

GILLESPIES

BARNSLEY WEST: LANDSCAPE AND VISUAL IMPACT ASSESSMENT

APPENDIX 6.1: VIEWPOINT ASSESSMENT

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IMAGE 1: VIEW FROM THE WEST EDGE OF THE SITE LOOKING EAST TOWARDS BARNSELEY



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VIEWPOINT LOCATIONS

OVERVIEW MAP

VIEWPOINTS

- A: Downs Crescent, Gawber
- B: Junction of Higham Common Road and Hermit Lane, Higham
- C: Off Welland Court
- D: Junction of Avon Close and Darton UD 11 Footpath
- E: Cannon Way
- F: Junction of Cawthorne Road and Claycliffe Avenue
- G: St Thomas's Road
- H: Darton UD 12 footpath, near to junction with Hermit Lane
- I: Barnsley County Borough Footpath 248
- J: Junction of Dury Farm Court and Barnsley County Borough Footpath 248
- K: Bence Lane
- L: B6131 Darton Lane
- M: Registered Park and Garden of Cannon Hall
- N: M1 motorway
- O: View from High Hoyland
- S: Mapplewell
- T: Swallow Hill Road
- U: Lidgett Road

Annotated viewpoints photographs are provided for each viewpoint, in line with Visualisation Type 1 of the latest guidance¹.

Unless otherwise stated, the direction of change described under magnitude is considered to be adverse.

¹ Landscape Institute, Visual Representation of Development Proposals, Technical Guidance Note 06/19, 2019

