



THE
ENVIRONMENT
PARTNERSHIP



PROPOSED RESIDENTIAL DEVELOPMENT WAKEFIELD ROAD, ATHERSLEY LANDSCAPE AND VISUAL IMPACT ASSESSMENT

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1.0 Introduction

- 1.1 TEP has been commissioned by Harworth Estates Ltd to carry out a Landscape and Visual Impact Assessment (LVIA) of proposals to build approximately 220 houses on a 7.73 ha site, off the A61 Wakefield Road on the edge of the Dearne Valley, and between existing development in the suburbs of New Lodge, Athersley South and Smithies, in the northern part of Barnsley. The site is shown on **Figure 1**.
- 1.2 The assessment has been prepared with reference to guidance in the third edition of the 'Guidelines for Landscape and Visual Assessment' (GLVIA3) prepared by the Landscape Institute (LI) and Institute of Environmental Management and Assessment (IEMA). The assessment method used is set out in **Appendix A**. The assessment has been carried out by a Chartered Landscape Architect, experienced in landscape and visual assessment.
- 1.3 This assessment includes:
- a review of planning policy relevant to landscape and views and the site and its surroundings;
 - a description of the existing landscape character of the site and the surrounding area, including a review of published landscape character assessments;
 - a description of existing views towards the site;
 - a description of the proposed development relevant to landscape and views; and
 - an assessment of the effects of the proposals on both the landscape and on views.

2.0 Planning Policy

2.1 This section reviews national and local planning policy relevant to landscape and views. This section includes reference to the emerging Barnsley Local Plan (Publication Draft 2016), which will replace the Core Strategy and saved policies from the Unitary Development Plan. Refer to **Figure 1**.

National Planning Policy Framework (March 2012)

2.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied at a local level in development plans and how developers should comply with them. The NPPF places great emphasis on plans and developments contributing to sustainable development. The following sections of the NPPF are applicable to this LVIA.

Section 7: Requiring Good Design

2.3 The Government emphasises the importance of the design of the built environment. The NPPF outlines that good design is an important aspect of sustainable development and should contribute to making places better for people. It sets requirements that developments should achieve, including the need to:

- Function well and add to the overall quality of the area;
- Establish a strong sense of place;
- Optimise the potential of the application site to accommodate development;
- Respond to local character and history, and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation;
- Create safe and accessible environments; and
- Be visually attractive as a result of good architecture and appropriate landscaping.

2.4 Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

2.5 Applicants should expect to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community.

Section 11: Conserving and Enhancing the Natural Environment

2.6 Paragraph 109 in Section 11 specifies that the planning system should contribute to and enhance the natural and local environment by, amongst other objectives, protecting and enhancing valued landscapes.

2.7 Paragraph 115 stresses that '*great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.*'

- 2.8 Paragraph 125 of Section 11 states that through good design the impact of light pollution from artificial light on local amenity should be limited.

Local Planning Policy

- 2.9 The development plan for this residential scheme comprises the following documents:

- Barnsley Metropolitan Borough Council Core Strategy – Adopted 8th September 2011; and
- Saved policies contained within the Unitary Development Plan (UDP) – Adopted December 2000.

- 2.10 The Council are currently consulting on an emerging draft Local Plan which will replace both the saved policies of the UDP and the adopted Core Strategy, forming the statutory development plan for the Borough up to 2033.

Barnsley Metropolitan Borough Council Core Strategy (September, 2011)

- 2.11 The Barnsley Core Strategy (CS) was adopted in 2011, prior to guidance set out in the NPPF coming into the decision making process. The CS covers the period up to 2026.

- 2.12 The CS was prepared to conform to the policies set out within the Yorkshire and Humber Regional Spatial Strategy (May 2008), which was revoked in July 2010 by Central Government. This is a matter acknowledged by the spatial strategy of the CS:

“The Core Strategy has been prepared to be in conformity with the Yorkshire and Humber Plan: Regional Spatial Strategy to 2026 (RSS). Whilst the RSS has now been revoked our proposed spatial strategy remains the optimum strategy for Barnsley.”

- 2.13 The Core Strategy is therefore based upon a dated evidence base, with no up to date adopted development plan in place. The adopted Core Strategy is therefore contrary to the provisions of paragraph 47 of the NPPF.

- 2.14 The following policies detailed below are considered relevant:

Policy CSP29: Design – Design Principles:

- 2.15 *'High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley including:*

- *Topography, Green Infrastructure assets, important habitats, woodlands and other natural features*
- *Views and vistas to key buildings, landmarks, skylines and gateways*
- *Heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form particularly in and around:*
 - *Barnsley Town Centre*
 - *Penistone and the rural villages in the west of the borough*
 - *Within and adjacent to Conservation Areas.'*

- 2.16 *'Development should:*
- *Contribute to place making and be of a high quality that contributes to a healthy, safe and sustainable environment.*
 - *Help to transform the character of physical environments that have become run down and are lacking in distinctiveness.*
 - *Contribute towards creating attractive, sustainable and successful neighbourhoods'.*
- 2.17 Policy CSP30: *The Historic Environment – 'We will positively encourage the management, conservation and enjoyment of Barnsley's historic environment and make the most of the heritage assets which define Barnsley's local distinctiveness.*
- 2.18 *Development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve:*
- *The character and/or appearance of Conservation Areas.*
The character and/or appearance of Scheduled Ancient Monuments the character and/or appearance of Listed Buildings (including any locally listed buildings or buildings of archaeological significance).
 - *Archaeological remains of local or national importance.*
 - *The character and/or appearance of historic parks and gardens and other historic landscapes including key views from and within these landscapes.'*
- 2.19 Policy CSP35: *Green Space states that 'We will work with partners to improve existing green space to meet the standards in our Green Space Strategy. Green space refers to any land within or close to towns and village that has or could have demonstrable value for recreation or wildlife'.*
- 2.20 The Council *'will only allow development proposals that result in the loss of green space where:*
- *An assessment shows that there is too much of that particular type of green space in the area which it serves and its loss would not affect the existing and potential green space needs of the Borough; or*
 - *An appropriate replacement green space of at least an equivalent community benefit, accessibility and value is provided in the area which it serves; or*
 - *The development is for small scale facilities needed to support or improve the proper function of the green space.'*
- 2.21 Policy CSP37: *Landscape Character specifies that 'Development will be expected to retain and enhance the character and distinctiveness of the individual Landscape Character Area in which it is located (as set out in the Landscape Character Assessment of Barnsley Borough 2002).'*

**Barnsley Metropolitan Borough Council Unitary Development Plan (UDP)
Saved Policies (December 2000)**

- 2.22 The Barnsley Unitary Development Plan (UDP) was adopted in December 2000. The UDP looked forward to a notional end date of 2001.

- 2.23 Saved policies of the UDP were adopted prior to guidance set out in the NPPF coming into the decision making process.
- 2.24 Following the adoption of the Core Strategy in September 2011, a number of previously 'saved' policies were superseded, although a number of policies were still retained.
- 2.25 The following extant 'saved' policies below are considered relevant:
- 2.26 Policy H8: Existing Residential Areas applies to areas of settlement immediately surrounding the site and states that *'Areas defined on the proposals map as housing policy areas will remain predominantly in residential use. Other uses will only be permitted where they are compatible with a residential area and other policies of the plan.'*
- 2.27 Policy H8a: (Part of Policy H8 above) stipulates that *'the scale, layout, height and design of all new dwellings proposed within the existing residential areas must ensure that the living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy, landscaping and access arrangements.'*
- 2.28 Policy GS11: Urban Land to Remain Undeveloped states that *'sites shown as urban land to remain undeveloped on the Proposals Map mean that existing uses will normally remain during the plan period and development will be restricted to that necessary for the operation of the existing uses. Otherwise planning permission for the permanent development of such land will only be granted following a review of the UDP which proposes development on the land in question.'*
- 2.29 Policy ED11: Site for Expansion of Existing Firm explains that *'a number of sites are suitable for the expansion of existing firms, although not capable of independent development because of access and other constraints, such sites are shown on the proposals map as expansion land.'*
- 2.30 Policy GS6: *Green Belt* applies to land to the south-west of the disused railway line and the application site. Policy GS6 explains that *'the Green Belt broadly covers the land around and between the built up areas within the Borough. The detailed boundaries are defined on the proposals maps. Policies GS8, GS9 and associated development control policies will apply to development proposals in the Green Belt.'*
- 2.31 Policy ED7: Existing Employment Areas applies to the small area to the north of the application site (see Figure 1). Policy ED7 explains that *'Areas defined on the proposals maps as employment policy areas will remain in employment use. Unless otherwise stated in community area volumes, development will normally be permitted for business, industry and storage and distribution. Other employment generating uses may also be permitted if they are compatible with adjoining uses. Class A1 (shops) and Class A2 (financial and professional services) will not be permitted'*

- 2.32 Policy BA7: Mixed Use Areas applies the area to the north of the site currently containing East Gawber Farm, K B Castle and Komplete Glass businesses (see Figure 1). This policy states that *'this designation largely reflects the existing mix of uses including vehicle repair, sale of portable buildings and residential. Any new development should have regard to appearance from Wakefield Road.'*
- 2.33 Policy GS34: Urban Greenspace applies to the pocket of land to the immediate north of the application site and includes the disused railway line and land to the north-west of the application site which is associated with this. Policy GS34 aims to conserve and protect areas of open land on the fringes of settlements and it is stated that *'a proposal likely to have significant adverse effect on the function of the area in any such respect will not normally be approved. Where material considerations nevertheless indicate approval, the adverse effects on urban greenspace must be offset by compensatory improvements or additions within or outside the development site, including where appropriate, through planning conditions or obligations.'*

Other Material Considerations

Supplementary Planning Document (SPD) - Designing New Housing Development

- 2.34 The SPD was adopted in March 2012 and supplements Policy CSP29 of the Core Strategy. The SPD sets out the principles that will apply to the consideration of planning applications for new housing developments.
- 2.35 The SPD details various external spacing standards and the minimum separation distance back-to-back between habitable rooms is stated as 21 metres for two storey dwellings. It also states that *'Distances between new buildings and existing dwellings may be relaxed depending on a number of factors including site level relationships (i.e if at a lower level), existing screening or landscaping between the existing and proposed building and location.'*
- 2.36 The SPD refers to the importance of the design of developments in respecting the existing landscape and settlement character, and notes the design must address the advantages or disadvantages of retaining existing positive features.
- 2.37 The use of paved surfaces (rather than tarmac), tree and shrub planting, and the erection of walls and railings within front gardens are noted as a good opportunity to enhance the appearance of a housing development.
- 2.38 Similarly, the planting of trees, hedges and shrubs in prominent locations are noted to improve the appearance and saleability of a site and increase the development's ecological value over time. The following specific guidance is provided on planting:
- **'Trees:** *The development should achieve an overall tree planting ratio based on an average of one tree per plot. While smaller 'garden' trees such as Rowan and Cherry can be attractive, larger trees should also be provided (e.g. Oak, Beech and Chestnut). Planting will usually be most advantageous on prominent site frontages, to the front of individual houses and on the edge of open space and open countryside.*
 - **'Shrubs:** *Tree planting will be most successful when underplanted with shrubs and/or ground cover. This helps protect the tree from vandalism*

and accidental damage until it is established. Careful shrub planting can also form an attractive feature in itself.

- **Hedges:** *Hedges are an attractive alternative to walls, fences and open plan frontages. Prickly hedges such as hawthorn can also provide a deterrent to burglars.'*

2.39 The SPD also states that existing mature trees or hedgerows (including watercourses and ponds) should be incorporated into the design and layout of the development.

Supplementary Planning Document (SPD) – Open Space Provision on New Housing Development

2.40 The SPD was adopted in March 2012 and supplements Policy CSP35 of the Core Strategy.

2.41 The document confirms a minimum of 15% of the gross site area must be open space of a type appropriate to the character of the site, its location and the layout and nature of the new housing and adjoining land uses.

2.42 The SPD sets out three types of green space which will be required and these are:

- Equipped children's play areas – for over 100 houses, provision will generally be required on site;
- Informal play space; and
- Informal landscape areas – for over 40 houses provision should be made on site.

Barnsley's Green Space Strategy, adopted 2006, updated 2016

2.43 This strategy sets out the overall Green Space Strategy for the Borough and is used to inform planning applications. The strategy supplements planning policies for local authorities in paragraphs 73-75 of the NPPF, which recognise the importance of providing open spaces, sport and recreation, and the contribution that they make to people's quality of life.

2.44 The strategy identifies different types of green space, and categorises and provides summary information on green spaces across the Borough. This strategy aims to help decide how important each green space is and whether it should be protected from development or could be built on.

Emerging Barnsley Local Plan (Publication Draft 2016)

2.45 Barnsley Metropolitan Borough Council are currently preparing a Local Plan for the whole of Barnsley which will replace the Core Strategy and saved policies from the Unitary Development Plan.

