

Appendix 9.2: LVIA Assessment Tables

Landscape Receptors

Landscape Receptor	Nature of Impact	Receptor Sensitivity	Magnitude of change	Impact Significance
Landscape Features				
Landform	The existing landform of the site is relatively flat, with manmade undulations formed by spoil heaps. The bund that flanks the dismantled railway is to be retained. The site will be levelled to allow for the development; however, the undulations on site are formed by spoil heaps and is therefore less sensitive to change.	Low	Low	Slight adverse/ Neutral
Landcover	The site is currently undeveloped brownfield land. There are areas of self-seeded scrub and immature tree vegetation within the site boundary. The site is in poor condition. The proposals will retain as much of the existing trees as is possible as well as introduce new tree and shrub planting onto the site boundaries. The majority of the site would change from brownfield to industrial usage.	Low	Medium	Slight adverse
Landscape Character	The character of the site and immediate surrounding area is heavily influenced by both the current and past industrial uses. Therefore the change of use from a brownfield site to an industrial use will not significantly affect the landscape character. The capacity of the landscape to accommodate development is high due to the sites proximity to other existing industrial detractors. The proposals are similar in character if not size to the large ASOS building adjacent, which is highly visible within the surrounding landscape. The addition of landscaping screen planting within the proposals will assist in softening potential impacts on the character of the site and surrounding landscape.	Low	Medium	Slight adverse

Visual Receptors

Ref	Receptor	Existing Description of View / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
Key Viewpoints					
V1	Ings Lane Bridge, Little Houghton 0.7km to SE of the site	<p><u>Existing:</u> The view is from Ings Lane road bridge, which is elevated above the A6195 Park Spring Road. This viewpoint represents public right of way users and road users. The A road is classed as having a low sensitivity due to the speed of the receptor.</p> <p>The view of the site is mid- range. The site itself is hidden from view by vegetation bordering the road. Although there is a significant amount of woodland planting within this view, the predominant features are the large scale ASOS building, road related infrastructure and the electricity cables. The telegraph poles form a vertical element within the view. The hill to the west of Great Houghton is visible, approximately 650 metres to the north east, filtered by road side tree cover. Receptors located at road level would not have views of the surrounding landscape.</p>	Medium		
		<p><u>Construction:</u> Views of the top of plant, equipment and moving vehicles. Works are temporary and visible in the context of surrounding industrial landscape.</p>		Low	Slight adverse
		<p><u>Year 1:</u> Mid-range view of the new development with existing landscape features screening views of low and mid-level features and activities within the site.</p> <p>It is anticipated that appropriate materials are used for the building's façade which will enable the development to blend into its surroundings from this location. The higher elevations within the development would block longer distance views. The stack and plume would be visible.</p>		Low	Slight adverse
		<p><u>Year 15:</u> Existing tree planting would have continued to mature and would further assist in screening low and mid-level features within the development. During summer months views would be mitigated further.</p> <p>Tree planting proposed adjoining the road would further assist in mitigating low and mid-level features and activities within the site, but the upper levels of the development including the stack would still be visible. The mitigation would be more beneficial for receptors located at the level of the A road.</p>		Low	Slight adverse

Ref	Receptor	Existing Description of View / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
V2	Edderthorpe/ Dearne Way 50m S	<p><u>Existing:</u> This is the view that would be experienced for residents within Edderthorpe and Public Rights of Way users. There are some residents with open views of the site who have windows orientated towards the proposal site. Other residences have oblique or restricted views towards the site due to intervening features within the foreground such as built form or garden vegetation. The views is of the valley floor consisting of the River Dearne in the mid-ground with the ASOS building behind. The eastern side of the valley forms the horizon of the view and the woodland to the west of Great Houghton, to the north longer distance views are afforded in the direction of Grimethorpe. The land use within the view is predominantly pasture land with scattered woodland being a prominent feature.</p> <p>The principal focus of the view is the large scale ASOS building that forms a dominant and detracting feature within the landscape. The site itself is visible to the north west of the ASOS building, partially obstructed from views by the areas of woodland to the west of the site and intervening vegetation.</p>	High		
		<p><u>Construction:</u> Views of the top of plant equipment and moving vehicles. Works are temporary and visible in the context of surrounding industrial landscape</p>		Low	Slight adverse
		<p><u>Year 1:</u> Mid-range view of the new development from close to the site. The existing scrub and woodland intervening within the view would screen some the lower levels within the development, particularly during summer months. The majority of the proposed development would however, be visible above the vegetation from this location. Some elements of the proposed development would be higher than the ASOS building; although, its footprint is significantly smaller and would therefore appear much less dominant within views.</p> <p>It is anticipated that appropriate materials are used for the building's façade which will assist the development to blend into its surroundings from this location. The development would appear as an extension of the existing ASOS building from this location.</p>		Low	Moderate adverse
		<p><u>Year 15:</u> The existing vegetation screens much of the lower features and activities within the development and the proposed mitigation planting on the south western boundary would have matured sufficiently to provide further screening of lower levels within the development even during winter months. The upper levels of the development and the stack would still be visible above the intervening vegetation and screen planting.</p>		Low	Moderate adverse