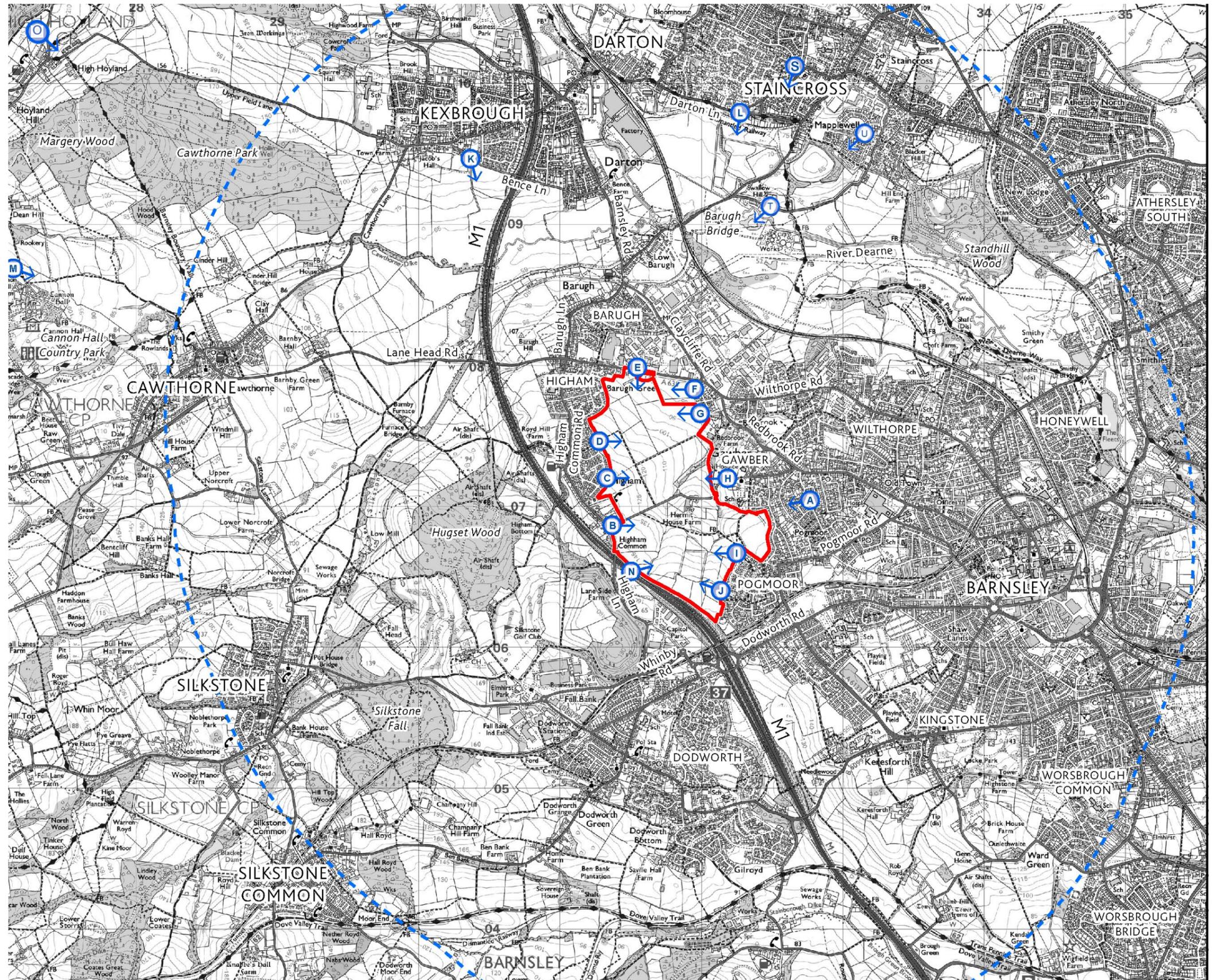


FIGURE 1: VIEWPOINT LOCATION MAP

VIEWPOINT A

DOWNS CRESCENT, GAWBER

Grid Reference: E432773 N 407046 General Direction of View: West
 Approx Elevation: 140m Approx. Distance to Proposed Development: 500m

DESCRIPTION OF VISUAL BASELINE

View from Downs Crescent in the residential area of Gawber. Receptors have middle distance views to the application site across a foreground of rooftops and the street infrastructure associated with existing residential development. A mix of garden vegetation breaks up foreground built form. The application site is visible as a framed view of pastoral fields fringed by woodland, with development of Higham on the skyline. In the far distance wind turbines are visible on the horizon.

Receptors include residents and local road users.

Value of View: Medium

MAGNITUDE OF CHANGE

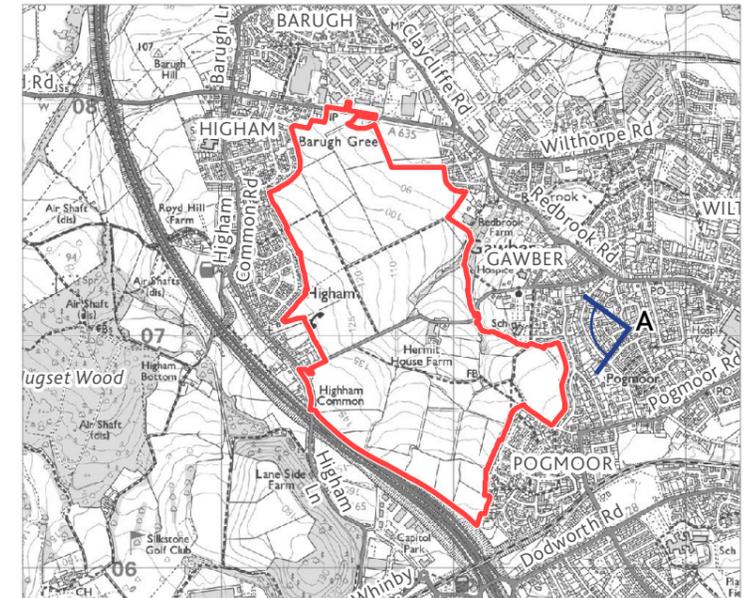
Construction

Residents and local road users would have middle distance views to construction activities. This would begin with the construction of the employment area, followed closely by the activities associated with R7 in closer proximity and construction of R5 on the slightly more elevated areas near Higham. Construction of R5 and R6 would be partially screened by completed development within R7 and existing properties on Downs Crescent. Construction of other phases would not be visible from this viewpoint. The works would affect a framed part of the view and be seen in the context of existing residential properties in the foreground. Tall cranes used for construction would be seen alongside wind turbines on the distant horizon, but would bring taller man made structures closer in the view. The works would introduce additional movement and activity in the view, but would this would not be uncharacteristic of the urban area and would also be of short to medium-term duration.

