LAND AT BROADSTONE FARM, INGBIRCHWORTH, BARNSLEY

LANDSCAPE AND VISUAL ASSESSMENT

PREPARED BY PEGASUS GROUP | BROADSTONE STUD LTD | NOV 2018 | P18-2567.001A




N
Brown's Edge
Broadstone Reservoir
Ingbirchworth Reservoir
Ingbirchworth
Ingbirchworth Moor
Brown's Edge Road
Brown's Edge Farm
The Whams
Broadstone Road
Broadstone Lodge
Met Dist & CP Bdy
Blackwater Dike
Green Gate
Barnsley Boundary Walk
Maythorn Slack
Upper Maythorn
Lower Maythorn
Lower Maythorn Lane
Whitley Common
Upper Whitley
Blackstone Edge
Whitley Road
Whitley Height
Spicer House
Spicer Hill
Spicer House Lane
Wind Farm
Royd Moor
Royd Moor Reservoir
GUNTHWAITE AND INGBIRCHWORTH CP
PENISTONE CP
DUNFORD CP
Hepworth
Scholes
Jackson Bridge
Victoria
Hepshaw
Carlecotes
Millhouse Green
Thurlstone
Denby Common
Upper Denby
High Flatts
Birds Edge
Castle Hill
Windmill Lane
Dearne Dike Lane
Haddingley Lane
Wareham Wood
Birds Nest Lane
Anchor Hill
Barnside
Sledbrook Brow
Husking Holes
Lower Whitley Edge
Upper Whitley Edge
Crow Edge
Bents Road
Lee Lane
Flint Lane
Long Moors
Works
Tip (disused)
Sledbrook Hill
Flash House Farm
Small Shaw Bank
Upper Shaw Bank
Whitley House
Royd Moor Farm
Royd Moor House
Green Farm
Park House Farm
Fox Hill
Summer Ford Hill
Delf Hills
Delf House Farm
Fall Edge Farm
Broadfield Farm
Cockle Edge
Bell Royd
Annat Royd Farm
Far Royd Moor
Figure 1: Site Location Plan

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APPENDIX 1: ASSESSMENT METHODOLOGY

1.0 INTRODUCTION AND SCOPE

1.1 This Landscape and Visual Assessment has been prepared by Pegasus Group Ltd on behalf of Broadstone Stud Ltd. It concerns a 1.49 hectare parcel of land at Broadstone Farm, Ingbirchworth, Barnsley, South Yorkshire, as shown on Figures 1 and 2.

1.2 The proposed development concerns a rural workers dwelling and an indoor equestrian arena and agricultural storage barn. The assessment is based on the client's architectural plans, shown at Figures 3 to 6.

1.3 This Landscape and Visual Assessment considers the Site and its surrounding context in both landscape and visual terms, to assess the potential effects of the proposed residential development upon:

- Landscape features;
- Landscape character; and
- Visual amenity.

1.4 This assessment has been guided by the methodology set out in Appendix 1. The assessment has been prepared through a desk study analysis of the site and its policy context as well as a site visit in November 2018 to gain an appreciation of the landscape and visual context of the Site. A Zone of Theoretical Visibility was run to assist in the understanding of the potential extent of visibility of the proposed development, based on a maximum height of 10m. This is illustrated at Figure 7. During the visit to the site and its environs, the extent of primary visibility was then established based on local screening influences such as built form and vegetation. This is also shown at Figure 7.

1.5 Following the Site visit, it was determined that, due to the nature of the environs local to the Site, an assessment study area of approximately 2.5km from the Site boundary was appropriate and proportionate to the development proposals.



Figure 2: Site Boundary on Aerial Mapping

2.0 SITE CONTEXT AND DESCRIPTION

2.1 Broadstone Farm is located off Brown's Edge Road, approximately 2km to the west of the village of Ingbirchworth, in the metropolitan borough of Barnsley. The entrance to the farm is formed by an attractive dry stone wall and gate pillars, with metal gates. A tree lined track leads up to an existing building, which sits immediately adjacent to both the site of the proposed dwelling and the proposed equestrian arena. An existing equestrian facility is already present at the farm comprising numerous buildings/stables, a horse walker, a manege and a lunge pen.

2.2 The landscape local to the site features numerous farmhouses and agricultural buildings of various styles and ages. The majority of the dwellings are stone built and many sit within a gated, walled entrances, similar to that at Broadstone Farm. The local agricultural landscape features numerous other types of rural enterprise with bed and breakfasts, restaurants/coffee shops, food production and beauty spas. The local landscape also features numerous wind turbines, which are clearly visible from the site in a southerly direction.

2.3 To the immediate north of the site is Broadstone Reservoir, a triangular shaped waterbody that is visible from the site. There are also numerous other small reservoirs within the upland landscape. Land cover in the area varies from semi improved grassland grazed by dairy cattle to upland/rough grassland grazed by beef cattle and sheep alongside areas of moorland.

2.4 The topography of the local landscape is variable. The landform undulates to create a series of ridge lines which limit the extent of overall visibility across the landscape. However, from the highest points in the landscape, such as from the ridge line at Windmill Lane, Blackstone Edge, and Spicer Hill, there are longer distance views available towards.

2.5 Overall, the site is located within a working agricultural landscape which is typified by varies types of rural enterprise.

3.0 PROJECT DESCRIPTION

3.1 The proposal comprises two separate planning applications, both of which are considered under this LVA. The first application seeks permission for an indoor equestrian arena and agricultural storage barn. The second application seeks permission for a rural workers dwelling. Figures 7 & 8 illustrate details of the proposed indoor equestrian arena, and Figures 9 & 10 illustrate details of the proposed dwelling. This LVA refers to the 'Site' as the land in which both the indoor equestrian arena and the proposed dwelling would be located.

3.2 The proposed indoor equestrian arena would be located to the immediate north east of the existing farm complex The equestrian centre comprises one building with a roof ridge height of 7450m. The external walls would largely be timber clad, with timber sliding doors and a second roller shutter door in brown, to compliment the aesthetic of the wood, located on the south west elevation The lower part of the building would be constructed in blockwork, in a neutral tone brick, to also compliment the cladding. The two lengths of the building (south east and north west elevations) would feature a series of small windows. The north east elevation of the building would not feature any windows or doors.

3.3 The proposed rural workers dwelling is proposed to be located to the immediate west of the existing farm complex and would comprise one dwelling with undercroft garage parking. The dwelling would be two storeys in height, with a pitched roof and chimneys. The assumed overall height of the dwelling is 10m to the top of the proposed chimneys.

3.4 The proposed dwelling would feature a wrap around terrace to the north and east elevations .The terrace would sit above the undercroft double garage. There would also be a further patio area off the west elevation. To the north of the dwelling, a rockery feature would provide a retaining structure which would partly wrap around the proposed driveway located to the east and north east.



Figure 3: View of the entrance to Broadstone Farm. The existing farm buildings are not visible.



Figure 4: View of the existing horse walker and manege. The proposed indoor arena would be located beyond.



Figure 5: View of the existing stable block and storage building,



Figure 6: View of the parking area, storage building and stable block with existing wind turbines visible beyond.

