

LANDSCAPE & VISUAL IMPACT ASSESSMENT

Addendum

Phase 2A

Gateway 36, Rockingham

Rev.D July 2021

on behalf of:
Harworth Group



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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 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 Outline Planning consent (as described above), proposals have been market tested. This process has concluded that demand for facilities with a 35,000 to 45,000ft² is greater than those of 25,000 to 30,000ft². Therefore, to increase the viability of the development, changes are proposed to units 1,2,3 and 4 within Phase 2A. A reserved matters application is required to seek approval of details of the development phase proposed, including the change to layout and building form from that shown on the indicative masterplan. 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 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 has therefore been commissioned to 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.
- 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: 12006-2-(P)111.
- 1.8 The site and viewpoints were revisited on the 4th March 2021. A second site visit was undertaken on 24th March 2021. At this time, the clearance of the site, earthworks and ground preparation to create a new access road had commenced in accordance with the terms of the planning consent. Therefore, to include photos of the site in its current form would be misleading as the landscape of the site is neither true to its original form, nor does it yet reflect the final topography, level of vegetated cover or arrangement of parts that have been agreed as part of the planning consent. In order to better demonstrate a like for like comparison of the Approved scheme and Reserved Matters Application, the schemes are assessed using photos taken 28th November 2019.
- 1.9 All UW photography was undertaken with 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).

REVISED DEVELOPMENT PROPOSALS

- 1.10 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, May 2021.
- 1.11 Proposed changes to the development can be summarised as:
- Units 1 – 3 are to be revised to better reflect market tested preferences.
 - Unit 1: To be retained in the type and form as that agreed at the outline planning stages. However, the building is to be flipped with staff and visitor parking, office space frontages and active areas now internally facing within the arrangement of buildings.
 - Unit 2: To increase in size from 26,000ft² to 45,000ft² and is now to include a dedicated and secured service yard to its western extents, whereby previously it had shared service yards with Unit 3.
 - Unit 3: To increase in size from 30,000ft² to 35,000ft² and is now to include a dedicated and secured service yard to its western extents, whereby previously it had shared service yards with Unit 2.
 - Unit 4: To be omitted.
 - Infrastructure: All parking for workers and visitors is now proposed to be located in dedicate car parks which are to be positioned in between buildings for Units 1 and 2 and parallel with the internal access road for Unit 3. Access to the revised parking locations will be taken from the access road agreed in the Approved Outline Planning Application.
 - Landscape: The proposed landscape remains the same as that agreed in the Approved Outline Planning Application.
 - Landform: The proposed development plateau levels of Phase 2A remain broadly the same as those approved by the hybrid planning permission (between +146m & +148m AOD) albeit the landform has been engineered to from two flat plateaus (at +147.0m and +147.7m AOD) rather than a single sloping plateau.
- Building Heights: The proposed eave heights* of Units 1 and 3 remain at or below the maximum (10m) as agreed in the Approved Outline Planning Application. Both Units also remain within the approved overall height parameters (12m). The Finish Floor Level (FFL) of Unit 3 at 147.7m is set above the 147.0m indicated on the Parameters Plan however, an overall ridge level of 158.995m AOD is within max parameter height applicable to that unit (159.0m AOD). The eaves height* of Unit 2 has been set at 11.05m which is above the 10m height allowed by Condition 19 and therefore triggers consideration under Condition 20 (see Planning Statement). Whilst the ridge height of Unit 2 at 12.595m exceeds the maximum height of 12m indicated on the Parameters Plan, the buildings ridge level of 160.295m AOD is within maximum parameter height applicable to that unit (160.5m AOD).
- * the building design does not include traditional eaves i.e. where the roof structure overhangs the wall. Each of the 3 Units features a parapet and the given eave heights are taken from the level of the junction between the pitched roof and the top of the facade walls.
- Development Total: Revisions to Phase 2A result in a slight decrease in the unit's development total area. The market tested model that is being proposed amounts to 100,000ft² in comparison to 132,000ft² as agreed in the Approved Outline Planning Application.
- 1.12 Refer to Figure 1 for the Approved Masterplan, Figure 2 for the Approved Phase 2 General Arrangement (GA) and to Figure 3 for the Reserved Matters Application GA that is being assessed as part in this addendum.
- 1.13 The revisions being proposed for Phase 2A are not predicted to give rise to landscape impacts beyond those identified within the Approved LVIA. The type of buildings being proposed, the broad massing, location and proposed landscape and surrounding baseline conditions remain as per the Approved LVIA. Therefore, this addendum only focuses on visual impacts.