The magnitude of visual change is considered to be medium.

Operation Year 1

The proposed development would be visible in middle distance views, mainly comprising part of residential development in R7 close to Gawber and R5 on the slightly more elevated area near Higham. Employment development would be seen above the new housing to the south of the application site. The proposed development would change the composition of the view by replacing pastoral fields with development. The employment buildings would bring a larger scale of development into the



LOCATION MAP

view and would be prominent on the skyline, rising above existing woodland on the skyline. The view would become more urbanised, but the proposed development would be seen in the context of existing residential properties in the foreground.

The magnitude of visual change is considered to be medium.

Operation Year 15

The proposed tree and shrub planting within the proposed development would be maturing, which would help to soften the effects of the residential areas, however, R7 and the top of the employment development would remain visible from this location. Therefore the magnitude of change would remain as described for Year 1.

The magnitude of visual change is considered to be medium.

Cumulative

Capital Park development (2019/0286 & 2022/0916) - The proposed buildings within the employment development would potentially screen views of the Capital Park development from this viewpoint resulting in no cumulative effect. There may be locations within Gawber that would have filtered views through the proposed development towards Capital Park, but the magnitude of visual change would be no greater than that described for the proposed development.

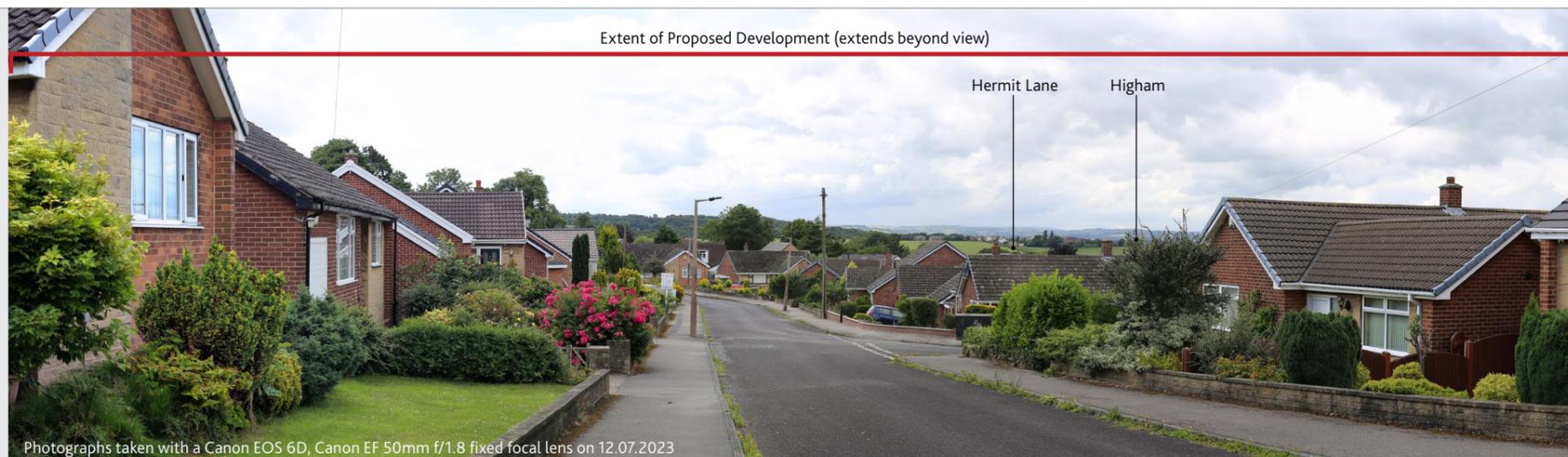
Countryside Properties (2020/0977) - This development would not be visible from this viewpoint.