2.46 The application site is subject to a draft allocation for housing (with an indicative number of 246 dwellings) under Policy H3 in the emerging Local Plan. The site is identified as Site H42 Land west of Wakefield Road. *The development will be expected to:*

- *Be accompanied by plans for the improvement, protection and maintenance of the adjacent Scheduled Ancient Monument known as East Gawber Hall Colliery Fanhouse and its setting. Development of the site will not take place until details are submitted to the authority and approved in writing by for maintenance of the monument.*
- *archaeological remains are known/expected to be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include the following:*
 - *information identifying the likely location and extent of the remains, and the nature of the remains*
 - *an assessment of the significance of the remains*
 - *consideration of how the remains would be affected by the proposed development.*
- *retain, buffer and manage all hedgerows plus the scrubland/swamp in the depression'*

2.47 The following emerging policies are also considered relevant to landscape and views:

Policy GB1: Protection of Green Belt

2.48 This emerging policy applies to the land to the immediate west of the disused railway line and states that 'Green Belt will be protected from inappropriate development in accordance with the national planning policy.'

Policy GS1: Green Space

2.49 Policy GS1 recognises the value of green space on the local economy, for amenity, recreation, wildlife and biodiversity. This policy identifies different types of green space such as village greens, local open spaces, country parks, formal gardens, cemeteries, allotments, woodlands, recreation grounds, sports pitches and parks. Whilst Policy GS1 applies to the pocket of land to the immediate north of the application site known as 'Standhill Wood East' the land is not public open space, but in private ownership. The wooded parcel of land further to the north of Standhill Wood East is known as 'Standhill Wood West' on the policies map and has public access through it.

2.50 Policy GS1 states 'We will work with partners to improve existing green space to meet the standards in our Green Space Strategy.'
Policy D1: Design – Design Principles:

2.51 *'High quality development will be expected to respect, take advantage of and reinforce the distinctive character and features of Barnsley, including:*

- *topography, Green Infrastructure assets, important habitats, woodlands and other natural features;*
- *views and vistas to key buildings, landmarks, skylines and gateways heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form particularly in and around:*
 - *Barnsley Town Centre;*
 - *Penistone and the rural villages in the west of the borough within and adjacent to Conservation Areas.*

Development should:

- *contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment*
- *help to transform the character of physical environments that have become run down and are lacking in distinctiveness*
- *enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people*
- *contribute towards creating attractive, sustainable and successful neighbourhoods*
- *achieve a Building for Life 12 assessment which scores as many 'greens' as possible subject to local circumstances, in developments of 10 or more dwellings.'*

2.52 Policy BTC5: *Landmark Buildings – 'New development must be designed to enhance the settings of and safeguard views of the landmark buildings identified on Inset Map 3. Development which adversely affects the setting of a landmark building will not be allowed.'* There are 11 Landmark Buildings in Barnsley Town Centre identified in this draft policy, including Barnsley Town Hall. The draft policy explains that the buildings identified are prominent and distinctive landmarks which are used for orientation. It is important to protect and enhance their settings (such as views and vistas) especially from approaches along roads into the town centre, to ensure that new development does not adversely affect them.

2.53 Policy GD1: General Development states that *'proposals for development will be approved if:*

- *they include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape.*
- *Appropriate landscaped boundaries are provided where sites are adjacent to open countryside.'*

2.54 Policy LC1: Landscape Character specifies that *'development will be expected to retain and enhance the character and distinctiveness of the individual Landscape Character Area in which it is located.'*

2.55 Policy BIO 1: Biodiversity and Geodiversity stipulates that *'development will be expected to conserve and enhance the biodiversity and geological features of the Borough by:*

- *protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to designated wildlife and geological sites of international, national and local significance, ancient woodland and species and habitats of principal importance identified via Section 41 of the Natural Environment and Rural Communities Act 2006 (for list of the species and habitats of principal importance) and in the Barnsley Biodiversity Action Plan*

- *maximising biodiversity and geodiversity opportunities in and around new developments*
- *conserving and enhancing the form, local character and distinctiveness of the Borough's natural assets such as the river corridors of the Don, the Dearne and Dove as natural floodplains and important strategic wildlife corridors*
- *development which may harm a biodiversity or geological feature or habitat, including ancient woodland and aged or veteran trees found outside ancient woodland, will not be permitted unless effective mitigation and/or compensatory measures can be ensured.*
- *development which adversely effects a European Site will not be permitted unless there is no alternative option and imperative reasons of overriding public interest (IROPI). Proposals will be expected to have followed the national mitigation hierarchy (avoid, mitigate, compensate) which is used to evaluate the impacts of a development on biodiversity interest.*
- *protecting ancient and veteran trees where identified.*
- *encouraging provision of biodiversity enhancements'*

3.0 Existing Landscape

3.1 The following narrative reviews published landscape character assessments relevant to the site and the surrounding area (refer to **Figure 2**, which shows the published landscape character areas). Field survey was undertaken to assess the landscape including the extent to which it is consistent with the findings of the desk-based review.

Published Landscape Character Assessments

Natural England's National Character Area (NCA) Profiles

NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfields 38 (published 2015)

3.2 The application site is within the central part of NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfields. To the east, NCA 38 is bound by the narrow shaped Southern Magnesian Limestone (NCA 30) and to the west by NCA 37: Yorkshire Southern Pennine Fringe, and NCA 50: Derbyshire Peak Fringe. NCA 38 extends from NCA 22: Pennine Dales Fringe and NCA 36: South Pennines in the north to the Trent Valley Washlands (NCA 60) in the West Midlands.

3.3 NCA 38 is described as a complex mix of built-up areas (including major industrial towns and cities), industrial land and farmed open countryside. The landscape is defined by underlying shallow Coal Measures and comprises generally low and unimposing hills, escarpments and broad valleys, whilst the influence of urban growth and industry is also prominent. Important landscape features are the many areas of woodland, river valley habitats, subsidence flashes and other relict habitats.

3.4 It is noted that over half of the NCA is designated as Green Belt land; which maintains some distinction between settlements and represents areas that are often under pressure for development and changes in land use. NCA 38 is an important area nationally for history, especially in relation to industrialisation and the story of its impact on the landscape.

3.5 Rivers and waterways are an important feature in the landscape, often linking rural and urban areas and increasingly providing green corridors and tranquil settings for both people and wildlife. Several rivers flow into the NCA from the west, notably the Aire, Dearne, Erewash, Don and Rother. These link the NCA to the more upland areas to the west and then to NCAs to the east as the rivers continue their course to ultimately drain into the River Humber catchment.

3.6 The key characteristics of relevance that are listed within NCA 38 are as follows:

- *A low-lying landscape of rolling ridges with rounded sandstone escarpments and large rivers running through broad valleys, underlain by Pennine Coal Measures;*
- *Local variations in landscape character reflecting variations in underlying geology;*
- *Several major rivers flow through the rural and urban areas of the NCA, generally from west to east in broad valleys;*
- *A mixed pattern of built-up areas, industrial land, pockets of dereliction and farmed open country;*

- *Small, fragmented remnants of pre-industrial landscapes and more recent creation of semi-natural vegetation, including woodlands, river valley habitats and subsidence flashes, with field boundaries of clipped hedges or fences;*
- *Many areas affected by urban fringe pressures creating fragmented landscapes, some with a dilapidated character, separated by substantial stretches of intact agricultural land in both arable and pastoral use;*
- *A strong cultural identity arising from a history of coal mining, steel making and other heavy industry which resulted from the close relationship between underlying geology and resource availability, notably water power, iron ore and coal;*
- *Features of industrial heritage such as mills, goits, tips, old railway lines, canals and bridges are evident, along with former mining villages;*
- *Many large country houses and estates established by wealthy industrialists in the 18th and 19th centuries and ancient monuments create focal points and important recreational opportunities within the landscape, such as Bretton Hall, Wentworth, Woodhouse, Temple Newsam, Nostell Priory, Bolsover Castle and the ruins of Codnor Castle;*
- *Extensive urbanisation, such as in the major cities of Leeds and Sheffield, with terraced and back-to-back housing and grand 19th-century municipal buildings and churches at their centres, now surrounded by extensive housing and industrial development;*
- *Widespread influence of transport routes, including canals, roads and railways, with ribbon developments emphasising the urban influence in the landscape;*
- *An extensive network of multi-user trails on former railway lines and canal towpaths, such as the Trans Pennine Trail and the Ebor Way;*
- *Continuing development pressure including land renewal and regeneration projects, especially along river corridors and around towns.*

3.7 The NCA profile includes four Statements of Environmental Opportunity for NCA 38, which are relevant to the application site and surroundings:

- *SEO 1: Restore and enhance existing areas and create new landscapes through the inclusion of woodland and networks of green infrastructure to raise the overall quality of design and location of new developments. Regeneration and restoration of industrial sites should seek to create green infrastructure that links fragments of the natural environment, leading to a functioning network for wildlife and access and recreational amenities for people.*
- *SEO 2: Protect and manage the archaeological and historical environment to safeguard a strong sense of cultural identity and heritage, particularly mining heritage, and use the area's distinctive sense of place to inspire interpretation and new development. Engage local communities with their past by enhancing the early, industrial and mining landscapes through restoration of key features of sites and improving access and interpretation.*

- *SEO 3: Conserve, enhance and expand areas and corridors of semi-natural habitat such as grasslands and woodlands to create a functioning ecological network that links the fragmented patches of habitats through urban and sustainably farmed environments, thus assisting species and habitat adaptation to climate change, reducing soil erosion and diffuse pollution.*
- *SEO 4: Manage, enhance and extend wetland habitats associated with the rivers Aire, Calder, Dearne, Don, Rother and Erewash and their tributaries to increase the landscape's ability to naturally and sustainably manage flooding, improve water quality and increase the resilience of these habitats, the riverine landscape and associated species to climate change.*

Barnsley Borough Landscape Character Assessment (2002)

- 3.8 A Landscape Character Assessment of the Borough was prepared in 2002 by The University of Sheffield and the Land Use Consultants. A review of this assessment has since been carried in 2016. The document identified six distinctive landscape character types (LCT) and seventeen landscape character areas (LCA). A LCT covers a number of individual LCAs, which share similar patterns of geology, landform, soils, vegetation, land use, settlement and field pattern. LCAs each have a unique identity.
- 3.9 The application site is within LCT D: Settled Arable Slopes (refer to **Figure 2**). Within LCT D: Settled Arable Slopes, the application site is part of Landscape Character Area LCA D1: North East Barnsley. LCA C3: Upper Dearne Lowland River Floor follows the River Dearne valley to the west and LCA E2: Barnsley Settled Wooded Farmland covers the settlement of Barnsley on higher land further to the west.

LCT D: Settled Arable Slopes

- 3.10 The site is located within the western edge of the Settled Arable Slopes LCT. The assessment states that the landform varies including strong to gentle undulating areas particularly evident at lowland elevations close to the adjacent river valleys, and at higher elevations on the broader ridge tops. Farming is noted as large scale arable farming but many areas on the urban-rural interface exhibit signs of landscape decline. Settlements are described as typical former colliery villages or towns which are predominantly residential with some light industry. Past industrial features of the landscape are present in the form of disused spoil heaps, workings and railway lines. Field boundaries are described as inconsistent and varied; including stonewalls, managed and unmanaged hedgerows, and post and rail fencing, or none at all. The summary of the assessment of this LCT explains that *'the dominance of infrastructure and built development, commonly located on ridge or hilltops, but often spreading down valley sides, compound a striking sense of urbanisation across much of the landscape.'*

LCA D1: North East Barnsley.

- 3.11 In addition to the characteristics of the wider LCT D identified above, and of relevance to the application site and immediate surrounding area, the description of LCA D1 notes that this character area is defined by a complex relationship of previous and present day industrial activity, urban settlement and arable farming over varied landform. The assessment states that in general the landscape is generally more enclosing than other character areas within the same landscape type, notably LCA D2 East Dearne and LCA D3 West Dearne, due to localised landform variations.
- 3.12 Settlements are described as being largely situated on areas of higher ground, such as the length of ribbon development between Cudworth Common and Shafton, sited on a subtle ridgeline with clear views across the River Dearne valley towards the town of Barnsley (which is in LCA E2 - Barnsley Settled Wooded Farmland). Previous historic industrial activities associated with the heavy coalfield industry are found dotted across the landscape, with some reclaimed spoil heaps such as west of Carlton, and others not so, such as east of Lund Hill. New industrial estates are noted as being characterised by warehouses and are largely clustered north of Monk Bretton.
- 3.13 Arable farmland is described as medium to large field units often extending up to the urban edge and in other areas there are small horse grazing paddocks characterising the urban edge. Field boundaries are noted as neglected, gappy, sometimes short-flailed and mostly single species Hawthorn, with a general lack of hedgerows across this landscape character, evident by the occasional presence of oak trees marking the historic field limits.
- 3.14 The assessment also notes that there are a significant number of primary and secondary roads running through the landscape and these reduce the sense of tranquillity.
- 3.15 The key characteristics of LCA D1 are listed as:
- *'Sloping/undulating landform with small valleys and ridges providing localised variation in terms of views and sense of enclosure;*
 - *Arable farmland comprising medium to large field units with no obvious pattern;*
 - *Large areas of residential and industrial development creating a strong urban influence;*
 - *Distant views to Barnsley - industrial development and residential settlement outside the character area, bringing an additional urban influence to the overall character of the landscape;*
 - *Irregular, degraded and declining field boundaries of varied materials;*
 - *Lack of tree cover providing little in terms of enclosure or interest on the vertical plane;*
 - *Pylons and power lines are visually striking elements across open farmland;*
 - *Disused industrial quarries, tips and spoil heaps provide strong visual cues to industrial heritage and present day regeneration initiatives;*

- *Significant number of primary and secondary vehicular routes gives an active pace to the landscape;*
- *Disused railway lines are strong linear features of ecological significance;*
- *Scrubby margins, unmanaged field boundaries and compartmentalised field units on urban edges give a degraded quality to the landscape; and*
- *Abrupt transitions between urban and rural land.'*

3.16 The section on the Landscape Sensitivity and Capacity of the LCA, refers to the higher degree of enclosure compared with LCA D2 and LCA D3, with reduced intervisibility from both within and outside the character area. It is noted that there are a number of undeveloped slopes on more open ground, visible from other adjacent character areas that would be highly sensitive to change. As such, the higher flatter ground is stated as less sensitive than the slopes when viewed in the context of existing settlement location and form. It is also noted that these large areas of gently sloping land have little screening vegetation and are vulnerable to development. The assessment concludes that the landscape sensitivity and capacity for development are both judged to be medium.