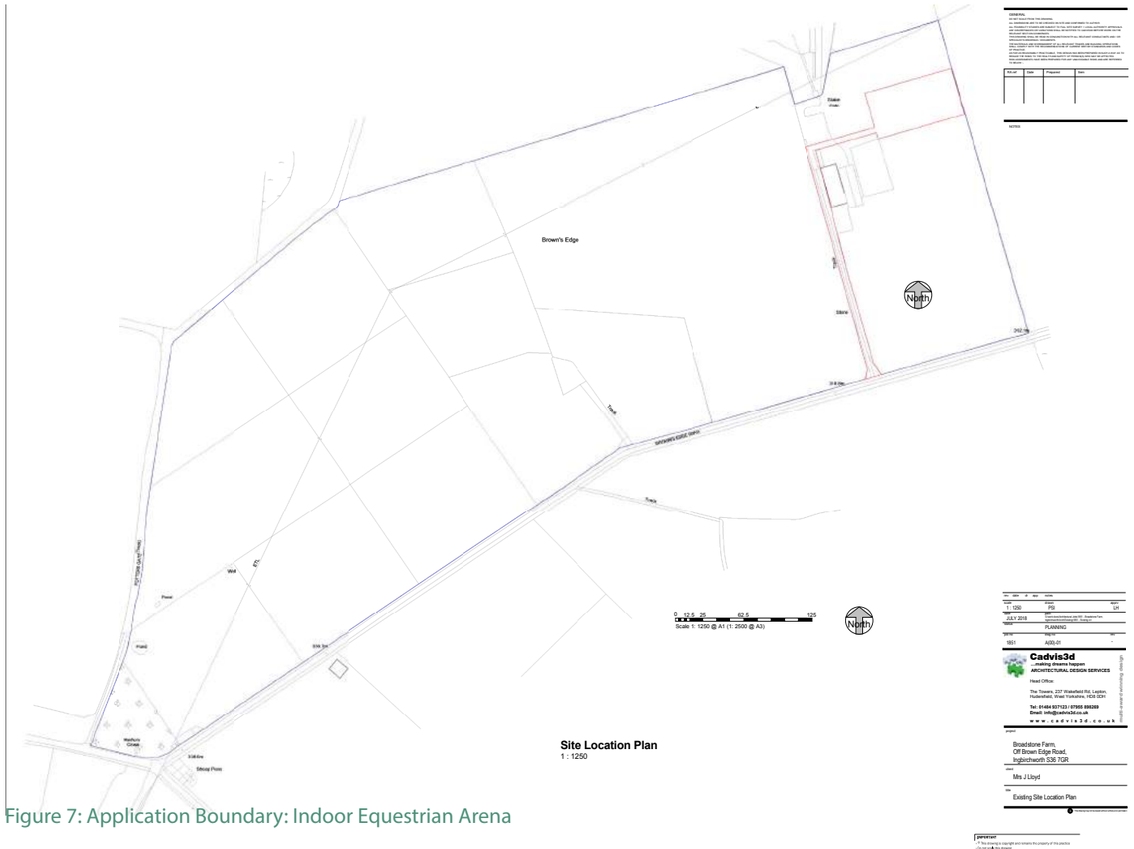


Figure 7: Application Boundary: Indoor Equestrian Arena

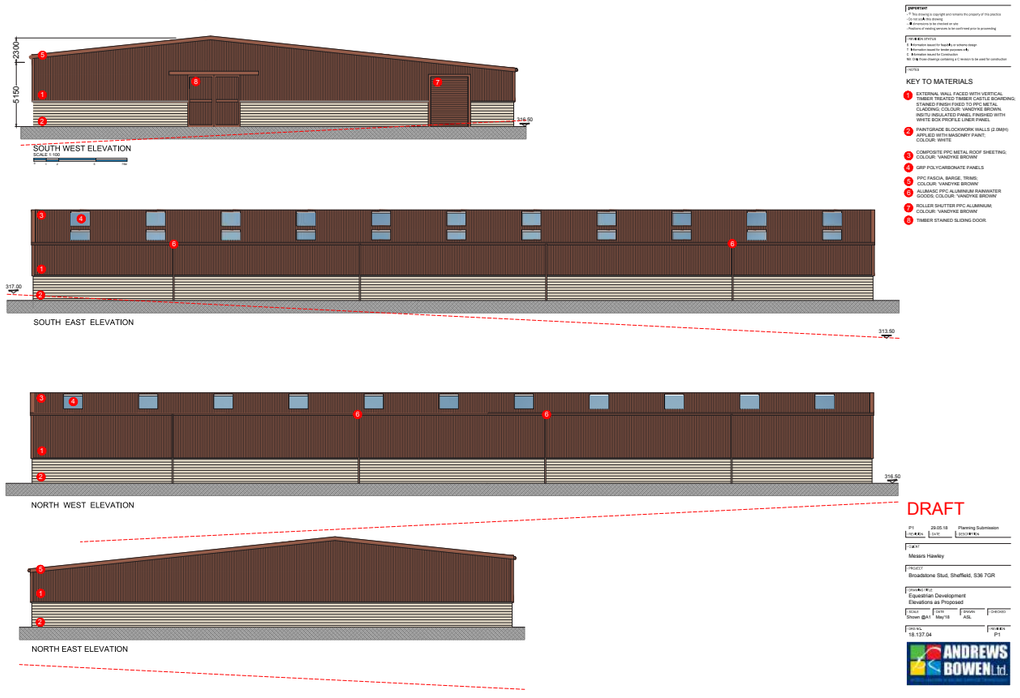


Figure 8: Proposed Elevations: Indoor Equestrian Arena

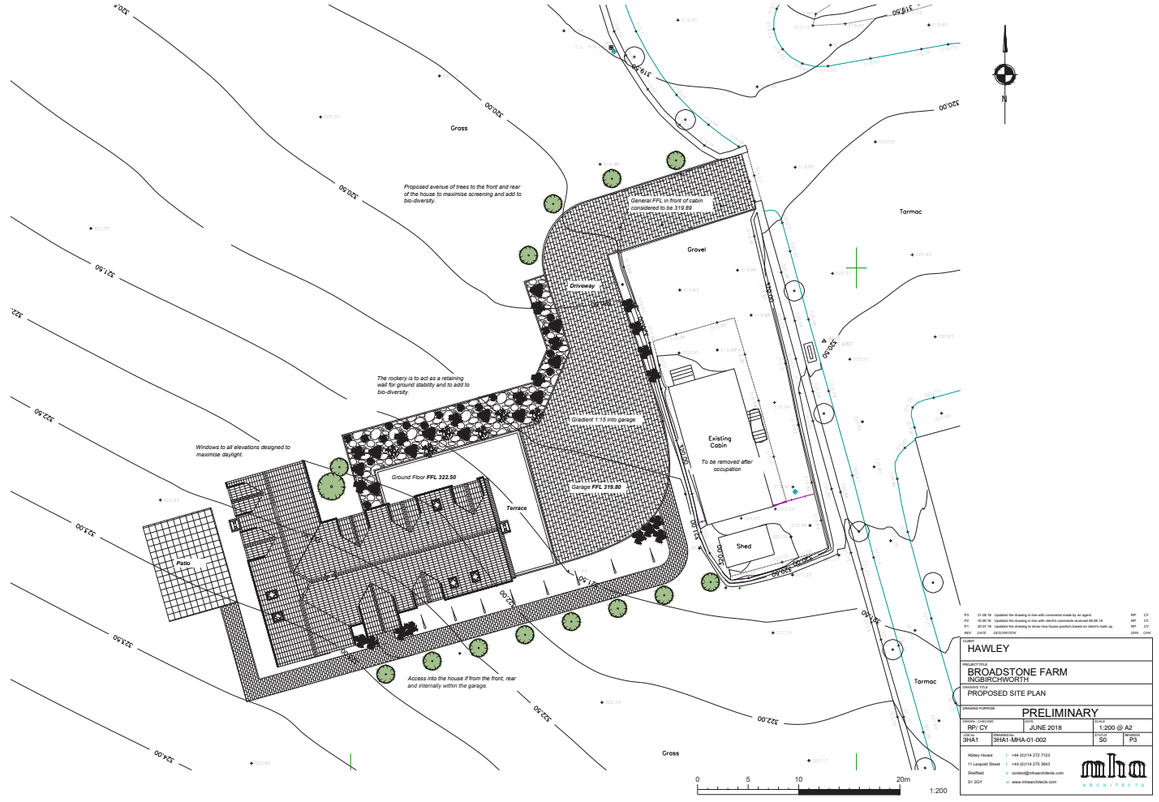


Figure 9: Proposed Site Plan: Rural Workers Dwelling



Figure 10: Proposed Elevations: Rural Workers Dwelling

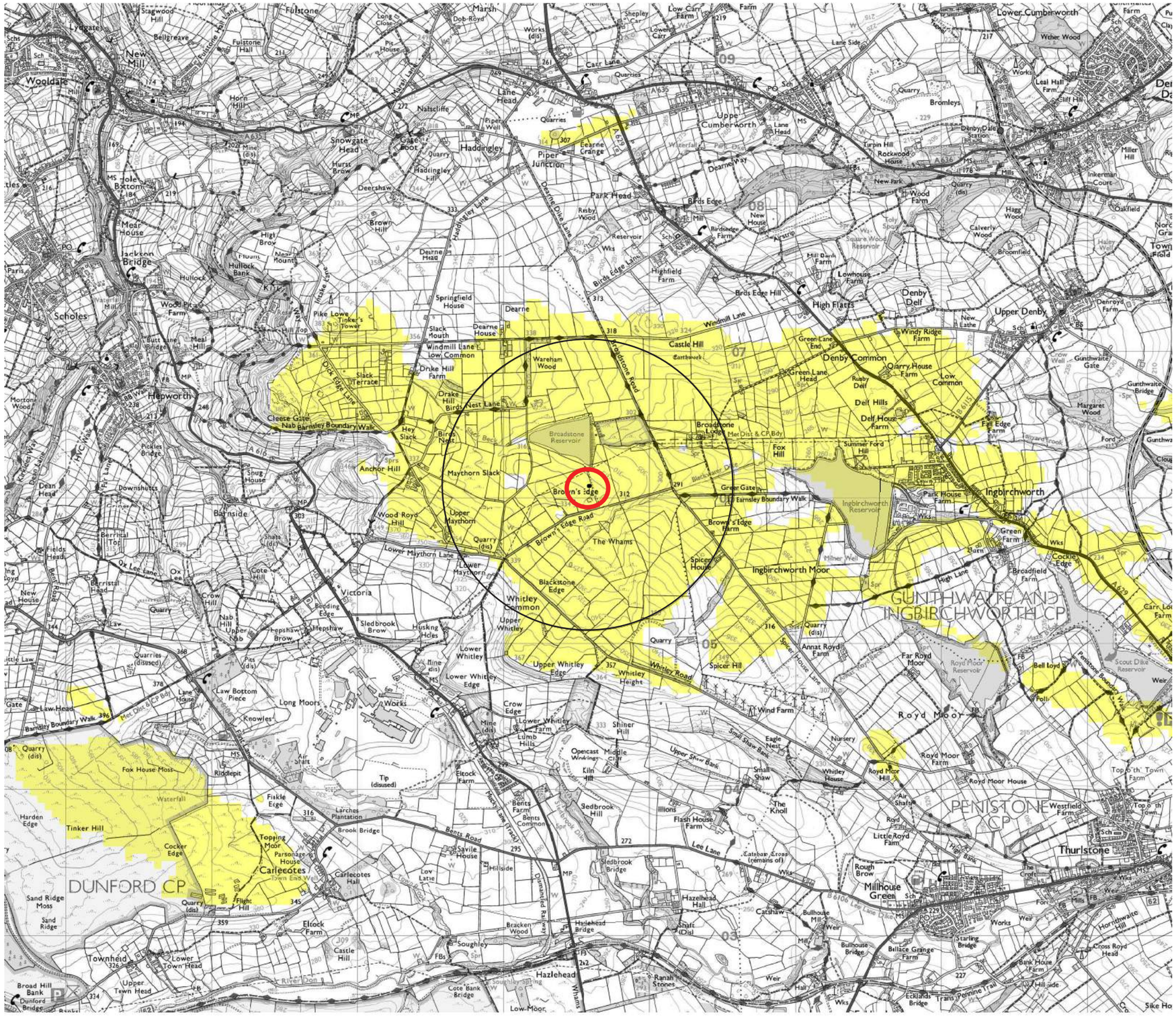


Figure 11: Zone of Theoretical Visibility (ZTV)

4.0 DESIGNATION AND POLICY CONTEXT

4.1 This section provides an overview of the policies and designations of particular relevance to landscape and visual issues. The adjacent figure illustrates the relevant policies within the locality of the site. The site is located within the administrative boundaries of Barnsley Council.

Designations

National

4.2 There are no national designations covering the Site that recognise a particular landscape or visual importance. The Peak District National Park is located approximately 3km from the western site boundary, and the potential for views from the National Park will be taken into consideration as part of this appraisal.

4.3 It is acknowledged that the application Site is located within the Green Belt.

4.4 The nearest listed building to the Site is at Lower Maythorne Farm. Other listed buildings within the locality include Grange Farmhouse and a Barn at Ingfield Farm, both of which are located within Ingbirchworth. Conservation Area. The Conservation Area also features a number of other listed buildings.

County/District/Local

4.5 The Ingbirchworth Village Conservation Area is located approximately 2.5km to the south east. There is no Conservation Area Appraisal published for the Area. Following analysis in the field, it has been established that there is no intervisibility between the site and the Conservation Area.

4.6 There a small number of public open spaces within the landscape local to the site. However, none of these have a visual connection to the site and thus there proposed development is unlikely to be a perceptible feature in the wider landscape.

Relevant Landscape Planning Policy

National Planning Guidance

4.7 Government guidance in the form of the National Planning Policy Framework (NPPF 2018) states that there is a presumption in favour of sustainable development. A core principle in support of this is:

4.8 NPPF Section 12 Achieving well designed places sets out the Government's commitment to good design:

4.9 "The creation of high quality buildings and places is fundamental to what the planning and development process should 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 (para 124).

