to high value, setting for elements of local and/ or regional cultural heritage value or national value whose settings are already compromised.
Medium	Although the viewpoint may be valuable to local people, the location has no formal planning status, is in an area of ordinary landscape value, or reasonably good landscape value but with detracting elements or features. People are unlikely to visit the viewpoint to experience the view.
Low	Viewpoint is within an area of very low landscape quality (e.g. industrial estate/ busy main road) that has very few positive characteristics).

Step 2: Establishing Landscape and Visual Sensitivity

6.2.27 The first step in assessing the significance of landscape and visual effects is to understand the sensitivity of the receptors to the type of development proposed. This comprises judgements about the:

- Value attached to the receptor – as explained above, this is determined as part of the baseline conditions of the assessment. It is a professional judgement made separately from the context of the specific proposals; and

- Susceptibility of the receptor to change – this is the ability of the receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/ or the achievement of landscape planning policies and strategies.

Landscape Sensitivity

6.2.28 There can be complex relationships between the value attached to a landscape and its susceptibility to change. Judgements are made in the context of guidance set out in GLVIA3[10] which notes that:

> **'An internationally, nationally or locally valued landscape does not automatically and by definition have high susceptibly to all types of change;**
>
> **It is possible for an internationally, nationally or locally important landscape to have relatively low susceptibility to change arising from the particular type of development in question, by virtue of both the characteristics of the landscape and the nature of the proposal; and**
>
> **The particular type of development may not compromise the specific basis for the value attached to the landscape'**.

6.2.29 Susceptibility varies depending on the character of the landscape and the nature of the development being proposed. The most susceptible landscapes are those are that are less able to accommodate the type of development proposed without undue negative consequences for the baseline situation. Such landscapes offer limited opportunities for accommodating the change without their key characteristics being fundamentally altered, leading to a different landscape character and where the proposed development does not accord with planning policies and strategies. The least susceptible landscapes are more able to accommodate the proposed development without undue negative consequences for the baseline situation. Attributes that make up the character of the landscape are more resilient to being changed by the type of development proposed and the proposed development accords with planning policies and strategies.

6.2.30 An overall assessment of landscape sensitivity is made using a three-point scale of high, medium and low for each landscape receptor based on professional judgement. High value/ high susceptibility receptors are likely to be more highly sensitive to change, with lower value/ low susceptibility receptors likely to be of low sensitivity to change.

Table 6.3 : Indicative Criteria for Assessing Landscape Sensitivity

[10] Paragraph 5.46, ibid

Category	Criteria
High	A landscape whose overall character, its individual elements/ features or particular aesthetic or perceptual aspects are very vulnerable to loss or change and offer limited opportunities to accommodate the proposed development. Typically includes: • Landscapes of particularly distinctive and highly valued character and/or scenic quality (including most statutorily designated landscapes); • Landscape containing elements/ features that are unique or nationally scarce, including mature vegetation such as ancient woodland or veteran trees; • Landscapes defined by very distinctive aesthetic or perceptual elements/ features that are a defining part of its character; • Landscapes that are well maintained and in very good condition; and • Landscapes which offer no or limited scope for substitution or positive enhancement.
Medium	A landscape whose overall character, its individual elements/features or particular aesthetic or perceptual aspects are reasonably robust but may exhibit vulnerability to adverse effects from inappropriate or unsympathetic development that may lead to wider effects on character. Typically includes: • Landscapes of positive character but with some evidence of alteration/ degradation of elements/ features resulting in areas of more mixed character; • Landscapes that are valued by local communities; • Landscapes containing elements/ features that are commonplace; • Landscapes containing elements/ features that are rare or unusual locally but are in degraded or poor condition; and • Landscapes in reasonable condition and/or with some scope for substitution or positive enhancement.
Low	A landscape which is of low quality whose overall character, individual elements/ features, or particular aesthetic aspects are robust, tolerant to change and offer good opportunities to accommodate the proposed development. Typically includes: • Landscapes that are relatively bland or neutral in character with few or no distinctive elements/ features; • Landscapes in poor or degraded condition;

Category	Criteria
	• Landscapes containing elements/ features that are nationally or regionally ubiquitous or make little contribution to local distinctiveness; • Landscapes containing intrusive elements/ features that detract from landscape character e.g. transport or power infrastructure; and • Landscapes whose key aesthetic or perceptual aspects are robust and unlikely to be affected by the development, or have a negative existing baseline character.

Visual Sensitivity

6.2.31 Visual receptors are people experiencing views of the site or the proposed development from a particular location (for instance their homes) or while doing a particular activity (such as walking or driving). The most susceptible visual receptors include people with a particular interest in their surroundings and with a prolonged viewing opportunity, such as:

- Communities where views contributing to landscape setting are enjoyed by residents;
- People engaged in outdoor recreation whose interest is likely to be focused on landscape and views (e.g. users of land distance routes, country parks and PRoW); and
- Visitors to heritage assets or other attractions where views are important to the experience.

6.2.32 The least susceptible visual receptors include people with a limited or passing interest in their surroundings or with limited viewing opportunities, such as:

- Commuters;
- People engaged in outdoor sport or recreation which does not involve an appreciation of view; and
- People at their place of work, whose attention is likely to be focussed on their activity rather than on the view.

6.2.33 The sensitivity of visual receptors is always determined based on site specific conditions and the type of development proposed as this affects peoples' expectations and therefore their susceptibility. For example, walkers on a National Trail in a tranquil rural area with sparsely dispersed farms and cottages are more likely to be susceptible to a large scale commercial development than they would to a new property built in the local vernacular. Similarly, if a section of the National Trail passes through an industrialised or urban area, it is likely that users of the trail would have more limited expectations. Drivers within the urban area are also typically considered of low sensitivity but if a road is part of a scenic route their sensitivity increases.

6.2.34 An overall assessment of visual sensitivity is then made using a scale of high, medium and low for each receptor based on professional judgement. High value/

high susceptibility receptors are likely to be highly sensitive to change, with lower value/ low susceptibility receptors likely to be of low sensitivity to change.

Table 6.4: Indicative Criteria for Assessing Visual Receptor Sensitivity

Category	Criteria
High	• The view is well known, well-frequented and/or promoted as a beauty spot/visitor destination and has cultural associations or iconic views which are important in relation to the special qualities of a designated landscape, the cultural associations of which are widely *recognised* in art, literature or other media; • Designated/ protected or promoted views; • Residents at home (may be lower if in a degraded setting where expectations may be reduced); • People living and moving around their local community; • Promoted scenic drives or tourist routes; • People engaged in outdoor recreation whose interest is likely to be focused on their surroundings; and • Tourist, visitor and other destinations where the view is important to the experience.
Medium	• PRoW and incidental footpaths; • Locally promoted walks and cycle routes; • Residential, distributor and local road network; • General public open space, greenspace, recreation grounds and play areas; • People in rural offices and business parks; and • Rural outdoor workers and those engaged in marine surface based activities such as fishing.
Low	• Views that are bland, unattractive, confused and/or consists mainly of discordant features; • Workers in industrial and commercial buildings; • Users of major roads (although sensitivity may be higher in scenic locations); • Users of indoor facilities; • Commuters; and

Category	Criteria
	• Those engaged in outdoor sport or recreation which does not depend on an appreciation of views of their surroundings.

Step 3: Magnitude of Effect

Landscape Magnitude

6.2.35 Determination of the magnitude of landscape effect comprises judgements about the size and scale of the effect, the geographical extent of the area affected and the duration of effect and its reversibility. When predicting magnitude of likely change the landscape proposals shown on the Landscape Masterplan (figure 6.8) and described in the Landscape Statement were taken into account.

6.2.36 Paragraph 5.37 of GLVIA3[11] sets out the criteria which should be used in reaching a judgement on the nature or magnitude of effect. These include but are not necessarily restricted to:

'the degree to which the proposal fits with existing character; and the contribution to the landscape that the development may make in its own right, usually by virtue of good design, even if it is in contrast to existing character'.

6.2.37 Magnitude is also assessed as being either a beneficial or adverse where for:

- Beneficial change the development, or part of it, would appear in keeping with existing landscape character and would make a positive visual and/ or physical contribution to key characteristics. Removal of uncharacteristic or unsightly features would also be a beneficial change; and

- Adverse change the development, or part of it, would be perceived as an uncharacteristic or intrusive component in the context of existing landscape character and would have a negative visual and/ or physical effect on key characteristics.

6.2.38 Paragraph 5.37 of GLVIA3 sets out the criteria which should be used in reaching a judgement on the nature or magnitude of effect. These include but are not necessarily restricted to:

- The degree to which the proposal fits with existing character; and

- The contribution to the landscape that the development may make in its own right, usually by virtue of good design, even if it is in contrast to existing character.

[11] ibid

6.2.39 The magnitude of change is assessed by applying professional judgement and the indicative criteria listed in Table 6.5.

6.2.40 The judgements on size/ scale of effects and geographical extent are considered together using the indicative descriptions in Table 6.5.

Table 6.5: Indicative Criteria for Assessing Likely Magnitude of Landscape Change

Category	Criteria
High	Conspicuous change to the landscape over a wide area or considerable change over a limited area with consequences for the character, quality and integrity of the baseline landscape. The development would be a prominent landscape feature and the baseline landscape would be substantially changed. If designated, an adverse change may affect the reasons for the designation.
Medium	Noticeable change to the landscape over a wide area or conspicuous change over a limited area, with some consequences for the character, quality and integrity of the baseline landscape. The development would form a conspicuous landscape feature and the baseline situation may be noticeably changed. If designated, unlikely to adversely affect the reasons for the designation.
Low	Slight change to the landscape over a wide area or noticeable change over a limited area, with few consequences for the character, quality and integrity of the baseline landscape. The development would be noticeable, but the baseline landscape would remain largely unchanged. If designated, not adversely affecting the reasons for the designation.
Negligible	Inconspicuous change to the landscape, with no consequences for the character, quality and integrity of the baseline landscape. The development would be only just perceptible, and the baseline landscape would appear unchanged. If designated, not affecting the adversely reasons for the designation.

Visual Magnitude

6.2.41 Determination of the magnitude of visual effect comprises judgements about the size and scale of the effect, the geographical extent of the area influenced, its duration and whether it is reversible.

6.2.42 The likely changes in views from identified viewpoints are systematically identified and include consideration of the following factors:

Size and Scale of Effect

- The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the proposed development and the distance of the viewpoint from the proposed development;

- The degree of contrast or integration of any new features or changes in the townscape with the existing or remaining townscape elements and characteristics in terms of form, scale and mass, line, height, colour, and texture; and

- The nature of the view of the proposed development, in terms of the relative amount of time over which it would be experienced and whether views would be full, partial, or glimpsed.

Geographical Extent of Effect

6.2.43 The geographical extent over which the visual effect arising from the proposed development would arise, is described as being large (would be seen by high numbers of people and/ or would be seen from multiple locations across a wide area, or is seen continuously along a route), medium (would be seen by a reasonable number of people and/ or would be seen from several locations across a relatively wide area, or is seen almost continuously along a route) or small (would be seen by relatively few people and/ or would be seen from only a few locations, or is seen only intermittently along the route.

Duration

6.2.44 Duration and reversibility – the relative time over which the view is experienced (short term <5 years, medium term 5 to 15 years or long term 15 years plus), temporary or permanent, intermittent or continuous e.g. transient (views which are normally experienced when in motion) and seasonal (views which would be subject to seasonal leaf cover).

Reversibility

6.2.45 In accordance with the principles contained within GLVIA3, reversibility is reported as reversible, potentially reversible or irreversible (i.e., permanent), and is related to whether the change can be reversed at the end of the phase of development under consideration (i.e., at the end of construction or at the end of the operational lifespan of the proposed development).

6.2.46 Other considerations include the level of activity in a scene, presence of noise or lighting, traffic movement, peoples' likely preferences and expectations, quality of the existing view (inevitably a point of judgement), nature of scene (open and directionless, or closed and bounded) and any other elements that affect human perception. The magnitude of change is also dependent on the effectiveness of the structural landscape embedded into the development proposals.

6.2.47 Magnitude is assessed as being either a beneficial or adverse change where:

- For beneficial change the development, or part of it, would be perceived as a positive addition in the context of the existing view; and

- For adverse change the development, or part of it, would be perceived as an uncharacteristic or intrusive component in the context of the existing view.

6.2.48 The judgements on size/ scale of effects and geographical extent are considered together using the indicative descriptions in Table 6.6.

Table 6.6: Indicative Criteria for Assessing Likely Magnitude of Visual Change

Category	Criteria
High	The balance of features and composition of the view would change markedly and fundamentally affect the appreciation of the view. The change would affect a substantial proportion of the view. The changes or new features would represent an obvious contrast with existing features. Views of the changes would be clear and unencumbered by screening features. The development is likely to occupy the foreground of the view.
Medium	The balance of features in the view would change, but not to such a degree that the existing composition of the view or appreciation of it would fundamentally change. The change would, whilst obvious, be subordinate to existing features. The development is likely to occupy the middle ground of the view.
Low	The balance and composition of the view would not change greatly from the baseline. The change would only affect a small proportion of the view. The changes or new features would not contrast strongly with existing features. Views of the change may be screened or filtered or otherwise unencumbered by foreground features. The development is likely to occupy the background of the view. The changes would barely affect the composition or appreciation of the view.
Negligible	The development, or part of it, would cause a barely perceptible change or contrast to the view, which would not affect its composition or the appreciation of the view.

Step 4: Determining the Significance of Landscape and Visual of Effects

6.2.49 The final step in the assessment is to combine the separate judgements on receptor sensitivity and magnitude to arrive at a judgement on the level of effects and whether it can be considered significant.

6.2.50 In making judgements about significance, the separate judgements on receptor sensitivity and magnitude are combined to arrive at a judgement on the importance of the effect and whether it should be considered significant. This step is carried out through sequential combination of all possible effects looking at individual

criteria and applying professional judgement. At this stage the duration of change and whether it could be reversed if the development were removed, is also considered.

6.2.51 Landscape and visual effects are classified as being major, moderate, minor or negligible. Any effects judged to be moderate or major are deemed to be significant. Effects are also described according to their nature, which may be beneficial or adverse, short or long term, temporary or permanent, direct or indirect, transient, seasonal, reversible or irreversible.

Table 6.7: Definition of Significance Scale

Category	Criteria
Major Adverse (significant)	Would be at considerable variance with the existing character and/ or setting of the landscape, degrading its integrity. Would permanently destroy, degrade or diminish valued characteristic elements/ features (including aesthetic or perceptual qualities), particularly rare or distinctive landscapes. Would cause a substantial deterioration in the view. Would conflict with international, national, regional or local environmental policies for the protection and enhancement of the landscape.
Moderate Adverse (significant)	Would be at variance with the existing character and/ or setting of the landscape and diminish its integrity. Would permanently destroy, degrade or diminish valued characteristic elements/features (including aesthetic or perceptual qualities). Would cause a noticeable deterioration in the view. Would be slightly compatible with local environmental policies for the protection and enhancement of the landscape.
Minor Adverse	Would be slightly at variance with the existing character/ landscape setting or view. Would damage or partially remove some locally valued characteristic elements/ features. Would cause a perceptible deterioration in the view.
Negligible	Would neither enhance nor be at variance with the existing character/ landscape setting or view.
Minor Beneficial	Would slightly enhance the existing character/ landscape setting or view.

Category	Criteria
Moderate Beneficial (significant)	Would markedly improve and enhance the existing landscape character/ landscape setting or view. Would restore or enhance valued characteristic elements/ features largely lost through other land uses. Would make a positive contribution to local environmental policies for the protection and enhancement of the landscape.
Major Beneficial (significant)	Would considerably improve and enhance the existing landscape character/ landscape setting or view. Would restore or reinstate valued characteristic elements/ features entirely or substantially lost through other land uses. Would make a substantial positive contribution to local environmental policies for the protection and enhancement of the landscape.

6.2.52 The final judgment on whether each effect is important or not relies on informed professional judgement, with the criteria used in reaching a decision clearly supported by narrative text to draw out the key issues, describe the effects and explain the underlying rationale.

6.2.53 Each of these four categories covers a broad range of effects and represents a continuum or sliding scale. Because the categories cover effects across a relatively wide range, judgements are sometimes made about whether particular effects are at the higher or lower end of a category with explanations of why these conclusions were reached.

6.2.54 As noted in GLVIA3[12] there are no hard and fast rules about what makes an effect significant and there isn't a standard approach. The final judgment on whether each effect is significant or not relies on informed professional judgement, with the criteria used in reaching a decision clearly supported by narrative text to draw out the key issues, describe the effects and explain the underlying rationale.

