

LANDSCAPE & VISUAL IMPACT ASSESSMENT

Dearne Valley Parkway - Gateway 36, Barnsley

Rev B - July 2020

on behalf of:
Haworth Group



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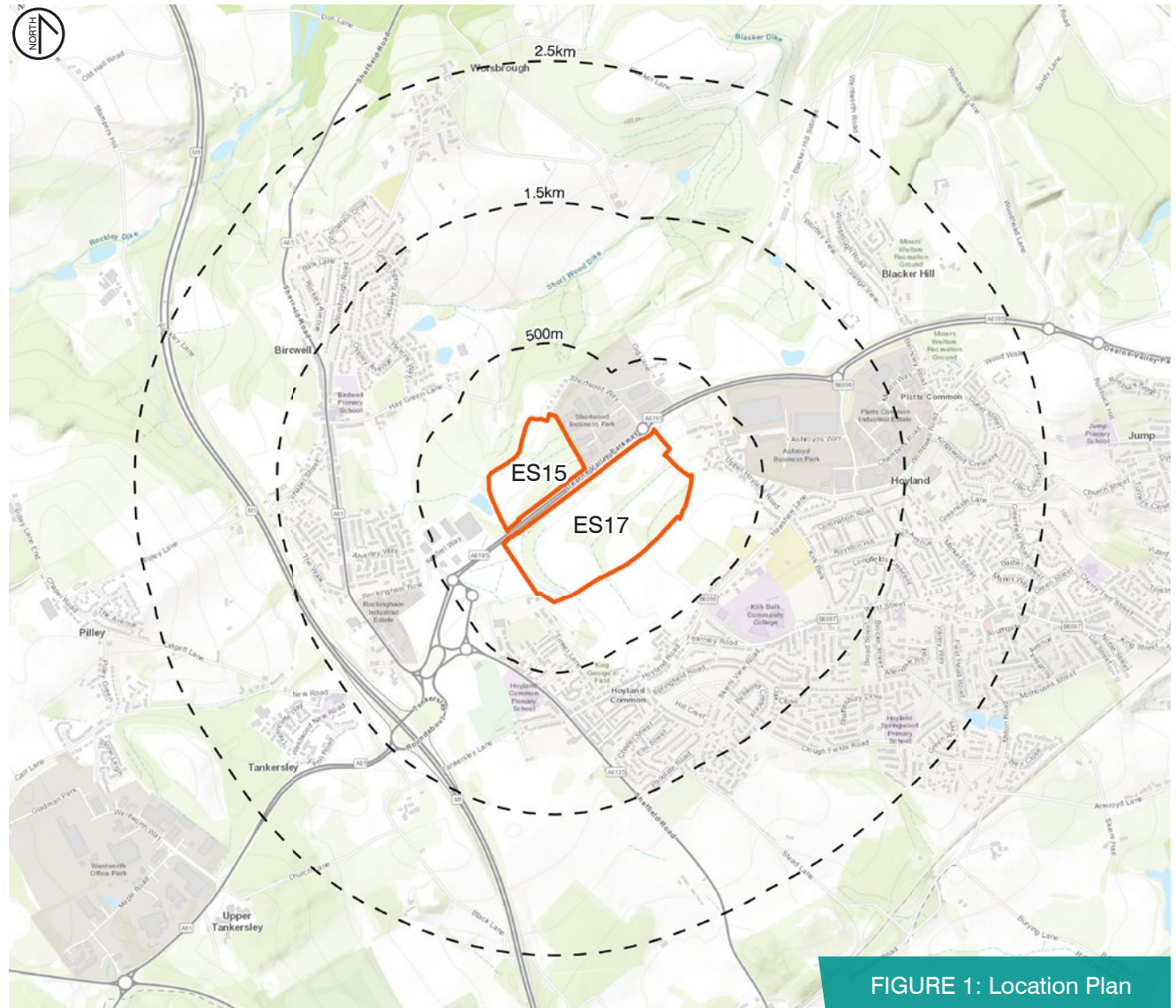
SECTION A - 1 INTRODUCTION

LVIA APPOINTMENT

- 1.1 Urban Wilderness was commissioned by Harworth Group to undertake a Landscape and Visual Impact Assessment for a proposed industrial development for land to the north and south of Dearne Valley Parkway (Gateway 36 Phases 2 and 3 – Local Plan site references ES17 and ES15).
- 1.2 The objectives of this assessment are to provide a baseline analysis of the site followed by a Landscape and Visual Analysis of the proposal, identifying suitable landscape interventions to mitigate identified impacts and help integrate the development within its broader landscape context.
- 1.3 This assessment considers the change resulting from the development on both the landscape resources of the site and on the visual amenity of people who live, work and travel in the area. Landscape character and resources are considered separately from visual amenity. While these two important landscape considerations are interlinked, they perform different roles within their environment, have different pressures exerted on them and require separate evaluation.
- 1.4 The Landscape and Visual Impact Assessment has been revised in line with the updated Site Masterplan completed by the Harris Partnership in June 2020.
- 1.5 The photography within this report was taken during site visits on 28 November 2019 in clear weather conditions and good visibility. A second site visit was undertaken on 06 December 2019 in clear weather conditions and good visibility. All UW photograph was undertaken with a Nikon D7200 DSLR using a 35mm focal length. All photographs have been prepared in accordance with the Landscape Institute's TGN 06/19 Visual Representation of Development Proposals (September 2019).

SITE LOCATION

- 1.6 The site is located in South of Barnsley, the nearest principal town is Hoyland to the south-west of the site, and Birdwell lies to the north east of the site. The M1 and junction 36, lies 830 meters to the west of the site. Dearne Valley Parkway (A6195) cuts across the site from west to east forming two separate compartments to the north and the south. Both sites are part of the former Rockingham colliery, which has been remediated and planted as woodland.
- 1.7 The site in total is 38.49 hectares in size. Both sites were allocated in Barnsley Local Plan (adopted 2019) as sites for employment uses. Within the Local Plan the northern compartment is named as ES15 and the southern compartment as ES17. ES17 is also allocated in the Barnsley Local Plan, as part of a wider scheme called the Hoyland North Masterplan Framework. ES15 slopes down from Dearne Valley Parkway, ES17 slopes from the Parkway up till Hoyland.



 Proposed Site Boundary

FIGURE 1: Location Plan

SECTION A - 2 METHODOLOGY

CURRENT GUIDANCE

- 2.1 This assessment has been carried out in accordance with the “Guidelines for Landscape and Visual Impact Assessment” (3rd. Edition, 2013) produced by The Landscape Institute and the Institute of Environmental Management & Assessment.

PURPOSE OF ASSESSMENT

- 2.2 The report studies the effects of a given development on (i) the landscape character and landscape resources of the site and its environs, and (ii) the visual amenity experienced by people within, through and surrounding the proposed development. These two components are described separately within this report (see Figure 2).
- 2.3 Landscape impacts describe the likely effects of the development proposals on the physical character and quality of the landscape – i.e. the Environmental Resource. In a similar way, Visual effects describe the likely changes that the development will have within the views of receptors, i.e. people that have a viewing opportunity of the development such as local residents, walkers, road users, etc.
- 2.4 There are six principle parts to the assessment process, namely:
- Identify the changes proposed as a result of proposed development and their likely effects, considering inherent mitigation from the outset.
 - Describe the baseline condition of the site, its environs and the extent of visibility available to surrounding receptors.
 - Ascribe an evaluation of the landscape’s sensitivity to change, combining judgments of the landscape’s susceptibility to change of the type proposed and the value attached to the landscape.
 - Ascribe an evaluation of each visual receptor’s sensitivity, combining judgments of their susceptibility to change and the value attributed to their view.

- Identify any impacts predicted to occur within the landscape and within views towards the development.
- Identify further mitigation (as required) to prevent, reduce or alleviate anticipated negative effects and assess any residual effects predicted to occur once further mitigation has become established.

- 2.5 Predicted effects may occur both during construction as well as operation / occupation of the development and as such each stage of the development should be assessed individually.

- 2.6 Whilst quantitative measurements should be employed, where practicable the GLVIA guidance explains that a degree of professional experience and judgment should be exercised during the Landscape and Visual Appraisal (LVA) process and that these judgments should be “*appropriate and proportional*” (GLVIA (2013), cl. 2.24, para. 1.17). Professional opinions are given within the framework of “*clear and transparent methods so that the reasoning applied at different stages can be traced and examined by others.*” GLVIA (2013), cl. 2.24, page 21.

DEFINING THE BASELINE

- 2.7 The baseline study aims to provide an appropriate benchmark from which an appraisal of effects is based. The baseline sets out what the landscape is comprised of, describing its constituent parts, its function, its character, condition, value and susceptibility to change. It also describes the visual resource i.e. the area within which the development may be visible, the people (visual receptors) who may have views of the development and the nature of these views, i.e. whether they are distant, up close, open, constrained, transient, prolonged, etc.
- 2.8 Where existing landscape character assessments are available, the baseline landscape is described with reference to published reports.

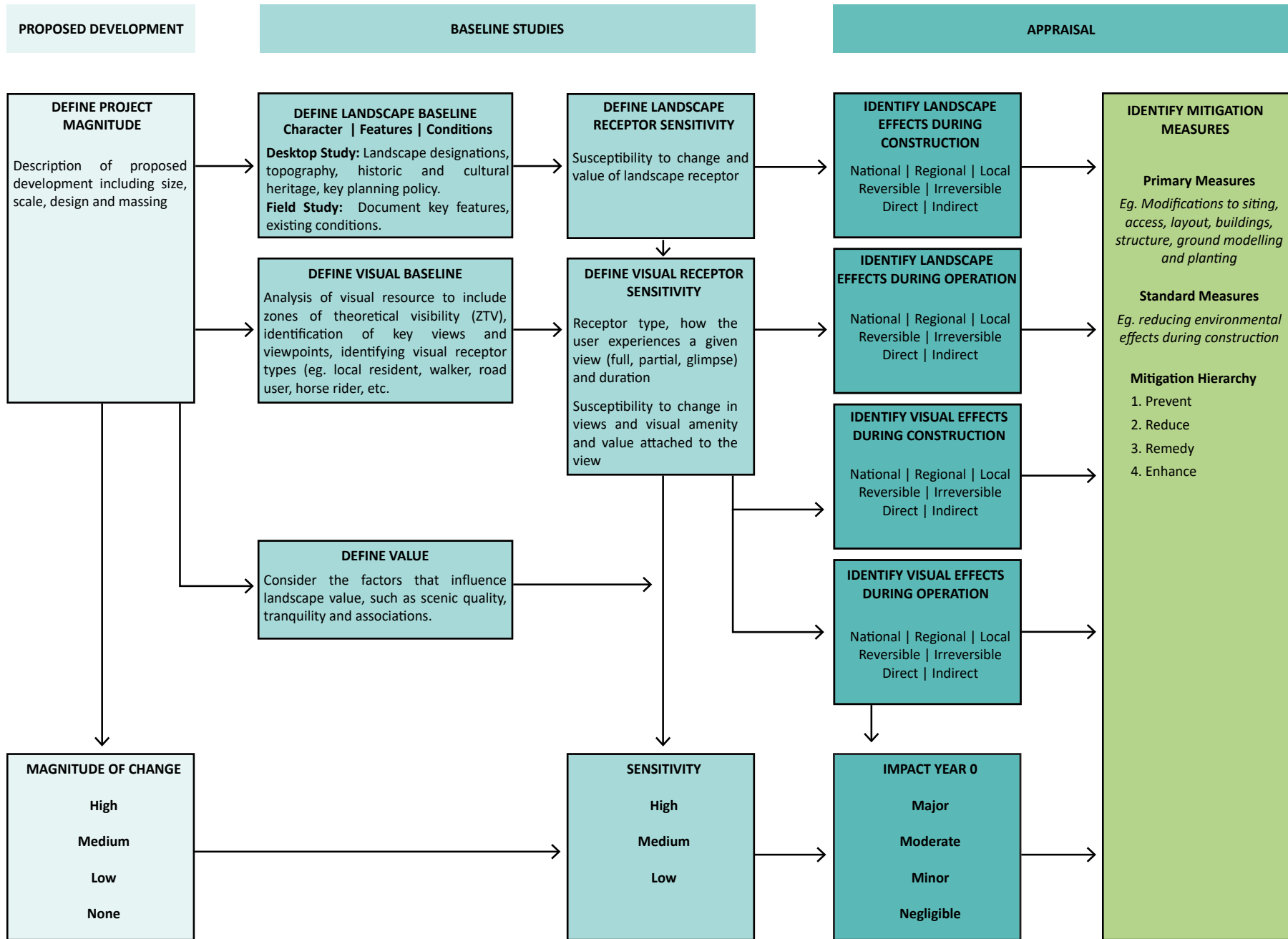


FIGURE 2: LVIA Methodology

SENSITIVITY TO CHANGE

- 2.9 The GLVIA3 states that sensitivity is *“the nature of the receptor likely to be affected.”* GLVIA3 (2013), cl. 3.24, page 38.
- 2.10 Both the landscape and visual receptors with potential views of the proposed development are ascribed a ‘sensitivity’. Judgments on sensitivity are derived by assessing the landscape value / value attributed to the view of the visual receptor and the landscape / receptor’s susceptibility to change of the type proposed. Judgments regarding sensitivity are taken forward in combination with an assessment of magnitude to determine significance.

Value

- 2.11 The value of a landscape receptor is defined within the GLVIA3 as: *“...the relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons...Landscapes or their component parts may be valued at the community, local, national or international levels.”* GLVIA3 (2013), cl. 5.19, page 80.
- 2.12 The value of the landscape is recorded on a scale of ‘National’, ‘Regional’ or ‘Local’. Where there is no published evidence to support an assessment of value, an evaluation should be made based on the criteria outlined in Box 5.1 of the GLVIA3 (refer to Table 1). It is important to note, however, that an assessment of value requires professional judgment, where a standard approach cannot be considered appropriate in all cases and will vary from place to place. (GLVIA para 5.29 bullet 1)
- 2.13 The value of a visual receptor is determined through judgments made by combining an assessment of susceptibility to change of the type proposed with visual amenity and the value attached to particular views (refer to Table 2). An assessment is made for each receptor with reference to representative views.

- 2.14 Where published evidence is available to support an assessment of value the following will be applied:

- International or national landscape designations, such as National Parks, Areas of Outstanding Natural Beauty, World Heritage Sites, and Scheduled Ancient Monuments (SAMs), typically comprise settings of high landscape quality and as such should be considered of High landscape value.
- Regional designations such as Special Landscape Areas or Conservation Areas, listed buildings, registered parks and gardens, and ancient woodland should be considered on their individual merits, but are typically considered to be of medium or high value depending upon their extents and the cultural and / or natural links they have to the landscape.
- Local landscape designations such as Public Open Space, Tree Preservation Orders, Areas of Local Landscape Importance etc, may be considered important at a local level and as such their value should be considered on a scale of Low to High. An assessment against Table 1 should be undertaken.

Table 1: Value of Landscape Receptors

Assessment of Landscape Receptor Value		
Low	Medium	High
Condition/ quality		
A landscape with little or no sign of management and / or a neglected landscape, with individual elements in a poor state or repair.	A landscape with signs of piecemeal management and / or showing signs of decline, with individual elements in a moderate state of repair.	A well managed and / or largely intact landscape, with individual elements in a good state or repair.
Scenic quality		
A landscape with little or no aesthetic appeal and/or amenity value.	A landscape with moderate aesthetic appeal and/or amenity value.	A landscape with high aesthetic appeal and/or amenity value.
Rarity and representativeness		
A landscape which does not contain rare landscape types or features.	A landscape which contains characteristic but un-unique landscape types or features.	A landscape which contains one or more rare landscape types or features.
Conservation interests		
A landscape with no or limited heritage /cultural / nature conservation content.	A landscape with some heritage / cultural /nature conservation content.	A landscape with rich heritage /cultural /nature conservation content.

Assessment of Landscape Receptor Value (cntd.)		
Low	Medium	High
Recreation value		
A landscape, with no or limited contribution to recreational experience and/or amenity value.	A landscape which provides some contribution to recreational experience and/or amenity value.	A distinct landscape which forms a strong contribution to recreational experience and/or amenity value.
Perceptual aspects		
A landscape with prominent detractors intrinsic to its character.	A landscape that retains some perceptual values (wildness/ tranquility etc) amidst some perceptual detractors.	A wild, tranquil or unspoilt landscape without noticeable detractors.
Cultural associations		
A landscape without recorded cultural associations.	A landscape with some and/or moderately valued cultural associations.	A landscape of rich and/ or highly valued cultural associations.
Overall Judgement of Receptor Value		
Low value – receptor poorly reflects high and medium value criteria above.	Medium value – receptor moderately reflects high and medium value criteria above.	High value – receptor strongly reflects high and medium value criteria above.

Table 2: Value of Visual Receptors

Assessment of Visual Receptor Value		
Low	Medium	High
Value attached to particular views		
Views from and visual amenity associated with every-day locations or routes that do not benefit from any designation or cultural associations.	Views from and visual amenity associated with viewpoints of district or local importance, local visitor attractions or public open space and routes where views and visual amenity form an integral part of the attraction. Views from regional or local landscape designations such as Special Landscape Areas or equivalent.	Views from and visual amenity associated with viewpoints of regional or national importance, popular visitor attractions where views and visual amenity form a key part of the attraction or route. Inclusion within guidebooks or cultural references such as literature and art or as part of heritage character. Views from areas with national designations such as National Parks and Areas of Outstanding Natural Beauty or regional or local landscape designations such as Special Landscape Areas or equivalent.

Susceptibility

- 2.15 The GLVIA defines susceptibility as the ability of a landscape to accommodate change '*without undue consequences for the maintenance of the baseline situation*'. With regard to visual amenity, susceptibility relates to the occupation or activity of receptors and 'the extent to which their attention or interest relates to the view'. (GLVIA paras 5.40 and 6.32 respectively)
- 2.16 Receptor susceptibility is identified in Table 3 and is applicable to landscape character areas as whole, designated areas, individual characteristics that contribute to the overall landscape as well as to visual receptors. Susceptibility can relate to particular aesthetic or perceptual aspects or the compliance or otherwise to current landscape planning policy / strategy.
- 2.17 Susceptibility of a landscape receptor and / or visual receptor to change is specific to the type and scale of development proposed. Judgments on susceptibility are considered on a scale of High, Medium or Low as per Table 3.

Table 3: Susceptibility to Change of Landscape and Visual Receptors

Susceptibility	Description
High	Little or no ability to accommodate the proposed development without adverse consequences for the retention of the existing landscape baseline situation and / or the achievement of landscape planning policies and strategies. Little or no ability to accommodate the proposed development without adverse consequences to visual receptors whose primary viewing interest is proprietary, relates to heritage assets, visitor attractions, recognised scenic routes or whose attention or interest is focused on the landscape.
Medium	Some ability to accommodate the proposed development without adverse consequences for the retention of the existing landscape baseline or the delivery of landscape planning policies and strategies. Some ability to accommodate the proposed development without adverse consequences to visual receptors with a secondary interest in the landscape such as travellers passing through the landscape (motorists) or the users of recreation areas whose attention or interest is not the primary focus.
Low	An ability to accommodate the proposed development without adverse consequences for the retention of the existing landscape baseline or the delivery of landscape planning policies and strategies. An ability to accommodate the proposed development without adverse consequences to visual receptors with no or limited visual interest in the landscape such as people at work, travellers passing through an area at speed.

2.18 As noted sensitivity is determined by combining judgments relating to value and susceptibility to change of the type proposed. Judgments on sensitivity are considered on a scale of High, Medium or Low as per Table 4.

Table 4: Sensitivity to Change of Landscape and Visual Receptors

High	A landscape or visual receptor considered to be highly susceptible to change of the type proposed with little or no capacity to accommodate such change. A highly valued landscape or visual receptor with particularly distinctive characteristics whether directly demonstrable or perceived.
Medium	A landscape or visual receptor which is considered to be potentially tolerant to change of the type proposed. A landscape or visual receptor which have less obvious or partially degraded characteristics whether directly demonstrable or perceived.
Low	A landscape or visual receptor which is considered to be tolerant to change of the type proposed. A landscape or visual receptor with degraded characteristics and the capacity to accommodate change of the type proposed.

MAGNITUDE OF CHANGE

- 2.19 The GLVIA3 states that magnitude is “*the nature of the effect likely to occur.*” GLVIA3 (2013), cl. 3.24, page 38.
- 2.20 The Magnitude of Change predicted is determined by the size and scale of effects on the landscape, the duration and reversibility of anticipated effects, the integration of effects with the baseline and the geographical extent of the area that will be affected.
- 2.21 With regard to visual receptors the magnitude of effects are considered in relation to the degree of change in the view, change in the composition of a view, the manner to which the proposed development visually integrates with its surrounds, (blends in or contrasts), the angle of view, the distance of the viewpoint from the proposed development and the extent of the development that will be visible i.e. all of the development or only a small proportion of the development.
- 2.22 For transient receptors, such as motorists for example, the relative amount of time over which views of the proposed development will be available are considered. Effects on the landscape and visual receptors can be permanent or temporary i.e. long term or short term. Also, they can be direct or indirect, i.e. directly as a result of the development or indirectly through for example off-site services diversions or junction alterations, etc.
- 2.23 The magnitude of effects is considered during construction, on completion of the development and following the establishment of planting, usually taken at 15 years post completion. A variation of this period can be applied dependent upon the specific project and / or location of the site.
- 2.24 The size and scale of effects includes the proportion or extent of the landscape or view that will be lost or altered, the degree to which aesthetic or perceptual elements are altered and whether changes effect key characteristics of the landscape or view which are considered critical to this character.
- 2.25 Scale relates to whether effects are considered to effect the site and / or the wider landscape setting of the site (local), the wider character area within which the site is located (regional) or the wider region (national).
- 2.26 Reversibility considers whether effects are fully reversible, i.e. the landscape or view can be returned to its baseline condition, partially reversible, i.e mitigation would resemble the original baseline condition or irreversible, i.e. changes are permanent.
- 2.27 Duration is defined in the GLVIA as Long Term, between 10 to 25 years, mid term 5 to 10 years and short term 0 to 5 years.
- 2.28 The following scale is used to quantify the magnitude of effect:

Table 5: Magnitude of Change as experienced by Landscape and Visual Receptors

Magnitude	Description
High Adverse	A considerable variance to the landscape, or view thereof, degrading it's integrity
Medium Adverse	A noticeable variance to the landscape, or view thereof, which is at odds with the defined baseline
Low Adverse	A barely perceptible change to the landscape, or view thereof, which is slightly at odds with the defined baseline
No change	No discernible change in the landscape, or view thereof
Low Beneficial	A modest change to the landscape, or view thereof, that results in discernible benefits to landscape/visual resource
Medium Beneficial	A notable variance to the landscape, or view thereof, that benefits the landscape/visual resource
High Beneficial	A considerable variance to the landscape, or view thereof, that results in significant benefits to the landscape/visual resource

SIGNIFICANCE

- 2.29 The assessment of significance is derived by combining the judgments made about landscape and / or visual receptor sensitivity and the magnitude of change within the landscape and or for each receptor. This assessment should include a clear narrative to explain the reasoning behind judgments made.
- 2.30 The GLVIA3 states the following
- “There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and landscape context and with the type of proposal. At the opposite ends of a spectrum it is reasonable to say that:*
- Major loss or irreversible negative effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes are likely to be of the greatest significance;*
 - Reversible negative effects of short duration, over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to but are not key characteristics of the character of landscapes of community value are likely to be of least significance and may, depending on the circumstances, be judged as not significant; and*
 - Where assessments of significance place landscape effects between these extremes, judgments must be made about whether or not they are significant, with full explanations of why these conclusions have been reached.” GLVIA3 (2013), cl. 5.56, pages 92-3*

Further guidance on the significance of visual effects: that:

- “Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant
- Effects on people at recognised and important viewing points or from recognised scenic routes are more likely to be significant.
- Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view.” GLVIA3 (2013), cl. 6.44, page 116

- 2.31 Effect significance can be either adverse or beneficial as attributed by the magnitude of change (see Table 5). Whether adverse or beneficial, the significance of effects during construction, at year 0 on completion of construction and at year 15 are evaluated within this assessment.
- 2.32 The following matrix identifies the correlation between receptor sensitivity and the anticipated magnitude of change exerted upon the receptor by the proposed development. This determines the significance of any identified effects upon a receptor.