BASELINE WINTER PANORAMA - 90° HORIZONTAL FIELD OF VIEW (PHOTOGRAPH CROPPED FOR PRIVACY)



Photographs taken with a Canon EOS 6D, Canon EF 50mm f/1.8 fixed focal lens on 09.04.2021

BASELINE SUMMER PANORAMA - 90° HORIZONTAL FIELD OF VIEW (PHOTOGRAPH CROPPED FOR PRIVACY)



VIEWPOINT B

JUNCTION OF HIGHAM COMMON ROAD AND HERMIT LANE, HIGHAM

Grid Reference: E 431368 N 406842 General Direction of View: East
 Approx Elevation: 140m Approx. Distance to Proposed Development: 10m

DESCRIPTION OF VISUAL BASELINE

View from Hermit Lane on the western edge of the application site. Receptors have views east into pastoral fields within the application site beyond a post and rail fence in poor condition. Some field boundary hedgerows are present but this location has an open aspect across the site. Properties on Hermit Lane contain the view in the foreground. Buildings associated with Hermit House Farm are visible in the centre of the view. In the middle distance, residential properties in Pogmoor are visible with Barnsley Hospital beyond. In the far distance pylons and cooling towers can be seen on the skyline beyond a patchwork of urban development and farmland.

Receptors include residents and road users.

Value of View: Medium

MAGNITUDE OF CHANGE

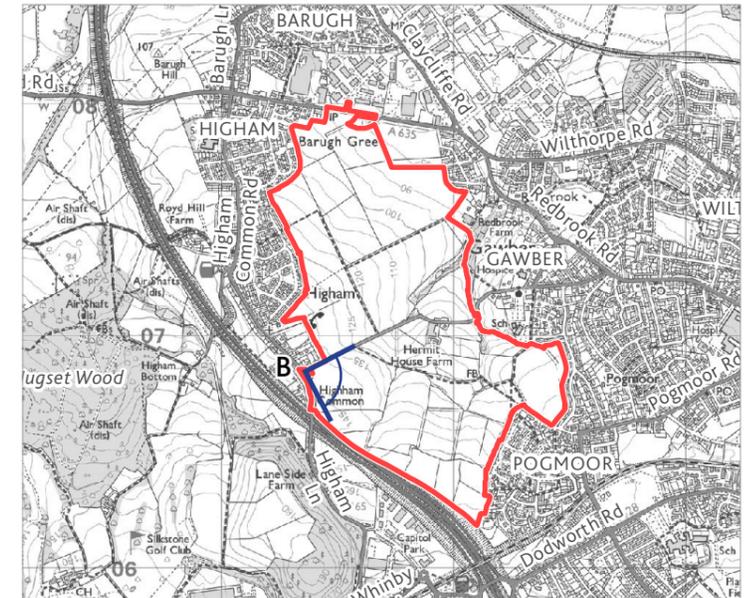
Construction

Residential and road receptors would have close range views of construction activity which would affect the whole of the view. Construction activities associated with the employment area would be in close proximity to the right of the view and seen alongside construction of the southern section of the link road. Some activities associated with R7 may also be visible beyond the employment area. This would be followed by construction activities associated with R6 which includes the demolition of Hermit House Farm towards the centre of the view. Construction of R5 would be screened by the existing properties on Hermit Lane. Other phases would not be visible from this viewpoint. The view would change substantially. It would also be affected by construction of the consented southern roundabout on the link road, which would include removal of the vegetation to the right of the view.

The magnitude of visual change is considered to be high.

Operation Year 1

The large buildings within the proposed employment area would be seen in close proximity views, beyond the new link road and roundabout in the foreground. It would occupy much of the view and would screen the long distance views towards



LOCATION MAP

Gawber and beyond. There would be a considerable change to the character of the immediate view.

Given the scale and proximity of the proposed development, the magnitude of visual change is considered to be high.

Operation Year 15

The proposed tree and shrub planting between the link road and employment buildings would be maturing, which would help to soften the effects of the proposed development. Due to its size and scale, the employment development would remain visible from this viewpoint.