4.10 Paragraph 127 of the NPPF sets out requirements for good design and states that development:

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

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

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

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

4.11 In terms of compliance with the NPPF with respect to landscape matters, the Site is not located within any statutory designated protected areas such as an Area of Outstanding Natural Beauty or National Park, nor is it located within an area of designated open space. The Site is located within the Barnsley Green Belt, but this is not a landscape designation per se.

Local Planning Policy

4.12 Current planning policy for the Barnsley Borough is formed by the adopted Core Strategy (2011) and Saved Policies, 2007, from the UDP (2000). A new Local Plan for Barnsley is currently emerging, and until such time that it is adopted, the Saved Policies and Core Strategy form the basis for decisions made within the Borough.

Core Strategy Policy

4.13 CSP 37 Landscape Character

"Development will be expected to retain and enhance the character and distinctiveness of the individual Landscape Character Area in which it is located (as set out in the Landscape Character Assessment of Barnsley Borough 2002)".

4.14 CSP 21 Rural Economy

"Development in rural areas will be expected to:

be of a scale proportionate to the size and role of the settlement

be directly related, where appropriate, to the needs of the settlement

not have a harmful impact on the countryside, biodiversity, Green Belt, landscape or local character of the area

consider the re-use of existing rural buildings in the first instance; and protect the best quality agricultural land."

4.15 CSP 29 Design

Design Principles:

- *High quality development will be expected, that respects, takes advantage of and enhances*
- *the distinctive features of Barnsley, including:*
- *topography, Green Infrastructure assets, important habitats, woodlands and other natural features, views and vistas to key buildings, landmarks, skylines and gateways ;*
- *heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form particularly in and around:*
- *Barnsley Town Centre*
- *Penistone and the rural villages in the west of the borough*
- *within and adjacent to Conservation Areas*

4.16 There are no Saved Policies from the UDP relevant to landscape ad visual matters.



Figure 12: View of the site of the proposed dwelling. The existing turbine is present beyond.