SECTION A: INTRODUCTION

Schedule of Accommodation

Phase 2

	ft ²	m ²
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 1: Approved Masterplan

1.14 Figure2: The General Arrangement of Phase 2A as produced by the Harris Partnership, Dwg no: 12006-1-110 Rev H. The plan shows arrangement of Units 1,2,3 and 4 as approved at the Outline Planning stages (Application Ref: 2019/1573).

1.15 Figure 3: Illustrates the revised, market tested arrangement with 3 units as described in 3.12, p.5.



FIGURE 2: Approved Phase 2A GA

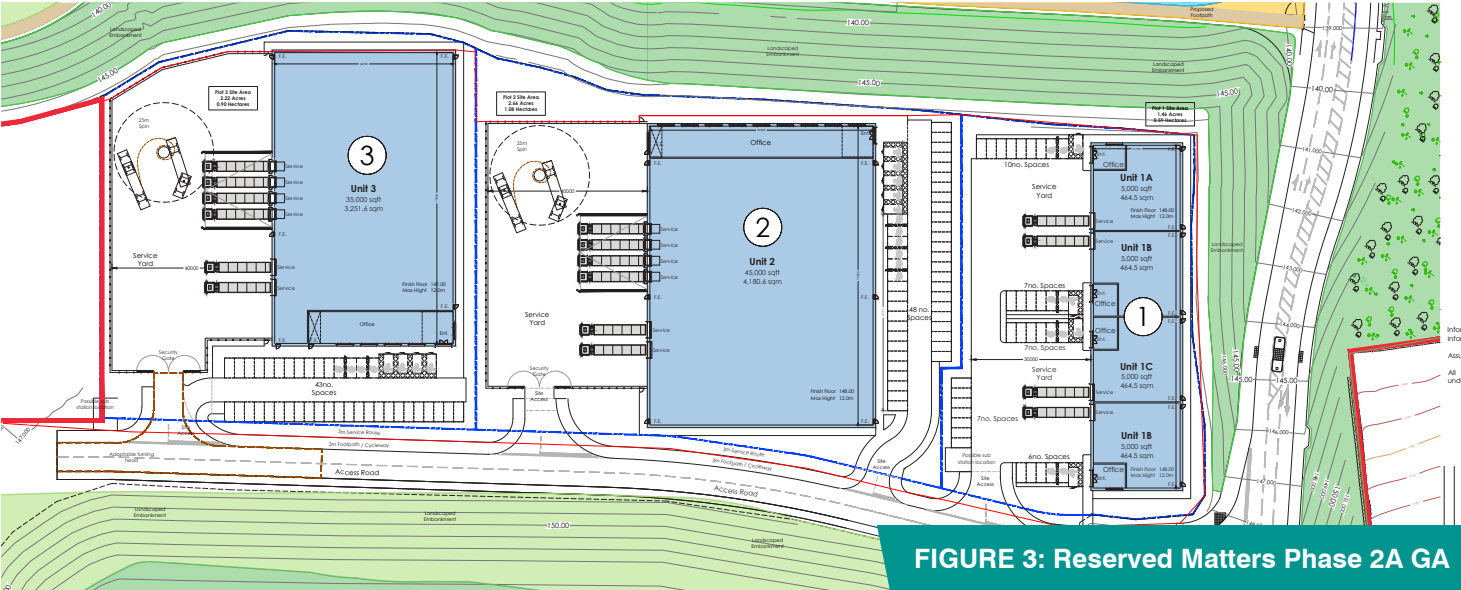


FIGURE 3: Reserved Matters Phase 2A GA

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SECTION B

VISUAL ASSESSMENT

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 2A (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: PRoW 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 2A, new photomontages have been prepared using an updated 3D model of the proposed plans prepared by the Harris Partnership as illustrated in Figure 3. Updated photomontages have been prepared in the exact same location as the Approved LVIA (refer to Figure 4) to provide a visual aid to help the reader understand the extents of the changes being proposed. This is in line with Condition 25 of the of the Approved Outline Planning Permission.
- 2.5 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 in the initial assessment.
- 2.6 Viewpoints which did not originally require a photomontage have not been included within this addendum as there are no means of visually demonstrating the changes between the Approved scheme and the Reserved Matters application. Also, the landscape within the site is currently in a transitional state. The clearance / stripping of the site, earthworks and works to create a new access road had commenced in accordance with the terms of the planning consent. 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. Therefore, to include photos of the site in its current form would be misleading as the landscape is neither true to its original form, nor does it in yet reflect the final topography, level of vegetated cover or arrangement of parts that have been agreed as part of the planning consent.
