

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

Addendum Report

Gateway 36, Unit 7 - rev. G

8 September 2025



on behalf of
Harworth

CONTENTS

Section A - Introduction	Page
1. Introduction	3
2. Revised Baseline	3
3. Revised Development Proposals	5
Section B - Visual Assessment	
4. Assessment: Reassessing Visual Effects.....	9
Section C - Assessment Summary	
5. Assessment Summary & Conclusions	47

FIGURES	Page
Figure 1: Hoyland North Masterplan	4
Figure 2: Approved Masterplan	7
Figure 3: Approved Phase 2B Masterplan	8
Figure 4: Reserved Matters Phase 2B Masterplan	8
Figure 5: Viewpoint Location Plan	10
Figure 6: Illustrative Masterplan	11

TABLES	Page
Table 1: Visual Assessment Summary	45

SECTION A: INTRODUCTION

LVIA ADDENDUM APPOINTMENT

1.1 Urban Wilderness was initially commissioned by Harworth Group in Autumn 2019 to undertake a Landscape and Visual Impact Assessment (LVIA) for the proposed industrial development on land to the north and south of Dearne Valley Parkway (Gateway 36 Phases 2 and 3 – Local Plan site references ES17 and ES15).

1.2 The objectives of the assessment were to provide a baseline analysis of the site followed by a Landscape and Visual Analysis of the proposals, identifying suitable landscape interventions to mitigate identified impacts and to help integrate the development within its broader landscape context.

1.3 The initial LVIA (Landscape & Visual Impact Assessment, Dearne Valley Parkway - Gateway 36, Barnsley, Rev B – 29 July 2020) was submitted as part of a planning application to Barnsley Council on 06 February 2020 (Application Reference: 2019/1573). This application was granted Outline Planning Permission on 10 August 2020, the description of the Approved scheme was as follows:

'Hybrid planning application for a development up to 102,193sqm of employment uses (use classes B1/B2 and B8) and associated works including provision of internal access roads, drainage and landscaping, a) Outline with all matters reserved apart from means of access; and b) full application for associated earthworks and creation of access points including new roundabout to access Local Plan allocation site ES15'.

The requirement for an LVIA Addendum

1.4 Following the Outline Planning consent (as described above), a Reserved Matters application is required to seek approval of details of this development phase. The design of the proposals have been further developed to include revisions to layout and the form of the building to that shown on the indicative Masterplan (see page 6). Please refer to page 5 for a description of the revised development.

1.5 Conditions 20 and 25 of the 'Grant of Outline Planning Permission Decision Notice, 10, August 2020' document, make specific reference for any Reserved Matters Applications to be accompanied by a revised LVIA. The revised LVIA is required to include viewpoints and photomontages as previously agreed with the local authority which were used for Outline Planning Application 2019/1573. This is to allow for a like for like comparative assessment between the approved and revised proposals. The revised LVIA will need to demonstrate that no additional harm to the wider landscape or other sensitive receptors will arise as a consequence of any subsequent change than those agreed at the outline stages.

1.6 Urban Wilderness is commissioned to re-assess the revised proposals and to undertake a comparative assessment to identify any changes to the landscape and visual resource beyond those identified as part of the approved outline scheme. The photomontages produced for the viewpoints are accurate but non-verifiable

1.7 This Landscape and Visual Impact Assessment Addendum has been revised in line with the updated Site Masterplan produced by the Harris Partnership, Dwg no: 12006-5-(P)1050.

REVISED BASELINE CONDITIONS

1.8 The original site photographs were taken in November 2019. In order for the assessment to be accurate to present conditions, the site was revisited and photographs have been retaken on 7th Jul 2022, 4th and 15th Mar 2024 and 26th Apr 2024.

1.9 The new photographs reflect the changes to the landscape and built form over the span of 5 years. Some of the notable changes to the site context are the construction of Units 1, 2, and 3 and the Firethorn building. At this time,

the clearance of the site, earthworks and ground preparation to create a new access road had also commenced in accordance with the terms of the planning consent.

- 1.10 In order to better demonstrate a like for like comparison between the approved scheme and the Reserved Matters Application, the scheme is assessed against the photos taken on 28th November 2019, with the exception of viewpoints 20 and 21. These have been added later to the addendum for a thorough assessment of the current proposal.
- 1.11 All UW photography was taken using a Nikon D7200 DSLR using a 35mm focal length. All photographs have been prepared in accordance with the Landscape Institute's Technical Guidance Note 06/19 Visual Representation of Development Proposals (September 2019).
- 1.12 In addition to the completed works, this addendum report also takes into account the allocated residential development, as illustrated in the Hoyland North Masterplan Framework. The approved employment development proposed by Gregory Property Group located southwest of the site (the 'Gregory Scheme') (March 2023) has also been included. The approved schemes have a bearing on the review of visual effects from receptors to the south and west of GW36.
- 1.13 The Hoyland North Masterplan Framework Report (December 2019) tested three layouts through a steering group and public consultation process. Public consultation feedback suggested that Options A and B were equally preferable. The consensus reached by the project team was to progress Option B as the preferred highway layout for the purposes of advancing the Masterplan Framework. The selected option (excerpt from report - p.47, December 2019) was considered the most suitable based on the benefits that would be achieved, in particular the retention of the existing wildlife corridor to the west of ES17.
- 1.14 UW has developed a 3D massing model for the residential development. A mixture of three density typologies, and associated building heights, are referred to in the Masterplan (see adjacent figure). The height of low-density housing

(1-storey) has been assumed to be 6m, while the height of medium-density and higher density housing (2 to 2.5 storeys) has been assumed to be 9m for the purpose of this modelling exercise. This modelling has been illustrated in a semi-opaque beige colour, drawing reference from the Hoyland North Masterplan. This allows views through to the existing visual baseline showing the surrounding landscape context.

- 1.15 Similarly, the approved Gregory scheme (March 2023) has also been modelled (illustrated in the approved RAL colours and facade treatment) as part of the revised baseline conditions.

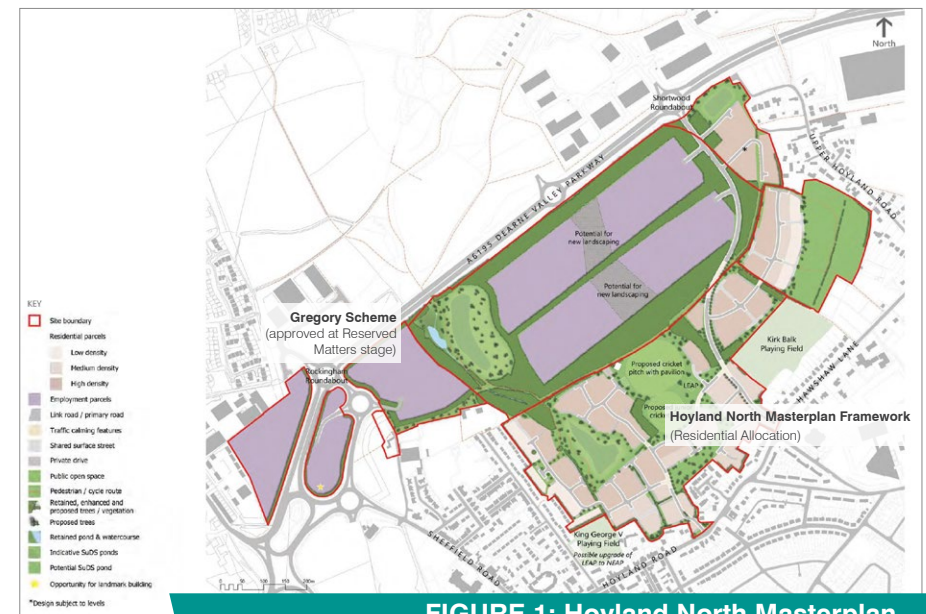


FIGURE 1: Hoyland North Masterplan
(excerpt from pg. 47 of the Framework Report, December 2019)

SECTION A: INTRODUCTION

REVISED DEVELOPMENT PROPOSALS

- 1.16 This section describes and illustrates the revisions to the proposals that are being considered as part of this assessment. A revised arrangement of the scheme has been carefully developed and prepared by The Harris Partnership Architects, August 2025.
- 1.17 The layout of Unit 7 was re-configured to take account of two site constraints. These are the level change of the development plateau to 145.00m AOD and the location of the High Wall between Units 4 and 7.
- 1.18 These changes above may affect the layout of the as-yet un-built warehouses closest to the Dearne Valley Parkway, namely units 5 & 6. However, to retain consistency in approach and cognisant of the Outline Planning Permission status, these two units have been retained in their original locations and agreed heights. This provides a visual consistency when comparing the images and helps the reader clearly identify and understand the changes to the visual resource proposed by the revised Unit 7 design.
- 1.19 The High Wall of the former colliery site runs north-south between Units 4 and 7. This feature means that buildings cannot be located on top of or span this feature due to the potential for differential settlement. However, the car parking can be located adjacent to the High Wall and the proposed building has been reduced in overall length along the southern elevation and made deeper to compensate for any potential loss in floor space. This has resulted in more space for planting along the access road and provided better screening of the building from identified viewpoints to the north, south and west of the development.
- 1.20 Proposed changes to the Unit 7 development can be summarised as follows:
- **Footprint:** The building footprint at ground has reduced from 23,690m² to 13,471m². The total gross floor area is 14,400m².
 - **Future Development Plateau:** For the purpose of the LVIA, a prospective new Unit 8 building has been modelled for the photomontages. The footprint, orientation, and height of this unit as modelled align with the illustrative masterplan and height parameters set for Unit 7 (southwest extent of the building) in the outline planning permission. Any development proposed for this part of the plot shall be subject of a separate Reserved Matters Application.
 - **Infrastructure:** All parking for workers and visitors is proposed to be located in dedicated car parks. The parking area has been relocated from the southwest to the northeast side of the building. The development will be accessed from Dearne Valley Parkway via Newton Road (which was constructed in a previous phase of work). The newly constructed arm of Newton Road will form a future access to the adjacent part of the Hoyland North Masterplan Framework.
 - **Landscape:** The proposed landscape is designed to provide an enhanced streetscape and enhance ecological value on approach and within the new development as agreed in the Approved Outline Planning Application. The landscape design includes new and extended landscaped bunds to the southwest and southeast aspects of the plateau, while a temporary planting scheme is proposed for the part of the plot indicated for future development.

- **Landform:** The proposed Phase 2B development plateau levels have decreased by 0.5m to 145.00m AOD, in comparison to the maximum allowed by the hybrid planning permission (+145.5 m AOD).
- **Building Heights:** The revised height of Unit 7 has increased to 18.6m from the previously anticipated 12m (as allowed, subject to the provisions of condition 20 of the outline permission). The proposed ridge level is 164.100m AOD. The Finish Floor Level (FFL) has been lowered to 145.50m, down from the previously agreed 146.00m AOD. This has helped reduce the building's prominence in the landscape.
- **Mitigation Measures:** The new landform, comprising site-won grey shale surcharge material, has been built (Summer 2024) to the south of the Unit 7 building. In AOD terms, a single landscape bund/ ridge at 158.1m tapers down to 146.8m, forming a more effective screen feature to most of the south-eastern elevation. This maximises the use of on-site material, reducing haulage off-site. It also helps to minimise the visual impact of the buildings, particularly of those receptors south of the red line boundary, located in the Hoyland residential area. This accords with the original Mitigation plan approved at Outline Stage (334-ES-001 - rev. D - Landscape Mitigation Plan - 3 Jul 20).

In addition to the southern landform, a new landform to the west of Unit 7 (south-west plateau) has also been proposed. This new bund is approximately 1.5m in height, with a ridge height of 146.75m. The height increase of the building for which the visual effects is being assessed reduces due to the proposal of the 1.5m-high landform, for views from the western receptors.

- **Vegetation:** The planting of extra-heavy feathered multi-stem trees, evergreen trees and matrix planting between November 2024 and March 2025, will provide a variation in height, enabling substantive screening at Year 0 (assumed to be 2028). This is considered to offer inherent mitigation

of identified visual impacts. As per the revised Off-Plot Planting plan, the woodland matrix contains 26% evergreen/semi-evergreen mix. This includes species such as *Ilex aquifolium* (Common Holly), *Pinus sylvestris* (Scots Pine), and *Ligustrum vulgare* (Common Privet). The southern bund has already been planted. It will offer enhanced screening for the identified receptors from the north-west and south-west. The western bund will be planted with a 1x1m woodland matrix and will offer enhanced screening for the identified receptors from the west of the site.

- **Development Total:** Total floorspace indicated at outline stage floorspace proposed now is 14,400m². Revisions to Unit 7 result in a decrease of 11,659.3m² in the unit's floorspace area.
- **Facade Articulation:** Unit 7 is designed to follow the elevational palette of Units 1-3 (constructed) and the current Unit 4 (approved at Reserved Matters stage). The coloured cladding softens the unit's massing and reduces its dominance. The facade banding reduces perceived building height, with flat cladding sections breaking up visual mass. Corner glazing introduces activity zones, enhancing architectural character. Following comments from the LPA and design team, adjustments were made by the architectural team to better integrate the building with its surrounding context.

1. Use of a darker 'Pure Grey' for this Unit over the lighter 'Goosewing Grey' used for Units 1,2,3 for the main body of the unit to minimise undue reflectivity.

2. South-western elevation: The central dark green cladding has been expanded by adding two extra sections, featuring profiled textures to enhance visual depth and variation.

3. South-eastern elevation: Dark green cladding has been increased using both flat and profiled textures to this elevation. The focus of the dark green to the length of this elevation aligns with the proposed screening bund to the south.