3.17 The section on management recommendations promotes the conservation and management of remaining hedgerow and stonewall field boundaries. Landscape management plans for dismantled railway lines should be employed to improve ecological and visual worth. The remaining areas of sweeping, intact arable land should be conserved to prevent further fragmentation of farmland on the urban fringe, and consideration given to additional native planting at the urban edge. Management recommendations also include consideration of the overall landscape character and the need to ensure that piecemeal, incremental housing development does not have cumulative adverse effects.

Land south of Staincross, Mapplewell and New Lodge

3.18 The assessment further subdivides the LCT D1 into six land parcels to assess the future potential for built development. The site falls within the '*Land south of Staincross, Mapplewell and New Lodge*' parcel. This is described as a parcel of land which slopes away from the urban edge to the south towards the valley floor (LCA C3 Upper Dearne Lowland River Floor). The land use is described as varied with a mix of arable and pastoral farmland with a dismantled railway crossing the area. The assessment states that there are both un-reclaimed and reclaimed spoil heaps and small blocks of woodland. The urban edge is noted as being exposed and mostly visible but with some scrub vegetation associated with the railway and the reclaimed spoil heap.

3.19 The assessment notes that development is not recommended. '*Generally, development would be uncharacteristic of settlements within character area D1 as a whole, encroaching onto the slopes and adversely affecting views from landscape character area E2 Barnsley Settled Wooded Farmland. However, there is some scope for built development where the urban edge is currently of poor quality, contained by existing development, on flatter elevated ground and not visually exposed. Development should not extend beyond certain key landscape features that can be used to define the new urban edge, such as the dismantled railway line south west of New Lodge.'*

3.20 Landscape Guidelines for development are listed as:

- *'Respect the landform character of existing settlements by confining development to ridge and hill tops;*
- *Prevent development from encroaching onto the open slopes of arable land;*
- *Prevent further ribbon development or urban sprawl from merging currently separate settlements ensuring their individuality;*
- *Encourage the regeneration of existing urban cores before extending beyond settlement footprints;*
- *Minimise loss of remaining hedgerows that are declining features of the landscape;*
- *Utilise existing boundary features such as those along footpaths, fields, and dismantled railways as a basis for new urban edges;*
- *Native tree and shrub planting to soften the urban edge should accompany any new development;*
- *Consider the use of local stone for boundary features and use muted colours for new built development to integrate it into the landscape;*
- *Maintain views to existing landmark buildings such as church towers and spires in planning new development;*
- *Maintain strategic views out from settlements across the surrounding countryside; and*
- *Maintain intact farmland, which is a declining and valued resource.'*

Barnsley Borough Landscape Character Assessment Review 2016

3.21 The review of the 2002 assessment notes that there have been noticeable changes within the Borough since 2002 as a result of human influences, largely involving the redevelopment of brownfield sites. However the review considers that these do not materially affect the conclusions of the previous assessment in respect of the LCTs and LCAs. However the review did consider that the changes had the potential to impact on the findings in respect to the judgements on the strength of landscape character, condition, sensitivity and landscape capacity. In relation to LCA D1 the review concludes that the overall landscape capacity in the North East Barnsley Settled Arable Slopes was medium and this is considered to remain the case. The review specifically considers the recommendation originally made for the land south of Staincross, Mapplewell and New Lodge and concludes *'The study did not recommend new development on the sloping valley sides as it would be uncharacteristic of settlements within the character area as a whole. As with the land to the west of Staincross, nothing has changed within the locality to warrant a different conclusion.'*

Landscape Character of the site and its immediate surroundings

- 3.22 The following narrative describes the landscape character of the site and the settlement and landscape immediately surrounding and within the study area defined on **Figure 3**. The description should be read in conjunction with **Figure 3**, which illustrates the landscape context. Photographs are included in the text below or referred to within the existing views in Section 4.0, and **Figure 5** shows the photograph viewpoint locations.
- 3.23 The site lies approximately 2.2 km to the northeast of Barnsley Town Centre, on the edge of the Dearne Valley, and between existing development in the suburbs of New Lodge, Athersley South and Smithies. The site is to the immediate west of the A61 Wakefield Road and the mini-roundabout junction of the A61 with the A633 Rotherham Road is adjacent to the northern tip of the site. Athersley South adjoins the site on higher ground to the northeast and largely comprises a post-war housing estate land (built in the late 1940s - early 1950s). Construction began on the New Lodge housing estate, on higher ground to the north of the site, around the same time, with further expansion of the New Lodge estate following later (during the 1960s). Also during the 1960s the village of the Smithies, which is to the south of the site, extended northward. To the north of Athersley South and the B6132 Laithes Lane, and to the northeast of New Lodge and the A61 Wakefield Road, is a further residential housing estate, known as Athersley North. There is no notable separation between the Athersley North, New Lodge, Athersley South and the Smithies.
- 3.24 As previously described the site is on edge of the Dearne Valley and the landform within the site forms part of the northeast valley side, falling from the northern tip of the site (adjacent to the A61), which is at approximately 80m Above Ordnance Datum (AOD) to 60m AOD at the southern corner.
- 3.25 The site comprises two pastoral agricultural fields which are separated by a mature hedgerow (see Photograph 1 below), and further subdivided by post and wire stock proof fencing where the land is used for horse grazing. There is a small tributary watercourse flowing roughly north to south through the eastern field, with a pond on the lowest ground in the southern corner of the site, and there are some native thorn trees and scrub associated with this.



Photograph 1 - View from the southern boundary of the site looking northeast across the western pastoral field in the site towards East Gawber Hall and the residential edge of Athersley. The eastern pastoral field is obscured by the mature hedgerow which separates the two (seen to the right).

- 3.26 Along the southwest boundary of the site is a disused railway line, which is on a wooded embankment and runs in a northwest to southeast direction. The disused railway line is a Public Right of Way (PRoW) and a distinctive feature in this part of the valley. The mature linear woodland and embankments enclose the site to the southwest and separate it from the wider agricultural and post-industrial landscape of the Dearne Valley (see Photograph 2 below).



Photograph 2 - View from PRoW at edge of Standhill Wood looking east across arable land in the Dearne Valley towards the distinctive wooded embankment of the disused railway line.

- 3.27 There is a Scheduled Monument, 'East Gawber Colliery Fanhouse', which is situated approximately 60m southwest of the site, and separated from it by the wooded embankment of the disused railway line. The Scheduled Monument, which includes the earthworks, buried remains and ruins of a former colliery fanhouse and structures, is hidden from view by the mature woodland which surrounds it (see Photograph 2 above).
- 3.28 The application site forms a small area of restored agricultural land following mineral extraction in the 1990s. The site lies between two former collieries: the East Gawber Hall Colliery to the immediate north and Primrose Main Colliery to the immediate south. The site of the former Primrose Main Colliery now accommodates a collection of large warehouse units and associated hard-standing areas, associated with the Stagecoach Depot, which is accessed from the A61 Wakefield Road (see Photograph 14 in Section 4.0). A substantial belt of mature trees and tall hedgerow along the southeast site boundary separates these industrial land-uses from the site.
- 3.29 On the former East Gawber Hall Colliery site, there is a further collection of business and warehouse units, which also includes a Christian centre and the New Lodge Working Men's Club (see Photograph 12 in Section 4.0). East Gawber Cottages are a pair of semi-detached modern properties (Nos. 32 and 33), which are finished in a mixture of stone and cream render, are to the immediate north of the site and set between warehouse units (see Photograph 13 in Section 4.0).
- 3.30 East Gawber Hall, comprises a relatively attractive traditional red brick building, stable block to the rear, and mainly mown grass curtilage, and is also to the immediate north of the site on a localised high point known as 'Hill Top'. The building originates from the late 19th century and is now converted into two residences (Nos. 29 and 31). Parts of the building have been modified over time, but the north and east facades contain some attractive stone detailing, and the building and its curtilage contribute to the streetscape along A61 Wakefield Road (see Photograph 10 in Section 4.0).

- 3.31 To the west of East Gawber Hall and to the immediate northwest of the site is an area of rough grassland containing low mounds (the result of previous tipping or demolition activities), which occupies part of the former colliery and associated railway sidings (see Photograph 3 below). This area is designated as 'Greenspace' within the emerging Local Plan and 'Urban Greenspace' within the 'saved' policies of the UDP, although there is no public access within this privately owned land.



Photograph 3 - View from the northwest site boundary looking northwest across the privately owned greenspace comprising low mounds of tipped material colonised by self-seeded plants

- 3.32 Further to the northwest and rising up to adjoin New Lodge housing estate and extends further west into the edge of the valley, is an area of public open space on restored ground (known as Standhill Wood), which contains a mixture of wooded areas and scattered trees in grassland. There is a network of informal footpaths through this restored open space, which include connections between the New Lodge estate and the PRow, which runs along the disused railway line to the southwest.
- 3.33 The northeast site boundary of the site partly borders the A61 Wakefield Road, where the roadside is defined by a mix of traditional stone walling close to East Gawber Hall, with a section of stock proof post and wire fencing incorporating a field access further to the south. The relatively open site boundary on elevated ground allows long views extending across the valley toward the centre of Barnsley, which is on higher ground on the opposite valley side to the south (see Photograph 6 in Section 4.0). These views include Barnsley Town Hall and other more recently constructed landmark buildings.
- 3.34 To the south of this the site adjoins an Arc car wash and Roy Needham Cars Ltd car sales, and the Stagecoach staff car park (surrounded by a weld mesh security fencing), which are on the west side of the A61 Wakefield Road. The car wash and car sales area is set on made-ground broadly level with the A61, with a brick retaining wall adjoining the site to the north and a partly vegetated embankment to the west and south (see Photograph 11 in Section 4.0).

- 3.35 Lining the east side of the A61 Wakefield Road and to each side of the A633 Rotherham Road is a mixture of detached and semi-detached post-war dwellings and more modern infill, which rise up onto higher ground further to the east. Residential properties are mainly two storey, but there are some bungalows fronting onto the main roads in places. There is also Hammertons, a funeral director business which is at the junction of A61 Wakefield Road and A633 Rotherham Road. Building finishes include a range of red bricks, and a mixture of slate, clay tile and concrete tile roofs. Generally, houses are set-back from the road edge. Some front gardens are relatively open, but others include hedges, trees or other vegetation.
- 3.36 To the east of the A61 Wakefield Road and on rising ground opposite the car wash, car sales and the site, there is a small recreation ground which contains a bowling green, a children's play area and is crossed by PRowS which connect the A61 and A633. The western boundary of the recreation ground, bordering the A61, is defined by a low stone wall and a row of mature trees (see Photograph 5 in Section 4.0).
- 3.37 Further to the south and on the east side of the A61, opposite the Stagecoach Depot, there is a Territorial Army (TA) Reserved Centre, known as Fontenay Barracks. The main buff brick building is on higher ground above the A61 and separated from it by a belt of mature trees.
- 3.38 To the southwest of the site and disused railway line is an area of largely undeveloped land associated with the River Dearne, which is approximately 0.5km to the southwest of the site at its closest point. Undeveloped land in this part of the valley bottom includes a large arable field, small grazing fields (which mainly appear to be used for horse grazing) and some areas of rough grassland and scrub. There is some development in the valley and to the south of the site and the Stagecoach Depot. This includes a Council Depot and a traveller site. To the southwest of the River Dearne a section of the disused Barnsley Canal runs broadly parallel with the river. The Dearne Way (PRow) long distance route uses the towpath on the eastern side of the canal. Mature trees and woodland belts are associated with the river and the canal.
- 3.39 The land rises to the south of the river and canal and includes an area of former spoil heaps which is now a mixture of wooded and open grassland area, which is crossed by a number of PRowS, which connect the Dearne Way with the residential suburb of Wilthorpe (on the opposite valley side to the site). A section of the East Coast Railway Line runs in a southeast to northwest direction across the valley side at the edge of Wilthorpe and runs in a tree lined cutting, then on a tree lined embankment as it travels northwest. The wooded features of this valley landscape combine to contribute to the feeling of enclosure.

Key Characteristics of the Local Landscape Surrounding the Application Site

- 3.40 The following draws together the key characteristics identified from the site assessment, which are pertinent to the local landscape surrounding the application site:
- The site is a pocket of pastoral land used for horse grazing, which is bordered by the existing residential and employment development in the

Barnsley suburbs of New Lodge, Athersley South and the Smithies, and the A61 Wakefield Road, and has an urban fringe character.

