APPENDIX 5.3 Landscape and Visual Impact Assessment Tables

Landscape Receptors

Landscape Receptor	Nature of Impact	Receptor Sensitivity	Magnitude of change During Construction	Impact Significance During Construction	Magnitude of change at Year 1	Impact Significance at Year 1	Magnitude of change at Year 15	Impact Significance at Year 15
Landscape Features								
Landform	The site is relatively flat with only minor topographic undulations. The proposals will not involve any noticeable changes to the surface landform except for standard excavations and foundations work, typical of a major development.	Low	Negligible	Neutral	Negligible	Neutral	Negligible	Neutral
Landcover	Existing buildings on the Site comprise: Barnsley MBC's main office; an adjacent multi-storey car park, access to which is obtained by a first floor deck over the existing Metropolitan Shopping Centre; a market complex both of which also fall within the Site; and the CEAG industrial building on the eastern part of the site. The proposed development will be of a similar type and scale, albeit with a more modern, architecturally pleasing appearance. More public spaces will be provided and certain key routes will have soft landscaping included. Although the landcover of the site will be similar to that at present, it will be noticeably enhanced including higher quality townscape features. A small loss of trees on May Day Green will be compensated for in the same area with new tree planting within new public spaces.	Low	Medium	Slight adverse	Low	Slight beneficial	Low	Slight beneficial

Landscape Receptor	Nature of Impact	Receptor Sensitivity	Magnitude of change During Construction	Impact Significance During Construction	Magnitude of change at Year 1	Impact Significance at Year 1	Magnitude of change at Year 15	Impact Significance at Year 15
Built Features	The proposed buildings on site will be of a similar type and scale, albeit with a more modern, architecturally pleasing appearance. Although the landcover of the site will be similar to that at present, it will be noticeably enhanced including higher quality townscape features.	Low	Medium	Slight adverse	Low	Slight beneficial	Low	Slight beneficial
Townscape Character Summary	The character of the existing site and surrounding area does have the capacity to accept the introduction of the new development. Large retail, market and office buildings dominate the site at present therefore a new modern built development of similar type would not be out of character with the type and scale of buildings within the site and study area. It is therefore considered that a new development of notable modern design would visually improve the building stock within the town centre and enhance the skyline.	Low	Low	Slight adverse	Low	Slight beneficial	Low	Slight beneficial

Visual Receptors

Ref	Receptor	Description / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
Key Viewpoints					
V1	Viewpoint 1: Queen Street 0.1km NW of site	Existing: Direct, close-range view from the pedestrianised position on Queen Street. Two and three storey buildings used for retail and banking on Eldon Street, which is located on the northern boundary of the site, are clearly visible. Direct view along Queen Street towards the site, a narrow view of which is visible between buildings on Queen Street.	Medium		
		Construction: Temporary, close-range view of demolition work and subsequently cranes during construction, although the site works and cranes will not appear completely incongruous within the urban form of central Barnsley.		Low	Slight adverse
		Year 1: The development would be visible at the end of Queen Street. The view of the proposals would not be incongruous with the existing view of retail units on Queen Street and Eldon Street and of the existing buildings within the site. The proposed development would enhance the view in that the buildings would be more modern architecturally and create more visual diversity in the view. The proposal would not vary significantly from the existing scale and would not act as a screen to any important longer range view from this position.		Low	Slight beneficial
		Year 15: Although the maturing trees and planting within the site will soften views of the lower level of the development, it is not expected to screen views or reduce the impact of the development noticeably.		Low	Slight beneficial
V2	Viewpoint 2: Barnsley Railway Station 0.1km N of site	Existing: Direct, close-range view from outside platforms towards the site. There is minimal screening of views of the site, with the Metropolitan Building and multi-storey car park the most prominent visible elements of the site, which tower above this low-level viewing position.	Medium		
		Construction: Temporary, close-range view of demolition work and subsequently cranes during construction, although the site works and cranes will not appear completely incongruous within the urban form of central Barnsley.		Low	Slight adverse
		Year 1: The new development would be clearly visible from this location, which has an open view of the northern part of the site, looking towards the proposed market area and behind which the cinema entrance. The proposed development would enhance the view in that the buildings would be more modern architecturally and would complement adjacent buildings such as the Transport Interchange. Materials used would be more modern in appearance and would enhance the site which at present appears dated. The proposal would not vary significantly from the existing scale and would not act as a screen to any important longer range view from this position.		Medium	Moderate beneficial
		Year 15: Although the maturing trees and planting within the site will soften views of the lower level of the development, it is not expected to screen views or reduce the impact of the development noticeably.		Medium	Moderate beneficial