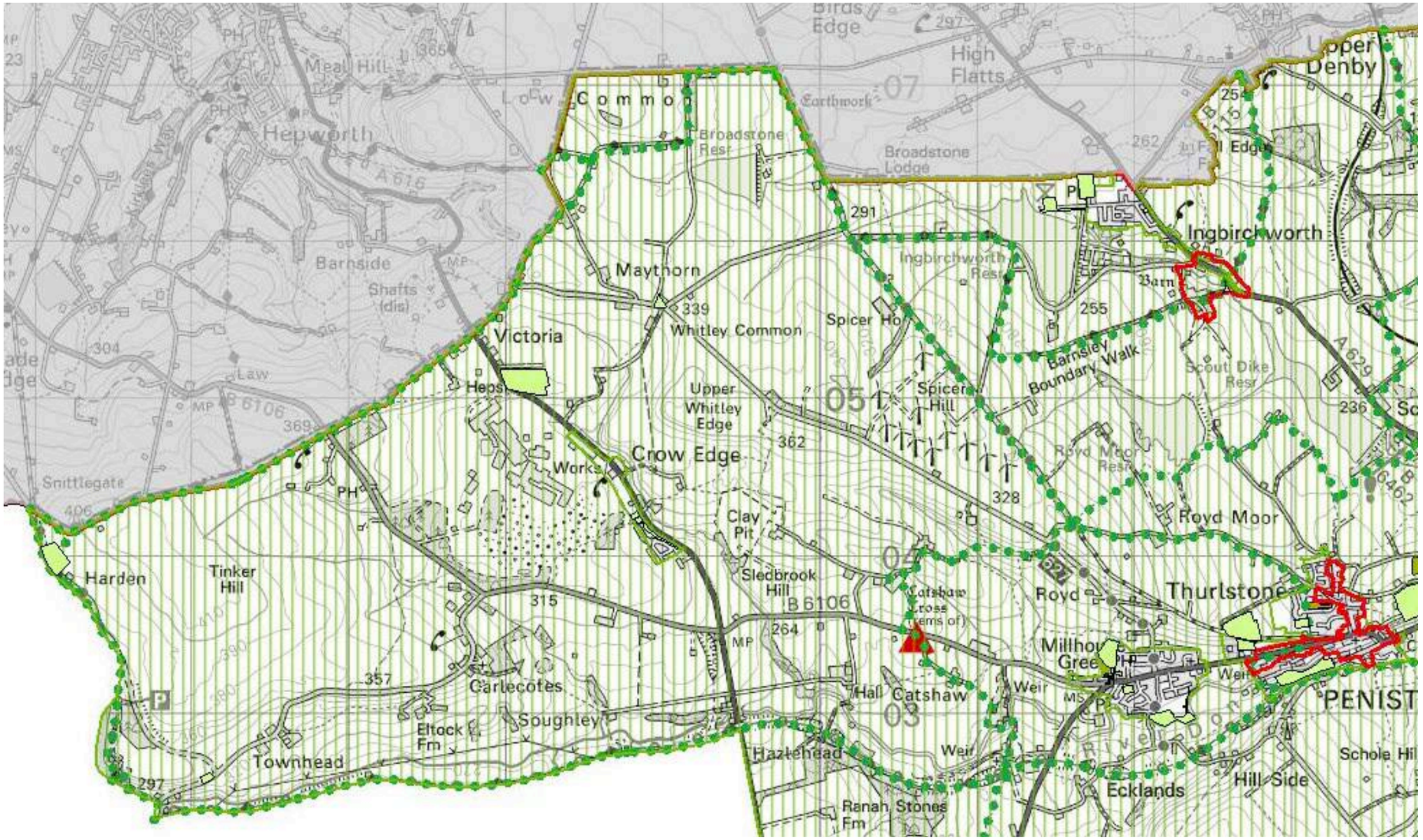


Figure 13: Extract from Barnsley Borough Designations Plan

5.0 LANDSCAPE EFFECTS

5.1 The assessment of Landscape Effects deals with the changes to the landscape as a resource. Different combinations of the physical, natural and cultural components (including aesthetic, perceptual and experiential aspects) of the landscape and their spatial distribution create the distinctive character of landscapes in different places.

Landscape Features

Landform

5.2 The landholding of Broadstone Farm sits either side of a localised ridgeline in the undulating topography that forms the local landscape. The landform slopes north to south from the ridge line, but it also slopes gently west to east. Thus the north eastern part of the landholding is the lowest part, in which the proposed indoor equestrian arena would be located. The access to the farm is located on a south facing slope, with the existing farm buildings and log cabin located on the north facing slope. The ridge line passes east to west through the landholding, and this ridge curtails views of the existing equestrian business from view from Browns Edge Road. The elevation of the Site ranges from approximately 315m AOD at its lowest point to the north east, to approximately 330m AOD at the western site boundary.

5.3 The proposed indoor equestrian arena is proposed to be located on the north facing slope, directly west of the existing equestrian outbuildings. The proposed dwelling would be located on slightly higher ground on the north facing slope, to the west of the existing log cabin, and to the east of the existing small scale turbine located at the farm.

5.4 The Site is located within an upland area where long distance views are a characteristic of the landscape. Views are available towards the Peak District National Park to the south west, and across the lower lying landscapes of Kirklees, Wakefield and West Yorkshire to the north and north east. That said, within the wider landscape, the topography comprises a series of undulatons that creates localised valleys and ridges. From the upper slopes and ridgelines there is a sense of openness across the windswept landscape whereas from the valleys the visual experience is limited.

Land Use, Buildings, and Infrastructure

5.5 The Site comprises a series of fields comprising improved grassland within an established equestrian business landholding. Broadstone Farm comprises a timber clad agricultural building with adjacent stable block, a covered timber horse walker, an outdoor manege, a lunge pen and a further timber clad outbuilding. There are also a series of small stables/shelters within the paddock field system to the north east of main farm buildings. To the immediate west of the stable block, on the opposing side of the tree lined access road, is a timber log cabin which forms a dwelling. The log cabin is set within a garden area with driveway and parking, seperated by a drystone wall from the wider equine business. The landholding also features a small scale wind turbine which is located to the west of the log cabin.

5.6 Within the wider landscape, the primary settled areas in the locality are located on lower lying ground and in valley locations, with numerous scattered farmsteads and rural businesses occupying the upland landscape. The farmsteads comprise stone built farmhouses, and the majority feature large agricultural buildings of various types and age. Some farmsteads comprise numerous buildings clustered together to create a farm complex, which appear fairly large in nature in comparison to the smaller cottages and farms that are also present nearby.

5.7 There are also a series of reservoirs scattered across the local landscape, one of which, namely Broadstone Reservoir, is located to the immediate north of Broadstone Farm. This reservoir occupies a lower lying position in the landscape and as such is not readily visible from the north, east or south. The reservoir forms a distinctive feature in views from Broadstone Farm, and direct access can be gained from the car park area of the farm. It should be noted that there is no public right of way around the reservoir but walking does occur nevertheless. The most noticeable reservoir in the local landscape is Ingbirchworth, located to the south east. This reservoir is fully accessible to the public with a peripheral walk and picnic area.

5.8 There primary feature of the local landscape is considered to be wind turbines. There are numerous turbines present of various sizes, from small scale, twin and triple bladed farm turbines to large commercial scale turbines. The turbines are a focus to views in the landscape and assist in one's orientation in the landscape. Whilst travelling through the landscape local to Broadstone Farm, these turbines attract visual attention more than any other built feature.

Vegetation

5.9 At the time of visit to the Site in November 2018, ground cover across the two land parcels of the Site comprised pastoral grassland associated with the existing equestrian business.

5.10 The boundaries of the landholding are formed by drystone walls with timber post and rail fencing used to create smaller paddocks within the farm. The land parcel of the indoor arena is currently used for grazing of horses and is divided into a number of paddocks. The land parcel of the proposed dwelling is currently a part of larger pastoral field and thus has no distinguishable boundaries to the north, west and south. The eastern boundary is formed by the drystone wall that flanks the farm access road.

5.1 Within the wider landscape land cover is primarily grassland, either semi improved or upland, used for the grazing of cattle, horses and sheep. There are small copses of trees that punctuate the open grassland, such as Wareham Wood, but overall tree cover is limited to individual farmsteads, lower lying areas, and surrounding settlements such as Ingbirchworth. Field boundaries are formed by drystone walls and thus hedgerows are not a common feature. However, the southern boundary to Brown's Edge Lane, off which the site is located is formed by a tall native hedgerow, and where hedgerows are present, they limit the extent of intervisibility across the local landscape.

Effects on Landscape Features

5.2 The proposed development of both the dwelling and the indoor arena would result in some alteration of the sloping landform to accommodate development, and a retaining wall would be necessary as part of the proposed dwelling development, but such works would have a minimal effect on the overall appearance of the local landscape. The overall sensitivity of the topography and landform of the Site is judged to be medium, with the magnitude of change as a result of the proposed development judged to be low to medium, resulting in an overall moderate/minor effect.

5.3 The proposed development would not directly affect any of the existing buildings on the Site however, it is acknowledged that the existing log cabin would be removed on the completion of the proposed dwelling.

5.4 The loss of two areas of pastoral land would occur as a result of the proposed development. However, the overall land take within the wider landholding would be relatively small, and the proposed dwelling would introduce additional landscaped areas to contribute to its overall appearance. The sensitivity of the pastoral land of the Site is considered to be low, and the magnitude of change in landscape features within the land parcels of the Site is deemed to be to high, resulting in an overall moderate/minor effect.



Figure 14: Example farmstead with complex of outbuildings.

Landscape Character

5.5 This section provides an overview of the landscape character of the site and its locality. It provides an indication of the sensitivity of the landscape character to the type of development proposed.