- The site is within a river valley landscape, with a pattern of settlement comprising mixed-uses on the valley sides and higher ground to each side of the River Dearne.
- The proximity and prominence of built development and evidence of past industrial land uses impart a strong urban influence on the overall character of the local landscape.
- The site is separated from undeveloped, primarily agricultural, land in the valley bottom by the wooded embankments of the disused railway line at the southwest site boundary. The tributary watercourse and pond in the eastern part of the site provides a connection with the River Dearne.
- Views across the valley from elevated ground are restricted by built form from a number of locations, but there are elevated views from the northern part of the site and adjoining settlement edge towards Barnsley Town Centre on the opposite valley side.
- Linear woodland and tree belts associated with features such as the disused railway line, River Dearne, Barnsley Canal, and East Coast Railway Line create a sense of enclosure at a local-level.

Landscape Value

- 3.41 The application site has a draft allocation for housing in the emerging Local Plan (see Figure 1). The landscape within the site and its immediate surroundings is not covered by any designations related to landscape quality.
- 3.42 With reference to the factors which can be used to help determine landscape value (which are set out in the method at Appendix A), Table 1 overleaf provides a summary of the relevant considerations and concludes with an overall judgement on landscape value.

Table 1 - Landscape Value Assessment

Criteria	Description
Landscape quality and condition	<p>In general the local landscape surrounding the application site has been encroached on and fragmented by built development, railway lines, former mining activity and roads.</p> <p>Parts of the site and its boundaries have a managed appearance and are in reasonably good condition, such as the intact stone walls bordering the A61, the intact (although outgrown) hedgerow which divides the site, and the mature tree belts associated with the southwest and southeast site boundary. However features such as the scrub associated with the watercourse in the eastern part of the site has a less managed appearance, and the land at the northwest site boundary (where spoil and demolition waste mounds have been colonised by weeds and self-seeded plants has a neglected appearance.</p>
Scenic quality	<p>The presence of built development on higher ground, including some warehouse units close to the site, has a strong urban influence, which affects the scenic qualities of the local landscape.</p> <p>Where long views are available from elevated land across the valley these are of interest and provide context. These include views toward Barnsley Town Centre looking across the site from the short section of the A61 Wakefield Road which adjoins the site, where the view includes landmark buildings, such as Barnsley Town Hall, which are seen in the context of the wider built-up area.</p>
Rarity	<p>This is a relatively common place landscape, which includes land restored following mineral extraction and fragmented farmland associated with proximity to settlement.</p>
Representativeness	<p>The application site and surrounds are representative of NCA 38 and the Borough Council's LCA D1: North East Barnsley. LCA D1 characterises the area as having a strong urban influence, with distant views to Barnsley and strong linear landscape features such as disused railway lines.</p>

Criteria	Description
Conservation Interests	<p>New Lodge is Grade II Listed late 18th century house, approximately 440m northwest of the site. There is no intervisibility between this historic asset and the site due to intervening housing in the New Lodge estate.</p> <p>There is a Scheduled Monument (SM) 'East Gawber Colliery Fanhouse', which is approximately 60m southwest of the site and within a copse of mature woodland, and beyond the wooded embankment of the disused railway line. There is no material relationship between the landscape of the application site and the SM.</p>
Recreational Value	<p>The site offers little recreational value as it has no public access. There is a PRow along the disused railway line, which is enclosed by the mature woodland belts to each side. This PRow connects with the New Lodge housing estate via the public open space to the northwest of the site. These routes are likely to be largely used by the adjacent community. The Dearne Way Long Distance Route in the valley bottom is likely to have wider use, but is approximately 0.6km from the site and separated from it by the woodland belts associated with the disused railway embankment.</p>
Perceptual Aspects	<p>This landscape is not tranquil. Passing trains on the East Coast Railway Line, traffic on the A61 and other activity associated with proximity to the settlement result in frequent disturbance.</p>
Associations	<p>The landmark building of Barnsley Town Hall has connections with George Orwell (while researching for the book 'The Road to Wigan Pier) he spent a number of days in Barnsley living in the houses of the working class miners. He wrote very critically of the council's expenditure on the construction of Barnsley Town Hall, claiming that the money should have been spent on improving the living conditions of the local miners.</p>
Overall Judgement on Value of the local landscape within the study area	<p>With consideration of the factors described above, overall the application site and surrounding local landscape is of community value.</p>

4.0 Existing Views

- 4.1 As described in Section 3.0, the high proportion of built development on the valley slopes and higher ground and linear tree belts in the valley landscape provide a good degree of enclosure within the local landscape, and limit views of the application site.
- 4.2 Built development at the existing settlement edges limits views of the application site from all but the nearest sections of the A61 Wakefield Road and A633 Rotherham Road, and the nearest residential properties and businesses adjacent to these roads and to the north, east and southeast of the application site (which are identified below). There are also some residents within the New Lodge that due to the elevated position of housing on higher ground to the northwest of the site are likely to have views of the application site (see Receptor 4 below).
- 4.3 Views from the ground-level windows of Scolah's fish and chip shop at the junction of the A61 and A633 are screened by garden fencing and conifer hedgerows, although there are open views from living accommodation above (included as part of Receptor 1 below).
- 4.4 There are no views of the application site from the public open space between the New Lodge housing estate and the disused railway line, to the northwest of the site, as intervening tree cover obscures views.
- 4.5 Views of the application site from land uses on lower ground to the immediate southwest of the disused railway line, which include the Council Depot and the PRow which connects with the disused railway line and runs along the edge of Standhill Wood, are prevented by the intervening wooded embankment.
- 4.6 Views are obscured from the majority of the PRow's which run through the reclaimed spoil heap area to the west of the Barnsley Canal, although some glimpsed views are available toward the application site from the elevated parts and the footbridge over the canal (see further description provided under Representative Viewpoint R1 at paragraphs 4.15 below).
- 4.7 It is anticipated that views of the application site from the East Coast Railway Line, which is approximately 1.0km to the southwest of the site at its nearest point, would be very limited. Much of this section of railway line runs in a cutting, including where it passes beneath the Bridge on Smithies Lane, and elsewhere tree belts along the rail-side and field boundary vegetation add to the screening. However there is the potential for fleeting glimpsed and filtered views of the application site and these views are also represented by Representative Viewpoint R1 below.
- 4.8 There is the possibility of distant views of the application site from the upper storeys of buildings on the opposite valley side, within the suburbs of Wilthorpe and Honeywell, and from tall buildings within Barnsley Town Centre further to the south. These views are represented by Representative Viewpoint R1 in the description of baseline views below. The majority of ground level views of the application site from the opposite valley side are screened by intervening built form.

Identified Visual Receptors

- 4.9 The following narrative provides a description of the baseline views experienced by visual receptors identified as having views of the proposed development site. These visual receptors are shown on **Figure 4** and photographs to illustrate views are provided below. Photograph viewpoint locations are shown on **Figure 5**.

Public Views

Visual Receptor A: Recreation Ground between the A61 Wakefield Road and the A633 Rotherham Road

- 4.10 The recreation ground is located on slightly higher ground than the site and is directly opposite the northeast part of the application site and the Arc car wash.
- 4.11 There are views from within the recreation ground looking toward the northeast boundary of the application site and the car wash. The mature trees within the recreation ground and lining the east side of A61 Wakefield Road provide filtering to these views. However, close to the western edge of the recreation ground there are open and near views across the A61 Wakefield Road toward the northeast boundary of the site, which is defined by a mixture of low stone walls and post and wire fencing (see Photograph 4 below).



Photograph 4 - View looking northwest from the western edge of the recreation ground across the A61 towards the northeast boundary of the site and the existing access road to East Gawber Hall (the gable end of this residence is seen beyond).

- 4.12 The valley landform means that the majority of the land in the site is obscured in views from the open space. Between the intervening trees lining the recreation ground, there are distant views of built development on higher ground on the opposite valley side (see Photograph 5 below).



Photograph 5 View looking south across the recreation ground opposite the site toward the Arc car wash and car sales, with built development on the opposite valley side visible beyond. Mature trees along the east side of A61 Wakefield Road filters views and landform obscures views of land in the application site.

Visual Receptor B: Road users on A61 Wakefield Road and the A633 Rotherham Road

- 4.13 There are limited views of the site from A633 Rotherham Road due to intervening built form, garden boundaries and vegetation. However there is a fleeting glimpsed view looking south toward the application site from a short section of the A633 which borders the recreation ground. This view is partly filtered and obscured by vegetation to the boundary of the recreation ground, but is similar to the view described above (for Visual Receptor A).
- 4.14 On the approach to the site from the north (between the mini-roundabout junction on A61 Wakefield Road with A633 Rotherham Road and the existing access to East Gawber Hall) views south are across the narrow parcel of grassland within the site, between the A61 Wakefield Road and East Gawber Hall. This part of the site is separated from the A61 by a low stone wall and is set lower than the road and the curtilage to East Gawber Hall. This narrow tract of land in the site is separated from the curtilage to East Gawber Hall by a vegetated embankment. Further to the south is the existing single lane access road to East Gawber Hall which is bordered by timber post and rail fencing and is also set on higher ground with a grassed embankment to each side. Looking south beyond this access road and East Gawber Hall there are open views of the mainly the eastern part of the application site, sloping down toward the vegetated watercourse and the wooded disused railway line on lower ground (see Photograph 6 below). There are similar views from the short section of the A61 Wakefield Road to the south of the East Gawber Hall access, where the site boundary with the road is defined by post and wire fencing. These views include Barnsley Town Centre and suburbs in the distance on higher ground on the opposite side of the valley to the south and southwest.



Photograph 6 - View looking south from A61 Wakefield Road across the eastern boundary of the site which is defined by the stone wall at this point, with more distant views towards Bamsley Town Centre and suburbs on the opposite valley side

- 4.15 Further south along the A61 Wakefield Road, the Arc car wash and Roy Needham Cars Ltd partly obscure the view to the west, with open oblique glimpsed views of land in the application site to either side.
- 4.16 South of the Arc car wash there are glimpsed and partly filtered views of land in the eastern part of the application site from the short section of the A61 Wakefield Road which adjoins the Stagecoach staff car park (see Photograph 7 below). Further to the south the view of the application site is completely obscured by the intervening Stagecoach Depot and associated vegetation belt which forms the application site's southeast boundary.



Photograph 7 - View looking west from A61 Wakefield Road across the Stagecoach staff car park and toward across the eastern part of the application site on lower ground beyond

Visual Receptor C: PRow users on disused railway line

- 4.17 A PRow runs along the disused railway line, to the immediate southwest of the site. The application site is screened from view along the majority of this route due to intervening mature trees on embankment (see Photograph 8 below). However, filtered views are possible in winter months and where tree cover is thinner. In addition the PRow diverts to the north around a bridge for a short section and closer to the southwest boundary of the site. At this point there is a glimpsed view across the application site to the northeast (see Photograph 1).



Photograph 8 - View looking northwest along the enclosed and wooded disused railway line

Visual Receptor D: Road users on Standhill Crescent, New Lodge housing estate

- 4.18 From the majority of this residential road the view looking southeast towards the application site is screened by intervening houses. However, when travelling southeast from a short and elevated section of Standhill Crescent (to the south of Burn Place and adjoining open space - see **Figure 4**), there are views channelled along Standhill Crescent and looking above intervening property rooflines towards land at the eastern edge of the site. The roofline of East Gawber Hall roofline and the Arc car wash are seen in this view (see Photograph 9).



Photograph 9 - View looking southeast from Standhill Crescent

Private Views

Visual Receptor 1: Residents at East Gawber Hall (Nos. 29 and 31) and East Gawber Cottages (Nos. 32 and 33) on the west side of the A61 Wakefield Road,

and the three bungalows and the living accommodation above Scorah's Fish and Chip Shop on the east side of A61

- 4.19 East Gawber Hall (Nos. 29 and 31) and East Gawber Cottages (Nos. 32 and 33) are four semi-detached, two storey residential properties, which are west of the A61 Wakefield Road and adjacent to the northern boundary of the application site (see photograph 10 below).
- 4.20 Views from East Gawber Hall looking toward the application site are near, direct and open across the northern part of the application site. There are some small evergreen shrubs in the front gardens, but these provide little screening or filtering to these views. The views extend beyond the linear woodland along the disused railway line to built development on the higher ground on the opposite side of the valley. Views are similar from Nos 32 and 33, but are more oblique towards the site and slightly more distant, with direct views to the southwest overlooking an industrial shed, hardstanding and storage areas associated with the employment land use that adjoins these properties.
- 4.21 Views from the three bungalows and the upper storey windows of the living accommodation above Scorah's Fish and Chip Shop on the east side of A61 are open and direct beyond the intervening gardens, A-road and stone roadside wall towards the northern part of the application site. These direct views comprise East Gawber Hall, its stables and access road. There are oblique longer views further to the south looking across the sloping land of the application site towards built development on higher ground on the opposite valley side.



Photograph 10 - View looking northeast towards East Gawber Hall (Nos. 29 and 31) and East Gawber Cottages (Nos. 32 and 33) from the northwestern edge of the application site

Visual Receptor 2: Workers and visitors to Arc car wash and Roy Needham Cars Ltd

- 4.22 There are open views available looking across the valley, similar to those experienced from A61 Wakefield Road, from the external hardstanding areas at the Arc car wash facility and adjacent car sales business. Views of the site are partially restricted by a portable cabin and parked cars in the foreground, but generally views are elevated and open across the site which is on lower ground to the immediate north and west (see Photograph 11 below). The views extend to existing built development on higher ground on the opposite valley side.