Ref	Receptor	Description / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
V3	Viewpoint 3: Queen's Road 0.2km NE of site	Existing: Direct, close-range view towards the site from this residential road. Views of the site are of the Metropolitan building and multi-storey car park, which are prominent landmarks due to their height. The view is along the Queen's road which is slightly elevated although views of the ground level of the site are screened by the A61 dual carriageway.	High		
		Construction: Temporary, close-range view of demolition work and subsequently cranes during construction, visible above the A61 flyover, although the site works and cranes will not appear completely incongruous within the urban form of central Barnsley.		Low	Slight adverse
		Year 1: The new development would be clearly visible from this location, with new buildings visible above the A61 flyover The proposed development would enhance the view in that the buildings would be more architecturally modern and would complement adjacent buildings such as the Transport Interchange. Materials used would be more modern in appearance and would enhance the site which at present appears dated. The proposal would not vary significantly from the existing scale and would not act as an additional screen to any important longer range view from this position.		Medium	Moderate beneficial
		Year 15: Lower level views of the site would not be visible and therefore any maturity of vegetation would not be appreciated from this position.		Medium	Moderate beneficial
V4	Viewpoint 4: Lambra Road Adjacent to SE boundary of site	Existing: Close-range view into the site from this position beneath the A61 road 'flyover.' The immediate view is of the local road network and a modern brick-built multi-storey car park and associated ramps. An enclosed view with no mid to long range views out.	Low		
		Construction: Temporary, close-range view of demolition work and subsequently cranes during construction.		High	Moderate adverse
		Year 1: Close range views into the site. The initial view would be of the new car park, which would in effect be a like for like replacement, albeit with a more modern appearance. Despite the proximity to the site, it is not expected that a significant of impact in the view would be experienced, due to the low sensitivity of receptor and the similarity of the new development at this location to the existing car park development.		Medium	Slight / Moderate beneficial
		Year 15: There would not be expected to be any vegetation of note planted in this location and therefore there would ne no change at Year 15 to the view.		Medium	Slight / Moderate beneficial
V5	Viewpoint 5: New Street 0.15km SW of site	Existing: Direct close-range view along New Street which is a pedestrianised shopping parade. The view is along the street towards the existing shopping centre in the south-western corner of the site.	Medium		
		Construction: Temporary, close-range view of demolition work and subsequently cranes during construction, although the site works and cranes will not appear completely incongruous within the urban form of central Barnsley.		Low	Slight adverse
		Year 1: The development would be visible at the end of New Street. The view of the proposals would not be incongruous with the existing view of retail units on New Street and of the existing buildings within the site. The proposed development would enhance the view in that the buildings would be more modern architecturally and create more visual diversity in the view. The proposal would not vary significantly from the existing scale and would not act as a screen to any important longer range view from this position.		Low	Slight beneficial