National Level Landscape Character

5.6 The Site is located within NCA 37 Yorkshire Southern Pennine Fringe. The key characteristics of NCA 37 are as follows:

- A transitional landscape dissected by steep-sided valleys, dropping from the high gritstone hills in the west to lower land in the east, and thus creating an important backdrop to the many industrial towns and villages within and beyond the NCA.
- Sandstones and gritstone beds of Millstone Grit (Namurian) age underlying smooth hills and plateaux in the west. These are overlain in the east by beds of sandstone, siltstone and mudstone of Coal Measures age.
- Rivers creating a deeply dissected landscape, with high plateaux cut by steep-sided valleys, and fanning out in 'fingers' across valleys of the NCA.
- Treeless hill tops with tracts of rough grazing and extensive areas of enclosed pasture to the west, but with broadleaved woodland on steeper valley sides, giving the impression of a well-wooded landscape, especially to the north and west of Sheffield.
- Predominantly pastoral farming, especially in western areas, with a shift to more arable land in the drier eastern areas.
- Boundary features that change from distinctive patterns of drystone walls on the upland hills, to hedgerows becoming the predominant field boundary in the east.
- Close conjunction between rural landscapes and the rich industrial heritage of the urban areas, including settlements associated with the textile industry, with large mills and tall chimneys, and large factories and forges associated with the iron, steel and manufacturing industries.
- Urban development constrained within valley floors and up side slopes, with location and layout strongly influenced by the landform.
- Industrial wealth revealed in magnificent civil architecture in town centres, notably Bradford, Halifax, Huddersfield and Sheffield, and several stately homes with designed parklands.
- Evidence of bronze-age and Roman habitation still present on uplands, and old pack-horse routes that once joined settlements across the Pennines still in place, or now forming modern major road routes.
- Extensive and dramatic views from higher land out over lower-lying land to the east, even from within urban areas.
- Several reservoirs contained within narrow valleys contributing a distinct character as well as providing popular places to visit.
- Small patches of fragmented priority habitats providing important refuges locally for wildlife. Grassland mosaics are particularly important in supporting waders and the twite that breeds on adjacent moorland areas; lowland woodland is also an important feature.
- In places a dense network of roads and urban development, with many road, rail and canal routes crossing the NCA, and a high density of footpaths throughout.

5.7 The NCAs are a broad brush assessment of landscape character at the national scale and do not provide the finer detail of local character studies and site based character assessment. However, the area in which the Site is located does share a number of the characteristics of NCA 37 including:

- Treeless hill tops with tracts of rough grazing and extensive areas of enclosed pasture to the west;
- Predominantly pastoral farming, especially in western areas;
- Boundary features that change from distinctive patterns of drystone walls on the upland hills, to hedgerows becoming the predominant field boundary in the east;
- Extensive and dramatic views from higher land out over lower-lying land to the east, even from within urban areas; and
- Several reservoirs contained within narrow valleys contributing a distinct character as well as providing popular places to visit.

5.8 Although the NCA documentation has been reviewed as part of the baseline study, it has not been deemed necessary to assess the effects at a national level as the proposed development is not considered to have the potential to result in major effects on landscape character at this scale.

Local Landscape Character

5.9 The Site is located within the Unenclosed Moorland landscape character type as set out within the Barnsley Borough Landscape Character Assessment, May 2002. The Unclosed Moorland landscape character type is sub divided into two character areas and the Site is located within area A1 Thurlstone and Langsett Unenlosed Moorland.

5.10 The key characteristics of the Thurlstone and Langsett Unenclosed Moorland landscape character area are listed as follows:

- Open and exposed moorland with wide and expansive panoramic views.
- Upland, elevated and gently undulating landform evoking a wild character.
- Underlain by a geology of Millstone Grit and Peat.
- Perceived sense of water in the landscape due to presence of reservoirs and numerous tributary streams.
- Detailed network of cloughs, dikes and butts creating subtle sinuosity in the landscape.
- Sheep grazing and grouse shooting are dominate land use activities.
- Obvious absence of tree cover resulting in a visually simplistic and vulnerable landscape.

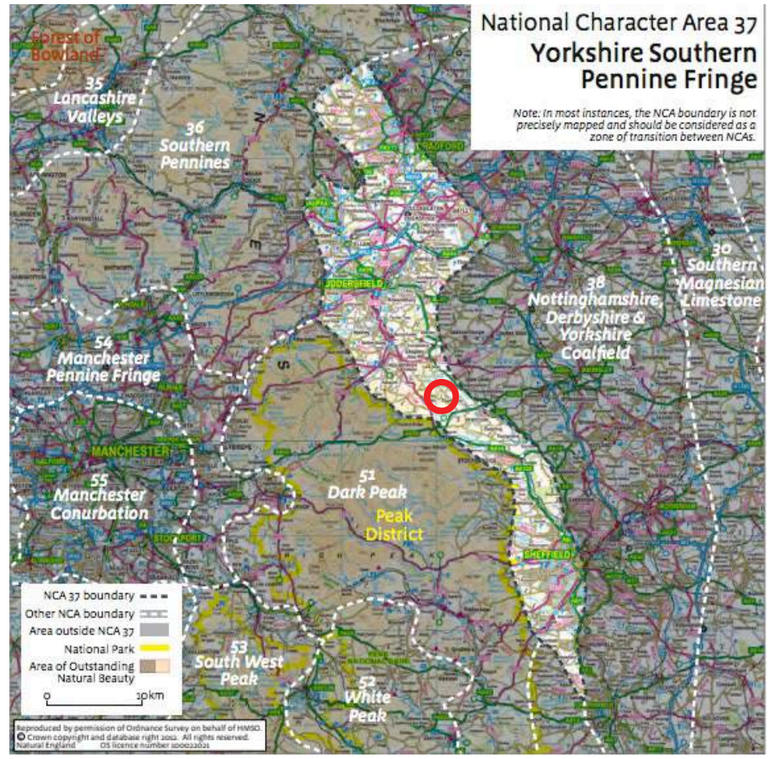


Figure 15: Extract of Natural England NCA 37 Yorkshire Southern Pennine Fringe (2015) with approximate site location circled

- Disused quarries to the north-west offering enclosure and an intimate scale to the landform.
- Busy A628T road dramatically increasing the pace and reducing the tranquillity of the landscape.
- Pylons carrying overhead wires are prominent features in a landscape of few vertical elements.
- Reservoirs associated with the upland reaches of the Don River Valley.
- Natural Heritage and SSSI status.

5.11 The landscape of the Site shares similar resemblances to some of these characteristics, namely, the open and exposed landscape with expansive views, upland, elevated and undulating landform, lack of tree cover and a perceived sense of water. The character assessment does not identify the presence of wind turbines, which have increasingly been constructed in the landscape over the last decade. The turbines form highly visual elements in the landscape surrounding the Site, with both large scale commercial turbines and small scale farm turbines scattered across the upland landscape.

Landscape Character of the Site

5.12 The Site comprises several pastoral fields within the landholding of Broadstone Farm. The character of the Site is relatively unremarkable; it forms part of an active equestrian business within an area characterised by its working agricultural nature. The existing farm features numerous outbuildings and hardstanding areas alongside a network of paddocks and fields used for grazing. The nature of the Broadstone Farm is typical of local vernacular in terms of built form and appearance.

5.13 The most notable characteristic of the Site is its open nature with views available to the north, east and west. There is a high level of intervisibility with other local farmsteads which also feature large agricultural buildings, alongside numerous wind turbines. These built elements are all seen within the context of the open, upland landscape, which is the primary. underlying characteristic of the local area.

Landscape Susceptibility of the Site

5.14 It is considered that in terms of landscape character, the Site has a medium susceptibility to development. There are no remarkable or highly sensitive landscape features within the two land parcels of the Site that would be lost as a consequence of the proposed development. However, it is acknowledged that the Site is located within the open landscape, which is of higher sensitivity to development than other types of landscape.

Landscape Value of the Site

5.15 What is meant by the value of the landscape in a Landscape and Visual Impact Assessment is the relative value that is attached to the landscape by society as a whole, bearing in mind that different stakeholders may have differing values regarding any given landscape. Consideration of whether there are any formal landscape designations covering a landscape is one element of considering the value, but also relevant is the condition of the landscape, its rarity in the local area, the recreational value it provides, and any ecological or heritage importance the landscape may hold. These are considered alongside its perceptual qualities (such as tranquillity) and any associations which may be held with the landscape, such as if it has been highlighted in art, music or poetry.