6.2.55 As demonstrated in the table, effects are not necessarily adverse. Where, for example, a degraded landscape is to be improved and a more diverse range of habitats created or a derelict site is to be redeveloped or poor quality development improved giving rise to views from adjacent receptors being improved, then effects could be beneficial.

6.2.56 Where significant residual effects are identified, secondary mitigation measures, over and above those included as part of the development proposals may need to be considered.

Approach to Cumulative Assessment

6.2.57 The cumulative assessment considers the effects of the proposed development in combination with other developments that have either been granted planning

[12] Paragraph 6.44, ibid

approval or are awaiting determination. The same approach is applied as for the main LVIA. The cumulative assessment is presented later in this chapter.

Scoping and Consultation Responses

6.2.58 The details of specific issues raised in relation to the LVIA during consultation with BMBC planning policy team, comprising the Spatial Planning Project manager and the Senior Urban Design Officer, are included in Table 6.8.

Table 6.8: Consultation Responses

Date and Format	Issue/ Response	Action
Barnsley Metropolitan Borough Council		
Phone call 8th August 2019	Informal phone discussion regarding scoping of LVIA and aim to focus on potential significant effects. Gillespies proposed assessment of effects on landscape character would focus on character areas within which the site lies. It was agreed it would be useful to quantify the amount of vegetation proposed to be lost. Gillespies proposed to focus effects on visual amenity to a 3km study area but also consider particularly sensitive receptors to a 5km study area. BMBC requested careful consideration is given to development in relation to existing communities.	Gillespies issued summary email of discussions.
Email 8th August 2019	Email summary issued by Gillespies of phone discussions. Follow up from BMBC included: - Explanation that the Barnsley West development is a sensitive issue for existing residents. - The commercial zone could be particularly sensitive as it is located on higher ground. - BMBC would like to see a viewpoint from the	Viewpoint N presents an assessment of the effects on views from the M1 Motorway.

Date and Format	Issue/ Response	Action
	motorway and Google Streetview could be used.	
Email 5th September 2019	Gillespies issued examples of massing montages to illustrate the proposed approach for visualisations for four viewpoints. Gillespies issued locations for 13 proposed viewpoints.	Follow up phone call.
Phone call 5th September 2019	BMBC requested massing montages be shown at year 1, year 5 and year 15 and has no objection to the approach set out in Gillespies email of 5th September 2019. BMBC requested a viewpoint from the motorway to represent views on the approach to Barnsley. BMBC to review viewpoint locations and provide any comments. It was noted that viewpoints are initially based on the ZTV and then refined during field work and site surveys. BMBC requested that it is made clear why any viewpoints may have been discounted (i.e. distance, intervening vegetation).	Gillespies issued summary email of discussions.
Email 5th September 2019	Email summary issued by Gillespies of phone discussions.	-
Conference call 31st March 2021	Discussion on the LVIA scoping chapter, viewpoint selection, and methodology. Gillespies wanted to ensure BMBC were comfortable with the approach set out in the scoping chapter. Viewpoint locations agreed, including agreement on micro siting of viewpoints and deletion/ addition on one viewpoint following Gillespies field work. BMBC noted preference for the motorway viewpoint to be	Gillespies issued summary email of discussions.

Date and Format	Issue/ Response	Action
	represented using Google Streetview imagery. Visualisation types agreed including Type 1 for all viewpoints and Type 3 (massing montage) for a small selection of viewpoints to be produced at year 1, year 5, and year 15. Gillespies advised a proposed levels fix would be sought to inform massing montages. Agreed assessment of effects on landscape character would focus on character areas within which the site lies. BMBC advised they had no further comments/ queries on the scoping chapter in order to inform their response.	
Email 31st March 2021	Summary email issued to cover discussions during conference call including mark-up of viewpoint map.	-
Email 9th January 2022	The Council acknowledged that there are no omissions to the LVIA but noted that a date for the photography could not be located in the main body of the report however the viewpoint photography indicates mid March 2021.	All photographs are dated in Volume 2, Chapter 6, Appendix 6.1, Viewpoint Assessment
Email 9th January 2022	Acknowledged that overall, the baseline successfully appears to define the components and features relevant to the site and their constitute patterns.	-
Email 9th January 2022	At 6.5.29 it determines there is no potential for wider significant effects on landscape character (Figure 6.3). This is not true, D1 and C3 are relevant.	The LVIA focusses on effects on landscape character of LCA E2, within which the site boundary falls as this is where significant effects are likely to arise. It is considered that due to distance, topography, intervening land cover and infrastructure, and the enclosure of the application site with existing development, that there is no potential for wider significant effects on landscape character. As such the surrounding LCA including LCA D1 and LCA

Date and Format	Issue/ Response	Action
		C3 have not been assessed but have been mapped on Figure 6.3 for context. This is in line with the descriptive text for LCA E2 which notes: '*Visibility into this area from other character areas to the south, west and east is limited due to enclosure. This would result in some screening of any future built development both within and from outside of the character area. The elevated locations are more visible but are surrounded by prominent large scale settlements and, in some locations, by the M1 motorway. It is considered that built development in this area would not have a large adverse effect on the landscape character'*. Page 104, Barnsley Borough LCA (2002)
Email 9th January 2022	With regards to LCA E2 it cannot be agreed that at Year 15 effects would diminish to Minor adverse (or Moderate adverse at Year 1). The proposal results in the complete loss of extensive defining features of the LCA, namely of gently rolling landform, fields, some areas of scrubby, compartmentalised field units, hedgerows and small watercourses combining to form a clear landscape structure/pattern. The designed amenity landscape that replaces it, albeit 30% of the site, is not a direct replacement for the loss of this landscape character. Furthermore, the introduction of vast employment sheds is completely uncharacteristic of E2, and would be incongruous with it, although it is accepted that residential development is a feature.	LCA E2 is also characterised by: • Diverse range of land use, including agriculture, recreation, residential, industry, communication and landscape renewal; • Dominant presence of urban development; • Sense of urbanisation with urban fringe pressures and skyline views of settlements; • Isolated pockets of farmland with farmsteads; and • Fields, predominantly pastures, bounded by fences and poorly managed hedgerows; and • Mature trees are limited to the occasional small woodland (notably bounding the stream west of Gawber). Large 20th century warehouse style industrial and commercial buildings are found close to the application site within LCA E2 to the north of the A635 and the south of the M1 motorway. Given the existing character of LCA E2, the new development and open space is not uncharacteristic of the existing character and therefore minor adverse at Year 15 is an appropriate assessment.
Email	It is important to highlight that the effects of a 11-year build programme is a significant timeframe in the life of a resident –	Section 6.2.11 of this chapter explains that assessment of construction effects on landscape receptors is based on the period

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9th January 2022	further consideration of phasing may assist with assessing the effects?	of maximum construction activity which would be 2024 - 2027. Section 6.2.12 of this chapter explains that the assessment of construction effects at the representative viewpoints presented at Appendix 6.1 and the assessment of effects on receptor groups presented later in this chapter is based on the Phasing Plan (Figure 3.3). Section 6.2.13 of this chapter explains that the assessment of operational effects assumes that all phases of the proposed development were complete as per the development parameters set out in Chapter 3 of the ES.
Email 9th January 2022	H1 – I would say that a change from open pasture to residential housing was a detrimental change; while no new features are being brought into view, the balance of features and composition of the view would change and bring housing forward in the view.	The assessment of operational effects on community receptor group H1 is presented in Table 6.14 and represented by viewpoints C and D. The level of effect on views from the edge of Higham (H1) is noted as major adverse (significant)at year 15.
Email 9th January 2022	H2/3 – The sheer vastness of views across the site from elevated views is not articulated through the descriptions. Near – middle distance views would be so transformative that….	The assessment of operational effects on community receptor groups H3 and H4 is presented in Table 6.14. H2 is represented by viewpoints A, F, G and H. H3 is represented by viewpoints I and J. The level of effect on views from the edge of Gawber (H2) is noted as major adverse (significant) at year 15. The level of effect on views from the edge of Pogmoor (H3) is noted as major adverse (significant) at year 15.
Email 9th January 2022	H4 – Extensive middle distance views from Mapplewell are not considered e.g., from Darton Lane, Swallow Hill Road, B6428, Hill End Road, Lidgett Road. Employment development would be 'perched' in	The assessment of operational effects on community receptor group H4 is presented in Table 6.14 and represented by VP L, S and U.

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	the landscape across views and of considerable scale.	The level of effect on views from the edge of Mapplewell and from elevated open areas within the settlement (H4) is noted as minor adverse (not significant) at year 15.
Email 9th January 2022	T3 – The effects of the development from the motorway would seem underassessed on account of the perceived merging of Higham and Pogmoor.	The assessment of operational effects on community receptor group T3 is presented in Table 6.14 and represented by viewpoint N from the eastbound side of the carriageway. Due to the brief and transient views experienced by road users of the motorway we do not believe the merging of Higham and Pogmoor would be perceived by this receptor group. The significance of effect on views from the M1 motorway (T3) is noted as minor adverse at year 15. The assessment takes the approach of setting aside the issue of merging due to the allocation of the land as MU1.
Email 9th January 2022	The assessment of effects on LCA E2 is Moderate for the site and Minor adverse for E2. Given the scale of the proposal and the degree of change, the impact on the LCA is significantly under assessed.	The assessment presented in this chapter has removed the assessment of effects on the site as this is covered in the assessment of effects on LCA E2 (avoids double counting). The assessment presented in this chapter concludes that the effects at year 1 would be moderate adverse (significant) but would reduce to minor adverse (not significant) by year 15 as the planting matures and helps to screen views and integrate the proposed development into the wider landscape. As noted above the Barnsley Borough Landscape Character Assessment (2002) acknowledges that the pockets of farmland within LCA E2 are degrading through lack of management and dominated by urban development and road and rail corridors. It also acknowledges that the LCA '*is semi-enclosed by landform that slopes towards the river valleys and by urban development. Visibility into this area from other character areas to the south, west and east is limited due to enclosure. This would result in some screening of any future built development both within and from outside of the*

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		character area. The elevated locations are more visible but are surrounded by prominent large scale settlements and, in some locations, by the M1 motorway. It is considered that built development in this area would not have a large adverse effect on the landscape character'.
Email 9th January 2022	As the most significant tract of open landscape within the LCA, the develop results in the effective loss of the E2 Barnsley Settled Wooded Farmland.	Figure 6.3 shows the extent of LCA E2. As described in the Barnsley LCA, the Barnsley Settled Wooded Farmland is characterised by six dominant land use patterns – agriculture, recreation, residential, industry, communication and landscape renewal. Farmland remains only in isolated pockets and the woodlands are small. Whilst the proposed development means a change in land use for one of the pockets of farmland, the proposed land use is still within the character description of LCA E2. Also, the allocation of the site as MU1 by the Council has already dictated that there would be loss of open landscape for development in this LCA.
Email 9th January 2022	The location of the land use with the greatest visual impact (employment use) at this elevated location would make effective integration/ mitigation challenging in any scenario. Putting that aside, in recognition that this principle was the basis of the masterplan framework, it is noted that the largest unit along the motorway would form a continuous and incongruous built form breaching the skyline in views from the adjacent, smaller unit, also sits very close to the link road roundabout and is expected to have a high adverse visual impact in the local street scene (VP B).	The assessment of operational effects on community receptor group H7 is presented in Table 6.14 and represented by viewpoint B. The level of effect on views from Higham Common is noted as major adverse (significant) at year 15.
Email 21st July 2022	The introduction of large-scale employment sheds of the heights proposed is uncharacteristic of LCA E2, and would be incongruous with	When describing the character of LCA E2, the Barnsley Borough Landscape Character Assessment notes that: *'The landscape is characterised by six dominant land use patterns – agriculture,*

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	it, although residential development is a feature.	*recreation, residential, industry, communication and landscape renewal. Their different physical qualities give rise to areas of land with different appearance'.* and *'Large 20th Century warehouse style industrial or commercial buildings lie in small or medium sized industrial parks on the edges of urban areas, often on lower ground that has presumably been re-developed from previous industrial use'.* One of the key characteristics Large 20th century warehouse style industrial and commercial buildings are found close to the application site within LCA E2 to the north of the A635 and the south of the M1 motorway. The proposed development and mix of land uses, including large sheds as part of the employment area, is not uncharacteristic of the existing character of LCA E2.
Email 21st July 2022	The effects of the development from the motorway are also considered to be underassessed.	The assessment of operational effects on views from the M1 motorway are represented by viewpoint N from the eastbound side of the carriageway. Due to the brief and transient views experienced by road users of the motorway we do not believe the merging of Higham and Pogmoor would be perceived by this receptor group. The significance of effect on views from the M1 motorway is noted as minor adverse at year 15. The assessment takes the approach of setting aside the issue of merging due to the allocation of the land as MU1.
Email 21st July 2022	The location of the land use with the greatest visual impact (employment use) at this elevated location would make effective integration/ mitigation challenging in any	The scale of employment units has been reviewed since the original application reviewed and would be reduced from 23m to 18.5m[13] to reduce impact on views.

[13] Heights refer to finished floor level which is 500mm above proposed ground level to allow for construction build up.

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	scenario. Putting that aside, in recognition that this principle was the basis of the masterplan framework, it is noted that the largest unit along the motorway would form a continuous and incongruous built form breaching the skyline in views from the …. The adjacent, smaller unit, also sits very close to the link road roundabout and is expected to have a high adverse visual impact in the local street scene.	A minimum 10m landscape buffer would be provided around the employment area, which over time would screen views of the lower parts of the units from the motorway. to screen ground level views. The smallest employment unit to the roundabout has been pulled back to achieve the minimum 10m landscape buffer. The LVIA has been assessed based on the Parameter Plan (Figure 3.30), as a worst case scenario. Employment unit footprints would be broken up by road infrastructure and service areas. Viewpoint B recognises the view from Higham Common would change substantially, noting that at year 15 the level of effect would be major adverse (significant).
Email 16th June 2023	Consideration should be given to retaking viewpoint photography given lapse in time since they were originally taken.	Original photography dates from January 2020 with some updates in 2021 and additional views taken in February 2023. Most photographs have been updated in 2023.
Email 16th June 2023	Request for a higher standard than massing montages (Visualisation Type 3 and AVR Level1) should be sought for a number of key views e.g. verified views. This could be taken from E (Cannon Way) and J (Pogmoor) or H (Darton UD 12 Path) and would serve as a 'health check' against the massing montages already undertaken at the same location.	Type 3 AVR Level 1 (massing in context) is appropriate and proportionate as the development is hybrid and primarily an outline application so there is no detail of massing of built form and landscape. The latest parameters have been modelled. The views are considered robust as they are all geo-located and the digital 3d model is linked to these geo-locations.
Email 16th June 2023	Welcomed that the supplementary viewpoints now include H (Darton UD 12 Footpath) J (Junction of Dury Farm Court and Barnsley County Borough Footpath 248). With regards to Viewpoint L, there are more open views of concern from the Maplewell locality which could take precedent over that provided, such as from Darton Lane, Swallow	View L continued to be used as it is important but have also produced a new Viewpoint S from Mapplewell/ Darnton Lane.