Ref	Receptor	Description / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
		Year 15: Although the maturing trees and planting within the site will soften views of the lower level of the development, it is not expected to screen views or reduce the impact of the development noticeably.		Low	Slight beneficial
V6	Viewpoint 6: St Mary's Place 0.25km NW of site	Existing: Direct close-range view towards the site, which is screened from view by the surrounding built environment. The initial view is across a small open-air car park towards a row of 3-storey properties on Church Street, which screen the site from view.	Medium		
		Construction: Construction: Temporary, close-range view of demolition work and subsequently cranes during construction, although the site works and cranes will not appear completely incongruous within the urban form of central Barnsley.		Low	Slight adverse
		Year 1: There is potential for the tallest part of the development, the central retail building, to be visible above the properties on Church Street. The properties on Church Street do form the visible skyline, however the development would only be partially visible and the subsequent impact is not likely to be easily perceivable, particularly seen in the context of the surrounding view which varies in scale and appearance greatly. It is therefore considered that there would neither be a beneficial or adverse impact on this position.		Negligible / Low	Neutral
		Year 15: Lower levels of the development would not be visible and therefore any maturity of landscape proposals would not be perceived.		Negligible / Low	Neutral
V7	Viewpoint 7: Wakefield Road, Smithies 1.5km NNE of site	Existing: Direct mid-range view towards the site from this busy arterial road that leads out of central Barnsley. The initial view is of low-level car retail units. Existing buildings within the site are visible on the horizon which is visible on the opposite side of the River Dearne Valley.	Low		
		Construction: Construction work potentially visible and in particular cranes within the site, however given the distance from the site and the dense urban form that surrounds the site, the works will not appear completely incongruous within the view from this location.		Negligible / Low	Neutral
		Year 1: The existing site is set below the skyline and is only barely perceivable from this busy location on the outskirts of the town centre. The new development would be of a similar scale however the improved architectural quality of the site would not be appreciated from this location and it is therefore considered that there would be a limited change in the view.		Negligible / Low	Neutral
		Year 15: Lower levels of the development would not be visible and therefore any maturity of landscape proposals would not be perceived.		Negligible / Low	Neutral
V8	Viewpoint 8: Rotherham Road, Monk Bretton 1.5km NE of site	Existing: Direct mid-range view towards the site from this elevated position. The initial view is across residential properties located just below this position and subsequently the Dearne Valley Park. The site is located on the opposite side of the valley but is screened from view due to a rise in the landform, vegetation and buildings that are located to the north-east of the town centre. Other buildings within central Barnsley are clearly visible.	Low		
		Construction: Possible view of cranes above the existing skyline of Barnsley town centre, however given the distance from site and the surrounding urban form of Barnsley town centre, it is not expected that these would be instantly noticeable to a receptor from this position.		Negligible / Low	Neutral

Ref	Receptor	Description / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
		Year 1: It is not expected that there would be a view of the proposals from this location.		No change	Neutral
		Year 15: No view.		No change	Neutral
V9	Viewpoint 9: Yews Lane, Kendray 1.25km SE of site	Existing: Direct mid-range view towards the site from this elevated position within a residential area. The initial view is across Barnsley Cemetery, which is located just below this position. The car park building within the site is visible in the far distance, set amongst other buildings within central Barnsley.	High		
		Construction: Construction work potentially visible and in particular cranes within the site, however given the distance from the site and the dense urban form that surrounds the site, the works will not appear completely incongruous within the view from this location.		Low	Slight adverse
		Year 1: The existing site is set below the skyline and is only partially perceivable from this location on the outskirts of the town centre. The new development would be of a similar scale to the existing site although it would be of a more modern design and would enhance the view of the site. The car park is visible at present within the site, which is a dated building and it does not provide any interest to the Barnsley skyline which includes the Town Hall to the left in the view and more modern buildings to the right of the site. Although the view of Barnsley is relatively 'busy' the new site development would enhance the Barnsley skyline, albeit to a small extent.		Low	Slight beneficial
		Year 15: Lower levels of the development would not be visible and therefore any maturity of landscape proposals would not be perceived.		Low	Slight beneficial
V10	Viewpoint 10: Wood Street 0.5km SW of site	Existing: Direct mid-range view towards the site from this elevated position within the south-western part of Barnsley town centre. The initial view is across adjacent buildings and car parks. The site is visible in the mid-distance, set amongst other buildings within central Barnsley.	Low		
		Construction: Construction work potentially visible and in particular cranes within the site, however given the dense urban form that surrounds the site, the works will not appear completely incongruous within the view from this location.		Negligible / Low	Neutral / Slight beneficial
		Year 1: The existing site is set below the skyline and is only partially perceivable from this relatively busy office and light industrial dominated location on the outskirts of the town centre. The new development would be of a similar scale to the existing site although it would be of a more modern design and would enhance the view of the site. The car park is visible at present within the site, which is a dated building and it does not provide any interest to the Barnsley skyline which includes the Town Hall and more modern buildings to the left in the view. Although the view of Barnsley is relatively 'busy' the new site development would enhance the Barnsley skyline, albeit to a small extent.		Negligible / Low	Neutral / Slight beneficial
		Year 15: Lower levels of the development would not be visible and therefore any maturity of landscape proposals would not be perceived.		Negligible / Low	Neutral / Slight beneficial