Therefore the magnitude of change would remain as described for Year 1.

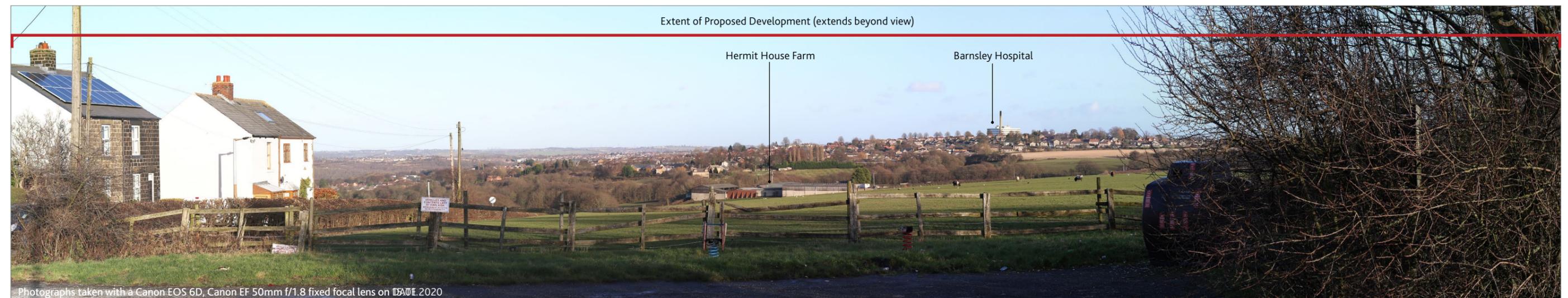
The magnitude of visual change is considered to be medium.

Cumulative

Capital Park development (2019/0286 & 2022/0916) - This development would not be visible from this viewpoint.

Countryside Properties (2020/0977) - This development would not be visible from this viewpoint.

BASELINE WINTER PANORAMA - 90° HORIZONTAL FIELD OF VIEW



Photographs taken with a Canon EOS 6D, Canon EF 50mm f/1.8 fixed focal lens on 15/11/2020

BASELINE SUMMER PANORAMA - 90° HORIZONTAL FIELD OF VIEW



Photographs taken with a Canon EOS 6D, Canon EF 50mm f/1.8 fixed focal lens on 12.07.2023

VIEWPOINT C

OFF WELLAND COURT (VIEW SOUTH EAST)

Grid Reference: E 431296 N 407264 General Direction of View: South East
Approx Elevation: 13m Approx. Distance to Proposed Development: 100m

DESCRIPTION OF VISUAL BASELINE

View from Welland Court residential street across open land between existing properties. Receptors have close proximity views towards the application site which can be glimpsed between the houses. From the properties, although not illustrated in the photos, the edge of Barnsley and Barnsley Hospital is visible on the rising land beyond the site. In summer the foliage on trees within properties boundaries would filter views to the application site.