Ref	Receptor	Existing Description of View / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
V3	Tyers Hall Farm 1.5km W of the site	<p><u>Existing:</u> The view is from the Dearne Way as it runs alongside Tyers Hall Farm at its junction with other public rights of way. The viewpoint represent views from the farm and for users of the PRoW network.</p> <p>The views is of undulating agricultural land with mid-long distance views towards the site screened by intervening vegetation. The electricity pylons that run from north to south through the study area are visible in the mid-ground of the view and the ASOS distribution centre is barely visible through the vegetation.</p>	Medium		
		<p><u>Construction:</u> Potential glimpsed views of the very tops of plant equipment. Works are temporary and visible in the context of a largely agricultural landscape.</p>		Negligible	Neutral
		<p><u>Year 1:</u> Mid-range view of the new development, heavily filtered by intervening vegetation. Existing features within the view limit views of the development, however the stack would be visible above the vegetation. In summer months the existing tree cover would offer a higher level of mitigation. It is anticipated that the use of appropriate materials for the building's façade would ensure that even in winter months the development would blend into its surroundings from this location.</p>		Low-Negligible	Slight adverse/ Neutral
		<p><u>Year 1:</u> Mitigation planting along the south and western boundaries may assist in further screening lower levels of the development but the view would otherwise remain much the same as in Year 1.</p>		Low-Negligible	Slight adverse/ Neutral
V4	Ardsley 2.3km W of the site	<p><u>Existing:</u> The view is from a public right of way to the east of Ardsley. It represents users of the PRoW and views from residents within Ardsley. The viewpoint is located approximately 80 metres above the elevation of the proposal site. The site is not visible from this location as it is blocked by intervening vegetation and landform. The roofs of agricultural buildings within Tyers Hall Farm are just visible through the vegetation; however, views of the ASOS buildings adjacent to the site are entirely screened.</p>	Medium		
		<p><u>Construction:</u> Potential glimpsed view of the very top of plant equipment and moving vehicles. Works are temporary and visible in the context of surrounding industrial land use.</p>		Low-negligible	Slight adverse/ Neutral
		<p><u>Year 1:</u> Due to the elevation of the viewpoint, views of the proposed development would not be afforded.</p> <p>Residences within Ardsley would not experience any changes in view, as views are obstructed by vegetation and landform. Glimpsed views may be possible of the higher elevations of the stack.</p>		Low-negligible	Slight adverse/ Neutral

Ref	Receptor	Existing Description of View / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
		<u>Year 15:</u> The mitigation proposals would not be visible from this location so the view would remain as per Year 1 whereby occasional views may be possible of the higher elevations of the stack.		Low-negligible	Slight adverse/ Neutral
V5	Park Spring Nature Reserve 0.6km NW of the site	<u>Existing:</u> This viewpoint represents visitors to the nature reserve and views from the north west towards the site. The site itself is located directly in front of and to the west of the ASOS buildings, although partially screened by the intervening vegetation along the former railway line. Views towards the site would be partially obstructed by vegetation within and on the periphery of the nature reserve. However, the view is predominantly open and views of the site are afforded from most locations within the reserve. The existing ASOS building forms a dominant and detracting feature on the horizon within the view.	Medium		
		<u>Construction:</u> Lower level activity of plant equipment and moving vehicles visible. Works are temporary and visible in the context of surrounding industrial land use.		Negligible	Neutral
		<u>Year 1:</u> The proposed development would be a new element within the view, it would be viewed in combination with the existing ASOS building, which forms an existing detracting feature within the views. Whilst the development would be visible, the immature mitigation planting would not be visible from this location. Although some of the elevation within the development would be higher than the existing ASOS building, the footprint would be significantly smaller and therefore the development would appear as a smaller feature within the landscape.		Low	Slight adverse
		<u>Year 15:</u> Proposed screen planting on the northern boundary of the site bordering the dismantled railway would have matured and would assist in further mitigating lower level views of feature and activities within the proposed development, although the upper levels and stack would remain visible.		Low	Slight adverse
V6	Chapel Lane, Great Houghton 1.3km W of the site	<u>Existing:</u> The viewpoint represents those few residents within Great Houghton on the western edge who have views towards the site. The site itself lies behind and to the north of the ASOS building. The foreground of the view is mostly taken up by urban elements, associated with the play area, including signage, fencing, hard standing and play equipment. The viewpoint is elevated on the eastern valley side and looks west to the valley floor. Long distance views extend to Barnsley in west some 7.0 Km distant. The ASOS building is located in the mid-ground of the view is the most dominantly man made feature within the mid-ground although much of its mass is blocked from view by the topography directly to the east of the site. The peak of this hill is approximately 75m AOD, it is defined by the woodland that covers it.	Medium		