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	Hill Road, B6428, Hill End Road, and Lidgett Road.	
Email 16th June 2023	With regards to attaining a greater understanding of the landscape and visual impacts of the proposed residential development within the MU1 allocation this may be aided by undertaking massing visualisations from the identified 'red arrow' locations looking east and north rather than simply south.	Two new views from within the MU1 site at points on Hermit Lane where proposed levels match existing, thereby giving better accuracy
Email 16th June 2023	Overall, a more rigorous interrogation of visual effects from proposed residential areas and the new link road, which would be used by many, is strongly supported.	It is not normal practice to undertake an assessment of the effects of a proposed development on new visual receptors i.e. people who are moving into the housing areas or using the new link road.
Email 16th June 2023	It is noted that the intention is to provide Summary of Effects (Original LVIA and New) of relevant Visual Receptors as set in the LVIA chapter 6.14 but landscape effects would not be updated.	Landscape effects have been updated and are presented in this chapter.
Email 26th July 2023	Whilst the Council accepts there would be some impact as a result of developing the MU1 site, the landscape impact of the 2021 layout and LVIA was considered to be too great. On reviewing the 2023 interim LVIA submitted on 26/8/23 the supporting text to the LVIA document does not identify any viewpoints where the magnitude of impact has been reduced from high to medium or medium to low magnitude of impact as a result of the amendments to date. Further detailed comments from case officer are provided and review by the landscape consultant engaged by the Council to follow.	Whilst the Council accepts there would be some impact as a result of developing the MU1 site, the landscape impact of the 2021 layout and LVIA was considered to be too great. On reviewing the 2023 interim LVIA submitted on 26/8/23 the supporting text to the LVIA document does not identify any viewpoints where the magnitude of impact has been reduced from high to medium or medium to low magnitude of impact as a result of the amendments to date. Further detailed comments from case officer are provided and review by landscape consultant engaged by the Council to follow.
Email 26th July 2023	Under 'Review of visual assessment' the Jan 22 letter stated, '*It is important to highlight that the effects of an 11 year build programme is a significant timeframe in the life of a resident;*	Section 6.1.14 of this chapter explains that the assessment of construction effects at the representative viewpoints presented at Appendix 6.1 and the assessment of effects on receptor groups presented later in this

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	further consideration of phasing is necessary to assist with assessing the effects'. This has not yet been considered.	chapter is based on the Phasing Plan (Figure 3.3). Section 6.1.11 of this chapter explains that assessment of construction effects on landscape receptors is based on the period of maximum construction activity which would be 2024 - 2027. Section 6.1.12 of this chapter explains that the assessment of operational effects assumes that all phases of the proposed development were complete as per the development parameters set out in Chapter 3 of the ES.
18 September 2023	**Review of Applicants LVIA Interim Viewpoint & Visualisation Update (July 2023)** It is noted that the photography has been retaken albeit in summer conditions. I also note additional photography requested has been undertaken at Swallow Nest (Viewpoints S, T and U). It is also noted that there is no change in the text between 2021 and 2023 comparisons. It was our understanding that the purpose of this review was to provide the opportunity for comments on the assessment. This clearly cannot be undertaken based on the information provided.	The comments made on individual viewpoints are included in the Viewpoint Assessment at Appendix 6.1, which has been updated since the original application.
18 September 2023	**Omissions** It was requested in the XQLA note of June 2023 that some sort of measure is provided re landscape effects, but this has not been addressed. It is a standard requirement of a planning application for the extent of level	Level changes are shown in Drawings provided within Appendix 10.13. No ancient woodland within Craven Wood would have to be removed, but approximately 0.3ha of existing scrub woodland would be removed to facilitate the employment development.

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	changes and vegetation loss is clearly articulated/ understood e.g. a Tree Loss Plan, and as such should be made available here to ensure transparent working/ deliverability of proposals to be assessed.	Approximately 4.5km of hedgerow and a small number of trees would also have to be removed. Further details are provided in Chapter 7 Ecology The tree protection measures are set out in the Arboricultural Impact Assessment material submitted as part of the wider application submission..
	Summary: Whilst progress has been made in terms of assessment of viewpoints in locations which had been of concern (e.g. Swallownest) the limited change illustrated between the 2021 and 2023 massing montages illustrates a lack of progress made in terms of responding to/ addressing the impacts that were initially identified in the original application. This is compounded by the absence of an updated visual assessment. There remains an absence of information to determine landscape impacts properly or to interrogate the deliverability of the proposals.	This chapter presents the revised LVIA. An updated Viewpoint Assessment is included at Appendix 6.1.
18 September 2023	The summary of public comments on the Planning Applications and Applicant's response in revised submission noted concerns about impact on views for existing residents particularly those overlooking the site, and concern over heights of the new employment buildings and impact on neighbouring homes and longer distance views.	The revised LVIA presented in this chapter has been prepared to take account of revised levels strategy and revisions to the scheme, including reduced heights of employment buildings and enhanced landscape and public realm.

Limitations to Assessment

6.2.59 No substantial information gaps were identified during the preparation of the LVIA, and it is considered that there is sufficient information to enable an informed decision to be taken in relation to the identification and assessment of likely substantial environmental effects on townscape and visual amenity.

6.2.60 The LVIA is based on the design principles and illustrative material that accompanies the planning application. This approach allows for a balanced

assessment that considers all the relevant material and allows for judgements to be made on design quality and associated mitigating effects.

Parameters

6.2.61 The parameters plans set out the maximum parameters of the development for which planning permissions would be sought. These would guide and govern subsequent reserved matters applications, so that the proposals remain within the scope of the all-embracing masterplan vision. During later phases of the development, and as the masterplan evolves, there may be some deviation in the precise location of land uses, building heights and plot variance in subsequent submissions of reserved matters. Where this occurs, it is anticipated that the overall concept of the development proposals and the overarching principles would be maintained. Each development parcel and subplot have a specific set of parameters.

6.2.62 The parameter plans include the Parameter Plan (Figure 3.1), development parameters set out in Chapter 3 of the ES and summarised in Section 6.2 of this chapter, and the Landscape Masterplan (Figure 6.8).

6.2.63 The Landscape Masterplan (Figure 6.8) for the application site, prepared by Gillespies, was used to provide assumptions on the design and landscaping of strategic areas of greenspace. The Landscape Masterplan provides an illustration of how the design of greenspace in the development could come forward and forms the basis for assumptions on the indicative planting in this assessment, both in terms of the written assessment and the visualisations provided at Appendix 6.2 and 6.3 of the ES.

6.2.64 The proposed development is the subject of two hybrid applications, as detailed in Chapter 3 of the ES and summarised in section 6.2 of this chapter. This means that there is more detailed information available for some parts of the proposed development than others.

Vegetation Removal and Landscape Planting

6.2.65 In order to inform the extents of indicative planting shown in the visualisations, assumptions were made in relation to growth rates for a mixed woodland of native tree species in Table 6.9.

Table 6.9: Tree Growth Rates

Sizes at Year 1 • Transplant planted at 0.6m height • Feathered planted at 1.5m height • Standard planted at 3.5m height • Extra heavy standards planted at 4.5m height
Sizes at Year 5 • Transplant grown to 2m height • Feathered grown to 3m height • Standards grown to 5m height

• Extra heavy standards grown to 6m height
Sizes at Year 15 • Transplant grown to 5m height • Feathered grown to 6m height • Standards grown to 8m height • Extra heavy standards grown to 9m height

Assessment

6.2.66 This LVIA was undertaken with reference to industry standard guidance (GLVIA3). It includes categorising individual visual receptors into receptor groups. For example, because it is not practical to assess every point along a street, all pedestrians using a particular street, for whatever purpose, are classified as a single receptor group.

6.2.67 In line with GLVIA3, the visual assessment relies on a series of representative viewpoints. These are not intended to illustrate every possible location from where there might be a view of the proposed development, but rather to present a selection of views from a variety of angles and distances to inform judgements about the likely completed and operational stage landscape and visual effects which are likely to experience significant effects.

6.2.68 The proposed development would be constructed in phases over a 12-year period. The LVIA therefore relies on a representative point in time for assessment of construction and operational effects.

6.2.69 The assessment was restricted to publicly accessible areas and no access to private properties was gained during the survey. As such the study was limited to ground floor assessment of views.

6.3 Legislative and Policy Context

Legislative Framework

6.3.1 The overarching legislative framework applicable to this EIA for the proposed development is outlined in Chapter 5 Planning Policy Context.

The European Landscape Convention

6.3.2 The European Landscape Convention (ELC) provides a basis for closer co-operation on landscape issues across Europe and was signed and ratified in the UK. This recognition of landscape matters raises their profile and the ELC has been set out to improve approaches to the planning, management and protection of landscapes throughout Europe.

6.3.3 The ELC defines landscape as '*an area, as perceived by people, whose character is the result of the action and interaction of natural and/ or human factors'* and it includes 'townscape', as well as all forms of rural landscape.

6.3.4 Article 2 of the ELC confirms that the definition of landscape is intended to be inclusive and applies equally to rural, urban and marine areas, irrespective of what their condition may be:

> **'Subject to the provisions contained in Article 15, the convention applies to the entire territory of the Parties and covers natural, rural, urban and peri-urban. It includes land, inland water and marine areas. It concerns landscapes that might be considered outstanding as well as everyday or degraded landscapes'[14].**

Town and Country Planning (Environmental Impact Assessment) Regulations

6.3.5 This LVIA was prepared as part of an EIA under the EIA Regulations[15]. The purpose of the EIA Regulations is to ensure that the likely significant effects on the environment are considered during the development decision making process. The LVIA methodology set out in this chapter was prepared to identify the likely significant landscape and visual effects to inform the EIA and decision making process.

National Planning Policy Framework

6.3.6 At a national level, the National Planning Policy Framework (NPPF)[16] which was updated in 2023, sets out the Government's planning policies for England. Of the core objectives set out in the NPPF, the environmental objective is of relevance to this assessment. This aims to '*protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy'*.

6.3.7 Chapter 12, paragraph of the NPPF (achieving well-designed places) in paragraph 126 states that the '*creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should*

[14] Page 10, ibid
[15] Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
[16] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1182995/NPPF_Sept_23.pdf

achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'.

6.3.8 Paragraph 132 of the NPPF emphasises the importance of the iterative design and assessment process, and promotes early discussions between applicants, the local planning authority and local community, whilst Paragraph 134 states that significant weight should be given to:

'a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings'.

National Planning Practice Guidance

6.3.9 The NPPF is supported by the National Planning Practice Guidance (NPPG)[17]. This provides more detailed guidance regarding the implementation of national policy set out in the NPPF.

National Design Guide

6.3.10 The National Design Guide18 states that '*creating high quality buildings and places is fundamental to what the planning and development process should achieve'*. It sets out how well-designed places that are '*beautiful, enduring and successful'* can be achieved. It forms part of the Government's collection of planning practice guidance which includes the National Model Design Code and Guidance Notes for Design Codes, which illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice.

Local Planning Context

Barnsley Local Plan

6.3.11 The Barnsley Local Plan[19] was adopted by Barnsley Metropolitan Borough Council in January 2019 and sets out policies and proposals to guide development across the whole of Barnsley Metropolitan Borough Council area. The policies within the Local Plan are used to determine planning applications. Policy considerations of specific relevance to this assessment are summarised below. Where relevant they are also shown on Figure 6.4 Landscape Related Designations.

6.3.12 The Local Plan is supported by a series of Supplementary Planning Documents (SPD), which provide a greater level of detail on the policies within the Local Plan.

[17] https://www.gov.uk/government/collections/planning-practice-guidance

[18] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf

[19] Barnsley Local Plan, Barnsley Metropolitan Council, adopted January 2019.

SPD are a material consideration when planning applications are determined. Relevant SPD are listed after the summary of planning policies below.

6.3.13 Policy GD 1 General Development states that proposals for development will be approved if:

'There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;

They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;

Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;

Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;

Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing'.

6.3.14 The following policies are also relevant to this assessment:

- Policy D1 High Quality Design and Place Making - to protect local distinctiveness and landscape character, to transform degraded physical environments, and to advocate cohesive design and materials of high quality;

- Policy LC1 Landscape Character - to help retain and enhance the character and distinctiveness of the Landscape Character Areas (as identified in the Barnsley Borough Landscape Character Assessment 2002 and any subsequent amendments);

- Policy HE1 The Historic Environment - to protect historical assets, especially those whose settings would be sensitive to change resulting from developments, including Listed Buildings, Scheduled Ancient Monuments and designed landscapes and parks (also discussed within Policy HE4 Developments affecting Historic Areas or Landscapes);

- Policy BTC3 Public Spaces - ensuring all new public spaces make a positive contribution to their context and users, in accordance with wider strategy documents[20];

- Policy GI1 Green Infrastructure and Greenspace - to preserve, maintain and improve the connected Green Infrastructure within the Barnsley area;

- Policy GS1 Green Space - to improve and protect existing areas of green space;

- Policy GS2 Green Ways and Public Rights of Way; to preserve the character of Greenways and Public Rights of Way (PRoW), as well as the experience of their users;

[20] Barnsley Town Centre Public Spaces Strategy, Gillespies 2009.

- Policy BIO1 Biodiversity and Geodiversity; protection and improvement of existing habitats, including ancient woodland, and ancient or veteran trees; and

- Policy GB1 Protection of Green Belt; preservation of area of Green Belt from inappropriate development.

6.3.15 The proposed development sits within an area detailed under the Spatial Strategy section of the Local Plan as Urban Barnsley, the area where most development should take place in order to enhance Barnsley's role as a sub-regional town within the Sheffield and Leeds City Regions.

6.3.16 Paragraph 5.15 discusses the opportunities for development in Urban Barnsley starting at paragraph 5.15, that:

> **'Outside Barnsley Town Centre, there are a number of smaller centres providing local retail and facilities to meet the needs of the local communities. Any proposed development in these areas will be appropriate to the scale, role, function and character of the centres. Alongside industrial and rural land uses the settlements are set within an undulating valley, within which perhaps the most striking feature is the green infrastructure surrounding, penetrating and defining the built up areas within it. This varied topography provides the opportunity for occasional far reaching views of the surrounding area and as recognised in the Landscape Character Assessment, there is the potential for well managed development to restore and improve the surrounding landscape, particularly on the edges of the built up areas'.**

6.3.17 The proposed development is allocated in the Local Plan (page 121) as land proposed for mixed use, predominantly for housing and employment. MU: Land South of Barugh Green Road sets out what the development is expected to deliver through a Masterplan Framework which seeks to ensure that the employment land is developed within the plan period, that community facilities come forward before completion of the housing and that development is brought forward in a comprehensive manner. Of relevance to this assessment, the development is expected to:

> **'Retain, buffer and manage the watercourse, grassland and woodland north-east of Hermit Lane;**
>
> **Retain, buffer and manage the species-rich hedgerows and boundary features;**
>
> **Create/ retain wildlife corridors through/ across the site;**
>
> **Provide accessible public open space;**
>
> **Ensure that any sustainable drainage system incorporating above-ground habitats is designed from the outset to serve the whole site; and**
>
> **Protect the routes of the Public Rights of Way that cross the site and make provision for these as part of any proposal'.**

6.3.18 The allocation description also details the potential for archaeological remains to be present. Consideration should therefore be given to how any archaeological remains would be affected by the proposed development.

Trees and Hedgerows SPD (Adopted May 2019)

6.3.19 This SPD supplements Local Plan policy BIO1 and offers guidance to landowners, architects, and builders on how to deal with existing trees and hedgerows on development sites. Information can be obtained from the Council's online interactive maps as to whether a particular tree or woodland is the subject of a Tree Preservation Order or in a Conservation Area.

Residential Amenity and the Siting of Buildings SPD (adopted May 2019)

6.3.20 This SPD primarily supplements Local Plan Policy D1 High Quality Design and Place Making in respect of non-residential buildings in proximity to existing residential properties. It emphasises that new development must be successfully integrated into the wide built environment in which it is situated if it is to make a positive impact stating at section 2.3 that '*good design, layout and landscaping should be the aim of everyone involved in the development process'* and defines BMBC's expectations for site design.

Design of Housing Development SPD (Adopted July 2023)

6.3.21 This SPD primarily supports Policy D1 High Quality Design and Place Making which states that development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley. It defines BMBC's expectations for new development and emphasises that development must respect local context, history, built heritage, character and communities, ensuring that proposed developments preserve or enhance local physical, environmental, social, cultural, historical and economic characteristics, stating that:

> **'The design of new developments must be based on an appraisal of existing landscape and settlement character. The primary design source for maintaining character should be the character area in which the site is located if this is a positive source. Where there is no specific positive source to draw on, the development should be designed to create character. Using the lack of local character as a justification for poor and characterless design will not be accepted'**.

6.3.22 It goes on to state that:

> **'The design of all new development must be based on an appraisal of the townscape of the site and surrounding area and their relation to topography. All new development should be designed as a considered response to topography and townscape.**
>
> **Views into and out of the site should be considered at an early stage of the design process. Where the site is visible from a distance, especially where the local topography varies, a visual impact assessment should be undertaken to help influence the layout and design of the development.**
>
> **The design of new developments should be specific to their location and should seek to co-ordinate the landscape framework, street**

pattern, route hierarchy and townscape to create a coherent public realm and open space network'.

6.3.23 It also refers to further guidance in the South Yorkshire Residential Design Guide[21], particularly pages 62 – 66 which relate to consideration of existing landscape and settlement character when designing new development.

Neighbourhood Plans

6.3.24 The following neighbourhood plans have been reviewed. None identify any key views towards the site:

- Eslecar Conservation Area Design and Maintenance Guide SPD[22];
- Cawthorne Village Design Statement SPD[23]; and
- Silkstone Neighbourhood Development Plan (submission version)[24].