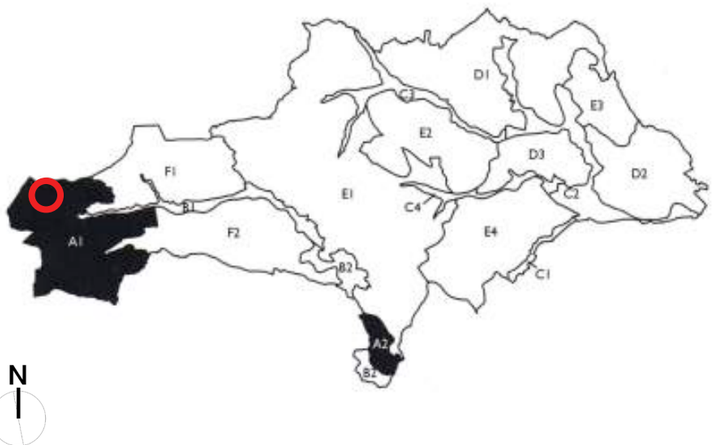


Figure 16: Plan showing boundaries of Landscape Character Types and areas taken from the Barnsley Borough Landscape Character Assessment (2002)

5.16 The Site is not covered by any designation that recognises a specific landscape quality. However, the Site does have scenic and perceptual qualities relating to its location in the open landscape, which is considered highly valuable. Nevertheless, the Site itself does not have any locally attractive or distinctive features that could be considered valuable to the local community. The Site is also not accessible for recreation, it is not crossed by any footpaths or public rights of way, and it does not have any ecological or heritage value. On balance, it is judged that the landscape value of the site is medium to high.

Overall Landscape Sensitivity

5.17 In considering the medium susceptibility of landscape character and the medium to high landscape value, it is assessed that the overall landscape sensitivity to development is medium to high.

Assessment of Effects on Landscape Character

5.18 There would be an inevitable effect on the character of the two land parcels of the Site as a consequence of the development proposals. The loss of undeveloped fields to accommodate development would alter the character of the immediate locality of the two land parcels However, the changes to landscape character would be seen in the context of the existing farm, both from within the farm complex itself, and from the wider local landscape, up to a distance of approx. 1.5km. to the south/south east and 2km to the west, north and east.

5.19 The proposed development seeks to introduce a stone farmhouse and a large timber clad building into a landscape that already features these built elements, and it is considered that the proposals will be in keeping with local vernacular.

5.20 The perception of change within the wider landscape would be relatively limited. The appearance of the proposed development would be in keeping with local vernacular and would be similar in appearance to the nature of other local farmsteads, where large agricultural buildings are clustered together within the farmstead, with detached, stone built farmhouses accessed via gated driveways.

5.21 The character of the wider landscape is largely influenced by the presence of the numerous wind turbines that are scattered across the area, and these are



Figure 18: Example farmstead in the local landscape Stone farmhouse with large agricultural buildings.



Figure 17: Image illustrating the existing open nature of the local landscape.

5.22 the predominant feature that influences the perception of the landscape. The proposed development would be much smaller in scale than these existing vertical features which would continue to be predominant.

5.23 Overall, the magnitude of change upon local landscape character is considered to be medium to high within the immediate locality of the Site, up to a distance of approximately 1.5km. This gives rise to a moderate to major effect.

5.24 With increasing distance from the Site, the proposed development would be perceived in the context of the wider landscape that features other rural enterprises with their associated buildings, and much larger vertical features in terms of turbines. The magnitude of change would be medium beyond 1.5km, decreasing to low with distances beyond 2km. The resulting effect upon landscape character would be moderate decreasing to moderate/minor.



Figure 19: Image of nearby Royd Moor wind farm.

6.0 ASSESSMENT OF VISUAL EFFECTS

6.1 The assessment of visual effects considers the potential for change to views and visual amenity. The aim is to establish the area in which the development is likely to be visible, and the types of receptors who may experience such views of the proposed development, and the extent to which views are likely to be altered.

6.2 A Zone of Theoretical Visibility (ZTV) plan has been produced, as illustrated at Figure 16. The plan shows the locations from which the proposed development could be potentially visible, based on a worst case 10m building height in relation to the proposed dwelling, and 7.5m ridge height in relation to the proposed indoor arena. It should be noted that the ZTV does not take into account the filtering or screening effect of any intervening built form or vegetation.

6.3 The various visual receptor groups set out below have been identified using the ZTV and have been further verified following site visits in November 2018. The site visits confirm that the extent of actual visibility of the proposed development is less than suggested on Figure 16. An Approximate Area of Primary Visibility has been established following site analysis to gain an understanding of the level of actual visibility within the local landscape.

6.4 All potential visual receptor groups are discussed in turn below. Residential receptors, users of PROWs, and users of the local road network are all considered to be of high visual sensitivity. A number of the local roads form the route of the Trans Pennine Trail, which are used by cyclist. Other adjoining roads also form cycling routes, as established following work in the field.

Visual Receptors

Residential Receptors, PROW Users, and Road Users located to the north east of the Site.

6.5 The landscape to the north east of the Site gently rises to a high point north of Windmill Lane. There are a small number of farmsteads and/or dwellings located in the landscape between Green Gate and Windmill Lane which afford views towards the Site. These include Broadstone Lodge, Green Lane Head and Green Lane End.

6.6 The existing visual experience from these farmsteads is wide and open, with longer distance views available in a southerly and south westerly direction across Ingbirchworth Reservoir and towards the numerous turbines at Blackstone Edge. Broadstone Farm forms a small part of a much wider overall view.

6.7 Similar views are experienced from the public right of way that passes along Green Lane from the A629 to Green Gate, in which the Barnsley Boundary Walk passes along. The footpath passes along higher ground off Green Lane before heading into a localised valley south of Broadstone Lodge and on to higher ground at Green Gate. The existing buildings at Broadstone Farm are visible in the near distance from Green Gate and the PROW south of Broadstone Lodge, seen in the context of the wider open landscape.

6.8 The existing farmstead at Broadstone Farm is also visible from Broadstone Road to varying degrees as one travels north and south along it. Broadstone Road also forms the route of the Trans Pennine Trail which is popular with cyclists. The Site is seen in the oblique view from the road, in the context of the wider, expansive views available.

6.9 From visual receptors to the north east of the Site, the proposed development would be seen in the context of the existing farm buildings at Broadstone Farm. The indoor arena is likely to be the most visible feature, with the proposed dwelling located beyond the arena and therefore less likely to form an obvious feature. The proposed indoor arena will form a larger built feature, in terms of massing, in the view, but it would it would be seen in the context of other much taller features in the same angle of view which would detract the view towards the Site. The proposed development would not prevent the appreciation of the underlying open, upland landscape. The indoor arena is located on lower ground than the existing farm buildings and thus is unlikely to appear taller in the landscape than those already visible at the farm.

6.10 Overall, there would be no greater than a medium magnitude of change in the view available from the visual receptors located in the landscape to the north east, giving rise to a moderate visual effect.

Residential Receptors, PROW Users, and Road Users located to the north west

6.11 The landscape to the north west also rises to Windmill Lane, which follows a ridge line in the landform. The landscape is more undulating than that to the north east, which interrupts the extent of overall visibility towards Broadstone Farm.

6.12 There are a number of farmsteads and/or dwellings in the landscape off Windmill Mill Lane, Birds Nest Lane, Hey Slack Lane, and Dick Edge Lane with the potential for views towards the proposed development. The greatest potential for views would be from first floor windows as there are numerous features in the intervening landscape that have the potential to interrupt views from ground level, such as other buildings, field boundaries, and vegetation.

6.13 The nature of views from the public roads, as set out above, are also interrupted by roadside vegetation, dry stone walls, and the localised undulation in the landform. However, it is recognised that there are open views across the wider landscape available from these roads where visual interruption is absent. In

particular, such views can be gained from the lower part of Dick Edge Lane, Hey Slack Lane, and from Birds Nest Lane.

6.14 The route of the Barnsley Boundary Walk also passes along Birds Nest Lane, and the Site is visible to varying degrees from the route as it passes south of Wareham Wood towards Hey Slack Lane when travelling in an easterly direction. The Site of the proposed dwelling is located closer to the receptors than the Site of the indoor arena, which would be located beyond the existing farm buildings.