Ref	Receptor	Existing Description of View / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
		<u>Construction:</u> Lower level activity of plant equipment and moving vehicles would be screened. Works are temporary and visible in the context of surrounding industrial land use. .		Low	Slight adverse
		<u>Year 1:</u> The proposed facility would be visible behind the ASOS building, notably the higher elements including the stack. The lower levels however would be predominantly screened from view by the rise in landform and areas of woodland. The development would be viewed as an extension of the ASOS development from this location. The development would be in the mid-ground of the view, the distance from this location decreases the impact it will have upon the receptor. The use of sympathetic building materials on the building's façade would assist it blending into the landscape from this location.		Low	Slight adverse
		<u>Year 15:</u> The proposed tree planting, located along Park Spring Road would have matured in a fifteen year time period. The trees would mitigate some of the visual effects of the low- mid levels within the proposed development.		Low	Slight adverse
V7	Darfield A635 1.6km S	<u>Existing:</u> This viewpoint is to represent views from residences in the northern extents of Darfield and for users of the Dearne Way PRow and local road network. The foreground of the views from windows of residences on the southern side of the A635 is taken up by the street scene and vertical elements such as road signs and lampposts. From some locations along the A635 road side vegetation bordering the northern side of the road blocks views to the north. However from this location there are open views across agricultural land. The mid ground of the view consists of agricultural fields divide by mature field boundary vegetation, the River Dearne river side vegetation is intermittently visible as it meanders northwards through the view. Mid- long distance views of the eastern side of the valley and the woodland to the east of Grimethorpe form the horizon of the view, approximately 3.5 Km from the receptor. The ASOS building forms a noticeable deterioration in the view from this location.	High		
		<u>Construction:</u> Mid- High level activity of plant equipment and moving vehicles visible. Works are temporary and visible in the context of surrounding industrial land use.		Low	Moderate/ Slight adverse

Ref	Receptor	Existing Description of View / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
		<p><u>Year 1:</u> The development would be viewed as a sizeable extension of the existing large scale ASOS building, which currently forms a significant detractor in the view. Although some of the elevations within the proposed development would be higher than those in the ASOS buildings, the footprint is far smaller and the building materials which are darker in colour than the adjacent ASOS building would greatly assist in blending the development in to the landscape. Therefore the proposed development would be less apparent within views.</p> <p>Most of the lower elevations of the buildings and activities would be obstructed from view by vegetation and landform.</p>		Low	Moderate/ Slight adverse
		<p><u>Year 15:</u> The screen planting vegetation that is proposed on the western boundary of the site would have mature by year fifteen and would further assist in mitigating views of the lower elevations and activities within the development, although the taller elements would still be evident.</p>		Low	Moderate/ Slight adverse
Individual Residential Properties					
1	Tyers Hall Farm 10m W of the site	<p><u>Existing:</u> The views is of undulating agricultural land, mid- long distance views are mostly obstructed field boundary vegetation. The electricity pylons that run from north to south through the study area are visible in the mid-ground of the view and the ASOS distribution centre is barely visible through the field boundary vegetation.</p>	Medium		
		<p><u>Construction:</u> Potential views of the top of plant equipment and moving vehicles. Works are temporary and visible in the context of a largely agricultural landscape.</p>		Negligible	Neutral
		<p><u>Year 1:</u> Mid-range view of the new development, filtered by field boundary vegetation. Existing elements within views would still limit views of the development, however the stack may be visible intermittently. In summer months the existing tree cover would offer a higher level of mitigation. It is anticipated that appropriate materials would be used for the building's façade which will enable the development to blend into its surroundings from this location.</p>		Low-Negligible	Slight adverse/ Neutral
		<p><u>Year 1:</u> Mitigation planting along the south and western boundaries may assist in further screening lower levels of the development but the view would otherwise remain much the same as in Year 1.</p>		Low-Negligible	Slight adverse/ Neutral

