

APPENDIX 8.5: VISUAL EFFECTS TABLE (VET)													
Ref <i>(view-point ref)</i>	Receptor Type and Location (including approx. no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion	Is the Overall Effect Significant?
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Permanent or Temporary	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial	
Residents													
A <i>(VP 1)</i>	Residents on A635, adjacent to the northern boundary of the Site (Woodbine Cottage & Rose Valley Cottage) <i>(2no. dwellings)</i>	High	Medium	High / Medium	Adjacent to Site boundary	Partial	Permanent	Construction: High Completion: High Year 15: High / Medium	<ul style="list-style-type: none">See Photomontages (Figures 8.48, 8.49 & 8.50)Existing vegetation along residential property boundaries provides a higher degree of screening when it is in leaf, compared to during the winter months when distant views over the Site are available towards the higher ground at its southern boundary, only partially filtered by the stems of existing boundary vegetation.Construction activity and built form are largely absent from the existing rural-natured views experienced by these residential receptors. Glimpses of the Aldi RDC may be available, but in the background of the views.During construction, especially in the winter, residents are likely to experience close-range partial views of temporary construction activities from the rear of their properties above, and somewhat filtered by, the existing hedges and trees along their property boundaries.At completion, the proposed earth bund with young woodland planting on it is likely to be partially visible in the foreground of the views, and some of the upper limits of the new buildings are also expected to be evident set back behind the bund in the middle groundmiddle ground of the views.The existing skyline profile is likely to change, and existing distant views over the Site towards the higher ground at its southern boundary will be shortened by the new bund and buildings, and the degree of visual enclosure is likely to increase.At Year 15, proposed woodland planting on the bund will have established and will provide a good degree of softening and filtering of the bund and built form, and will reinforce and	Major / Moderate Adverse	Major / Moderate Adverse	Major / Moderate Adverse	Construction: Yes Completion: Yes Year 15: Yes

									assimilate with existing vegetation along the property boundaries.				
B (VP 3 & 5)	Residents on Billingley View, adjacent to south-eastern edge of the Site (16no. recently constructed dwellings completed in October 2023 and due to be inhabited)	High	Medium	High / Medium	Adjacent to Site boundary	Partial	Permanent	Construction: High Completion: High Year 15: High / Medium	<ul style="list-style-type: none"> See Photomontages (Figures 8.24, 8.25, 8.26, 8.51, 8.52, & 8.53) Timber fencing along rear property boundaries will likely screen views of the Site from the ground floor level and gardens of the residential properties. Distant relatively rural-natured views of the Site and beyond towards Darfield are likely to be available from first floor rear windows. During construction, residents are likely to experience close-range partial views of temporary construction activities and incomplete built form from the rear of their properties above the fencing along their property boundaries. At completion, the proposed earth bund with young woodland planting on it is likely to be partially visible in the foreground of the views, and the upper limits of the new building on Plot 4 is also expected to be clearly visible set back from the bund. The existing skyline profile is likely to change, and existing distant views over the Site towards the east from first-floor level will be shortened by the presence of the Development. The degree of visual enclosure is likely to increase. At Year 15, proposed woodland planting on the bund will have established and will provide a good degree of softening and filtering of the bund and much of the building. The upper limits of the building may continue to be discernible in the views experienced by these residential receptors, particularly from the first-floor level rear windows, above and behind the established woodland planting. 	Major / Moderate Adverse	Major / Moderate Adverse	Major / Moderate Adverse	Construction: Yes Completion: Yes Year 15: Yes
C (VP 3)	Residents on Fairfield (approx. 11no. dwellings)	High / Medium	Medium	High / Medium	Circa 60-140m	Glimpse	Permanent	Construction: Low Completion: Low Year 15: Negligible	<ul style="list-style-type: none"> See Photomontages (Figures 8.51, 8.52, & 8.53) Residential properties along the western edge of Billingley View screen most of the Site from the frontages of the properties on Fairfield. In addition to the properties on Billingley View, the existing green space and trees situated in front of the properties on Fairfield are the focus of the views experienced by these receptors, and these will remain unaffected by the Development. During construction, residents might experience medium-range glimpses of temporary construction activities and incomplete built form at a slight angle through gaps between the dwellings on Billingley View. Similarly at Completion, there may be glimpses of the building on Plot 4 through gaps between the dwellings on Billingley View. At Year 15, proposed woodland planting on the bund behind the dwellings on Billingley View will have established and will provide a good degree of softening and filtering of the Development, thereby reducing the availability of glimpses of it. 	Minor Adverse	Minor Adverse	Negligible Adverse	Construction: No Completion: No Year 15: No
D (VP 5)	Residents on Carr Head Lane / Commonwealth View; (approx. 10 dwellings)	Medium	Medium	Medium	Circa 130m	Glimpse	Permanent	Construction: Low Completion: Low Year 15: Negligible	<ul style="list-style-type: none"> See Photomontages (Figures 8.24, 8.25, 8.26). Existing hedges, trees and fencing along the rear and side boundaries of the properties on Carr Head Lane / Commonwealth View largely screen views beyond the properties, thereby preventing visibility of the Site from the ground floor level. Residential properties along the western edge of Billingley View also screen the majority of the Development in the views experienced by 	Minor Adverse	Minor Adverse	Negligible Adverse	Construction: No Completion: No Year 15: No