- 2.7 However, all viewpoints were revisited on the 4th and 24th March 2021. It was determined that:
- Viewpoints 5,6,7 and 11 did not have direct views of Phase 2A and were therefore unaffected by the changes being proposed.
 - Viewpoints 1, 2, 8, 9, 12, 13, 14, 16 and 17 may perhaps notice very slight changes in the arrangement of the buildings. However, the massing and scale of the development, the effectiveness of mitigation planting and the overall changes in the visual resource will remain unchanged from those identified and approved at the outline planning stages. Changes to building heights are minimal and it is anticipated 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.

- Viewpoints 4 and 10 may experience slight changes in the arrangement of buildings. Their proximity and orientation towards the site may also result in a noticeable change in the articulation of the buildings facades when comparing the Approved plan with this Reserved Matters Application. However, these changes in the view will still amount to the same magnitude of change and significance of change as that of the Approved LVIA.
- Viewpoint 18 will experience a greater degree of change due to the orientation and proximity towards the development. Therefore, we have chosen to produce a photomontage of the development from this location at Years 0 and 15 to help visualise the anticipated changes. These can be viewed on page 18-19.

2.8 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 upon the all viewpoints and provide a side-by-side comparison of the Approved LVIA findings and those predicted as part of this Reserved Matters Application.

-  Proposed Site Boundary
-  Photograph Viewpoints
-  Photo Viewpoints Scoped out of the Addendum
-  Viewpoint 16