Schedule of Accommodation

Phase 2

	ft²	m²
Unit 1	26,000	2,415.5
Unit 2	26,000	2,415.5
Unit 3	30,000	2,787.1
Unit 4	50,000	4,645.2
Unit 5	60,000	5,574.2
Unit 6	75,000	6,967.7
Unit 7	255,000	23,690.3
Unit 8	155,000	14,400.0

Phase 3

Unit 1	25,000	2,322.6
Unit 2	250,000	23,225.8

Total **948,000 ft²** **88,072.2 m²**

Office content (10% at upper levels)
94,800 ft² 8,807.2 m²

Development Total (inc Office content)
1,042,800 ft² **96,879.4 m²**

Area Schedule

Planning Boundary (Red Line)
95.10 Acres **38.49 Hectares**

Phase Boundaries

Phase 2 (Green line)
69.65 Acres **28.19 Hectares**

Phase 3 (Orange line)
25.45 Acres **10.30 Hectares**

Proposed Masterplan
(The Harris Partnership, June 2020)

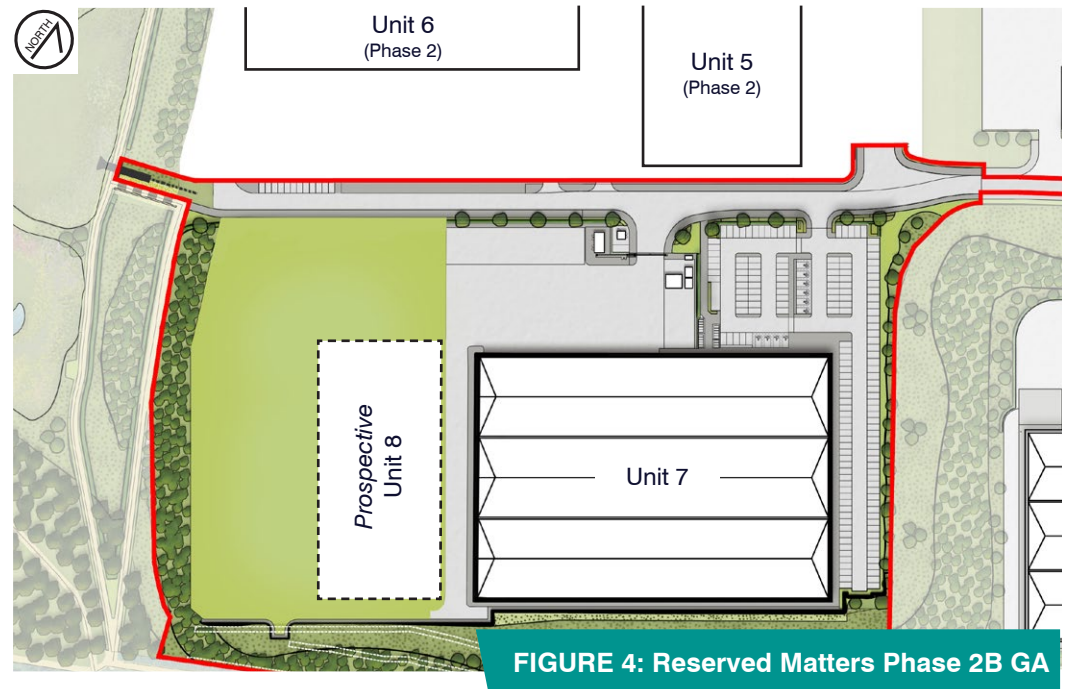
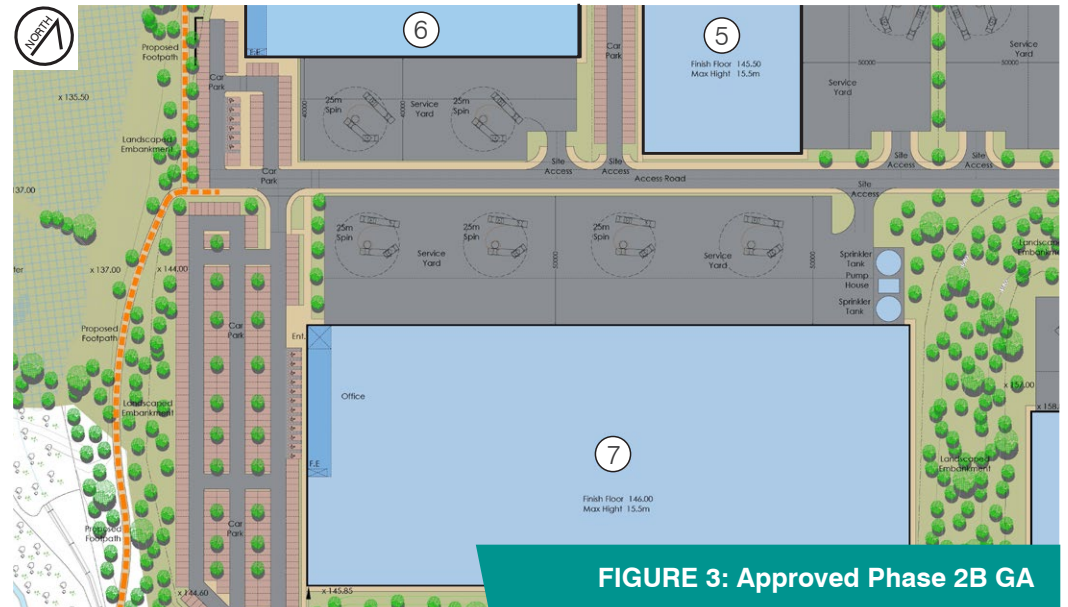
Compartment names from Barnsley
Local Plan (adopted 2019)



FIGURE 2: Approved Masterplan

SECTION A: INTRODUCTION

- 1.21 Refer to Figure 2 for the Approved Masterplan, Figure 3 for the Approved Phase 2B General Arrangement (GA) and to Figure 4 for the Reserved Matters Application GA that is being assessed as part in this addendum.
- 1.22 Figure 3: The General Arrangement of Phase 2B as produced by the Harris Partnership, Dwg no: 12006-1-110 Rev G. The plan shows arrangement of Unit 7 as approved at the Outline Planning stages (Application Ref: 2019/1573).
- 1.23 Figure 4: Dwg no. 334-UW-P-082 illustrates the revised arrangement as described in 1.20, p.5. The arrangement incorporates the footprint of a prospective Unit 8 building. The footprint, orientation, and height of this unit aligns with the illustrative masterplan and height parameters set for Unit 7 (southwest extent of the building) in the outline planning permission. Any development proposed for this part of the plot shall be subject of a separate Reserved Matters Application.



SECTION B: VISUAL ASSESSMENT

Reassessing Visual Effects

- 2.1 This section reconsiders the significance of the revised development and the visual amenity of potential receptors who have a view over or towards the site.
- 2.2 The assessment compares the views of a sample of receptors in order to re-evaluate the potential effects of the development following revisions being made to Phase 2B (as described in Section 1 of this addendum).
- 2.3 The Approved LVIA included a number of photomontages that were produced to demonstrate the changes to the visual resource when viewed from certain locations. These locations were agreed with the local planning authority and were selected for their sensitivity or exposure to the new development. Photomontage viewpoints were:
- Viewpoint 3: Public Right of Way UD40
 - Viewpoint 5: Open Space adjacent to Tinker Lane
 - Viewpoint 15: Pilley Lane.
- 2.4 In order to gain a 'like by like' comparison of the approved plans and the Reserved Matters proposals for Phase 2B, new photomontages have been prepared using an updated 3D model of the proposals prepared by the Harris Partnership, as illustrated in Figure 4. Updated photomontages have been prepared using photography from the same locations as per the approved viewpoint location plan shown in Figure 5. This provides a visual aid to help the reader understand the extents of the changes proposed. This is in line with Conditions 20 and 25 of the of the approved Outline Planning Permission, (2019/1573), granted in 2020.
- 2.5 With the exception of Viewpoint 20 and 21, the 'extent of views' towards the site from each viewpoint location has already been established and agreed within the Approved LVIA. Therefore, this assessment only considers the scheme at completion and how the visual impacts may differ from those agreed viewpoints in the initial assessment.
- 2.6 The landscape within the site is currently in a transitional state. The clearance and stripping of the site, earthworks and works to a new access road has commenced in accordance with the terms of the planning consent. Three of the building units ie. Units 1, 2 and 3 as well as the Phase 3 (Firethorn) site have been completed.
- 2.7 In addition to the completed works, this addendum report also takes the approved Gregory Scheme and proposed Hoyland North Masterplan Framework, adjacent to the site, into consideration. The approved scheme has a bearing on the visual effects from receptors to the south and west of GW36.
- 2.8 These advanced works render the landscape baseline different to that of the initial site visits of 28th November 2019 and 6th December 2019, as recorded within the LVIA approved at the outline planning stages.
- 2.9 All the viewpoints were revisited on 7th July 2022, 26th April 2024, 4th and 15th March 2024. It was determined that:
- Visual receptors at Viewpoints 4, 8, 10, 11, 14 and 18 will not have direct view of Phase 2B and were therefore unaffected by the changes being proposed.
 - Visual receptors at viewpoints 2, 3, 9, 12 and 13 may see an increase in overall building scale. These will be mitigated by the Units in the forefront, as well as woodland planting. The overall changes in the visual resource will remain unchanged from those identified and approved at the outline planning stages. It is judged that they will not appear greater or smaller within these views. Changes in the articulation of the building's facades will be barely discernible from these distances or from oblique angles.
 - Vehicular road users at Viewpoints 17 and 19 may experience slight changes in building arrangement; affecting the articulation of building facades due to the revised location and facade treatment. Additionally, the Gregory scheme may block potential views of the site as these buildings are situated in the foreground. Consequently, these changes to the views will reduce the magnitude of change identified in the Approved LVIA.

- Two new viewpoints have been introduced to the LVIA - Viewpoint 20 and 21. The views from these locations take into account two new receptors - residents from the proposed Hoyland North Masterplan Framework (as requested by the Local Planning Authority) and vehicular road users at the retail outlets around the Rockingham Roundabout. We have produced new photomontages of the development from these locations at Years 0 and 15 to help illustrate the anticipated changes.
- Viewpoint 5 will be further assessed due to the sensitivity of the receptor and proximity to the development. The revised proposals (at Year 0 and Year 15) have been assessed against the scheme approved at Outline Planning stage.
- Viewpoints 1,6, 7, and 16 which were previously scoped out have been further assessed due to the sensitivity of the receptors (VP 1,6,7 & 16) and proximity to the development (VP 6 & 7). The revised proposals (at Year 0 and Year 15) have been assessed against the scheme approved at Outline Planning stage.

2.10 The visual assessment within this addendum should be read alongside the Approved LVIA. For ease of reference, Table 1 provides a tabulated assessment of the visual effects of all viewpoints and provides a side-by-side comparison of the Approved LVIA findings to those predicted as part of this Reserved Matters Application.

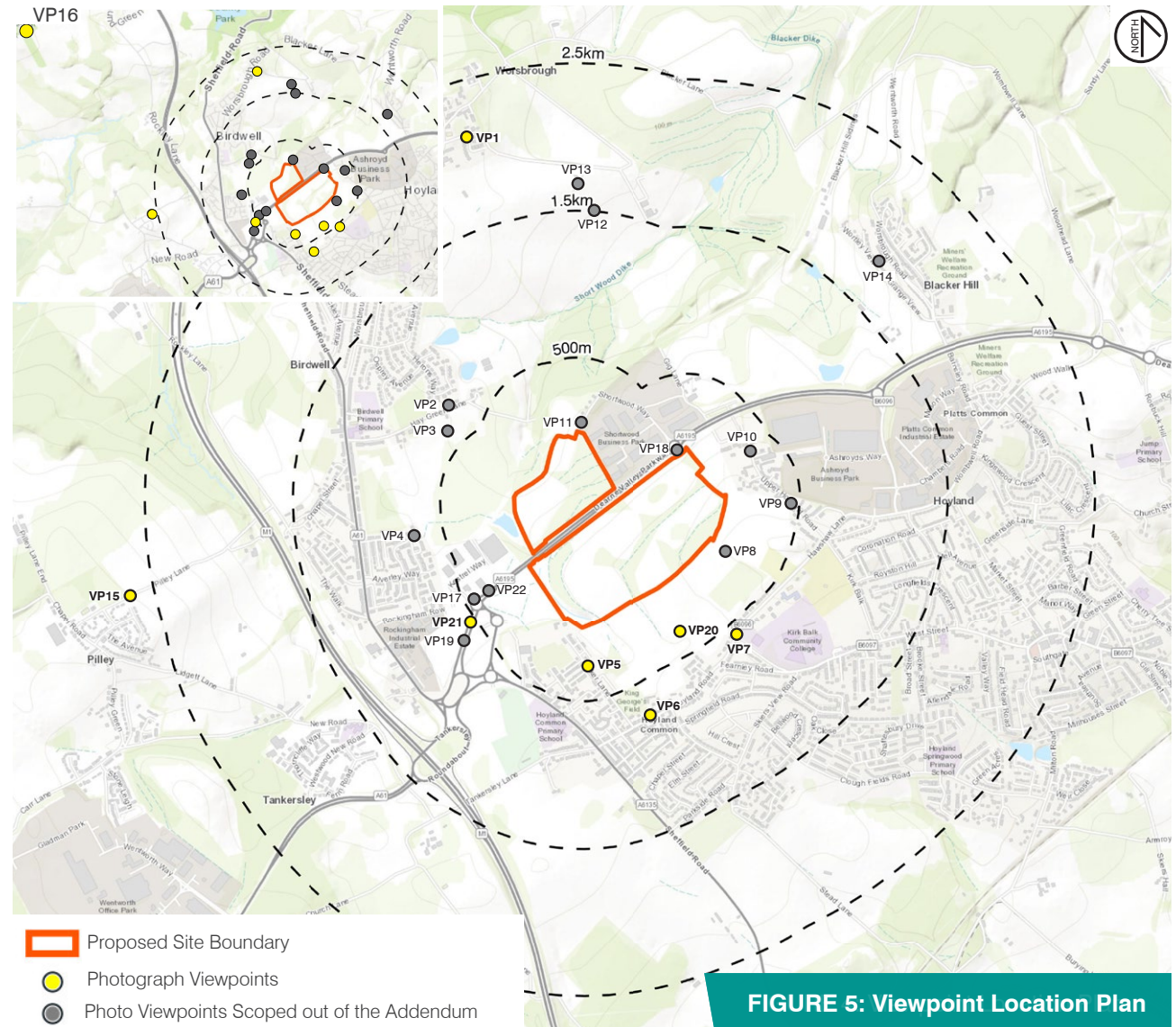


FIGURE 5: Viewpoint Location Plan

Illustrative Masterplan

- 2.11 This Illustrative Masterplan has been created to provide context of the Unit 7 building in relation to adjacent developments, at various planning stages and includes the Firethorn site, the Gregory Scheme and the Hoyland North Residential Allocation.
- 2.12 It incorporates the extent of the completed works on site i.e. Construction of Units 1, 2 and 3 as well as the Firethorn site north of the Dearne Valley Parkway.
- 2.13 Proposed Units 5 & 6 are modelled as per the layout and height parameters approved at Outline Application Stage.
- 2.14 A prospective new Unit 8 has been modelled within the 'future development plot' adjacent to the proposed Unit 7. The footprint, orientation, and height of this unit as modelled align with the illustrative masterplan and height parameters set for Unit 7 (southwest extent of the building) in the outline planning permission.
- 2.15 The Illustrative Masterplan will serve as a key plan alongside the updated photography for each assessed viewpoint.
- 2.16 In this LVIA Addendum, the beige land parcels will aid an assessment of the proposed Unit 7 within the visual context of the wider Hoyland North Masterplan.
- 2.17 This Illustrative Masterplan has been produced in order to provide a holistic review of the landscape and visual effects across the wider Hoyland North Masterplan Area.



