

VIEWPOINT D

JUNCTION OF AVON CLOSE AND DARTON UD 11 FOOTPATH

Grid Reference: E 431282 N 407466 General Direction of View: East
Approx Elevation: 122m Approx. Distance to Proposed Development: 0m

DESCRIPTION OF VISUAL BASELINE

View from PRoW at the western edge of the application site. Receptors have elevated and panoramic views across the application site which comprises large arable fields in the foreground, hedgerow field boundaries, and pastoral fields in the middle distance. Beyond the application site lies the edge of Barnsley. Employment development is visible at Barugh Green, merging into the residential area of Gawber and Craven Wood. A wood pole line traverses the application site and a pylon line is visible in the distance. The skyline is formed by a mix of woodland and residential development. Barnsley Hospital is visible on the skyline above Gawber.

Receptors include residents and recreational users of local PRoW.

Value of View: Medium

MAGNITUDE OF CHANGE

Construction

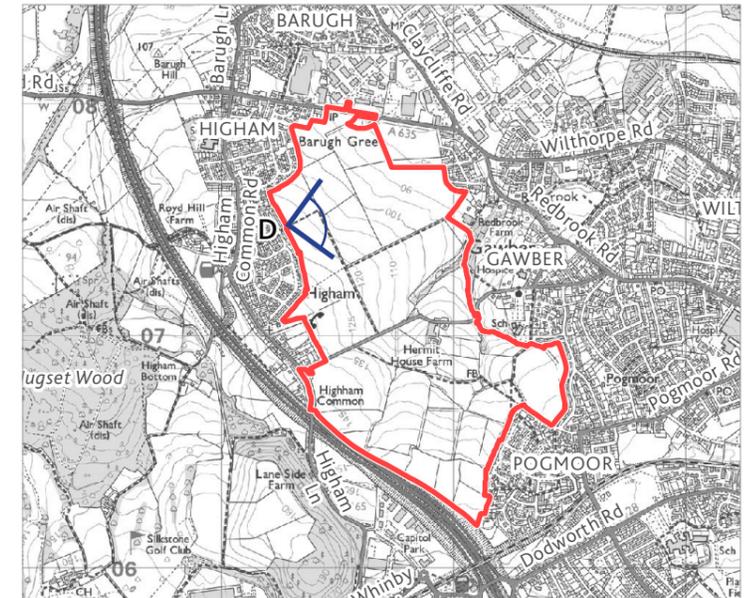
This PRoW would be closed for the duration of construction works associated with R1, and as such the view would be inaccessible for recreational receptors for that time. For residents along Avon Close there would be a substantial change in the view during construction. Initially this would comprise the construction of the link road and the residential development at R1 which would be seen in close proximity. There would be a substantial deterioration in the view due to earthworks, removal of hedgerows, and the presence of construction equipment. Additionally, to the far right of the view, construction of the employment area would also be visible, which means that construction activities would be visible across the whole view.

The magnitude of visual change is considered to be high.

Operation Year 1

The proposed development would be visible in close proximity and would occupy the full extents of the view. This would comprise residential development of R1 which is located along application site boundary with Higham. New residential properties would not be uncharacteristic of views from Avon Close, as residential development is already visible in the view, however the proposed development would completely change the outlook and obscure most longer views.

The magnitude of visual change is considered to be high.



LOCATION MAP

Operation Year 15

The magnitude of visual change is considered to remain high as the proposed development would back directly onto existing residential properties and no planting is indicated on the landscape masterplan to soften or filter views from this location.

Cumulative

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

Countryside Properties (2020/0977) - The residential properties proposed within R1 would screen views of the Countryside Properties development from this viewpoint resulting in no cumulative effect. There may be some properties along the edge of Higham that would have filtered views through R1 towards Countryside Properties, but the magnitude of visual change would be no greater than that described for the proposed development.