Photograph 11 - View of the Arc car wash and Roy Needham Cars Ltd car sales business, which are on elevated land adjoining the eastern site boundary

Visual Receptor 3: Residents on the east and west side of the A633 Rotherham Road and Hammertons Funeral Directors, and residents and the TA Fontenay Barracks building on the east side of A61 Wakefield Road

4.23 These one and two storey properties are approximately 80m to 200m to the north, east and southeast of the site and have a mix of oblique or direct views towards the application site. The majority of views towards the application site are either filtered by trees lining the east side of the A61 Wakefield Road (within the recreation ground) or partially screened in places, and particularly from ground-level, by intervening built form, garden boundaries or garden vegetation, allowing predominantly partial or glimpsed views of land on lower ground within the application site. However, there are more open direct views looking southwest from two semi-detached single storey properties (Nos. 211 and 209) and the vacant single storey detached property (No. 207) which are set back on the east side of A61 Wakefield Road. These views are across the Stagecoach car park towards the eastern part of the application site, which slopes down towards the mature tree belt along the disused railway line. The views from these visual receptors also extend to existing built development on higher ground on the opposite valley side (see Photograph 6 in Section 2.0).

4.24 The TA building is separated from the A61 Wakefield Road to the east by a mature belt of trees, however there is potential for upper storey oblique and channelled views looking north towards the eastern boundary of the site.

Visual Receptor 4: Residents within the New Lodge Estate and Workers and Visitors at LS Maintenance and the New Lodge Working Men's Club

4.25 From a limited number of semi-detached two storey properties within Stainton Close and Marston Crescent backing onto the privately owned greenspace there are oblique upper storey views looking southeast toward the site, which is approximately 0.15km distant. Belts of woodland and scrub vegetation along the rear boundaries and within the greenspace filter these views toward land in the application site (see Photograph 12 below).

- 4.26 There are also some elevated, but oblique residential views towards the site over and above intervening rooftops from two storey properties on New Lodge Crescent, Standhill Crescent and the southern extent of Denby Road, and an upper storey gable end elevated direct view (approximately 0.5km distant) from a single semi-detached property located on the southwest side of Standhill Crescent. It is anticipated that the northeastern parts of the application site, adjacent to East Gawber Hall, the A61 and the car wash would be visible in these views.



Photograph 12 - View looking northwest across the greenspace (in private ownership) adjacent to the site and towards properties within the New Lodge housing estate

- 4.27 In general, ground-level views looking south towards the site from the New Lodge Working Men's Club and LS Maintenance are screened by intervening built form associated with the K B Castle and Komplete Glass businesses and the tall boundary conifer hedgerow which border these premises (see Photograph 13 below). However, at the southwest extent of the LS Maintenance premise there are views looking south from the hardstanding storage areas towards the application site. There is also potential for an upper storey view looking south toward the application site from the New Lodge Working Men's Club.



Photograph 13 - View of K B Castle and Komplete Glass businesses and New Lodge Working Men's Club (far right) on the A61 Wakefield Road

Visual Receptor 5: Workers at the Stagecoach Wakefield Road Depot and at the business premises further to the southwest

- 4.28 Existing views looking north towards the site from these premises are largely screened by the mature belt of trees which form the southern boundary to the application site (see Photograph 14 below). It is likely that from the exterior working areas close to the southeast boundary of the site views would be less heavily filtered during the winter months, allowing some open glimpsed views of the land in the eastern part of the site.



Photograph 14 - View looking west through the entrance to the Stagecoach Depot on the A61 Wakefield Road towards the mature tree belt along the southeast boundary of the site

Representative Viewpoint

R1: Visual Receptors on the Opposite Valley Side

- 4.29 Visual receptors include residents on the edge of Honeywell and on higher ground in Wilthorpe, users of the Smithies Lane, walkers of the Dearne Way Long Distance Route and PRoWs west of the Barnsley canal, passengers on the East Coast Railway Line, and workers and visitors to higher rise buildings in Barnsley Town Centre and at Barnsley District General Hospital.
- 4.30 In general, from the majority of locations on the opposite valley side views looking toward the application site are screened by intervening built form and/or vegetation. However, some receptors have more open views looking north towards the suburbs of Barnsley on higher land on the opposite valley side. Views are across intervening farmland and the vegetated river valley on lower ground. The domed store building in the Council Depot off Smithies Lane is distinguishable in a number of these views and the northern and elevated part of the site is also visible, set amongst trees and with built development seen on the A61 Wakefield Road and on higher ground beyond (see Photograph R1 below).



Photograph R1 - View looking north across the valley towards the site and development at New Lodge, Athersley South and the Smithies on higher ground

5.0 The Proposed Development

- 5.1 Outline planning consent is sought for the development of up to 220 dwellings with associated public open space, structural landscaping, earthworks, road and drainage infrastructure. The details of access are included with the application, with all other matters reserved.
- 5.2 The proposed housing would provide a mixture of 2, 3, and 4 bedroom properties, which will range from terraced to semi-detached and detached dwellings at an approximate gross density of 35 units per hectares. The predominant form will likely be detached, with mainly 2 storey dwellings, with some higher 2.5 or 3 storey at key locations to add interest and aid legibility. In the development of a detailed proposal careful consideration would be given to the siting of higher storey development, with the greatest scope provided on lower ground toward the centre of the site.
- 5.3 The proposed development would be accessed from a single point off the A61 Wakefield Road. Some minor road improvements would be required to the section of the A61 Wakefield Road to facilitate this access. These works would include new road markings and a pedestrian refuge to allow for a dedicated right-turn lane into the site, and proposed improvements to the bus stop lay-by on the opposite side of the road.
- 5.4 The Indicative Masterplan proposes a hierarchy of routes extending from the main access off Wakefield Road, comprising a primary loop, with secondary roads and short sections of shared surface and private drives extending from this. This hierarchy would provide a permeable and legible movement network within the site. Parking would be provided as a mixture of on-plot and off-plot parking. On-plot parking would likely be provided via driveways to the front or side of properties, with the potential use of some integral or detached garages.
- 5.5 The sloping nature of the site has had a particular influence on the housing layout shown on the Indicative Masterplan which accompanies the planning application. As far as possible the housing layout follows the line of the site's contours, and seeks to work with the existing levels to minimise earthworks.
- 5.6 The layout shown on the Indicative Masterplan has also responded to landscape features within the site, and its wider context. This layout retains the existing tributary valley with its watercourse, sink feature, associated trees and other vegetation in and adjoining the southeast part of the site, through its incorporation into the principal open space. This Valley Open Space also extends along the southwest boundary of the site to buffer and protect the mature linear woodland associated with the disused railway line, which is a distinctive feature in the local landscape and provides substantial screening. This naturalistic principal open space would be overlooked by the adjacent housing and would include additional planting, including tree planting.

- 5.7 The retention of these landscape features within and adjoining the site and other site constraints would mean that the existing outgrown hedgerow which forms the boundary between the two existing fields in the site would need to be removed as part of the proposals. However, the Indicative Masterplan makes provision for additional hedgerow, tree and woodland buffer planting as part of the landscape strategy for the site. These proposals include an approximately 10m wide buffer of native woodland planting to the northwest edge of the site to define this site boundary and provide screening of the proposed housing. Further tree and native hedgerow planting is also proposed along sections of the northern and northeastern site boundary to soften the impact of the proposed development, without screening views from adjacent properties entirely.
- 5.8 The set-back provided by the use of private drives to access proposed dwellings fronting Wakefield Road, together with the sloping site, would ensure that the development along this frontage would not be imposing. Further to this the Indicative Masterplan and landscape strategy in the Design and Access Statement (DAS) makes provision for semi-mature avenue tree planting along the frontage with Wakefield Road and lining the primary access off Wakefield Road. The Indicative Masterplan also shows the provision of a pocket greenspace at the northern tip of the site, bordering the mini-roundabout junction between Wakefield Road and Rotherham Road. These indicative proposals are included to soften the appearance of new and existing built development along this section of Wakefield Road, and the pocket open space would retain an open aspect from the roadside toward East Gawber Hall and beyond.
- 5.9 The indicative access strategy includes a number of proposed footpath links which would enhance connections between the proposed development and Wakefield Road, and would also take advantage of the opportunity to connect with the PRow along the disused railway line via the Valley Open Space.
- 5.10 Whilst the outline application does not include the detail of house types and materials, the DAS which accompanies the application sets out the expectation that the future designs developed for the site should reference local built character, so that key building features are incorporated and the vernacular materials palette is reflected.
- 5.11 Further information on the outline design of the proposed development is provided in the DAS which accompanies the planning application.

6.0 Assessment of Effects on Landscape Character

Susceptibility to Change and Landscape Sensitivity

- 6.1 Consideration of susceptibility to change depends on the characteristics of the receiving landscape and nature of the development proposed. The proposed development, comprising up to approximately 200 two storey houses, would be bordered by existing built development to the north, east and south. Existing development includes residential properties and businesses on the A61 Wakefield Road, with larger warehouse units nearby, including the Stagecoach Depot to the south. Existing built development is generally on higher ground, and existing residential development in New Lodge and Athersley South rises up further to the north and east, respectively. The application site benefits from mature woodland and tree cover along and associated with the disused railway line to the southwest and northwest, and is also buffered by a mature tree belt and tall hedgerow to the southeast. These mature vegetation features would help to accommodate new development in the landscape study area.
- 6.2 Overall, the local landscape is able to accommodate the proposed residential development without suffering detrimental effects on its character and is of low susceptibility to change.
- 6.3 With reference to Table 3 in the LVIA method at **Appendix A**, given the community value of the landscape and the low susceptibility to change, the overall sensitivity of the landscape within the landscape study area is low.

Assessment of Landscape Effects During Construction

- 6.4 During construction and in the short-term (0 to 5 years) highways works along the section of the A61 Wakefield Road, adjacent to the site would be carried out. Within the site the new road junction and shared access driveways off the A61 Wakefield Road (sub-base and kerbs) would be constructed. Tree protection fencing within the site would be installed, and ground within application site would be cleared of vegetation (including the outgrown mature field boundary hedgerow which divides the site). Topsoil would be stripped and temporarily stored, and earthworks carried out to establish site levels, excavate footings and install services and drainage. Following earthworks, houses and any associated garages would be built. External landscape works would follow on completion of building construction, with the establishment of boundary fences, creation of patio terraces, driveways, wearing courses to roads and shared driveways, creation of footpaths and the play area in the open space, the re-establishment of topsoil to soft landscape areas, and planting and seeding works. In the short-term construction traffic, comprising workers' vehicles, and the delivery of plant and materials, and export of any surplus spoil would access the application site via the A61 Wakefield Road, although it is not considered that this type or volume of traffic would be particularly unusual.

- 6.5 In the short-term the construction of approximately 200 dwellings and associated landscaping would introduce activity into what is currently a pocket of grazing land on the northeast valley side of the broad Dearne Valley, adjacent to existing built development and an A-road. Effects on the local landscape would be limited by the scale and context of development and the buffering provided by mature tree belts to the southwest and southeast site boundaries. Overall during construction there would be a notable or low scale of change to the character of the landscape for the short-term and the magnitude of effect would be low adverse. In the short-term given the low sensitivity of the landscape and low adverse magnitude of effect, the overall significance of effect on landscape character during construction would be **minor adverse**.

Assessment of Landscape Effects on Completion and in the Short-term and Medium-term (0-15 years)

- 6.6 On completion, the proposed development comprising approximately 200 two storey houses and associated accesses, open space and other landscaping, would result in the loss of a pocket of open land, currently used for horse grazing, on the northeast valley side of the broad Dearne Valley. However the site's position on the valley side, bordered by existing built development to the north, east and south, and buffered by the wooded embankment of the disused railway line to the west and southwest, mean that the site is more closely associated with existing settlement than undeveloped land in the wider valley landscape and has an urban fringe character.
- 6.7 The site does not make a particular contribution to the setting or approach to the suburbs of New Lodge, Athersley South or the Smithies, and the land within the site falls away from and is not prominent from the A61. The proposed development would result in the introduction of residential development, which would be similar to the type found in the existing settlement which borders the site.
- 6.8 New two storey houses, would be set back from the A61 Wakefield Road and on lower ground with the introduction of standard tree planting and hedgerow planting to the road edge, which would soften the impact of the proposed development at this point. The proposed layout in the northern part of the site also takes account of the setting of East Gawber Hall, and would maintain an open relationship between this residence and the A61 and A633 junction. The provision of open space adjacent to this junction and at the northern extent of the site would also allow for glimpsed views to be retained toward Barnsley Town Centre, which is a characteristic feature of the landscape in this locality.
- 6.9 The proposed development would also result in localised benefits to the landscape. For example, where new development borders the existing car wash and car sales it would help to screen and integrate this existing development into the valley slope. The proposed development would likely improve the relationship of the site with employment land to the immediate north, through the establishment of new boundaries and associated planting, and through the buffering provided by new residential development.