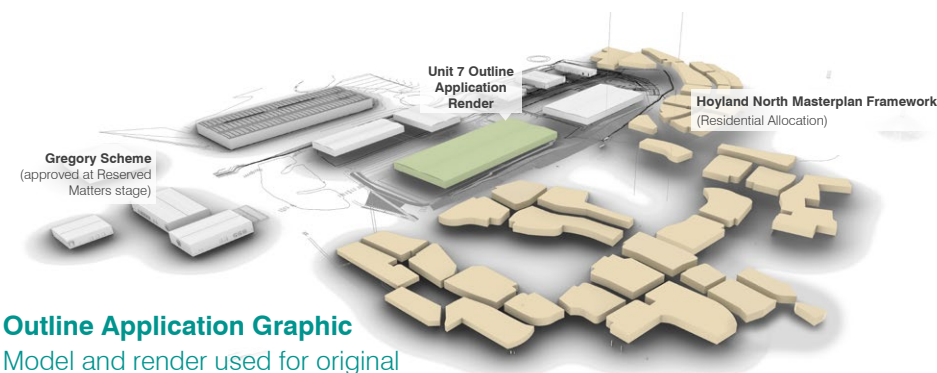
FIGURE 6: Illustrative Masterplan

How to Interpret the LVIA Photomontages

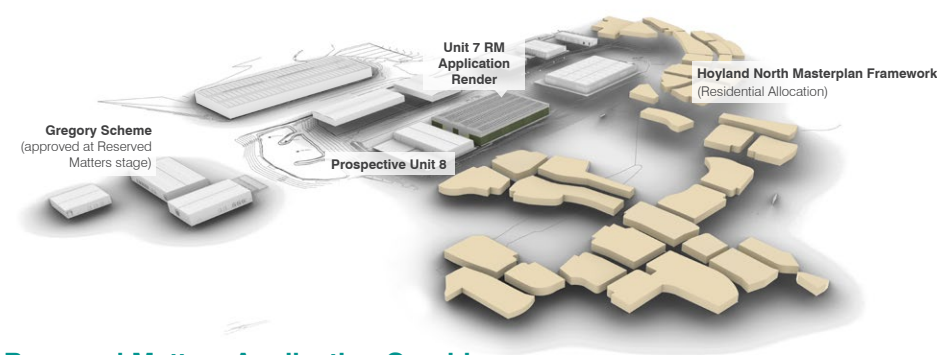
- 2.18 The evaluation of each viewpoint is carried out using a series of images, with a navigation panel shown at the top of each page, shown right.
- 2.19 The first image, denoted “Original Photo”, represents the original survey photography taken at Outline Application stage in November 2019.
- 2.20 The second image, denoted “Updated Photo / New Photo”, represents the recent photography taken for the purpose of this Reserved Matters Application. These photos were taken in March/April 2024, with the exception of viewpoint 21 which was taken in July 2022. The new photography reflects the changes in the landscape and built form over the last 5 years and represents the current visual baseline.
- 2.21 The third image, denoted “Outline Year 0”, represents the development which was approved at Outline Application Stage in 2020. The photomontage integrates the development proposal into the updated photography. In addition to the development within the site’s red line boundary, it also incorporates the approved development (at different phases of planning) adjacent to the site. This includes the Hoyland North Masterplan Framework housing area (shown as beige blocks) and the Gregory scheme, off the Dearne Valley Parkway.
- 2.22 The fourth image, denoted “RM Year 0”, shows the current proposal at Year 0, alongside the planning proposals. These are rendered using the facade treatments shown within the architectural elevations.
- 2.23 The fifth image, denoted “Outline Year 15”, depicts the development which was approved at Outline Application Stage in 2020, and includes the mitigation planting at year-15 maturity.
- 2.24 The sixth image (denoted RM Year 15) shows the revised arrangement at Year 15, incorporating the mitigation planting at its maturity.

Original Photo	Outline Year 0	Outline Year 15
Updated Photo	RM Year 0	RM Year 15

The current image or photomontage being considered is highlighted in dark blue



Outline Application Graphic
Model and render used for original photomontage at Outline Application Stage



Reserved Matters Application Graphic
Model and render used for updated photography at RM Application Stage

VIEWPOINT ONE



Viewpoint 1: Original Photograph [taken on 28th November 2019, showing the extent of the site, proposed Unit 7 location and local urban context]

Location: St Mary’s Gardens
Elevation: 108m AOD
Distance: 1.20 Km
Bearing to Site: Due South
Receptor Type: Residential

Viewpoint Description: Viewpoint taken to represent residents in properties within Worsbrough Conservation Area. Worsbrough is on the southern extent of Barnsley, with the properties on Worsbrough Road, Church Lane and St Mary’s Gardens grouped as a receptor. These properties range in styles and comprise of single and double storey properties. Properties with front or rear aspect facing in a southward direction towards the site are the only properties in this location assumed to have views affected.



Approved assessment of the likely effects upon the visual resource

Type of View:	Partial
Sensitivity to Change:	High
Magnitude of Change:	Medium adverse reducing to Low adverse at Year 15 due to mitigation planting reducing the visual effects
Significance of Change:	Moderate Adverse reducing to slight Adverse at Year 15 due to mitigation planting reducing the visual effects

Reassessment of the effects upon the visual resource arising from revision to Unit 7 within Phase 2B

Changes in Visibility of the Proposed Development at Year 0 from that approved at Outline Planning: Post completion, Unit 7 can be seen from this location. The proposed increase in height of Unit 7 is barely discernible from this location as it sits behind Units 5 & 6. Whilst the changes vary from those agreed at the Outline Planning stage, they will not introduce changes to the visual resource to the extent of altering the magnitude of change or the significance of change that was shown at the Outline Planning stage.

Changes in Visibility of the Proposed Development at Year 15 from that approved at Outline Planning: Once mitigation planting establishes, screening will occur and the articulation of the proposed architectural facades will diminish. This will result in the Reserved Matters Application incurring no changes upon the visual resource beyond those identified and documented in the Approved LVIA at the Outline Planning stage.

Type of View:	Partial (No Change)
Sensitivity to Change:	High (No Change)
Magnitude of Change:	Medium Adverse reducing to Low Adverse at Year 15 due to mitigation planting (No Change)
Significance of Change:	Moderate Adverse reducing to Slight Adverse at Year 15 (No Change)

Original Photo	Outline Year 0	Outline Year 15
Updated Photo	RM Year 0	RM Year 15



Viewpoint 1: Updated Photograph [taken on 4th March 2024, showing the extent of the site, proposed Unit 7 location, local urban context and newly completed commercial development]

Visual Context Summary

Comparing the Original Photograph (2019) to the Updated Photograph (2024)

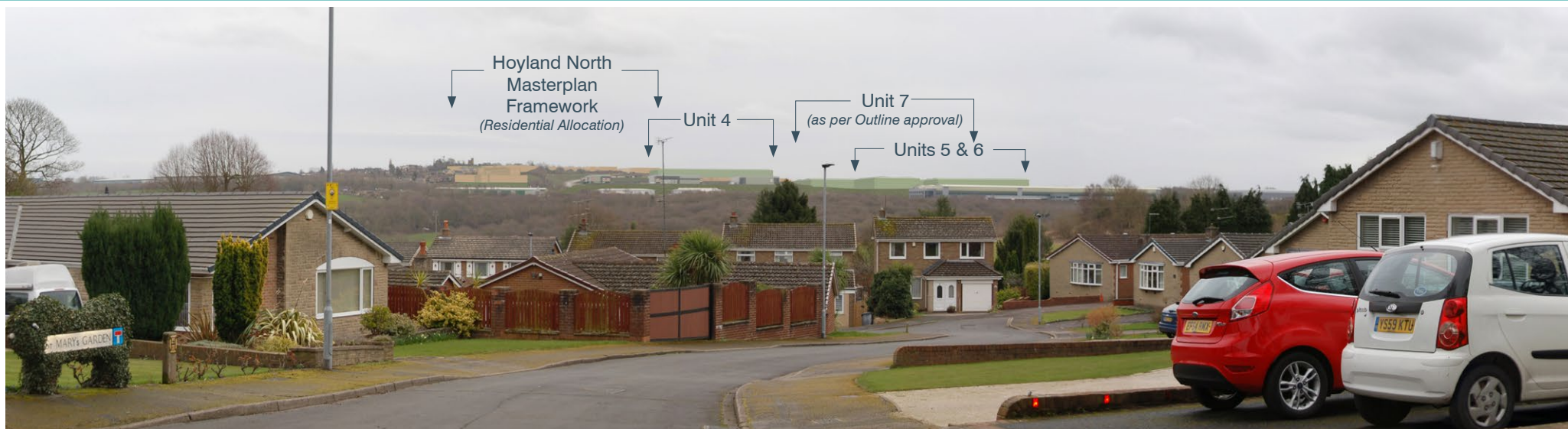
The new photography reflects the changes to the landscape and built form over the span of 5 years. Some of the notable changes that are apparent in this photograph are:

1. Construction of Units 1, 2, and 3 (south of Dearne Valley Parkway)
2. Construction of Firethorn building (north of Dearne Valley Parkway)

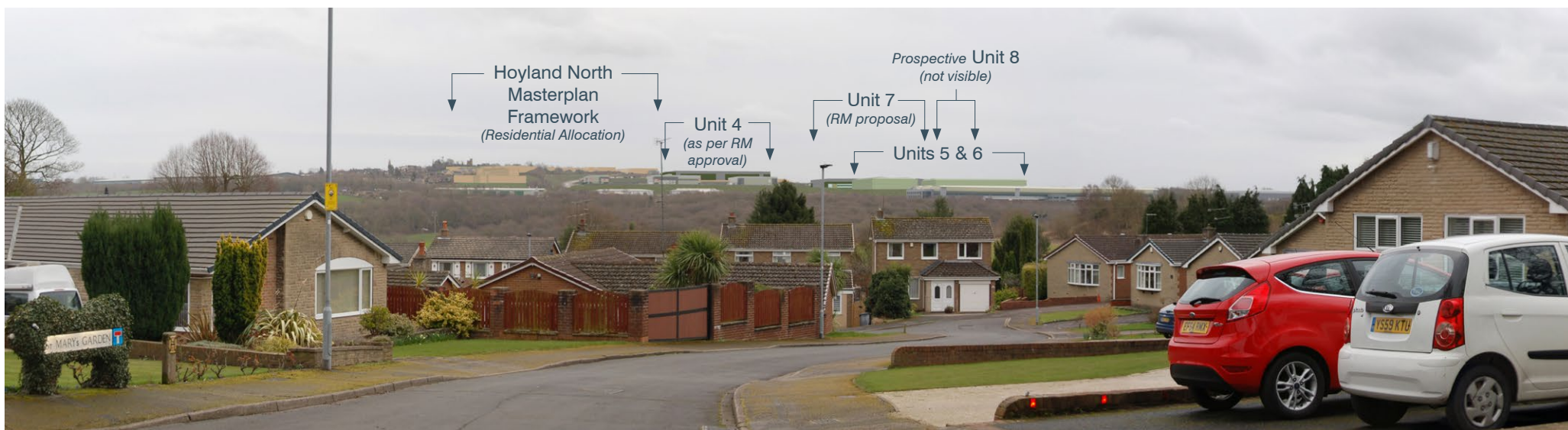


Key Plan

Original Photo	Outline Year 0	Outline Year 15
Updated Photo	RM Year 0	RM Year 15

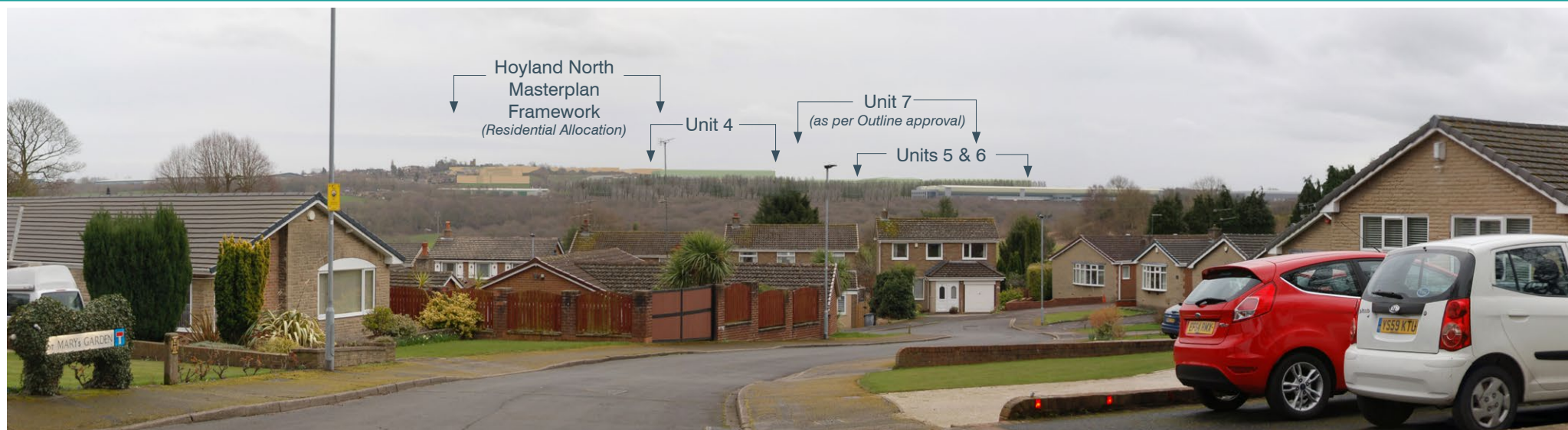


Viewpoint 1 Illustrative Photomontage: As per the original LVIA for Outline Planning, July 2020, showing the proposed development at Year 0. The Unit 7 building is located behind Units 5 & 6. A partial view of the eastern corner of the building is visible from this viewpoint.



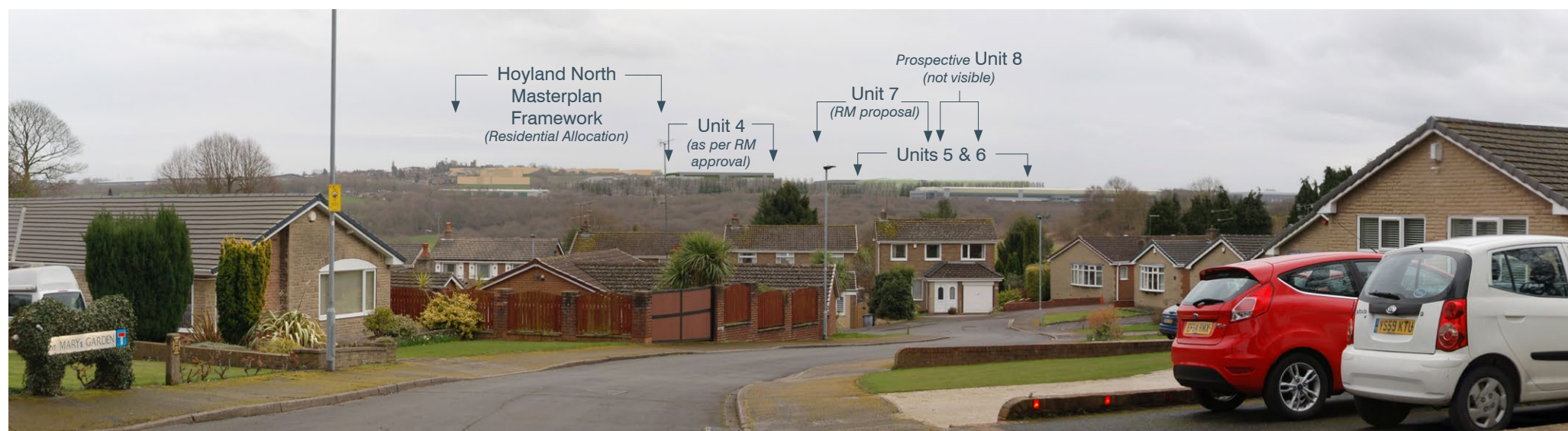
Viewpoint 1 Illustrative Photomontage: Revised arrangement taken from Dwg:12006-5(P)1050, showing the development at Year 0. The visibility of the revised Unit 7 has reduced slightly due to the new positioning of the building. Furthermore, the facade articulation assists in breaking the massing of the building.

Original Photo	Outline Year 0	Outline Year 15
Updated Photo	RM Year 0	RM Year 15



Viewpoint 1 Illustrative Photomontage: As per the original LVIA for Outline Planning, July 2020, showing the proposed development at Year 15

The Unit 7 building will be screened by the mitigation planting once it becomes established.