Ref	Receptor	Existing Description of View / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
2	Crook House Farm 0.26km W of the site	<u>Existing:</u> The farm house and two separate dwelling have similar views towards the proposal site. Some views are currently obstructed by gardens and roadside vegetation; however, where views are afforded the view is of open agricultural fields. The woodland to the west of the site is visible; however, due to the properties occupying a higher elevation within the valley, the whole of the ASOS building, located on the valley floor, is often visible from windows orientated towards the proposal site.	High		
		<u>Construction:</u> Potential views of the top of plant equipment and moving vehicles. Works are temporary and visible in the context of surrounding industrial land use and railway infrastructure.		Low	Slight adverse
		<u>Year 1:</u> Mid-range view of the new development. The woodland to the west of the proposal site would block some views of the low–mid level activities and features within the proposed development. However, higher elevations and the stack would be visible from windows orientated towards the proposal site. Although the development would be adding a large new feature in to the landscape, there are already existing detractors within the view, such as the ASOS buildings. The proposed development would be viewed as an extension of the ASOS building from this location. Although some elevations within the proposed development are higher than the ASOS building, the footprint of the development is far smaller and would therefore be less prominent within views. The development would be a dark green colour assisting the development to blend into its surroundings from this location.		Low	Moderate/ Slight adverse
		<u>Year 15:</u> Existing and proposed woodland would have matured, slightly reduce the impact of the lower elevations within the development.		Low	Moderate/ Slight adverse
3	Middlewood Hall 1.1km S of the site	<u>Existing:</u> The main house is positioned within the southern extents of the Hall’s grounds. Therefore it is likely that the view towards the proposal site would be predominantly screened by buildings and vegetation within the grounds. The vegetation that borders the river some 100 metres north of the Hall would further screen views of the site. Where glimpsed or heavily screened views are afforded of the site they are seen within the context of the existing ASOS building which forms such a dominant feature within the landscape.	High		
		<u>Construction:</u> Potential glimpsed views of plant equipment and moving vehicles through the intervening vegetation. Works are temporary and visible in the context of surrounding industrial land use.		Negligible	Neutral

Ref	Receptor	Existing Description of View / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
		<u>Year 1:</u> Views of the stack may be afforded from this residence above the canopy line of the trees that border the Hall's northern boundary. However, the majority of the proposed development would be blocked from view due to intervening vegetation, buildings and landform.		Low/ Negligible	Slight adverse/ Neutral
		<u>Year 15:</u> As Year 1		Low/ Negligible	Slight adverse/ Neutral
Principal Public Rights of Way					
1	Path No 7 17 metres at closest point North and West of the Site	<u>Existing:</u> Views from the PRoW would be intermittently visible through roadside/boundary vegetation. There are existing trees planting within the field that the PRoW is located within, these young trees filter views towards the site. The principal focus within the view is the large-scale ASOS building as the footpath traverses around the building from the A6195 to Middlecliffe Lane. The ASOS building forms a large and significant detractor within the view. The ASOS buildings also block views to the west from the PRoW towards the site.	High		
		<u>Construction:</u> Lower level activity of plant equipment and moving vehicles visible. Works are temporary and visible in the context of surrounding industrial land use.		Low	Moderate adverse
		<u>Year 1:</u> The development would be visible within views from locations along the footpath, most of these views would be filtered by existing vegetation. Where the PRoW travels east of the ASOS building only the higher elevations of the development would be visible above the roofline. The stack would be visible from most locations along the PRoW. Although the development would be visible it would be seen in the context of the ASOS building which remains the most significant element within views from this PRoW.		Low	Moderate adverse
		<u>Year 15:</u> Existing vegetation would have continued to mature and would assist in mitigating the visual impacts of the proposed development upon PRoW users. Proposed mitigation on the development boundaries would also have matured and would screen many of the low – mid level views of site activities and features. The ASOS building would remain the most significant detractor within the view.		Low	Moderate adverse

Ref	Receptor	Existing Description of View / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
2	Path No. 8, Little Houghton. 0.8km S of the site	<u>Existing:</u> This footpath is part of the Deane Way, it runs from Edderthorpe to Little Houghton, it crosses the River Dearne. Viewpoint 2 represents views from this PRoW from Edderthorpe, the proposal site is visible from this location. The focus of the view however is the ASOS building. Views are similar for many location along this PRoW. The ASOS building forms a large and significant deterioration within the view.	High		
		<u>Construction:</u> Lower level activity of plant equipment and moving vehicles visible. Works are temporary and visible in the context of surrounding industrial land use.		Low	Slight adverse
		<u>Year 1:</u> Mid-range view of the new development. All of the proposed development would be visible from this public right of way, the existing vegetation would block views of lower activities within the development. It is advised that appropriate materials are used for the building's façade which will enable the development to blend into its surroundings from this location. The proposed development would appear as an extension of the existing ASOS building from this location. Although some elevation within the proposed development are higher than the adjacent ASOS building, the footprint of the development is considerably smaller, therefore it would be less prominent in views from the footpath.		Low	Moderate adverse
		<u>Year 15:</u> Screen planting incorporated into the scheme along the western boundary would have matured by year fifteen and would assist in blocking views of lower level features and activities within the proposed development.		Low	Moderate adverse
3	Path No 4 2.4km W of the site	<u>Existing:</u> The views is of undulating agricultural land, mid-long distance views of eth site are mostly obstructed by intervening field boundary vegetation. The electricity pylons that run from north to south through the study area are visible in the mid-ground of the view whilst the ASOS distribution centre can be glimpsed through the intervening winter vegetation.	Medium		
		<u>Construction:</u> Potential view of the tops of plant equipment and moving vehicles. Works are temporary and visible in the context of a largely agricultural landscape.		Low/ Negligible	Slight adverse/ Neutral
		<u>Year 1:</u> Mid-range view of the new development, filtered by field boundary vegetation. Existing elements within views would still limit views of the development however the stack may be visible intermittently. The proposed development would appear as an extension of the existing ASOS building from this location. Although some elevation within the proposed development are higher than the adjacent ASOS building, the footprint of the development is considerably smaller, therefore it would be less prominent in views from the footpath.		Low	Slight adverse