2.33 Table 6: Significance of Change as Defined by Sensitivity and Magnitude

Determining Significance of Effects					
Sensitivity	Magnitude of Change				
		No Change	Low	Medium	High
	Low	Negligible	Slight	Slight	Moderate
	Medium	Negligible	Slight	Moderate	Substantial/ Moderate
	High	Negligible	Moderate/ Slight	Substantial/ Moderate	Substantial

- 2.34 Descriptors of significance (see Table 6) are outlined in the following table.

Table 7: Significance of Change to Landscape and Visual Receptors

Significance	Description
Substantial	An effect considered very important in the decision making process.
Moderate	An effect that is notable and one that is generally considered to be material in the decision making process.
Slight	An effect that will be noticed, but is not considered to be an important factor in the decision making process
Negligible	An effect that will be discernible, but of very limited consequences and one that not important or relevant to the decision process.

- 2.35 The significance of predicated effects on a landscape or visual receptors is defined through the described methodology and, where applicable to specific site related factors, the professional judgment of the individual undertaking the LVIA. Where the latter is necessary the professional judgment is acknowledge and explained within the context of the assessment.

MITIGATION

- 2.36 The GLVIA3 states the following for the mitigation of landscape effects, “Where landscape effects are judged to be significant and adverse, proposals for preventing/avoiding, reducing, or offsetting or compensating for them (referred to as mitigation) should be described. The significant landscape effects remaining after mitigation should be summarised as the final step in the process.” GLVIA3 (2013), cl. 5.57, page 93
- 2.37 And similarly for visual effects “Where visual effects are judged to be significant and adverse, proposals for preventing/avoiding, reducing, or offsetting or compensating for them (referred to as mitigation) should be described. The significant landscape effects remaining after mitigation should be summarised

as the final step in the process.” (GLVIA3 (2013), cl. 6.45, page 116

- 2.38 Three types of mitigation are considered as follows:

- ‘Inherent’ mitigation - or primary mitigation, where mitigation has been designed into the proposals described in Section 3 and which is considered from the outset. Inherent mitigation may include screen planting, open space and habitat creation, assessed for its impact on the landscape or change to visual amenity.
- Construction - This relates to good practice during the construction stage of the development and includes hoarding, tree protection, restricted working hours etc.
- ‘Actionable’ mitigation - or secondary mitigation, where possible interventions will help prevent, reduce or offset the anticipated significant adverse effects on landscape or visual amenity predicted to arise as a result of development.
- Due to the ‘Inherent’ measures taken within this iterative process ‘Actionable’ measures are not typically required. Should any ‘Actionable’ measures be identified these will be identified accordingly and residual effects reported in Section 12.
- Standard construction and operational management practices to reduce effects during the construction period are outlined in Section 11.

DRAWING CONCLUSIONS

- 2.39 For the purposes of this report, residual Moderate to Major and Major effects are considered to be significant during operation of the development whilst only Major effects, as a result of their temporary nature, are considered significant during construction. Effects ranging from moderate to negligible are not considered significant.
- 2.40 The anticipated short and long terms effects on the landscape and visual resources are assessed within the context of the existing Landscape Masterplan. These then provide the basis for mitigation measures which are incorporated into the layout. Residual impacts are described in Section 12 under Anticipated Residual Effects so as to demonstrate any long term limitations of the proposals. Finally, conclusions are drawn and a professional opinion given as to the site's capacity for change.

REPORTING

- 2.41 For the purposes of this report where text is shown in bold this has been done by the author to highlight key / relevant points from other documents. Where in italics, these are direct quotes from other relevant documents.

CONSULTATIONS

- 2.42 Draft viewpoints for the LVIA were sent to Howarth and Cushman & Wakefield on Wednesday 20 November 2019 for consideration. This included 16 viewpoints within a 2km radius of the site. These viewpoints were agreed, with no alterations. During a site survey, viewpoints were amended to 15 viewpoints in line with conditions on site. The viewpoint photography for Viewpoint 1 to 15 was undertaken on 28 November 2019.

- 2.43 The draft viewpoints were sent to Barnsley Borough Council, by Cushman & Wakefield on the 22 November 2019 for consideration and feedback. Feedback was received on the viewpoints on 02 December 2019 from Barnsley Borough Council requesting 3 additional viewpoints. A site visit and survey was undertaken on 06 December 2019 to accommodate these requests. See Figure 13 for the final viewpoint location plan, with a radius of 2.5km of the site.

LIMITATIONS

- 2.44 This report only assess the developments proposed for Land to the north and south of Dearne Valley Parkway, compartments ES15 and ES17.
- 2.45 No technical difficulties were encountered in carrying out the visual assessment presented in this document.
- 2.46 Practical problems encountered during the on site visual assessment included inaccessibility of PRoW Hoyland Nether UD 5 which runs through compartment ES15, adverse weather conditions prior to the site visit had flooded the path, and the path was judged to be overgrown and unsafe to access. An adjoining viewpoint was taken to represent residents of Shortwood Villas (Viewpoint 11).
- 2.47 The GLVIA3 guidance suggests that consideration be given to seasonal variation in effects where appropriate but acknowledges that the timing of the assessment may mean that this is not practical (p112, para 6.28). In this LVIA we adopt an approach that where there would be potentially significant differences between seasonal views, this would be indicated in the assessment and taken into consideration in reaching conclusions.
- 2.48 This LVIA is for an Outline Application. Further details on the appearance of the proposed built development and the associated detail of the landscape treatments will be addressed in the Reserved Matters stage of the application.

SECTION A - 3 DEVELOPMENT PROPOSALS

- 3.1 See Figure 3 for the current masterplan, produced by The Harris Partnership Architects, June 2020. This masterplan has been revised in line with comments from Barnsley Metropolitan Borough Council.
- 3.2 The main revisions to the masterplan include the following; a reduction in heights to the units; the number of units has decreased; the sizes, orientation and location of the units have been altered; a revised cut and fill exercise has reduced plateau heights; and new terrain modeling to the south of units 7 and 8 have raised levels by 6 metres.
- 3.3 Building heights and finished floor levels are shown on Figure 4 and 5.
- 3.4 The proposed application site is located in Barnsley metropolitan area. The land is comprised in total of 38.49 hectares, across two compartments on land to the north and south of The Dearne Valley Parkway (A6195). The proposed development will involve the creation of up to 96,879.4sqm of floorspace for employment uses together with associated infrastructure and landscape works.
- 3.5 The land was allocated for employment use within the Barnsley Local Plan (adopted 2019) in policies relating to employment, named as ES15 and ES17. ES15 lies north of Deane Valley Park comprises of 9.72 hectares, ES17 lies to the south and comprises of 28.04 hectares. The proposed site is part of a wider project known as Gateway 36. The site will form the second and third phases of the wider project.
- 3.6 ES17 is also allocated in the Barnsley Local Plan, as part of a wider scheme called the Hoyland North Masterplan Framework. The framework allocates ES17 as an employment site alongside land adjoining the proposed site the west, named as ES14. The surrounding fields to the east and south of ES17 are allocated within the framework for housing and are named HS64, HS66 and HS56 within the Local Plan and Framework. The Plan has the capacity to deliver 765 housing units across the three sites and 37 hectares of land for employment including ES17.

Schedule of Accommodation

Phase 2

	ft ²	m ²
Unit 1	26,000	2,415.5
Unit 2	26,000	2,415.5
Unit 3	30,000	2,787.1
Unit 4	50,000	4,645.2
Unit 5	60,000	5,574.2
Unit 6	75,000	6,967.7
Unit 7	255,000	23,690.3
Unit 8	155,000	14,400.0

Phase 3

Unit 1	25,000	2,322.6
Unit 2	250,000	23,225.8

Total **948,000 ft²** **88,072.2 m²**

Office content (10% at upper levels)
94,800 ft² 8,807.2 m²

Development Total (inc Office content)
1,042,800 ft² **96,879.4 m²**

Area Schedule

Planning Boundary (Red Line)
95.10 Acres **38.49 Hectares**

Phase Boundaries

Phase 2 (Green line)
69.65 Acres **28.19 Hectares**

Phase 3 (Orange line)
25.45 Acres **10.30 Hectares**

Proposed Masterplan
(The Harris Partnership, June 2020)

Compartment names from Barnsley
Local Plan (adopted 2019)



FIGURE 3: Overall Masterplan



FIGURE 4: Masterplan Phase 2

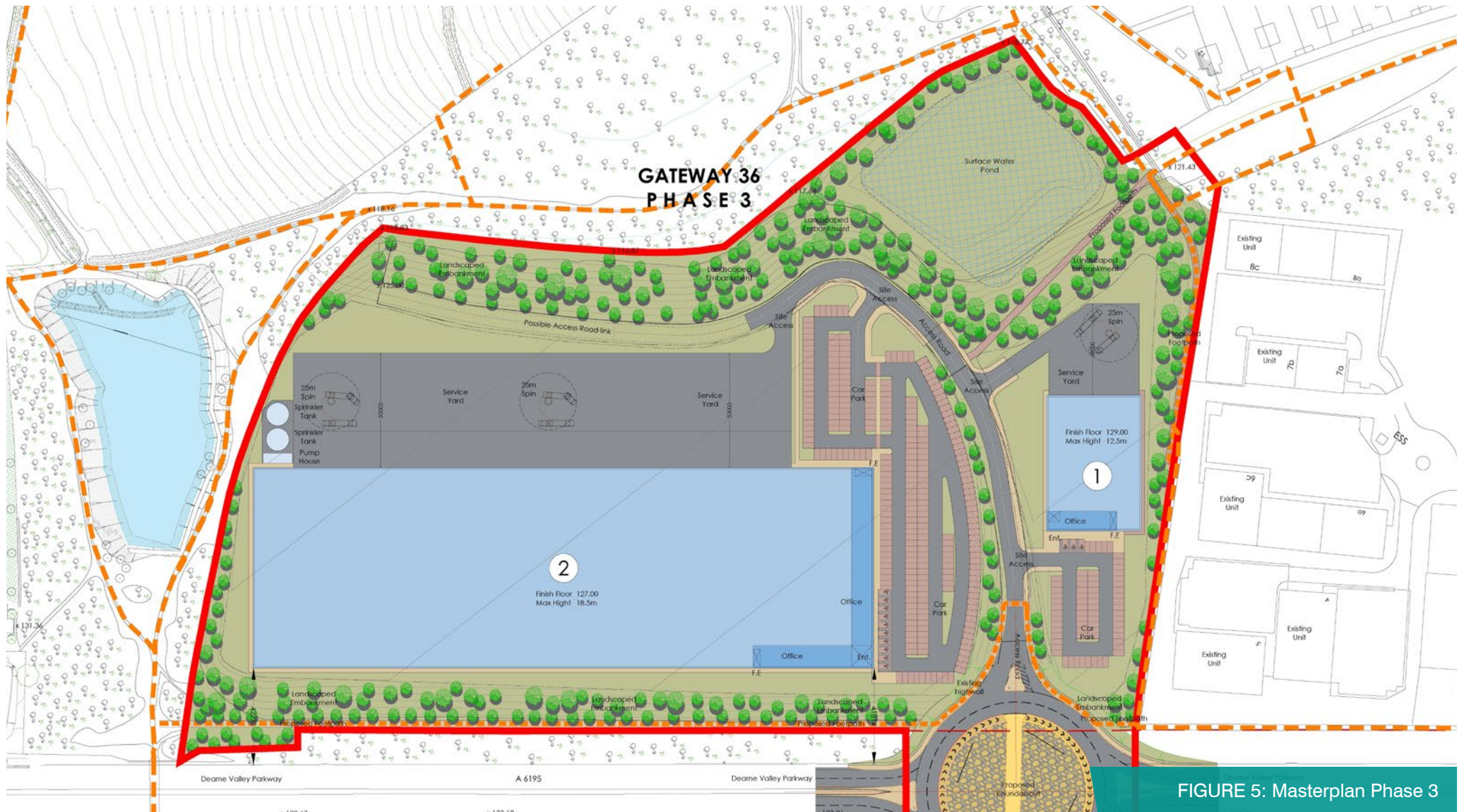


FIGURE 5: Masterplan Phase 3

SECTION A - 4 PLANNING CONTEXT

PLANNING POLICY

- 4.1 This section considers the relevant planning and legislative framework in the context of landscape and visual issues. Not all policies are referred to or listed in full but insofar as they are relevant to the proposal and this assessment.

(A) NATIONAL CONTEXT

NATIONAL PLANNING POLICY FRAMEWORK (NPPF 2019)

- 4.2 The NPPF was revised February 2019 and sets out the Government's policy framework within which local and neighbourhood plans are to be developed. These plans, once adopted aim to reflect the needs and priorities of local communities and are to be taken into material consideration in the determination of planning applications that fall within a plan area.

Building a strong, competitive economy (Chapter 6)

- 4.3 "...planning policy should:
- *set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration; and*
 - *set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;*

THE NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

- 4.4 The NPPG was published on the 6th March 2014 and comprises of an online planning resource which provides guidance on the NPPF and the planning system. This is part of the Government's reforms to make the planning system less complex and more accessible. The NPPF continues to be the primary document for decision making.

Landscape

- 4.5 With regard to the assessment of landscape character being used to inform plan-making and planning decisions, the NPPG states that: "*Where appropriate, landscape character assessments should be prepared to complement Natural England's National Character Area profiles. Landscape Character Assessment is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change and may be undertaken at a scale appropriate to local and neighbourhood plan-making.*" (para 001)

- 4.6 The NPPG also provides a brief description of Green Infrastructure:
- "*Green infrastructure is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, street trees, allotments and private gardens.*" (para 015)

(B) LOCAL CONTEXT

Barnsley Local Plan (Adopted January 2019), Barnsley Metropolitan Borough Council:

- 4.7 The following policies are considered to be relevant in the context of landscape and visual matters:
- 4.8 Policy D1 Local Character - High quality design and Place making (p152):
- *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, including: Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features; Views and vistas to key buildings, landmarks, skylines and gateways;*
- 4.9 Policy LC1 Local Character - Landscape Character (p.153):
- *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 and any subsequent amendments).*
- 4.10 Policy GI1- Green Infrastructure and Greenspace (p.228)
- *We will protect, maintain, enhance and create an integrated network of connected and multi functional Green Infrastructure assets.*
- 4.11 Policy GS1 Green Ways and Public Rights of Ways (p.235)
- *Where development affects an existing Green Way or Public Right of Way it must: Protect the existing route within the development; or Include an equally convenient and attractive alternative route.*

- 4.12 Dearne Valley Green Heart Nature Improvement Area (p.245)

- *Nature Improvement Areas (NIAs) are large, discrete areas that will deliver a step change in nature conservation, where a local partnership has a shared vision for their natural environment....As set out in the Relationship with Plans and Strategies section, the Dearne Valley Green Heart has been designated as an NIA and its extent within Barnsley's boundary can be seen in the Green Infrastructure Diagram. The Council expects to adopt an NIA Planning Advice Note which will encourage major developments to incorporate biodiversity enhancements in their proposals.*

- 4.13 The application sites are allocated for employment uses (use class B1/B2/B8) in Policies E1 and E2 (site references ES15 and ES17).

- 4.14 Policy E1 Providing Strategic Employment Locations, (p.34)

- *297 ha of land in sustainable locations is allocated to meet the development needs of existing and future industry and business up to 2033..... In terms of providing new job opportunities in the borough, the main focus will be on: Urban Barnsley including Barnsley Town Centre (through the commercial and retail sectors); and Principal Towns (which includes Hoyland)*

- 4.15 Policy E2 The Distribution of New Employment Sites, (p.35). The two sites are allocated as for new employment sites as

- *ES15 Shortwood Extension 11.8ha, (p.45)*
- *ES17 Land South of Dearne Valley Parkway 28.2ha, (p.46)*

4.16 ES15 Shortwood Extension 11.8ha, (p.45). The development will be expected to:

- *Ensure that development does not impair the visual amenity of the landscape (wider countryside). Potential mitigation measures include restrictions on building heights, landscaping and structural planting;*
- *Consider the potential impact on the nearby Shortwood and Hay Green Local Wildlife Sites and include appropriate mitigation where necessary;*
- *Retain the valuable habitats in the south-western corner of the site and exclude them from the scope of any development proposals. The site has potential as a habitat for newts, so it is recommended that this possibility is investigated prior to any development; and*
- *Protect the routes of the Green way and Public Rights of Way that cross the site and make provision for these as part of any proposal.*

4.17 ES17 Land South of Dearne Valley Parkway 28.2ha, (p.46). The development will be expected to:

- *Provide appropriate access to housing site references HS64, HS66 and HS56;*
- *Protect and retain the areas of woodland, species-rich neutral grassland, pond and stretches of older hedgerow. The site has potential as a habitat for newts, so it is recommended that this possibility is investigated prior to any development;*
- *Consider and minimise the impact on the setting of listed buildings through appropriate design and landscaping;*
- *Ensure that development respects the landscape and wider countryside, and where appropriate mitigation measures are incorporated to address impacts on the adjacent Green Belt and countryside; and Protect and retain the Green way, Public Footpaths and Bridleways, cutting through and along the periphery of the site, and make provision for them in the design of the layout.*

4.18 *ES17 is part of the wider Hoyland North Masterplan which is allocated for development in the Barnsley Local Plan.*

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SECTION B - LANDSCAPE

- BASELINE: LANDSCAPE CHARACTER
- BASELINE: THE SITE AND CONTEXT
- ASSESSMENT: LANDSCAPE EFFECTS

SECTION B - 5 Baseline Studies: Landscape Character

INTRODUCTION

5.1 The various elements of a landscape when viewed in combination, including historical and cultural associations, set one landscape apart from another and make its character unique to the people who both live in or visit the area. Landscape Character Assessment (LCA) is a process of critically examining a landscape, recognising 'Character Areas' through the identification of distinctive features. This presents a benchmark from which an assessment of each character area's capacity to accommodate change can be measured.

5.2 There are a number of sources, produced nationally and at the local level, which can help form this benchmark or baseline. Natural England's 'National Character Area Profiles, District-Level Assessment and Townscape Assessment' can help inform the site's landscape baseline. Natural England has coordinated the identification of Landscape Character across England. Together these reflect a division into areas with particular combinations of geology, soil, plants, animals, settlement history, land use, scenery, heritage and culture.

5.3 At a national level the site and its environs falls within NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield.

NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield

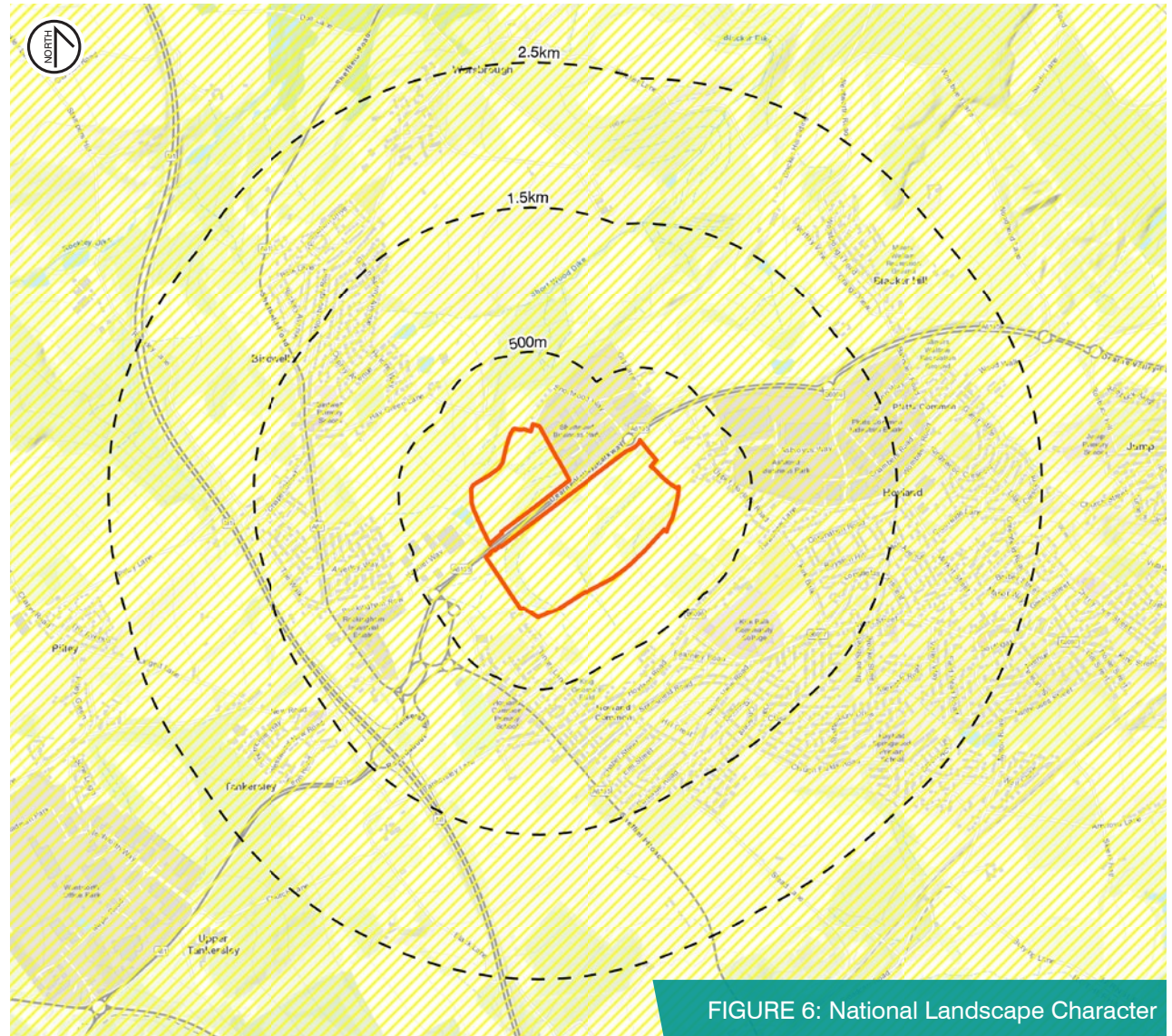
National Character Area Profile, Natural England (2014)

5.4 "The Nottinghamshire, Derbyshire and Yorkshire Coalfield is an area that has seen great change over the past few centuries." (p.3)

5.5 "A generally low-lying area, with hills and escarpments above wide valleys, the landscape embraces major industrial towns and cities as well as villages and countryside." (p.3)

5.6 Key characteristics for this NCA 38 relevant to the site are described as:

- *A low-lying landscape of rolling ridges with rounded sandstone escarpments and large rivers running through broad valleys, underlain by Pennine Coal Measures.*
- *A mixed pattern of built-up areas, industrial land, pockets of dereliction and farmed open country.*
- *Small, fragmented remnants of pre-industrial landscapes and more recent creation of semi-natural vegetation, including woodlands, river valley habitats and subsidence flashes, with field boundaries of clipped hedges or fences.*
- *Many areas affected by urban fringe pressures creating fragmented landscapes, some with a dilapidated character, separated by substantial stretches of intact agricultural land in both arable and pastoral use.*
- *A strong cultural identity arising from a history of coal mining, steel making and other heavy industry which resulted from the close relationship between underlying geology and resource availability, notably water power, iron ore and coal.*
- *Features of industrial heritage such as mills, goits, tips, old railway lines, canals and bridges are evident, along with former mining villages.*
- *Widespread influence of transport routes, including canals, roads and railways, with ribbon developments emphasising the urban influence in the landscape.*
- *An extensive network of multi-user trails on former railway lines and canal towpaths, such as the Trans Pennine Trail and the Ebor Way.*
- *Continuing development pressure including land renewal and regeneration projects, especially along river corridors and around towns.*



- Proposed Site Boundary
- Nottinghamshire, Derbyshire and Yorkshire Coalfield

FIGURE 6: National Landscape Character

5.7 Key Characteristics, on Nottingham, Derbyshire and Yorkshire Coalfield landscape character today

- *Nottinghamshire, Derbyshire and Yorkshire Coalfield is a large area which embraces major industrial towns and cities as well as villages and wider tracts of countryside (p.8).*
- *Semi-natural habitats, including woodland, grassland, important remnant lowland heaths, open water and river valley wetland habitats, tend to be fragmented and scattered, their scarcity giving them greater significance (p.9).*
- *The once-active coal mining industry has now largely closed, with colliery sites and spoil tips graded out and restored to woodland and pasture, so that just a few tips are still in evidence (p.9).*
- *More recent engineering, manufacturing and light industrial uses, as well as commercial and retail sites, have extended out from the urban areas. As a result there is a dense network of roads, including the M1 running north–south and the M62 running east–west, railways and canals. Warehousing development around motorway junctions is a recent feature throughout and has a significant impact on the overall character of the landscape (p.9).*

5.8 Statements of Environmental Opportunities:

- *SEO 1: Restore and enhance existing areas and create new landscapes through the inclusion of woodland and networks of green infrastructure to raise the overall quality of design and location of new developments. Regeneration and restoration of industrial sites should seek to create green infrastructure that links fragments of the natural environment, leading to a functioning network for wildlife and access and recreational amenities for people (p.18).*
- *SEO 2: Protect and manage the archaeological and historical environment to safeguard a strong sense of cultural identity and heritage, particularly mining heritage, and use the area's distinctive sense of place to inspire*

interpretation and new development. Engage local communities with their past by enhancing the early, industrial and mining landscapes through restoration of key features of sites and improving access and interpretation (p.20).

- *SEO 3: Conserve, enhance and expand areas and corridors of semi-natural habitat such as grasslands and woodlands to create a functioning ecological network that links the fragmented patches of habitats through urban and sustainably farmed environments, thus assisting species and habitat adaptation to climate change, reducing soil erosion and diffuse pollution (p.21).*

Borough of Barnsley Landscape Character Assessment (2002)

- 5.9 At a district level, the site sits within the character area of: "E Settled Wooded Farmland - E4 Hoyland Settled Wooded Farmland" character area (as Shown in Figure 7):
- 5.10 The landscape character of E4 Hoyland Settled Wooded Farmland is described as: *"Uneven erosion of the varied geology has resulted in a rolling landform." "The character area comprises a diverse range of land uses. Settlements, woodland and agriculture cover a large proportion of the character area. There is a smaller area of land devoted to industry and recreation. Evidence of the former predominance of industry in the area is strong, mainly as reclaimed tips, dismantled railways and canals." Two large settlements dominate the landscape character area, Wombwell and Hoyland. "The character area contains a network of major roads, including the M1 motorway, the A61 running from Junction 36 of the M1 to Barnsley and Sheffield, and the new A6195 dual carriageway." (p.168-169)*
- 5.11 Hoyland Settled Wooded Farmland LCA Key Characteristics:
- *Rolling landform with slopes towards River Dove watershed and canal associated with Elsecar.*
 - *Diverse range of land use, including residential, woodland, agriculture, industry, landscape renewal, communication and recreation.*
 - *Presence of large settlements on broad valley sides up to higher ground strongly influences character of surrounding land.*
 - *Smaller settlements are found in elevated locations, including Pilley, Birdwell and Blacker Hill.*
 - *Strong urban influence with urban pressures, such as horse grazing in compartmentalised fields, litter and fly tipping, tatty allotments and scrap heaps, evident throughout but concentrated on urban fringes.*

- *Mainly deciduous woodland blocks of various sizes, including ancient woodland and new plantations on reclaimed tips.*
- *Farmland is a mixture of arable and permanent pasture.*
- *Degraded and unmanaged field boundaries consist of fences, hedgerows and stone walls.*
- *Scattered farmsteads are found in areas of agricultural land between the settlements.*
- *Evidence of current and past industrial activity due to the presence of industrial estates, many reclaimed spoil heaps and remains of bell pits at Tankersley Park*
- *Recreational land use including Urban Greenspace between Hoyland and Jump, and two golf courses adjacent to major roads.*
- *Presence of major road corridors with associated noise and visual intrusion, and vacant land that indicates plans for future development.*

5.12 Landscape Guidelines for development Hoyland Settled Wooded Farmland (p.175-6)

- *Site developments in unobtrusive locations and utilise the landform to conceal them in order to minimise further urbanisation of the character area.*
- *Settlement layout should complement landform by following and enhancing natural variations in topography.*
- *Settlement pattern should complement and strengthen existing landscape elements such as woodlands and hedgerows, to build on existing patterns and textures in the landscape.*
- *Unify the urban edge utilising a limited palette of building materials and styles and drawing inspiration from existing built form.*
- *Maintain the existing convoluted form of urban edge with parcels of countryside and Urban Greenspace running into urban areas.*

- *Maintain separation between settlements so that they retain their own identity.*
- *Maintain green space between major transport routes and settlements in order to limit the perception of urban sprawl.*
- *Protect and improve residual countryside after development has taken place, as it will be under strong pressures from urban areas.*
- *Soften built form on urban edge with tree planting, woodland blocks and strips and rural hedgerows .*
- *Consider the use of local stone for boundary features and use muted colours for new built development to integrate it into the landscape.*
- *Maintain views to existing landmark buildings such as church towers and spires in planning new development.*
- *Maintain strategic views out from settlements across the surrounding Countryside.*
- *Respect the recreation importance of the landscape, in particular footpaths connecting rural and urban environments.*

5.13 Within the Landscape Character Area of Hoyland Settled Wooded Farmland eight areas associated with existing urban edges were investigated with a “Detailed Assessment for Potential Development” for their potential for built development. The proposed site for development includes two of these areas: East of Birdwell and North west of Hoyland (p.172-174).

5.14 East of Birdwell (p.173)

- *The settlement of Birdwell is situated on elevated land that slopes away to the east to a tributary feeding the River Dove. The land immediately to the east of Birdwell is therefore visually exposed. It consists of intact arable farmland and pasture with some compartmentalisation of fields for pony grazing. Farmland contains woodland blocks including some recent tree planting and some individual mature trees adjacent to the urban*

edge. This provides a gradual transition from farmland to urban areas and helps to soften the built edge..... It is considered that the landscape character area would depreciate if built development was to occur on the visually exposed slopes, and development is not recommended in these locations. However, there might be small areas that could respond well to a very limited amount of development if it were situated on higher, flatter ground, in local depressions in the landform and integrated with woodland blocks.

5.15 North west of Hoyland (p.173-174)

- *The area has sloping and flat areas that consist of immature reclaimed land with rough grass, scrub and newly planted trees, and pasture bounded by post and wire fences or unmanaged hedgerows.....It is considered that the area has some potential for limited development that could occur without adverse effects on landscape character, and that there is scope for improving the condition and character of some sections of urban edge through development. It is important to preserve a width of open countryside, and ensure that this of strong character and in good condition, between the A6195 and the urban edge, to provide a positive impression for users of this busy road. It is also important to ensure that development is partially screened by local variations in landform, and does not sprawl down valley slopes where it would bring an urbanising influence into the open, rural core of this character area.*

Borough of Barnsley Landscape Character Assessment (2016 Review)

5.16 The Borough of Barnsley Landscape Character Assessment (2002) was reviewed in 2016 “to ascertain whether changes made to the landscape since 2002 have materially altered the findings of the study in respect the landscape types and their respective landscape condition, strength of character, sensitivity and landscape capacity” (p.1).

5.17 Landscape Character area 'E: Settled Wooded Farmland' was reviewed in 2016 as (p21)

- *Despite including the characteristics typical of the settled wooded farmland landscape, the character area includes extensive urban development, former and modern industrial uses and major roads. This is also recognised in the Landscape Character Assessment was undertaken on behalf of the Dearne Valley Green Heart Partnership in 2011. Accordingly, the overall strength of character is considered to remain moderate. In terms of landscape condition, whilst land reclamation schemes are now more established the overall condition remains poor.*
- *The 2002 Assessment concluded that in most cases development would depreciate landscape character but that some areas could be developed with relatively limited harm. This included parcels of land to the north and south west of Hoyland. Whilst there have been significant changes along the A6195, the recommendations remain largely relevant and so landscape sensitivity is judged to remain low and landscape capacity is judged to be medium.*

5.18 Overall the District Landscape Character findings are considered not fully in-line with the existing landscape character around the proposed site. This is on account of much of the proposed allocation now been plan, approved and constructed. The following key characteristics '*Presence of major road corridors with associated noise and visual intrusion, and vacant land that indicates plans for future development.*' the following two key characteristics are pertinent to this issue. These have now been partially realised through Gateway 36 and the surrounding commercial properties. Commercial units are now prevalent features in this landscape along with linear woodland belts.

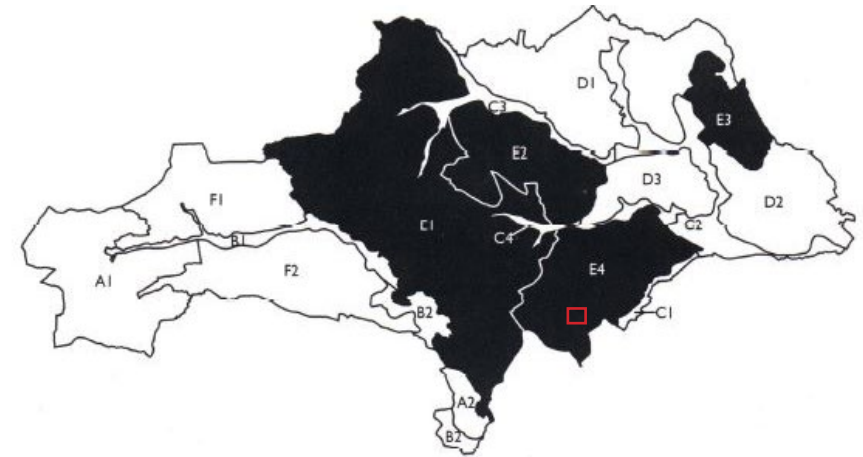


FIGURE 7: District Landscape Character

Borough of Barnsley Landscape Character Assessment (2002), Barnsley Borough Landscape Character Assessment, ECUS and Land Use Consultants

Approximate site boundary marked in red

SECTION B - 6 Baseline Studies: Landscape and Context

INTRODUCTION

- 6.1 The following section describes the existing prevailing conditions within the site and its immediate landscape context. A study area of 2.5km buffer from the proposed site has been established to assess the landscape and surrounding context. The study area was agreed with the Local Planning Authority prior to the assessment. However, additional Viewpoints and their associated receptors were also assessed outside this agreed study area.

Settlement, Infrastructure and The Wider Context

- 6.2 The site is 37.76 hectares in size and is located in south Barnsley. The site is split into two compartments in the north and south by the A6195 also known as The Dearne Valley Parkway. The M1 lies circa 830mm to the west of the site - Junction gateway 36.
- 6.3 The site is located on former colliery land, which has been remediated with tree planting which is now well-established. Both sites consist of woodland compartments and fields.
- 6.4 The nearest principal town is Hoyland which lies at approx 1-km to the south of the site, whilst the settlement of Birdwell lies approximately 1.5km to the North West of the site. Birdwell's urban edge consists of intact arable farmland and pasture with some compartmentalisation of fields for grazing, with woodland blocks. Hoyland's urban edge consists of a mixture of housing and industrial development.
- 6.5 The northern compartment ES15's site boundary is adjoined on the east and west by industrial mixed-use developments, the west being developed more recently. The northern boundary of the compartment ES15 is edged by Short Wood, allocated in the Barnsley Local Plan as a site of biodiversity or geological interest and which lies within greenbelt. This then leads into open countryside, with agricultural fields located between the proposed site and the residential areas of Birdwell, with residential properties overlooking the site.

- 6.6 The southern compartment ES17 is edged by agricultural fields to the east, south and west, before leading onto the residential areas of Hoyland and Hoyland Common with residential properties overlooking the site.

- 6.7 Both sites ES15 and ES17 are allocated in Barnsley Local plan (adopted 2019) as sites for employment development. ES17 is also allocated in the Barnsley Local Plan, as part of a wider scheme called the Hoyland North Masterplan Framework. The Framework allocates ES17 as an employment site alongside land adjoining the proposed site the west, named as ES14. The surrounding fields to the east and south of ES17 are also allocated within the framework for housing. These are named as HS64, HS66 and HS56 within the Local Plan & Framework.

Topography & Hydrology

- 6.8 See Figure 8 for Topography. The contours on north compartment ES15 rise from their lowest point at 117m AOD adjacent to Short Wood on the northern boundary of ES15, to their highest point at 134m AOD along Dearne Valley Parkway to the south of the compartment. The south compartment ES17 rises from its lowest point at 134m AOD along Dearne Valley Parkway to the north of the compartment, to its highest point of 167m AOD to Hoyland to the south of the compartment.
- 6.9 Overall, the topography of both sites slope down from a high point of 167m AOD (closest to Hoyland to the south) to its lowest points at 117m AOD (at the northern compartment), along the site's northern boundary to Short Wood. Dearne Valley Parkway segments the two sites at approximately 132m AOD to the west and 135m AOD to the east.
- 6.10 The proposed site is not within a flood zone.

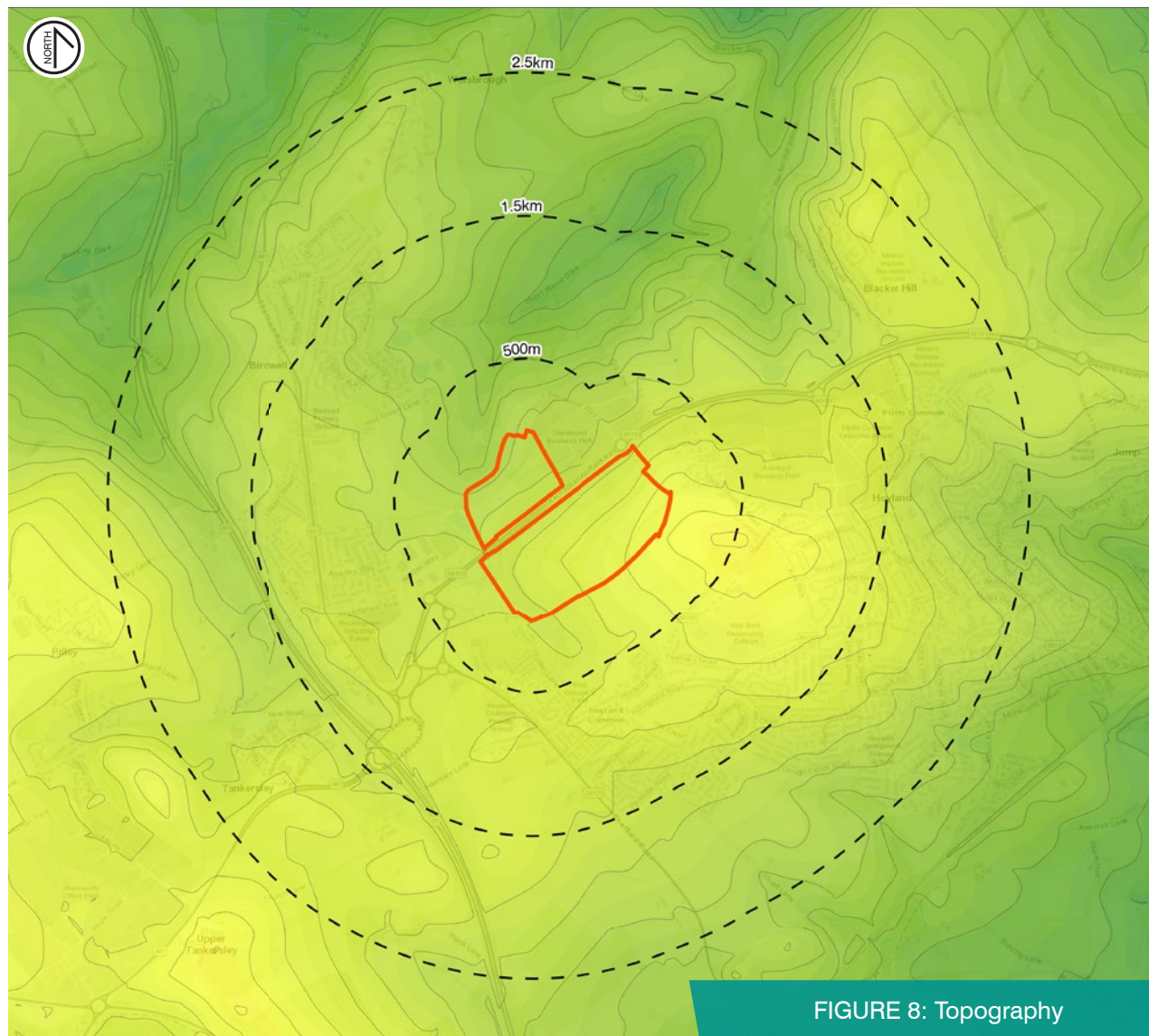
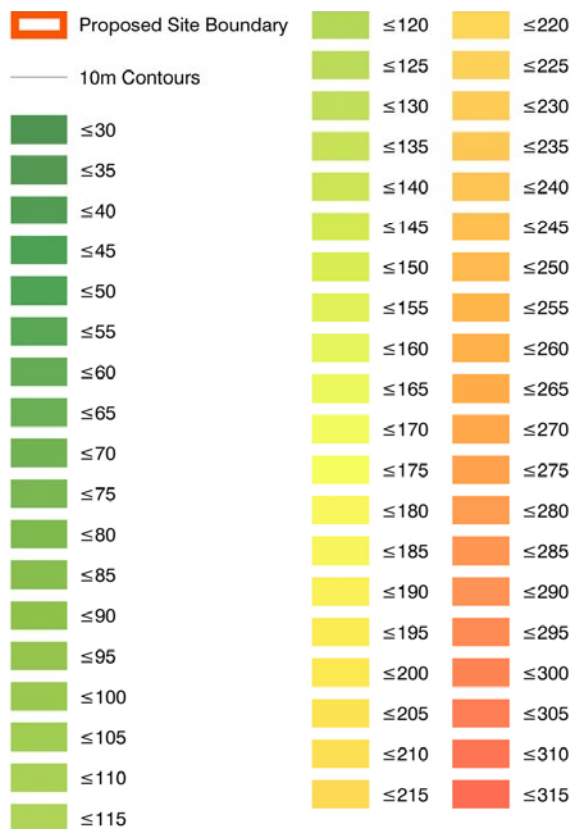


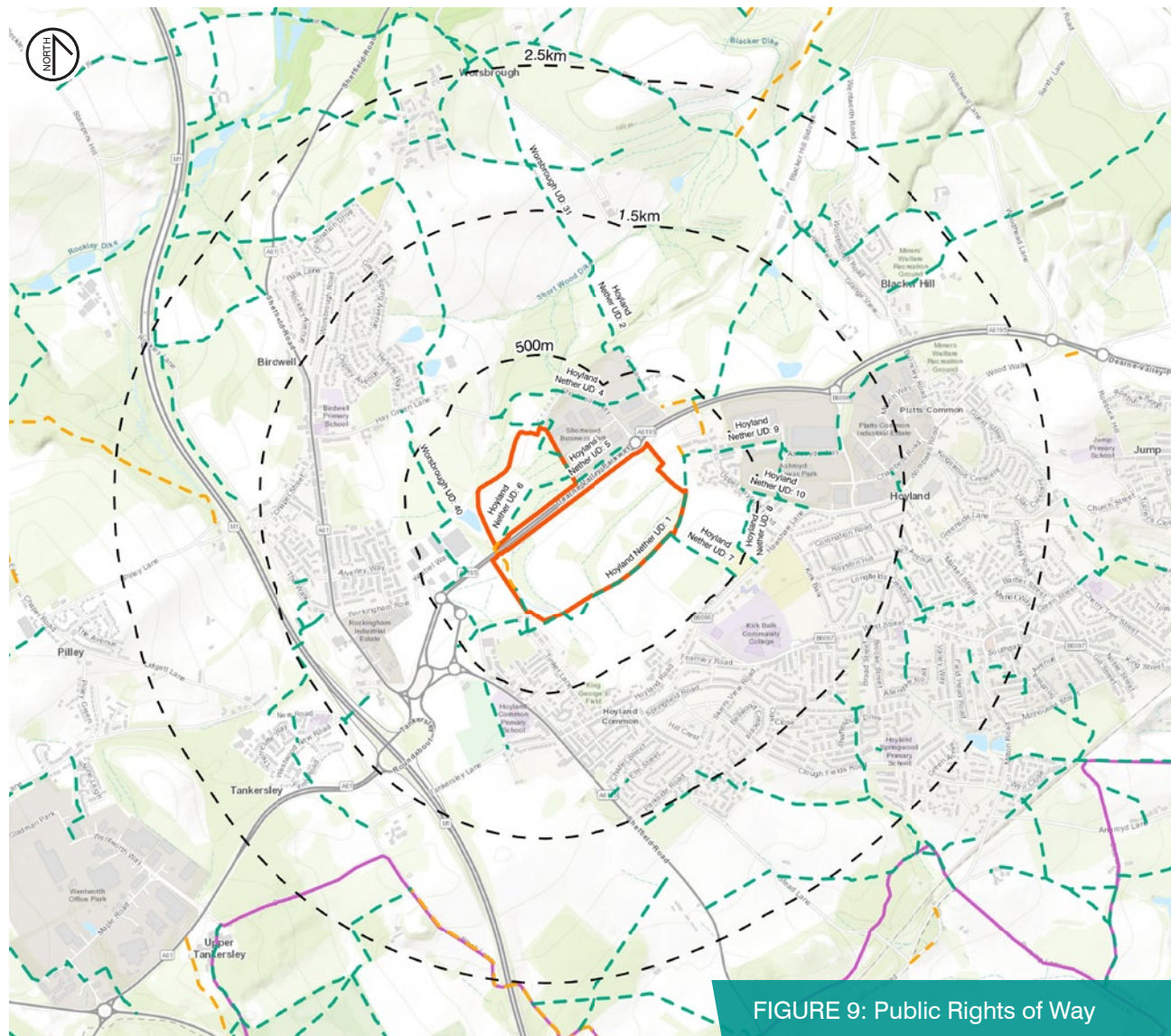
FIGURE 8: Topography

Existing Vegetation

- 6.11 The north compartment ES15 consists of one irregularly-shaped field and a triangular woodland compartment which adjoins the A6195. The field is edged on the south-east side by mature hedgerows. The woodland compartment consists of typical native woodland species, which are well established and areas of scrub and grasses mainly along the PRoW. The woodland compartment screens views into the site from the A6195.
- 6.12 Adjacent to the northern compartment ES15, Shortwood and Hay Green lie to the north of the proposed site boundary. Within the Barnsley Local Plan (adopted 2019) it is noted that for designed employment site ES15, the development will be expected to: “consider the potential impact on the nearby Shortwood and Hay Green Local Wildlife Sites and include appropriate mitigation where necessary” (p.45).
- 6.13 The south compartment ES17 consists of five irregularly shaped fields, partially edged by hedgerows and interconnected woodland compartments. The woodland compartments mainly surround the site and irregular woodland belts enclose the fields. Similar to the north compartment ES15, the woodland consists of typical native woodland species, which are well established. The woodland screens views into the site from both the A6195 road corridor and from local dwellings.
- 6.14 The woodland within the site boundary has been calculated at approximately 13.8 hectares. The woodland belts are connected to further woodland compartments and tree belts outside the site boundary to the north, south and west.
- 6.15 Within Barnsley Local Plan (adopted 2019), it is noted that for the designated employment site ES17, the development will be expected to: “protect and retain the areas of woodland, species-rich neutral grassland, pond and stretches of older hedgerow” (p.46).