Viewpoint 1 Illustrative Photomontage: Revised arrangement taken from Dwg:12006-5(P)1050, showing the development at Year 15.

The revised Unit 7 building arrangement is effectively mitigated by the mature planting.

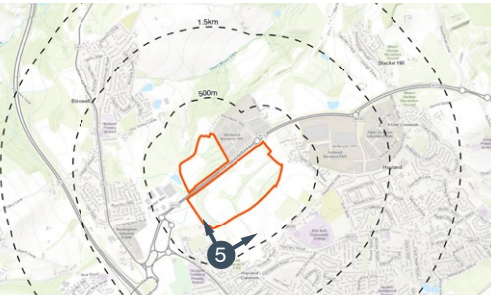
VIEWPOINT FIVE - REASSESSMENT



Viewpoint 5: Original Photograph [taken on 28th November 2019, showing the extent of the site, proposed Unit 7 location and local urban context]

Location: Open space adjacent to Tinker Lane
Elevation: 148.6m AOD
Distance: 285m
Bearing to Site: Due North
Receptor Type: Residential

Viewpoint Description: The viewpoint is taken from a public open space adjacent to the back gardens of a line of bungalows to the north of Tinker Lane. It represents the views of the residents living in the area. This residential area comprises a mixture of 1970s bungalows, terraced houses, detached and semi-detached houses.



Approved assessment of the likely effects upon the visual resource

Type of View: Partial
Sensitivity to Change: High
Magnitude of Change: Low adverse
Significance of Change: Moderate Adverse reducing to Slight adverse at year 15 due to mitigation planting reducing the impacts

Reassessment of the effects upon the visual resource arising from revision to Unit 7 within Phase 2B

Changes in Visibility of the Proposed Development at Year 0 from that approved at Outline Planning: The visibility of Unit 7 building has increased due to its greater height; however its overall visibility has decreased due to its reduced footprint. The massing of the prospective Unit 8 reduces the view of the western corner of Unit 7. Overall, there is a clear heirarchy in the building massing, with Unit 6, prospective Unit 8, Unit 7 and Unit 4 sitting sequentially from low to high beyond the woodland belt. The magnitude of change has increased from Low Adverse to Medium Adverse. This change is influenced by the reduced vegetation as seen in the updated winter photography taken in March 2024. However, with the incorporation of the Hoyland North Masterplan residential development, built form provides additional screening and reduces the sensitivity of the receptor. The landscape will be predominantly characterised by new housing, which will obscure views of the woodland belt. Additionally, the viewpoint was originally established from a public open space. It is important to note that this view will no longer exist once the residential development is completed.

Changes in Visibility of the Proposed Development at Year 15 from that approved at Outline Planning: The height of the proposed earth mounding to the rear of Unit 7 has increased due to the site won surcharge being retained on site. By Year 15, the mitigation planting on the new landscape bund will provide enhanced screening upon maturity, reducing the magnitude of change from Medium Adverse to Slight Adverse by Year 15.

Type of View: Partial (No Change)
Sensitivity to Change: Medium
Magnitude of Change: Medium Adverse reducing to Low Adverse at Year 15 due to mitigation from landform, planting and proposed dwellings
Significance of Change: Moderate Adverse reducing to Slight Adverse at Year 15 due to mitigation (No Change)



Viewpoint 5: Updated Photograph [taken on 4th March 2024, showing the extent of the site, proposed Unit 7 location, local urban context and newly completed commercial development]

Visual Context Summary

Comparing the Original Photograph (2019) to the Updated Photograph (2024)

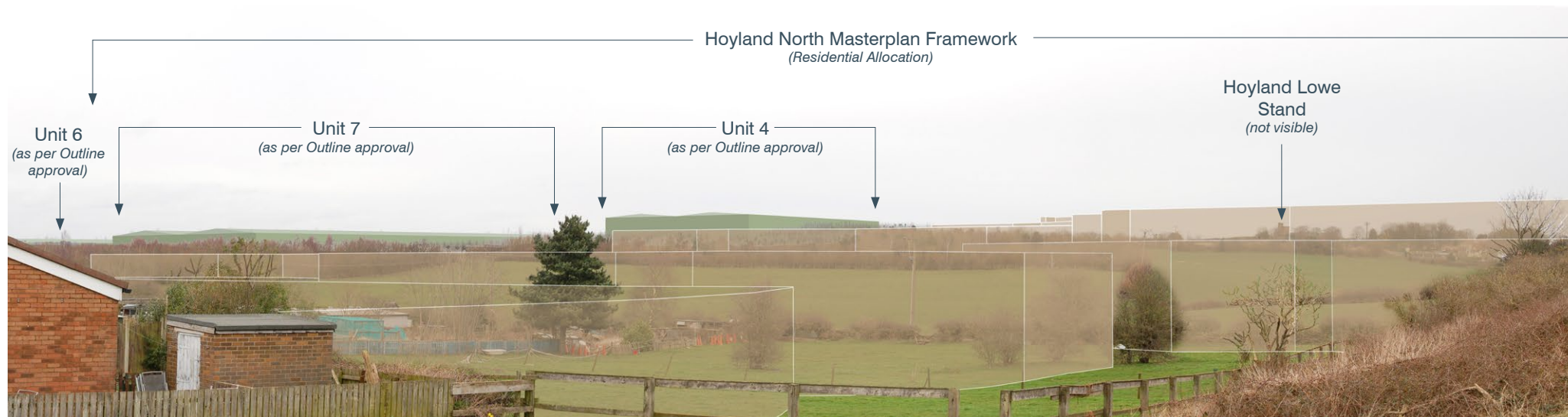
The new photography reflects the changes to the landscape and built form over the span of 5 years. Some of the notable changes that are apparent in this photograph are:

1. Woodland belt appears more sparse due to the late-winter photography
2. Certain areas of vegetation have been cleared within the site boundary to carry out site works.
3. Construction of Unit 3 (south of Dearne Valley Parkway)
4. Loss of vegetation behind the residence (to the west)



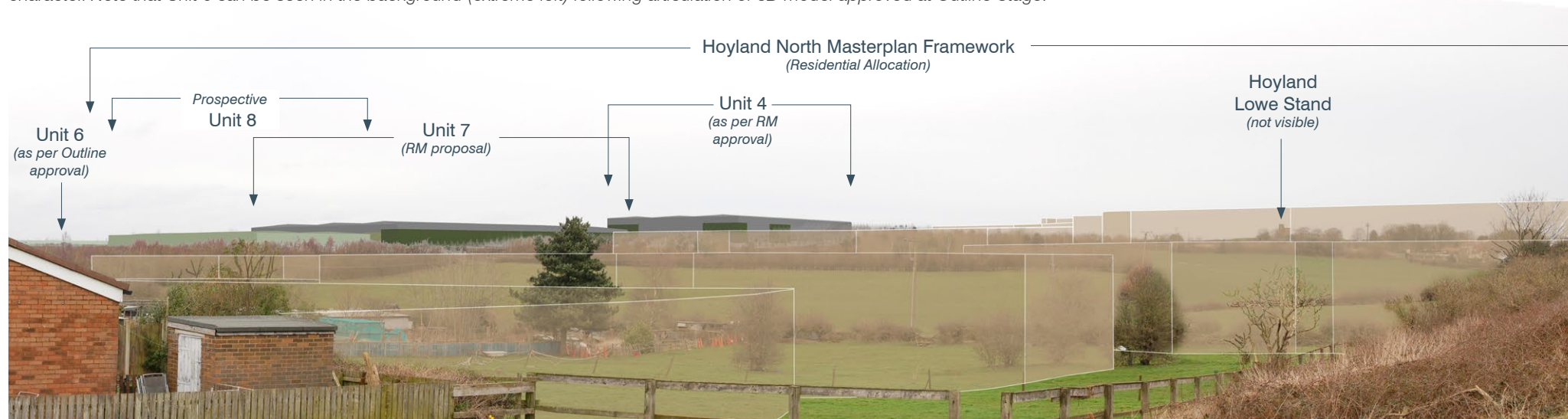
Key Plan

Original Photo	Outline Year 0	Outline Year 15
Updated Photo	RM Year 0	RM Year 15



Viewpoint 5 Illustrative Photomontage: As per the original LVIA for Outline Planning, July 2020, showing the proposed development at Year 0.

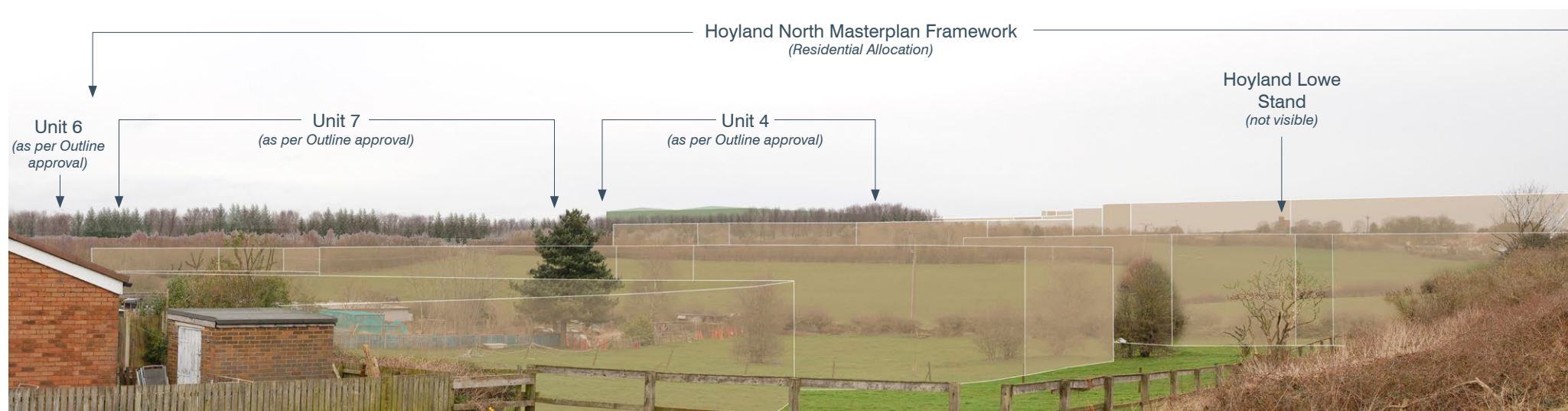
The upper section of the Unit 7 building is visible, situated beyond the existing woodland belt. The Hoyland North Masterplan residential development (in beige) influences the overall landscape character. Note that Unit 6 can be seen in the background (extreme left) following articulation of 3D model approved at Outline Stage.



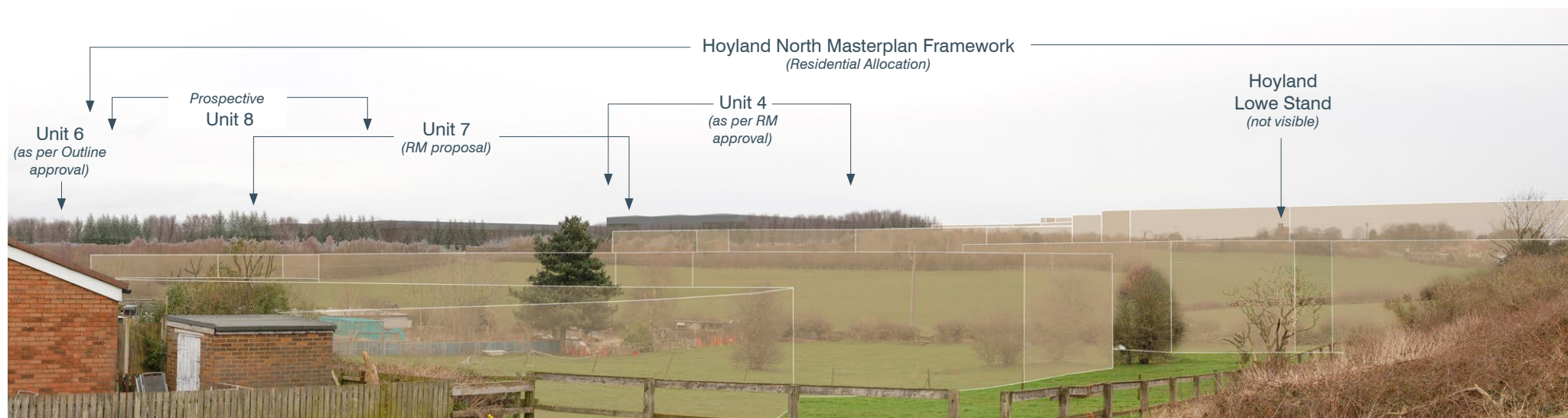
Viewpoint 5 Illustrative Photomontage: Revised arrangement taken from Dwg:12006-5(P)1050, Showing the development at Year 0.

The visibility of Unit 7 has increased due to its revised height. However, the new building footprint has resulted in a reduced overall massing than what was initially projected. The sequential decrease in massing of the industrial units aligns with the existing woodland belt in the mid-ground.

Original Photo	Outline Year 0	Outline Year 15
Updated Photo	RM Year 0	RM Year 15



Viewpoint 5 Illustrative Photomontage: As per the original LVIA for Outline Planning, July 2020, showing the proposed development at Year 15. The new landform to the rear of Unit 7 and the established woodland planting conceal the building by Year 15.



Viewpoint 5 Illustrative Photomontage: Revised arrangement taken from Dwg:12006-5(P)1050, showing the revised development at Year 15. By Year 15, the visibility of the Unit 7 building will be substantially reduced.

VIEWPOINT SIX



Viewpoint 6: Original Photograph [taken on 28th November 2019, showing the extent of the site, proposed Unit 7 location and local urban context]

Location: Children’s playground adjacent to King George V Playing Field

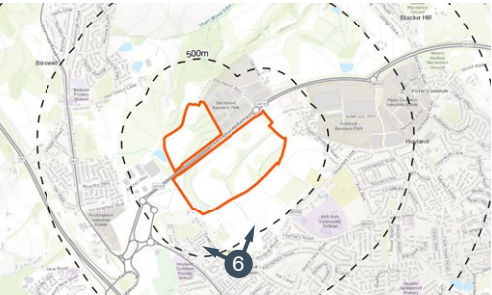
Elevation: 152m AOD

Distance: 416m

Bearing to Site: Due North

Receptor Type: Residential

Viewpoint Description: The viewpoint is taken from a children’s playground to the south of King George V Playing Field and also represents the view experienced by residents living along the north of Hoyland Road. These properties are predominantly stone terrace dwellings, mixed with new-build infill dwellings.



Approved assessment of the likely effects upon the visual resource

Type of View: Partial

Sensitivity to Change: Medium to High

Magnitude of Change: Low adverse

Significance of Change: Moderate Adverse reducing to Slight adverse at year 15 due to mitigation planting reducing the impacts

Reassessment of the effects upon the visual resource arising from revision to Unit 7 within Phase 2B

Changes in Visibility of the Proposed Development at Year 0 from that approved at Outline Planning: The upper section of the south-western corner of the Unit 7 building will be visible due to the revised location and increased building height. The prospective Unit 8 building will be situated in front of Unit 7. Overall, the magnitude of change remains unchanged at Low Adverse.