Ref	Receptor	Existing Description of View / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
		<u>Year 15:</u> Mid-range view of the new development from close to the site. Existing elements within views would still limit views of the development however the stack may be visible intermittently		Low	Slight adverse
4	Dearne Way 0.7km S of the site at its closest point.	<u>Existing:</u> The Dearne Way traverses from south to north west through the study area, broadly following the course of the River Dearne, although within the study area it follows the PRoW network to the west of the river, through Darfield to Edderthorpe, then west towards Tyers Hall Farm before turning north to re-join the river north of Storrs Wood. Views towards the site are most prominent within the section between Darfield and Edderthorpe and to the west of Edderthorpe, where views tend to be open, consisting of agricultural land within scattered woodland. The ASOS building is the most prominent feature within views from this path, particularly when in close proximity to the site. It is a significant detractor within the view.	High		
		<u>Construction:</u> Lower level activity of plant equipment and moving vehicles would be visible from some locations; however, works are temporary and visible in the context of surrounding industrial land use.		Low	Slight adverse
		<u>Year 1:</u> The proposed development would be intermittently visible where there is no intervening vegetation or landform. When in close proximity to the site, particularly close to Darfield and Edderthorpe, the proposed development would be visible. However, it would be viewed in combination with the existing ASOS building. Although some of the elevations within the proposed building are higher, the footprint is far smaller and would therefore be less apparent within views than the ASOS building.		Low	Moderate / Slight adverse
		<u>Year 15:</u> Screen planting proposed on the western and northern boundaries of the site would assist in screening views of the lower level activities and feature within the development.		Low	Moderate/ Slight adverse.
Settlements					
1	Edderthorpe 0.7 km SW	<u>Existing:</u> This is a view that would be experienced by residents within Edderthorpe and by Public Rights of Way users in the vicinity. The views are of the valley floor and the eastern valley side. The land use is predominantly agricultural with scattered woodlands a prominent feature. The principal detractor within the view is the large scale ASOS building. The site itself is visible directly in front of the ASOS building.	High		
		<u>Construction:</u> Views of the top of plant equipment and moving vehicles. Works are temporary and visible in the context of surrounding industrial landscape.		Low	Slight adverse

Ref	Receptor	Existing Description of View / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
		<p><u>Year 1:</u> Mid-range view of the new development from close to the site. Much of the proposed development would be visible from locations within the vicinity, with existing vegetation only partially screening views of lower activities within the development. The proposed landscaping mitigation would not have matured sufficiently to screen impact the views. It has been assumed that appropriate building materials and colours would be used assisting the development to blend into its surroundings. The proposed development would appear as part of the existing ASOS building from this location.</p> <p>Although some of the elevations within the development would be higher, the footprint of the building is considerably smaller than that of the ASOS building. It would therefore, comparatively, form a much smaller feature within the view.</p>		Low	Moderate/ Slight adverse
		<p><u>Year 15:</u> Screen planting incorporated into the north and western boundaries of the proposed development would have mature by year fifteen and would provide additional mitigation of the lower elevations of the development although upper levels would still be evident, as would the ASOS building.</p>		Low	Moderate/ Slight adverse
2	Little Houghton 0.9 km SE of site	<p><u>Existing:</u> Little Houghton is the closest settlement to the site; however, views towards the site are not readily available as there are significant areas of vegetation screening views toward the site and the ASOS buildings. The closest properties are located on Middlecliffe Lane but these residences are not orientated towards the proposal site so any view would be oblique. Views of the site from residential streets within the village itself are screened and in any event properties tend to be orientated towards the centre of the village. Areas of woodland to the outskirts of the settlement screen any other views.</p>	Medium		
	<p><u>Construction:</u> Potential glimpsed and oblique views of the top of plant equipment and moving vehicles. Works are temporary and visible in the context of surrounding industrial landscape.</p>	Low/ Negligible		Slight adverse/ Neutral	
	<p><u>Year 1:</u> Glimpsed oblique views may be possible of higher elevations and the stack from the closest residences. However, the introverted aspect of the residences and the surrounding woodland means that views of the development from windows within the settlement would be limited. Where views are afforded, the ASOS building already forms a substantial detractor within the view and the development would appear as a small extension to the existing situation.</p> <p>It has been assumed that appropriate materials are used for the building's façade which will enable the development to blend into its surroundings from this location.</p>	Low/ Negligible		Slight adverse/ Neutral	