6.15 The primary extent of views available towards the Site are experienced from receptors located on Birds Nest Lane, with slightly more distant views available from dwellings on Hey Slack Lane and Dick Edge Lane. Views from dwellings on Windmill lane are more likely to be interrupted by the presence of Wareham Wood, and by other farmsteads located in the intervening landscape.

6.16 The proposed development would be seen within the context of the wider, open landscape, at distances between 0.5km to 2km. There are numerous visual detractors in the baseline landscape that form the primary focus of views, over and above the proposed development. The proposed dwelling would be visible to a greater extent than the indoor arena due to its location on the western side of Broadstone Farm, on slightly higher ground. The indoor arena would be located beyond the existing massing of agricultural buildings within the farm. Overall, the magnitude of change in the views available from visual receptors to the north west of the Site is likely to be no greater than medium to low, giving rise to moderate/minor visual effect.

Residential Receptors, PROW Users, and Road Users located to the south

6.17 The landscape to the south is sparely settled in comparison to land to the north west and north east of the Site. This sparse nature of the landscape has contributed to the development of commercial scale wind turbines that suit such landscapes.

6.18 Visual receptors to the south include users of Brown's Edge Road, Whitley Road, and Spicer House Lane, and residents of Spicer House, Brown's Edge Farm. The ability to view the Site is from the South is interrupted by the presence of the wind turbines which command the view. However, the existing buildings at Broadstone Farm can be seen from Whitley Road and the northern part of Spicer House Lane. Again, such views are seen in the context of the much wider landscape where other agricultural buildings are a typical feature.

6.19 In contrast, the existing farm buildings at Broadstone Farm cannot be seen from Brown's Edge Road due to the presence of a ridgeline in the near landscape.

6.20 The proposed development would form a relatively small element in the wide, open views available from Whitely Road and Spicer House Lane, and the farmsteads located on Spicer House Lane. There would be no greater than a medium to low magnitude of change in the nature of views to the north resulting in a moderate to moderate/minor visual effect.

6.21 Although the existing farm is not visible from the majority of Brown's Edge Road, the proposed dwelling is likely to form a new element to the view from the road. The proposed indoor arena would be located further north from the road, beyond the ridge line in the near view, and thus would unlikely to be visible from much of the route. It is however likely that the arena would be visible from the eastern end of the Road, at the junction with Broadstone Road. It would then be seen in the context of the existing farm buildings and small scale wind turbines located near to the farm.

Views from other PROWs/Publicly accessible land

6.22 There are one other public right of way of note within the local landscape; namely a bridleway that runs to the west of the Site between Birds Nest Lane and Lower Maythorn Lane in which there are views available towards the Site. There is also an area of publicly accessible land located to the immediate east of Broadstone Reservoir, north east of the Site,where a circular path has been in the moorland formed by walkers and dog walkers. It is noted that people walk around Brownstone Reservoir itself, but this is not publicly accessible land.

6.23 Views towards the proposed development would be available from both the bridleway and the land adjacent to the reservoir. The two proposed buildings would be seen at relatively close distance but in the context of the existing farm complex and wind turbine. The proposed buildings would extend the appearance of development in the view but only to a marginal extent when considered in the context of the open landscape in which the Site is located within. The nature of the proposed development is typical of the local landscape, and would not appear incongruous in close proximity views from the north east or west.

Views from the A629

6.24 The A629 is the primary road which passes through the local landscape. The nature of views from the route is expansive across the surrounding upland landscape, with long distance views available to the east and north east across the lower lying Wakefield and Barnsley landscapes.

6.25 Broadstone Farm forms a very small element in the view from the A629, and the proposed development would equally be a small element in the wide open landscape. There would be no greater than a low magnitude of change in the view giving rise to a moderate/minor visual effect

7.0 SUGGESTED MITIGATION MEASURES

7.1 The Site is located within an open, upland landscape where trees are not a typical feature of the area. In this regard, it would not be in keeping with local landscape character to plant areas of trees to screen the proposed development.

7.2 It is therefore suggested that minimal tree planting is undertaken as part of the proposed development, to maintain the sense of openness in the local landscape. The planting of individual trees planted along the site boundaries would soften the appearance of the proposed buildings whilst maintaining open views.

7.3 Overall, it is considered that the proposed development has been designed to be sympathetic to the local landscape in terms of use of materials, and these design measures would assist in the assimilation of the development into the local landscape.

Photographic Record

The following photographs represent the nature of the existing view from key locations within the landscape surrounding the site. The locations of the photographs are illustrated on Figure 20.

Key

- Site boundary
- Zone of Theoretical Visibility (bare earth)
- Approximate Primary Area of Visibility
- Publicly accessible land
- Public Right Of Way
- Barnsley Boundary Way
- Trans Pennine Trail
- Photograph location

Inset Map

Figure 20: Approximate Primary Area of Visibility with Photograph Locations



PHOTOGRAPH 1 View from Broadstone Farm, looking east north east across the farmstead towards the site of the proposed indoor equestrian arena.



PHOTOGRAPH 2 View Broadstone Farm driveway looking north west across the site of the proposed dwelling.



PHOTOGRAPH 3 View over Broadstone Reservoir from Broadstone Farm



PHOTOGRAPH 4 View Broadstone Farm driveway looking north west across the site of the proposed dwelling.



PHOTOGRAPH 5 View from Windmill Lane looking south east towards Broadstone Farm.



PHOTOGRAPH 6 View from Ingbirchworth Reservoir Dam looking north west towards Broadstone Farm.



PHOTOGRAPH 7 View from Windmill Lane looking south. Broadstone Farm is located below the ridge line in the near view



PHOTOGRAPH 8 View from Hey Slack Lane looking south east towards Broadstone Farm



PHOTOGRAPH 9 View from Birds Nest Lane looking south east towards Broadstone Farm



PHOTOGRAPH 10 View from Grime Lane looking north east towards Broadstone Farm



PHOTOGRAPH 11 View from Broadstone Road looking west towards Broadstone Farm



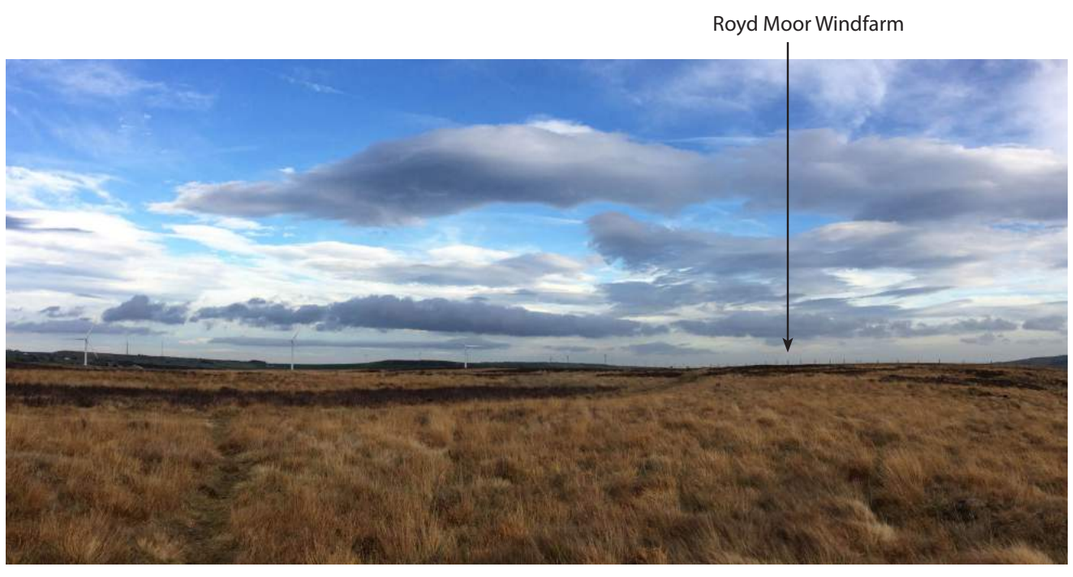
PHOTOGRAPH 12 View from Green Gate looking north west towards Broadstone Farm



PHOTOGRAPH 13 View from publicly accessible land looking south west towards Broadstone Farm



PHOTOGRAPH 14 View from path at Ingbirchworth Reservoir looking west towards Broadstone Farm



PHOTOGRAPH 15 View from Peak District National Park near Carlecotes looking north east. Broadstone Farm is not visible



PHOTOGRAPH 16 View from A629 looking west towards Broadstone Farm

8. CONCLUSION

8.1 Having undertaken a Landscape and Visual Assessment of the proposed development, the following conclusions can be drawn.