Ref	Receptor	Description / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
V11	Viewpoint 11: Playing Fields beside Keresforth Centre 1.5km SW of site	Existing: Direct mid-range view towards the site from this elevated position within the south-western part of the study area. The initial view is across playing fields beside the Kerseforth Centre and to local residential streets. The site is visible in the mid-distance, set amongst other buildings within central Barnsley, although it is below the skyline which is more rural in appearance and is located much further to the north-east of the site.	Low		
		Construction: Construction work potentially visible and in particular cranes within the site, however given the dense urban form that surrounds the site, the works will not appear completely incongruous within the view from this location.		Negligible / Low	Neutral / Slight beneficial
		Year 1: The existing site is set below the skyline and is only partially perceivable from this location on the 1.5km away from the site and within the suburban areas of Barnsley. The new development would be of a similar scale to the existing site although it would be of a more modern design and would enhance the view of the site. The car park is visible at present within the site, which is a dated building and it does not provide any interest to the Barnsley skyline which includes the Town Hall and more modern buildings to the left in the view. Although the view of Barnsley is relatively 'busy' the new site development would enhance the Barnsley skyline, albeit to a small extent considering the distance from the site.		Negligible / Low	Neutral / Slight beneficial
		Year 15: Lower levels of the development would not be visible and therefore any maturity of landscape proposals would not be perceived.		Negligible / Low	Neutral / Slight beneficial
Residential Areas					
1	Oakwell 0.1km to 0.75km E of site	Existing: Direct, close-range view towards the site from the higher parts of this residential area. Views of the site are of the Metropolitan building and multi-storey car park, which are prominent landmarks due to their height. The view is along the Queen's road which is slightly elevated although views of the ground level of the site are screened by the A61 dual carriageway.	High		
		Construction: Temporary, close-range view of demolition work and subsequently cranes during construction, visible above the A61 flyover, although the site works and cranes will not appear completely incongruous within the urban form of central Barnsley.		Low	Slight adverse
		Year 1: The new development would be clearly visible from the higher parts of this residential area, with new buildings visible above the A61 flyover The proposed development would enhance the view in that the buildings would be more architecturally modern and would complement adjacent buildings such as the Transport Interchange. Materials used would be more modern in appearance and would enhance the site which at present appears dated. The proposal would not vary significantly from the existing scale and would not act as an additional screen to any important longer range view from this position.		Medium	Moderate beneficial
		Year 15: Lower level views of the site would not be visible and therefore any maturity of vegetation would not be appreciated from this position.		Medium	Moderate beneficial
2	Sheffield Road Area 0.5km S of site	Existing: Direct mid-range view towards the site from the elevated parts of this area to the south-west of Barnsley town centre. The site is visible in the distance, set amongst other buildings within central Barnsley.	Low		

Ref	Receptor	Description / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
		Construction: Construction work potentially visible and in particular cranes within the site, however given the dense urban form that surrounds the site, the works will not appear completely incongruous within the view from this location.		Negligible / Low	Neutral / Slight beneficial
		Year 1: The existing site is set below the skyline and is only partially perceivable from this location on the outskirts of the town centre. The new development would be of a similar scale to the existing site although it would be of a more modern design and would enhance the view of the site. The car park is visible at present within the site, which is a dated building and it does not provide any interest to the Barnsley skyline which includes the Town Hall and more modern buildings to the left in the view. Although the view of Barnsley is relatively 'busy' the new site development would enhance the Barnsley skyline, albeit to a small extent.		Negligible / Low	Neutral / Slight beneficial
		Year 15: Lower levels of the development would not be visible and therefore any maturity of landscape proposals would not be perceived.		Negligible / Low	Neutral / Slight beneficial
3	Old Town 1.0km NW of site	Existing: Views of the site from the north-eastern part of the study area are largely screened by the landform and adjacent built development.	High		
		Construction: Possible glimpses of cranes above skyline.		Negligible	Neutral
		Year 1: No effect.		No change	Neutral
		Year 15: No effect.		No change	Neutral
4	Worsborough Common, Kingstone and Shaw Lands Area 1.5km SW of site	Existing: Direct mid-range view towards the site from the elevated parts of the south-western part of the study area. The initial view is across local residential streets and occasional open space. The site is visible in the mid-distance, set amongst other buildings within central Barnsley, although it is below the skyline which is more rural in appearance and is located much further to the north-east of the site.	Low		
		Construction: Construction work potentially visible and in particular cranes within the site, however given the dense urban form that surrounds the site, the works will not appear completely incongruous within the view from this location.		Negligible / Low	Neutral / Slight beneficial
		Year 1: The existing site is set below the skyline and is only partially perceivable from this location on the 1.5km away from the site and within the suburban areas of Barnsley. The new development would be of a similar scale to the existing site although it would be of a more modern design and would enhance the view of the site. The car park is visible at present within the site, which is a dated building and it does not provide any interest to the Barnsley skyline which includes the Town Hall and more modern buildings to the left in the view. Although the view of Barnsley is relatively 'busy' the new site development would enhance the Barnsley skyline, albeit to a small extent considering the distance from the site.		Negligible / Low	Neutral / Slight beneficial
		Year 15: Lower levels of the development would not be visible and therefore any maturity of landscape proposals would not be perceived.		Negligible / Low	Neutral / Slight beneficial