									<p>Residents on Carr Head Lane / Commonwealth View, particularly from first floor rear and side windows.</p> <ul style="list-style-type: none"> The existing green space and trees situated in the foreground of the views from the first-floor level of these properties are the focus of the views experienced by these receptors. These will remain unaffected by the Development. During construction, residents might experience medium-range glimpses of temporary construction activities and incomplete built form through gaps between the dwellings on Billingley View from first floor rear and side windows. Similarly at Completion, there may be glimpses of the upper limits of the buildings on Plots 3 and 4 through gaps between the dwellings on Billingley View. At Year 15, proposed woodland planting on the bund behind the dwellings on Billingley View will have established and will provide a good degree of softening and filtering of the Development, thereby reducing the availability of glimpses of it. 				
E (No VP)	Residents of the farmhouse to the north of Hollygrove Roundabout / A635	High	Medium	High / Medium	Circa 110m	Full / Partial	Permanent	<p>Construction: High</p> <p>Completion: Medium</p> <p>Year 15: Medium</p>	<ul style="list-style-type: none"> Existing hedgerows and trees along the boundary of the Farm and along the A635 is low in height and sparse in places which permits full / partial distant views over the Site towards the higher ground at its southern boundary. Visibility is particularly available during the winter months when vegetation is not in leaf and when any screening provided by vegetation is reduced to being filtered only by the stems of the vegetation. The A635 is a busy main road situated between the Farm and the Site and is a noticeable feature extending across the middle ground/middle ground of the view from the Farmhouse. Construction activity is largely absent from the existing views experienced by these residential receptors; however, Goldthorpe Industrial Estate and the Aldi RDC are discernible towards the background of the view. During construction, especially in the winter, residents are likely to experience mid-range full / partial views of temporary construction activities above, and only partially filtered by, the existing hedges and trees along the property boundary and the A365. At Completion, the proposed building on Plot 2 is likely to be clearly visible in the middle ground of the view where there are gaps in the existing intervening vegetation. Although built form of a similar nature to the Development is visible (including the Aldi RDC), the Development at Completion will be situated closer and appear more prominent to the receptor. The existing skyline profile is likely to change, and existing distant views over the Site towards the higher ground at its southern boundary will be shortened by the new buildings, and the degree of visual enclosure is likely to increase. At Year 15, woodland planting part way along the northern boundary of the Site will have established and will provide a degree of softening and filtering of the built form, partially assimilating it with its surroundings. The busy A635 will continue to be evident in front of the Development. 	Major / Moderate Adverse	Moderate Adverse	Moderate Adverse	<p>Construction: Yes</p> <p>Completion: No</p> <p>Year 15: No</p>

									<ul style="list-style-type: none"> It is likely that a section of Plot 2 will continue to be clearly visible from the Farm where there is an absence of planting. The upper limits of the Development will also likely be visible at this stage given that new tree planting will not have grown as tall as the proposed building in this location. 				
F (VP 7)	Residents on Barnsley Road / Holly Grove <i>(approx. 4 dwellings)</i>	Medium	Medium	Medium	Circa 300m. (Western settlement edge of Goldthorpe)	Glimpse	Permanent	Construction: Low Completion: Low Year 15: Negligible	<ul style="list-style-type: none"> See Photomontages (Figures 8.27, 8.28, 8.29). The existing hedgerow along the southern edge of Barnsley Road, the additional hedgerows and trees along the edges of fields, as well as changes in topography between the Site and these receptors screen distant views of the least elevated areas of the Site. However, distant glimpses of the higher ground within the southern part of the Site are available (largely filtered by existing intervening vegetation). Barnsley Road is a relatively busy road situated in the foreground of the views. Construction activity is generally absent from the existing views experienced by these residential receptors; however, the upper limits of existing industrial units to the west of the Site are discernible in the distance through the winter stems of the existing vegetation in the intervening landscape. During construction, especially in the winter, residents are likely to experience distant glimpses of temporary construction activities filtered by the existing vegetation in the foreground and middle ground of the views. At Completion, the upper limits of the proposed buildings are likely to be noticeable in the background of the view filtered by existing vegetation in the foreground and middle ground. Although built form of a similar nature to the Development is visible (including the Aldi RDC), the Development at Completion will be situated somewhat closer and appear slightly more noticeable to the receptor. The existing skyline profile will not be affected by the Development. At Year 15, woodland planting within the Development will have established and will provide a degree of softening and filtering of the built form, partially assimilating it with its surroundings. Barnsley Road will continue to be evident in the foreground of these views, and the existing vegetation is likely to remain filtering views of the Development. 	Minor Adverse	Minor Adverse	Negligible Adverse	Construction: No Completion: No Year 15: No
G (VP 8)	Residents on Ingsfield Lane / Broadwater / Maori Avenue <i>(approx. 30 dwellings)</i>	Medium	Medium	Medium	Circa 300-350km	None / Glimpse	Permanent	Construction: None Completion: None Year 15: Negligible	<ul style="list-style-type: none"> See Photomontages (Figures 8.30, 8.31, 8.32). Due to the nature of the topography between these residential receptors and the Site, it is expected that views of the Development during Construction and at Completion will not be available. It may be possible that some of the proposed woodland planting on the southern edge of the Development will be noticeable on the horizon at Year 15, providing beneficial effects to these receptors. 	None	None	Negligible Beneficial	Construction: No Completion: No Year 15: No