- 6.10 As previously described an outgrown mature hedgerow which divides the site would be removed to facilitate development, however the majority of trees within and surrounding the application site would be retained and this would help to minimise the effect of the proposed development. In particular, the trees, together with the tributary watercourse and pond in the eastern part of the site would be retained within open space, which would be of benefit to future and existing residents. The tree belt and tall hedgerow at the southeast site boundary would be retained and would separate the proposed development from the Stagecoach Depot. Similarly, the wooded embankment along the disused railway line to the southwest would be unaffected and would continue to provide a good buffer between the site and the wider valley landscape.
- 6.11 Overall, the proposed development would represent a minor alteration to the key features and characteristics of the existing local landscape with the introduction of features which are already present in the landscape, resulting in a low-scale of change. In the short and medium-term given the low sensitivity of the landscape and low adverse magnitude of effect, the overall significance of effect on the landscape within the study area would be **minor adverse**.

Landscape Effects in the Long-Term (After 15 Years)

- 6.12 In the long-term (after 15 years) woodland buffer planting along the northwest site boundary would be established, as would tree and hedgerow planting within the residential development and additional planting within the proposed open space. This planting would further soften the effect of residential development on the local landscape. However, the proposed development would still represent a minor alteration to the key features and characteristics of the existing landscape and the magnitude of effect would remain low adverse, and the overall significance of effect would remain **minor adverse** in the long-term.

7.0 Assessment of Effects on Views

7.1 This section provides an assessment of the anticipated changes in views which would be experienced from public and private viewpoints as a consequence of the proposed development at the site. The locations of public and private visual receptors are shown at **Figure 4**. Photographs to illustrate the baseline views are provided at **Section 4.0**. Photograph viewpoint locations are provided at **Figure 5**. Further information on how views have been assessed is set out in the method at **Appendix A**.

Value of Views

7.2 Consideration of the value of views is provided in the text below and with reference to Table 8 in the method at **Appendix A**.

7.3 There are no internationally or nationally important views in the vicinity of the site. In general public and private views toward the application site are of community value, as they are primarily valued by residents and workers in the area with no particular indication of a higher value.

7.4 It is considered that the public views from the Dearne Way Long Distance Route along the Barnsley Canal are of regional value, in recognition of its wider recreational use and value likely to be attached to views experienced by visitors from the county or wider region.

Susceptibility to Change

7.5 The susceptibility to change in views as a result of the proposed development for the public and private visual receptors identified, are set out below in Table 2. The susceptibility to change judgements are in accordance with the method set out at Appendix A (with specific reference to Table 7 in **Appendix A**).

Table 2 - Susceptibility to Change Judgements

Visual Receptor Type	Susceptibility to Change Judgement	Explanation
Residential properties (Lower storeys and gardens)	High	These are the parts of a property in which residents are likely to spend more time during daylight hours experiencing the view and so the susceptibility to change is high.
Residential properties (Upper storeys)	Medium	These are the parts of a property in which residents spend less time experiencing the view.

Visual Receptor Type	Susceptibility to Change Judgement	Explanation
Motorists, passengers and other road users on the A61 Wakefield Road and A633 Rotherham Road (which are not part of a recognised scenic tourist route)	Low - Medium	The speed of traffic means that road users are likely to be focused on the road and are less likely to appreciate any changes to wider views.
Walkers on the PRow network	High	In general the enjoyment experienced by PRow users will be closely related to the scenic quality of views. However proximity to the urban fringe will limit susceptibility to change to a degree.
Users of the recreation ground between the A61 Wakefield Road and A633 Rotherham Road	Medium	This is a relatively small public open space which forms part of the existing built up area and is adjacent to two A-roads and bordered by existing built development. It is not considered that users of this recreation ground are particularly susceptible to change in views as a result of the proposed development.
Workers and visitors to local businesses	Low	Workers and visitors are likely to be focused on their work or activities associated with the work and not their surroundings and are less likely to appreciate any changes to views.

Sensitivity of Visual Receptors

- 7.6 The sensitivity of visual receptors depends on the susceptibility of the view to change, and the value attached to the view experienced. Sensitivity has been assigned to visual receptors in accordance with Table 9 in the method at **Appendix A**. Table 3 below includes the visual receptor sensitivity judgements and assesses the visual effects of the proposed development during construction, on completion and after 15 years.

Assessment of Visual Effects

Table 3 Visual Assessment of Effects

Visual Receptor	Value of view	Susceptibility to change	Sensitivity	Description and Magnitude of Effect	Significance of Effect
Public Receptors					
A: Recreation Ground between the A61 Wakefield Road and the A633 Rotherham Road	Community	Medium	Medium	<p>During construction and in the short-term (0-5 years): Low adverse</p> <p>During construction and in the short-term there would be near views of highway works along the section of the A61 Wakefield Road adjacent to the site. There would also be near views of construction works looking west and northwest towards the northeast boundary of the application site (ranging between 10 and 130m distant) looking across the A61 Wakefield Road and interrupting longer views across the valley. The views would include works to clear the site, carry out soil stripping and earthworks, construct the main access junction, shared driveway access and internal roads, construct houses and install the private garden boundaries along the A61 Wakefield Road. Views would include construction traffic on the A61 and utilising the new main access. Views of construction works associated with the proposed development would be partially filtered by the mature trees lining the A61 Wakefield Road and views to the west would be partially obscured by the car wash and car sales business. In addition, the sloping nature of the site would mean that construction works in the central and southern parts of the site would be obscured. In existing views there are partial and distant views between the trees and beyond the car wash and the Stagecoach Depot towards Barnsley Town Centre on higher ground on the opposite valley side to the southwest. During construction these views would remain.</p> <p>During construction and in the short-term a moderate to small proportion of the view experienced by this visual receptor would be affected, and the magnitude of effect would be low adverse.</p> <p>On completion and in the short-term (0-5 years) and medium-term (5-15 years): Moderate to low adverse</p> <p>On completion there would be near views looking west and northwest across the A61 Wakefield Road towards new two storey houses in the northeast part of the application site and interrupting longer views across the valley. New properties would front onto Wakefield Road, set beyond a shared driveway and/or private front gardens. Newly planted hedgerow and hedgerow trees to the front of properties would be visible, but not yet established and would offer little screening or filtering. However, the views from the recreation ground would be partially screened and filtered by the intervening mature trees which line the western edge of the recreation ground, particularly from viewpoints within the recreation ground set back from the road edge. The view to the southwest of the proposed development would be largely obscured by the intervening car wash and car sales business on higher ground, and distant and partial views in the same direction towards Barnsley Town Centre would remain.</p> <p>On completion a moderate to small proportion of the view experienced by this visual receptor would be affected in the short and medium-term and the magnitude of effect would be moderate to low adverse.</p> <p>In the long-term (after 15 years): Low adverse</p> <p>After 15 years hedgerow and hedgerow tree planting along the frontage to properties along the A61 Wakefield Road would be established and would provide further filtering and screening of views of the new houses. The proportion of the view affected by the proposed development would be reduced and the magnitude of effect after 15 years would be low adverse.</p>	<p>During construction: Minor adverse</p> <p>On completion: Moderate to minor adverse</p> <p>In the long-term: Minor adverse</p>

<p>B: Road users on A61 Wakefield Road and the A633 Rotherham Road</p>	<p>Community</p>	<p>Low - medium</p>	<p>Low - medium</p>	<p>During construction and in the short-term (0-5 years): Low adverse</p> <p>During construction and in the short-term there would be near views of highway works along the short section of the A61 Wakefield Road adjacent to the site. From the short section of the A61 between the mini-roundabout with the A633 to the car wash on the A61, there would be near, open and transient views of construction works in the northeast part of the application site interrupting longer views northwest, west and southwest across the valley. The views would include works to clear the site, carry out soil stripping and earthworks, construct the main access junction, shared driveway access and internal roads, and construct houses and establish private gardens along the A61 Wakefield Road.</p> <p>Further south along the A61, the car wash and car sales business in combination with the sloping nature of the site would effectively screen construction works in the central and southern parts of the site. There would be a view looking southwest from a very short section of the A61 adjacent to the Stagecoach staff car park of the construction of 2 storey homes in the eastern part of the site, seen beyond the existing car park and security fencing. At this point along the A61 there would continue to be glimpsed and distant views looking south toward Barnsley Town Centre on the opposite valley side.</p> <p>In the short-term views from the A61 Wakefield Road would also include construction traffic on the A61 and utilising the new main access.</p> <p>Views from the majority of A633 Rotherham Road are screened due to intervening houses on the southwest side of the road and the roadside hedgerow to the boundary of the recreation ground. However, there would be a fleeting glimpsed view from the entrance to the recreation ground off the A633 looking southwest towards works to construct new houses and accesses on lower ground to the immediate southwest of the A61.</p> <p>Overall, during construction and in the short-term a moderate to small proportion of the view experienced by road users would be affected and the magnitude of effect would be low adverse.</p> <p>On completion and in the short-term (0-5 years) and medium-term (5-15 years): Moderate to low adverse</p> <p>On completion, from the short section of the A61 between the mini-roundabout with the A633 to the car wash on the A61, there would be near, open and transient views of new houses in the northeast part of the application site interrupting longer views northwest, west and southwest across the valley. New properties would front onto Wakefield Road, set beyond a shared driveway and/or private front gardens. Newly planted hedgerow and hedgerow trees to the front of properties would be visible, but not yet established and would offer little screening or filtering.</p> <p>Further south along the A61, the car wash and car sales business in combination with the sloping nature of the site would effectively screen new residential development in the central and southern parts of the site. There would be a view looking southwest from a very short section of the A61 adjacent to the Stagecoach staff car park of new 2 storey homes adjacent to the eastern site boundary and associated rear garden fencing, with a glimpsed view of further two storey houses on lower ground beyond. Newly planted hedgerow to the site boundary bordering the car wash and staff car park, and tree planting within the development, would be visible but not yet established, offering little screening or filtering. At this point along the A61 there would continue to be glimpsed and distant views looking south and southwest to higher ground on the opposite valley side.</p> <p>Views from the majority of A633 Rotherham Road are screened due to intervening houses on the southwest side of the road and the roadside hedgerow to the boundary of the recreation ground. However, there would be a fleeting glimpsed view from the entrance to the recreation ground off the A633 looking southwest towards works to new houses and accesses on lower ground to the immediate southwest of the A61.</p>	<p>During construction: Minor adverse</p> <p>On completion: Moderate to minor adverse</p> <p>In the long-term: Minor adverse</p>
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<p>(Continued)</p> <p>B: Road users on A61 Wakefield Road and the A633 Rotherham Road</p>				<p>Overall, on completion and in the short and medium-term a moderate to small proportion of the view experienced by road users would be affected and the magnitude of effect would be moderate to low adverse.</p> <p>In the long-term (after 15 years): Low adverse</p> <p>After 15 years hedgerow and hedgerow tree planting along the frontage to properties along the A61 Wakefield Road would be established and would provide further filtering and screening of views of the new houses. The hedgerow planting to the eastern site boundary adjoining the Stagecoach staff car park, and tree planting within the residential development beyond, would also be established and would help to partially screen and filter views from the short section of the A61 adjacent. Overall, the proportion of the view affected by the proposed development would be reduced and the magnitude of effect after 15 years would be low adverse.</p>	
<p>C: PRoW users on the disused railway line</p>	<p>Community</p>	<p>High</p>	<p>Medium</p>	<p>During construction and in the short-term (0-5 years): Low adverse to negligible</p> <p>During construction from the majority of this PRoW oblique views toward the application site would be screened or heavily filtered by the mature trees and other vegetation along the northeastern embankment.</p> <p>From the short section of the PRoW which is diverted around a footbridge there would be near and open glimpsed views of construction works at the site's southwest boundary, comprising removal of the existing outgrown hedgerow, the earthworks and seeding associated with the site drainage scheme in the open space buffer, the construction of a footpath connecting to the PRoW, and the construction of new houses and associated accesses rising up onto higher ground beyond.</p> <p>Overall, a small to very small proportion of the views experienced by medium sensitivity PRoW users would be affected. The magnitude of effect during construction would be low adverse to negligible.</p> <p>On completion and in the short-term (0-5 years) and medium-term (5-15 years): Low adverse to negligible</p> <p>On completion from the majority of this PRoW views toward the application site would be screened or filtered by the mature trees and other vegetation along the eastern embankment.</p> <p>From the short section of the PRoW which is diverted around a footbridge there would be near and open glimpsed views of the new development at the site's southwest boundary. This would comprise the newly seeded open space buffer containing the site drainage scheme and would be crossed by a new footpath extending from the residential development to the PRoW. New two storey houses would be seen beyond the approximately 20m wide open space buffer and would be visible rising up on higher ground to the north. The houses closest to the open space buffer would be accessed via shared private drives, with newly planted hedgerow and tree planting to the boundary.</p> <p>Overall, a small to very small proportion of the views experienced by medium sensitivity PRoW users would be affected and the magnitude of effect on completion would be low adverse to negligible.</p> <p>In the long-term (after 15 years): Low adverse to negligible</p> <p>In the long-term tree and hedgerow planting along the edge of the open space buffer and within the new housing beyond would offer partial filtering of new housing in the glimpsed open views from the short section of PRoW adjacent to the southwest site boundary. However the magnitude of effect after 15 years would continue to be low adverse to negligible.</p>	<p>During construction: Minor adverse to negligible</p> <p>On completion: Minor adverse to negligible</p> <p>In the long-term: Minor adverse to negligible</p>