6.4 Baseline Conditions

6.4.1 This section records, evaluates, and provides a description of the existing landscape and visual conditions throughout the study area. The data collected forms the basis from which the potential landscape and visual effects of the proposed development may be identified and assessed. Data collected and reviewed includes:

- Desk top and site based review of baseline site conditions;
- Desk top review of landscape planning designations and policy;
- An understanding of the landscape in the study area: its constituent elements, its character and the way that this varies spatially, and the value attached to it; and
- An understanding of the areas from which the proposed development may be visible, the different groups of people (visual receptors) who may be affected and the nature of the views and visual amenity currently experienced.

6.4.2 This work was undertaken through Winter 2019/20 and Winter 2020 to Spring 2021, with further site visits undertaken in spring and summer 202.

6.4.3 The ZTV (Figure 6.5) illustrates the potential visibility of the development based on based on bare earth terrain.

The Application Site

6.4.4 The application site covers an area of approximately 116ha, and comprises gently rolling urban fringe arable farmland, enclosed by settlement and the M1 motorway corridor. Most of the application site is farmland, with riparian woodland (Craven Wood) following a small stream valley along the eastern boundary. Hermit Lane

[21] Transform South Yorkshire (2011). South Yorkshire Residential Design Guide
[22] Barnsley Metropolitan Borough Council (2019). Eslecar Conservation Area Design and Maintenance Guide SPD
[23] Village Design Group supported by Cawthorne Parish Council and updated in partnership with Barnsley Metropolitan Borough Council (2019). Cawthorne Village Design Statement.
[24] Silkstone Parish Council (2022). Silkstone Neighborhood Development Plan.

crosses the application site, running from south west to north east. Topography falls from west to east with landform steepening as it falls to Craven Wood. The only buildings within the application site are the complex of buildings associated with Hermit House Farm, which is located directly to the south of Hermit Lane in the central part of the application site.

6.4.5 The large-scale field pattern to the north of Hermit Lane shows evidence of intensive farming practices with field amalgamation and hedgerow fragmentation. This differs from the medium-scale and irregular field pattern to the south, which is defined by valued landscape elements of taller hedgerows, hedgerow trees, linear woodland, and field boundary trees.

6.4.6 The farmland of the application site is bounded by the coalesced settlements of Higham to the west, Barugh Green to the north west, and Gawber to the east (which comprises Redbrook to the north east and Pogmoor to the south east). The topography within these surrounding areas is more undulating, compared to the gentle contours of the farmland within the application site. The townscape character of some of these areas appears broadly similar, with the predominately 1950s-60s detached residential properties within Gawber and Higham being of a similar appearance and character. This contrasts with the larger-scale commercial and light industrial buildings within and adjacent to Barugh Green and Redbrook, to the north of the application site.

6.4.7 The northern and southern boundaries of the application site are defined by the A635 Barugh Green Road to the north, and the M1 motorway in vegetated cutting to the south.

6.4.8 The topography becomes more undulating beyond the application site, with the land rising to localised high points at Mapplewell to the north, and Dodworth to the south.

6.4.9 The application site affords some long open views to the north whereas rising topography contains views to the south. Several PRoW cross the application site and have connectivity to the wider PRoW network. In addition a Green Way (`paths and other routes of mostly open character that provide links between housing, countryside an services'[25]) is identified in the Barnsley Local Plan along Hermit Lane from Higham Common Road to Church Street.

6.4.10 The application site does not form part of any national or regional landscape designations. There is a Grade II listed structure (mid to late C19th milepost) that lies adjacent to the northern boundary of the application site, along the A635 Barugh Green Road. A small area of woodland covered by a Tree Preservation Order (TPO), falls just inside the eastern boundary. With the exception of these two constraints/ considerations there are no other landscape or landscape-related designations within or adjacent to the application site. Valued landscape features within the site boundary comprise areas of woodland to the east at Craven Wood and the network of hedgerows and with some field boundary trees to the south of the site. Hedgerows are maintained and appear in good condition, and some are classified as 'important' in relation to wildlife and landscape criteria (refer to Chapter 7 Ecology).

6.4.11 The application site forms a visual and physical break between the residential edge of Barnsley (Gawber and Pogmoor) and Higham; albeit that these areas are linked by existing commercial development to the north of the A637. As such it may be

[25] Page 3, https://www.barnsley.gov.uk/media/9889/local-plan-adopted-policies-map.pdf

valued locally by residents in terms of recreation routes (PRoW) and also as a green area which makes a contribution to the local landscape between urban areas.

6.4.12 Beyond the application site, within the study area, there are a number of sensitive heritage assets, including several Scheduled Monuments, Registered Parks and Gardens, and listed building/ structures. Effects on the setting of these assets are be considered in Chapter 9 Archaeology and Cultural Heritage. The LVIA considers these assets in relation to making baseline judgements on landscape value and in terms of potential effects on people visiting any assets which are publicly accessible.

Study Area Extents

6.4.13 The study area was agreed with Barnsley Metropolitan Borough Council during the scoping process and is shown on Figure 6.1.

6.4.14 Due to the site being locally contained by the abrupt urban edge character of the surrounding settlements, existing variations in topography, and presence of woodland and trees, a study area of 3 km from the application site boundary is considered appropriate for the assessment. However, the visual assessment also considers particularly sensitive receptors up to a buffer of 5 km.

Overview Description

6.4.15 The study area is predominantly undulating, with some localised high points, including Hugset Wood and Stainborough. Much of the study area is urban in character as it includes the western parts of city of Barnsley and its outlying settlements, as well as the settlement of Dodworth to the south. The urban areas are a generally a mix of residential, and clustered commercial or light industrial developments.

6.4.16 The urban areas are separated by the M1, which runs from north to south and bi-sects the study area. Other main transport corridors include the A635, B6099 and the Penistone and Hallam railway lines.

6.4.17 Between and surrounding the settlements is an urban fringe landscape of fields, linear woodland and amenity spaces. Larger areas of woodland are present to the south-west, and this gives way to a more historic rural landscape of irregular fields to the north west and west. This landscape also contains the wooded Cawthorne parkland. Further, larger fragmented open fields and pockets of woodland are within the floodplain of the River Dearne which flows through the north easterly part of the study area close to the route of the former Stairfoot to Nostell railway line and Barnsley Canal. The river valley forms part of the Dearne Valley Park Country Park, a restored former mining landscape with a network of footpaths and cycleways.

6.5 Landscape Baseline

6.5.1 Landscape-related designations are shown on Figure 6.4. The data included represents designations at the time of writing (October 2023). Designations found within the application site and the 3 km study area are described below.

National Designations

6.5.2 There are no World Heritage Sites, National Scenic Areas or National Parks within the study area. The following landscape related designations are present within the study area.

Registered Parks and Gardens

6.5.3 Locke Park is of high value for its historical and cultural aspects, and is a Grade II listed Registered Park and Garden. This 47 acre public open space was gifted to the people of Barnsley, by Phoebe Locke in memory of her husband Joseph Locke in 1861. Although the design has been added to in more recent years, the overall layout of the ornamental gardens still contains many of the original Victorian features including fountains, a wrought iron bandstand and Locke Park Tower (which is a Grade II* listed building). This designated area lies approximately 2km to the south east of the application site.

6.5.4 Cannon Hall gardens and estate parkland, is on the western edge of the 3km study area. The estate is of high value for its historical and cultural aspects, and is a Grade II listed Registered Park and Garden. The designed landscape, which dates from the late 18th century, provides the setting for the Grade II* Cannon Hall listed building, both designed by Richard Woods. A key feature of the landscape are the avenues and Ha-ha's within the parkland.

6.5.5 Wentworth Castle and its estate parkland is highly valued for its historical and cultural aspects, and is a Grade I listed Registered Park and Garden. The extensive ornamental gardens and pleasure grounds, dating from C18th, surround the Grade I listed building, and give way to parkland, formal avenues of trees and woodland further away from the castle. This designated area lies approximately 2.5km to the south of the application site.

Listed Buildings and Scheduled Ancient Monuments

6.5.6 Within the study area, there are several sensitive heritage assets, including Scheduled Ancient Monuments, and listed building/ structures, although none are within the application site. The only heritage asset which has the potential to be affected by the scheme is a Grade II listed structure (mid to late C19th milepost) that lies adjacent to the northern boundary of the application site, along the A635 Barugh Green Road.

Barnsley Metropolitan Borough Council Local Plan Designations

Green Belt

6.5.7 Much of the western part of the study area is covered by Green Belt (as classified by Barnsley Metropolitan Borough Council). This allocation extends along the southern boundaries of the application site, but does not cover the site itself, which is covered by an allocation for mixed use (site reference MU1) in the Barnsley Local Plan. Green Belt is mentioned in this report for context however it is not considered

to be a landscape receptor and as such landscape effects on the Green Belt have not been considered.

Green Ways and PRoW

6.5.8 Existing Green Ways are described in the Barnsley Local Plan as linkages which are part of the green infrastructure - 'paths and other routes of mostly open character that provide links between housing, countryside and services'.[26]

6.5.9 Several Green Ways cross the study area, and of these, two are of interest. One follows Higham Common Road to the south west of the application site, and is described within the Local Plan as, 'Linking aspirational routes across the M1 on Higham Lane to Hermit Lane Higham'. Another runs through the application site (along Hermit Lane), and is described as, 'From the Cawthorne to Darton aspirational route to Church Street Gawber'. As identified within Section 6.3 of this ES, the GS2 policy seeks to protect these Green Ways from development which could affect their character and function.

6.5.10 Three PRoW cross the site and Policy GS2 also seeks to preserve the character of these routes, as well as the recreational users' experience.

Biodiversity or Geological Interest Site

6.5.11 Several areas are identified by Barnsley Metropolitan Council for either their ecological or geological importance. One such area lies directly along the eastern boundary of the application site, and is identified as 'Redbrook Pastures', and is an area of semi-improved neutral grassland. The designation is split either side of Hermit Lane, and is also a Local Wildlife Site.

Green Space

6.5.12 The Barnsley Local Plan describes Green Space as, 'Parks and open spaces, play areas, sports pitches, local natural areas and cemeteries'[27]. Green Spaces within the study area, including many fragmented areas within and along the edge of the urban areas.

6.5.13 Two of these areas are contiguous with the boundary of the application site. The 'Miner's Public House Recreation Ground' is immediately to the west, just off Higham Common Road, and 'Harden Close to Pogmoor Lane' is located along the eastern edge of the application boundary, between Harden Close and Farm House Lane.

Conservation Areas

6.5.14 Conservation areas are a heritage designation, which are referred to in the baseline to inform the relative value of the landscape or sensitive visual receptors. An

[26] Page 229, Barnsley Local Plan, Barnsley Metropolitan Council, adopted January 2019
[27] Page 233, ibid

assessment of the effects of the proposed development on conservation areas is presented in the ES at Chapter 9 Archaeology and Cultural Heritage.

6.5.15 Cawthorne Conservation Area includes the historic core of Cawthorne Village, including Tivy Dale, Hill Top and Church Street, which lies approximately 2.5km to the west of the proposed development.

6.5.16 Barnsley-Huddersfield Road Conservation Area encompasses a section of Huddersfield Road, and several intersecting smaller residential streets, and is approximately 1.5km to the east of the proposed development.

6.5.17 Barnsley-Victoria Road Conservation Area lies directly to the south of the previous area, and includes a section of Huddersfield Road, as well as several smaller roads, including Hopwood Street, Western Street, Victoria Road, Victoria Street and Longman Road. This Conservation Area is approximately 1.5km to the east of the proposed development.

6.5.18 Barnsley-Old Town Conservation Area is directly to the south of the previous two conservation areas and 1.5km to the east of the proposed development. It includes several roads including Church Street, St Mary's Place, Eastgate and Regent Street.

Tree Preservation Orders

6.5.19 The proposed development is located adjacent to land which is covered by an area Tree Preservation Order (TPO), Red Brook Plantation (reference number 1, tree reference number W1). This designation provides protection to the woodland within its extents and will be a material consideration during determination of the planning application.

Landscape Character

6.5.20 Landscape character is defined as the distinct recognisable and consistent pattern of elements in the landscape that makes one landscape different from another. The character comes from a combination of elements including landform, land use, vegetation cover, field boundaries, settlement patterns and types of buildings, roads, railways and rights of way. In accordance with GLVIA3 (paragraph 3.16) it is appropriate to utilise existing landscape character assessments to help understand the baseline landscape character of the study area, in order that an appraisal can be made as to what, if any, effects may arise from the proposed development.

National Landscape Character

6.5.21 At a national level, the application site falls within the NCA Profile 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield (Natural England, 2013). In summary, the key characteristics of this broad area which are reflected in the character of the application site and the study area are:

- '**A mixed pattern of built-up areas, industrial land, pockets of dereliction and farmed open country;**
- **Small, fragmented remnants of pre-industrial landscapes and more recent creation of semi-natural vegetation, including woodlands… with field boundaries of clipped hedges or fences …; and**
- **Many areas affected by urban fringe pressures creating fragmented landscapes, some with a dilapidated character, separated by**

substantial stretches of intact agricultural land in both arable and pastoral use'[28].

6.5.22 NCA 38 covers an extensive area along the M1 corridor and includes the settlements of Rotherham, Wakefield, and Leeds. While it is recognised that gradual expansion of urban areas may affect the NCA in the long term, it is considered that the scale of proposed development and the location surrounded by existing development would not have a perceptible effect on NCA 38.

Local Landscape Character

6.5.23 The study area falls wholly within the Barnsley Metropolitan Borough Council local authority area. The Barnsley Borough Landscape Character Assessment was undertaken by Barnsley Metropolitan Borough Council in 2002 (revised in 2016) and outlines the different landscapes within the local authority area. Each LCA identifies information on how the area's character could be conserved, enhanced or restructured as appropriate. The location and extents of these LCAs are shown on Figure 6.3.

6.5.24 The application site lies within an area categorised as Landscape Area E2 (Barnsley Settled Wooded Farmland), which falls within the wider Landscape Type E (Settled Wooded Farmland). The key characteristics of Landscape Area E2 Barnsley Settled Wooded Farmland are:

- Gently rolling landform sloping towards the Rivers Dove and Dearne;
- Diverse range of land use, including agriculture, recreation, residential, industry, communication and landscape renewal;
- Dominant presence of urban development;
- Sense of urbanisation with urban fringe pressures and skyline views of settlements;
- Isolated pockets of farmland with farmsteads;
- Fields, predominantly pasture, bounded by fences and poorly managed hedgerows;
- Traditional mining settlements lie within the character area - Dodworth, Barugh, Barugh Green, Higham and Barnsley;
- Evidence of past and present industrial activity due to presence of reclaimed tips and working warehouse units on settlement edges;
- Some areas of scrubby, compartmentalised field units adjacent to settlements at the urban interface; and
- Urban greenspace running into the urban fabric of Barnsley and having a variety of uses, but predominantly recreational[29].

[28] Page 6, National Character Profile 38: Derbyshire and Yorkshire Coalfield, Natural England (2013)

[29] Page 147, Barnsley Borough Landscape Character Assessment, Barnsley Metropolitan Borough Council (2002)

6.5.25 The more valued landscape elements of the application site in relation to this character area are the presence of hedgerow field boundaries, a small area of woodland with TPO designation and, to a lesser degree, the arable and pastoral farmland. However, the application site is influenced by some of the forces for change recognised in the assessment. These include being 'isolated farmland cut off from wider countryside by urban, road and railway development', and 'pressure for further development due to the proximity of existing urban development and roads'[30]. The application site also exhibits the following characteristics - 'gently rolling farmland, fields bounded by hedgerows, and small watercourses', which contribute to some strength of character.

6.5.26 The assessment judges the strength of character for Barnsley Settled Wooded Farmland to be moderate and the condition to be poor. The latter is due to the degraded condition of the farmland with poor hedgerow maintenance. The assessment considers that 'built development in this area would not have a large adverse effect on landscape character'[31] and considers landscape sensitivity to built development to be medium and the landscape capacity of the area to be medium.

6.5.27 The assessment makes specific comment on the suitability of the application site for potential development, named as 'Farmland between Higham/ Barugh Green and Barnsley'. The assessment notes:

- It is judged that the landscape character of much of this area would be adversely affected by development. However, some urban edges on lower ground, for example at Barugh Green and Redbrook, could be improved by appropriate development, and landscape improvements in the form of hedge and tree planting.