H (VP 11)	Residents on A635 Doncaster Road, Millhouses / Darfield <i>(approx. 40 dwellings)</i>	Medium	Medium	Medium	Circa 1.2km	Partial / Glimpse	Permanent	Construction: Low Completion: Low Year 15: Negligible	<ul style="list-style-type: none"> See Photomontages (Figures 8.36, 8.37, 8.38). The more elevated southern part of the Site is discernible in the distance from the rear elevations of these residential properties. Farmland is prominent in the foreground of the views, and the busy A6195 and a number of pylons are prominent features which extend across the middle ground of the existing views. During Construction, especially in the winter, residents are likely to experience distant glimpses of temporary construction activities in the distance. At Completion, the upper limits of the proposed buildings are also likely to be noticeable in the distance. The existing skyline profile will not be affected by the Development. At Year 15, woodland planting on bunds along the western edge of the Development will have established and will provide a degree of softening and filtering of the built form, partially assimilating it with its surroundings. It is likely that some of the upper limits of the new buildings will continue to be glimpsed in the distance, however. Existing farmland, the A6195, and existing pylons will continue to dominate the foreground and middle ground of the views experienced by these receptors. Views of the Development will have a negligible effect. 	Minor Adverse	Minor Adverse	Negligible Adverse	Construction: No Completion: No Year 15: No
I (VP 12, 22, 23, 30)	Residents on southern edge of Billingley (Billingley Green Lane & Flat Lane) <i>(approx. 4 dwellings on Billingley Green Lane, and approx..8 dwellings on Flat Lane within Billingley Conservation Area)</i>	High	Medium	High / Medium	Circa 260m-500m	Full / Partial	Permanent	Construction: High <i>(Dwellings closest to Site on Billingley Green Lane)</i> Construction: High / Medium <i>(Dwellings on edge of Conservation Area on Flat Lane)</i> Completion: Medium Year 15: Medium	<ul style="list-style-type: none"> See Photomontages (Figures 8.39, 8.40, 8.41 on Flat Lane). The foreground of the views experienced by these receptors is comprised of expansive arable fields. The elevated positions of these receptors on Billingley Green Lane compared to much of the land between them and the Site, including the lack of intervening features within the landscape, as well as the nature of much of the existing hedgerows and trees along the northern boundary of the Site being sparse in several places, permits open visibility of the Site in the middle ground of the views from these residential receptors. Views of the southern part of the Site are available in the background of the views from properties along Flat Lane – the nature of the intervening topography limits views of the northern part of the Site. Construction activity is largely absent from the existing views experienced by these residential receptors; however, Goldthorpe Industrial Estate and the Aldi RDC, as well as the busy A635 are clearly visible in the middle ground of the views from the ground floor level of properties on Billingley Green Lane. During Construction, residents on Billingley Green Lane are likely to experience mid-range full / partial views of temporary construction activities and incomplete built form in their views. During Construction. Residents on Flat Lane are likely to experience longer-range partial views of temporary construction activities and incomplete built form in the background of their views. The transformation of the Site from land with a predominantly agricultural character on the western settlement edge of Goldthorpe, to a 	Major / Moderate Adverse	Moderate Adverse	Moderate Adverse	Construction: Yes Completion: No Year 15: No

									<p>more urban built character as a result of the Development will be especially evident from the receptors on Billingley Green Lane.</p> <ul style="list-style-type: none"> At Completion, the Development will be clearly visible in the middle ground of the views from the dwellings on Billingley Green Lane and the upper limits of new built form will be partially visible in the background of the views of residents on Flat Lane. Although built form of a similar nature to the Development is visible (including the Aldi RDC), the Development at Completion will be situated closer and appear more prominent to these receptors. The Development will remain lower than the existing horizon. Much of the existing vegetation retained within the Development, particularly along the existing watercourses, will provide some softening of new built form. At Year 15, woodland planting part way along the northern boundary of the Site and throughout the Site will have established and will provide a degree of softening of the built form, partially assimilating it with its surroundings. However, given the elevated position of these dwellings in Billingley, including that the tree planting along the northern edge of the Development will likely not have grown tall enough to fully screen the built form within the Development at Year 15, will mean that a proportion of the built form will still be visible at Year 15. Arable fields will continue to be prominent in the foreground of the views, and the busy A635 road will continue to be evident along the frontage of the Development from the properties on Billingley Green Lane. 				
J (VP 13)	Residents on Pagnell Avenue / Southern edge of Thurnscoe <i>(approx. 50 dwellings)</i>	Medium	Medium	Medium	Circa 0.9-1.2km	Partial / Glimpse	Permanent	<p>Construction: Medium / Low</p> <p>Completion: Medium / Low</p> <p>Year 15: Low</p>	<ul style="list-style-type: none"> See Photomontages (Figures 8.42, 8.43, 8.44). Views from the rear ground floor elevations and gardens of these residential properties are generally limited by existing fences, hedges, and trees along rear property boundaries. Existing vegetation provides a higher degree of screening when it is in leaf, compared to during the winter months when distant partial views / glimpses of the Site are available, but filtered by the stems of existing boundary vegetation. Distant partial views / glimpses of the Site are likely to be more readily available from rear upper elevation windows, particularly in winter when vegetation is not in leaf. Existing arable land in the foreground and middle ground of the views available from the rear upper elevation windows of these properties (including the farm buildings north of Holly Grove Roundabout) are the focus of views in the direction of the Site. Further hedgerows and trees along field boundaries between these receptors and the Site provide a degree of screening of the least elevated areas of the Site. These features will remain unaffected by the Development. Construction activity is largely absent from the existing views experienced by these residential receptors, however views of the Aldi supermarket including its parking and loading areas may be discernible in the middle ground. Residential properties on the edge of Goldthorpe and Billingley, as well as the A635 may also be noticeable in the view. 	Moderate / Minor Adverse	Moderate / Minor Adverse	Minor Adverse	<p>Construction: No</p> <p>Completion: No</p> <p>Year 15: No</p>