Changes in Visibility of the Proposed Development at Year 15 from that approved at Outline Planning: Once mitigation planting establishes, screening will occur and the articulation of the proposed architectural facade will recede. The construction of new homes within the Hoyland North Masterplan Framework will create a layered sequence of rooflines. Thus, the perception of the Unit 7 and other proposed industrial units will be broken down by the adjacent residential development. By Year 15, it is considered that there will be no additional harm from the increased building height of Unit 7.

Type of View: Partial (No Change)

Sensitivity to Change: High (No Change)

Magnitude of Change: Low Adverse (No Change)

Significance of Change: Moderate Adverse reducing to Slight Adverse at Year 15 due to mitigation landform and planting (No Change)

Original Photo	Outline Year 0	Outline Year 15
Updated Photo	RM Year 0	RM Year 15



Viewpoint 6: Updated Photograph [taken on 26th April 2024, showing the extent of the site, proposed Unit 7 location, local urban context and newly completed commercial development]

Visual Context Summary

Comparing the Original Photograph (2019) to the Updated Photograph (2024)

Photomontages are included for this viewpoint for the first time to show the implications of the proposed increased height of Unit 7. The new photography reflects the changes to the landscape and built form over the span of 5 years. The notable change that is apparent from this viewpoint area:

1. Construction of the Firethorn building, shown as Unit 10, at Outline Planning Stage



Key Plan

Original Photo	Outline Year 0	Outline Year 15
Updated Photo	RM Year 0	RM Year 15



Viewpoint 6 Illustrative Photomontage: As per the original LVIA for Outline Planning, July 2020, showing the proposed development at Year 0.

The upper section of the Unit 7 building is visible from this viewpoint. The Hoyland North Masterplan residential development (in beige) in the foreground obscures the building's visible length.



Viewpoint 6 Illustrative Photomontage: Revised arrangement taken from Dwg:12006-5(P)1050, Showing the development at Year 0.

The revised Unit 7 building is barely visible from this viewpoint, despite its increased height and new location. While views towards Unit 7 will open-up from other locations around the park, the allocated housing in the foreground and prospective Unit 8 in the midground will limit visibility of the building behind them.

Original Photo	Outline Year 0	Outline Year 15
Updated Photo	RM Year 0	RM Year 15



Viewpoint 6 Illustrative Photomontage: [As per the original LVIA for Outline Planning, July 2020], showing the proposed development at Year 15.

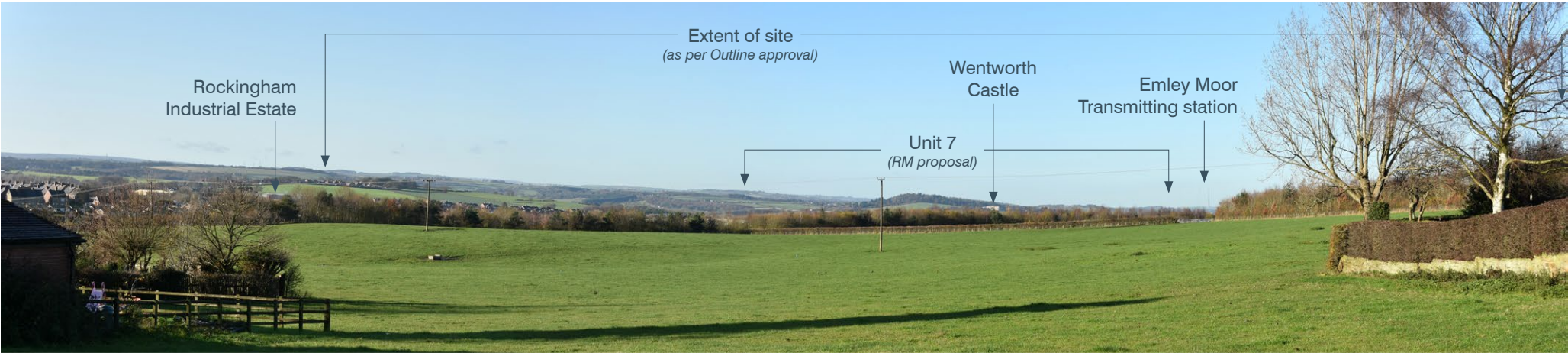
The establishment of the mitigation planting by Year 15 alongside the new housing (Hoyland North Masterplan Framework) will screen the proposed Unit 7 building.



Viewpoint 6 Illustrative Photomontage: Revised arrangement taken from **Dwg:12006-5(P)1050**, showing the revised development at Year 15.

By Year 15, the Unit 7 building will not be visible due to the mitigation planting and proposed dwellings.

VIEWPOINT SEVEN



Viewpoint 7: Original Photograph [taken on 28th November 2019, showing the extent of the site, proposed Unit 7 location and local urban context]

Location: Pasture between residential properties along Hawshaw Lane

Elevation: 157m AOD

Distance: 300m

Bearing to Site: Due North

Receptor Type: Residential

Viewpoint Description: The viewpoint is taken from a gap between residential properties along Hawshaw Lane. This view represents views of residents living along the north of Hawshaw lane. The properties in this location consist of mainly detached houses and semi-detached houses with large, generous front and rear gardens with a mixture of residential boundary treatments (fencing, walls and hedging).



Approved assessment of the likely effects upon the visual resource

Type of View: Partial

Sensitivity to Change: Medium to High

Magnitude of Change: Medium Adverse reducing to Low Adverse at Year 15 due to mitigation planting reducing the impacts

Significance of Change: Moderate Adverse reducing to Slight adverse at year 15 due to mitigation planting reducing the impacts

Reassessment of the effects upon the visual resource arising from revision to Unit 7 within Phase 2B

Changes in Visibility of the Proposed Development at Year 0 from that approved at Outline Planning: Visibility of Unit 7 from this location will be limited to the upper section of the building. The landscape bund to the rear of the building, formed from site-won material, enhances screening of the development, further reducing visual impact from this viewpoint. The land in the foreground is allocated for residential development: Hoyland North Masterplan Framework. **The viewpoint over open fields toward the horizon of Dodworth and Silkstone Common will cease to exist once the residential development is built**, thus rendering the magnitude of change from Medium adverse to Low adverse.

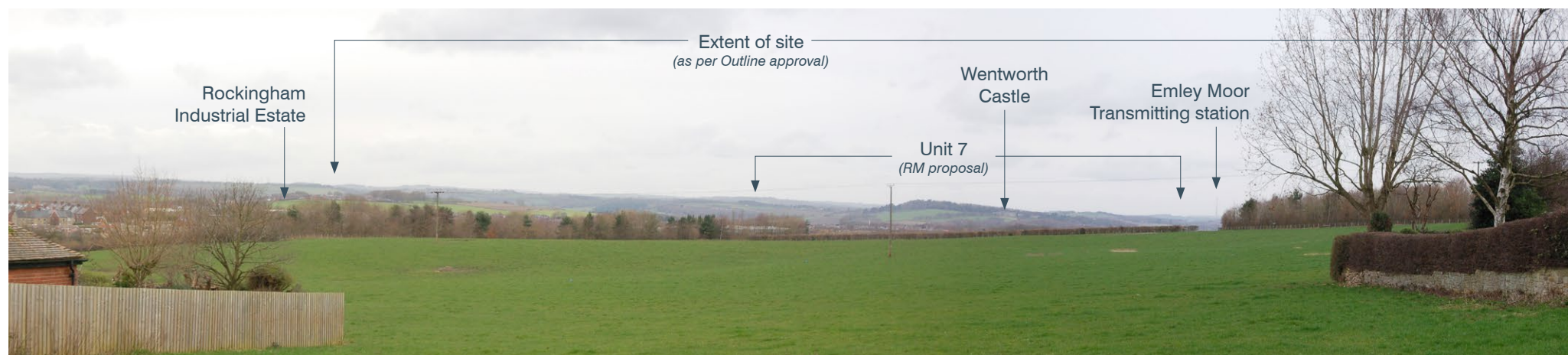
Changes in Visibility of the Proposed Development at Year 15 from that approved at Outline Planning: Mitigation planting that is proposed to be located on the landscape bund will serve to provide effective screening upon maturity.

Type of View: Partial (No Change)

Sensitivity to Change: Medium (No Change)

Magnitude of Change: Low Adverse due to incorporation of allocated residential development

Significance of Change: Negligible due to incorporation of allocated residential development



Viewpoint 7: Updated Photograph [taken on 4th March 2024, showing the extent of the site, proposed Unit 7 location and local urban context]

Visual Context Summary

Comparing the Original Photograph (2019) to the Updated Photograph (2024)

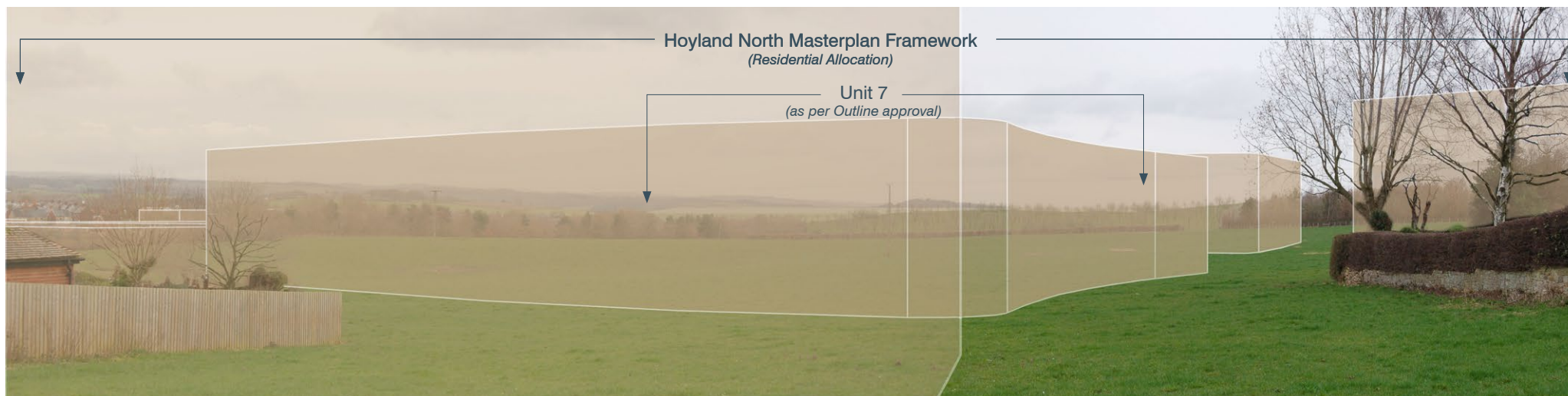
The new photography reflects the changes to the landscape and built form over the span of 5 years. The notable change that is apparent in this photograph is:

1. Loss of tree cover and vegetation within the site boundary to carry out site works.



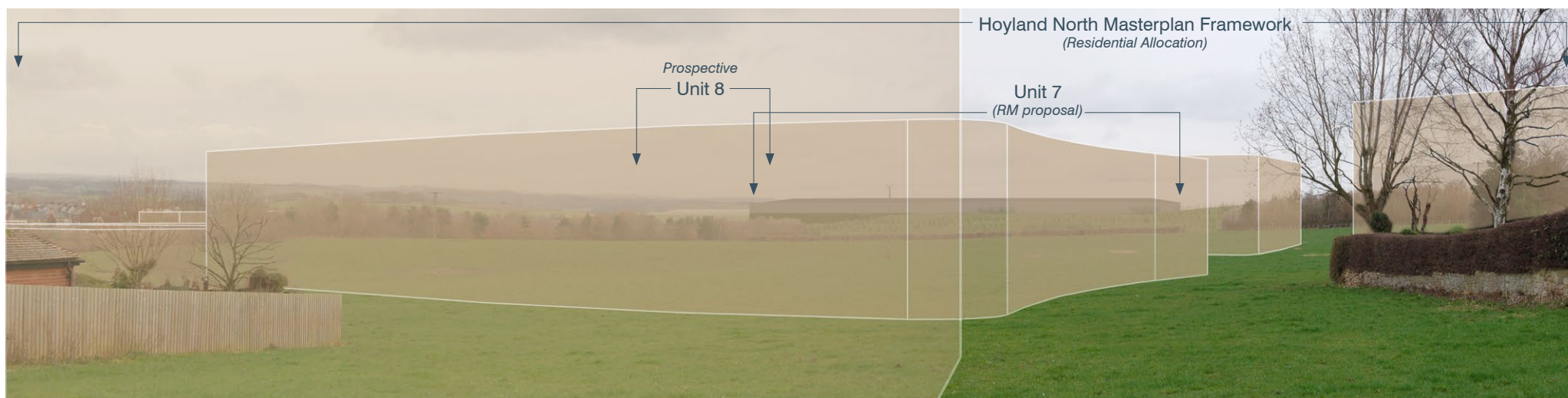
Key Plan

Original Photo	Outline Year 0	Outline Year 15
Updated Photo	RM Year 0	RM Year 15



Viewpoint 7 Illustrative Photomontage: As per the original LVIA for Outline Planning, July 2020, showing the proposed development at Year 0.

The land in the foreground is allocated for residential development as per the Hoyland North Masterplan Framework, shown in beige. This screens the Unit 7 building entirely.



Viewpoint 7 Illustrative Photomontage: Revised arrangement taken from Dwg:12006-5(P)1050, showing the development at Year 0.

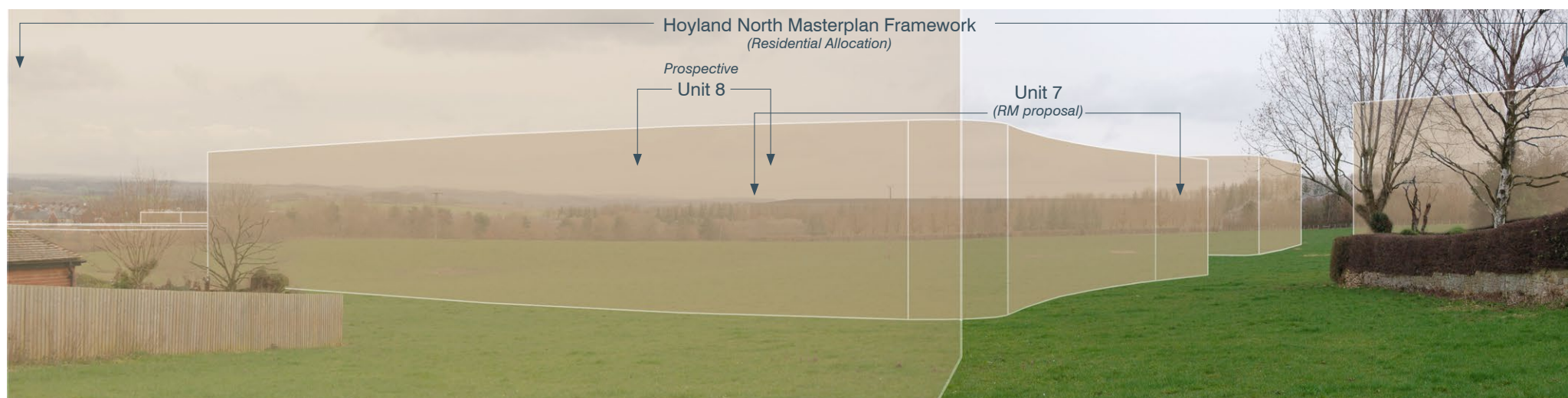
It is anticipated that the viewpoint over open fields toward the horizon will not exist once the residential development is built.