- This area of land is isolated and enclosed, so it could be all be developed (along with retention of some open areas as urban greenspace) without significant adverse effects, either within or outside this landscape character area. This particularly applies to the lower slopes that are less visible from land outside the character area to the north and north east. However, it is important that the settlements of Higham and Barugh Green are not allowed to merge with Barnsley, as this would compromise their individual identities and sense of place'[32].

6.5.28 In the context of the above, the assessment takes into account the allocation of the application site for mixed use development, under Site Reference: MU1, Site Name: Land South of Barugh Green Road. As such, the allocation is considered to set aside the matter of the settlements of Higham and Barugh Green not being allowed to merge with Barnsley.

6.5.29 The baseline description of landscape character areas focusses on likely significant effects on the landscape character of Landscape Area E2, within which the application site falls. It is considered that due to distance, topography, intervening land cover and infrastructure, and the enclosure of the application site with existing development, that there is no potential for significant effects on landscape character across a wider area. This is also acknowledged in the Barnsley Borough Landscape Character Assessment as noted above. As such the surrounding Landscape Areas have not been described but are shown on Figure 6.3 for context.

[30] Page 149, ibid
[31] Page 150, ibid
[32] Page 153, ibid

6.6 Visual Baseline

6.6.1 The visual baseline establishes the area in which the proposed development may be visible and 'the different groups of people who may experience views of the development, the places where they would be affected and the nature of views and visual amenity at those points'[33].

Zone of Theoretical Visibility

6.6.2 The extent of the study area and identification of visual receptors was informed by the ZTV. This provided an indication of the theoretical visibility of the proposed development. In some locations, intervening built development and a high vegetation cover means that the extent of potential visibility is substantially less than shown in the ZTV. Also, the ZTV assumes atmospheric visibility to be 100%. Typical weather conditions can further reduce visibility. The ZTV therefore represents the maximum theoretical potential visibility, i.e. the 'worst case' scenario.

6.6.3 The ZTV (Figure 6.5) indicates that the proposed development would be visible from areas both close to, and at some distance from the application site. Visibility is reduced towards the outer extents of the 3km study area to the south west, south east and east but is more extensive to the north and includes parts of Mapplewell and Kexbrough. Beyond the 3km study area, up to the 5km buffer, visibility becomes patchier and is focussed around Cawthorne Park, the western edge of Carlton, and Kine Moor.

6.6.4 Based on fieldwork, review of aerial mapping, OS mapping, and Google Street View visibility would be much reduced from the ZTV when buildings and vegetation are taken into account.

Visual Receptors

6.6.5 As noted in the site description (Section 6.4) much of the application site is bordered by existing residential and commercial development, as well as the M1 motorway corridor in a cutting to the west of the site. Rising landform and woodland limit views to the south and west, and the surrounding residential and commercial edges often limit close proximity views to residential areas close to the application boundary. There are more open views north to Mapplewell and Kexbrough.

6.6.6 Elevated parts of the application site to the south are potentially the most visible, and distant views from outside the site are afforded from the north and north west. There are frequent close up views of the site from the edges of the nearby settlements.

6.6.7 The main visual receptors are mapped on Figure 6.7 and summarised below.

Recreational and Amenity Receptors

- Recreational users on PRoW and Green Ways (R1); and
- Visitors to Cannon Hall, Registered Park and Garden (R2).

[33] Paragraph 6.3, Landscape Institute, Guidelines for Landscape and Visual Impact Assessment (Third Edition) GLVIA3

Community Receptors

- Higham and the west end of Hermit Lane (H1);
- Gawber (H2);
- Pogmoor (H3);
- Mapplewell (H4);
- Kexbrough (H5); and
- High Hoyland (H6).

Employment Receptors

- People working at the commercial development north of the A635 (E1).

Receptors on the road network

- Road users of local roads around the site (T1);
- Road users of the A635 Barugh Green Road (T2); and
- Road users of the M1 motorway (T3).

Viewpoints

6.6.8 A series of representative views were identified to illustrate views from visual receptor groups within the study area. All the view locations (viewpoints) are publicly accessible and it should be noted that viewpoints for community receptors are representative and not from a specific property. Baseline photos are shown on the Viewpoint Assessment Sheets in Appendix 6.1, whilst Table 6.10 provides a summary of the location and why they were selected.

Table 6.10: List of Viewpoint Locations

Ref	Viewpoint Location	Representative of Key Receptors	View value	Approximate Distance to Application Site
VP A	Downs Crescent, Gawber	Represents views experienced by from community receptors (H2)	Medium	0.5km
VP B	Junction of Higham Common Road and Hermit Lane, Higham	Represents views experienced by nearby community receptors (H1)	Medium	10m
VP C	Off Welland Court	Represents views experienced by nearby community receptors (H1)	Medium	20m
VP D	Junction of Avon Close and Darton UD 11 Footpath	Represents views experienced by nearby community receptors (H1), and recreational users of PRoW (R1)	Medium	0m
VP E	Cannon Way	Representative of views from employment receptors (E1), and road users	Low	10m
VP F	Claycliffe Avenue	Represents views experienced by nearby community receptors (H2)	Medium	10m
VP G	St Thomas's Road	Represents views experienced by nearby community receptors (H2), and informal recreational space	Medium	10m
VP H	Darton UD 12 footpath, near to junction with Hermit Lane	Represents views experienced by nearby community receptors (H2), and recreational users of PRoW (R1)	Medium	10m

Ref	Viewpoint Location	Representative of Key Receptors	View value	Approximate Distance to Application Site
VP I	Barnsley County Borough Footpath 248	Represents views experienced by nearby community receptors (H3), and recreational users of PRoW (R1)	Medium	10m
VP J	Junction of Dury Farm Court and Barnsley County Borough Footpath 248	Represents views experienced by nearby community receptors (H3), and recreational users of PRoW (R1)	Medium	10m
VP K	Bence Lane	Represents views experienced by nearby community receptors (H5)	Medium	2km
VP L	Footpath near Darton Lane	Represents views experienced by nearby community receptors (H4)	Medium	2km
VP M	Cawthorne CP Footpath 20, north edge of Registered Park and Garden of Cannon Hall	Represents views experienced by recreational users of landscape and hall, and setting of the Registered Park and Garden and listed building (R2)	High	4km
VP N	M1 Motorway	Represents views experienced by transport users (T3)	Low	50m
VP O	High Hoyland	Represents views experienced by nearby community receptors (H6)	High	3.5km
VP S	Darton Lane	Represents views experienced by nearby community receptors and road users (H4)	Medium	2.4km

Ref	Viewpoint Location	Representative of Key Receptors	View value	Approximate Distance to Application Site
VP T	Swallowhill Road	Represents views experienced by nearby community receptors and road users, and users of the Dearne Way (H4)	Medium	1.4km
VP U	Lidgett Road	Represents views experienced by nearby community receptors and road users (H4)	Medium	2.2km

6.7 Embedded Mitigation

6.7.1 The proposed development is described in Chapter 3 with the maximum extents shown on Parameter Plan (Figure 3.1).

6.7.2 The likely effects of the proposed development on the landscape and visual baseline, and the retention of characteristic landscape features such as woodland areas were considered throughout the iterative design and assessment process and development of the Landscape Masterplan (Figure 6.8). The Parameter Plan allows for the following measures:

- Setting back of employment development from the southern site boundary to allow for strategic open space and woodland between the proposed development and existing settlement and M1 motorway;
- Inclusion of strategic open space to accommodate publicly accessible green space and sustainable drainage measures as shown on the Landscape Masterplan;
- Protection and retention of Craven Wood and most of the trees with a Tree Preservation Order within the application site (approximately 0.3ha of scrub woodland would need to be removed to facilitate the employment development); and
- Continuation of public access on reinstated and diverted PRoW and the Green Way through the site, with pedestrian connections maintained to adjacent residential areas.

6.7.3 The Landscape Masterplan (Figure 6.8) sets out the way in which the design of the strategic greenspace could come forwards, although the final detail for those parts of the site which are subject to an outline application would be confirmed through subsequent planning applications. It includes the following areas of planting which are considered as structural landscape (SI1 – SI 5) which could be subject to a planning condition for the purposes of this assessment, and provide a further level of detail to the Parameter Plan:

- Amenity open space with planting to the proposed roundabout on the A635;
- Planting to north and east facing slopes at the northern application site boundary;
- Set back of residential development from Gawber with proposed woodland planting and amenity landscape;
- Proposed routes for diverted and enhanced PRoW;
- Continuation of Craven Wood with proposed woodland planting further into the application site;
- Woodland planting between the proposed employment development and Pogmoor/ M1;
- Amenity open space with a mix of planting types connecting east to west through the application site and retention of Hermit Lane which would be closed to vehicles;

- Tree planting and amenity space along the link road; and
- Woodland planting buffer to the playing field at Higham.

6.7.4 The following mitigation measures would be embedded during construction:

- Adoption of standard construction industry working hours;
- Temporary diversion of sections of PRoW 11, 40, 13, 248, 249, 250 and 252, diversions to be reinstated during construction;
- Protection and retention of the woodland, trees and hedgerows to be retained;
- Prevention of damage to the landscape features adjacent to the construction sites due to movement of construction vehicles;
- Designing lighting to avoid any unnecessary intrusion onto adjacent buildings and other land uses; and
- Development and implementation of a Construction Environmental Management Plan (CEMP), to include as a minimum, measures relating to: construction traffic routing, site access/ deliveries, parking, contractor management, parking, fuels and materials storage, standard dust and noise suppression techniques and standard pollution presentation and control techniques.

6.8 Assessment of Likely Significant Effects

Potential Effects

6.8.1 This section describes the types of landscape and visual effects that could occur during construction and operation of the proposed development.

Construction

6.8.2 The sources of potential landscape and visual effects during the construction phase include:

- Topsoil stripping and remodelling of the site in order to create development platforms;
- Closure of Hermit Lane to vehicles in 2025 and full closure between 2027 and 2036.
- Temporary closure of PRoW and Green Ways during construction (PRoW 11, 40, 13, 248, 249, 250 and 252) to be reinstated as soon as possible following completion of construction activities, some on a revised alignment;
- Protection of woodland and vegetation to be retained;
- Site clearance, tree felling and boundary/ hedgerow removal;
- General construction activities including the movement of large scale construction equipment (including cranes), construction compounds and temporary buildings required for construction, parking on site and materials stockpiles;
- Landscape operations across the application site;
- Movement of construction related traffic including delivery and removal of material to and from site, off-site road traffic including workers travelling to and from site;
- Construction of temporary site accesses and access tracks;
- Construction of new permanent access into the application site including a link a north/ south link road with four new roundabouts (two at the site boundaries with A635 Cawthorne Road and Higham Common Road, and two internally); and
- Localised temporary hoardings and/ or security fencing or signage.

Operation (Completed Development)

6.8.3 The sources of potential landscape and visual effects during the operation phase:

- The introduction of permanent buildings and structures including residential properties to 13.5m height[34], commercial and school properties to 13.5m height, and employment development to 18.5m height;

[34] Heights refer to finished floor level which is 500mm above proposed ground level to allow for construction build up.

- Permanent new road access including four new roundabouts on a north/ south link road (two at the site boundaries with A635 Cawthorne Road and Higham Common Road, and two internally);

- Permanent new landscape scheme with amenity open space, tree planting, woodland areas, parkland, swales and sustainable drainage infrastructure resulting in a change to the immediate landscape character of the application site;

- Movement of increased numbers of vehicles;

- Permanent changes to site signage and boundary treatments;

- Reinstated and enhanced PRoW and Green Way Routes; and

- Operational lighting.

Landscape Effects

6.8.4 The assessment of landscape effects set out in Table 6.11 and 6.12, and take into account the structural landscape described at Section 6.8 of this chapter.

6.8.5 The assessment of construction effects on landscape receptors is based on the period of maximum construction activity which would be 2024 - 2027. During this period, the new link road, employment area, commercial area/ school and the whole or part of residential plots R1, R2, R5, R6 and R7 would be built, together with the strategic infrastructure across the application site. This would include the landform modelling across the site, although this is much reduced from that proposed in the original application. Effects after 2027 relate only to the residential development and are likely to be less intensive due to less construction equipment being required and a reduced intensity of construction activity.

6.8.6 The assessment of operational effects assumes that all phases of the proposed development would be complete and operational based on the Parameter Plan (Figure 3.1) and development parameters set out in Chapter 3 of the ES. The assessment of the parameters set out represents the worst case scenario in terms of landscape effects.

Table 6.11: Summary of Effects on Landscape Receptors During Construction

Landscape Receptor	Construction	
	Susceptibility and Sensitivity	**Magnitude of Change and Significance of Effect**
LCA E2: Barnsley Settled Wooded Farmland	The urban fringe farmland within the application site is of a relatively low scenic quality and is surrounded by settlement. There is an absence of tranquillity due to proximity to settlement and the M1 motorway. The Barnsley Borough Landscape Character Assessment judges the strength of character for Barnsley Settled Wooded Farmland to be moderate and the condition to be poor due to the degraded condition of the farmland with poor hedgerow maintenance. The assessment considers that 'built development in this area would not have a large adverse effect on landscape character' and considers landscape sensitivity to development to be medium and the landscape capacity of the area to be medium. Based on the above description and taking account of the perceived alteration to landscape character that the proposed development would bring, it is assessed that the application site has a medium susceptibility to the development proposed. When combined with the previously established medium value, the overall sensitivity is considered to be medium.	While most of the application site is currently farmland, it has an urban fringe quality and contains few landscape features in the way of woodland or hedges that act as visual focal points other than Craven Wood and the hedgerows that define some of the field boundaries. There would be no loss of vegetation within Craven Wood but approximately 0.3ha of scrub woodland, several trees and 4.5km of hedgerow would have to be removed during construction, as well as demolition of buildings associated with Hermit House Farm. The phased and gradual removal of farmland by topsoil and spoil storage areas, material laydown areas, construction compounds and buildings and infrastructure under construction represents an actual and perceived loss of localised landscape elements. LCA E2 would experience direct and indirect changes during construction due to demolition and construction activities across much of the application site. As construction progresses on the different plots, there would be a gradual change in the visual environment as buildings emerge from the ground and the working height increases. The tranquillity of the site and the surrounding residential areas which are already affected by proximity to the M1 motorway and other main roads, would be further diminished by visual and noise

Landscape Receptor	Construction	
	Susceptibility and Sensitivity	**Magnitude of Change and Significance of Effect**
		disturbance from construction activity and construction vehicles accessing the site. The scale of change to the appearance and character of the landscape within the site would be high. This is due to the loss or alteration to key elements or features, and the introduction of demolition and construction activities that would be uncharacteristic of the existing landscape. The indirect effects would lessen with increasing distance from the site and much of LCA E2 would be unaffected. Consequently, the magnitude of change of effect on the landscape within LCA E2 for the construction period is assessed as medium. When combined with the medium sensitivity, it would have a local, temporary, short to medium term, moderate adverse (significant) effect.

Table 6.12: Summary of Effects on Landscape Receptors During Operation

Landscape Receptor	Operation	
	Susceptibility and Sensitivity	**Significance of Effect**
LCA E2: Barnsley Settled Wooded Farmland	The urban fringe farmland within the application site is of a relatively low scenic quality and is surrounded by settlement. There is an absence of tranquillity due to proximity to settlement and the M1 motorway. The Barnsley Borough Landscape Character Assessment judges the strength of character for Barnsley Settled Wooded Farmland to be moderate and the condition to be poor due to the degraded condition of the farmland with poor hedgerow maintenance. The assessment considers that 'built development in this area would not have a large adverse effect on landscape character' and considers landscape sensitivity to development to be medium and the landscape capacity of the area to be medium. Based on the above description and taking account of the perceived alteration to landscape character that the proposed development would bring, it is assessed that the application site	**Year 1** The proposed development would result in the open, farmed landscape of the application site being replaced by built development. Consequently, the break between the developed areas of Gawber, Pogmoor and Higham as acknowledged by its allocation for mixed use development in the Barnsley Local Plan. A landscape buffer at the eastern edge of the application site would maintain some separation in combination with existing small-scale fields and woodland outside the application site boundary but the landscape setting of nearby settlements would be affected. The Landscape Masterplan (Figure 6.8) shows the landscape proposals which would cover over 30% of the application site. This would include structural landscape for screening purposes and new amenity green space with trees, shrubs, hedgerows, wildflower meadows and orchards, as well as sustainable drainage infrastructure. The adopted Masterplan Framework for the application site requires good design so it is considered that the proposed residential development would tie in with surrounding residential character and be designed to be high quality. The proposed large scale employment development to the south of the application site would result in the greatest change to landscape character due to its height and large massing. It would not however be completely out of context as LCA E2 is characterised as having a

Landscape Receptor	Operation	
	Susceptibility and Sensitivity	**Significance of Effect**
	has a medium susceptibility to the development proposed. When combined with the previously established medium value, the overall sensitivity is considered to be medium.	dominant presence of urban development, and there is precedent of employment development to the north of the A635 and Barugh Green Road and to the south of the M1 motorway. The employment area is located close to the M1 motorway which bisects LCA E2 and introduces visual and noise disturbance into the urban fringe farmland. At year 1 the overall beneficial effect of the landscaped areas would be relatively low and the scale of change to the appearance and character of the landscape within the site would be high. LCA E2 is characterised as having isolated pockets of farmland. The proposed development would lead to a reduction of one of the largest of these pockets of farmland, but it would not be uncharacteristic of the wider landscape within LCA E2. Consequently, the magnitude of change of effect on the landscape within LCA E2 is assessed as medium. When combined with the medium sensitivity, it would have a local, moderate adverse (significant) effect. Year 15 By year 15 the new planting would be maturing and would provide further screening and integration of the proposed development within the wider landscape of LCA E2. Consequently, the scale of change within the site would reduce to low and the level of permanent effect on LCA E2 would reduce to minor adverse (not significant).