									<ul style="list-style-type: none"> During Construction, residents might experience distant partial views / glimpses of temporary construction activities and incomplete built form filtered by existing boundary vegetation when looking towards the Development from lower levels, or more clearly from upper levels. The reduction of arable land in the distance is likely to be noticeable in the views where the Site is visible. The views of the Development during Construction will be similar at Completion, although with an absence of construction activities, and built form will be finished. The Development will remain lower than the existing horizon, and much of the existing vegetation retained within the Development, particularly along the existing watercourses, will provide some softening of new built form. Arable fields and boundary vegetation (including the farm buildings north of Holly Grove Roundabout) and other existing built features will continue to be present in the foreground and middle ground of the available views towards the Development at Year 15. Also at Year 15, woodland planting part way along the northern boundary of the Site and throughout the Site will have established and will provide an additional degree of softening and filtering of built form, further assimilating it with its surroundings. However, the upper limits of the Development will still be partially seen / glimpsed in the distance. 				
K (VP 16)	Residents on Rodes Avenue / Southern edge of Great Houghton	Medium	Medium	Medium	Circa 2.5km	Glimpse	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	<ul style="list-style-type: none"> It is expected that if at all visible, only a very small part of the Development will be discernible in the distance and will likely not affect the existing horizon in the views from these receptors. It will have very little or no effect on the nature of the views during the Construction stage and at Completion. It's likely that at Year 15, woodland planting along the northern and western edges of the Site and throughout the Site will have established and will provide an additional degree of softening and filtering of built form, further assimilating it with its surroundings. A small part of the upper limits of the Development may still be able to be glimpsed in the distance at Year 15, but this is likely to have very little or no effect on the nature of the overall views. 	Negligible Adverse	Negligible Adverse	Negligible Adverse	Construction: No Completion: No Year 15: No
L (VP 17)	Residents on B6411 Lidget Lane, Hickleton	Medium	Medium	Medium	Circa 3.2km	None	Permanent	Construction: None Completion: None Year 15: None	<ul style="list-style-type: none"> In the views experienced by these residential receptors, the Site is screened from view by the existing woodland in the landscape south-west of Hickleton. It is considered that views of the Development at all stages would also be unavailable. 	None	None	None	Construction: No Completion: No Year 15: No
M (VP 24)	Residents on Green Lane, Barnburgh	Medium	Medium	Medium	Circa 2.6km	None	Permanent	Construction: None Completion: None Year 15: None	<ul style="list-style-type: none"> The Site is currently hidden in the views experienced by these residential receptors. The settlements of Goldthorpe and Bolton upon Dearne screen views of the Site. It is considered that views of the Development at all stages would also be unavailable. 	None	None	None	Construction: No Completion: No Year 15: No

N (VP 25)	Residents on Hickleton Road, Barnburgh	Medium	Medium	Medium	Circa 3.6km	Glimpse	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	<ul style="list-style-type: none"> In the views experienced by these residential receptors, the Site is screened from view by the existing settlements of Goldthorpe and Bolton upon Dearne. It is considered that views of the Development at all stages would also be unavailable. 	None	None	None	Construction: No Completion: No Year 15: No
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Users of Public Rights of Way													
Q (VP 2, 4, & 27)	Users of public footpaths 'Billingley CP 5' & 'Dearne UD 15'	High / Medium	Medium	High / Medium	Partly within the Site and adjacent to the Site boundary.	Full / Partial	Permanent	Construction: N/A Completion: Medium Year 15: Medium	<ul style="list-style-type: none"> 'CP 5' runs in a south-easterly direction from the A635 on the northern boundary of the Site, and merges with 'UD 15' part way across a field parcel in the north-eastern corner of the Site. UD 15 then extends southwards around the western and southern edges of the Aldi RDC, leading to Carr Field Lane and Billingley View. The northern stretch of the route is proposed to be diverted as part of the Development. The footpaths do not appear to be well-used currently, particularly the northern stretch towards the A635. Views along the northern stretch of the current route are limited to the Site and its immediate context due to the nature of the surrounding topography, vegetation, and built form at the Aldi RDC. Along the southern stretch, the route is visually contained on one side where it borders the fencing and vegetation along the edge of the Aldi RDC. Views from the more elevated stretches of the path permit distant relatively rural-natured views across the Site and beyond towards Darfield. During Construction, the footpath will be temporarily closed. At Completion, the footpath will be re-opened, including the diverted northern stretch, and will be set within a green corridor featuring SUDS, hedgerows, trees, meadow, and woodland planting. The loss of arable land on the Site will be evident, and views of the roads and buildings within the Development will be clearly visible, particularly as new planting will not have established yet. Distant views towards the west of the Site will be reduced and shortened by the new built form, however distant glimpses may be available while woodland planting along the Carr Dike corridor is young. At Year 15, proposed vegetation alongside the footpath within the Site will have established and will help to provide a good degree of softening of the built form, and filtering of views. The route will provide a walk through green space for footpath users, for example local dog walkers and workers on their breaks etc. The visual experience of the Development will also be a transient one. 	N/A	Moderate Adverse	Moderate Adverse	Construction: No Completion: No Year 15: No