Original Photo	Outline Year 0	Outline Year 15
Updated Photo	RM Year 0	RM Year 15



Viewpoint 7 Illustrative Photomontage: As per the original LVIA for Outline Planning, July 2020, showing the proposed development at Year 15.

The mitigation planting on the constructed bund will establish a continuous woodland belt. However, this will be obscured from view by the proposed housing in the foreground.



Viewpoint 7 Illustrative Photomontage: Revised arrangement taken from **Dwg:12006-5(P)1050**, showing the development at Year 15.

VIEWPOINT FIFTEEN - REASSESSMENT



Viewpoint 15: Original Photograph [taken on 28th November 2019, showing the extent of the site, proposed Unit 7 location and local urban context]

Location: Pilley Lane
Elevation: 147 AOD
Distance: 1.55km
Bearing to Site: East
Receptor Type: Residential

Viewpoint Description: This view is representative of the views experienced by residents living in properties along the eastern side of Pilley. The properties in this location consist of mainly semi-detached, single and double storey properties. Dwellings along Rockley View and The Avenue have a view of the site from the rear of their properties. This location affords a view across arable fields, the M1 road corridor and the village of Birdwell in the middle ground, up to the Application Site and Hoyland in the background.



Approved assessment of the likely effects upon the visual resource

Type of View:	Partial
Sensitivity to Change:	High
Magnitude of Change:	Medium Adverse reducing to Low Adverse at Year 15 due to mitigation planting reducing the impacts
Significance of Change:	Moderate Adverse reducing to slight Adverse at Year 15 due to mitigation planting reducing the impacts

Reassessment of the effects upon the visual resource arising from revision to Unit 7 within Phase 2B

Changes in Visibility of the Proposed Development at Year 0 from that approved at Outline Planning: The northern facade of Unit 7 can be seen central to the wider urban context of dense residential and commercial development. However, it will not introduce changes to the visual resource to the extent of altering the magnitude of change or the significance of change. The view of the Unit 7 building will be further filtered due to the presence of Units 5, 6 & 8 and the approved Gregory scheme. Further, the residential development will provide additional built context in the wider landscape.

Changes in Visibility of the Proposed Development at Year 15 from that approved at Outline Planning: Once mitigation planting establishes, screening to lower portions of the buildings will occur, helping the development to nestle into the urban setting. By Year 15, the development will visually recede, amounting to a slight significance of change as per the approved development.

Type of View:	Partial (No Change)
Sensitivity to Change:	High (No Change)
Magnitude of Change:	Medium Adverse reducing to Low Adverse at Year 15 due to mitigation planting reducing the impacts (No Change)
Significance of Change:	Moderate Adverse reducing to slight Adverse at Year 15 due to mitigation planting reducing the impacts (No Change)



Viewpoint 15: Updated Photograph [taken on 4th March 2024, showing the extent of the site, proposed Unit 7 location, local urban context and newly completed commercial development]

Visual Context Summary

Comparing the Original Photograph (2019) to the Updated Photograph (2024)

The new photography reflects the changes to the landscape and built form over the span of 5 years. The notable changes that are apparent in this photograph are:

1. Construction of Units 1, 2 and 3 (south of Dearne Valley Parkway)
2. Construction of Firethorn Building (north of Dearne Valley Parkway)
3. Loss of tree cover and vegetation within the site boundary to carry out site works

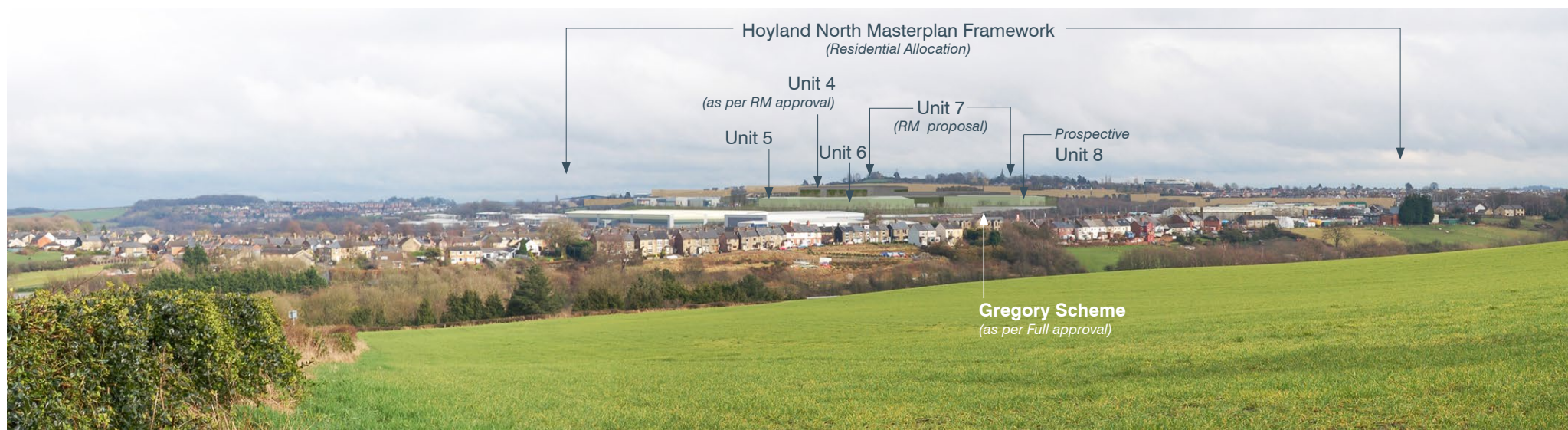


Key Plan

Original Photo	Outline Year 0	Outline Year 15
Updated Photo	RM Year 0	RM Year 15



Viewpoint 15 Illustrative Photomontage: As per the original LVIA for Outline Planning, July 2020, showing the proposed development at Year 0. The Unit 7 building is located behind Units 5 & 6. A partial view of the eastern corner of the building is visible from this viewpoint.



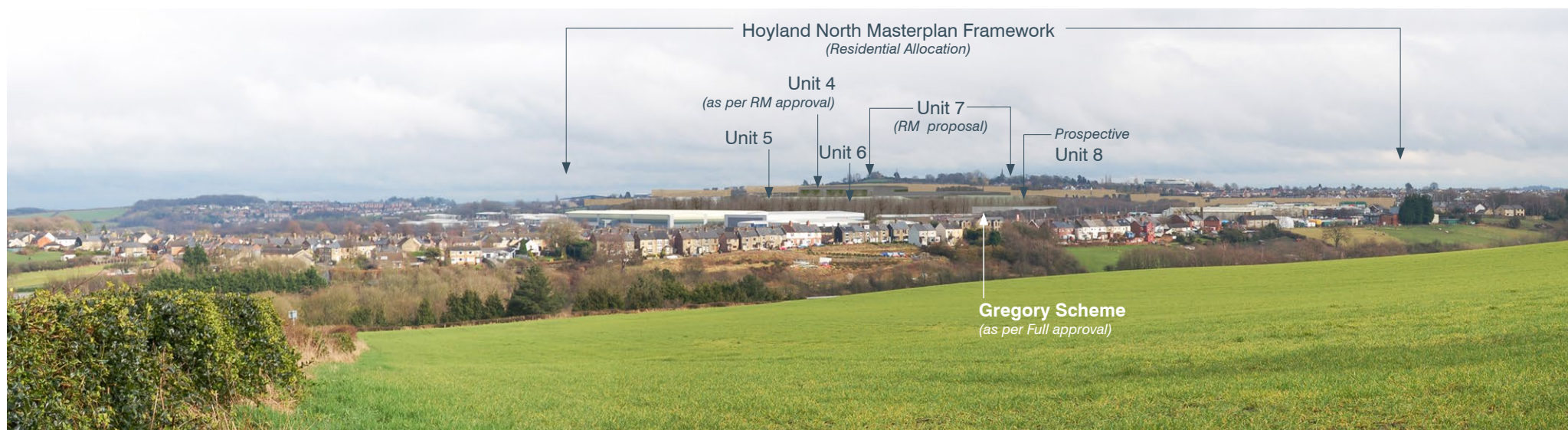
Viewpoint 15 Illustrative Photomontage: Revised arrangement taken from Dwg:12006-5(P)1050, showing the development at Year 0. The visibility of the revised Unit 7 has reduced slightly due to the new location and footprint. The articulation of the northern facade (as shown) also helps reduce the perception of massing.

Original Photo	Outline Year 0	Outline Year 15
Updated Photo	RM Year 0	RM Year 15



Viewpoint 15 Illustrative Photomontage: As per the original LVIA for Outline Planning, July 2020, showing the proposed development at Year 15.

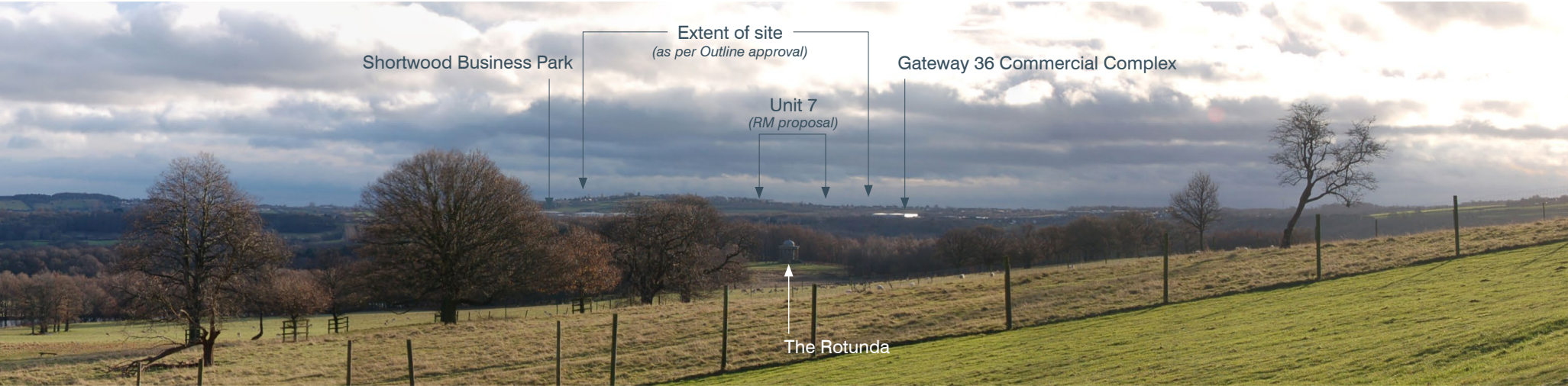
The Unit 7 building will be screened by the mitigation planting once it becomes established.



Viewpoint 15 Illustrative Photomontage: Revised arrangement taken from Dwg:12006-5(P)1050, showing the revised development at Year 15.

The revised Unit 7 building (northern elevation) is well screened by the woodland planting.

VIEWPOINT SIXTEEN



Viewpoint 16: Original Photograph [taken on 28th November 2019, showing the extent of the site, proposed Unit 7 location and local urban context]

Location: Footpath in grounds of Wentworth Castle Gardens, in front of Northern College

Elevation: 155 AOD

Distance: 3.75km

Bearing to Site: South west

Receptor Type: Recreational

Viewpoint Description: Wentworth Castle is a Grade I country house in Stainborough, South Yorkshire. The view is taken from the footpath that connects the Long Barn Visitor Centre to the Corinthian Temple, looking in a south west direction. The Wentworth Castle Gardens are located to the west of the Northern College Building. Wentworth Castle gardens are a partnership between Barnsley Council, Northern College and the National Trust. It is South Yorkshire's only Grade I registered landscape, with acres of parkland and gardens.



Approved assessment of the likely effects upon the visual resource

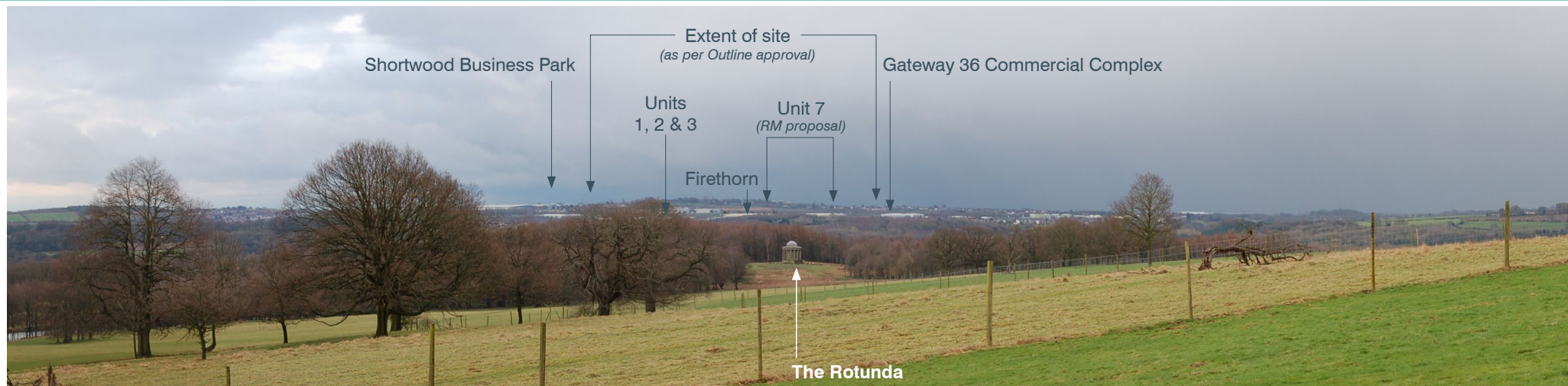
Type of View:	Partial
Sensitivity to Change:	High
Magnitude of Change:	Low Adverse
Significance of Change:	Slight Adverse

Reassessment of the effects upon the visual resource arising from revision to Unit 7 within Phase 2B

Changes in Visibility of the Proposed Development at Year 0 from that approved at Outline Planning: The proposed development will be visible in the distance from this location. Individual features and aspects would be difficult to determine due to the distance but there would be a perceptible increase of massing where the new development would be joining the Shortwood Business Park and the Junction 36 Area. When comparing the approved plan with the Reserved Matters Application at Year 0, the revision to Unit 7 is barely noticeable. The increase in building ridge height to 18.6m and associated massing therefore will not alter the magnitude of change as identified at Outline Planning Stage.

Changes in Visibility of the Proposed Development at Year 15 from that approved at Outline Planning: On establishment, the mitigation planting will screen the lower portions of the Unit 7 building. The development of the Hoyland North residential area will further diminish the perceived massing, serving to integrate Unit 7 into its wider urban setting. By Year 15, the proposed development will visually recede, amounting to a slight significance of change as originally identified.