<p>D: Road users on Standhill Crescent, New Lodge housing estate</p>	<p>Community</p>	<p>Low - medium</p>	<p>Low - medium</p>	<p>During construction and in the short-term (0-5 years): Low adverse</p> <p>From a short and elevated section of Standhill Crescent (to the south of Burn Place and adjoining open space) there would be channelled views looking down above the intervening rooflines of houses towards construction works within the eastern part of the site. Intervening buildings and vegetation would obscure views of works across the majority of the application site. During construction and in the short-term a small proportion of the view would be affected and the magnitude of effect would be low adverse.</p> <p>On completion and in the short-term (0-5 years) and medium-term (5-15 years): Low adverse</p> <p>From a short and elevated section of Standhill Crescent (to the south of Burn Place and adjoining open space) there would be channelled views looking down above intervening rooflines of houses towards the upper elevations of the new two storey houses within the eastern part of the site. On completion tree and hedgerow planting in this part of the site would not yet be established and would offer little additional screening or filtering. However, nearer views of intervening buildings and vegetation would obscure views of the proposed development across the majority of the application site. On completion and in the short and medium-term a small proportion of the view would be affected and the magnitude of effect would be low adverse.</p> <p>In the long-term (after 50 years): Low adverse to negligible</p> <p>In the long-term tree and hedgerow planting within the eastern part of the site would be established and would provide further filtering and screening of new houses in the view from this short section of Standhill Crescent. After 15 years a small to very small proportion of the view would be affected by the proposed built development and the magnitude of effect would reduce to low adverse to negligible.</p>	<p>During construction: Minor adverse</p> <p>On completion: Minor adverse</p> <p>In the long-term: Minor adverse to negligible</p>
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Private Receptors					
<p>1: Residents at East Gawber Hall (Nos. 29 and 31) and Nos. 32 and 33 East Gawber Cottages, on the west side of the A61 Wakefield Road, and the three bungalows and the living accommodation above Scolah's Fish and Chip Shop on the east side of A61</p>	<p>Community</p>	<p>Medium - high</p>	<p>Medium</p>	<p>During construction and in the short-term (0-5 years): Moderate adverse</p> <p>There would be open, near and direct views of construction works experienced by residents at East Gawber Hall (Nos. 29 and 31) and open, near and more oblique views from East Gawber Cottages (Nos. 32 and 33). Views to the south and southwest of works to construct 2 storey houses would replace open views of sloping grazing land, with little or no screening or filtering. From the three bungalows and living accommodation above Scolah's Fish and Chip Shop on the east side of A61, there would be direct views of highway works along the section of the A61 Wakefield Road adjacent to the site and also construction traffic using the A61. Looking across the A61 direct views would also include works to construct 2 storey houses within the narrow parcel of land within the northeast part of the site, which would replace views over open grassland toward East Gawber Hall. There would also be some oblique views of construction works further to the south along the A61 road frontage. The views of construction works within the site would include works to: clear the site; carry out vegetation removal, soil stripping and earthworks; construct the internal roads and shared driveway accesses; construct houses; and install the private garden boundaries and landscaping.</p> <p>Overall, a large to moderate proportion of the view would be affected resulting in a major to moderate alteration to the existing views. It is expected that construction would not extend beyond the short term (0-5 years) and the magnitude of effect would be moderate adverse.</p> <p>On completion and in the short-term (0-5 years) and medium-term (5-15 years): High to moderate adverse</p> <p>On completion the residents at East Gawber Hall (Nos. 29 and 31) and East Gawber Cottages (Nos. 32 and 33) would experience open and near views of the proposed development. Views from East Gawber Cottages (Nos. 32 and 33) would be more oblique, with nearer direct views comprising outbuildings and sheds associated with LS Maintenance. Near views of 2 storey houses and rear garden boundaries would replace open views of sloping grazing land, with little or no screening or filtering. From the three bungalows and living accommodation above Scolah's Fish and Chip Shop on the east side of A61, there would be direct views looking across the A61 and beyond the retained stone wall of new 2 storey houses within the narrow parcel of land within the northeast part of the site, which would replace views over open grassland toward East Gawber Hall. There would also be some oblique views of 2 storey houses further to the south along the A61 road frontage. The proposed development would restrict wider views towards higher ground on the opposite valley side, although the sloping nature of the site would likely mean that there would be some views from upper storey windows toward the opposite valley side above and between intervening houses. On completion and in the short and medium-term the proposed trees to site boundaries would be installed but not yet established.</p> <p>Overall, a large to moderate proportion of the view would be affected resulting in a major to moderate alteration to the existing views experienced by these residents. In the short and medium term the magnitude of effect would be high to moderate adverse.</p> <p>In the long-term (after 15 years): Moderate adverse</p> <p>After 15 years establishment of tree planting to the A61 road frontage, and tree and hedgerow or screen planting to the other site boundaries and elsewhere within the development, the views of new houses would be partially filtered and screened. The proportion of the view affected by the proposed built development would be reduced and magnitude of effect would be moderate adverse.</p>	<p>During construction: Moderate adverse</p> <p>On completion: Major to moderate adverse</p> <p>In the long-term: Moderate adverse</p>

<p>2: Workers and visitors to Arc car wash and Roy Needham Cars Ltd</p>	<p>Community</p>	<p>Low</p>	<p>Low</p>	<p>During construction and in the short-term (0-5 years): Moderate to low adverse</p> <p>During construction there would be open and near views looking north of works to construct the main site access and 2 storey houses on slightly lower ground along the A61 Wakefield Road. In the short-term highway works along the section of the A61 Wakefield Road adjacent to the site and construction traffic using the A61 Wakefield Road would also be visible. Views of earthworks and the construction of a road access and new houses to the immediate west and on lower ground would replace oblique views (looking down) of the sloping grazing land in the site. However, there would continue to be views of higher ground on the opposite valley side beyond. Overall, a large to moderate proportion of the view experienced by low sensitivity visual receptors would be affected in the short term (0-5 years) and the magnitude of effect would be moderate to low adverse.</p> <p>On completion and in the short-term (0-5 years) and medium-term (5-15 years): Moderate adverse</p> <p>On completion there would be near views looking north of 2 storey houses, and associated gardens and shared private driveway access, fronting onto the A61 Wakefield Road.</p> <p>In views to the west the upper elevations of the new houses on lower ground would replace oblique views (looking down) of the sloping grazing land within the site however, long views across the valley to the west and southwest would remain above and beyond. On completion newly planted hedgerow to the site boundary at the rear of the car wash and car sales premises and new tree planting along the A61 Wakefield Road would be visible, but not yet established and would offer little screening or filtering. Overall, a moderate proportion of the view experienced by low sensitivity visual receptors would be affected and the magnitude of effect would be moderate adverse.</p> <p>In the long-term (after 15 years): Moderate to low adverse</p> <p>After 15 years establishment of hedgerow planting along the site boundary to the rear of the car wash and car sales premises, as well as tree planting to the frontage of the A61 Wakefield Road, the views of the new houses would provide some additional partial filtering and screening. The magnitude of effect after 15 years would reduce to moderate to low adverse.</p>	<p>During construction: Minor adverse</p> <p>On completion: Minor adverse</p> <p>In the long-term: Minor adverse</p>
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<p>3: Residents on the east and west side of the A633 Rotherham Road and Hammertons Funeral Directors, and residents and the TA Fontenay Barracks building on the east side of A61 Wakefield Road</p>	<p>Community</p>	<p>Low (businesses/TA facility) Medium- high (residents)</p>	<p>Low (businesses/TA facility) Medium (residents)</p>	<p>During construction and in the short-term (0-5 years): Low adverse to negligible</p> <p>During construction views from the majority of these visual receptors looking west towards works in the northeast and eastern parts of the application site would either be filtered by trees lining the east side of the A61 Wakefield Road (within the recreation ground) or partially screened or filtered, particularly from ground-level, by intervening built form, garden boundaries or garden vegetation.</p> <p>However, from a limited number of residences and Hammertons Funeral Directors, there would be relatively near views (approximately 60m distant) looking across the A61 and A633 mini-roundabout junction toward works to construct 2 storey houses at the northeast extent of the site and the associated shared private drive access. Views would also include construction traffic using the A-roads to access the application site. Views would be a mixture of direct and oblique with some partial filtering by intervening garden and street trees. Views of construction works further to the south and west would be largely obscured by intervening topography and existing built development to the south on the A61 Wakefield Road, although to the south there would be an oblique and partial views of highway works to the A61. Works to construct new houses at the northeast extent of the site would partially replace longer views across the valley toward higher ground, although direct or oblique views across proposed open space to East Gawber Hall and higher ground beyond would be largely retained during the construction period.</p> <p>Further to the south there would be views looking west from the three single storey properties (Nos. 207, 209 and 211), which are set back from the east side of the A61 Wakefield Road, of works to construct a small number of 2 storey houses in the eastern part of the site, seen beyond the A61 and Stagecoach car park with associated security fencing. In the short-term views would also include highway works on the section of the A61 adjacent to these properties and construction traffic using this road. These views would be partially filtered or screened in places by intervening vegetation to front gardens, and construction works within the site would be seen on lower ground with glimpsed views of higher ground on the opposite valley side.</p> <p>As previously described for the remaining visual receptors, including at the TA building, views would be partially filtered and screened by intervening buildings, trees, garden boundaries and other vegetation. It is possible, particularly from upper storey west facing windows on higher ground, that there would be oblique views looking down of works to construct the upper part of new houses in the southwestern part of the site (on lower ground).</p> <p>Overall, a moderate, small to very small proportion of the view experienced by these low to medium sensitivity visual receptors would be affected in the short-term and the magnitude of effect would be low adverse to negligible.</p> <p>On completion and in the short-term (0-5 years) and medium-term (5-15 years): Low adverse to negligible</p> <p>On completion views from the majority of these visual receptors looking west towards works in the northeast and eastern parts of the application site would either be filtered by trees lining the east side of the A61 Wakefield Road (within the recreation ground) or partially screened or filtered, particularly from ground-level, by intervening built form, garden boundaries or garden vegetation.</p> <p>However, from a limited number of residences and Hammertons Funeral Directors, there would be relatively near views (approximately 60m distant) looking across the A61 and A633 mini-roundabout junction toward new 2 storey houses at the northeast extent of the site and the associated shared private drive access. Views would be a mixture of direct and oblique with some partial filtering by intervening garden and street trees. Views of the proposed development further to the south and west would be largely obscured by intervening topography and existing built development to the south on the A61 Wakefield Road. New houses at the northeast extent of the site would partially replace longer views across the valley toward higher ground, although there would continue to be direct or oblique views across the gateway open space in the northern tip of the site, toward East Gawber Hall and higher ground beyond.</p>	<p>During construction: Minor adverse to negligible</p> <p>On completion: Minor adverse to negligible</p> <p>In the long-term: Minor adverse to negligible</p>
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<p>(Continued)</p> <p>3: Residents on the east and west side of the A633 Rotherham Road and Hammertons Funeral Directors, and residents and the TA Fontenay Barracks building on the east side of A61 Wakefield Road</p>				<p>On completion and in the short and medium-term new trees to the site frontage to the A61 Wakefield Road would have been planted, but would not yet be established and would offer limited filtering or partial screening of views.</p> <p>Further to the south there would be views (approximately 230m distant) looking west from the three single storey properties (Nos. 207, 209 and 211), which are set back from the east side of the A61 Wakefield Road, of a small number of 2 storey houses in the eastern part of the site, seen beyond the A61 and Stagecoach car park with associated security fencing. These views would be partially filtered or screened in places by intervening vegetation to front gardens. The houses would be seen on lower ground, but would largely obscure views of higher ground on the opposite valley side, allowing some glimpsed views beyond looking above or between properties. On completion and in the short and medium-term new hedgerow planting to the site boundary would have planted, but would not yet be established and would offer limited partial screening of the proposed built development.</p> <p>As previously described for the remaining visual receptors, including at the TA building, views would be partially filtered and screened by intervening buildings, trees, garden boundaries and other vegetation. It is possible, particularly from upper storey west facing windows on higher ground, that there would be oblique views looking down of the upper part of new houses in the southwestern part of the site (on lower ground).</p> <p>Overall, a small to very small proportion of the view experienced by these medium sensitivity visual receptors would be affected during construction and the magnitude of effect would be low adverse to negligible.</p> <p>In the long-term (after 15 years): Low adverse to negligible</p> <p>After 15 years hedgerow and tree planting to the site boundaries and tree planting within the new development would be established after 15 years and would help to provide further partial filtering and screening of views of the new houses. However, a small to very small proportion of the view would continue to be affected by the proposed development and the magnitude of effect after 15 years would remain low adverse to negligible.</p>	
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<p>4: Residents within the New Lodge Estate and Workers and Visitors at LS Maintenance and the New Lodge Working Men's Club</p>	<p>Community</p>	<p>Low (businesses) Medium- high (residents)</p>	<p>Low (businesses) Medium (residents)</p>	<p>During construction and in the short-term (0-5 years): Low adverse to negligible (residents) and Low adverse (businesses)</p> <p>From residences within the New Lodge housing estate there would be upper storey, mainly oblique but some direct views of works to construct new houses on lower ground across the northwest part of the site (some 150m - 500m distant). Intervening trees and other vegetation within the privately owned greenspace (to the north of the application site), and intervening buildings would provide partial screening and filtering of some views from upper storey windows and would generally screen lower storey views. Overall, a small to very small proportion of the view experienced by medium sensitivity residential visual receptors would be affected during construction and the magnitude of effect would be low adverse to negligible.</p> <p>In general ground-level views looking toward the application site from the New Lodge Working Men's Club and LS Maintenance would be screened by intervening built form and nearby tall conifer boundary hedgerows. However from the southwest extent of LS Maintenance premises there would be near views from the hardstanding storage areas of construction works to the south and east. These views would comprise site clearance, soil stripping and earthworks, construction of accesses and new houses, and the installation of garden boundaries and landscaping, with some partial filtering provided by some intervening vegetation. Overall a moderate proportion of the view experienced by low sensitivity visual receptors would be affected in the short-term during construction and the magnitude of effect would be low adverse.</p> <p>During construction there would be views looking southeast from the upper storey windows of the New Lodge Working Men's Club of works on higher ground in the eastern part of the application site. These works would be seen beyond adjacent businesses and residences and would be partly screened by intervening buildings and the tall conifer hedgerows to the boundaries of the K B Castle and Komplete Glass businesses. Overall a small proportion of the view experienced by low sensitivity visual receptors would be affected in the short-term during construction and the magnitude of effect would be low adverse.</p> <p>On completion and in the short-term (0-5 years) and medium-term (5-15 years): Low adverse to negligible (residents), and moderate adverse and low adverse (businesses)</p> <p>From residences within the New Lodge housing estate there would be upper storey, mainly oblique but some direct views of new houses on lower ground across the northwest part of the site (some 150m - 500m distant). Intervening trees and other vegetation within the privately owned greenspace (to the north of the application site), and intervening buildings would provide partial screening and filtering of some views from upper storey windows and would generally screen lower storey views. On completion and in the short and medium-term the woodland buffer to the northwest site boundary and trees within the proposed development would have been planted, but would not yet be established and would offer limited filtering or screening. Overall, a small to very small proportion of the view experienced by medium sensitivity residential visual receptors would be affected on completion and in the short and medium-term and the magnitude of effect would be low adverse to negligible.</p> <p>In general ground-level views looking toward the application site from the New Lodge Working Men's Club and LS Maintenance would be screened by intervening built form and nearby tall conifer boundary hedgerows. However from the southwest extent of LS Maintenance premises there would be near views from the hardstanding storage areas of new houses to the south and east. These views would be partly filtered by some intervening vegetation and would include the recently planted woodland buffer along the site boundary, with a nearby shared private driveway also visible, and rear garden fencing and the upper storey of new houses visible beyond. Overall a moderate proportion of the view experienced by low sensitivity visual receptors would be affected in the short and medium-term and the magnitude of effect would be moderate adverse.</p>	<p>During construction: Minor adverse to negligible (residents) Minor adverse (businesses)</p> <p>On completion: Minor adverse to negligible (residents) Minor adverse (businesses)</p> <p>In the long-term: Minor adverse to negligible (all)</p>
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				<p>On completion and in the short and medium-term there would be views looking southeast from the upper storey windows of the New Lodge Working Men's Club of housing development on higher ground in the eastern part of the application site. New houses and the associated accesses and private gardens would be seen beyond adjacent businesses and residences and would be partly screened by intervening buildings and the tall conifer hedgerows to the boundaries of the K B Castle and Komplete Glass businesses. On completion and in the short and medium-term the tree planting to the northern site boundaries and within the proposed development would have been planted, but would not yet be established and would offer limited filtering or screening. Overall a small proportion of the view experienced by low sensitivity visual receptors would be affected on completion and in the short and medium-term and the magnitude of effect would be low adverse.</p> <p>In the long-term (after 15 years): Low adverse to negligible</p> <p>In the long-term the 10m wide woodland buffer planting to the northwest site boundary, hedgerow and tree planting to parts of the northern site boundary, and tree planting within the proposed development would be established and would provide further filtering and screening of views. For residential receptors on lower ground and the ground-level view from LS Maintenance, it is likely that the establishment of the woodland buffer to the northwest site boundary would largely screen the proposed development from view. Overall the magnitude of effect on visual receptors (at residences and businesses) looking towards the proposed development would reduce to low adverse to negligible.</p>	
5: Workers at the Stagecoach Wakefield Road Depot and at the business premises further to the southwest	Community	Low	Low	<p>During construction and in the short-term (0-5 years): Low adverse to Negligible</p> <p>Generally during the winter months, views of the construction works within the southeast part of the site would be heavily filtered by trees lining the southeast boundary of the site. It is likely that there would be a glimpsed view of at-height works to construct new houses in the eastern corner of the site where vegetation screening is lower. Overall a small to very small proportion of the view experienced by this low sensitivity visual receptor would be affected in the short-term and the magnitude of effect would be low adverse to negligible.</p> <p>On completion and in the short-term (0-5 years) and medium-term (5-15 years): Negligible</p> <p>On completion and in the short and medium-term views of the proposed development would be heavily filtered by trees lining the southeast boundary of the site. Overall a very small proportion of the view experienced by this low sensitivity visual receptor would be affected and the magnitude of effect would be negligible.</p> <p>In the long-term (after 15 years): Negligible</p> <p>Whilst the majority of the site would be largely obscured, after 15 years there would continue to be some heavily filtered, glimpsed views in winter months of the proposed development beyond vegetation screening. The magnitude of effect after 15 years would remain negligible.</p>	<p>During construction: Minor adverse to negligible</p> <p>On completion: Negligible</p> <p>In the long-term: Negligible</p>