Ref	Receptor	Description / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
5	Kendray 1.5km SE of site	Existing: Direct mid-range view towards the site from the more elevated positions within the north-eastern part of this residential area. The initial view is across Barnsley Cemetery, which is located just below this position. The car park building within the site is visible in the mid-distance, set amongst other buildings within central Barnsley.	High		
		Construction: Construction work potentially visible and in particular cranes within the site, however given the distance from the site and the dense urban form that surrounds the site, the works will not appear completely incongruous within the view from this location.		Low	Slight adverse
		Year 1: The existing site is set below the skyline and is only partially perceivable from this area on the outskirts of the town centre. The new development would be of a similar scale to the existing site although it would be of a more modern design and would enhance the view of the site. The car park is visible at present within the site, which is a dated building and it does not provide any interest to the Barnsley skyline which includes the Town Hall to the left in the view and more modern buildings to the right of the site. Although the view of Barnsley is relatively 'busy' the new site development would enhance the Barnsley skyline, albeit to a small extent.		Low	Slight beneficial
		Year 15: Lower levels of the development would not be visible and therefore any maturity of landscape proposals would not be perceived.		Low	Slight beneficial
6	Monk Bretton 2.0km NE of site	Existing: Direct mid-range view towards the site from the more open and elevated positions within Monk Bretton. The initial view is across residential properties located just below this area in the Dearne Valley and subsequently the Dearne Valley Park. The site is located on the opposite side of the valley but is screened from view due to a rise in the landform, vegetation and buildings that are located to the north-east of the town centre. Other buildings within central Barnsley are clearly visible.	Low		
		Construction: Possible view of cranes above the existing skyline of Barnsley town centre, however given the distance from site and the surrounding urban form of Barnsley town centre, it is not expected that these would be instantly noticeable to a receptor from this position.		Negligible / Low	Neutral
		Year 1: It is not expected that there would be a view of the proposals from this location.		No change	Neutral
		Year 15: No view.		No change	Neutral
7	Smithies 2.0km NNE of site	Existing: Direct mid-range view towards the site from the open parts of this residential area. The initial view is of local residential properties and car sales units. Existing buildings within the site are visible on the horizon which is visible on the opposite side of the River Dearne Valley.	Low		
		Construction: Construction work potentially visible and in particular cranes within the site, however given the distance from the site and the dense urban form that surrounds the site, the works will not appear completely incongruous within the view from this location.		Negligible / Low	Neutral

Ref	Receptor	Description / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
		Year 1: The existing site is set below the skyline and is only barely perceivable from this busy location on the outskirts of the town centre. The new development would be of a similar scale however the improved architectural quality of the site would not be appreciated from this location and it is therefore considered that there would be a limited change in the view.		Negligible / Low	Neutral
		Year 15: Lower levels of the development would not be visible and therefore any maturity of landscape proposals would not be perceived.		Negligible / Low	Neutral
	Public Rights of Way				
8	Queen Street and Cheapside Adjacent to NW boundary of site	Existing: Direct, close-range view from these pedestrianised streets which enter the site. Two and three storey buildings used for retail and banking on Eldon Street, which is located on the northern boundary of the site, are clearly visible. Direct view along Queen Street towards the site, a narrow view of which is visible between buildings on Queen Street.	Medium		
		Construction: Temporary, close-range view of demolition work and subsequently cranes during construction, although the site works and cranes will not appear completely incongruous within the urban form of central Barnsley.		Low	Slight adverse
		Year 1: The development would be visible at the end of Queen Street. The view of the proposals would not be incongruous with the existing view of retail units on Queen Street and Eldon Street and of the existing buildings within the site. The proposed development would enhance the view in that the buildings would be more modern architecturally and create more visual diversity in the view. The proposal would not vary significantly from the existing scale and would not act as a screen to any important longer range view from this position.		Low	Slight beneficial
		Year 15: Although the maturing trees and planting within the site will soften views of the lower level of the development, it is not expected to screen views or reduce the impact of the development noticeably.		Low	Slight beneficial
9	Eldon Street Adjacent to NW boundary of site	Existing: Direct, close-range view from this street on the northern boundary of the site. Two and three storey buildings used for retail and banking on Eldon Street, which is located on the northern boundary of the site, are clearly visible. Tall buildings within the site are visible on the southern side of the street.	Medium		
		Construction: Temporary, close-range view of demolition work and subsequently cranes during construction, although the site works and cranes will not appear completely incongruous within the urban form of central Barnsley.		Low	Slight adverse
		Year 1: The view of the proposals would not be incongruous with the existing view of retail units on Eldon Street and of the existing buildings within the site. The proposed development would enhance the view in that the buildings would be more modern architecturally and create more visual diversity in the view. The proposal would not vary significantly from the existing scale and would not act as a screen to any important longer range view from this position.		Low	Slight beneficial
		Year 15: Although the maturing trees and planting within the site will soften views of the lower level of the development, it is not expected to screen views or reduce the impact of the development noticeably.		Low	Slight beneficial