Public Rights Of Way (PRoW)

- 6.16 See Figure 9 for Public Rights of Way (PRoW). There are numerous public footpaths that run across the site, the site is relatively well connected in terms of PRoWs.
- 6.17 Public footpaths in the north compartment ES15 include: Hoyland Nether UD 6, Hoyland Nether UD 5 and a bridleway Hoyland Nether UD 6. These public footpaths connect into each other, as well as connecting to further public footpaths to Birdwell, Worsbrough and public access routes along the dismantled railway. Hoyland Nether UD 6, connects to footpaths in the south compartment ES17 via Hoyland Nether UD 6 Bridleway, which is an underpass under the A6195.
- 6.18 Public footpaths in the south compartment ES17 include Hoyland Nether UD 1 and a bridleway Hoyland Nether UD 6. All footpaths connect to one another and continue to link into further footpath routes beyond the site boundary, Hoyland UD 6 links to Tankersley Commonside (via route Hoyland Nether UD 1 off site) and Hoyland Nether UD 1 links up to Hoyland Harshaw Lane/B6096 (via route Hoyland Nether UD 7 off site).
- 6.19 Within Barnsley Local Plan (adopted 2019), the public footpaths and bridleway running through the North compartment ES15 are designated as a Green Way, named as “Timberland Trail Tankersley NE to the Dove Valley Trail south of Worsbrough”. Green Ways are defined in the local plan as “paths & routes of mostly open character that provide links between housing, countryside & services” (Barnsley 2019).
- 6.20 Sections of the public footpath ‘Hoyland Nether UD 1’, which run along the boundary of the south compartment ES17, are also designated as Green Ways within the Barnsley Local Plan. These are characterised as “Timberland Trail Dove Valley Trail aspirational link over A6195 to Hawshaw Lane Hoyland” and links to the Green Way in ES15.



- Proposed Site Boundary
- PROW - Bridleway
- PROW - Footpaths
- National Cycle Routes

FIGURE 9: Public Rights of Way

- 6.21 It is also noted within the Local Plan that for both Sites ES15 and ES17, it is expected that the development will “Protect and retain the Green Way, Public Footpaths and Bridleways, cutting through and along the periphery of the site, and make provision for them in the design of the layout” (p.45-46).

Statutory and Non-statutory designations

- 6.22 All related designations within the study area are mapped on Fig 8 - Landscape Designations. The site does not include any landscape designations, statutory and non-statutory, at either a national or local level. Therefore, in the context of the NPPF, it is not considered that the site comprises of ‘a highly valued landscape’ (NPPF footnote 9) as characterised by, for example, sites designated for their wildlife value (under the Birds and Habitats Directives or Sites of Special Scientific Interest), or sites designated for their beauty or for the preservation of settlement identity (such as Areas of Outstanding Natural Beauty, Heritage Coast, National Parks or Green Belt).
- 6.23 Within approximately 2.5km of the study area, there are located two Local Nature Reserves (LNR), including Worsborough Country Park (2.5km to the north of the site) and Potter Holes Plantations (2km south-west).
- 6.24 Within Barnsley Local Plan (adopted 2019), Worsbrough is designated as a Conservation Area, which is described as “areas of special historic character, which will be protected and improved” (Barnsley 2019) (no appraisal document is published), marked in yellow on Fig 8.
- 6.25 Short Wood adjacent to ES15 is designated as Ancient and Semi-Natural Woodland and lies approximately 50m from the site’s northern boundary. It is noted in the Barnsley Local Plan (adopted 2019) that any development of the site ES15 Short Wood Extension will be expected to “Consider the potential impact on the nearby Shortwood and Hay Green Local Wildlife Sites and include appropriate mitigation where necessary” (p.44).

Scheduled Ancient Monuments

- 6.26 Within the 2.5km study area, there is one scheduled monument Dovecote at Glebe Farm, Tankersley (1.1km south west of the site).

Listed Buildings

- 6.27 Within the 2.5km study area, there are 24 listed buildings of Grade I, Grade II and Grade III status. Hoyland Lowe Stand (tower), Grade II, is closest approximately 500m from site and St Peter’s Church, Grade II, approximately 600m to the south near compartment ES17. Haye Green Lane, Grade II, is more distant, located approximately 750m from the site. As noted earlier, Worsbrough is designated as a Conservation Area, within the Barnsley Local Plan (adopted 2019), and where nine listed buildings are located, eight of which are Grade II and one is Grade I.

Landscape Components

- 6.28 Woodland - Mature deciduous woodland belts are a common feature within the landscape, in some areas these merge and join the planting on the reclaimed landscape. This has occurred on the proposed site.
- 6.29 Hedgerows - Hedgerows are the common field boundaries found within the landscape. Hedgerows within the site are limited to the southern boundary, the majority of the vegetation within the site consists of narrow tree belts or large swathes of wooded areas mainly consisting of birch.
- 6.30 Landform - The landscape consists of rolling topography with clear human interventions on the landform through the road infrastructure, former colliery sites and changing to accommodate development.

South Yorkshire Greenbelt

- 6.31 Proximity to the Green Belt is shown on Figure 10. The Greenbelt runs along the M1 corridor and villages of Birdwell and Hoyland Common to the north and south respectively. There is a substantial gap between the proposed development and the Green Belt to the east and west. However Phase 3 development is close to the Greenbelt boundary on the northern site boundary.

LANDSCAPE VALUE

- 6.32 In terms of Landscape Value, the site is not subject to any National or Regional designations as shown in the Planning Designation (Figure 10). The application site is therefore considered to be local in scale and, as such, it is appropriate to assess the Site's landscape value and immediate context in terms of the guidelines set out in Box 5.1 of the GLVIA3 (page 84 GLVIA) and Table 1 of the methodology set out in Section 2 of this report.
- 6.33 Condition / Landscape Quality: The proposed site is not designated for its beauty or quality. It is currently utilised for grassland and pioneer woodland planting, with PRoW running through the proposed site and around its perimeter. Hedgerows are in a reasonable state of repair, albeit species seemed to be dominated by a single species Silver birch. Overall the site shows some decline and its individual components are considered to be in a moderate state of repair. It is therefore considered to be of Medium quality and condition.

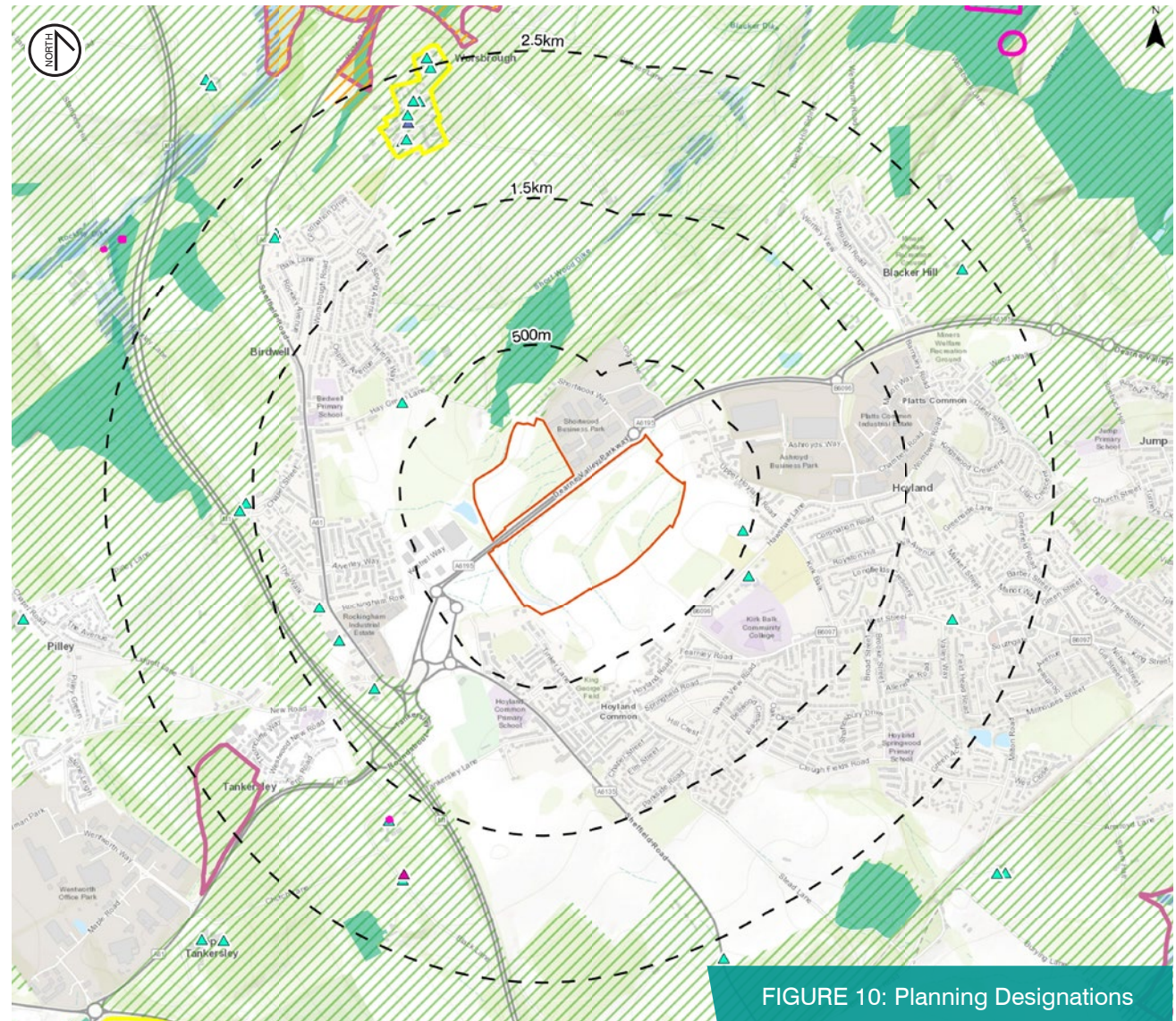
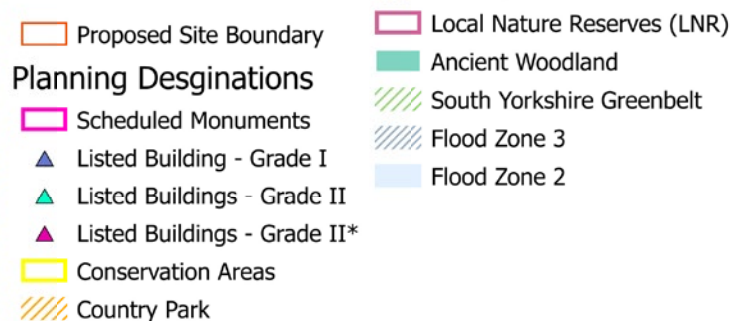


FIGURE 10: Planning Designations

- 6.34 Scenic Quality :The Site is well-enclosed but has a more open aspect to the north east across farmland. Major road infrastructure which cuts through the two land parcels, whilst the surrounding commercial estates and large road junction between the M1 and A6195 exert urbanising influences over the site.
- 6.35 Rarity and Representativeness: The site comprises grassland and pioneer wooded areas adjacent to a settlement edge. Its features are characteristic of the wider area and are not considered to be rare or unusual therefore. The site is considered brownfield due to the former colliery on site and it is not considered 'special' by way of a designation. This is a landscape which contains characteristic, but not unique, landscape types or features and as such is considered Medium in terms of rarity and representativeness.
- 6.36 Conservation Interests: As a former colliery, the site contains pioneer woodland areas and grassland but remains a brownfield site. There is an area of ancient woodland located to the north of the proposed site boundary but its impact on this area is considered to be slight adverse to negligible..
- 6.37 Recreation Value : The recreational value of the site consists of the PProW which runs through the northern land parcel. These routes are proposed to be diverted around the perimeter of the site and will still connect into the wider path network. There will be an unavoidable urbanising effect on the character of the routes through the site as their landscape context changes from wooded areas and grassland to commercial estate. This impact can be partially mitigated through planting along the diverted PProW. There are also PProW which run along the site boundary and these will remain as existing. There are no other recreational opportunities within the proposed site. Therefore, it is anticipated that the development proposals are likely to have only a modest effect on the future amenity value of the path network.
- 6.38 Perceptual Aspects: Overall the site does not convey a sense of remoteness. It has an urban fringe character and is heavily influenced by the surrounding commercial estates and major road networks. Overall, the Site is considered to retain little perceptual values (wildness/ tranquility etc) with detracting elements such as road noise and activities from the surrounding commercial properties. Therefore, it is considered to have a Low value in terms of tranquility or remoteness.
- 6.39 Cultural Associations: There are no cultural associations identified for the site.
- 6.40 Summary: Given the evaluation provided above, the site is considered to have a Medium overall landscape value at a local level. Whilst practically every landscape is valued by those who live nearby, or is enjoyed by those who walk its footpaths etc, this landscape is neither rare nor unique, being representative of the wider area and in fair overall condition.
- LANDSCAPE SUSCEPTIBILITY**
- 6.41 In terms of the development proposals identified in Section A, it is clear that the site's key pioneer woodland character would be lost due to the proposed development. Its contribution towards the perceived separation of settlements would be impacted with the development seemingly merging the commercial estates along the A6195 and creating a continuous linear belt of large commercial premises.
- 6.42 As noted in the landscape character section, the presence of major road infrastructure and similar development adjacent to the proposed site has set a precedent of the landscape being associated with large commercial premises.

LANDSCAPE SENSITIVITY

- 6.43 The area surrounding and adjacent to the application site around the M1 Junction 36 has experienced substantial change in recent years. Large scale road infrastructure, roundabouts, commercial warehouses and a lack of structure planting have reduced the overall value of the landscape in the broader area. This has resulted in a disturbed landscape, diminishing the underlying rural character and which has had an overall urbanising effect on local landscape character.
- 6.44 It is therefore considered that, when the Local Landscape value of Medium is combined with a Landscape susceptibility value of Medium, the resulting Landscape Sensitivity similarly carries a value of Medium in terms of the change of the type proposed.

- ▲ Listed Building - Grade I
- ▲ Listed Buildings - Grade II
- ▲ Listed Buildings - Grade II*
- Conservation Areas
- Ancient Woodland
- South Yorkshire Greenbelt

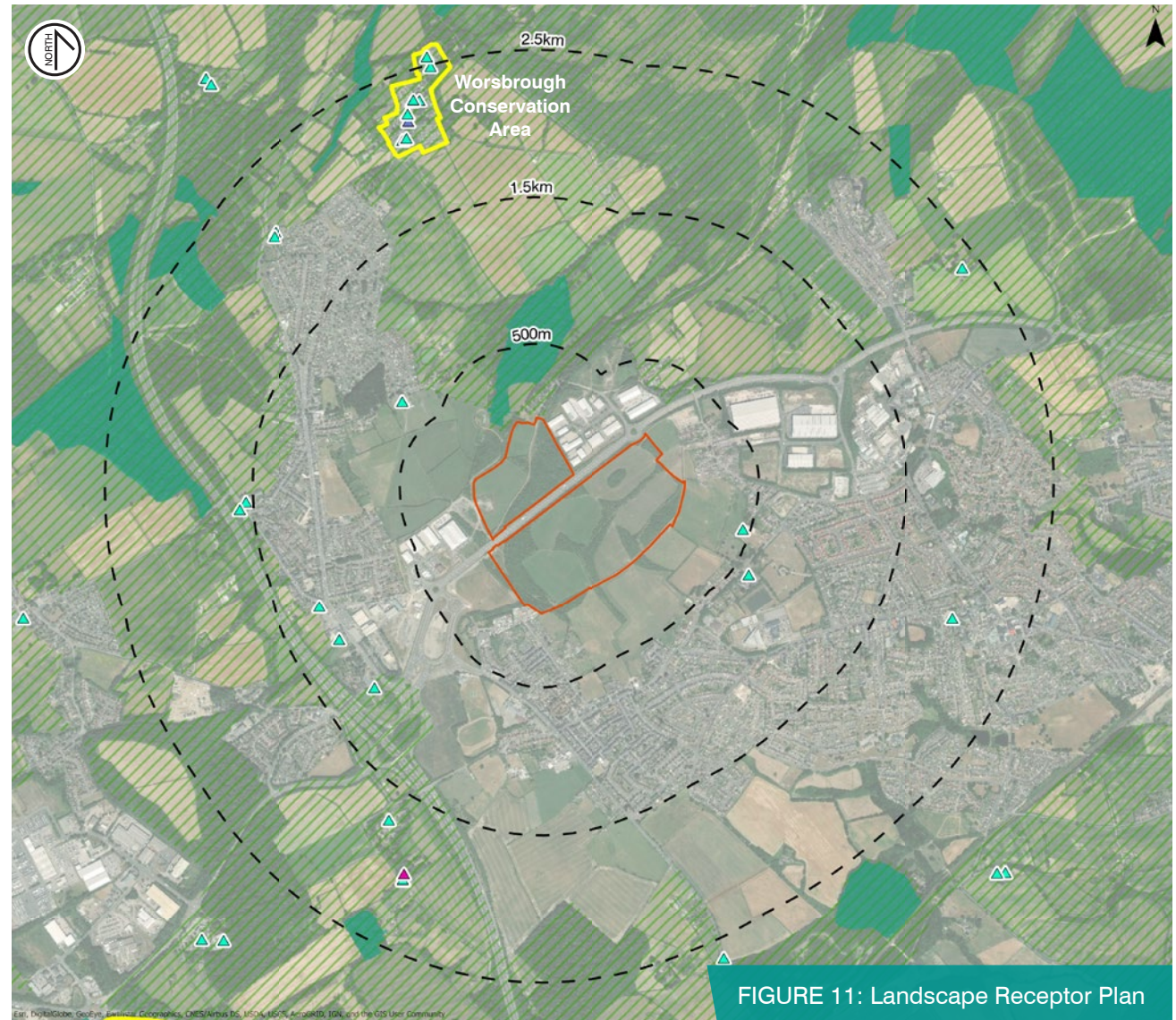


FIGURE 11: Landscape Receptor Plan

SECTION B - 7 Assessment: Landscape Effects

INTRODUCTION

- 7.1 This section considers the landscape effects that would arise as a result of the development.

SHORT TERM EFFECTS

- 7.2 Short term landscape and visual effects would result from alterations to the landscape during the construction of the development. These effects would be temporary and restricted in nature. Effects would be limited to the site and / or off-site highway works associated with modifications to site access and service provision.
- 7.3 Key landscape and visual effects resulting from construction include:
- The loss of arable land;
 - The stripping and storage of topsoil;
 - Service connections to the site;
 - The loss of boundary hedgerow to form a new access with the required visibility splays
 - The storage of materials and installation of a contractor's compound;
 - Temporary traffic and pedestrian management arrangements;
 - Traffic movements into and out of the site;
 - Views of construction machinery;
 - The construction of new buildings, infrastructure and the planting of public open spaces and structural landscape areas;
 - Works within the carriageway along A6004; and
 - Lighting associated with construction and security

- 7.4 Operations that would result in the greatest effects on landscape would be in those areas that are used for the longest duration such as the site access and contractor's compound and / or operations such as the stripping and storage of topsoil within mounds or bunding. It is acknowledged that construction noise, vehicle movements, etc would provide a degree of increased disruption to the landscape and a temporary visual intrusion, especially to receptors in close proximity to the site.