Ref	Receptor	Existing Description of View / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
		<u>Year 15:</u> Although mitigation planting within the development would have matured, the visual impacts upon residents would be similar to Year 1. Visitors entering or exiting the village would experience reduced impacts as a result of the mitigation as low-mid level views of features and activities within the development would be screened.		Low/ Negligible	Slight adverse/ Neutral
3	Great Houghton-South 1.1 km NE of site	<u>Existing:</u> Within the southern extents of Great Houghton the streets that are most likely to have views of the site are located to the west. Residences located on Cross Street, Rodes Avenue and Chapel Lane who have windows orientated towards the site also have the existing ASOS building within their view, which forms a significant detracting feature. The settlement is elevated on the eastern valley side with westerly views over the valley floor. Long distance views extend to the west to Barnsley some 7 Km distant. The ASOS building is located in the mid ground of the view, although some of the building is screened by the topography to the east of the proposal site. The peak of this hill is approximately 75m AOD, it is defined by the woodland that covers it.	High/ Medium		
		<u>Construction:</u> Lower level activity of plant equipment and moving vehicles would be visible, although works are temporary and visible in the context of surrounding industrial land use. .		Low	Slight adverse
		<u>Year 1:</u> The proposed facility would be visible beyond the ASOS building, local landform and intervening vegetation, which would screen much of the lower features although the higher elevation of the buildings, including the stack would be visible. The the development would be viewed as an extension of the ASOS development. The development is located in the mid ground of the view, the distance from this location decreases the impact it will have upon the receptor.		Low	Moderate/ Slight adverse
		<u>Year 15:</u> The proposed tree planting, located along Park Spring Road would have matured in a fifteen year time period. The trees would mitigate some of the visual effects of the low- mid levels within the proposed development.		Low	Slight adverse

Ref	Receptor	Existing Description of View / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
4	Great Houghton-North 1km E of site	<u>Existing:</u> Within the northern extents of Great Houghton the streets that are most likely to have views towards the site are located in the western extent of the village. Residences located on Milton Street, Park Lane and Peartree Close who have windows orientated towards the site have the existing ASOS building within the view, the building is much more prominent than from the northern extents of Great Houghton than the south, as the hill and vegetation no longer screen views to such an extent. Therefore the ASOS building forms a much more significant deterioration in the view and greatly reduces the potential magnitude of change for these receptors. The settlement which is elevated on the eastern valley side looks west to the valley floor. Long distance views extend to the west to Barnsley over 7 km distant.	Medium/ High		
		<u>Construction:</u> Lower level activity of plant equipment and moving vehicles would be visible. Works are temporary and visible in the context of surrounding industrial land use. .		Low	Slight adverse
		<u>Year 1:</u> The proposed facility would be visible beyond the ASOS building, some higher elevations would be prominent, and the stack would be visible. The proposed development would be partially screened from view by the rise in landform and areas of woodland and the development would be viewed as an extension of the ASOS development. The development would be in the mid-ground of the view; the distance from this location decreases the impact it will have upon the receptor.		Low	Slight adverse
		<u>Year 15:</u> The proposed tree planting, located on the sites boundaries would have matured sufficiently to mitigate some of the visual effects of the low-mid levels within the proposed development.		Low	Slight adverse
5	Darfield 1.6km S	<u>Existing:</u> Views from within Darfield are most apparent from the northern extents of the settlement, particularly from residences along Doncaster Road and Edderthorpe Road. Views of the existing ASOS building are available from windows orientated in the direction of the proposal site, with the building forming a significant deterioration within the view from these properties. The foregrounds of the views from properties in this area are taken up by the existing street scene and include vertical elements such as road signs and lampposts etc. The mid ground consists of agricultural fields divided by mature field boundary vegetation and the significant vegetation bordering the River Dearne river, which is intermittently visible. Longer distance views of the eastern side of the valley and the woodland to the east are available from some properties, particularly from upper stories.	High		
		<u>Construction:</u> Lower level activity of plant equipment and moving vehicles would be visible from some locations. Works are temporary and visible in the context of surrounding industrial land use.		Low	Slight adverse