R (VP 9)	Users of public footpath 'Billingley CP 6'	High / Medium	Medium	High / Medium	Circa 500m west of the Site at the nearest point	Partial	Permanent	Construction: Medium Completion: Medium / Low Year 15: Low	<ul style="list-style-type: none"> See Photomontages (Figures 8.33, 8.34, 8.35). 'CP 6' runs along the edges of arable fields in a south-westerly direction from the A635 approx. 500m west of the Site. It also crosses over the A6195 and then extends up to Cathill Road. Along the path, the Site is visible in the background of the views and appears as arable land on the edge of Goldthorpe, with glimpses of the settlement and Aldi RDC beyond. The foreground and middle ground of the views comprise expansive arable fields. The busy A6195 road and a line of pylons are prominent features which extend across the existing views along parts of the route. During Construction, especially in the winter, footpath users are likely to experience partial views of temporary construction activities and incomplete built form towards the background of their views. The loss of arable land on the Site will be noticeable. At Completion, the western elevations of the proposed buildings and earth bunds with young woodland planting on them will be visible. Although built form of a similar nature to the Development is visible (including the Aldi RDC), the Development at Completion will be situated closer and appear more prominent to these receptors. Much of the existing vegetation retained within the Development, particularly along the existing watercourses, and the additional layers of existing vegetation between the Site and this footpath, will provide some softening of new built form in these views. At Year 15, woodland planting on bunds along the western edge of the Development will have established and will provide a good degree of softening and filtering of the built form, assimilating it with its surroundings. It is likely that some of the upper limits of the new buildings, particularly on Plot 3, will continue to be noticeable. Existing farmland, the A6195, and existing pylons will continue to dominate the foreground and middle ground of the views experienced by these receptors. The visual experience of the Development will also be a transient one. 	Moderate Adverse	Moderate / Minor Adverse	Minor Adverse	Construction: No Completion: No Year 15: No
S (VP 13)	Users of public footpath 'Dearne UD 8'	High / Medium	Medium	High / Medium	Circa 1km north of the Site at the nearest point	Partial	Permanent	Construction: Medium Completion: Medium / Low Year 15: Low	<ul style="list-style-type: none"> See Photomontages (Figures 8.42, 8.43, 8.44). Partial views of the Site are available towards the background of the views from public footpath 'Dearne UD 8' where it runs west through arable fields on the south-western edge of Thurnscoe. Existing arable land in the foreground and middle ground of the view (including the farm buildings north of Holly Grove Roundabout) are the focus of views in the direction of the Site. Hedgerows and trees along field boundaries between these receptors and the Site provide a degree of screening of the least elevated areas of the Site. These features will remain unaffected by the Development. Construction activity is largely absent from the existing views experienced by these receptors, however views of the Aldi supermarket including its parking and loading areas are discernible in the middle ground. Residential properties on the 	Moderate Adverse	Moderate / Minor Adverse	Minor Adverse	Construction: No Completion: No Year 15: No

									<p>edge of Goldthorpe and Billingley, as well as the A635 are also noticeable in the view.</p> <ul style="list-style-type: none"> During Construction, footpath users will experience distant partial views of temporary construction activities and incomplete built form. The reduction of arable land in the background of the view will be discernible. The views of the Development during Construction will be similar at Completion, although with an absence of construction activities, and built form will be finished. The Development will remain lower than the existing horizon, and much of the existing vegetation retained within the Development, particularly along the existing watercourses, will provide some softening of new built form. Arable fields and boundary vegetation (including the farm buildings north of Holly Grove Roundabout) and other existing built features will continue to be present in the foreground and middle ground of the views towards the Development at Year 15. Also at Year 15, woodland planting part way along the northern boundary of the Site and throughout the Site will have established and will provide an additional degree of softening and filtering of built form, further assimilating it with its surroundings. However, the upper limits of the Development will still be partially seen towards the background of the view. The visual experience of the Development will also be a transient one. 				
T (VP 14)	Users of public footpath 'Dearne UD 13' / users of Phoenix Country Park	High	Medium	High / Medium	Circa 1.7km north-east of the Site at the nearest point	None	Permanent	Construction: None Completion: None Year 15: None	<ul style="list-style-type: none"> This footpath connects the residential areas in the east of Thurnscoe and Goldthorpe and runs through Phoenix Country Park. The Site is screened from view along the path by the existing built form (particularly the units at Fields End Business Park), vegetation, and changes in topography in the landscape between the Site and this receptor. It is considered that views of the Development at all stages would also be unavailable. 	None	None	None	Construction: No Completion: No Year 15: No
U (VP 26)	Users of public footpath 'Dearne UD 17'	Medium	Medium	Medium	Circa 2km north-east of the Site at the nearest point	None	Permanent	Construction: None Completion: None Year 15: None	<ul style="list-style-type: none"> This footpath runs north from Barnburgh Lane to Doncaster Road. The Site is screened from view by the existing built form in Goldthorpe, vegetation, and changes in topography in the landscape between the Site and this receptor. Views of the Development at all stages would also be unavailable. 	None	None	None	Construction: No Completion: No Year 15: No
V (VP 18, 19, & 20)	Users of Trans Pennine Trail	High	Medium	High / Medium	Circa 900m south of the Site at the nearest point	None	Permanent	Construction: None Completion: None Year 15: None	<ul style="list-style-type: none"> The Trans Pennine Trail is a national coast to coast route for recreation and transport in the north of England. At its closest point to the Site (circa 900m to the south), the route extends east to west, on the southern side of the River Dearne. The Site is currently hidden from the Trail due to the nature of the topography, intervening built form and vegetation between the Trail and the Site. It is considered that during Construction, at Completion, and at Year 15, the Development will not be visible from the Trans Pennine Trail. 	None	None	None	Construction: No Completion: No Year 15: No
W (VP 16)	Users of Chapel Lane / Restricted Byway 'Great Houghton CP 10'	High / Medium	Medium	High / Medium	Circa 2.3km south of the Site at the nearest point	None	Permanent	Construction: None Completion: None	<ul style="list-style-type: none"> This footpath runs south-west from High Street in Great Houghton, along the edge of arable land, and then connects to Bridleway 'Little Houghton CP 2' which extends along the edge of Sand Hill Golf Club. 	None	None	None	Construction: No Completion: No