BASELINE WINTER PANORAMA - 90° HORIZONTAL FIELD OF VIEW



Photographs taken with a Canon EOS 6D, Canon EF 50mm f/1.8 fixed focal lens on 15.01.2020

BASELINE SUMMER PANORAMA - 90° HORIZONTAL FIELD OF VIEW



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

VIEWPOINT E

CANNON WAY

Grid Reference: E 431563 N 408023

General Direction of View: South

Approx Elevation: 85m

Approx. Distance to Proposed Development: 10m

DESCRIPTION OF VISUAL BASELINE

View from the southern edge of the Barugh Green employment area. The A635 is visible in the foreground of the view, with landscaped areas of the employment development to either side of Cannon Way. There are filtered views to the application site through a gappy hedgerow and boundary fence, with the residential edge of Higham visible beyond. The view is dominated by road and commercial infrastructure including signage and lighting columns.

Receptors include users of local roads and workers at the Barugh Green employment area.

Value of View: Low

MAGNITUDE OF CHANGE

Construction

Receptors would have close proximity views of construction activities and would affect the whole of the view, introducing additional movement and activity in the view, but not uncharacteristic of the urban area. Construction works would include removal of the hedgerow at the application site boundary, earthworks, and a new roundabout at the junction of the A635 and Cannon Way (already consented). Removal of the hedgerow would open up views of construction activities associated with the link road and following this, construction of residential development at R1 to the right of the view and R2 to the left of the view. Other phases may be glimpsed across these two areas of construction. Construction of the employment area would not be visible from this location.

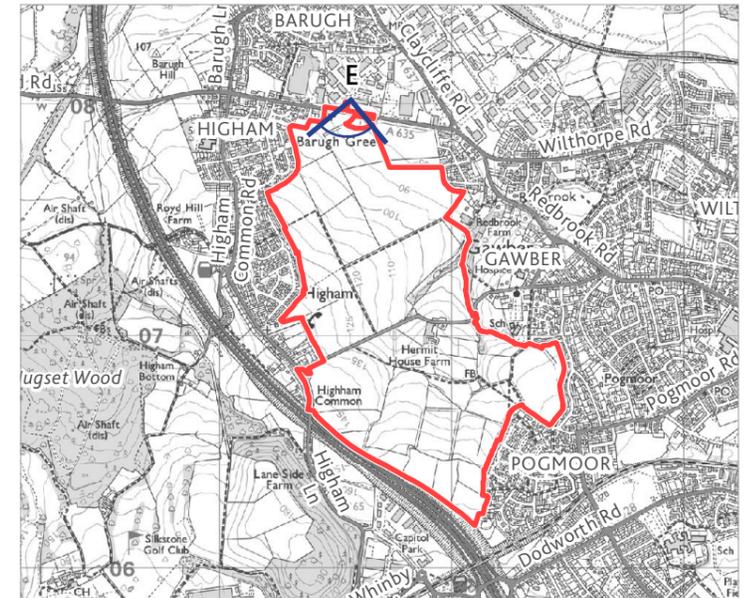
The magnitude of visual change is considered to be medium.

Operation Year 1

The extent of urban development in the view would increase and the composition of the view would change, however no new elements would be introduced. The proposed development including the residential areas of R1 and R2 would be visible in the foreground of the view with a roundabout and link road into the proposed development. Adjacent to the roundabout an area of green space is proposed within the landscape masterplan which would improve the frontage of the application site to the A635. New residential properties and road infrastructure would not be uncharacteristic features in the view.

The magnitude of visual change is considered to be medium.

BASELINE WINTER PANORAMA - 90° HORIZONTAL FIELD OF VIEW



LOCATION MAP

Operation Year 15

The proposed tree and shrub planting within the proposed green space adjacent to the proposed roundabout, the A635 and along the new link road would be maturing and soften and filter views of the proposed development. This would present an improved frontage to the A635 and would reduce the effects creating a sense of place and entrance to the proposed development.

The magnitude of visual change is considered to be medium and the direction of change would be beneficial.

Cumulative

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

Countryside Properties (2020/0977) - The Countryside Properties development would be visible to the left of this view and would be seen in the context of the proposed development which also comprises residential properties. With the filtering vegetation along the A635 and the new landscaping associated with the proposed development, the magnitude of visual change would be no greater than that described for the proposed development.