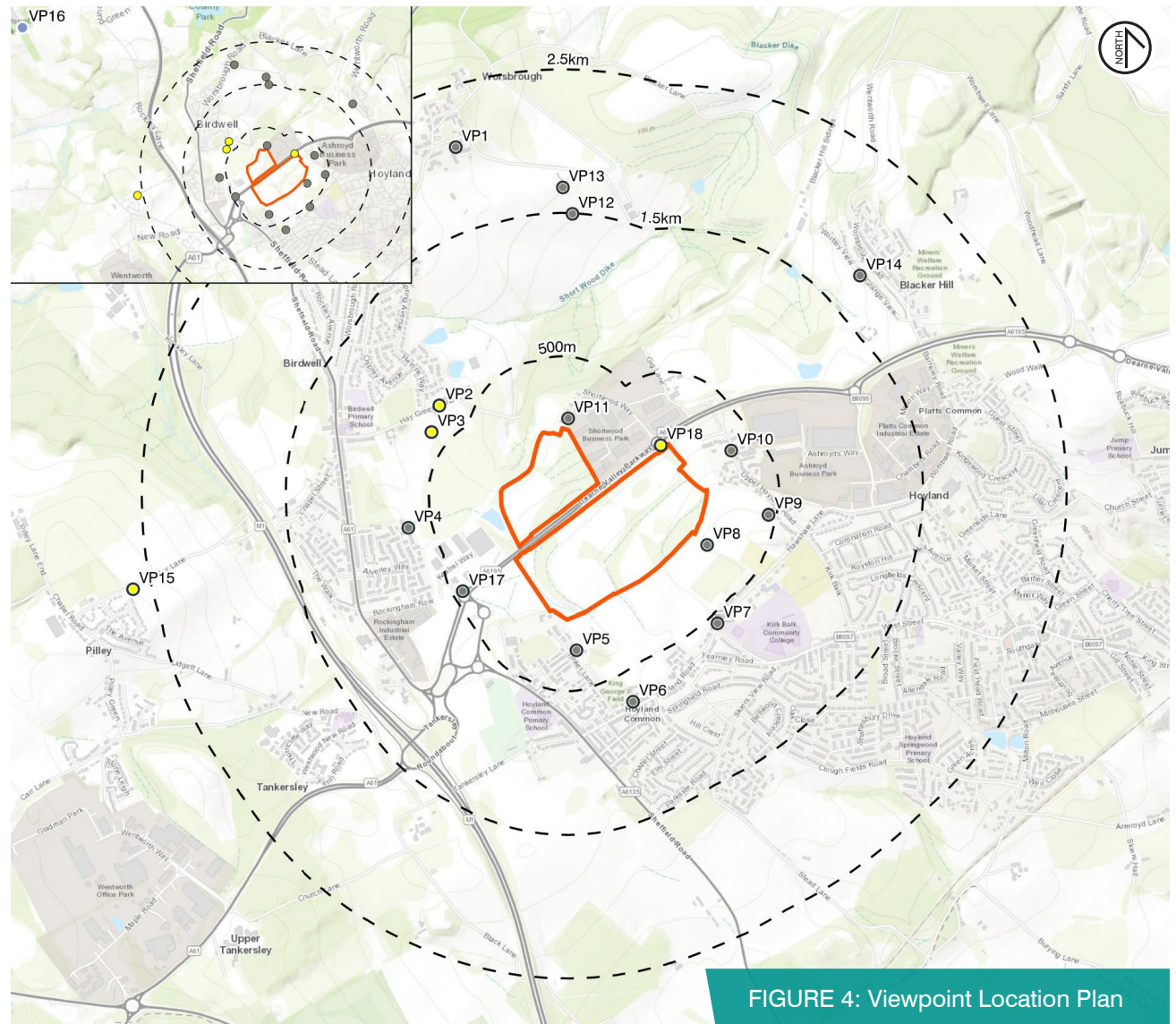


FIGURE 4: Viewpoint Location Plan

VIEWPOINT THREE - REASSESSMENT



Location: UD40
Elevation: 118m AOD
Distance: 380m
Bearing to Site: Due South East
Receptor Type: Recreational

Viewpoint Description: The viewpoint is taken along PROW UD40, to represent users of recreation users of the PROW on the southern boundary of the village of Birdwell. This PROW connects Birdwell to the A6195 and travels through farmland along field boundaries and through a commercial estate.



Approved assessment of the likely effects upon the visual resource

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

Reassessment of the effects upon the visual resource arising from revisions to plots located within Phase 2A

Changes in Visibility of the Proposed Development at Year 0 from that approved at Outline Planning: When comparing the Approved plan and the Reserved Matters Application at Year 0, the revisions to Phase 2A are noticeable in that the changes from 4 units to 3 units will clearly be seen protruding above development in the foreground. However, Phase 2A will remain contained by the rising ground to the rear of the development and the perception of scale. The massing and height of the development will not notably change. This is particularly the case when viewed in the broader context of other commercial developments and the intervening landscape within the view.