								Year 15: None	<ul style="list-style-type: none"> The route is partially set within a cutting and is well contained by existing hedgerows on either side. The Site is screened from view by the existing vegetation and changes in topography in the landscape between this receptor and the Site. It is considered that views of the Development at all stages would also be unavailable. 				Year 15: No
Road users													
X (VP 1)	Road users A635, adjacent to the northern boundary of the Site	Low	Medium	Medium / Low	Adjacent to Site boundary	Partial	Permanent	Construction: High / Medium Completion: Medium Year 15: Medium/Low	<ul style="list-style-type: none"> See Photomontages (Figures 8.48, 8.49 & 8.50) The A635 abuts the northern Site boundary and will provide access into the Development from the roundabout. The entrance to the Development from the roundabout will feature hedgerows, trees, and amenity planting to mark the arrival into the Development. The Site is situated at a right angle to the direction of travel, and the focus of the receptors will primarily be on the road. When passing the site, the loss of arable land on the Site will be readily noticeable. Although built form of a similar nature to the Development is visible (including the Aldi RDC), the Development at Completion will be situated closer and appear more prominent to the receptor. The existing skyline profile is likely to change, and existing distant views over the Site towards the higher ground at its southern boundary will be shortened by the new buildings, and the degree of visual enclosure is likely to increase. The proposed unit on Plot 1 will be set back from the road by approx. 100m with an area of scrub planting in front along the edge of the Site, a grassed area for flood alleviation beyond, as well as a proposed hedgerow and trees to the front of the Plot. At Year 15, mitigation planting will have established, providing some filtering of lower levels of the Development. However, the upper limits of the proposed building will remain noticeable above and behind the planting. When passing Plot 2, the proposed building here will be more prominent from the road, especially where it is approx. 30m from the road and where existing vegetation in front of it is sparse. Woodland planting is proposed part way along the northern edge of the Site in front of this Plot, partially assimilating it with its surroundings as it establishes. However, a section of the Development will remain clearly visible where there is a lack of new planting. At Year 15, along the northern edge of the Development, tree planting will not have grown as tall as the proposed buildings and there aren't any earth bunds along most of this frontage. The Site will continue to be situated at a right angle to the direction of travel, and the focus of the receptors will primarily be on the road. 	Moderate Adverse	Moderate Adverse	Moderate / Minor Adverse	Construction: No Completion: No Year 15: No
Y (VP 28)	Road users on Dudley Drive	Low	Medium	Medium / Low	Circa 50m to the east at the nearest point	Partial	Permanent	Construction: Medium Completion: Medium / Low Year 15: Low	<ul style="list-style-type: none"> See Photomontages (Figures 8.57, 8.58 & 8.59) Dudley Drive is situated approx. 50m east of the Site and extends south from Hollygrove Roundabout to Commercial Road, leading to Goldthorpe Industrial Estate and Aldi RDC. The Site is visible in the middle ground of the views at a right angle to the direction of travel. The focus of the receptors will primarily be on the road. 	Moderate / Minor Adverse	Moderate / Minor Adverse	Minor Adverse	Construction: No Completion: No Year 15: No

									<ul style="list-style-type: none"> When looking in the direction of the Site, a grass field and low hedge bordering the Site are visible in the foreground. Mature trees along Carr Dikey are noticeable in the middle ground, and the Aldi RDC is also prominent when travelling south on the road. Open long-range views across the Site and to the landscape and settlements beyond to the west are briefly available from the road. Views of Construction and the proposals at Completion will be feasible in the middle ground from Dudley Drive. It is anticipated that effects to these road users will reduce when the proposed woodland belt along the north-eastern Site boundary has matured at Year 15. 				
Z (VP 3, 4, & 5)	Road users on Billingley View	Low	Medium	Medium / Low	Circa 30m east at the nearest point	Glimpse	Permanent	Construction: Low Completion: Low Year 15: Negligible	<ul style="list-style-type: none"> See Photomontages (Figures 8.24, 8.25, 8.26, 8.51, 8.52, & 8.53) Billingley View is a residential street situated relatively close to the south-eastern boundary of the Site and extends north-east from Carr Head Lane towards Carr Field Lane. Residential properties along the western edge of Billingley View screen most of the Site from the road. Glimpses of the Site are available through gaps between the properties, at a right angle to the direction of travel. The focus of the receptors will primarily be on the road. During Construction, road users might experience glimpses of temporary construction activities and incomplete built form. Similarly at Completion, there may be glimpses of the building on Plot 4 through gaps between the dwellings on Billingley View. At Year 15, proposed woodland planting on the bund behind the dwellings on Billingley View will have established and will provide a good degree of softening and filtering of the Development, thereby reducing the availability of glimpses of it. 	Minor Adverse	Minor Adverse	Negligible Adverse	Construction: No Completion: No Year 15: No
AA (VP 5)	Road users on Carr Head Lane	Low	Medium	Medium / Low	Adjacent to southern Site boundary	Glimpse	Permanent	Construction: Low Completion: Low Year 15: Negligible	<ul style="list-style-type: none"> Carr Head Lane is predominantly a residential street which runs west from Bolton upon Dearne to the south-eastern corner of the Site in front of Lacewood Primary School. West of the school, the road becomes a partially inaccessible track which provides maintenance access to the communication mast adjacent to the southern edge of the Site. Several instances of fly tipping are evident along the stretch of the Lane adjacent to the southern edge of the Site. Glimpses of the temporary construction activities and the Development at Completion will be available above the dwellings on Billingley View and through gaps between them when travelling westwards along the road from Bolton upon Dearne towards Lacewood Primary School. Visual effects are considered to reduce at Year 15 when tree planting has matured on the bund along the Site boundary behind the properties on Billingley View. 	Minor Adverse	Minor Adverse	Negligible Adverse	Construction: No Completion: No Year 15: No
BB (VP 7)	Road users on Barnsley Road / Holly Grove	Low	Medium	Medium / Low	Circa 120m north-east at the nearest point	Glimpse	Permanent	Construction: Low Completion: Low Year 15: Negligible	<ul style="list-style-type: none"> See Photomontages (Figures 8.27, 8.28, 8.29). Barnsley Road runs east from Hollygrove Roundabout into the centre of Goldthorpe. Holly Grove is a residential street which runs north from Barnsley Road providing access into a residential estate on the north-western edge of Goldthorpe. 	Minor Adverse	Minor Adverse	Negligible Adverse	Construction: No Completion: No Year 15: No