Ref	Receptor	Existing Description of View / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
		<p><u>Year 1:</u> The development would be viewed as an extension of the existing large scale ASOS building, which forms a significant detractor in the view. The higher elements of the development, including the stack, would be taller than the existing ASOS building and would break the natural horizon and potentially screen long distant some views from Darfield. However, the footprint of the development is far smaller than the existing ASOS building and would therefore not be as predominant in views.</p>		Low	Moderate adverse
		<p><u>Year 15:</u> Screen planting incorporated on the western boundary of the site would have matured and assist in screening views of the low level features and activities within the proposed development.</p>		Low	Moderate adverse
Principal Transport Routes					
1	A6195 Park Spring Road Adjacent E of the site	<p><u>Existing</u> This road borders the site and is the closest receptor. The sensitivity of the receptor is greatly reduced due to its sequential nature and the speed at which receptors are traveling. Receptors are generally orientated in the direction of travel so the focus of their view is north/south and not towards the site itself. There are a number of large scale developments located adjacent to Park Spring Road including the ASOS building which is located on the eastern side of the road and forms the principal visual detractor for users of this route.</p>	Low		
		<p><u>Construction:</u> Lower level activity of plant equipment and moving vehicles would be visible, although works would be temporary and are visible in the context of surrounding industrial land use.</p>		Low	Slight adverse
		<p><u>Year 1:</u> The proposed development would form a new feature within the landscape and would break the horizon for receptor as they approach the development. However, the building has a significantly smaller footprint than the existing ASOS building and therefore would be far less prominent within the view. The development is congruous within other developments located along Park Spring Road.</p>		Low	Slight adverse
		<p><u>Year 15:</u> The tree and shrub planting located on the northern and eastern boundaries would have mature sufficiently to screen views of lower feature and activities within the development, although higher elevations would remain visible.</p>		Low	Slight adverse

Ref	Receptor	Existing Description of View / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
2	Ings Lane, Great Houghton 0.8km SE of the site	<p><u>Existing:</u> Ings Lane Road connects Middlecliffe Lane with a PRoW that then crosses the River Dearne before joining Edderthorpe Lane to the south west. The lane crosses the A6195 by means of an over bridge where views north towards the site along the road corridor are dominated by the road corridor itself and the ASOS building to the east. Northern views are also available from locations further west of the bridge, albeit heavily screened by intervening vegetation whilst views east of the bridge are predominantly screened by areas of vegetation bordering the road.</p> <p>The site itself is currently screened from view by the significant vegetation that borders the A6195 Park Spring Road and the dominant features remains the ASOS building, road related infrastructure and the electricity cables. Telegraph poles also form another noticeable vertical element within the view.</p>	Medium		
		<p><u>Construction:</u> Views of the top of plant equipment and moving vehicles. Works are temporary and visible in the context of surrounding industrial landscape.</p>		Low	Slight adverse
		<p><u>Year 1:</u> Mid-range view of the new development from close to the site. Existing landscape features will screen views of low-mid features and activities within the facility.</p> <p>It is assumed that appropriate materials would be used for the building's façade which will enable the development to blend into its surroundings from this location. The higher elevations within the development would block longer distance view. The stack and plume would be visible.</p>		Low	Moderate adverse
		<p><u>Year 15:</u> Mid-range view of the new development from close to the site. Existing tree planting would have matured and would facilitate in blocking some views of low – mid height activity and features within the development. During summer months views would be mitigated further.</p> <p>Tree planting proposed adjoining the road would further mitigate views of the lower mid height features and activities within the facility. The mitigation would be more beneficial for receptors located at the level of the road.</p>		Low	Moderate/ Slight adverse

Ref	Receptor	Existing Description of View / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
3	A635 Doncaster Road Darfield 1.6km S of the site	<u>Existing:</u> The sensitivity of the receptor is reduced due to its sequential nature and the speeds at which the viewers would be traveling. The receptor would be orientated in the direction of travel; therefore the focus of the view would be to the north-west or south- east away from the proposed development. Views of the existing ASOS building are available from locations along the road, although there are significant bands of vegetation that border the northern edge of the road as the A635 passes through Darfield. Further west there are open views towards the ASOS building as the land is predominantly flat with few intervening features. Mid- Long distance views would be afforded from some location along the road.	Low		
		<u>Construction:</u> Lower level activity of plant equipment and moving vehicles visible from some locations. Works are temporary and visible in the context of surrounding industrial land use.		Low	Slight adverse
		<u>Year 1:</u> The development would appear as part of the development with the ASOS building from most locations along the road. Although some of the elevations within the proposed development are higher than the ASOS building, the footprint is significantly smaller and therefore the proposed development would have less visual impact upon receptor located along the road than the existing ASOS building. The proposed development would break the horizon within views from some locations. However materials used on the building's façade would allow the building to blend in to the landscape and therefore reduce its visual impact.		Low	Slight adverse
		<u>Year 15:</u> Screen planting incorporated in to the western boundary of the site would have matured and would assist in screening views of the low level features and activities within the proposed development.		Low	Slight adverse
Designated Sites					
1	Church of St Michaels and All Angels, Great Houghton	<u>Existing:</u> The church is located on Chapel Lane in the south western extents of Great Houghton. Views from the church are represented by Viewpoint 6 as described above.	Medium/ High		
		<u>Construction:</u> Higher level activity of plant equipment and moving vehicles visible. Works are temporary and visible in the context of surrounding industrial land use. .		Low	Slight adverse