Ref	Receptor	Description / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
10	Lambra Road Adjacent to SE boundary of site	Existing: Close-range view into the site from this position beneath the A61 road 'flyover.' The immediate view is of the local road network and a modern brick-built multi-storey car park and associated ramps. An enclosed view with no mid to long range views out.	Low		
		Construction: Temporary, close-range view of demolition work and subsequently cranes during construction.		High	Moderate adverse
		Year 1: Close range views into the site. The initial view would be of the new car park, which would in effect be a like for like replacement, albeit with a more modern appearance. Despite the proximity to the site, it is not expected that a significant of impact in the view would be experienced, due to the low sensitivity of receptor and the similarity of the new development at this location to the existing car park development.		Medium	Slight / Moderate beneficial
		Year 15: There would not be expected to be any vegetation of note planted in this location and therefore there would be no change at Year 15 to the view.		Medium	Slight / Moderate beneficial
11	Schwabisch Gmund Way Adjacent to N boundary of site	Existing: Direct, close-range view towards the site. There is minimal screening of views of the site, with the Metropolitan Building and multi-storey car park the most prominent visible elements of the site, which tower above this low-level viewing position.	Medium		
		Construction: Temporary, close-range view of demolition work and subsequently cranes during construction, although the site works and cranes will not appear completely incongruous within the urban form of central Barnsley.		Low	Slight adverse
		Year 1: The new development would be clearly visible from this location, which has an open view of the northern part of the site, looking towards the proposed market area and behind which the cinema entrance. The proposed development would enhance the view in that the buildings would be more modern architecturally and would complement adjacent buildings such as the Transport Interchange. Materials used would be more modern in appearance and would enhance the site which at present appears dated. The proposal would not vary significantly from the existing scale and would not act as a screen to any important longer range view from this position.		Medium	Moderate beneficial
		Year 15: Although the maturing trees and planting within the site will soften views of the lower level of the development, it is not expected to screen views or reduce the impact of the development noticeably.		Medium	Moderate beneficial
12	Trans Pennine Trail 0.5km SE of site	Existing: The Trans Pennine Trail leads westwards from the town centre with views generally of the industrial areas in the lower parts of the Dearne Valley. There are occasional views towards the town centre in a north-westerly direction, including the buildings within the site, however views of the town centre are generally screened by local vegetation and buildings.	High		
		Construction: Potential glimpses of cranes within the site.		Negligible	Neutral
		Year 1: There are possible glimpsed views of the higher elements of the proposals from parts of the trail where localised screening allows, however in the most part it is not expected that there would be a noticeable change within the site.		Negligible	Neutral

Ref	Receptor	Description / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
		Year 15: As Year 1.		Negligible	Neutral
13	Dearne Way 0.75km NE of site	Existing: The Dearne Way is located along the lower parts of the Dearne Valley. There are occasional views towards the town centre in a north-westerly direction, including the buildings within the site, however views of the town centre are generally screened by local vegetation and buildings.	High		
		Construction: Potential glimpses of cranes within the site.		Negligible	Neutral
		Year 1: There are possible glimpsed views of the higher elements of the proposals from parts of the Way where localised screening allows, however in the most part it is not expected that there would be a noticeable change within the site.		Negligible	Neutral
		Year 15: As Year 1.		Negligible	Neutral