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 stages.

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



Viewpoint 3 Illustrative Photomontage: [as per the Approved LVIA]
 Showing the proposed development at **Year 0**.



Viewpoint 3 Illustrative Photomontage: [as per the Reserved Matters application] Revised arrangement taken from **Dwg:12006-2(P)111**
 Showing the revised development at **Year 0**.



Viewpoint 3 Illustrative Photomontage: [as per the Approved LVIA]
Showing the proposed development at **Year 15**.



Viewpoint 3 Illustrative Photomontage: [as per the Reserved Matters application] Revised arrangement taken from **Dwg:12006-2(P)111**
Showing the revised development at **Year 15**.

VIEWPOINT FIFTEEN - REASSESSMENT



Location: Pilley Lane
Elevation: 147 AOD
Distance: 1.55km
Bearing to Site: West
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, double storey and single 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 revisions to plots located within Phase 2A

Changes in Visibility of the Proposed Development at Year 0 from that approved at Outline Planning: Phase 2A can clearly be seen from this location and the number and orientation of each unit is clearly visible in the view. The revisions to the scheme will also be visible. The proposed reduction of buildings from 4 to 3 and the change of sizes and positioning will also be noticeable. However, whilst these changes are different to those agreed at the outline planning stages, 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 previously agreed.

Changes in Visibility of the Proposed Development at Year 15 from that approved at Outline Planning: Once mitigation planting establishes, some screening to lower portions of the buildings will occur and the articulation of the proposed architectural facades will slightly recede. The development will be viewed as part of a much wider panorama, blending with existing residential area, large commercial buildings and tree cover. By Year 15 the Reserved Matters 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 Illustrative Photomontage: [as per the Approved LVIA]
Showing the proposed development at **Year 0**.



Viewpoint 15 Illustrative Photomontage: [as per the Reserved Matters application] Revised arrangement taken from **Dwg:12006-2(P)111**
Showing the revised development at **Year 0**.



Viewpoint 15 Illustrative Photomontage: [as per the Approved LVIA]
Showing the proposed development at **Year 15**.



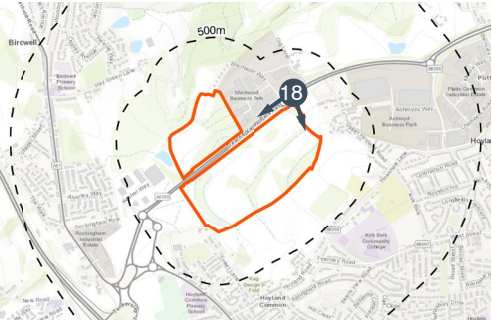
Viewpoint 15 Illustrative Photomontage: [as per the Reserved Matters application] Revised arrangement taken from **Dwg:12006-2(P)111**
Showing the revised development at **Year 15**.

VIEWPOINT EIGHTEEN - REASSESSMENT



Location: A6195 Shortwood Roundabout
Elevation: 136 AOD
Distance: 60m
Bearing to Site: North east
Receptor Type: Vehicular road users

Viewpoint Description: This viewpoint is taken from the footpath on Shortwood Roundabout on the A6195 / Dearne Valley Parkway, to represent vehicular and road users. Shortwood Roundabout currently provides access to Shortwood Business Park and is the proposed new access point for compartment ES17.



Approved assessment of the likely effects upon the visual resource

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

Re-assessment of the effects upon the visual resource arising from revisions to plots located within Phase 2A

Changes in Visibility of the Proposed Development at Year 0 from that approved at Outline Planning: The buildings proposed as part of Phase 2A will be clearly visible from this location. A new road will lead from the roundabout to provide vehicular access into Phase 2A. The proposed road and buildings will replace fields of pasture and due to their proximity will appear large in the field of view. From this location the variations between the Approved plan and the Reserved Matters Application will be visibly evident. This is due to close proximity and range of the view afforded to road users as they travel past the development. However, when comparing the Approved plan to the Reserved Matters Application, it is predicted that each option will bear the same level of change upon the visual resource.