Ref	Receptor	Existing Description of View / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
	Grade II 1.3km E of the site	<u>Year 1:</u> The proposed facility would be visible beyond the ASOS building, some higher elevations would be prominent, and the stack would be visible. The proposed development would be partially blocked from view by the rise in landform and areas of woodland, the development would be views as an extension of the ASOS development from this location. The development would be in the mid ground of the view, the distance from this location decreases the impact it will have upon the receptor. If appropriate materials used within the building's façade this could facilitate in blending the building into the landscape from this location.		Low	Moderate/ Slight adverse
		<u>Year 15:</u> The proposed tree planting, located along Park Spring Road would have matured in a fifteen year time period. The trees would mitigate some of the visual effects of the low- mid levels within the proposed development.		Low	Moderate/ Slight adverse
2	Middlewood Hall Grade II Listed 1.1km S of the site	<u>Existing:</u> The main house is positioned within the southern extents of the Hall's grounds. Therefore the view towards the proposal site are mostly obstructed by buildings and vegetation within the grounds. The vegetation that borders the river 100 metres to the north would also intervene in views. Where vies are afforded the existing view includes the detracting feature of the ASOS building.	High		
		<u>Construction:</u> Potential view of the top of plant equipment and moving vehicles. Works are temporary and visible in the context of surrounding industrial land use.		Low	Slight adverse
		<u>Year 1:</u> Views of the stack may be afforded from the residence at his location above the canopy line of the tees that border the Hall's northern boundary. However the majority of the proposed development would be blocked from view due to intervening vegetation, buildings and landform.		Low/ Negligible	Slight adverse
		<u>Year 15:</u> No change		Low/ Negligible	Slight adverse
3	All Saint Church, Darfield, Grade I Listed 1.9km S of site	<u>Existing:</u> The church is well sheltered by significant areas of vegetation within the church grounds. Where views are available from within the church yard in the direction of the proposal site, the view northwards is mostly obstructed by intervening buildings and landform. Views from the church spire would be further reaching.	High		
		<u>Construction:</u> No views		Negligible	Neutral
		<u>Year 1</u> No views		Negligible	Neutral

Ref	Receptor	Existing Description of View / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
		<u>Year 15:</u> No views		Negligible	Neutral
4	Darfield Conservation Area 1.9km S of site	<u>Existing:</u> The conservation areas is well sheltered by tree cover, landform and built form. Views of the site and the ASOS building are not currently afforded from within the conservation area.	Low		
		<u>Construction:</u> No change		Negligible	Neutral
		<u>Year 1:</u> The electronic ZTV (Figure 9.6.1) demonstrates that the conservation area is on the edge of the theoretical area of visibility. Although it is possible that there may be intermittent views of the stack, most views would be blocked by intervening tree cover, landform and vegetation		Negligible	Neutral
		<u>Year 15:</u> The electronic ZTV (Figure 9.6.1) demonstrates that the conservation area is on the edge of the theoretical area of visibility. Although it is possible that there may be intermittent views of the stack, most views would be blocked by intervening tree cover, landform and vegetation		Negligible	Neutral
5	Parish Church of Emmanuel, Grade II Listed 1.9km S of site	<u>Existing</u> The church is well sheltered by surrounding tree cover in the church yard, landform and built form. Views of the site and the ASOS building are not currently afforded from within the church grounds.	Low		
		<u>Construction</u> No change		Negligible	Neutral
		<u>Year 1:</u> The electronic ZTV (Figure 9.6.1) demonstrates that the church is on the edge of the theoretical area of visibility. Although it is possible that there may be intermittent views of the stack, most views would be blocked by intervening tree cover, landform and vegetation		Negligible	Neutral
		<u>Year 15:</u> The electronic ZTV (Figure 9.6.1) demonstrates that the conservation area is on the edge of the theoretical area of visibility. Although it is possible that there may be intermittent views of the stack, most views would be blocked by intervening tree cover, landform and vegetation		Negligible	Neutral