8.2 A relatively small area of agricultural land would be developed to allow for the construction of a detached dwelling and an indoor equestrian arena. As a consequence, there would be an inevitable effect on the landscape character of the Site and its locality. However, the design process has ensured that the proposed development would not appear incongruous to the landscape, with the use of materials typical and sympathetic to the local area.

8.3 The proposed development seeks to introduce a detached dwelling and a stand alone indoor equestrian arena into an expansive, open, upland landscape on the western edge of Barnsley Borough. The baseline landscape features numerous rural enterprises that consist of farm building complexes and associated stone farmsteads. The large scale nature of the landscape has also led to the development of numerous commercial scale and farm scale wind turbines that form the primary focus of views in the local area.

8.4 The proposed development is not considered incongruous to the existing nature of the local landscape. The LVA has considered the likely effects from a number of different receptors, and overall there would be a moderate to major effect upon the immediate local landscape character, limited to a distance of approximately 1.5km from the Site only, and a moderate effect upon local visual receptors. The greatest effects would be experienced from the closest of receptors, such as users of the bridleway to the west, users of the publicly accessible land to the north east, and receptors on Birds Nest Lane.

8.5 With increasing distance from the Site, the visual appreciation of the proposed development would diminish, and it would be seen in the context of other existing rural enterprises and numerous wind turbines that form the primary focus to views in the local area

9. REFERENCES

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

- An Approach to Landscape Character Assessments - (2014) Natural England;
- Barnsley Borough Landscape Character Assessment (2002) LUC
- Barnsley Borough UDP Saved Policies 2007;
- Barnsley Core Strategy
- Department for Communities and Local Government (2017) National Planning Policy Framework, DCLG;
- Department for Communities and Local Government (2017) Technical Guidance to the National Planning Policy Framework, DCLG;
- Guidelines for Landscape and Visual Impact Assessment (3rd edition) - Landscape Institute/ Institute of Environmental Management and Assessment (2013);
- Landscape Institute (June 2013) GLVIA3 Statement of Clarification 1/13, LI;
- Natural England (2012) National Character Area (NCA) 37 Yorkshire Southern Pennine Fringe.

APPENDIX 1: ASSESSMENT METHODOLOGY

INTRODUCTION

1.1 The LVA has been undertaken with regard to best practice, as outlined in the following published guidance:

- Guidelines for Landscape and Visual Impact Assessment (3rd edition) - Landscape Institute/ Institute of Environmental Management and Assessment (2013)
- An Approach to Landscape Character Assessments - (2014) Natural England
- The Guidelines for Environmental Impact Assessment - (2011) Institute for Environmental Management and Assessment
- Photography and Photomontage in Landscape and Visual Impact Assessment – Landscape Institute Advice Note 01/11

1.2 The proposed scheme was assessed for the purposes of the landscape and visual analysis.

1.3 The study area for the LVA was taken to be approximately 2.5 kilometre radius from the site.

LANDSCAPE ELEMENTS AND CHARACTER ASSESSMENT METHODOLOGY

1.4 A baseline landscape assessment was carried out to determine the current elements and character of the landscape within and surrounding the site. This involved an initial desktop study of:

- Ordnance survey maps at 1:50,000, 1:25,000 scales
- Aerial photographs of the site and surrounding area
- Datasets for rural designations from the MAGIC website (Multi Agency Geographic Information for the Countryside)
- Relevant planning policy
- National and local scale landscape character assessments

VISUAL ASSESSMENT METHODOLOGY

1.5 The assessment of visual effects was undertaken on the basis of identifying key views from all directions and key receptor groups, illustrated by a series of site photographs to represent the range of views and visual receptor types. The photographs are representational and not exhaustive. They are taken from publicly accessible land and not from any third party, private land.

ASSESSMENT CRITERIA

1.6 The scale of importance of effects is ascertained by cross referencing the sensitivity of the baseline landscape or visual receptor and the magnitude of change as a result of the development.

Sensitivity of Landscape Features

1.7 Sensitivity is determined by a combination of the value that is attached to a landscape feature or element and the susceptibility of the landscape feature/ element to changes that would arise as a result of the Proposed Development – see Pages 88-90 of GLVIA3. Both value and susceptibility are assessed as high, medium or low.

Table 1 Sensitivity of Landscape Features

		VALUE		
		HIGH	MEDIUM	LOW
SUSCEPTIBILITY	HIGH	High	High	Medium
	MEDIUM	High	Medium	Low
	LOW	Medium	Low	Low

Magnitude of Change on Landscape Features

1.8 Professional judgement has been used to determine the magnitude of direct physical impacts on individual existing landscape features as follows:

Table 2 Criteria of Magnitude of Change for Landscape Features

Very Low	No loss to part of an existing landscape feature
Low	Very minor alteration to part of an existing landscape feature
Medium	Minor loss or alteration to part of an existing landscape feature
High	Some loss or alteration to part of an existing landscape feature
Very High	Total or major loss of an existing landscape feature

Sensitivity of Landscape Character

1.9 The sensitivity of landscape character is an expression of a landscapes capacity to accommodate change. It varies depending on factors such as the scale and form of the landscape, landscape pattern, sense of enclosure, sense of tranquillity and remoteness, the settlement pattern and transport network etc. The sensitivity of landscape character is described as high, medium or low and is determined by the combination of the value of the landscape and the susceptibility of the landscape to change resulting from this particular type of development.

Table 3: Sensitivity of Landscape Character

		VALUE		
		HIGH	MEDIUM	LOW
SUSCEPTIBILITY	HIGH	High	High	Medium
	MEDIUM	High	Medium	Low
	LOW	Medium	Low	Low

Magnitude of Change on Landscape Character

1.10 Professional judgement has been used to determine the magnitude change on landscape character as follows:

Table 4: Criteria for magnitude of change for landscape character

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

Sensitivity of Visual Receptors

1.11 Illustrative photographs and grouped descriptions have been used in the assessment to represent different visual receptor groups at various distances and directions from the site. In general it is recognised that receptors such as recreational users of public rights of way, visitors to heritage sites or people at recognised vantage points have a higher susceptibility to change than people travelling along roads, engaged in sports, or at their place of work.

Table 5 Sensitivity of visual receptors

Very Low	People engaged in industrial and commercial activities or military activities.
Low	People at their place of work (e.g. offices); short - medium stay patients at hospital, shoppers; users of trunk/major roads and passengers on commercial railway lines (except where these form part of a recognised and promoted scenic route).
Medium	Users of public rights of way and minor roads which do not appear to be used primarily for recreational activities or the specific enjoyment of the landscape; recreational activities not specifically focused on the landscape (e.g. football); motel users.
High	Residents at home; users of long distance or recreational trails and other sign posted walks; users of public rights of way and minor roads which appear to be used for recreational activities or the specific enjoyment of the landscape; users of caravan parks, campsites and 'destination' hotels; tourist attractions with opportunities for views of the landscape (but not specifically focused on a particular vista); slow paced recreational activities which derive part of their pleasure from an appreciation of setting (e.g. bowling, golf); allotments.
Very High	People at recognised vantage points (often with interpretation boards), people at tourist attractions with a focus on a specific view, visitors to historic features/estates where the setting is important to an appreciation and understanding of cultural value.

Magnitude of Change on Visual Amenity

1.12 Professional judgement has been used to determine the magnitude change on visual amenity as follows:

Table 6 Criteria for magnitude of change for visual receptors

No Effect	No change in the view
Negligible	No notable change in the view.
Low	Some change in the view that is not prominent / few visual receptors affected
Medium	Some change in the view that is clearly visible and forms an important but not defining element in the view
High	Major change in the view that has a defining influence on the overall view / many visual receptors affected

IMPACT - SCALE OF IMPORTANCE

1.13 The importance of the landscape and visual effects is determined by cross referencing the sensitivity of the landscape element, landscape character or view with the magnitude of change. The scale of importance of effects are described as substantial, major, moderate, minor or negligible. All effects, unless otherwise stated, are assessed as adverse on the basis of the proposals being permanent and non-reversible.

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