EFFECTS ON LANDSCAPE CHARACTER - CONSTRUCTION

- 7.5 National Character Area 38 :Nottinghamshire, Derbyshire and Yorkshire Coalfield covers a substantial area and development within the site will only affect a very small part of the NCA. Moreover, intervisibility with the wider area is limited due to landform and intervening vegetation. As such, effects on the character of the landscape will be localised to the site and to its immediate context. Therefore, it is considered that the proposed development will result in a Low Adverse magnitude of change to NCA 38 during construction.
- 7.6 Landscape Character Area E4: Similarly, the site covers only a small part of the LCA and it is anticipated that none of the LCA's defining characteristics will be lost. Whilst there will be substantial removal of the wooded area within the site and localised earthworks, the proposed development will have little effect on the already fragmented and erratic landform. The proposed development is considered to result therefore in a Low Adverse magnitude of change on the LCA.
- 7.7 The Site Itself: Construction activities will have an increasingly urbanising influence over the site. Plant movement into and out of the site will cause increased disruption, with earth-moving and construction activities altering the character of the landscape. The commercial development will inevitably have an urbanising effect on the site's landscape character. This impact will be localised to the site itself and its immediate context and will be temporary in nature. Overall, it is anticipated that the magnitude of change will be Medium adverse and be of Moderate significance.

EFFECTS ON LANDSCAPE CHARACTER - OPERATION

- 7.8 Long term effects upon landscape character and resources arising from completion of the scheme will include (but are not limited to):
- Eight large commercial units;
 - Service Yards;
 - Substantial commercial scaled lighting;
 - Car Parking;
 - Large pond features for drainage;
 - Boundary Treatments likely to be 1.8m tall wire mesh fencing around the perimeter of the proposed site
 - New road infrastructure, including footways and restricted and / or sensitive street lighting;
 - Proposed roundabout on
 - Dean Valley Parkway;
 - Embankments and earthworks; and
 - Mitigation planting.
- 7.9 These changes would be permanent in nature and would result in a change of character from urban/rural fringe to a commercial real estate. This would serve to extend the existing commercial premises from the M1 Junction J36 to Barnsley Road.
- 7.10 Effects on Worsborough Conservation Area setting or the surrounded buildings are anticipated to be limited in scale, the proposed development is in keeping with the surrounding landuse and if visible would not result in a notable change in the perception of the setting.
- 7.11 NCA 38: As with construction impacts, only a very small part of NCA 38 will be affected by the development and no key characteristics will be lost. Operational impacts are considered to be of a Low Adverse magnitude which is therefore considered to result in impacts of Slight Adverse significance.
- 7.12 LCA E4: With regard to impacts at a district level, the character of the LCA will experience only modest changes. As with NCA 38, only a very small part of these LCAs will change. The proposed development will result in a loss of wooded area but the scale of this is limited when viewing at a district level. Once established, it is anticipated that the mitigation planting along the site boundary will temper the impact of vegetation loss. The introduction of large commercial premises is in-keeping with the existing character along the A6195 and the M1 J36. This is also in line with the predicted key characteristics as stated for Hoyland Settled Wooded Farmland LCA *'Presence of major road corridors with associated noise and visual intrusion, and vacant land that indicates plans for future development.'*
- 7.13 Overall the limited wider intervisibility within the character areas will result in a Low to Medium Adverse magnitude which is therefore considered to result in impacts of Slight to Moderate Adverse significance to the Character area as a whole. This is due to no specific components or characteristics of LCA E4 changing, only a more perceived awareness of the existing characteristics of future development being reallied. The proposed development is not the first of these 'future developments' and therefore the score of slight to moderate adverse has been selected.

SECTION B - 7 Assessment: Landscape Effects

- 7.14 There is a substantial gap between the Green Belt and the proposed site. The M1 corridor and villages of Birdwell and Hoyland Common serve as a strong break with the Green Belt to the West. This separation both in terms of geography and perception, where the hard edge of existing urban form and the motorway corridor provide a strong sense of severance and loss of tranquility. However the Greenbelt is in close proximity to the northern boundary of the proposed site. Due to this the impact on the proposed development to the Greenbelt is assessed to be negligible in terms of magnitude and significance of change. The proposed development is a logical extension to the existing development to the east, it cause no further deterioration to the greenbelt or the ancient woodland within.
- 7.15 The landscape setting of the Worsbrough Conservation Area is broadly characterised by the group value of the historic building assemblage. It is considered that these historic properties are inward looking. In addition, there is a significant distance between the settlement and the proposed development. Therefore, it is considered that the setting is not compromised by the proposed development.
- 7.16 There are no anticipated impact to the setting of St Peter Church (Grade II Listed). Described by Historic England as a '*A mid 19th century church with a spire,*' the church is located on the south side of Hawshaw Lane. Its setting includes the residential properties fronting the northern section of Hawshaw Lane and the graveyard opposite. The relatively level landform, residential properties and mature trees within the graveyard form the setting of the church, and there are no views towards the proposed site.
- 7.17 Hoyland Lowe Stand (Grade II Listed), sits on an elevated location on Hawshaw Lane. It is not accessible to the public, is in a state of decay and at risk of collapse (as stated by Lowe Stand Trust website). Views towards the proposed site can be seen in Section C - 10 from viewpoint 9, which represents the view from the PRow Hoyland Nether UD8, a pathway which runs along the fenced boundary of Hoyland Lowe Stand. The setting of this structure already includes similar development to the in the form of Shortwood Business Park and Gateway 36. The proposed development would increase the awareness of warehouse style commercial development, common to the local area, when viewed from Lowe Stand and it would not be introducing a new character element. The setting of Lowe Stand is already characterised by the rural/urban interface and through planting and changes in landform, the impact of the proposed development would be tempered. Sensitivity for the Hoyland Lowe Stand is classed as high, magnitude of change is anticipated to be low and it is anticipated that the significance of impact would be slight adverse.
- 7.18 There are no other anticipated effects on the surrounding Statutory and Non Statutory designation highlighted in Section B - 6 Landscape and Baseline.
- 7.19 Woodland: The development will result in a loss of pioneer woodland area within the local, post-industrial landscape. Mitigation planting associated with the scheme should also limit the net loss of woodland. This will result in an overall assessment of a low adverse magnitude of change and a slight adverse significance of change.
- 7.20 Hedgerows: Effects on hedgerows from the proposed site will be limited as the vegetation within the site is considered to be wooded belts rather than hedgerows. This results in an assessment of negligible in terms of magnitude and significance of change.
- 7.21 Landform: The proposed building plateaux will result in alterations to the landform to accommodate the built form of the proposed development. These plateaux will be terraced in keeping with the local landform. It is anticipated that the overall impact of the changes in landform will be limited due to the site being a former mining area, with obvious existing human influences on the landform. This results in a score of a low adverse magnitude of change and a slight adverse significance of change.

- 7.22 The impacts of the Public Rights of Way (PRoW) have been split into two distinct groups, north and south of the Dearne Valley Parkway.
- 7.23 Sections of the PRoW network north (UD2, UD4, UD5, UD6, UD40) of the proposed scheme would see a change to both the course (UD6) and setting of the route impacted by the proposed development. An increased urbanised character will be evident along the routes within the site and from more distant sections of the path network due to the change in landscape character. A section of UD6 would be diverted around the proposed development. The overall impact is limited due to the presence of the surrounding commercial development in the existing setting of these routes. Their proximity to Dearne Valley Parkway has already diminished the rural character and sense of tranquility of these routes. Sensitivity to change is classed as high, magnitude is anticipated to be low adverse resulting in a significance of change to be slight adverse.
- 7.24 As regards to the PRoW network to the south of the scheme, the main landscape impact is anticipated to be along UD1 route, which runs along the southern site boundary. The removal of vegetation and introduction of the commercial units will alter the setting of this route. The setting of UD8 will also be affected along the eastern section of the development. However, its setting includes the Dearne Valley Parkway and Shortwood Business Park which limits the additional impacts of these proposals. Effects on UD7, UD9 and UD10 are limited due to the lack of visual connectivity from these routes to the proposed development which are screened by intervening vegetation, landform and built development. Sensitivity to change is classed as high, magnitude is anticipated to be low adverse resulting in a slight adverse significance of change, reducing over time as the large area of mitigation woodland planting matures.
- 7.25 The Site Itself: The site has already been affected by the recent construction of commercial buildings similar to the proposed scheme, both within and local to the site. This construction activity has already had an urbanising effect on the landscape and so the magnitude of change is anticipated to be High. The existing large commercial buildings within the local context have already served to reduce the site's landscape value. Therefore, it is assessed that overall the magnitude of change within the site will be Medium and the associated impacts to be of Moderate significance.
- 7.26 To help mitigate the loss of both wooded areas and the sense of separation between settlements, it has been agreed with Barnsley Metropolitan Borough Council that the proposed development will create two plateaus to accommodate development. In order to reduce the visual impact of the overall development, the larger units will be located on the lower plateau. Mitigation planting will be used on the embankments to screen the units, reduce long-term visibility and limit potential impacts on the site and its immediate surroundings.
- 7.27 The main elements likely to cause potential harm to the landscape include (i) the removal of large areas of pioneer woodland, (ii) the creation of a new access onto the A6195 and (iii) development in proximity to the PRoWs crossing the site and their respective diversions. These will result in mainly localised effects
- 7.28 It is considered that changes within the landscape of the type proposed are unlikely to affect the overall integrity of the wider landscape for two reasons: Firstly, intervisibility could be limited as a result of structural planting along the boundary of the proposed site and secondly, built form, consisting of large commercial units, is a common feature already within the landscape.
- 7.29 Against the criteria set out in Table 3 of the methodology, it is considered that the site has some ability to accommodate the proposed development without adverse consequences for the retention of the existing landscape baseline or the delivery of landscape planning policies and strategies.' As such, the Application Site has a Medium susceptibility to change of the type proposed.

TABLE 8: LANDSCAPE EFFECTS SUMMARY TABLE (OPERATIONAL)

Receptor	Sensitivity to Change	Magnitude of Change	Significance of Change
NCA 38	Low	Low Adverse	Slight Adverse
LCA E4	Low to Medium	Low to Medium Adverse	Slight to Moderate Adverse
South Yorkshire Greenbelt	Medium	Negligible	Negligible
Worsborough Conservation Area	High	Low Adverse	Slight Adverse
St Peter's Church	High	Negligible	Negligible
Hoyland Lowe Stand	High	Low adverse	Slight adverse
Statutory and Non-statutory designations	High	Negligible	Negligible
Woodland	Low to Medium	Low Adverse	Slight Adverse
Hedgerows	Medium	Negligible	Negligible
Landform	Low	Low Adverse	Slight Adverse
PRoW (North)	High	Low Adverse	Slight Adverse
PRoW (South)	High	Low Adverse	Slight Adverse to Negligible

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SECTION C - VISUAL

- BASELINE:
VISUAL RECEPTORS
- BASELINE:
VIEWS AND VISUAL AMENITY
- ASSESSMENT:
VISUAL EFFECTS

SECTION C - 8 Baseline studies: Visual Receptors

INTRODUCTION

- 8.1 The interaction of urban and rural features within the landscape such as vegetation, landform and buildings determine the potential for views towards the site. This assessment seeks to establish the visibility of the site from a representative sample of surrounding receptors (i.e. people who have a viewing opportunity over or towards the site).
- 8.2 The sensitivity of the viewpoints was evaluated by considering the value attached to specific views and the susceptibility of visual receptor to the type of change arising from the proposed development. The value of a view depends on a variety of considerations including any designations that apply to the view, its contribution to visual amenity and/or its cultural significance. The susceptibility to change of visual receptors depends on the occupation or activity of the receptor and the extent to which their attention is focused on the view and visual amenity.
- 8.3 A baseline analysis of the available views is set out below, with each identified receptor represented on the Viewpoint Location Plan (Figure 13). Viewpoints 1 to 18 have been included within the Assessment section of this report to provide a representative sample of views available to identified receptors.
- 8.4 Where appropriate, receptors have been grouped and a representative viewpoint selected to demonstrate visibility.
- 8.5 A photographic survey took place on the 29th December 2019, when vegetation was not in leaf. The survey was undertaken in clear weather conditions, with good visibility using a Nikon D7200 Digital SLR for all photography. A 35mm focal length was applied. Photographs were taken in accordance with guidance set out in Photography and Photomontage in Landscape and Visual Impact Assessment, Landscape Institute - Advice Note 01/11.

RECEPTOR SENSITIVITY

- 8.6 Receptors encompass residents, users of Public Rights of Way, views from highways and rail passengers. In overall terms, the first two categories are considered to be of higher sensitivity than the latter two due to the prolonged and or proprietary interest in the view, although the context of individual receptors can have a bearing on their sensitivity. The main users or visual receptors are considered in more detail below and individual assessed in Section C 10.
- 8.7 Places of work would have not been assessed since many of the surrounding “places of work” are warehouse style developments, with limited windows and views to the development. We therefore recommend that the following receptor types identified are representative of the visual receptors.

RESIDENTIAL - HIGH SENSITIVITY/MEDIUM SENSITIVITY

- 8.8 Generally occupiers of residential properties orientated towards the development are classed as being of greater sensitivity (High Sensitivity) and occupiers of properties with oblique views of the development and/or not orientated towards the development are of lesser sensitivity (Medium Sensitivity). An individual assessment of each receptor can be found in Section C 10.

PUBLIC RIGHTS OF WAY (PROW) - HIGH SENSITIVITY

- 8.9 There are numerous PROWs passing across the site, and in the surrounding areas. These routes range from well used, well maintained connections to areas that are either overgrown or were inaccessible during the site visit due to waterlogged ground.
- 8.10 Each viewpoint photograph was taken in locations where the proposed site was judged to be the most visible.
- 8.11 Generally PROW to the north of the proposed site in the areas around Birdwell and Worsbrough were in better condition and used more for recreational activity. Routes to the south of the site in the areas around Hoyland were less maintained and seemed to be used less frequently.

- 8.12 People engaged in outdoor recreation whose interest is likely to be focused on the landscape are considered highly sensitive to change of the type proposed.

ROAD USERS - LOW SENSITIVITY

- 8.13 These are considered to be road users driving or cycling along the A6195. Viewpoints along this route have been selected on the roundabouts within close proximity to the proposed site. The A6195, leads from the M1 junction 36 from east to west and serves as part of a link road to the A1(M), to the east. The A6195 is a busy dual carriageway, with a current national speed limit of 70mph.
- 8.14 Due to the volume and type of traffic (heavy goods), permitted traffic speed and lack of tranquility along the A6195,, receptors using these routes are classed as being of low sensitivity to change. Views into the proposed site are, on the whole, fleeting and filtered by intervening vegetation.

VISUAL BASELINE

- 9.1 Visibility towards the site from the north and south is limited largely to those receptors located in close to medium proximity to the site. The nature of the topography, vegetation and existing buildings limit wider views from the northern and southern direction
- 9.2 Visibility towards the site from the east and west is more open due to the rising topography and the A6195 creating a visual corridor. Views from east and west will already have sight of industrial and commercial premises along the A6195. More long-distance views are afforded to the west across from the M1, but the proposed site is within the background of existing large commercial premises and major road networks.
- 9.3 There are clear views of the site from the A6195 looking north and south. This road is a dual carriageway with no footways and visual receptors will be limited to vehicular users. It is considered, however, that motorists travelling at speeds of around 70mph along the dual carriageway would not be characterised as sensitive receptors.

- 9.4 The greatest level of visibility is experienced from the two PRoWs that cross the site. Viewpoint photography was taken from the two footpaths towards the application area from outside the site boundary to allow the proposals to be seen in their wider context.

- 9.5 Further afield the combination of existing development, topography, and woodland creates overlapping layers of screening which prevent significant viewing opportunities from the surrounding more sensitive residential receptors. When views are afforded to the site from these locations, they are within the context of views of existing commercial development which will be similar in scale and character to the proposed development.

- 9.6 Overall, it is assessed that the site has a modest visual envelope considering the scale of the proposed development, with surrounding vegetation and landform screening many of the views towards site. The removal of a considerable amount of vegetation within the proposed development makes creating a definitive assessment on visual envelope difficult as the site boundaries blend into the surrounding woodland. This is coupled with the erratic nature of the localised landform also creates challenges to the visual assessment from mid distance and wider views.

VISUAL VALUE

- 9.7 Judgments regarding the value attached to views consider whether or not views are unique, available from or to areas designated for their beauty or historic interest, and / or have a cultural association (where they are referenced in guidebooks or tourist information, include particular landmarks such as a church steeple or geological formation, etc.).
- 9.8 Selected viewpoints are illustrated in Figure 14.

SECTION C - 9 Baseline Studies: Views and Visual Amenity

Zone of Theoretical Visibility (ZTV)

- 9.9 The ZTV (Figure 12), demonstrates the potential visibility of the proposed scheme given the constraints of topography, built form and vegetation. The proposed development will result in clearing a substantial amount of planting within the site, the ZTV will produce a model based on the ground conditions and built form of the data (2019), against the proposed built form development. The ZTV will not pick up views which could be opened up through the removal of the vegetation on site.
- 9.10 The Zone of Theoretical Visibility (ZTV) is an indicative guide based on Light Detection and Ranging (LIDAR). This uses an airborne mapping technique, employing a laser to measure the distance between the aircraft and the ground. Up to 100,000 measurements per second are made of the ground, allowing highly detailed terrain models to be generated at spatial resolutions of between 25cm and 2 metres. The spatial reference of the data on this model was 1 metre.
- 9.11 The Environment Agency's LIDAR data archive from which this model data was sourced contains digital elevation data derived from surveys carried out by the Environment Agency's specialist remote sensing team. The dataset is a Digital Surface Model produced from the signal returned to the LIDAR (which includes heights of objects, such as vehicles, buildings and vegetation, as well as the terrain surface). The source of the data is the latest available (2014); the mapping context and resulting viewshed analysis is open to variation with changes to the context of the urban environment over time.
- 9.12 Zone of Theoretical Visibility (ZTV) should be used as a guide. It should be noted that the model takes into account only the height of a proposed structure as detailed in the Development Proposals Section but not the overall form; it does not take into account the location of windows within affected buildings or limitations of sight and context. Conditions on the ground may differ to the model.
- 9.13 The ZTV has been modelled through data purchased from Bluesky Limited. Attribution statement: © Bluesky Limited copyright and/or database right 2019. All rights reserved.
- 9.14 A further walkover survey by a landscape architect, as identified within the methodology, was used to identify hitherto unrecorded views and was adopted to conclude the final scope.

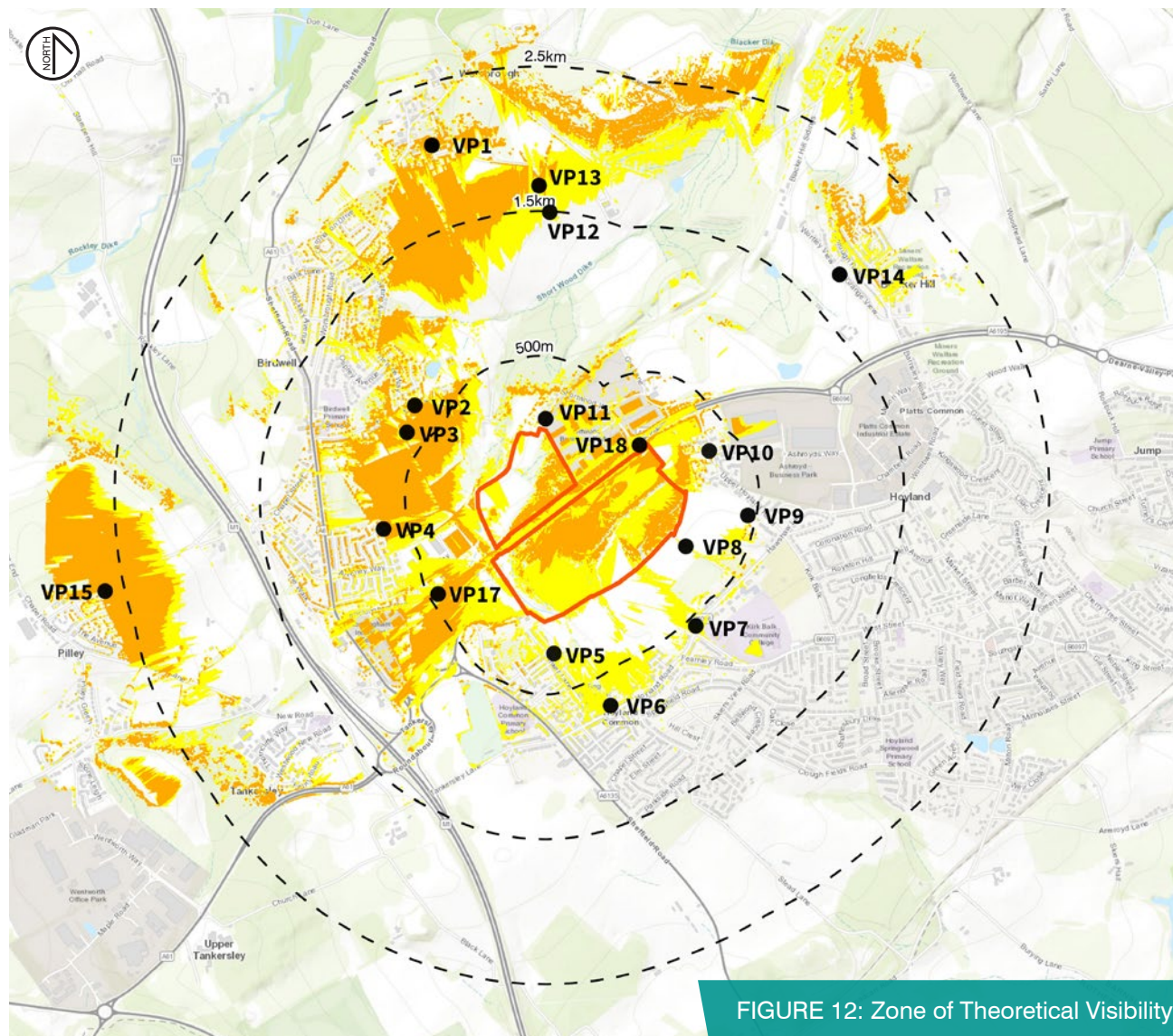


FIGURE 12: Zone of Theoretical Visibility

SECTION C - 10 Assessments: Visual Effects

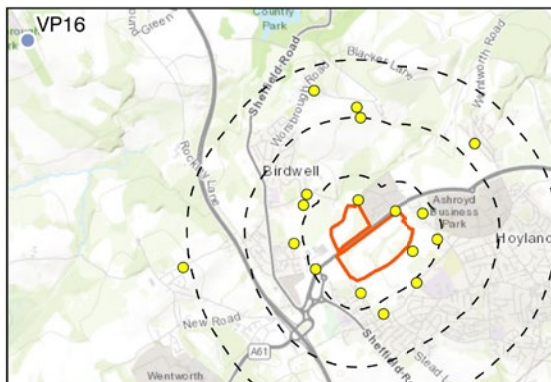
INTRODUCTION

- 10.1 This section considers the amenity of potential visual receptors, i.e. people with a view over or towards the site. Table 8, along with the Visual Assessment Summary provides a tabulated assessment of the visual effects that would likely result from the emerging development proposals.
- 10.2 The assessment identifies a representative sample of receptors in order to evaluate the potential effects of development across the area. The assessment goes on to determine the sensitivity of each receptor, the nature of their views, and the magnitude of change predicted within their view by using selected representative viewpoints for each receptor.
- 10.3 The viewpoints shown on Figure 13 are selected to give a representation of the area's overall visual resource. While not exhaustive, they clearly illustrate the extent of visibility that the site is afforded to the associated receptors.
- 10.4 As noted all views were taken from the ground, during clear conditions on 29 November 2019 and 06 December 2019. Vegetation was not in leaf representing the worst-case screening effects during winter months.
- 10.5 The Methodology at Section A2 considers impacts of moderate or higher significance to be material in the decision-making process. As such, impacts of moderate adverse or higher significance are to be mitigated where practicable to reduce impacts to an acceptable level.
- 10.6 Full views state that the whole development is visible from the location, while partial views state when only sections of the proposed development are screened by intervening landform, vegetation or built development.
- 10.7 Selected viewpoint locations have been determined through a dialogue with the Council and client, whilst using the ZTV and professional judgment on site.
- 10.8 Selected Viewpoints are identified in Figure 13.