Landscape Receptor	Operation	
	Susceptibility and Sensitivity	Significance of Effect

Visual Effects

6.8.7 To inform the assessment of visual effects on receptor groups, the view from eighteen representative viewpoints was assessed and is presented at Appendix 6.1 Viewpoint Assessment. Annotated photographs from the selected viewpoints show the maximum development parameters overlaid on the viewpoint photo (in line with the Landscape Institute's visualisation Type 1[35]). For most of the viewpoints, photographs were taken in both winter and summer to understand seasonal effects. The exception to this is the additional requested viewpoints, which were added during summer 2023 so no winter photography has been possible. Viewpoint N is not possible to access for photography as it is on the M1 motorway, so an image taken from Google is presented to illustrate the view from the viewpoint location.

6.8.8 Viewpoints C, E, H, J, L, N, O, S, T and U are also represented as massing montages (in line with visualisation Type 3 and AVR Level 1[36]), at Appendix 6.2 of this chapter. These photomontages present a massing model of the proposed development, overlain on to a viewpoint photograph. The proposed development is shown at year 1, year 5 and year 15 including the extent of the structural planting.

6.8.9 The assessment of visual effects on receptor groups are set out in Table 6.13 and 6.14. Visual receptor groups are mapped on Figure 6.7. Reference is made to the relevant representative viewpoints on which the assessment was based.

6.8.10 The assessment of construction effects at the representative viewpoints presented at Appendix 6.1 and the assessment of effects on receptor groups, is based on the Phasing Plan (Figure 3.3) and information presented at Chapter 3 of the ES.

6.8.11 The assessment of operational effects assumes that all of the proposed development is complete and operational. The accompanying structural landscape would be undertaken in phases (SI1 – SI5) over a three-year period from 2024 – 2027. This means that for the later phases of the proposed development, the planting would be well established. For the purposes of the assessment however, the effects at year 1 assume that the planting is immature and does not contribute to any screening or landscape integration, whilst the year 15 effects assume the planting has had 15 years to establish and is relatively mature. Inidicative tree growth rates are provided at Table 6.9 of this chapter. This represents the realistic worst case approach to the assessment.

[35] Landscape Institute. (2019). Visual Representation of Development Proposals, Technical Guidance Note 06/19

[36] ibid

Table 6.13: Summary of Effects on Visual Receptors during Construction

Visual Receptor Group	Construction			
	Sensitivity	**Magnitude of Change**	**Significance of Effect**	**Rationale**
Recreational and Amenity Receptors				
Recreational users on PRoW and Green Ways within the site (R1)	-	-	-	An assessment of visual effects during construction on users of these PRoW and Green Ways within the site was not undertaken as they would be closed and/ or diverted for at least part of the construction period as explained in Chapters 2 and 3 of the ES. However, the extent and nature of these closures and diversions has been minimised as a result of the new site phasing with many routes now to be closed for a much shorter time period. Further details are set out the updated Landscape Design Statement provided as part of the wider updated planning application submission documents.
Visitors to Cannon Hall, Registered Park and Garden (R2)	High	Negligible	Negligible and adverse	Represented by viewpoint M. Construction activities associated with all construction phases would be obscured by the residential area of Higham except for the upper parts of the tall cranes. These would be visible on the skyline, but would be seen in the distance and across a narrow field of view. They would also be seen in the context of the urban edge of Barnsley where the composition of the view already comprises a mix of tall residential and employment development, with the Barnsley Hospital building and pylons punctuating the skyline. The magnitude of change would be negligible. When combined with the high sensitivity, receptors would experience a negligible adverse level of effect over the short to medium term.

Visual Receptor Group	Construction			
	Sensitivity	**Magnitude of Change**	**Significance of Effect**	**Rationale**
Community Receptors				
Higham (H1)	High	High	Major and adverse (significant)	Represented by viewpoints C and D. Residents on the eastern edge of Higham would have close proximity views of construction activity primarily associated with construction of the western residential plots (R1, R5, R6), the commercial area/ school (C1) and the new link road (SI1 and SI2). Construction of the employment area would also be visible in oblique views to the south east. The works would be phased over a six-year period between 2024 – 2030. There may be some screening and filtering of views by garden vegetation but due to the extent and proximity of the works there would be a substantial change to the composition and appreciation of the views experienced. Away from the interface with the application site, most locations within Higham would afford only partial or glimpsed views of construction activity between existing properties or from the end of streets perpendicular to the application site. As such much of this community receptor group would not be greatly affected. For the residents with clear views of the application site, the magnitude of change during construction would be high. When combined with the high sensitivity, these receptors would experience a major adverse level of effect over the short to medium term. This would however be the 'realistic worst case' and from most locations the effects would be moderate or minor adverse due to the presence of intervening buildings and vegetation limiting views.

Visual Receptor Group	Construction			
	Sensitivity	**Magnitude of Change**	**Significance of Effect**	**Rationale**
Gawber (H2)	High	High	Major and adverse (significant)	Represented by viewpoints A, F, G, H. Residents on the western edge of Gawber would have close to middle distance views of construction activity associated with all phases of the proposed development and across the full 12-year construction period between 2024 – 2029. There may be some screening and filtering of views by garden vegetation but due to the extent and proximity of the works there would be a substantial change to the composition and appreciation of the views experienced. From properties within the higher parts of Gawber, the works would be seen in the middle distance and in the context of existing residential properties and rooftops in the foreground and a backdrop of wind turbines on the horizon. Properties at lower elevations or those on streets running parallel to the application site are unlikely to experience views due to obstruction by existing residential properties and intervening vegetation. As such much of this community receptor group would not be greatly affected. For residents with clear views of the works, the magnitude of change during construction would be high. When combined with the high sensitivity, these receptors would experience a major adverse level of effect over the short to medium term. This would however be the 'realistic worst case' and from most locations the effects would be moderate or minor adverse due to the presence of intervening buildings and vegetation limiting views.

Visual Receptor Group	Construction			
	Sensitivity	**Magnitude of Change**	**Significance of Effect**	**Rationale**
Pogmoor (H3)	High	High	Major and adverse (significant)	Represented by viewpoints I and J. Residents on the western edge of Pagmoor would have close proximity views of construction activity primarily associated with construction of the eastern residential plot (R7) and the employment area. This would be phased over a five-year period between 2024 – 2029. There may be some screening and filtering of views by garden vegetation, but due to the extent and proximity of the works there would be a substantial change to the composition and appreciation of the views experienced. Away from the interface with the application site, most locations within Pogmoor would afford only partial or glimpsed views of construction activity between existing properties or from the end of streets perpendicular to the application site. As such much of this community receptor group would not be greatly affected. For residents with clear views of the works, the magnitude of change during construction would be high. When combined with the high sensitivity, these receptors would experience a major adverse level of effect over the short to medium term. This would however be the 'realistic worst case' and from most locations the effects would be moderate or minor adverse due to the presence of intervening buildings and vegetation limiting views.
Residents at the south edge	High	Medium	Moderate and adverse	Represented by viewpoint L, S and U. Due to their elevated situation, residents on the southern edge of Mapplewell would have middle distance views of construction activity

Visual Receptor Group	Construction			
	Sensitivity	Magnitude of Change	Significance of Effect	Rationale
of Mapplewell (H4)				across the application site. This would be phased over a twelve-year construction period between 2024 – 2036. The works would however be seen in the context of existing settlement, employment development at Barugh and a pylon line which crosses the Dearne Valley. Cranes used for construction would be new skyline features alongside the pylons. There may be some screening and filtering of views by garden vegetation, but due to the extent of the works there would be a noticeable change to the composition and appreciation of the views experienced. For the residents with clear views of the works – either on the edge of the settlement or from some of the higher more open areas, the magnitude of change during construction would be medium. When combined with the high sensitivity, these receptors would experience a moderate adverse level of effect over the short to medium term. This would however be the 'realistic worst case' and from most locations the effects would be minor adverse due to the presence of intervening buildings and vegetation limiting views.
Residents at Kexbrough (H5)	High	Low	Minor and adverse	Represented by viewpoint K. Due to their slightly elevated situation, residents on the southern edge of Kexbrough would have distant views of construction activity primarily associated with residential plots (R1 and R7) and the employment area. This would be phased over a five-year period between 2024 – 2029. The rest of the works would be mainly obscured by the residential area of Higham. Construction activities would only affect a small part of the view and would be seen in the

Visual Receptor Group	Construction			
	Sensitivity	Magnitude of Change	Significance of Effect	Rationale
				context of the M1 motorway in the foreground, pylon lines and the built up areas of Barugh Green and Barnsley beyond. Cranes used for construction would be new skyline features but would be seen over the rooftops of properties in Higham and alongside other similar vertical structures, including Barnsley Hospital infrastructure and pylons. There may be some screening and filtering of views by garden vegetation, but due to the extent of the works there would be a noticeable change to the composition and appreciation of the views experienced. The magnitude of change during construction would be low. When combined with the high sensitivity, residents would experience a minor adverse level of effect over the short to medium term.
Residents at High Hoyland (H6)	High	Low	Minor and adverse	Represented by viewpoint O. Due to their slightly elevated situation, residents at High Hoyland would have distant views of construction activity across the application site beyond the residential area of Higham. This would be phased over the twelve-year construction period between 2024 – 2036. The activities would include all phases, with the construction activities associated with the employment area on the slightly higher ground perhaps being the most prominent but still distant. The works would also be seen in the context of existing settlement, large-scale commercial development in the Dearne Valley, the M1 motorway and pylon lines, and would not be completely uncharacteristic of the view. Cranes used for construction would be unlikely to break the skyline and would be seen in the context of the tall Barnsley Hospital building.

Visual Receptor Group	Construction			
	Sensitivity	**Magnitude of Change**	**Significance of Effect**	**Rationale**
				The composition and appreciation of the views experienced would not change. The magnitude of change during construction would be low. When combined with the high sensitivity, receptors would experience a minor adverse level of effect over the short to medium term.
Residents at Higham Common (H7)	High	High	Major and adverse (significant)	Represented by viewpoint B. Residents of properties along Higham Common Road and Higham Lane at Higham Common, would have close proximity views of construction activity, primarily associated with construction of the southern part of the link road (SI2) and residential plot (R5) and the employment area. This would be phased over a six-year period between 2024 – 2030. There may be some screening and filtering of views by garden vegetation, however due to the openness of the view, and extent and proximity of the works there would be a substantial change to the composition and appreciation of the views experienced. Due to the orientation of the properties, most of the affected residents would have clear views of the works and the magnitude of change during construction would be high. When combined with the high sensitivity, receptors would experience a major adverse level of effect over the short to medium term.

Visual Receptor Group	Construction			
	Sensitivity	**Magnitude of Change**	**Significance of Effect**	**Rationale**
Residents at Barugh Bridge (H8)	High	Medium	Moderate and adverse (significant)	Represented by viewpoint T. Residents of properties along Swallow Hill Road at Barugh Bridge would have middle distance views of construction activity primarily associated with residential plots (R1, R2 and R5). This would be phased over a six-year period between 2024 – 2030. The works would partly merge into the existing development in and around the Dearne Valley and would be seen in the context of pylon lines, but the replacement of farmland by a construction site would noticeably affect the composition and appreciation of the view. Views of construction activity associated with the employment area would be filtered by vegetation in summer months, although there may be glimpses of the works through the trees in winter. Cranes would also be present on the skyline alongside the existing pylons as would some of the taller buildings as they emerge from ground level. Overall, due to the scale of the works there would be a noticeable change to the composition and appreciation of the views experienced. There may be some screening and filtering of views by vegetation as illustrated in VP T, but where views are open, the magnitude of change would be medium. When combined with the high sensitivity, receptors would experience a moderate adverse level of effect over the short to medium term.
Employment Receptors				

Visual Receptor Group	Construction			
	Sensitivity	**Magnitude of Change**	**Significance of Effect**	**Rationale**
People working at commercial development north of the A635 (E1)	Low	Medium	Minor and adverse	Represented by viewpoint E. People working in units on the southern edge of Claycliffe Business Park, and accessing the Park via Cannon Way, would have close proximity views of construction activity, primarily associated with construction of the northern part of the link road (SI1), residential plots (R1, R2) and the structural infrastructure (SI3). This would be phased over a six-year period between 2024 – 2030. A new roundabout would be constructed at the junction of the A635 and Cannon Way (already consented). Most locations within the business park, however, would only afford partial or glimpsed views of the works between existing units. Views would also be screened or filtered by the hedgerow along Barugh Green Road, although removal of a section of hedgerow to construct the link road, would open up wider views of construction activities. Whilst the works would affect much of the view from the edge of the business park, and the balance of features in the view would change, they would not be uncharacteristic of the urban area. The magnitude of change during construction would be medium. When combined with the low sensitivity, receptors would experience a minor adverse level of effect over the short to medium term.
Road Network Receptors				

Visual Receptor Group	Construction			
	Sensitivity	**Magnitude of Change**	**Significance of Effect**	**Rationale**
Road users on local roads around the site (T1)	Low	High	Moderate and adverse (significant)	Represented by viewpoint B. Users of Higham Common Road and Higham Lane at Higham Common, would have, transient close proximity views of construction activity, primarily associated with construction of the southern part of the link road (SI2) and residential plot (R5) and the employment area. This would be phased over a six-year period between 2024 – 2030. The patchy roadside hedgerows means that road users would have intermittent views of the works. Users of other local roads around the application site would experience intermittent and transient views of construction activities associated with other phases of the proposed development which would typically be partially obscured or filtered by intervening buildings or vegetation. There would be some channelled views from roads perpendicular to the application site. The proposed development would be seen in the urban context of Barnsley, and while increasing the extent of urban development in the view it would be an extension of existing features in the view with which local road users are familiar. The magnitude of change experienced by users of Higham Common Road and Higham Lane at Higham Common would be high. When combined with the low sensitivity, receptors would experience a moderate adverse level of effect. This would however be the 'realistic worst case' and from most locations the effects would be minor

Visual Receptor Group	Construction			
	Sensitivity	Magnitude of Change	Significance of Effect	Rationale
				adverse due to the presence of intervening buildings and vegetation limiting views.
Road users on the A635 Barugh Green Road (T2)	Low	Medium	Minor and adverse	Represented by viewpoint E. Users of a short section of the A635 Barugh Green Road would have oblique close proximity views of construction activity, primarily associated with construction of the northern part of the link road (SI1), residential plots (R1, R2) and the structural infrastructure (SI3). This would be phased over a six-year period between 2024 – 2030. Construction works would include removal of the hedgerow at the application site boundary, extensive earthworks, and a new roundabout at the junction of the A635 and Cannon Way (already consented). Removal of the hedgerow would open up views of construction activities associated with the link road and following this, construction of residential development at R1 to the right of the view and R2 to the left. Other phases may be glimpsed across these two construction areas, but construction of the employment area would not be visible from this location. The works would alter the balance of features in the view but would not be uncharacteristic of the urban area. The magnitude of change for road users would be low as although the scale of change would be medium, the view would be experienced transiently and briefly. When combined with the low sensitivity,

Visual Receptor Group	Construction			
	Sensitivity	**Magnitude of Change**	**Significance of Effect**	**Rationale**
				receptors would experience a minor adverse level of effect over the short term.
Road users on the M1 motorway (T3)	Low	Medium	Minor and adverse	Represented by viewpoint N. Travellers on an approximately 500m section of the southbound carriageway of the M1 motorway would have close proximity views of construction activity associated with the employment area over a three-year construction period between 2024 – 2027. Parts of the construction of R7 may also be visible beyond the employment area until the employment buildings begin to emerge from ground level. These views would however be experienced transiently and for a short period of time. The works would introduce additional movement and activity in the view, but this would not be uncharacteristic of the motorway environment. Travellers on the northbound carriageway of the M1 motorway would have more limited views of the construction activity associated with the employment area as the carriageway is at a lower level than the southbound carriageway and the works would be less noticeable. The magnitude of change for motorway users would be medium as although the scale of change would be large, the view would be experienced transiently and briefly. When combined with the low sensitivity, receptors would experience a minor adverse level of effect over the short term.