BASELINE SUMMER PANORAMA - 90° HORIZONTAL FIELD OF VIEW



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

VIEWPOINT F

CLAYCLIFFE AVENUE

Grid Reference: E 431952 N 407835

General Direction of View: West

Approx Elevation: 85m

Approx. Distance to Proposed Development: 10m

DESCRIPTION OF VISUAL BASELINE

View from the north western residential edge of Gawber. Pastoral fields bordered by fragmented hedgerows are visible in the foreground. The field in the immediate foreground of the view is not part of the application site but falls within the Countryside Properties application site (App 2020/0977). A wood pole line and punctuate the skyline. Much of the skyline is formed by the residential edge of Higham. The buildings of Tudor Rose Nursery are visible adjacent to the A635.

Receptors include residents and local road users.

Value of View: Medium

MAGNITUDE OF CHANGE

Construction

Residents and local road users would have middle distance views to construction activities. This would begin with the construction of the employment area to the left of the view and the residential development at R1 which would be visible in front of the existing properties at Higham to the right. This would be followed closely by the works associated with R2 and the commercial area/school. The closest construction activities would be those associated with the residential areas at R3 which is one of the later phases so activities would be over the full construction period.

The magnitude of visual change is considered to be high.

Operation Year 1

The proposed development would be visible across the full width of the view and would lead to a substantial change in its composition and how it is experienced. The view across open fields bordered by patchy hedgerows would be replaced by residential development. Residential plots R1 and R2 would be most noticeable, R1 on the higher ground in the middle distance, where it would obscure views of the residential area of Higham on the horizon. Although R3 would be in closer proximity, the landscape masterplan shows an area of open space between the viewpoint and the proposed properties which would help to set the buildings back from the edge of the application site. There may be glimpsed views through the residential areas towards the employment development through gaps between properties, but the employment buildings would not be prominent from this viewpoint. The magnitude of visual change is considered to be high.

Operation Year 15

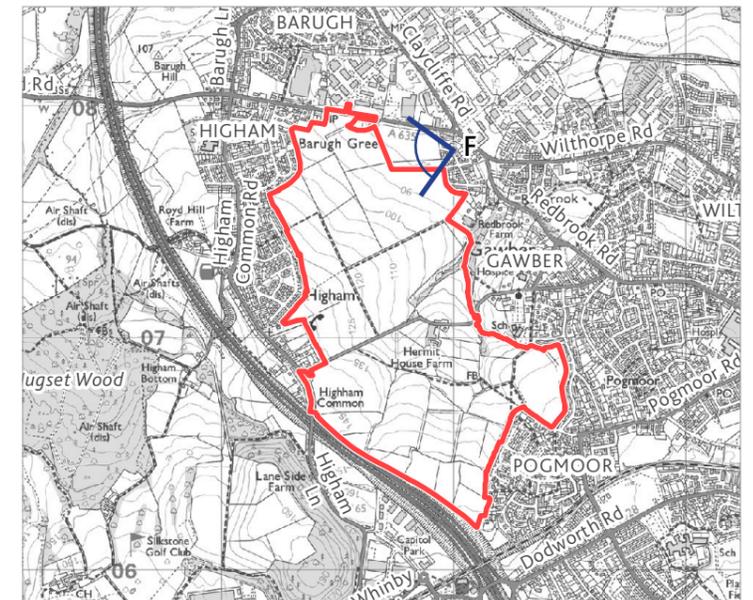
The proposed tree and shrub planting within the proposed development would be maturing, which would help to soften the effects of the new buildings, however R2 would remain visible as no planting is shown on the landscape masterplan along the application site boundary. The maturing trees within the proposed open space between the viewpoint and R3 would filter views towards the new housing in R3.

The magnitude of visual change is considered to reduce to medium.

Cumulative

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

Countryside Properties (2020/0977) - The Countryside Properties development would be visible in the foreground and would filter the views towards the proposed development and R1 and R3. As properties within the Countryside Properties development are shown up to this viewpoint with minimal proposed vegetation, there is considered to be a high magnitude of change, which is attributed more to the Countryside Properties development than the proposed development in this location.