PHOTOMONTAGE METHODOLOGY

- 10.9 Urban Wilderness was commissioned by Harworth Group to undertake Illustrative Landscape Photomontages for a proposed industrial development for land to the north and south of Dearne Valley Parkway (Gateway 36 Phases 2 and 3 – Local Plan site references ES17 and ES15).
- 10.10 The photography within this report was taken during a site visit on 28 November 2019 in clear weather conditions and good visibility. All UW photographs were taken with a Nikon D7200 DSLR using a 35mm focal length. All photographs have been prepared in accordance with the Landscape Institute's TGN 06/19 Visual Representation of Development Proposals (September 2019).
- 10.11 The photomontages shown in this document are scaled and measured using a 3D Model and proposed topographical information provided to Urban Wilderness by The Harris Partnership (Project Architect). These photomontages are illustrative and the purpose is to give an accurate representation of the scale and massing of the proposed development. It should be clearly noted that these photomontages are non-verifiable.
- 10.12 These photomontages have been created using scaled vector work and Rhino 3D Software. The model incorporates the revised building heights, plateau levels and the landform within the Red Line Boundary. Once the model has been geo-referenced in Rhino, the wider landscape topography has been imported using Lands Design and Map Box (30m mesh). The agreed viewpoints have then been located and matched with the same aspect as the Viewpoint Photography. A raster image has then been exported and this image has been overlaid with the Viewpoints Photography. Finally the photography has been altered in Adobe Photoshop to both remove any vegetation associated with the construction of the proposed development and render building facades.
- 10.13 The Illustrative Photomontages show the Proposed Development at Year 0, before mitigation planting has established giving the 'worst case' visual representation and then at Year 15 when mitigation has established.

-
- 10.14 Photomontages are based upon the latest drawing information (June 2020) provided by The Harris Partnership and Harworth Group.
- 10.15 Selective photomontages have been based on discussion and agreement from Xanthe Quayle Landscape Architects, Barnsley Metropolitan Council and the Harworth Group.



- Proposed Site Boundary
- Landscape Viewpoints
- Viewpoint 16

VP1: Viewpoint 1 - Residents in properties in Worsbrough Conservation Area
 VP2: Residents in properties on Hay Green Lane and Herons Way
 VP3: Users of PROW Worsbrough UD 40
 VP4: Residents in properties on Lynham Avenue and the surrounding streets
 VP5: Residents in properties on Tinker Lane and the surrounding streets
 VP6: Residents in properties on Hoyland Road and the surrounding streets
 VP7: Residents in properties on Hawshaw Lane
 VP8: Users of PROW Hoyland Nether UD 7 and 1
 VP9: Residents in properties on Upper Hoyland Road (south)
 VP10: Residents in properties in Upper Hoyland Rd (north)
 VP11: Residents in properties of Shortwood Villas
 VP12: Residential property at PROW Worsbrough UD31#1
 VP13: Users of PROW Worsbrough UD31#1
 VP14: Residents in properties in Blacker Hill
 VP15: Residents in properties in Pilley
 VP16: Visitors to Wentworth Castle Gardens
 VP17: Road users of Rockingham Roundabout
 VP18: Road users of Shortwood Roundabout

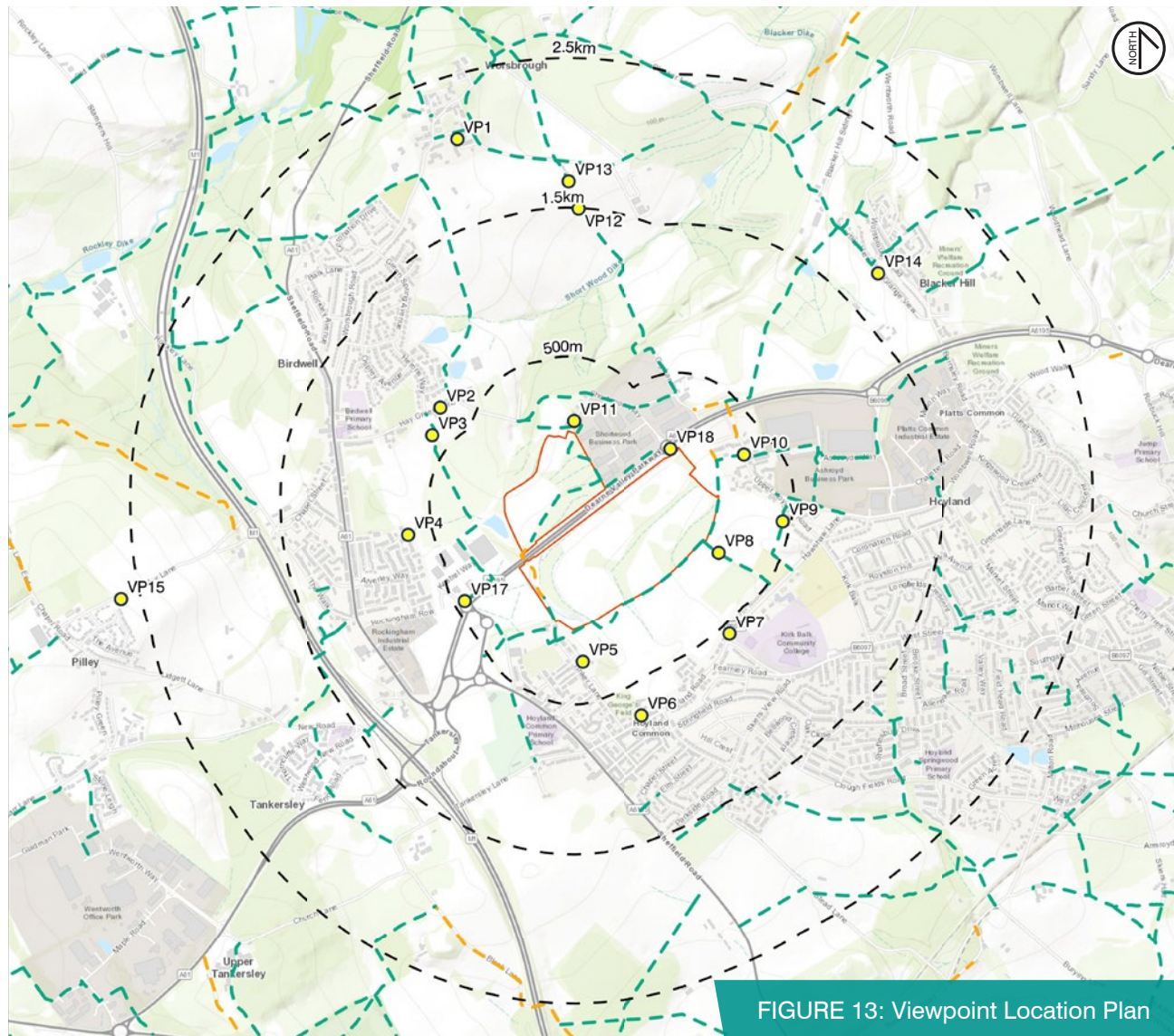


FIGURE 13: Viewpoint Location Plan

VIEWPOINT ONE



Location: St Mary's Gardens

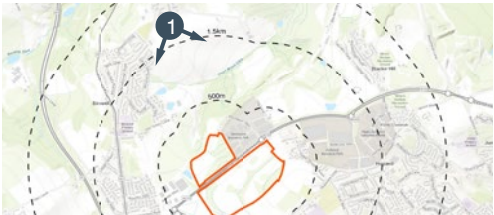
Elevation: 108m AOD

Distance: 1.20 Km

Bearing to Site: Due South

Receptor Type: Residential

Viewpoint Description: Viewpoint taken to represent residents in properties within Worsbrough Conservation Area. Worsbrough is on the southern extent of Barnsley, with the properties on Worsbrough Road, Church Lane and St Mary's Gardens grouped as a receptor. These properties range in styles and compromise of single and double storey properties. Properties with front or rear aspect facing in a southward direction towards the site are the only properties in this location assumed to have views affected.



Extent of View to Site: This viewpoint is representative for the properties along Worsbrough Road, Church Lane and St Mary's Gardens. The majority of the properties along these streets will have limited to no views towards the proposed site, with properties aspects facing away from the proposed site, built form screening views or that many of these properties are single story and will not have elevated or expansive views.

Some views maybe apparent from the rear aspects of properties, more notable from 1st floor compared to ground floor with views across the intervening pastoral fields between the proposed site and viewpoint. The wooded area, Short Wood, and the undulating topography should screen the majority of the proposed site from view. Existing large warehouse units and already visible in this view.

Visibility of Proposed Development (Construction): Some construction activities may be apparent but these are anticipated to be from tall construction plant such as cranes. Other construction activities such as earth moving, contractor welfare facilities and parking, materials storage and plant movements within the site will be difficult to discern from this location.

Visibility of Proposed Development (Year 0): Some views maybe apparent but these will be limited in scale. As large warehouse are already present within the view, the additional of the proposed development would not alter the overall composition of the view. The proposed development could be seen as creating an extension of the industrial and commercial estates to the east and west of the proposed development. It is anticipated that the proposed development will be a height similar to Gateway 36 complex and the height will run across the skyline, any impacts on the skyline will be minimum and similar in scale to the adjacent Gateway 36 Complex.

Visibility of Proposed Development (Year 15): Any mitigation planting around the proposed site boundary will now be established and this will screen and filter views from this location towards the proposed development, which will reduce the visual impact of the scheme.

Type of View	Partial
Sensitivity to Change	High
Magnitude of Change	Medium adverse reducing to Low Adverse at year 15 due to mitigation planting reducing the impacts
Significance of Change:	Moderate adverse reducing to Slight Adverse at year 15 due to mitigation planting reducing the impacts

VIEWPOINT TWO



Location: Hay Green Lane
Elevation: 118m AOD
Distance: 465m
Bearing to Site: Due South East
Receptor Type: Residential

Viewpoint Description: The viewpoint is taken to represent a group of residents in properties at Hay Green Lane, on the southern eastern corner of Birdwell. These properties range in style from single storey dwellings post war red brick properties to more traditional stone farmsteads and farm conversions consisting of stone. The majority of properties in this location have their rear or front aspect of the property facing towards the proposed site.



Extent of View to Site: Dry stone boundary wall with hedgerow vegetation stretches across the foreground. A farm building complex is seen to the right of the view. Electricity pylon with pylon lines transverse across the skyline are visually detracting features. In the middle ground, the agricultural land with intervening hedgerow vegetation slopes from right to left, towards an area of existing woodland on the lower part of the valley. In the background, a mature woodland belt (part of the proposed site) stretches across the elevated land. A landscape bund is a noticeable feature within the site. A large scale commercial warehouse (Gateway 36) to the east of the site is clearly visible in the background of the view. The woodland vegetation within the site is clearly visible from this view.

Visibility of Proposed Development (Construction): The removal of the wooded area within the proposed site would consist of a notable change to backdrop and skyline of the view. The majority of construction activities would be visible in the background of the view but would be at a distance where individual features would be difficult to perceive.

Visibility of Proposed Development (Year 0): The addition of the proposed development would be visible in the background of the view. The visual elements would be in keeping with the commercial premises on the right of the viewpoint photography and would not introduce new elements. The removal of vegetation and the addition of extra commercial units within the proposed scheme will visually merge with the existing commercial premises (of Shortwood Business Park and Gateway 36 Commercial Complex). This would result in a perceptible increase in overall warehouse units within the view. It is considered that this would alter the landscape composition but not introduce new elements of character. It is anticipated that the skyline would be broken when viewed from this location but with Hoyland Lowe Stand remaining visible.

Visibility of Proposed Development (Year 15): By year 15, planting associated with the development along the northern site boundary would be established and this would help screen and filter views of the development. The mitigation planting associated with the proposed development would visually merge with vegetation surrounding Gateway 36 Commercial Complex and Shortwood Business Park, increasing the woodland acreage within the overall view. Upper sections of the commercial units would still be visible but appear considerably less prominent than Year 0. Much of the new built form of both phases will be visible from this location.

Type of View:	Partial
Sensitivity to Change	Medium (due to the existing visual impact of warehouses on adjacent site)
Magnitude of Change	Medium adverse
Significance of Change:	Moderate Adverse

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VIEWPOINT THREE



Location: UD40
Elevation: 118m AOD
Distance: 380m
Bearing to Site: Due South East
Receptor Type: Recreational

Viewpoint Description: The viewpoint is taken along PROW UD40, to represent users of recreation users of the PROW on the southern boundary of the village of Birdwell. This PROW connects Birdwell to the A6195 and travels through farmland along field boundaries and through a commercial estate.



Extent of View to Site: The foreground composition consists of open pastoral fields separated by timber post and barb wire fencing with associated hedgerow vegetation. An electricity pylon at the centre of the view is a visually dominating and detracting feature. The middle ground consists of large scale open pasture separated by hedgerows and transversed by pylons. The open pasture and woodland vegetation of the proposed site sits on an elevated position behind a belt of mature woodland along the lower part of the valley. A group of large scale commercial buildings sit next to the proposed site, partially filtered by existing vegetation to the right of the view.

Visibility of Proposed Development (Construction) : Construction activities will be visible from this location in the mid distance. The removal of the wooded area within the proposed site will be a notable change in the view. The clearing of the woodland will make the majority of the construction activities a notable feature within the view. As the PROW follows the undulating landform, views towards the site will be more substantial along higher parts of the route and the landform will screen lower areas.

Visibility of Proposed Development (Year 0) : Once complete, the commercial units will be a notable feature within the field of view. Visually, they will merge with the commercial units to the east and west, creating a mass of premises along the skyline. The units in the southern section of the proposed site will be screened mainly by the units within the northern section of the site, although stacking of the roof elements will be apparent.

Visibility of Proposed Development (Year 15): Once mitigation planting becomes established, this should help soften and filter views to the proposed development, particularly tree planting on the northern section of the site. It is not anticipated that the full extent of the units will be screened through planting, however.

Type of View	Partial
Sensitivity to Change	Medium to High
Magnitude of Change	High adverse reducing to Medium adverse at year 15 due to mitigation planting reducing the impacts
Significance of Change:	Moderate Adverse



Illustrative Photomontage Viewpoint 3 - Proposed Development (Yr0)



Illustrative Photomontage Viewpoint 3 - Proposed Development (Yr15)

VIEWPOINT FOUR



Location: Lynham Avenue
Elevation: 131m AOD
Distance: 390m
Bearing to Site: Due East
Receptor Type: Residential

Viewpoint Description: The viewpoint is taken from a gap between groups of residential properties on Lynham Avenue, to represent the views of the residents living in the area. The properties in this residential area consist of mainly post-millennium detached and semi-detached houses.



Extent of View to Site: The foreground is intervened by garden trees, hedging and timber fencing. A large scale commercial building complex is a dominating feature in right of the view, bounded by hedgerow vegetation which screens sections of the complex. The pastoral field in the mid distance are contained by dense boundary tree planting, separates the proposed site from this residential area. The woodland vegetation in the background (north of the proposed site) and the commercial complex screens the ground plane of the proposed sites from view.

Visibility of Proposed Development (Construction) : Sections of the northern edge of the site are visible from this location and therefore the construction activities within this area will also be visible. The overall visual scale of the construction activities will be limited from this location, although the removal of any vegetation will result in an alteration to the view.

Visibility of Proposed Development (Year 0): View from upper floors of the proposed development would be visible, but will be viewed as an extension of the existing commercial buildings to the right of the view. The majority of the properties in this area have their gable ends facing towards the site. This limits the visual impact of any views as windows along the side elevation of houses are limited compared to a house frontage or the rear aspect. Overall, the majority of the proposed development would be screened by the existing units and the proposed development would not be seen as a new element within the view, rather an extension to existing large commercial units.

Visibility of Proposed Development (Year 15): Mitigation planting along the northern boundary will help screen and filter views from this location of the development within the proposed scheme. Some aspects of the commercial units will still be visible.

Type of View	Partial
Sensitivity to Change	Medium to High
Magnitude of Change	Medium adverse reducing to Low adverse at year 15 due to mitigation planting reducing the impacts
Significance of Change:	Moderate Adverse reducing to Slight adverse at year 15 due to mitigation planting reducing the impacts

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Extent of site

Hoyland Lowe Stand

Hawshaw Lane Residential properties

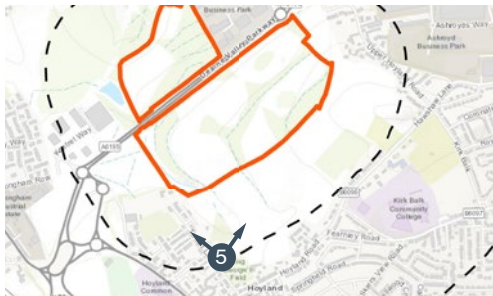
Receptor Type: Residential

Extent of View to Site: The foreground view comprises of an open space with scattered vegetation, enclosed by a mixture of post and wire, timber fencing and boundary vegetation. The pastoral landscape gently rises towards the rear of the view, with open fields enclosed by hedgerow and transected by electricity pylons. Residential properties to the north of Hawshaw Lane, with intervening mature vegetation, are visible on the right of the view. Views towards the site are screened by dense woodland, which stretches across the south and south west boundaries of site and can be seen at the centre and left of the view. A grade II listed building, Hoyland Lowe Stand Tower, sits on an elevated piece of land among a group of trees and is visible to the right of the view in the background. Views towards the development would be partially screened/filtered by existing vegetation.

Visibility of Proposed Development (Year 0): Units 7 and 8 of the proposed development will be visible from this location, with visibility anticipated to be restricted to rooflines and the upper sections of the warehouse units. This has the effect of altering the scale and composition of the view, although the proposed units will be viewed in the context of a landscape already characterised by commercial warehousing along the A6195. The proposed development would be bringing these features physically closer to the residents in properties along Tinker Lane.

Visibility of Proposed Development (Year 15): Mitigation planting around the proposed site boundary located on raised earth mounding, once established, would help filter and screen views towards the proposed site. Some views of the development will remain from this location but would be limited to the upper sections of units 7 and 8 within the application site. It is anticipated that through the proposed earth mounding, mitigation planting and the fact the properties affected are single storey, views of the wider development will be limited and the associated impacts will be tempered through mitigation planting.

Significance of Change: Moderate Adverse reducing to Slight adverse at year 15 due to mitigation planting reducing the impacts





Illustrative Photomontage Viewpoint 5 - Proposed Development (Yr0)



Illustrative Photomontage Viewpoint 5 - Proposed Development (Yr15)

VIEWPOINT SIX



Location: Children’s playground adjacent to King George V Playing Field

Elevation: 152m AOD

Distance: 416m

Bearing to Site: Due North

Receptor Type: Residential

Viewpoint Description: The viewpoint is taken from a children’s playground to the south of King George V Playing Field and also represents the view experienced by residents living along the north of Hoyland Road. These properties are predominantly stone terrace dwellings, mixed with new-build infill dwellings.



Extent of View to Site: The foreground view comprises of a playing field, bounded by dense hedgerow vegetation and wire mesh fencing. A group of residential properties along Church View and Tinker Lane are visible in the mid-distance. Hoyland Dismantling area can be seen to the left of the image in the middle ground. A commercial complex next to the proposed site is visible behind the dismantling area. The proposed site is mostly screened/obscured by intervening vegetation and the undulating landform, leaving only the more elevated sections of the site visible.

The settlements of Birdwell, Worsbrough and Stainbrough are visible in the distant background, providing the surrounding urban context to the site. A long distance view of the Emley Moor transmitting station is visible to the left of the image.

Visibility of Proposed Development (Construction): The majority of the construction activities associated with the proposed site will be screened from this area by the intervening undulating landform and vegetation. The removal of the wooded area within the site will be notable but the intervening and surrounding wooded areas will result in less depth to the wooded area, not the complete removal from the view. Some tall construction plant could be visible above the line of vegetation but this anticipated to be limited in scale.

Visibility of Proposed Development (Year 0): When vegetation is not in leaf, it is anticipated that some filtered views could be visible to the proposed development. These will mainly be restricted to rooflines or upper floor windows of the proposed development. The majority of the proposed development will be screened by topography and existing woodland vegetation in the middle distance. Any views of the proposed development would not alter substantially the scale or composition of the existing view.

Visibility of Proposed Development (Year 15): Any mitigation planting around the south western site boundary, would established would further filter and screen views from this location. Filtered views of the proposed development would remain but would not significantly alter the composition of the view.

Type of View	Partial
Sensitivity to Change	Medium to High
Magnitude of Change	Low adverse
Significance of Change:	Moderate Adverse reducing to Slight adverse at year 15 due to mitigation planting reducing the impacts

VIEWPOINT SEVEN



Location: Pasture between residential properties along Hawshaw Lane

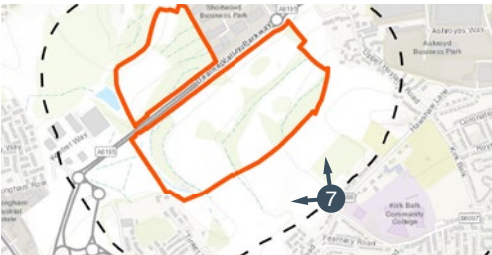
Elevation: 157m AOD

Distance: 300m

Bearing to Site: Due North

Receptor Type: Residential

Viewpoint Description: The viewpoint is taken from a gap between residential properties along Hawshaw Lane. This view represents views of residents living along the north of Hawshaw lane. The properties in this location consist of mainly detached houses and semi-detached houses with large, generous front and rear gardens with a mixture of residential boundary treatments (fencing, walls and hedging).