Changes in Visibility of the Proposed Development at Year 15 from that approved at Outline Planning: Once mitigation planting establishes, screening of lower portions of the buildings will occur and the articulation of the proposed architectural facades will recede. The new access road will be softened and will adopt characteristics typical of that found along the Dearne Valley Parkway (A6195). By year 15, visibility of the Reserved Matters arrangement will reduce to same extent as that of the Approved plan and will bear no greater or lesser impacts upon the visual resource.

The Approved LVIA concluded that the magnitude of change was judged to be Medium Adverse reducing to Low Adverse at Year 15. After returning to site this judgement has been reconsidered. Given the nature of the change in the view (pasture fields to large commercial development), we feel that the magnitude of change should be increased to High, reducing to Medium Adverse at 15 years. The significance of effects should also increase to Moderate Adverse to better reflect the changing circumstances. This change is not a consequence of revisions to the arrangement of Phase 2A, but rather a review of the Approved LVIA document.

Type of View: Partial (No Change)
Sensitivity to Change: Low (No Change)
Magnitude of Change: High Adverse, reducing to Medium Adverse at 15 years
Significance of Change: Moderate Adverse



Viewpoint 18 Illustrative Photomontage: [as per the Reserved Matters Application] Revised arrangement taken from **Dwg:120062-P)111**, Date; 03.2021
Showing the revised development at **Year 0**.



Viewpoint 18 Illustrative Photomontage: [as per the Reserved Matters Application] Revised arrangement taken from **Dwg:12006-2(P)111**
Showing the revised development at **Year 15**.

TABLE 9: 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 (due to the existing visual impact of warehouses on adjacent site) (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
8	PRoW User (Recreational)	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
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
15	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
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)	High adverse reducing to Medium adverse at year 15 (INCREASE FROM MEDIUM TO LOW TO HIGH TO MEDIUM. CHANGES DO NOT ARISE AS A CONSEQUENCE OF REVISIONS MADE TO PHASE 2A)	Moderate adverse (INCREASE FROM SLIGHT TO MODERATE. CHANGES DO NOT ARISE AS A CONSEQUENCE OF REVISIONS MADE TO PHASE 2A)	Slight increase in Magnitude and Significance (changes do not arise as a consequence of revisions made to Phase 2a).

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SECTION C

SUMMARY & CONCLUSIONS

SECTION C: ASSESSMENT SUMMARY AND CONCLUSIONS

3.1 The proposed development remains as that of the Approved application, for a commercial warehouse development on land north and south of the A6195, in South Barnsley. Development is proposed on land designated for employment in Barnsley Local Plan (adopted 2019) and referenced as ES15 and ES17.

3.2 The purpose of this addendum is to reassess the visual effects of the development upon the surrounding visual resource following changes to the proposed Phase 2A. Changes are subsequent to the initial scheme being granted Outline Planning Permission, dated 10 August 2020, Application Ref: 2019/1573.

3.3 Changes proposed to Phase 2A can be summarised as:

- Units 1 – 3 are to be revised to better reflect market tested preferences.
- Unit 1: To be retained in the type and form as that agreed at the outline planning stages. However, the building is to be flipped with staff and visitor parking, office space frontages and active areas now internally facing within the arrangement of buildings.
- Unit 2: To increase in size from 26,000ft² to 45,000ft² and is now to include a dedicated and secured service yard to its western extents, whereby previously it had shared service yards with Unit 3.
- Unit 3: To increase in size from 30,000ft² to 35,000ft² and is now to include a dedicated and secured service yard to its western extents, whereby previously it had shared service yards with Unit 2.
- Unit 4: To be omitted.
- Infrastructure: All parking for workers and visitors is now proposed to be located in dedicate car parks which are to be positioned in between buildings for Units 1 and 2 and parallel with the internal access road for Unit 3. Access to the revised parking locations will be taken from the access road agreed in the Approved Outline Planning Application.