Table 6.14: Summary of Effects on Visual Receptors during Operation

Visual Receptor Group	Operation			
	Sensitivity	**Magnitude of Change**	**Significance of Effect**	**Rationale**
Recreational and Amenity Receptors				
Recreational users on PRoW and Green Ways (R1)	Medium	Year 1 High Year 15 Medium	Year 1 Moderate and adverse (significant) Year 15 Moderate and adverse	Year 1 People using the PRoW and Green Ways on diverted PRoW through the site (including Hermit Lane which would be closed to vehicles) would have close proximity views of the proposed development. These views would be experienced sequentially, albeit for a relatively short period. The composition of the view would change from urban fringe farmland to suburban housing with employment buildings to the south. The PRoW and Green Ways would be set within a designed amenity landscape. Although this has different visual and perceptual qualities to the existing landscape, it is not considered to be negative. At Year 1, based on the assumption at Section 6.8.11, the new structural landscape (SI1 – SI5) would be immature and provide no screening or landscape integration. Consequently, the proposed development, particularly the employment area would represent an adverse change to the current outlook. The magnitude of change for users of the PRoW would be high. When combined with the medium sensitivity, receptors would experience a moderate adverse level of effect. Year 15

Visual Receptor Group	Operation			
	Sensitivity	**Magnitude of Change**	**Significance of Effect**	**Rationale**
				After 15 years, the planting within the designed amenity areas of public open space would be maturing and would provide an attractive amenity parkland/ woodland setting to the buildings, with walking trails, re-routed PRoW, community orchards, play areas, allotments, native woodland planting, and areas of ornamental planting. This designed landscape would filter some views and soften the appearance of the new buildings, although the large employment buildings would be a noticeable detractor in views from some of the footpaths. The magnitude of change for users of the PRoW would reduce to medium. When combined with the medium sensitivity, receptors would experience a moderate adverse level of effect. This would however be the 'realistic worst case' and would only apply where the employment buildings were present in the view. From other parts of the footpath network across the application site, the effects would be minor beneficial due to the new landscaped setting around the buildings.
Visitors to Cannon Hall, Registered Park and Garden (R2)	High	Year 1 Low Year 15 Low	Year 1 Minor and adverse Year 15 Minor and adverse	Represented by viewpoint M. Year 1 Most of the proposed development would be obscured by the existing residential area of Higham except for the upper parts of the employment development, which would be noticeable but not prominent on the distant skyline. These buildings, although large, would only occupy a small part of a wide view and would be seen

Visual Receptor Group	Operation			
	Sensitivity	**Magnitude of Change**	**Significance of Effect**	**Rationale**
				in the context of the urban edge of Barnsley where the composition of the view already comprises a mix of tall residential and employment development, with the Barnsley Hospital building and pylon lines punctuating the skyline. The magnitude of change would be low. Combined with the high sensitivity of the receptors, receptors would experience a minor adverse level of effect. Year 15 By year 15 the structural planting would be maturing, which would help to screen and integrate the large employment buildings, although their upper parts and horizontal rooflines would remain visible. Consequently, there would be no change to the level of effect predicted at year 1.
Community Receptors				
Higham (H1)	High	Year 1 High Year 15	Year 1 Major and adverse (significant) Year 15	Represented by viewpoints C and D. Year 1 Residents on the eastern edge of Higham would have close proximity views of the completed and operational development. Housing within the western residential plots (R1, R5, R6) would be most noticeable and would mainly obscure views of the

Visual Receptor Group	Operation			
	Sensitivity	**Magnitude of Change**	**Significance of Effect**	**Rationale**
		High	Major and adverse (significant)	commercial area/ school (C1), new link road (SI1 and SI2) and employment area beyond. There may be some screening and filtering of views of the new housing by garden vegetation but the current outlook across green fields would be completely altered, albeit that views of housing are not uncharacteristic of the suburban area. Away from the interface with the application site, most locations within Higham would afford only partial or glimpsed views of construction activity between existing properties or from the end of streets perpendicular to the application site. As such, much of this community receptor group would not be greatly affected. For the residents with clear views of the new residential areas, the magnitude of change would be high due to the substantial change in the composition and appreciation of the view. When combined with the high sensitivity, these receptors would experience a major adverse level of effect. This would however be the 'realistic worst case' and from most locations the effects would be moderate or minor adverse due to the presence of intervening buildings and vegetation limiting views. Year 15 Limited structural planting is proposed between the properties which back onto the eastern edge of the application and the new housing development. Consequently, there would be no change to the level of effect predicted at year 1.

Visual Receptor Group	Operation			
	Sensitivity	**Magnitude of Change**	**Significance of Effect**	**Rationale**
Gawber (H2)	High	Year 1 High Year 15 Medium	Year 1 Major and adverse (significant) Year 15 Moderate and adverse (significant)	Represented by viewpoints A, F, G, H. Year 1 Residents on the western edge of Gawber would have close proximity views of the eastern residential plot (R7) and longer views of residential plot (R1) on the more elevated land in the middle distance. The view across open fields with hedgerows would be replaced by residential development with R1 being the most prominent. Although R3 would be in closer proximity, the landscape masterplan shows an area of open space between the viewpoint and proposed properties which would help to set the buildings back from the edge of the application site. The proposed development would obscure views to the residential area of Higham. To the south, the large employment buildings would be visible above the housing in R7 and beyond an area of structural planting and public amenity space (SI5). From properties at higher elevations within Gawber, the upper parts of the employment buildings would create a new developed skyline in the middle distance, although this would be seen in the context of existing residential properties and rooftops in the foreground and a backdrop of wind turbines on the horizon. Properties at lower elevations or those on streets running parallel to the application site are unlikely to afford views of the proposed development due to obstruction by existing residential properties

Visual Receptor Group	Operation			
	Sensitivity	Magnitude of Change	Significance of Effect	Rationale
				and intervening vegetation. As such, much of this community receptor group would not be greatly affected. For residents with clear views of the new residential areas, the magnitude of change would be high. When combined with the high sensitivity, these receptors would experience a major adverse level of effect. This would however be the 'realistic worst case' and from most locations the effects would be moderate or minor adverse due to the presence of intervening buildings and vegetation limiting views. Year 15 By year 15 the structural planting would be maturing, which would help to screen and integrate the new buildings, although housing within R7 and the upper parts of the large employment buildings would remain visible. Consequently, the level of effect would reduce to moderate adverse.
Pogmoor (H3)	High	Year 1 High Year 15 High	Year 1 Major and adverse (significant) Year 15 Major and adverse	Represented by viewpoints I, J. Year 1 Residents on the western edge of Pagmoor would have close proximity views of the large employment buildings, which would from a new urban skyline. An area of structural planting and public amenity space and residential plot (R7) would be visible to the north and north west.

Visual Receptor Group	Operation			
	Sensitivity	**Magnitude of Change**	**Significance of Effect**	**Rationale**
			(significant)	Residents currently have a view across urban fringe farmland in the foreground and properties at Higham on the horizon in the middle distance. There are also some longer views across farmland and urban development. To the south of the M1 motorway, the upper parts of the large commercial buildings at Capital Park are visible from some locations in the winter months. This outlook would be replaced by close proximity views of a steep 4 – 8m high planted embankment with the large employment buildings above. There may be some screening and filtering of views by garden vegetation, however due to the extent and proximity of the proposed development there would be a substantial change to the composition and appreciation of the views experienced. Away from the interface with the application site, most locations within Pogmoor would afford only partial or glimpsed views of the proposed development between existing properties or from the end of streets perpendicular to the application site. As such much of this community receptor group would not be greatly affected. For residents with clear views of the employment buildings, the magnitude of change would be high. When combined with the high sensitivity, these receptors would experience a major adverse level of effect. This would however be the 'realistic worst case' and from most locations the effects would be moderate adverse due to the presence of intervening buildings and vegetation limiting views.

Visual Receptor Group	Operation			
	Sensitivity	**Magnitude of Change**	**Significance of Effect**	**Rationale**
				Year 15 By year 15 the structural planting would be maturing, which would help to screen and integrate the embankment and lower parts of the new employment buildings. However, given the scale of the employment development and its prominence on the skyline, there would be no change to the level of effect predicted at year 1.
Residents at the south edge of Mapplewell (H4)	High	Year 1 Medium Year 15 Low	Year 1 Moderate and adverse Year 15 Minor and adverse	Represented by viewpoint L, S and U. Year 1 Due to their slightly elevated situation, residents on the southern edge of Mapplewell would have middle distance views of the proposed development. The large employment buildings would be most noticeable as they would form a new urban skyline across a small section of the view to the south and would extend the influence of the existing buildings on the horizon at Capital Park. The new buildings would be seen in the context of existing settlement, employment development at Barugh Green and a pylon line which crosses the Dearne Valley, which together would reduce the degree of contrast with the existing views. There may be some screening and filtering of views by garden vegetation, but there would still be a noticeable change to the composition and appreciation of the views experienced. For residents with clear views of the works such as those represented by VPs L and U, the magnitude of change would be

Visual Receptor Group	Operation			
	Sensitivity	Magnitude of Change	Significance of Effect	Rationale
				medium. When combined with the high sensitivity, these receptors would experience a moderate adverse level of effect. This would however be the 'realistic worst case' and from most locations the effects would be minor adverse due to the presence of intervening buildings and vegetation limiting views. Year 15 By year 15 the structural planting within and around the development plots would be maturing, which would help to screen the lower parts of the new buildings and integrate them into the wider landscape. Consequently, the level of effect would reduce to minor adverse.
Residents at Kexbrough (H5)	High	Year 1 Low Year 15 Low	Year 1 Minor and adverse Year 15 Minor and adverse	Represented by viewpoint K. Year 1 Due to their slightly elevated situation, residents on the southern edge of Kexbrough would have distant views of the proposed development, primarily residential plots (R1 and R7) which would appear as an extension to existing residential areas. The upper parts of the large employment buildings would be visible on the skyline due to their location on higher ground. The reminder of the development would be obscured by the existing residential area of Higham. The proposed development would only occupy a small part of a wide view and would be seen in the context of the M1 motorway in the foreground, pylon lines and employment development within the built up areas of Barugh Green and

Visual Receptor Group	Operation			
	Sensitivity	**Magnitude of Change**	**Significance of Effect**	**Rationale**
				Barnsley beyond. As such the changes would not contrast strongly with existing features in the view. The magnitude of change would be low. Combined with the high sensitivity of the receptors, receptors would experience a minor adverse level of effect. Year 15 By year 15 the structural planting would be maturing. This would help to screen and integrate the proposed development, but the new employment and residential buildings would remain visible. Consequently, there would be no change to the level of effect predicted at year 1.
Residents at High Hoyland (H6)	High	Year 1 Low Year 15 Low	Year 1 Minor and adverse Year 15 Minor and adverse	Represented by viewpoint O. Year 1 Due to their slightly elevated situation, residents at High Hoyland would have distant views of the proposed development beyond Higham. The large employment buildings would be most noticeable as they would extend the influence of the existing buildings on the horizon at Capital Park. However, they would still only form a small part of the view and would not break the skyline. They would also be seen in the context of existing settlement, large-scale commercial development in the Dearne Valley, the M1 motorway and pylon lines, which would reduce the degree of

Visual Receptor Group	Operation			
	Sensitivity	Magnitude of Change	Significance of Effect	Rationale
				contrast with the existing view. The composition and appreciation of the views experienced would not change. For residents with clear views of the works, the magnitude of change would be low. When combined with the high sensitivity, these receptors would experience a minor adverse level of effect. Year 15 By year 15 the structural planting within and around the development plots would be maturing, which would help to screen the lower parts of the new buildings and integrate them into the wider landscape. Due to the extent of the proposed development, there would be no change to the level of effect predicted at year 1.
Residents at Higham Common (H7)	High	Year 1 High Year 15 High	Year 1 Major and adverse (significant) Year 15 Major and adverse (significant)	Represented by viewpoint B. Year 1 Residents of properties along Higham Common Road and Higham Lane at Higham Common, would have close proximity views of the southern roundabout on the new link road with the large employment buildings beyond. These would completely alter the current outlook across urban fringe farmland and obscure all longer distance views. There may be some screening and filtering of views by garden vegetation, however due to the openness of the view, and extent

Visual Receptor Group	Operation			
	Sensitivity	**Magnitude of Change**	**Significance of Effect**	**Rationale**
				and proximity of the works there would be a substantial change to the composition and appreciation of the views experienced. Due to the orientation of the properties, most of the affected residents would have clear views of the proposed development and the magnitude of change would be high. When combined with the high sensitivity, receptors would experience a major adverse level of effect. Year 15 A minimum of 10m wide belt of structural planting is proposed between the roundabout and employment area, which by year 15 would provide some screening of the lower part of the new buildings, although the new link road and roundabout would remain prominent in the foreground. Consequently, there would be no change to the level of effect predicted at year 1.
Residents at Barugh Bridge (H8)	High	Year 1 Medium Year 15 Medium	Year 1 Moderate and adverse (significant) Year 15 Moderate and adverse (significant)	Represented by viewpoint T. Year 1 Residents of properties along Swallow Hill Road would have middle distance views of the proposed development which would increase the proportion of the view affected by the existing development at Barugh. The proposed development would partly merge into the development in and around the Dearne Valley and would be seen in the context of detractors including large pylons, but the loss of hedged fields on the higher ground would noticeably affect the

Visual Receptor Group	Operation			
	Sensitivity	**Magnitude of Change**	**Significance of Effect**	**Rationale**
				composition and appreciation of the view. The residential areas (R1, R2 and R5) would extend development across the remaining sloped fields within the view, although these would not break the existing skyline created by properties at Higham. There may be some screening and filtering of views by vegetation as illustrated in VP T, but where views are open, the magnitude of change would be medium. When combined with the high sensitivity, receptors would experience a moderate adverse level of effect. Year 15 By year 15 the structural planting within and around the development plots would be maturing, which would help to screen the lower parts of the new buildings and integrate them into the wider landscape, but the residential areas (R1, R2 and R5) would remain very noticeable. Consequently, there would be no change to the level of effect predicted at year 1.
Employment Receptors				
People working at commercial development north of the A635 (E1)	Low	Year 1 Medium Year 15 Medium	Year 1 Minor and adverse Year 15 Minor and beneficial	Represented by viewpoint E. Year 1 People working in units on the southern edge of Claycliffe Business Park, and including those accessing the park via Cannon Way, would have close proximity views of a new roundabout providing

Visual Receptor Group	Operation			
	Sensitivity	**Magnitude of Change**	**Significance of Effect**	**Rationale**
				access onto the northern part of the link road (SI1), residential plots (R1, R2) and the structural infrastructure (SI1). Most locations within the business park, however, would only afford partial or glimpsed views of the proposed development between the existing units. The lower parts of the new housing would be partially screened or filtered by existing development and the hedgerow along Barugh Green Road. Whilst the proposed development would affect much of the view from the edge of the business park, and the balance of features in the view would change, new residential properties and road infrastructure are not uncharacteristic of views in the area. The magnitude of change would be medium. When combined with the low sensitivity, receptors would experience a minor adverse level of effect. Year 15 By year 15 the structural planting (SI1) along the link road and a new area of green space with amenity planting to the north of residential plots (R1 and R2) would be maturing, which would help to filter views and integrate the housing into the wider landscape. This would present an improved frontage to the A635 and the level of effect would be minor beneficial.
Road Network Receptors				

Visual Receptor Group	Operation			
	Sensitivity	**Magnitude of Change**	**Significance of Effect**	**Rationale**
Road users of local roads around the site (T1)	Low	Year 1 High Year 15 Medium	Year 1 Moderate and adverse (significant) Year 15 Minor and adverse	Represented by viewpoint B. Year 1 Users of Higham Common Road and Higham Lane at Higham Common, would have transient, close proximity views of the southern part of the link road (SI2), residential plot (R5) and the employment area. The patchy roadside hedgerows means that these views would be intermittent. Users of other local roads around the application site would experience intermittent and transient views of the proposed development which would typically be partially obscured or filtered by intervening buildings or vegetation. There would be some channelled views from roads perpendicular to the application site. The proposed development would be seen in the urban context of Barnsley, and while increasing the extent of urban development in the view it would be an extension of existing features in the view with which local road users are familiar. The magnitude of change experienced by users of Higham Common Road and Higham Lane at Higham Common would be high. When combined with the low sensitivity, receptors would experience a moderate adverse level of effect. This would however be the 'realistic worst case' and for most road users the effects would be minor adverse due to the presence of intervening buildings and vegetation limiting views.