									<ul style="list-style-type: none"> The existing hedgerow along the southern edge of Barnsley Road, the additional hedgerows and trees along the edges of fields, as well as changes in topography, between the Site and these receptors screen distant views of the least elevated areas of the Site. However, distant glimpses of the higher ground within the southern part of the Site are available (largely filtered by existing intervening vegetation). The upper limits of existing industrial units to the west of the Site are discernible in the distance through the winter stems of the existing vegetation in the intervening landscape. During Construction, especially in the winter, road users are likely to experience distant glimpses of temporary construction activities filtered by the existing vegetation in the foreground and middle ground of the views. At Completion, the upper limits of the proposed buildings are likely to be noticeable in the background of the view filtered by existing vegetation in the foreground and middle ground. Although built form of a similar nature to the Development is visible (including the Aldi RDC), the Development at Completion will be situated somewhat closer and appear slightly more noticeable to the. The existing skyline profile will not be affected by the Development. At Year 15, woodland planting within the Development will have established and will provide a degree of softening and filtering of the built form, partially assimilating it with its surroundings. The existing vegetation in the intervening landscape is likely to remain filtering views of the Development. The focus of the receptors will primarily be on the road. 				
CC (VP 8)	Road users on Ingsfield Lane / Broadwater / Maori Avenue	Low	Medium	Medium / Low	Circa 300m south at the nearest point	None / Glimpse	Permanent	Construction: None Completion: None Year 15: Negligible	<ul style="list-style-type: none"> See Photomontages (Figures 8.30, 8.31, 8.32). Due to the nature of the topography between these residential receptors and the Site, it is expected that views of the Development during Construction and at Completion will not be available. It may be possible that some of the proposed woodland planting on the southern edge of the Development will be noticeable on the horizon at Year 15, providing negligible beneficial effects to these receptors. The focus of the receptors will primarily be on the road. 	None	None	Negligible Beneficial	Construction: No Completion: No Year 15: No
DD (VP 9)	Road users on A6195	Low	Medium	Medium / Low	Circa 900m west at the nearest point	Partial	Permanent	Construction: Medium Completion: Medium / Low Year 15: Low	<ul style="list-style-type: none"> See Photomontages (Figures 8.33, 8.34, 8.35). The A6195 runs south from Rotherham Road Roundabout and continues south-west for several miles towards Junction 36 of the M1. The Site is visible in the background of the views along a 1km stretch of the road. The Site currently appears as arable land on the edge of Goldthorpe, with glimpses of the settlement and Aldi RDC beyond. The Site is situated at a right angle to the direction of travel. The focus of the receptors will primarily be on the road. In the direction of the Site, the foreground and middle ground of the views comprise expansive arable fields and a line of pylons. During Construction, especially in the winter, road users are likely to experience partial views of temporary construction activities and 	Moderate / Minor Adverse	Moderate / Minor Adverse	Minor Adverse	Construction: No Completion: No Year 15: No

									<p>incomplete built form towards the background of their views. The loss of arable land on the Site will be noticeable.</p> <ul style="list-style-type: none"> At Completion, the western elevations of the proposed buildings and earth bunds with young woodland planting on them will be visible. Although built form of a similar nature to the Development is visible (including the Aldi RDC), the Development at Completion will be situated closer and appear more prominent to these receptors. Much of the existing vegetation retained within the Development, particularly along the existing watercourses, and the additional layers of existing vegetation between the Site and this road, will provide some softening of new built form. At Year 15, woodland planting on bunds along the western edge of the Development will have established and will provide a good degree of softening and filtering of the built form, partially assimilating it with its surroundings. Some of the upper limits of the new buildings, particularly on Plot 3, will continue to be noticeable. Existing farmland and pylons will continue to define the foreground and middle ground of the views experienced by these receptors when looking in the direction of the Development. 				
EE (VP 22 & 23)	Road users on Billingley Green Lane	Low	Medium	Medium / Low	Circa 25m north at the nearest point	Partial	Permanent	<p>Construction: Medium</p> <p>Completion: Medium / Low</p> <p>Year 15: Low</p>	<ul style="list-style-type: none"> Billingley Green Lane runs north from the A635 towards Billingley village. When travelling south from Billingley towards the A635, views of the Site are partially available in the background beyond the A635 and existing residential properties on the northern Site boundary. Views are also filtered by an existing hedgerow along the edge of the road and adjacent arable field. The busy A635 is a prominent road which is visible the middle ground of the existing views when travelling southwards along Billingley Green Lane. During Construction, especially in the winter, and from the more elevated stretches of the road, users are likely to experience mid-range partial views of temporary construction activities and incomplete built form, partially filtered by the existing hedgerow along Billingley Green Lane. At Completion, the upper limits of Development are also likely to be noticeable in the view, partially filtered by the existing hedgerow along Billingley Green Lane. Built form will be partially screened by the proposed earth bund part way along the northern edge of the Site. The Development will remain lower than the existing horizon. At Year 15, woodland planting on the proposed bund part way along the northern boundary of the Site will have established and will provide a degree of softening and filtering of the built form, partially assimilating it with its surroundings. However, the upper limits of the Development will likely still be visible at Year 15. The focus of the receptors will primarily be on the road. 	Moderate / Minor Adverse	Moderate / Minor Adverse	Minor Adverse	<p>Construction: No</p> <p>Completion: No</p> <p>Year 15: No</p>
FF (VP 21)	Road users on B6097 West Street /	Low	Medium	Medium / Low	Circa 2.2km south at the nearest point	None / Glimpse	Permanent	<p>Construction: Negligible</p>	<ul style="list-style-type: none"> Due to the nature of the topography and intervening features such as built form and vegetation between these receptors and the Site, it is expected that views of the 	Negligible Adverse	Negligible Adverse	Negligible Beneficial	<p>Construction: No</p>