LOCATION MAP

BASELINE WINTER PANORAMA - 90° HORIZONTAL FIELD OF VIEW



Photographs taken with a Canon EOS 6D, Canon EF 50mm f/1.8 fixed focal lens on 15.01.2020

BASELINE SUMMER PANORAMA - 90° HORIZONTAL FIELD OF VIEW



VIEWPOINT G

ST THOMAS'S ROAD

Grid Reference: E 431993 N 407659

General Direction of View: West

Approx Elevation: 85m

Approx. Distance to Proposed Development: 10m

DESCRIPTION OF VISUAL BASELINE

View from the north western residential edge of Gawber. Pastoral fields bordered by fragmented hedgerows are visible in the foreground. A gappy and overgrown hedgerow, dilapidated fence, and mix of garden boundary vegetation form the boundary to the application site. A wood pole line crosses the farmland. Much of the skyline is formed by the residential edge of Higham.

Receptors include residents and local road users.

Value of View: Medium

MAGNITUDE OF CHANGE

Construction

Residents would have close to middle distance views of construction activities. This would begin with the construction of the residential area at R2, followed by the activities associated with R3 which would be closer to the viewpoint. Views of the works to construct R2 and R3 would be partially filtered by existing vegetation. Construction of other phases would not be visible from this viewpoint although R4 may just be perceptible to the left of this view from the adjacent properties.

The magnitude of visual change is considered to be high.

Operation Year 1

Residential properties in R2 and R3 would be visible from this viewpoint and would lead to a substantial change in the composition of the view and how it is experienced. The view across open fields bordered by patchy hedgerows would be replaced by residential development. A new footpath would connect into the proposed development from St Thomas's Road into the proposed development and selected vegetation removal would open up views into an area of open greenspace which includes waterbodies associated with the sustainable drainage infrastructure.

The magnitude of visual change is considered to be high.

Operation Year 15

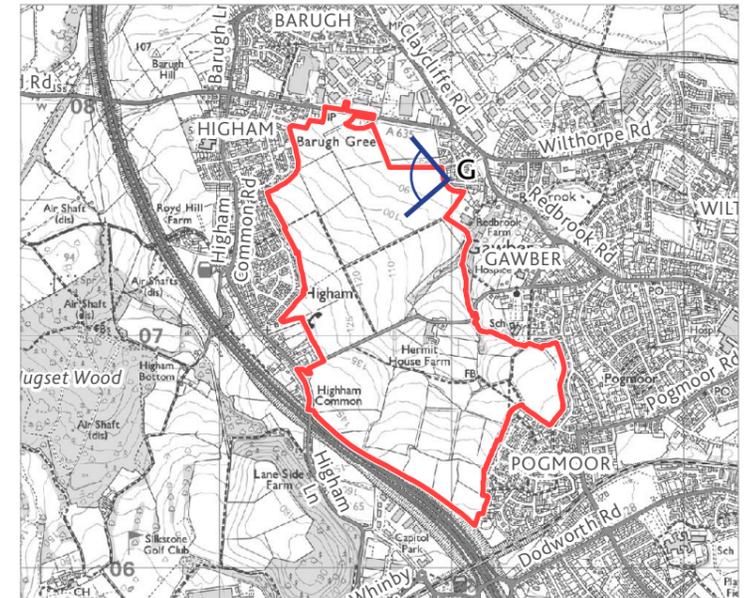
The proposed tree and shrub planting within the proposed development would be maturing and would help to soften and filter views of the proposed development. R3 and R2 would remain noticeable but would be seen beyond the open space, waterbodies and play area.

The magnitude of visual change is considered to reduce to medium.

Cumulative

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

Countryside Properties (2020/0977) - The south west corner of the Countryside Properties development may be perceptible through the vegetation, but most of the development would be screened by the existing properties on St Thomas's Road. The new housing area would be seen alongside the proposed development, but the magnitude of visual change would be no greater than that described for the proposed development.