Visual Receptor Group	Operation			
	Sensitivity	**Magnitude of Change**	**Significance of Effect**	**Rationale**
				Year 15 By year 15 the structural planting along the link road and around the development plots would be maturing, which would help to filter views and integrate the new buildings into the wider landscape. The level of effect would reduce to minor adverse.
Road users of the A635 Barugh Green Road (T2)	Low	Year 1 Medium Year 15 Medium	Year 1 Minor and adverse Year 15 Minor and beneficial	Represented by viewpoint E. Year 1 Road users of a short section of the A635 Barugh Green Road would have transient views of the proposed development, which would increase the extent of urban development in the views although no new elements would be introduced. New residential properties and road infrastructure would not however be uncharacteristic features in the view. The proposed development including the residential areas of R1 and R2 would be visible in the foreground of the view with a roundabout and link road into the proposed development. New residential properties and road infrastructure would not be uncharacteristic features in the view. The magnitude of change experienced by users of the A635 Barugh Green Road would be medium. When combined with the low sensitivity, receptors would experience a minor adverse level of effect.

Visual Receptor Group	Operation			
	Sensitivity	**Magnitude of Change**	**Significance of Effect**	**Rationale**
				Year 15 By year 15 the structural planting (SI1) along the link road and a new area of green space with amenity planting to the north of residential plots (R1 and R2) would be maturing, which would help to filter views and integrate the housing into the wider landscape. This would present an improved frontage to the A635 and the level of effect would be minor beneficial.
Road users of the M1 motorway (T3)	Low	Year 1 Medium Year 15 Medium	Year 1 Minor and adverse Year 15 Minor and adverse	Represented by viewpoint N. Year 1 Travellers on an approximately 500m section of the southbound carriageway of the M1 motorway would have close proximity transient and brief views to the southern part of the proposed development, comprising the upper elevations of the employment area. The large employment buildings would be seen in the context of the motorway environment with regular volumes of fast-moving traffic and signage hoardings. Large warehouse/ shed type buildings are often seen along the motorway network due to the requirement for good transport links, such as those to the north of Kexbrough. Travellers on the northbound carriageway would also have transient views of the employment area but because the northbound carriageway is set at a lower level to the southbound carriageway the proposed development would be less noticeable.

Visual Receptor Group	Operation			
	Sensitivity	Magnitude of Change	Significance of Effect	Rationale
				The magnitude of change for motorway users would be medium as although the scale of change would be large, the view would be experienced transiently and briefly. When combined with the low sensitivity, receptors would experience a minor adverse level of effect over the short term. Year 15 By year 15, woodland planting at the boundary to the application site would be maturing and would provide some filtering of views to the lower elevations of the proposed development. The magnitude of change would reduce slightly but would not alter the level of effect predicted at year 1.

6.9 Residual Effects

6.9.1 As embedded mitigation (Section 6.7) was taken into account for assessment of likely significant effects, and no secondary mitigation measures are proposed, residual effects are as assessed in Section 6.8.

6.9.2 At year 15 significant residual visual effects would be experienced by recreational receptors on PRoW and Green Ways within the site (R1), and residents at Higham (H1), Gawber (H2), Pogmoor (H3), Higham Common (H7) and Barugh Bridge (H8).

6.9.3 It should however be emphasised that in the case of these community receptor groups, significant adverse effects are only likely to be experienced by occupants of properties on the edge of the settlements. From most locations within the settlements, the effects would not be significant due to the presence of intervening buildings and vegetation limiting views. They therefore represent the realistic 'worst case' scenario.

6.10 Cumulative Effects

6.10.1 The cumulative assessment considers the effects of the proposed development in combination with other developments that have either been granted planning approval or are awaiting determination. Because there are no know dates for construction of the other cumulative developments, the assessment only considers cumulative operational effects.

6.10.2 The list of committed developments is presented in Chapter 2Assessment Scope and Methodology. Three of these applications may affect the receptors identified in this assessment:

- Application for 140 dwellings (App 2020/0977), on a parcel of land which lies adjacent to the application site and which also forms part of the wider site allocation (MU1 in the Barnsley Local Plan). Not yet determined.

- Hybrid planning application (App 2019/0286) for an extension to Capitol Park comprising a) development of 2no warehouses for general industrial and storage and distribution purposes (use classes B2 and B8) with provision of ancillary office accommodation - Outline with all matters reserved apart from means of access; and b) full application for provision of associated earthworks, demolition of existing bungalow and formation of access (Amended Plans). Approved September 2019.

- Reserved matters (App 2022/0916) of the outline part of hybrid planning permission 2019/0286 seeking approval of external appearance, landscaping, layout and scale) (Amended Plans) Approved June 2023.

<u>Countryside Properties Application (App 2020/0977)</u>

6.10.3 The application for 140 dwellings (App 2020/0977), on the parcel of land adjoining the northern part of the application site forms part of the wider site allocation (MU1 in the Barnsley Local Plan). The application documents did not include a landscape and visual appraisal, so the comments below are based on the professional opinion of the chartered landscape architects who prepared the LVIA presented in this chapter.

6.10.4 At year 1, the adverse cumulative effects on LCA E2 resulting from the combination of both developments, which together represent further extension of the residential suburban fringe of Barnsley into what is currently urban fringe farmland. However, neither development would be out of context as LCA E2 is characterised by residential and urban development. At year 1, the overall beneficial effect of the landscaped areas within both schemes would be relatively low and the effect on the landscape would be moderate adverse (significant). By year 15 however, the new structural tree planting would be maturing and provide further screening and integration of both developments within the wider landscape of LCA E2. The level of permanent effect on LCA E2 would reduce to minor adverse (not significant).

6.10.5 At Year 1 there would be adverse cumulative effects on views from the surrounding area as the character of both sites would change from urban fringe farmland to residential development, with longer views of employment development. The effects would be experienced by people living in Higham (H1), Gawber (H3), users of Barugh Green Road (T2), and people working in the local area (E1). The presence of new residential development would not be a new element in the view, however land between Gawber and Higham, which is currently undeveloped would further disappear, resulting in no visual break between the residential area of Higham and Gawber. At year 1, the effects on views from the edge of these settlements would

be moderate adverse (significant) and from the A635 Barugh Green Road and Claycliffe Business Park would be minor adverse (not significant).

6.10.6 By year 15, however the new landscaped areas would be maturing and would provide further screening and integration of both developments within the wider urban area. Due primarily to the size and scale of the proposed development rather than the Countryside Properties development, the level of cumulative effect on views from Higham would remain major adverse (significant) but the effect on views from Gawber would reduce to moderate adverse (significant). Views from the A635 Barugh Green Road and Claycliffe Business Park would improve compared to the existing baseline as the new frontage to both developments would be more attractive and would create a better sense of place than the current outlook. The level of permanent effect would be minor beneficial (not significant).

Hybrid Planning Application at Capital Park (App 2019/0286)

6.10.7 The hybrid application for the approved Capitol Park development (App 2019/0286) was accompanied by a landscape and visual appraisal[37]. This appraisal identified slight to moderate adverse landscape effects during operation of the proposed development.

6.10.8 The visual appraisal for Capital Park identified slight to moderate adverse on users of the footpath and occupants of properties on the western edge of Pogmoor. Viewpoint 2 on Figure 3.3A is taken from this footpath. Views from the other footpaths in the eastern half of the study area would be screened by the intervening landform, vegetation and built development. The appraisal notes that the development would be visible above the cutting slopes from the M1 for approximately 1km to 1.5km in both directions. Viewpoint 1 on Figure 3.2A is taken from the Higham Lane bridge over the M1 to the north of the site and records the level of visual effect as moderate adverse.

6.10.9 At year 1, there would be adverse cumulative effects on LCA E2 resulting from the combination of the approved development at Capitol Park south of the M1 motorway and the proposed development. Neither development would be out of context as LCA E2 is characterised as having a dominant presence of residential and urban development, and both would be next to the existing Capital Park development and M1 motorway. At year 1, the overall beneficial effect of the landscaped areas within both schemes would be relatively low and the effects on the landscape would be moderate adverse (significant). By year 15 however, the new structural planting would be maturing and would provide further screening and integration of both developments within the wider landscape of LCA E2. The level of permanent effect on LCA E2 would reduce to minor adverse (not significant).

6.10.10 At Year 1 there would be adverse cumulative effects on views from a 1 – 1.5km section of the M1 motorway. These effects would be experienced transiently and at high speed which would reduce the effect to minor and adverse (not significant). From the motorway bridge and a short section of Higham Lane however, the new developments would be seen for a longer period and the combined effect would be major adverse (significant). Due to the extent and

[37] Wardell Armstrong (2019) Capitol Park Barnsley, Landscape and Visual Appraisal

proximity particularly of the large buildings within the proposed development, the effect would remain major adverse at year 15.

6.10.11 At Year 1, although there would be views towards both developments from the western edge of Pogmoor (H3), the new employment buildings would obscure views of the Capital Park development and there would be no cumulative effects.

6.11 Summary

6.11.1 This assessment has considered the likely effects of the proposed development on the landscape and visual resource of the study area. Due to the size and scale of the proposed development, significant adverse effects have been identified, although some of these would reduce to not significant by year 15 as explained in Tables 6.11 – 6.14 at section 6.8 of this chapter. Section 6.9 summaries the significant residual effects of the proposed development at year 15.

Landscape Effects During Construction

6.11.2 The assessment of landscape effects during construction concludes that works would have significant adverse effects on the landscape of LCA E2: Barnsley Settled Wooded Farmland. This would be phased across a period of approximately 12-years, with the period of maximum construction activity being 2024 – 2027. During this period, the new link road, employment area, commercial area/ school and the whole or part of residential plots R1, R2, R5, R6 and R7 would be built, together with the strategic infrastructure across the application site. This would include landform modelling across the site, although this is much reduced from that proposed in the original application. Effects after 2027 relate only to the residential development and are less likely to have a significant effect on the landscape due to less construction equipment being required and a reduced intensity of construction activity.

Landscape Effects During Operation

6.11.3 The assessment of landscape effects at year 1 of operation concludes that the proposed development would have significant adverse effects on the landscape of LCA E2: Barnsley Settled Wooded Farmland due to the replacement of open farmland by built development. At year 1, the overall beneficial effect of the landscaped areas would be relatively low and the scale of change to the appearance and character of the landscape would be high. The proposed large scale employment development to the south of the application site would result in the greatest change to landscape character but would not be completely out of context as LCA E2 is characterised as having a dominant presence of urban development. There is also a precedent of employment development to the north of the A635 and Barugh Green Road and to the south of the M1 motorway. The employment area is located close to the M1 motorway which bisects LCA E2 and introduces visual and noise disturbance into the urban fringe farmland. The description for LCA E2 notes the application site 'is isolated and enclosed, so it could be all be developed (along with retention of some open areas as urban greenspace) without significant adverse effects, either within or outside this landscape character area'[38].

6.11.4 The Landscape Masterplan (Figure 6.8) shows the landscape proposals which would cover over 30% of the application site. This would include structural landscape for screening purposes and new amenity green space with trees, shrubs, hedgerows, wildflower meadows and orchards, as well as sustainable drainage infrastructure. By year 15 the new planting would be maturing and would provide further screening and integration of the proposed development within the wider landscape of LCA E2.

[38] Page 153, Barnsley Borough Landscape Character Assessment, Barnsley Metropolitan Borough Council (2002)

Consequently, the application site would be better accommodated into the wider landscape and the level of adverse effect would reduce to minor (not significant).

6.11.5 The break between the developed areas of Gawber, Pogmoor and Higham would be lost but this is acknowledged in the allocation of the site for mixed use development in the Barnsley Local Plan.

Cumulative Landscape Effects

6.11.6 The assessment of cumulative landscape effects concludes that at year 1 there would be significant adverse cumulative effects on LCA E2 resulting from the combination of the proposed development and the proposed Countryside Properties housing development to the north of the application site (App 2020/0977), which forms part of the wider site allocation (MU1 in the Barnsley Local Plan). Together, these developments would result in further extension of the residential suburban fringe of Barnsley into what is currently urban fringe farmland. However, neither development would be out of context as LCA E2 is characterised by residential and urban development. By year 15, the new structural planting would be maturing and provide further screening and integration of both developments within the wider landscape of LCA E2. The level of adverse cumulative effect on LCA E2 would reduce to not significant.

6.11.7 The assessment of cumulative landscape effects also concludes that at year 1 there would be significant adverse effects on LCA E2 resulting from the combination of the proposed development and the approved Capital Park development (App 2019/0286) south of the M1 motorway. Although neither development would be out of context as LCA E2 is characterised as having a dominant presence of residential and urban development, and both would be next to the existing Capital Park development and motorway, the scale of both developments would alter the local landscape within LCA E2. By year 15, the new structural planting would be maturing and provide further screening and integration of both developments within the wider landscape of LCA E2. The level of permanent effect on LCA E2 would reduce to minor adverse (not significant).

Visual Effects During Construction

6.11.8 The assessment of visual effects during construction concludes that significant adverse cumulative effects would be experienced by community receptor groups adjacent to the application site at Higham (H1), Gawber (H2), and Pogmoor (H3), Mapplewell (H4), Higham Common (H7) and Barugh Bridge (H8). There would also be significant adverse effects on views from sections of some of the local roads around the site local roads (T1). As noted in Section 6.11.2 above, construction activities would be phased across a period of approximately 12-years, with the period of maximum construction activity being 2024 – 2027. During this time, extensive construction operations across the site, including the use of tall cranes which would be visible at some distance from the works, would affect the composition and appreciation of views experienced by these receptor groups.

Visual Effects During Operation

6.11.9 The assessment of visual effects during operation at year 1 concludes that significant adverse cumulative effects would be experienced by recreational users on PRoW and Green Ways within the application site (R1), and community receptor groups at Higham (H1), Gawber (H2), and Pogmoor (H3), Mapplewell (H4), Higham Common (H7) and Barugh Bridge (H8). There would also be significant adverse

cumulative effects on views from sections of some of the local roads around the site (T1).

6.11.10 The proposed development would change the character and composition of views, from open farmland to residential or large scale employment development. There would be introduction of positive landscape features as shown in the Landscape Masterplan (Figure 6.8) however, at year 1 this would be immature and would provide little screening of views or visual integration of the proposed development into the wider area.

6.11.11 By year 15 the structural planting within and around the development plots would be maturing, which would help to screen the lower parts of the new buildings and integrate them into the wider landscape. Due to the size and scale of the proposed development, particularly the large buildings within the employment area on the higher ground close to the M1 motorway, significant adverse cumulative effects would be experienced by community receptor groups at Higham (H1), Gawber (H2), Pogmoor (H3), Higham Common (H7) and Barugh Bridge (H8).

6.11.12 It should however be emphasised that in the case of these community receptor groups, significant adverse effects are only likely to be experienced by occupants of properties on the edge of the settlements. From most locations within the settlements, the effects would not be significant due to the presence of intervening buildings and vegetation limiting views. They therefore represent the realistic 'worst case' scenario.

Cumulative Visual Effects

6.11.13 The assessment of cumulative visual effects concludes that at year 1 there would be significant adverse cumulative effects resulting from the combination of the proposed development and the proposed Countryside Properties housing development to the north of the application site (App 2020/0977), which forms part of the wider site allocation (MU1 in the Barnsley Local Plan). The significant effects would be experienced by people living in Higham (H1) and Gawber (H3). The presence of new residential developments would not be a new element in the view. However, land between Higham and Gawber would become more urban in character, which would affect the composition and appreciation of the views experienced.

6.11.14 Due to the size and scale of the proposed development, particularly the large buildings within the employment area on the higher ground close to the M1 motorway, significant adverse cumulative effects would continue to be experienced by community receptor groups at Higham (H1) and Gawber (H2).