Extent of View to Site: The foreground of the image comprises a large field for grazing livestock, enclosed by hedgerow and post and wire fencing boundaries. Low voltage electricity pylons cross the field of view. The proposed site and its associated woodland vegetation sits on a lower ground plane in the middle distance, partially obscured by intervening landform. This location affords long distance view across the surrounding hills at Stainborough are visible at the centre of the background. The settlements of Birdwell, Dodworth, Stainbrough and Silkstone Common are nestled within an undulating landscape, with intersecting layers of woodland vegetation and hedgerows, providing a semi-urban context to the site. A long distance view of the Emley Moor transmitting station is visible to the right of the image.

Visibility of Proposed Development (Construction): The majority of the site will be obscured by intervening landform, hedgerows and small belts of woodland. The removal of the vegetation within the construction stage would cause a change in view. This would not result in the complete removal of the woodland belt within the middle distance, as sections of this woodland are located outside of the site boundary and will remain unaffected. Tall construction plant such as cranes and scaffolding associated with units 7 and 8 are anticipated to be visible from this location.

Visibility of Proposed Development (Year 0): It is considered that elements of the proposed scheme will be visible from this location. These will be the units 7 and 8 in the southern section of the proposed scheme and these will screen the wider development from this location. The addition of the commercial units will have an urbanising influence on what is largely a countrified view from this particular location. Aspects of the semi-rural view will be lost from the proposed development but the overall impact of this will be tempered by the earth mounding along the southern boundary. It is anticipated that views will be restricted to first floor rear vantage points, with garden boundary treatments obscuring views towards the site.

Visibility of Proposed Development (Year 15): In year 15, mitigation planting along the southern boundary of the proposed site will help filter and screen views from this location. Some roof lines or upper sections of the proposed development may still be visible but restricted to units 7 and 8. The proposed earth mounding to the south of units 7 and 8 will further increase the height of the proposed vegetation along the southern boundary allowing for a more comprehensive screening of the proposed units. This will temper impacts and is anticipated that this will restrict views of the development from only upper storey rear windows of these properties.

Type of View	Partial
Sensitivity to Change	Medium to High
Magnitude of Change	Medium adverse reducing to Low adverse at year 15 due to mitigation planting reducing the impacts
Significance of Change:	Moderate adverse reducing to Slight adverse at year 15 due to mitigation planting reducing the impacts

VIEWPOINT EIGHT



Location: PRoW Hoyland Nether UD 7 and 1

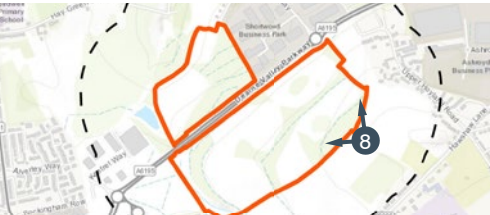
Elevation: 167m AOD

Distance: 10m

Bearing to Site: Due North

Receptor Type: Recreational

Viewpoint Description: The viewpoint is taken from PRoW UD 7 and 1, it represents the views of recreational users using these PROW. Existing dense woodland vegetation along the southern boundary of the site screens the wider site from view, resulting in no views towards the northern part of the site (ES15). The Viewpoint is taken from the junction of PRoW 1 AND 7, PRoW 1 runs from Upper Hoyland Road to Tinker Lane and is a wide track, PRoW 7 connects into PRoW 1 and through to St Peter's Church in Hoyland.



Extent of View to Site: Planting along the southern boundary is visible in the foreground on the view, this planting screen wider views of the site and area. Views along these PRoW are channelled through the mature hedgerows which run along these routes.

Visibility of Proposed Development (Construction): Any removal of the vegetation within the visible southern section of the proposed site would represent a substantial change in the view, especially along PRoW 1 which runs the length of the southern site boundary. Removal of this vegetation would open up the previously screened view into the proposed site and landscape beyond. It is anticipated that some filtered views of the construction activities will be perceptible from this location but with views from this receptor being transient in nature.

Visibility of Proposed Development (Year 0): It is anticipated that the southern extent of the development could be visible from this location. Due to the landform and cut and fill required to accommodate the proposed commercial units into the landscape, the upper sections of these units and rooflines will be visible. The addition of the proposed development will be introducing a new elements from this viewpoint and removal of vegetation within the site will have a substantial effect on the composition of the view.

Visibility of Proposed Development (Year 15): By year 15, any mitigation planting along the southern boundary of the proposed site should now be established and this will largely screen the view towards the development. The development could remain partially visible, especially when deciduous vegetation is out of leaf but it is anticipated that these views would be limited.

Type of View	Partial
Sensitivity to Change	High
Magnitude of Change	Medium adverse reducing to Low adverse at year 15 due to mitigation planting reducing the impacts
Significance of Change:	Moderate adverse reducing to slight adverse at year 15 due to mitigation planting reducing the impacts

VIEWPOINT NINE



Location: Pasture adjacent to residential properties along Upper Hoyland Road

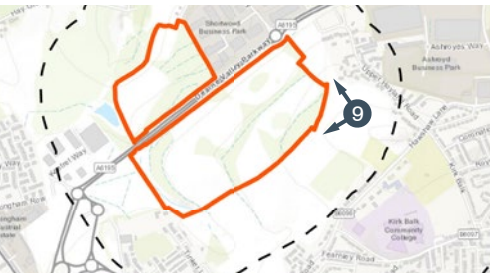
Elevation: 180m AOD

Distance: 235m

Bearing to Site: Due North West

Receptor Type: Residential

Viewpoint Description: This viewpoint is taken adjacent to Hoyland Lowe Stand Tower, on a pasture adjacent to the back gardens of a line of residential properties along Upper Hoyland Road. The row of properties in this location consists of mainly two-storey detached and semi-detached houses with long front and back gardens built on a slope.



Extent of View to Site: The foreground view comprises of a broad open field used for grazing, with a corner of a local burial ground surrounded by a stone wall to the left of view. Low voltage electricity pylons cross the field which is enclosed by hedgerow. The existing woodland within the proposed site is visible on lower ground in the middle distance, though partially obscured by intervening landform. The Rockingham Row Industrial estate and the commercial complex adjacent to site ES15 are partially obscured by woodland vegetation within the site boundary. Shortwood business park is largely concealed by intervening topography and filtered by vegetation, with only the roofscape discernible in view.

Open wider views of the surrounding hills at Stainborough are visible in the background to the right of the view. Birdwell and surrounding settlements are nestled in an undulating landscape, transected by layers of vegetation and hedgerows, providing a rural urban-edge context to the view.

Visibility of Proposed Development (Construction): The removal of the woodland in the proposed site will pose a notable change in the mid distance of the view. Removal of this vegetation will open-up previously screened views towards the existing commercial estates along the A6195. From this elevated location, the scale of the removal of vegetation will be most noticeable compared with other locations studied within this report. Once the vegetation has been removed, large areas of construction activity will be visible from this location. It is anticipated that localised steep landform between the residential properties along the Upper Hoyland Road and proposed site will screen some views towards the site and the construction activities within.

Visibility of Proposed Development (Year 0): The majority of the proposed scheme is thought to be visible in the mid distance of the view. The proposed development will not introduce a new element into the extent of the view but it will create a larger mass of commercial development along the A6195, and therefore these units will become more predominant in the view. The addition of the proposed development will bring the core of commercial properties closer to sensitive residential receptors in this area.

Visibility of Proposed Development (Year 15): Mitigation planting along the site boundary will help screen and filter views of the proposed development from this location. Planting around the site boundary will help the development 'bed' into the landscape and to mitigate against the massing or the perceived merging of the commercial developments along the A6195.

Type of View	Partial
Sensitivity to Change	High
Magnitude of Change	Medium adverse reducing to Low adverse at year 15 due to mitigation planting reducing the impacts
Significance of Change:	Moderate adverse reducing to slight adverse at year 15 due to mitigation planting reducing the impacts

VIEWPOINT TEN



Location: Residents in properties on upper Hoyland Road (north)

Elevation: 145m AOD

Distance: 135m

Bearing to Site: Due West

Receptor Type: Residential

Viewpoint Description: This viewpoint is taken from a cul-de-sac of Upper Hoyland Road, close to the Shortwood Roundabout and is representative of the views of local residents. The building character to the south of the cul-de-sac consists of large detached stone dwellings with in-built garages and well maintained gardens enclosed by drystone walls. Recent development to the north of the cul-de-sac and adjacent to Dearne Valley Parkway are clad with masonry stone, generally in keeping with the built character of the existing properties but have smaller front gardens.



Extent of View to Site: The foreground comprises of tall mature hedgerow which screens the undulating farmland behind. The roofscape of Shortwood Business Park is visible behind the hedgerow in the middle ground. The existing woodland block along the eastern boundary of site ES17, in combination with the tree belt surrounding Shortwood roundabout, largely obscures the ground plane of the proposed site from this viewpoint. The south east residential areas of Birdwell and the surrounding fields to the north west of the proposed site ES15 are visible in the background of the image.

Visibility of Proposed Development (Construction): Some aspects of the construction activities within the site will be visible from this location but sections will be screened by the tall hedgerows. Views from upper floor windows will give a clearer view across to the southern section of the site and therefore the construction activities within this area.

Visibility of Proposed Development (Year 0): It is anticipated the roofscapes of the proposed development at ES15 would be visible from this location replacing the existing woodland block within the site boundary. However, the development would not be introducing a new element into the view with existing views towards commercial estates. The development would serve to bring these elements into a far closer proximity to receptors identified. It is anticipated that the units to the eastern edge of the scheme would screen the wider proposals.

Visibility of Proposed Development (Year 15): Planting on the eastern extent of the southern section of the proposed development would help screen and filter views from this location towards the proposed site. Some aspects of the development would still be visible, such as upper storeys and rooflines, partially from elevated 1st floor windows.

Type of View	Partial
Sensitivity to Change	Medium
Magnitude of Change	Medium adverse reducing to Low adverse at year 15 due to mitigation planting reducing the impacts
Significance of Change:	Moderate adverse reducing to slight adverse at year 15 due to mitigation planting reducing the impacts

VIEWPOINT ELEVEN



Location: Shortwood Villa

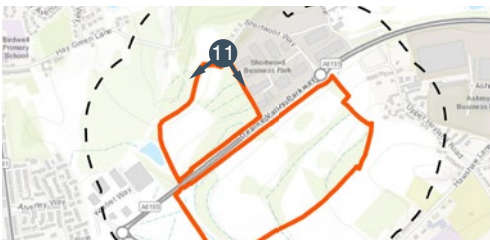
Elevation: 122m AOD

Distance: 40m

Bearing to Site: South West

Receptor Type: Residential

Viewpoint Description: This viewpoint is taken from an end of a drive at Shortwood Villa. The residential properties range in styles and comprise of mainly double storey properties with garage extensions. Only the property situated at the western extent of the road would have a view towards the site in a southward direction. Other properties along the minor road would have limited heavily filtered views towards the site as they are fronting towards a woodland belt adjacent to Shortwood Business Park.



Extent of View to Site: The foreground comprises of a field gate which marks the end of the drive at Shortwood Villa. The left of the image is defined by a line of mature hedgerow and trees which partially screen views towards the existing woodland within site ES15. In the middle distance, timber board fencing marks the garden boundary of the property at the end of the drive, with low voltage power lines crossing the skyline. The foreground pasture and woodland planting of the proposed site ES15 is in view beyond the garden fence. A commercial complex is visible at the centre of the site above a strip of landscape bunding and tree belt in the background.

Filtered views of the proposed pond and associated landscape features at site ES15 would be visible behind the proposed woodland block in the foreground. Partial views of Unit 2 and its rooflines would be available behind a belt of proposed woodland planting.

Visibility of Proposed Development (Construction): Within the visible northern section of the proposed development, construction activities will be visible. The removal of vegetation within the site will pose noticeable change in the background view. The area within the proposed site which is closest to this location is allocated for a pond, so earthworks in this location will likely be visible.

Visibility of Proposed Development (Year 0): It is anticipated that the larger unit within the northern section (Unit 2) would be visible in this location. The majority of the proposed development would be screened by the intervening woodland and the proposed commercial units in the northern section of the site. The proposed development would not be introducing a new element into the view, and would likely be seen as an extension of the commercial units to the west of the proposed development.

Visibility of Proposed Development (Year 15): Mitigation by way of woodland planting around the northern boundary of the proposed site would help to screen and filter views from this location. Rooflines and upper sections of the proposed commercial units would still be visible but it is anticipated that the scale and mass of the development would be largely mitigated. The southern section of the proposed development would be screened by commercial Unit 2.

Type of View	Partial
Sensitivity to Change	Medium to High
Magnitude of Change	Medium adverse reducing to Low adverse at year 15 due to mitigation planting reducing the impacts
Significance of Change:	Moderate adverse reducing to slight adverse at year 15 due to mitigation planting reducing the impacts

VIEWPOINT TWELVE



Location: PRoW Worsbrough UD31 (Hoyland Brook)

Elevation: 101m AOD

Distance: 1.07km

Bearing to Site: South West

Receptor Type: Residential

Viewpoint Description: This viewpoint is taken to represent an isolated residential property, which lies north of the proposed site and named Hoyland Brook. The public footpath PRoW Worsbrough UD31 runs along the edge of the property continuing to the south into an arable field, (Viewpoint 13). The properties frontage faces south west and would have gable-end views of the proposed site.



Extent of View to Site: The foreground of the viewpoint consists of an arable fields, sloping south towards the valley of Short Wood Dike. Electricity pylons and wires traverse across the fields in the middle ground. The mature dense woodland of Short Wood dominates the middle ground, which is designated as Ancient and Semi-Natural Woodland. The top of this wooded valley edges the woodland belt of a dismantled railway and the northern boundary of the proposed development site ES15. The rooftops of shortwood Business Park is visible above the dense woodland vegetation to the left in the middle distance. The commercial development of Gateway 36 is visible on the horizon in the middle of the viewpoint, with rooflines of Birdwell continuing to the right. The grade listed buildings of Hoyland Lowe Stand and St Peters Spire are visible on the horizon in the far left of the viewpoint.

Visibility of Proposed Development (Construction): The removal of the vegetation within the proposed site may have a slight impact of the perceived level of woodland on the horizon. It is however unlikely that the majority of construction activities related to the proposed scheme would be visible from this location. Tall construction plant such as cranes could be visible but these impacts will be temporary and limited in impact.

Visibility of Proposed Development (Year 0): Compartment ES15 sits behind Short Wood in the middle of the viewpoint and the development would potentially be visible, as the topography of the compartment continues to rise up from Short Wood. Compartment ES17 sits above the current tree line of Short Wood and Shortwood Business Park roofline to the left of the viewpoint. As the landform within ES17 rises from the existing tree line of Short Wood, the proposed development will become more visible, with rooflines and upper floors emerging above the current horizon of trees.

Visibility of Proposed Development (Year 15): Mitigation planting around the proposed site boundary would have been established by this time and would screen and filter views towards the site. Some rooflines and upper storeys will still be visible but this would not introduce new elements into the view but rather appear as an extension of the existing commercial premises. It is not anticipated that the scale and composition of the view would substantially alter by year 15.

Type of View	Partial
Sensitivity to Change	High
Magnitude of Change	Low adverse
Significance of Change:	Slight adverse

VIEWPOINT THIRTEEN



Location: PRow Worsbrough UD31

Elevation: 93m AOD

Distance: 940m

Bearing to Site: South West

Receptor Type: Recreational

Viewpoint Description: This viewpoint is taken to represent the users of PRow Worsbrough UD31, which lies north of the proposed site. The public footpath runs along the field margins of arable fields and through the western extent of Short Wood, connecting into Hoyland Nether UD 2. Viewpoint photography was taken at a higher point along the route to allow for an elevated view towards the site. In lower parts along the route, the site will be screened by vegetation within Short Wood.



Extent of View to Site: The foreground of the viewpoint consists of arable fields, sloping south towards the valley of Short Wood Dike. Low voltage power lines cross the fields in the middle ground. The mature dense woodland of Short Wood dominates the middle ground, which is designated as Ancient and Semi-Natural Woodland. The top of this wooded valley adjoins the woodland belt of a dismantled railway and the northern boundary of the proposed development site ES15. The rooftops of Shortwood Business Park are visible above the dense woodland vegetation to the left of view in the middle distance. Grade II listed buildings of Hoyland Lowe Stand and St Peters Spire are visible on the horizon in the far left of view. The commercial development of Gateway 36 is visible also on the horizon in the middle left of the view, with rooflines of Birdwell continuing to the right.

Visibility of Proposed Development (Construction): The majority of the construction activities will be screened by the intervening vegetation and landform. The removal of vegetation along the skyline will have a thinning effect on the wooded horizon. Tall construction plant such as cranes could be visible but these impacts will be temporary and limited in impact.

Visibility of Proposed Development (Year 0): The proposed site ES15 sits on the brow of a hill, behind the treeline of Short Wood in the middle distance. The rooftops of the development would be visible and be seen as an extension to Shortwood Business Park. Compartment ES17 sits above the current tree line of Short Wood and roofline Shortwood Business Park to the left of the viewpoint. The buildings and associated landscape of proposed development ES17 would be visible in the background and replaces the existing strip of vegetation on the horizon, with enhanced visibility during the winter when vegetation is not in leaf.

Visibility of Proposed Development (Year 15): Mitigation planting in Year 15 will now be established and will help to screen and filter views towards the proposed development. Some views of rooflines and upper storeys of the proposed development could be visible but the overall scale and mass of the proposed development would be largely mitigated from viewed from this location.

Type of View	Partial
Sensitivity to Change	High
Magnitude of Change	Low adverse
Significance of Change:	Slight adverse

VIEWPOINT FOURTEEN



Location: Grange View
Elevation:127m AOD
Distance: 1.085km
Bearing to Site: North East
Receptor Type: Residential

Viewpoint Description: The viewpoint is taken to represent the views for residents in the properties within Backer Hill, which lie to the north east of the proposed development. The properties in this location consist of mainly semi-detached, double storey properties and single storey bungalows. Properties with front and rear aspects along Grange View and Wortley View have views towards the site in a south-east direction.



Extent of View to Site: The foreground view is of agricultural fields with some low voltage power transmission crossing the field of view. The foreground contains an agricultural barn in Blacker Dike. The middle view comprises of a rolling patchwork of fields enclosed by mature hedgerow, boundary trees and wooded dikes. Short Wood Dike is located to the right the viewpoint in the valley. To the far left of view, the commercial development on Ashroyds Business Park is visible on elevated ground. To the far left, the A6195 is mostly screened by its vegetated edge. At the back right of the view, the urban edge of Birdwell and Worsbrough are visible.

Visibility of Proposed Development (Construction): Due to intervening landform and vegetation, it is anticipated that there will be no view of construction activity from this location. Views will be afforded from upper storey windows but these will be characterised within the context of surrounding commercial development and at over 1km away, at a distance which would render the development difficult to distinguish from adjacent warehousing.

Visibility of Proposed Development (Year 0): From this viewpoint, the proposed site is currently screened by elevated landform, vegetation along the A6195 and the existing buildings of Ashroyds Business Park. Shortwood Business Park adjacent to ES15 which sits at an elevated level in comparison to the compartment ES15, is not visible from this viewpoint.. Any potential views afforded from upper storey windows would be seen within the context of the surrounding commercial development and at a distance unlikely to experience a substantial magnitude of change.

Visibility of Proposed Development (Year 15): Due to intervening landform and vegetation, it is anticipated that there will be little, if any view of the proposed development. Any views afforded from upper floors of residential properties would be further screened by established mitigation planting along the site boundary.

Type of View	Partial
Sensitivity to Change	High
Magnitude of Change	Low adverse reducing to negligible in year 15 due to mitigation planting reducing the impacts
Significance of Change:	Negligible

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VIEWPOINT FIFTEEN



Location: Pilley Lane
Elevation: 147 AOD
Distance: 1.55km
Bearing to Site: West
Receptor Type: Residential

Viewpoint Description: This view is representative of the views experienced by residents living in properties along the eastern side of Pilley. The properties in this location consist of mainly semi detached, double storey and single storey properties. Dwellings along Rockley View and The Avenue have a view of the site from the rear of their properties. This location affords a view across arable fields, the M1 road corridor and the village of Birdwell in the middle ground, up to the Application Site and Hoyland in the background.



Extent of View to Site: The foreground view comprises of an arable field which is edged by mature hedgerow, which conceals the M1 located in the lower valley. The middle ground comprises residential properties in Birdwell and the industrial buildings of the local Business Parks. From left to right this includes Shortwood Business Park to the far left, the roofline of Ackroyd Business Park, the buildings of Gateway 36 in the middle of the view and the industrial buildings at Rockingham Industrial Estate lying behind the Birdwell Obelisk (Grade II listing) located to the right of view.

The proposed development site lies behind the village of Birdwell in the centre of view. ES15 sits in between Shortwood Business Park to the left and Gateway 36. Meanwhile, the ES15 woodland breaks up the built edge along the A6195. ES17 sits on an elevated slope which rises up to Hoyland, where the existing woodland belts and fields visually separate the built-up areas of Birdwell in the middle ground, Blacker Hill to the top left and Hoyland Common to the top right. In the background, on the horizon lies Hoyland, with visible landmarks of Hoyland Lowe Stand and St Peter's Church spire (Grade II listing).

Visibility of Proposed Development (Construction): The removal of vegetation will be a notable change in the view from this location and will be seen as a loss of wooded character within the backdrop of the view. Construction activities will be visible but will be at a distance where individual features or activities would be difficult to discern.

Visibility of Proposed Development (Year 0): The proposed development is located within the centre of this viewpoint, with the site visible due its raised elevation relative to the surrounding urban context. Development of compartment ES15 will be partially screened by dwellings in Birdwell. However, some of the existing wooded area to the west of the compartment will be removed to accommodate the new development which will result in a short term urbanising effect on the view along the Dearne Valley Parkway road corridor.

Visibility of Proposed Development (Year 15): Mitigation planting, once established will help screen and filter views from this location. However, the proposed commercial units will still be partially visible and the development will dominate the centre of view, with these large units appearing stacked together from this viewpoint. Mitigation planting will serve to reduce the visual impact of the proposed development from this location.

Type of View	Partial
Sensitivity to Change	High
Magnitude of Change	Medium adverse reducing to Low adverse at year 15 due to mitigation planting reducing the impacts
Significance of Change:	Moderate adverse reducing to slight adverse at year 15 due to mitigation planting reducing the impacts



Illustrative Photomontage Viewpoint 15 - Proposed Development (Yr0)



Illustrative Photomontage Viewpoint 15 - Proposed Development (Yr15)

VIEWPOINT SIXTEEN



Location: Footpath in grounds of Wentworth Castle Gardens, in front of Northern College

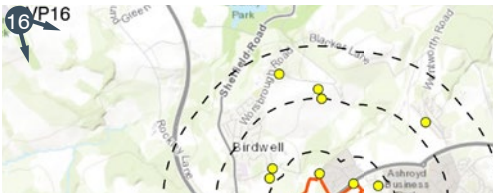
Elevation: 155 AOD

Distance: 3.75km

Bearing to Site: South west

Receptor Type: Recreational

Viewpoint Description: Wentworth Castle is a Grade I country house in Stainborough, South Yorkshire. The view is taken from the footpath that connects the Long Barn Visitor Centre to the Corinthian Temple, looking in a south west direction. The Wentworth Castle Gardens are located to the west of the Northern College Building. Wentworth Castle gardens are a partnership between Barnsley Council, Northern College and the National Trust. It is South Yorkshire's only Grade I registered landscape, with acres of parkland and gardens.