LOCATION MAP

BASELINE WINTER PANORAMA - 90° HORIZONTAL FIELD OF VIEW



Photographs taken with a Canon EOS 6D, Canon EF 50mm f/1.8 fixed focal lens on 15.01.2020

BASELINE SUMMER PANORAMA - 90° HORIZONTAL FIELD OF VIEW



VIEWPOINT H

DARTON UD 12 PATH, NEAR JUNCTION WITH HERMIT LANE

Grid Reference: E 432189 N 407217 General Direction of View: West
Approx Elevation: 115m Approx. Distance to Proposed Development: 100m

DESCRIPTION OF VISUAL BASELINE

View from the western residential edge of Gawber and a local PRow. Craven Wood is visible in the foreground of the view. In the middle distance are the large hedged fields within the application site. Residential development at Higham forms part of the middle distance skyline with woodland around High Hoyland on the distant skyline. Employment development at Barugh Green lies to the north of the application site and a pylon line can be seen to the north of Barugh.

Receptors include residents and local PRow users.

Value of View: Medium

MAGNITUDE OF CHANGE

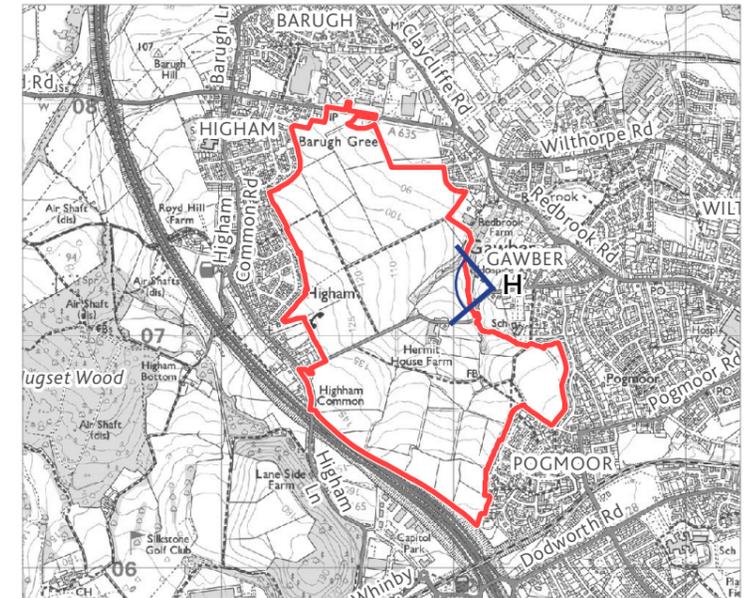
Construction

Receptors would have middle distance views of construction activity which would affect the whole of the view. The works would start with construction of the western residential plots R1, R2 and R5 and would become closer as more of the central and eastern plots were subsequently constructed. To the far left of the view, construction activities associated with employment area may be visible, but would be filtered by the intervening vegetation. Construction of R5 and the commercial area/school would be prominent in the centre of the view. The last phase of the residential areas at R4 and R6 would be closest to the viewpoint. For residential receptors at the edge of Gawber and recreational receptors on the local PRow there would be a substantial change across much of the view for a long period of time. Tall cranes would punctuate the skyline but would be seen in the context of the existing pylons.

The magnitude of visual change is considered to be high.

Operation Year 1

Residential development would be visible across the view, separated by areas of green space which would help to break up its massing. The proposed development would extend the residential edge of Higham towards Gawber and this viewpoint, with the farmland replaced by new development. The existing woodland at Craven Wood is outside the application site and as such would be retained in the foreground of the view. In summer this would provide additional filtering of views to the proposed



LOCATION MAP

development. Residential development is not a new component in the view however the composition of the view would be substantially changed given the extents of the proposed development.

The magnitude of visual change is considered to be high.

Operation Year 15

The proposed tree and shrub planting within the proposed development would be maturing and would help to soften the effects of new buildings, similar to the existing vegetation within the areas of Barugh visible from this viewpoint. However, the proposed development would remain prominent and as such the magnitude of visual change would remain high.

Cumulative

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

Countryside Properties (2020/0977) - The Countryside Properties development would be visible through the trees in front of the existing employment area at Barugh. This would be seen to the right of the proposed development and would add to the extent of residential development within the view. Being at a lower elevation, the Countryside Properties development would not be as prominent as the proposed development. The magnitude of visual change would be no greater than that described for the proposed development.

BASELINE WINTER PANORAMA - 90° HORIZONTAL FIELD OF VIEW



Photographs taken with a Canon EOS 6D, Canon EF 50mm f/1.8 fixed focal lens on 17.03.2021