MAGNITUDE OF CHANGE

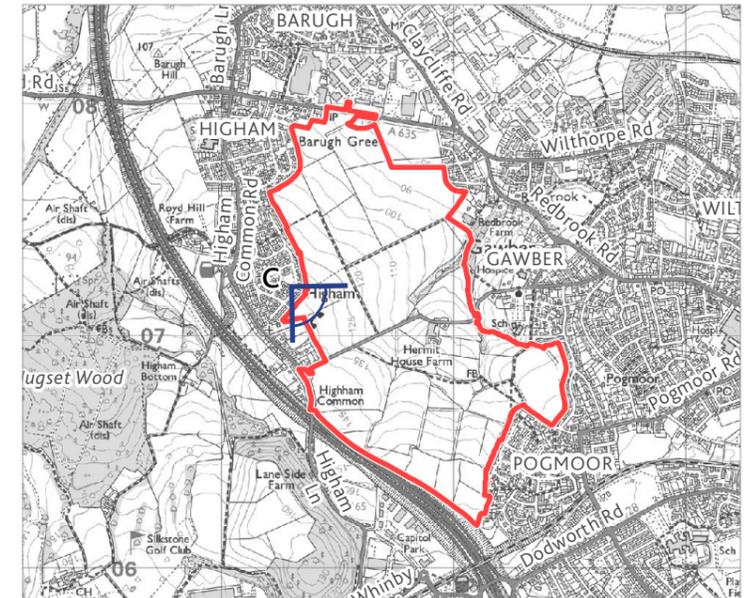
Construction

Residents would have close proximity views of construction activities which would affect the whole of the view. Initially, construction of the employment area would be visible between the properties to the centre of the view. Ground level activities would be screened by the existing properties along Welland Court but taller equipment and the emerging buildings would be seen above the roofline. Construction activities associated with residential development in R5 would begin during construction of the employment area. This would extend across the view and be seen in the gaps between existing properties. To the left of the view, there may be glimpses of construction associated with the commercial area/school. Vegetation within residential properties may provide some filtering of views.

The magnitude of visual change is considered to be high.

Operation Year 1

When completed, the employment area would be visible to the centre of the view above the roofline of the existing properties on Welland Court. The buildings would not appear much taller than the properties in the centre of the view, but would be a different type of building with a more solid massing than residential development. As R5 is subsequently completed along the rear of the properties on Welland Court, housing would filter views towards the employment area and enclose the view,



LOCATION MAP

screening the longer distance views between the existing properties. Views towards the new commercial area/school would also be screened by R5. Due to the nature of the proposed residential development, and context of existing residential properties, the new housing would not be a new features.

The magnitude of visual change is considered to be high.

Operation Year 15

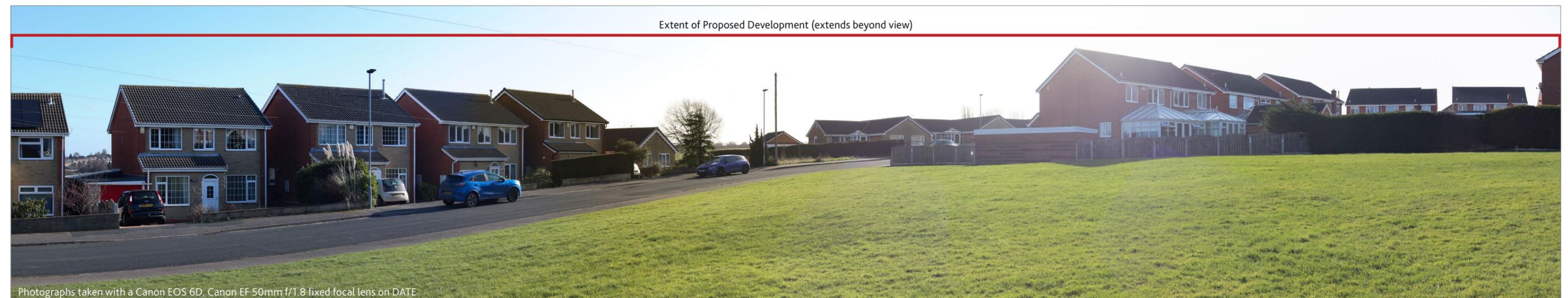
The magnitude of visual change is considered to remain high as the proposed development would back directly onto existing residential properties and no planting is indicated on the landscape masterplan to soften or screen the view from this location. Some new soft landscaping and footpath linking into R5 is proposed to the centre of the view, new planting obscured by existing property.

Cumulative

Capital Park development (2019/0286 & 2022/0916) - This development would not be visible from this viewpoint.

Countryside Properties (2020/0977) - This development would not be visible from this viewpoint.

BASELINE WINTER PANORAMA - 90° HORIZONTAL FIELD OF VIEW



Photographs taken with a Canon EOS 6D, Canon EF 50mm f/1.8 fixed focal lens on DATE

BASELINE SUMMER PANORAMA - 90° HORIZONTAL FIELD OF VIEW



Photographs taken with a Canon EOS 6D, Canon EF 50mm f/1.8 fixed focal lens on 12.07.2023