Extent of View to Site: Views towards the site are mainly from the Parkland to the north of the Northern College. Views are across undulating wooded areas, farmland and urban combinations. Distant views towards the site are afforded from this elevated view but features and elements are difficult to perceive from this distance. The surrounding commercial premises of Rockingham Business Park and Junction 36 are visible, with the cladding on the units reflecting the sunlight, making the unit more visible in the viewshed. The Rotunda is located in the central aspect of the views with a backdrop of woodland planting.

Visibility of Proposed Development (Construction): From this distance seeing individual features and elements within the construction activities would be difficult to perceive. The loss of wooded area during the construction phase would be visible but would not alter the composition or balance of the existing expansive view.

Visibility of Proposed Development (Year 0): The proposed development will be visible in the distance from this location. Individual features and aspects would be difficult to determine due to the distance but there would be a perceptible increase of massing where the new development would be joining the Shortwood Business Park and the Junction 36 Area. The large Unit 2 visually would be the most notable unit and would screen aspects of the wider development from view. The proposed development would be visible. However, visual effects will be limited due to the existing urbanising features within the view and the distance from the proposed site.

Visibility of Proposed Development (Year 15): Once established, mitigation planting in the northern section of the proposed development and between the two developments parcels along the A6195 will help screen and filter views from this location. It will also limit the perceived cumulative spread of warehouses across the visual field. It is anticipated. It is anticipated that some aspects of the proposed development would be visible, mainly upper stories and rooflines. Mitigation planting around the existing developments (Junction 36 and Shortwood Business Park) is limited thus the existing warehouses serve to reduce the quality of the visual resource from this viewpoint. The new development should be seen within this diminished visual context. It is considered, therefore, that the building design coupled with the structure planting, will serve to make the proposed development less visible in the long term compared to the adjacent sites. The mitigation strategy of the proposed development will temper visual impacts through screening and filtering the view from this location.

Type of View	Partial
Sensitivity to Change	High
Magnitude of Change	Low adverse
Significance of Change:	Slight adverse

VIEWPOINT SEVENTEEN



Location: A6195 Rockingham Roundabout

Elevation: 133m AOD

Distance: 350m

Bearing to Site: South west

Receptor Type: Vehicular and road users

Viewpoint Description: This viewpoint is taken from the footpath on Rockingham Roundabout on the A6195 / Deane Valley Parkway, to represent vehicular and other road users. Rockingham Roundabout currently provides access to the recent development at Gateway 36, some of which remain under construction (December 2019).



Extent of View to Site: The foreground consists of the roundabout and its associated infrastructure of the dual carriageway. In the middle ground the commercial buildings of Gateway 26 along the northern extent of the A6195 (Deane Valley Parkway), are sited at lower levels than the road. The A6195 continues into the far distance to the east and the tree-lined edge of ES17 and the adjacent plot gently rises up on the right. Compartment ES15 sits behind the Deane Valley Farm public house on the left and ES17 on the right.

Visibility of Proposed Development (Construction): Construction will be partially screened by existing vegetation between Gateway 36 and ES15, and also the vegetation adjacent to the west of ES17. Notable changes will include removal of boundary vegetation which currently screens the site, replaced with site hoardings. Construction on ES17 will be more visible in comparison to ES15, due to the sites rising topography. Overall construction activities will be broadly in keeping within an area dominated by large road infrastructure and commercial activity.

Visibility of Proposed Development (Year 0): Once complete the commercial units will be a notable feature within the view, particularly those in ES17. The units of ES15 will be partially screened and merge with the buildings within the Junction 36 development. Unit 2 of ES15 is the largest of all units proposed and will be visible along the sightline of the A6195. Units in ES17 will be visible along the site boundary edge and from the A6195 in both directions. The proposed development incrementally increase the amount of commercial development within the area and within this specific viewpoint. However, the sensitivity is already reduced due to the existing urbanising influences. It is anticipated therefore that the development will reduce the visual resource further and create a further urbanisation of the road corridor.

Visibility of Proposed Development (Year 15): Once mitigation planting has established, this should soften and filter views of the proposed development, particularly planting on the northern and western boundary of ES17. However, it is not expected that planning will screen the extent of the site. The view will have an increased urbanised context but development would be seen in the context of the surrounding existing commercial premises. Views from road users will be transient in nature.

Type of View	Partial
Sensitivity to Change	Low
Magnitude of Change	Medium adverse
Significance of Change:	Moderate adverse reducing to slight adverse at year 15 due to mitigation planting reducing the impacts

VIEWPOINT EIGHTEEN



Location: A6195 Shortwood Roundabout

Elevation: 136 AOD

Distance: 60m

Bearing to Site: North east

Receptor Type: Vehicular road users

Viewpoint Description: This viewpoint is taken from the footpath on Shortwood Roundabout on the A6195 / Dearne Valley Parkway, to represent vehicular and road users. Shortwood Roundabout currently provides access to Shortwood Business Park and is the proposed new access point for compartment ES17.



Extent of View to Site: The foreground composition consists of the roundabout, leading onto the A6195 dual carriageway, heading west towards the M1 junction 36. A footpath continues around the roundabout leading into Shortwood Business Park. Streetlights line the roundabout and continue along with the central reservation of the road. The middle ground consists of immediate views into the proposed site compartment ES17 to the left, the woodland compartment of ES15 and rooftops of Gateway 36 are in the centre of the view, with the roofline of buildings in Shortwood Business Park to the right. The village of Birdwell can be seen on the horizon to the right.

Visibility of Proposed Development (Construction): Construction in compartment ES17 will be most visible from this viewpoint, compartment ES15 will be partially screened by the existing landform, roofline and vegetated screening of Shortwood Business Park. Notable changes to the view will include site hoardings, new access tracks on to the site and vegetation clearance in ES17. Anticipated increased heavy vehicles for construction will not be out of keeping with current use of the A6195 and adjacent business parks.

Visibility of Proposed Development (Year 0): Once complete, units 1, 2 and 3 within compartment ES17 will be particularly visible from this viewpoint. The remaining units will be partially screened by the forefront buildings and the planned lowered embankment of units. The proposed development will be seen in the context of the existing commercial business parks along the A6195 currently visible. The development will have an increased urbanising effect on the view but will not be introducing unfamiliar elements or features. Views from road users will be transient in nature.

Visibility of Proposed Development (Year 15): Mitigation planting around the boundary of the site once established, will screen and filter views into the site, reducing the visual impact of the scheme particularly of ES17. Upper floors and rooflines will remain visible above the mitigation planting. The development will increase the sense of urbanisation but will not introduce incongruous elements or features within the view. Views from road users will be transient in nature.

Type of View	Partial
Sensitivity to Change	Low
Magnitude of Change	Medium adverse reducing to Low adverse at year 15 due to mitigation planting reducing the impacts
Significance of Change:	Slight adverse

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TABLE 9: VISUAL ASSESSMENT SUMMARY TABLE

Viewpoint	Receptor Type	Sensitivity to Change	Magnitude of Change	Significance of Change
1	Residential	High	Medium adverse reducing to Low Adverse at year 15	Moderate adverse reducing to Slight Adverse at year 15
2	Residential	Medium (due to the existing visual impact of warehouses on adjacent site)	Medium adverse	Moderate adverse
3	PRoW User (Recreational)	Medium to High	High adverse reducing to Medium adverse at year 15	Moderate Adverse
4	Residential	Medium to High	Medium adverse reducing to Low adverse at year 15	Moderate Adverse reducing to Slight adverse at year 15
5	Residential	Medium to High	Low adverse	Moderate Adverse reducing to Slight adverse at year 15
6	Residential	Medium to High	Low adverse	Moderate Adverse reducing to Slight adverse at year 15
7	Residential	High	Medium adverse reducing to Low adverse at year 15	Moderate adverse reducing to Slight adverse at year 15
8	PRoW User (Recreational)	High	Medium adverse reducing to Low adverse at year 15	Moderate adverse reducing to slight adverse at year 15
9	Residential	High	Medium adverse reducing to Low adverse at year 15	Moderate adverse reducing to slight adverse at year 15
10	Residential	Medium	Medium adverse reducing to Low adverse at year 15	Moderate adverse reducing to slight adverse at year 15
11	Residential	Medium to High	Medium adverse reducing to Low adverse at year 15	Moderate adverse reducing to slight adverse at year 15
12	Residential	High	Low adverse	Slight adverse
13	PRoW User (Recreational)	High	Low adverse	Slight adverse
14	Residential	High	Low adverse reducing to negligible in year 15	Negligible
15	Residential	High	Medium adverse reducing to Low adverse at year 15	Moderate adverse reducing to slight adverse at year 15
16	Recreational	High	Low adverse	Slight adverse
17	Vehicular road users	Low	Medium adverse	Moderate adverse reducing to slight adverse at year 15
18	Vehicular road users	Low	Medium adverse reducing to Low adverse at year 15	Slight adverse

EFFECTS ON VISUAL AMENITY - CONSTRUCTION

- 10.16 Construction activities would result in temporary, phased and adverse impacts on the viewing experience of all visual receptors that have views of the works. The magnitude of change in the visual environment is considered to be medium adverse when the development is viewed as a whole, although from each particular receptor the magnitude of change would vary, being greater where construction activities are directly visible and lower where views are oblique or partially obscured for example.
- 10.17 Careful access control, restrictions on vehicle movements at particular times, lighting at night and hoarding will need to be carefully considered, when working in close proximity to residential receptors. It is of note that in some areas existing vegetation surrounding the proposed site creates a vegetative screen around the proposed development.

EFFECTS ON VISUAL AMENITY - OPERATION

- 10.18 Impacts on the viewing experience of all visual receptors that have views of the development during its operational phase would be permanent and adverse. When the scheme is considered as a whole, the magnitude of change in the visual environment is considered to be medium adverse in year 0 before mitigation planting becomes established.
- 10.19 It is anticipated that this will reduce incrementally by year 15 to overall impacts of moderate adverse when mitigation planting within the development has established, screened and softened views. The magnitude of change would vary at each location, being greater where large areas of the built development are visible and lower where views are partial or filtered between intervening landform and vegetation.
- 10.20 Overall it is noted that the proposed development will result in a loss of wooded area from the site and increase the visual urbanising character along the A6195. It should however be noted that unlike previous developments, specifically Shortwood Business Park, the proposed development will have a robust planting mitigation strategy and be cited at lower levels within the landscape. This should limit the overall visual impact of the scheme in comparison with surrounding developments of a similar type.

SECTION D - MITIGATION AND RESIDUAL IMPACTS

- PROPOSED MITIGATION
- ANTICIPATED RESIDUAL IMPACTS

SECTION D - 11. PROPOSED MITIGATION

- 11.21 Mitigation measures are important to ensure that adverse effects predicted during construction and occupation of the proposed development are minimised and that the proposed development fits into the landscape as sympathetically as possible. Mitigation measures are based on the findings of the impact appraisal, specifically where impacts are classified as either 'Moderate Significance' or 'Substantial Significance'.
- 11.22 The revision of the proposed Masterplan in June 2020 has resulted in a number of design enhancements which collectively help to reduce overall visibility and ensure that the proposals are more successfully incorporated into the existing landscape structure. These include the following measures:
- Reorientation of buildings in Phase 2B to create larger offsets to boundaries;
 - Consolidation of Units 8 and 9 into a single unit, reducing visibility of the scheme from the South and East;
 - Greater space for tree planting to screen and filter views of the development;
 - Revised Cut-and-Fill strategy, resulting in reduced height of building plateaux, ensuring that the height of the proposed warehouses over existing landscape features is kept as low as possible;
 - Additional terrain modelling along the southern boundary, raising ground profiles by 6m with 1:3 gradients and reducing visibility of Units 7 and 8 at Year-0;
 - Use of rapid-establishment matrix tree planting techniques, with thinning at years 3, 5 and 10 to ensure successful woodland screening; and
 - Reduced ridge heights of some units.
- 11.23 The design of the proposed scheme has sought to use landform to accommodate the built development but also to limit the overall visual impact through the creation of terraced building plateaux and landscape bunds to screen the development.
- 11.24 Generous areas have been left along the proposed site boundary for mitigation planting which, once established, will help screen and filter views of the development. Planting on the embankment on ES17 will also help to 'break-up' the massing of built form within the site, visually softening the development's appearance. The use of carefully chosen species will have a dual role in not only mitigating identified landscape and visual impacts but also creating important new habitats for wildlife. The palette of tree and shrub species has been chosen based on local native typologies optimised for wildlife and developed by the Project Ecologists, FPCR.
- 11.25 Vegetative screening to the boundary edges and at strategic locations within the site will limit views of the site from sensitive receptors and viewpoints. While this new woodland planting will not create a total screen, it will create a layering effect, with new wooded areas adding to the sequence of urban and landscape features along the existing urban edge of Barnsley and Hoyland. This will include screening along the boundary edges of the A6195 which will reduce views from the road and between development parcels ES15 and ES17. New screening on the southern, western and eastern boundary on the embankment will reduce visual permeability for residents in Hoyland Common and Hoyland. Supplementary boundary planting in ES15 along Short Wood will also buffer the ancient woodland.
- 11.26 Tree planting will take the form of 1m x 1m matrix planting of 2+1 whips (c.600mm high), notch-planted as bareroots in the winter months for maximum establishment, using groups of species to create a layered, biodiverse woodland mix. As the planting grows, thinning will be required during the formative years, removing the less vigorous plants to make space for the best and most healthy specimens.

Short Term Mitigation

11.27 The following mitigation measures are suggested throughout the construction of the development:

- Site hoarding should be carefully considered to restrict views of the works from receptors in close proximity. This should include the proposed rerouted PRowS which currently run through the site; PRow Hoyland Nether UD 6#1 and Hoyland Nether UD 5 in compartment ES15 and, PRow Hoyland Nether UD #1 in compartment ES17. Regular windows set within hoarding may enable people to view the works in a controlled fashion should the works be of interest to passing walkers.
- Lighting of the site will be restricted to agreed working hours and those necessary for security to keep light pollution to a minimum.
- All machinery and materials will be stored tidily during the works and kept away from the boundaries of existing residents.
- Vehicle movements into and out of the site are presumed to be from the A6195. Therefore, it is presumed that no residential roads will be used for accessing the site during development. As detailed in the illustrative masterplan, it is assumed that ES15 will be accessed by a new access road and proposed roundabout on the A6195 and that ES17 will be accessed from Shortwood Roundabout.

Long Term Mitigation

11.28 The following mitigation measures are suggested to reduce the long term permanent impacts that proposed development would have on the landscape character of the area and the visual amenity of surrounding receptors:

Green Infrastructure

11.29 The proposed plan will result in a nett loss of woodland on site. It is anticipated however that this nett loss will be partially mitigated with new native deciduous tree planting. This will seek to use species which are in keeping with the local landscape character, which will screen more effectively the development from the identified locations and ensure the new development is incorporated into the landscape in as sensitive a way as possible.

Vegetative screening specifically

11.30 This will be used along boundary edges and at strategic locations within the site to limit views of the site from more sensitive receptors and viewpoints. This will include screening along the boundary edges of the A6195 which will reduce views from the road and between development parcels ES15 and ES17. New screening on the southern, western and eastern boundary on the embankment will reduce visual permeability for residents in Hoyland Common and Hoyland.

11.31 While this new woodland planting will not create a total screen, it will create a layering effect, with new woodland areas adding to the sequence of urban and landscape features along the existing urban edge of Barnsley and Hoyland. Supplementary boundary planting in ES15 along Short Wood will buffer also the ancient woodland.

Built Development

- 11.32 The proposed development will use materials, architectural detailing and finishes in keeping with the adjacent commercial dwellings and to limit the visual impact of the scheme.
- 11.33 Buildings will be set back from the site boundary. The landform within the proposed site boundary will be terraced and reformed to accommodate the commercial units. Generally, this results in the commercial units being cited at lower levels than the existing landform.

Lighting

- 11.34 Should external lighting be required, the Scheme is to include a range of measures which control the use of artificial light without detriment to the lighting task. The need for lighting would be carefully assessed and all lighting would be designed in accordance with guidance issued by the Institute of Lighting Engineers (ILE) in order to minimise light pollution;
- 11.35 Asymmetric light fittings that reduce light emitted upwards would be used. Light covers could minimise the amount of light that is lost upwards or sideways where it is unwanted. Use of reflective shields could reflect more of the light downwards, allowing a lower wattage bulb to be used to achieve the same luminance; and
- 11.36 Glare would be reduced by ensuring that the main beam angle of lights directed towards any potential observer is not more than 70 degrees. Within locations enabling higher mounting heights, lower main beam angles would be used to reduce glare further.

- 11.37 At all times the minimum amount of lighting necessary to illuminate the area would be used. There are published standards for lighting tasks which the proposed development would adhere to The Outdoor Lighting Guide published by the ILE and Lighting in the Countryside: Towards Good Practice published by the ODPM (1997) provide guidance; and
- 11.38 Locations of lighting would be appropriately designed to reduce light spill and glare.

KEY

-  Site Boundary
-  Proposed Buildings
-  Car Parking
-  PRoWS - new alignment proposed
-  A. Woodland: Broad-leaved plantation
-  B. Woodland: Scattered scrub grassland
-  C. Woodland: Scatted trees
-  D. Semi-improved neutral grassland
-  E. Wetland: Standing water
-  F. Standing water: reedbed
-  G. Amenity planting
-  H. Hedgerows: retained
-  I. Hedgerows: proposed
-  J. Terrain Modelling



FIGURE 14: Mitigation Plan

SECTION D - 12 ANTICIPATED RESIDUAL EFFECTS

- 12.1 Residual effects are those effects that remain following the implementation of the mitigation measures detailed above. For the purposes of this assessment those effects following mitigation of moderate to substantial adverse impact are considered of note. Effects of less than moderate adverse are thought to be readily accommodated without detriment to the landscape and / or visual amenity of Barnsley, the Site's environs, and surrounding receptors.
- 12.2 In the context of landscape and visual effects, the majority of open space available outside of the commercial units, associated service yards and parking has been incorporated as part of the design for planting. In summary, the design approaches adopted have included measures to avoid, reduce or remediate adverse effects by considering the location, extent, and siting of the built development, the routing of site infrastructure, the filtering of key views, and new planting for screening and softening.
- 12.3 The mitigation detailed in this section, once established, should reduce impacts on Local Landscape Character from Moderate to Slight Adverse.
- 12.4 The development is not considered to be at a scale which would impact the National Character Area.
- 12.5 Over time and with the proposed mitigation, landscape impacts within the Site will reduce from Moderate Adverse to Slight Adverse. As shown in the Visual Assessment table (Table 8), the majority of the impacts will reduce in significance with the proposed mitigation. The receptors predicted to be affected the most are the residents in properties on Hay Green Lane and Herons Way at Viewpoint 2 and the users of PRoW Worsbrough UD 40 at Viewpoint 3. This is mainly due to the intervening landform creating expansive views over the site, which results in proposed woodland planting having limited effect.
- 12.6 There are no other overriding landscape or visual effects that should preclude the development of the Site as proposed.

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SECTION E - ASSESSMENT SUMMARY

SECTION E -13. ASSESSMENT SUMMARY AND CONCLUSIONS

- 13.1 The proposed development is for a warehouse style development on land north and south of the A6195 in South Barnsley. The two sites are designated for employment in Barnsley Local Plan (adopted 2019) and referenced as ES15 and ES17.
- 13.2 The site is on a former colliery and is considered to be therefore a brownfield site. This has been remediated with established woodland planting and grasslands. A number of business parks and recent commercial developments are located along the A6195, from the M1 Junction 36. The area around J36 has seen major infrastructure works which have affected both the landscape and visual setting of the site and the surrounding landscape.
- 13.3 The proposed development site will be located in between these existing developments, on both the north and south side of the A6195. It is anticipated that the proposed development will be seen as an extension of the surrounding business and commercial premises and it is not introducing a wholly new element into the landscape. The site is of low tranquility due to its proximity of the A6195 and M1 and associated constant road noise. The site and the surrounding landscape are seen as an urban edge transition and have seen numerous changes and continued urbanisation over the last 10 years.
- 13.4 The landscape value is judged to be of medium quality condition and is not considered to be rare or unusual. The site has no statutory or non-statutory designations. The development will result in a net loss of established woodland, which will have an effect on both the landscape character and visual amenity.
- 13.5 The undeveloped compartments of ES15 and ES17 currently provide a source of visual separation between the business parks along the A6195 and between the villages of Birdwell and Hoyland which is provided by established woodland compartments. The proposed scheme will result in a net loss of these wooded compartments. However, the landscape strategy of woodland screening will provide partial and filtered screening to the site once established.
- 13.6 Following the detailed assessment of both the landscape and visual receptors, it is considered that the viewpoints from the public rights of way and residential receptors are exposed to the most significant impacts within the overall analysis. The majority were judged as moderate, reducing to slight adverse over a 15-year period. Viewpoints 2 and 3 are considered to have the most noticeable impacts, both with expansive, elevated views across the proposed site. Overall, the viewpoints demonstrate that the majority of views into the site are currently seen within the context of the existing commercial units and that once mitigation planting becomes established, the identified impacts will be within acceptable limits.
- 13.7 The development will inevitably have an urbanising effect when seen from the A6195 road corridor and due to the scale of the proposed development landscape and visual impacts will be created. But overall, once the robust mitigation strategy is implemented, it is anticipated that the site has the capacity to accommodate the nature and extent of the proposed development.

SECTION E -14. REFERENCES

- Guidelines for Landscape and Visual Impact Assessment (3rd Ed.) – The Landscape Institute and the Institute of Environmental Management and Assessment (2013)
- Landscape Character Assessment, Guidance for England and Scotland, The Countryside Agency (2002)
- The National Planning Policy Framework (Feb 2019)
- National Planning Practice Guidance (2014)
- National Character Area - NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield (2014)
- Barnsley Local Plan (Adopted January 2019), Barnsley Metropolitan Borough Council (2019)
- Barnsley Borough Landscape Character Assessment, ECUS (Environmental Consultancy University of Sheffield) and Land Use Consultants (2002)
- Borough of Barnsley Landscape Character Assessment - review (2016), Unknown Author from Barnsley Council Website

Revision History

Rev	Issue and Author	Reviewed	Approved	Date
-	1st Draft / OJ	TBR	NJE	10 Dec 19
A	2nd Issue / OJ	TBR	TBR	26 May 20
B	3rd Issue / OJ	TBR	TBR	02 July 20

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