- Building Heights: The proposed eave heights* of Units 1 and 3 remain at or below the maximum (10m) as agreed in the Approved Outline Planning Application. Both Units also remain within the approved overall height parameters (12m). The Finish Floor Level (FFL) of Unit 3 at 147.7m is set above the 147.0m indicated on the Parameters Plan however, an overall ridge level of 158.995m AOD is within max parameter height applicable to that unit (159.0m AOD). The eaves height* of Unit 2 has been set at 11.05m which is above the 10m height allowed by Condition 19 and therefore triggers consideration under Condition 20 (see Planning Statement). Whilst the ridge height of Unit 2 at 12.595m exceeds the maximum height of 12m indicated on the Parameters Plan, the buildings ridge level of 160.295m AOD is within maximum parameter height applicable to that unit (160.5m AOD).

* the building design does not include traditional eaves i.e. where the roof structure overhangs the wall. Each of the 3 Units features a parapet and the given eave heights are taken from the level of the junction between the pitched roof and the top of the facade walls.

- Development Total: Revisions to Phase 2A result in a slight decrease in the unit's development total area. The market tested model that is being proposed amounts to 100,000ft² in comparison to 132,000ft² as agreed in the Approved Outline Planning Application.

3.4 The landscape within the site is currently being engineered to create development plateaus in accordance with the hybrid planning permission, subject to minor amendment. These works include clearance / stripping of the site, earthworks and works to create a new access road. The landscape is therefore in a transitional condition, having changed from the initial baseline but not yet completed to meet the conditions of the planning agreement.

3.5 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 initial LVIA, 3D modeling and photomontage have been used to assess the likely visual impacts upon the visual resource when viewed from each location.

3.6 This comparative study has used the same viewpoints to enable a genuine, accurate comparison to be made. These viewpoints are:

- Viewpoint 3: PRoW UD40
- Viewpoint 15: Pilley Lane.

3.7 And an additional montage viewpoint has been created to visually communicate the character at:

- Viewpoint 18: A6195 Shortwood Roundabout

3.8 All other viewpoints from the Approved LVIA have been scoped out for the following reasons:

- Lack of intervisibility between the viewpoint and Phase 2A
- No comparable baseline as photomontages were not required to be produced for these viewpoints as part of the Approved LVIA.

3.9 Changes to the Phase 2A development are not predicted to bear any changes to the visual resource that vary to those identified and approved at the outline planning stages. Views are from a distance and are orientated towards Phase 2A in such a way that detailed changes will not be discernible. The massing, scale and general positions of the proposed buildings will be viewed to the same extent as those approved.

3.10 Similarly, when comparing photomontages from the Approved scheme with newly produced montages of the Reserved Matters scheme, no additional visual effects were identified.

3.11 Viewpoint 18 was reassessed during a second site visit. Upon a more detailed review of the viewpoint and following production of the photomontages, it is considered that the anticipated visual impact had been initially understated. As such, the magnitude of change for this viewpoint has been revised from Moderate Adverse reducing to Low Adverse at 15 years to High Adverse reducing to Moderate Adverse at 15 years. The consequences of this are the significance of change has increased from Slight to Moderate Adverse to better reflect the changing circumstances.

3.12 In accordance with condition 20, it is judged that; the changes being proposed for Phase 2A will not amount to any greater impacts upon the surrounding visual resource, wider landscape or sensitive receptors, including the adjoining housing allocations than those already approved at the outline planning stages.

Revision History

Rev	Issue and Author	Reviewed	Approved	Date
-	First Issue	CH	TBR	7 May 2021
A	Revised CH	CH	TBR	18 May 2021
B	Revised SDJ	TBR	TBR	20 May 2021
C	Revised SDJ	CH	CH	9 July 2021
D	Revised SDJ	CH	CH	13 July 2021

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