Type of View:	Partial (No Change)
Sensitivity to Change:	High (No Change)
Magnitude of Change:	Low Adverse (No Change)
Significance of Change:	Slight Adverse (No Change)



Viewpoint 16: Updated Photograph [taken on 4th March 2024, showing the extent of the site, proposed Unit 7 location, local urban context and newly completed commercial development]

Visual Context Summary

Comparing the Original Photograph (2019) to the Updated Photograph (2024)

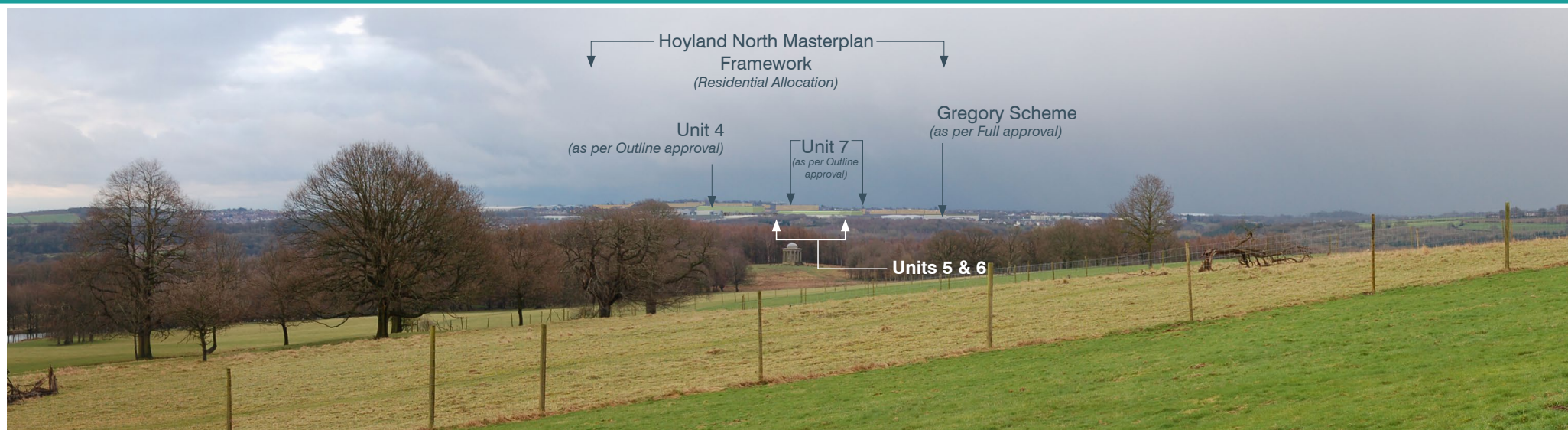
The new photography reflects the changes to the landscape and built form over the span of 5 years. The notable changes that are apparent in this photograph are:

1. Construction of Units 1, 2 and 3 (south of Dearne Valley Parkway)
2. Construction of Firethorn Building (north of Dearne Valley Parkway)

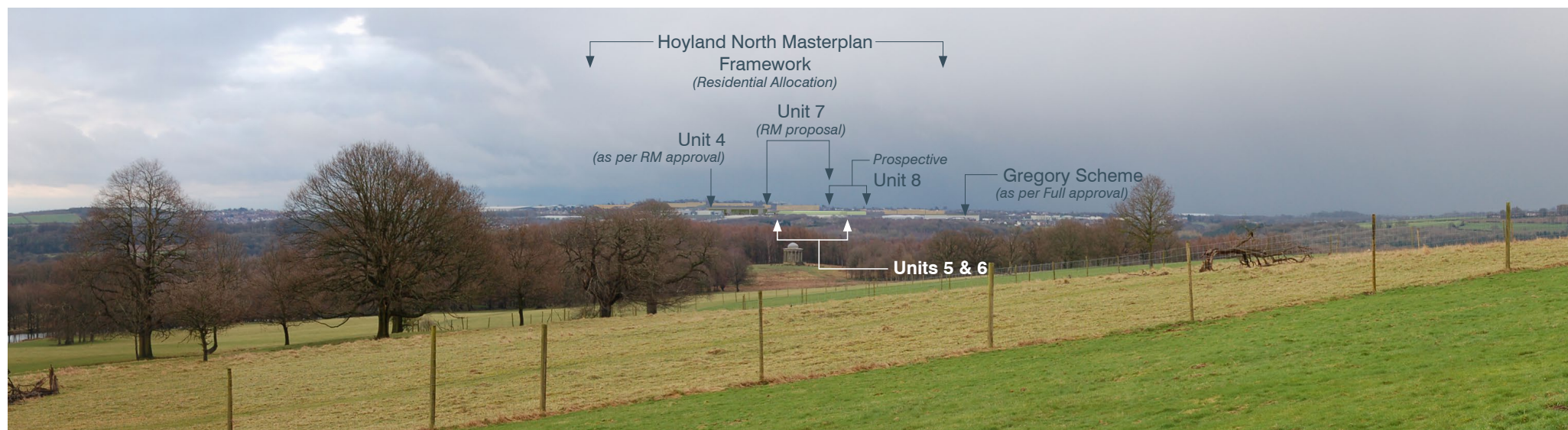


Key Plan

Original Photo	Outline Year 0	Outline Year 15
Updated Photo	RM Year 0	RM Year 15



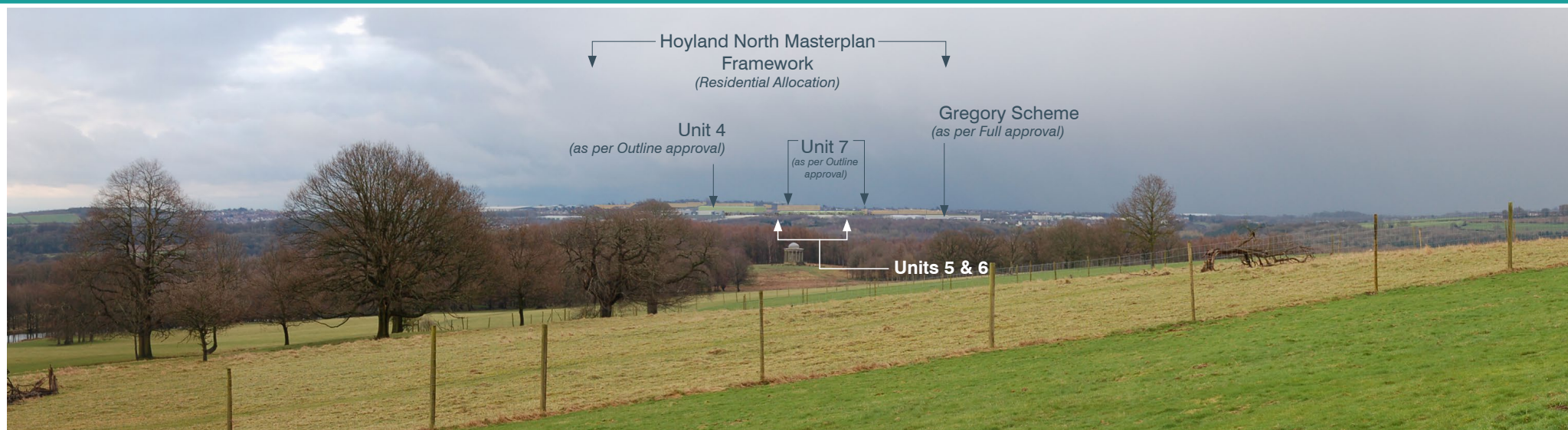
Viewpoint 16 Illustrative Photomontage: As per the original LVIA for Outline Planning, July 2020, showing the proposed development at Year 0. The Unit 7 building is located behind Units 5 & 6. Only a small of the north-eastern corner of the building is visible from this viewpoint.



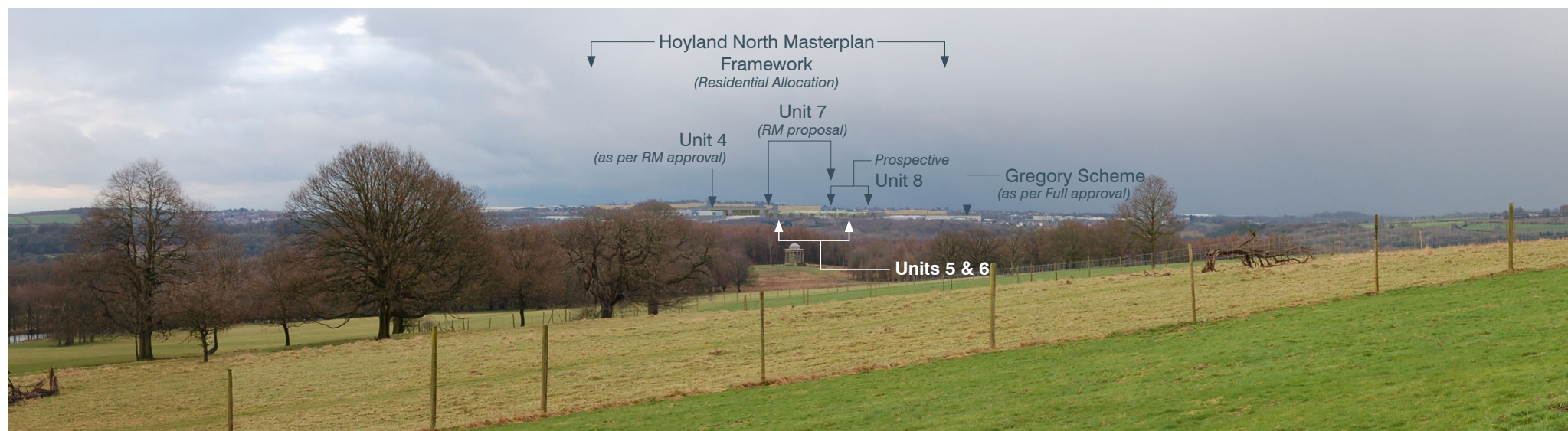
Viewpoint 16 Illustrative Photomontage: Revised arrangement taken from Dwg:12006-5(P)1050, showing the revised development at Year 0.

The revised arrangement reveals only the Unit 7 north-eastern corner but the facade treatment helps break down the perceived massing. The additional height of Unit 7 is almost totally screened by Units 4, 5 and 6 from this location.

Original Photo	Outline Year 0	Outline Year 15
Updated Photo	RM Year 0	RM Year 15



Viewpoint 16 Illustrative Photomontage: As per the original LVIA for Outline Planning, July 2020, showing the proposed development at Year 15. On establishment at Year 15, the woodland planting provides some additional screening.



Viewpoint 16 Illustrative Photomontage: Revised arrangement taken from Dwg:12006-5(P)1050, showing the development at Year 15. The Year 15 woodland planting, along with the facade articulation provides additional screening.

VIEWPOINT TWENTY (NEW)



Viewpoint 20: Photograph taken on 28th November 2019, showing the extent of the site and proposed Unit 7 location

Location: Land allocated for Residential Development by Hoyland Development Ltd.

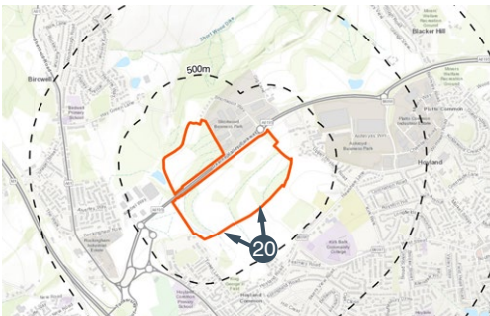
Elevation: 155 AOD

Distance: 210m

Bearing to Site: South West

Receptor Type: Residential and Recreational

Viewpoint Description: The viewpoint is taken from the land allocated for residential development off Hawshaw Lane. This view represents potential residents living within this new development. The proposal is yet to receive planning permission from the Barnsley Council.



Extent of View to Site: As per the Hoyland North Masterplan Framework, the foreground would contain a cricket pitch, and be flanked on either sides by proposed housing parcels. Due to the low-lying nature of the viewpoint location, there are no open views towards the wider landscape in the south west. The existing woodland block would act as a backdrop to the proposed warehouse. Currently, the allocated residential scheme will be subject to further design development, so the precise siting, orientation and scale of built form and open spaces within the foreground is shown indicatively, in accordance with the Hoyland North Masterplan Framework.

Assessment of the effects upon the visual resource arising from the proposed Unit 7 within Phase 2B:

Visibility of Proposed Development (Year 0): Once constructed, the eastern corner of the proposed unit will be clearly visible to the new residents of the proposed housing scheme. The length of the building is not discernible due to the sloping topography of the land and the existing woodland block to the west. In the future, the open expanse of the foreground, enclosed by the woodland block, will be impacted both by the built form of Unit 7, and the construction of the new homes, thereby diminishing the viewpoint's overall sensitivity to change.

Visibility of Proposed Development (Year 15): The elevated landform, constructed from existing surcharge material, alongside the proposed woodland will provide partial screening. The colour and articulation of the proposed architectural facades, common to the design approach across the site, will help integrate the building into the landscape, thus further reducing the overall visual effects.

Type of View: Partial

Sensitivity to Change: High (assuming future residential character)

Magnitude of Change: Medium Adverse reducing to Low Adverse at Year 15 due to mitigation landform and planting

Significance of Change: Moderate Adverse reducing to Slight Adverse at Year 15 due to mitigation landform and planting

*Note: There are no obvious landscape markers in the image to allow for an accurate assessment of the model in the photomontage (in line with Landscape Institute Photomontage Guidance). While the model is geo-referenced to an accurate X, Y, Z coordinate system, the resulting photomontage should be interpreted as being a good quality approximation.



Viewpoint 20: Photograph taken on 28th November 2019, showing the extent of the site and proposed Unit 7 location

Visual Context Summary

New Viewpoint Requested by the Local Planning Authority, from a viewpoint adjacent to the Hoyland North Residential Area.

This would be the view experienced by residential receptors along the southern extent of the Hoyland North Masterplan Framework Application. Of note, is that the proposed cricket pitch would be in the foreground of this viewpoint.



Key Plan



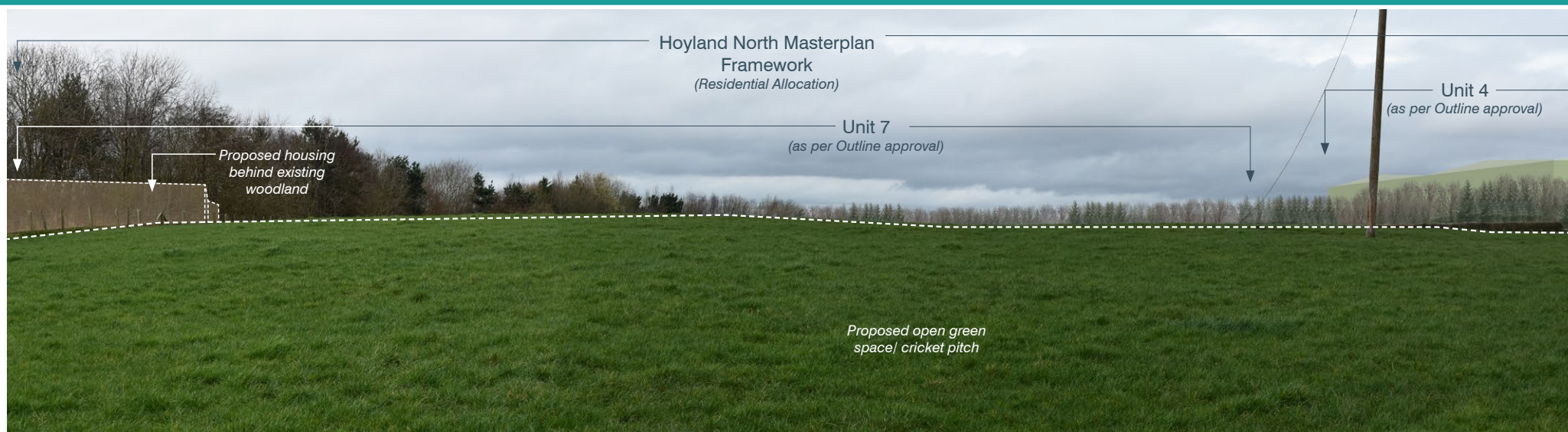
Viewpoint 20 Illustrative Photomontage: As per the original LVIA for Outline Planning, July 2020, showing the proposed development at Year 0.