	Montgomery Road, Wath-upon-Dearne							Completion: Negligible Year 15: Negligible	Development during Construction and at Completion, a very small part of the Development may be glimpsed in the distance. <ul style="list-style-type: none"> It may be possible that some of the proposed woodland planting on the southern edge of the Development will be noticeable on the horizon at Year 15, providing negligible beneficial effects to these receptors. The focus of the receptors will primarily be on the road. 				Completion: No Year 15: No
Other Visual Receptors													
GG (No VP)	Workers at Aldi RDC	Low	Medium	Medium / Low	Circa 30m east at the nearest point	Partial	Permanent	Construction: Medium / Low Completion: Medium / Low Year 15: Low	<ul style="list-style-type: none"> Workers at the Aldi RDC are likely to have to have partial views of the Site, somewhat filtered by existing vegetation and landform along the western edge of the RDC. More open views are available towards the northern area of the RDC where there is a lack of boundary vegetation. Partial views of the Development at Construction and Completion are likely to be possible in the middle ground of the view. The areas of green infrastructure around the watercourses and access road in the centre of the Development will be visible in front of the new buildings. Once the proposed planting has established at Year 15 it is expected that effects will reduce. These receptors are at their place of work where views are typically focused on their activity. It is considered that views of the landscape are not important to the quality of the working life. 	Moderate / Minor Adverse	Moderate / Minor Adverse	Minor Adverse	Construction: No Completion: No Year 15: No
HH (No VP)	Workers at Goldthorpe Industrial Estate	Low	Medium	Medium / Low	Circa 200m east at the nearest point	Glimpse	Permanent	Construction: Low Completion: Low Year 15: Negligible	<ul style="list-style-type: none"> The Site is mostly filtered / screened by existing vegetation, the Aldi RDC, and landform in the intervening landscape in views experienced by workers at Goldthorpe Industrial Estate. Some glimpses are available from the units on the north-western edge of the Estate. Glimpses of small parts of the Development at Construction and Completion are likely to be possible in the middle ground / towards the background of the views, mainly limited to Plot 2. Once the proposed tree planting on the edge of the Site has established at Year 15 it is expected that effects will reduce. These receptors are at their place of work where views are typically focused on their activity. It is considered that views of the landscape are not important to the quality of the working life. 	Minor Adverse	Minor Adverse	Negligible Adverse	Construction: No Completion: No Year 15: No
II (VP 18 & 19)	Visitors to RSPB reserves: Dearne Valley – Bolton Ings and Old Moor	High	Medium	High / Medium	Circa 600m south at the nearest point	None	Permanent	Construction: None Completion: None Year 15: None	<ul style="list-style-type: none"> The Site is currently hidden in the views experienced by visitors to the RSPB reserves due to the nature of the topography, intervening built form and vegetation between the Reserves and the Site. It is considered that during Construction, at Completion, and at Year 15, the Development will not be visible to these receptors. 	None	None	None	Construction: No Completion: No Year 15: No
JJ (No VP)	Users of Lacewood Primary School	Medium / Low	Medium	Medium / Low	Circa 10m south from the south-eastern corner of the site.	Partial	Permanent	Construction: High / Medium Completion: Medium Year 15: Medium / Low	<ul style="list-style-type: none"> Mesh fencing along the northern boundary of the school and a sparse hedgerow and trees along Carr Head Lane provide minor filtering of views of the Site from the ground floor level, playground, and car park of the school, however distant views across the Site and beyond to the north are partially available, particularly from first floor windows of the school. The Aldi RDC is noticeable in the middle ground of the views, particularly from upper floors of the school building. 	Moderate Adverse	Moderate / Minor Adverse	Minor Adverse	Construction: No Completion: No Year 15: No

									<ul style="list-style-type: none"> During Construction, school users are likely to experience close-range partial views of temporary construction activities and incomplete built form. At Completion, the proposed earth bund with young woodland planting on it is likely to be partially visible in the foreground of the views, and the upper limits of the new building on Plot 4 is also expected to be visible set back from the bund. The existing skyline profile is likely to change, and existing distant views over the Site towards the north will be shortened by the presence of the Development. The degree of visual enclosure is likely to increase. At Year 15, proposed woodland planting on the bund will have established and will provide a good degree of softening and filtering of the bund and much of the building. Views are typically focused on the activities inside the school building. The Development is likely to be more obvious when children are outside on the playground. 				
KK (No VP)	Users of Heather Garth Primary School	Medium / Low	Medium	Medium / Low	Circa 10m east from the south-eastern edge of the Site.	Partial	Permanent	Construction: Low Completion: Low Year 15: Negligible	<ul style="list-style-type: none"> Dense trees, fencing and changes in landform along the western boundary of the school screen views of the Site from the school. The school building is set back and at a lower level than the Site. During Construction, school users might see glimpses of the upper limits of temporary construction activities and incomplete built form above and between stems of existing boundary vegetation, particularly in winter. At Completion, the upper limits of the new building on Plot 4 may be glimpsed, mostly filtered by existing vegetation. At Year 15, proposed woodland planting along the edge of the Development will have established and will provide increased softening and filtering of the building. Views are typically focused on the activities inside the school building. Effects may be slightly more obvious when children are outside on the playground. 	Minor Adverse	Minor Adverse	Negligible Adverse	Construction: No Completion: No Year 15: No