The Unit 7 building is not visible from this viewpoint.



Viewpoint 20 Illustrative Photomontage: Revised arrangement taken from Dwg:12006-5(P)1050, showing the development at Year 0.

The eastern corner of the revised Unit 7 building will be visible due to its increased height. The existing woodland screens the west of the building.



Viewpoint 20 Illustrative Photomontage: As per the original LVIA for Outline Planning, July 2020, showing the proposed development at Year 15.

By Year 15, the proposed elevated mitigation planting on the new landform will merge into the existing woodland belt, screening all of Unit 7.



Viewpoint 20 Illustrative Photomontage: Revised arrangement taken from Dwg:12006-5(P)1050, showing the development at Year 15.

Despite the increased height of the revised Unit 7 building, the elevated mitigation planting over the new landform provides an effective screen.

VIEWPOINT TWENTY ONE (NEW)



Viewpoint 21: Photograph taken on 7th July 2022, showing the extent of the site, proposed Unit 7 location, urban context and newly completed commercial development

Location: A6195, adjacent to the Oval Plot

Elevation: 137 AOD

Distance: 725m

Bearing to Site: North East

Receptor Type: Vehicular road users

Viewpoint Description: This viewpoint is taken from the footpath next to Costa Coffee on the A6195, to represent vehicular road users. This location affords a view across the dual carriageway overlooking the Gregory Scheme, a warehouse development which is has recently received approval at RM Stage.

Extent of View to Site: The foreground consists of the A6195 dual carriageway and the car park area of the Starbucks Café. The approved Gregory scheme industrial development has received planning permission at Reserved Matters Stage. The development plateau of Phase 2B (Parcel ES15), and the newly built Phase 2A industrial unit 3 are visible above a belt of woodland in the background. The left of the image is Rockingham Roundabout.

Assessment of the effects upon the visual resource arising from the proposed Unit 7 within Phase 2B:

Visibility of Proposed Development (Year 0): Once completed, the proposed Unit 7 will be within view when travelling along the A6195. However, the view of the building will be blocked by the proposed warehouse units of the Gregory scheme which have been approved for planning. Due to the proximity and siting of these Units, only a partial view of the Unit 7 building will be visible.

Visibility of Proposed Development (Year 15): Based on the planting shown on the approved Gregory scheme proposal, the revised Unit 7 building will be screened by tree planting from the adjacent site. The Unit 7 development will barely be visible once the surrounding planting matures. This will reduce the significance of change.



Type of View:	Partial
Sensitivity to Change:	Low
Magnitude of Change:	Low
Significance of Change:	Negligible



Viewpoint 21: Photograph taken on 22nd July 2024, showing the extent of the site, proposed Unit 7 location, local urban context and newly completed commercial development

Visual Context Summary

New Viewpoint to help assess visual effects as seen from the Dearne Valley Parkway.

This view illustrates how mostly vehicular receptors would glimpse a view of Unit 7 & prospective Unit 8 from the road in front of the Starbucks Cafe when travelling eastwards. The approved Gregory Scheme will appear in front of Unit 3 and, together with Units 5 & 6 approved at Outline Stage, the view will be characterised solely by



Key Plan



Viewpoint 21 Illustrative Photomontage: As per the original LVIA for Outline Planning, July 2020, showing the proposed development at Year 0. The Unit 7 building sits behind the approved Gregory scheme development. It is not visible from this viewpoint.



Viewpoint 21 Illustrative Photomontage: Revised arrangement taken from **Dwg:12006-5(P)1050**, showing the development at Year 0. A partial view of the south-western corner roof of the revised Unit 7 building is visible due to the new building height and location, but is largely indiscernible within the context of the wider development.



Viewpoint 21 Illustrative Photomontage: As per the original LVIA for Outline Planning, July 2020, showing the proposed development at Year 15. The revised Unit 7 building is obscured by the approved Gregory scheme in the foreground.



Viewpoint 20 Illustrative Photomontage: Revised arrangement taken from **Dwg:12006-5(P)1050**, showing the development at Year 0. At Year 15, the Unit 7 will not be visible from this viewpoint on establishment of the Gregory scheme's tree planting.

TABLE 1: VISUAL ASSESSMENT SUMMARY TABLE

Viewpoint	Receptor Type	Sensitivity to Change	Magnitude of Change	Significance of Change	Changes from the Approved LVIA
1	Residential	High (NO CHANGE FOR THE APPROVED LVIA)	Medium adverse reducing to Low Adverse at year 15 (NO CHANGE FOR THE APPROVED LVIA)	Moderate adverse reducing to Slight Adverse at year 15 (NO CHANGE FOR THE APPROVED LVIA)	None
2	Residential	Medium (NO CHANGE FOR THE APPROVED LVIA)	Medium adverse (NO CHANGE FOR THE APPROVED LVIA)	Moderate adverse (NO CHANGE FOR THE APPROVED LVIA)	None
3	PRoW User (Recreational)	Medium to High (NO CHANGE FOR THE APPROVED LVIA)	High adverse reducing to Medium adverse at year 15 (NO CHANGE FOR THE APPROVED LVIA)	Moderate Adverse (NO CHANGE FOR THE APPROVED LVIA)	None
4	Residential	Medium to High (NO CHANGE FOR THE APPROVED LVIA)	Medium adverse reducing to Low adverse at year 15 (NO CHANGE FOR THE APPROVED LVIA)	Moderate Adverse reducing to Slight adverse at year 15 (NO CHANGE FOR THE APPROVED LVIA)	None
5	Residential	Medium (DECREASED FROM HIGH TO MEDIUM FOR THE APPROVED LVIA)	Medium adverse reducing to Low adverse at year 15 (INCREASED FROM LOW TO MEDIUM FOR THE APPROVED LVIA)	Moderate Adverse reducing to Slight adverse at year 15 (NO CHANGE FOR THE APPROVED LVIA)	Increase in magnitude until planting establishes. This change is due to reduced vegetation in new photography.
6	Residential	Medium to High (NO CHANGE FOR THE APPROVED LVIA)	Low adverse (NO CHANGE)	Moderate Adverse reducing to Slight adverse at year 15 (NO CHANGE FOR THE APPROVED LVIA)	None
7	Residential	Medium to High (NO CHANGE FOR THE APPROVED LVIA)	Low adverse (DECREASED FROM MEDIUM TO LOW FOR THE APPROVED LVIA)	Negligible (DECREASED FROM MODERATE TO NEGLIGIBLE FOR THE APPROVED LVIA)	Decrease in magnitude and significance due to incorporation of allocated residential development.
8	PRoW User (Recreational)	Medium (NO CHANGE FOR THE APPROVED LVIA)	High adverse reducing year on year to Low adverse at year 15 (INCREASE FROM MEDIUM TO HIGH)	Significant adverse reducing to slight adverse at year 15 (NO CHANGE FOR THE APPROVED LVIA)	Increase in magnitude and significance until planting establishes. This change does not arise as a direct result of revisions to the building.
9	Residential	High (NO CHANGE FOR THE APPROVED LVIA)	Medium adverse reducing to Low adverse at year 15 (NO CHANGE FOR THE APPROVED LVIA)	Moderate adverse reducing to slight adverse at year 15 (NO CHANGE FOR THE APPROVED LVIA)	None
10	Residential	Medium (NO CHANGE FOR THE APPROVED LVIA)	Medium adverse reducing to Low adverse at year 15 (NO CHANGE FOR THE APPROVED LVIA)	Moderate adverse reducing to slight adverse at year 15 (NO CHANGE FOR THE APPROVED LVIA)	None
12	Residential	High (NO CHANGE FOR THE APPROVED LVIA)	Low adverse (NO CHANGE FOR THE APPROVED LVIA)	Slight adverse (NO CHANGE FOR THE APPROVED LVIA)	None
13	PRoW User (Recreational)	High (NO CHANGE FOR THE APPROVED LVIA)	Low adverse (NO CHANGE FOR THE APPROVED LVIA)	Slight adverse (NO CHANGE FOR THE APPROVED LVIA)	None
14	Residential	High (NO CHANGE FOR THE APPROVED LVIA)	Low adverse reducing to negligible in year 15 (NO CHANGE FOR THE APPROVED LVIA)	Negligible (NO CHANGE FOR THE APPROVED LVIA)	None

Viewpoint	Receptor Type	Sensitivity to Change	Magnitude of Change	Significance of Change	Changes from the Approved LVIA
16	Recreational	High (NO CHANGE FOR THE APPROVED LVIA)	Low adverse (NO CHANGE FOR THE APPROVED LVIA)	Slight adverse (NO CHANGE FOR THE APPROVED LVIA)	None
17	Vehicular road users	Low (NO CHANGE FOR THE APPROVED LVIA)	Medium adverse (NO CHANGE FOR THE APPROVED LVIA)	Moderate adverse reducing to slight adverse at year 15 (NO CHANGE FOR THE APPROVED LVIA)	None
18	Vehicular road users	Low (NO CHANGE FOR THE APPROVED LVIA)	Medium adverse reducing to Low adverse at year 15 (NO CHANGE FOR THE APPROVED LVIA)	Slight adverse (NO CHANGE FOR THE APPROVED LVIA)	None
19	Vehicular road users	Low (NO CHANGE FOR THE APPROVED LVIA)	Moderate adverse (NO CHANGE FOR THE APPROVED LVIA)	Moderate adverse (NO CHANGE FOR THE APPROVED LVIA)	*New Viewpoint
20	Residential	High (Assuming future residential character)	Medium adverse reducing to Low Adverse at year 15	Moderate adverse reducing to Slight Adverse at year 15	*New Viewpoint
21	Residential	Low	Low adverse	Negligible	*New Viewpoint

SECTION C: ASSESSMENT SUMMARY AND CONCLUSIONS

- 3.1 The purpose of this addendum is to reassess the visual effects of the development upon the surrounding visual resource following design development changes to the proposed Unit 7, part of the wider Phase 2B area. Changes being proposed are subsequent to the initial scheme being granted Outline Planning Permission, dated 10 August 2020, Application Ref: 2019/1573.
- 3.2 Changes proposed to Unit 7 can be summarised as:
- The footprint of the building has reduced at ground level from 23,690m² to 13,471m².
 - All proposed parking for workers and visitors has been relocated from the west of the Unit 7 building to the east.
 - A modest reduction in height of the Unit 5, 6 & 7 development plateau, from 145.5 to 145.0m AOD. The new uniform plateau will serve to reduce the visual effects when seen from the north.
 - The height of the revised Unit 7 Building has increased to 18.6m, in comparison to the anticipated building height of 12m (as allowed, subject to the provisions of condition 20 of the outline permission). The change in height will make the building more prominent from certain viewpoints, increasing the visual effects, particularly those within Hoyland south of the Unit 7 building.
 - The Unit 7 development plateau will be divided into two: one for the current Reserved Matters Proposal for Unit 7, and a separate section for the future development of a prospective Unit 8. The development of Unit 8 will be subject to a separate Reserved Matters Application but has been assessed in conformity to the layout and parameters of Unit 7 established at Outline Application Stage in 2020.
 - The new landform, comprising site-won grey shale and overburden surcharge material has already been implemented in accordance with the Hybrid Planning Permission. This immediately serves to reduce the visual impact of the buildings, particularly of those receptors south of the red line boundary, located in the Hoyland residential area.
- 3.3 The most sensitive viewpoints have been considered as part of this addendum assessment. These viewpoints were agreed with the local planning authority as part of the original LVIA. 3D modeling and photomontages have been used to assess the likely visual impacts upon the visual resource when viewed from each location.
- 3.4 This comparative study has used two of the same viewpoints (as per Condition 20) to enable a genuine, accurate comparison to be made. These viewpoints are:
- Viewpoint 5: Open Space adjacent to Tinker Lane
 - Viewpoint 15: Pilley Lane.
- 3.5 Four additional viewpoints have been included in the assessment due to their proximity to the development and the sensitivity of the receptors. Photomontages have been created to assess the impact of the revised building (increased height and massing) and within the context of the allocated Hoyland North Masterplan Framework.
- Viewpoint 1: Worsborough Conservation Area
 - Viewpoint 6: King George Playing Fields
 - Viewpoint 7: Hawshaw Lane
 - Viewpoint 16: Wentworth Castle Gardens
- 3.6 Two additional viewpoints have been created as requested by the Local Planning Authority during Pre-Application discussion:
- Viewpoint 20: Land allocated for Hoyland North Masterplan
 - Viewpoint 21: A6195, adjacent to the Oval Plot

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- 3.7 All other viewpoints from the original LVIA have been scoped out due to the lack of intervisibility between the viewpoint receptors and Unit 7 development.
- 3.8 The proposed increased height and reduced footprint of Unit 7 is not anticipated to cause any additional harm to that identified at Outline Planning stage. The majority of the views are experienced from a distance and therefore are barely discernible. It is considered that the revised height and layout of the proposed building will not give rise to any additional material changes to the visual resource.
- 3.9 The magnitude of change, as experienced from the southern receptors, has increased as a result of the change in building height. However, it is considered that the reduced footprint of the Unit, substantial new earthworks proposed between Unit 7 plateau and Hoyland North Masterplan Residential area mitigates the increased visual effects anticipated. Therefore, the significance of change remains unaffected by the current proposal.
- 3.10 Unit 7 will continue to be viewed within the context of the surrounding commercial developments and infrastructure and will be supplemented further by the housing allocation. In terms of landscape character, it is anticipated that the proposed land use will remain consistent with the zoned commercial development surrounding it. Therefore, the increased height of Unit 7 will not give rise to any additional adverse impacts. In the same way, the views from within the commercial area, alongside the Dearne Valley Parkway will remain the same as identified at Outline Planning Stage.
- 3.11 Finally, with regard to the new viewpoints 20 and 21 requested by the Local Planning Authority, it is anticipated that the proposal will not cause any diminution of the visual resource from that identified within the original LVIA at Outline Planning Stage.
- 3.12 In relation to condition 20, it is considered that the increase in building height, reduced footprint and new location of Unit 7 will not create any greater impacts upon the surrounding visual and landscape resources other than those already identified at Outline Planning stage. Additionally, the inclusion of the allocated residential development within the assessment, serves to both reduce the baseline sensitivity of the receptors and further mitigate the visual effects of the proposed building.

Revision History

Rev	Issue and Author	Reviewed	Approved	Date
-	First Issue	ISA	TBR	08 Nov 2024
A	Amendments to Year 0 Photomontages	ISA	TBR	12 Nov 2024
B	Hoyland North Masterplan 3D Modelling added	ISA	TBR	5 Dec 2024
C	Minor Text Changes	ISA	TBR	11 Dec 2024
D	Minor Text Changes	ISA	TBR	16 Dec 2024
E	Minor graphic revisions	ISA	TBR	18 Dec 2024
F	Amendments to Red Line Boundary	ISA	TBR	25 Feb 2025
G	Reduction in Unit 7 Building Footprint	ISA	TBR	08 Sep 2025

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