Representative Viewpoint					
<p>R1: Public and Private Visual Receptors on the Opposite Valley Side (Visual receptors include: residents on the edge of Honeywell and on higher ground in Wilthorpe, users of the Smithies Lane, walkers of the Dearne Way Long Distance Route and PRowS west of the Barnsley canal, passengers on the East Coast Railway Line, and workers and visitors to higher rise buildings in Barnsley Town Centre and at Barnsley District General Hospital)</p>	<p>Community and Regional (Dearne Way)</p>	<p>Low - high</p>	<p>Low - medium High (Dearne Way)</p>	<p>During construction and in the short-term (0-5 years): Low adverse to negligible</p> <p>There would be relatively distant views (ranging from 0.7 to 2km distant) looking across the valley toward works to construct the new houses on higher ground in the northeastern part of the site, which would be seen in the context of nearby residential properties and employment premises along the A61. Building works within a large part of the site (on lower ground) would be obscured by intervening mature woodland along the disused railway line and the domed store at the Council Depot off Smithies Lane. There is likely to be more open views available from north facing upper storey windows. Overall, a small to very small proportion of the view experienced by visual receptors (ranging in sensitivity from high - low) would be affected during construction and the magnitude of effect would be low adverse to negligible.</p> <p>On completion and in the short-term (0-5 years) and medium-term (5-15 years): Low adverse to negligible</p> <p>There would be relatively distant views (ranging from 0.7 to 2km distant) looking across the valley toward new two storey houses on higher ground in the northeastern part of the site, which would be seen in the context of nearby residential properties and employment premises along the A61. Building works within a large part of the site (on lower ground) would be obscured by intervening mature woodland along the disused railway line and the domed store at the Council Depot off Smithies Lane. There is likely to be more open views available from north facing upper storey windows. Overall, a small to very small proportion of the view experienced by visual receptors (ranging in sensitivity from high - low) would be affected on completion and in the short and medium-term and the magnitude of effect would be low adverse to negligible.</p> <p>In the long-term (after 15 years): Low adverse to negligible</p> <p>After 15 years tree planting would be established and would assist in partially filtering or screening views of the proposed built development in the northeastern part of the site. However, a small to very small proportion of the view would continue to be affected and the magnitude of effect would remain low adverse to negligible.</p>	<p>During construction: Minor adverse to negligible</p> <p>On completion: Minor adverse to negligible</p> <p>In the long-term: Minor adverse to negligible</p>

8.0 Conclusions

Assessment of Effects on Landscape Character

Effects on Landscape During Construction

- 8.1 In the short-term the construction of approximately 200 dwellings and associated landscaping would introduce activity into what is currently a pocket of grazing land on the northeast valley side of the broad Dearne Valley, adjacent to existing built development and an A-road. Effects on the local landscape would be limited by the scale and context of development and the buffering provided by mature tree belts to the southwest and southeast site boundaries. Overall during construction there would be a notable or low scale of change to the character of the landscape for the short-term and the magnitude of effect would be low adverse. In the short-term given the low sensitivity of the landscape and low adverse magnitude of effect, the overall significance of effect on landscape character during construction would be **minor adverse**.

Effects on Landscape On Completion and in the Short and Medium-term

- 8.2 On completion, the proposed development comprising approximately 200 two storey houses and associated accesses, open space and other landscaping, would result in the loss of a pocket of open land (7.73ha), currently used for horse grazing, on the northeast valley side of the broad Dearne Valley. However effects on the local landscape would be limited by the urban fringe character of the site, the existing settlement pattern on the valley slopes and higher ground, proximity to existing houses and employment land uses, and the enclosure provided to the south and west by adjoining mature trees and tree belts.
- 8.3 Overall, the proposed development would represent a minor alteration to the key features and characteristics of the existing local landscape with the introduction of features which are already present in the landscape, resulting in a low-scale of change. In the short and medium-term given the low sensitivity of the landscape and low adverse magnitude of effect, the overall significance of effect on the landscape within the study area would be **minor adverse**.

Effects on Views in the Long-term (After 15 Years)

- 8.4 In the long-term (after 15 years) woodland buffer planting along the northwest site boundary would be established, as would tree and hedgerow planting within the residential development and additional planting within the proposed open space. This planting would further soften the effect of residential development on the local landscape. However, the proposed development would still represent a minor alteration to the key features and characteristics of the existing landscape and the magnitude of effect would remain low adverse, and the overall significance of effect would remain **minor adverse** in the long-term.

Assessment of Effects on Views

Summary of Visual Assessment

8.5 Table 4 below summarises the assessment of visual effects as a result of the proposed development.

Table 4 - Summary of Visual Assessment

Visual Receptor	Significance of Effect on Views During Construction	Significance of Effect on Views on Completion and in the Short and Medium-Term (0 to 15 years)	Significance of Effect on Views in the Long-Term (15 years onward)
Public Visual Receptors			
A: Recreation Ground	Minor adverse	Moderate to minor adverse	Minor adverse
B: Road users on A61 Wakefield Road and the A633 Rotherham Road	Minor adverse	Moderate to minor adverse	Minor adverse
C: PRoW users on disused railway line	Minor adverse to negligible	Minor adverse to negligible	Minor adverse to negligible
D: Road users of Standhill Crescent	Minor adverse	Minor adverse	Minor adverse to negligible
Private Visual Receptors			
1: Residents at East Gawber Hall (No's 29 and 31), No.s 32 and 33 on the west side of the A61 and three detached properties on the east side of A61	Moderate adverse	Major to moderate adverse	Moderate adverse
2: Workers and visitors to Arc car wash and Roy Needham Cars Ltd	Minor adverse	Minor adverse	Minor adverse

Visual Receptor	Significance of Effect on Views During Construction	Significance of Effect on Views on Completion and in the Short and Medium-Term (0 to 15 years)	Significance of Effect on Views in the Long-Term (15 years onward)
3: Residents on the east and west side of the A633 Rotherham Road including Hammertons Funeral Directors, residents and the Territory Army building on the east side of A61 Wakefield Road	Minor adverse to negligible	Minor adverse to negligible	Minor adverse to negligible
4: Residents within the New Lodge Estate and workers and visitors of LS Maintenance	Minor adverse to negligible (residents) Minor adverse (businesses)	Minor adverse to negligible (residents) Minor adverse (businesses)	Minor adverse to negligible (all)
5: Workers and visitors at the Stagecoach Wakefield Road Depot	Minor adverse to negligible	Negligible	Negligible
Representative Viewpoints			
R1: Nearby residents on the edge of Honeywell and Barnsley, users of the Smithies Lane and walkers of the Dearne Way and PRowS west of the Barnsley canal	Minor adverse to negligible	Minor adverse to negligible	Minor adverse to negligible

Effects on Views During Construction

- 8.6 During construction the significance of effect on views would be limited by the short-term nature of construction activities (within 0 to 5 years), and the degree of screening and filtering of views provided by intervening landform, built form and vegetation, and would range between moderate adverse and negligible.
- 8.7 A **moderate adverse** significance of effect would be experienced by residents of medium sensitivity at properties nearest to the site (Visual Receptor 1: East Gawber Hall - Nos. 29 and 31, East Gawber Cottages - Nos. 32 and 33 on the west side of the A61, and the three bungalows and the living accommodation above Scorah's Fish and Chip Shop on the east side of A61). A large to moderate proportion of the views from these properties would be affected in the short-term during construction.
- 8.8 A **minor adverse** significance of effect during construction would be experienced by medium sensitivity users of the Recreation Ground (Visual Receptor A) and low to medium sensitivity road users on the A61 Wakefield Road and the A633 Rotherham Road (Visual Receptor B). In the short-term a moderate to small proportion of the view experienced by these visual receptors would be affected by the construction of the proposed development.
- 8.9 A **minor adverse** significance of effect would also be experienced by low to medium sensitivity road users on Standhill Crescent (Visual Receptor D), where overall a small proportion of the view experienced would be affected in the short-term.
- 8.10 A **minor adverse** significance of effect would be experienced by workers and visitors to the Arc car wash and Roy Needham Cars Ltd (Visual Receptor 2), where a large proportion of the views experienced in the short-term by low sensitivity visual receptors would be affected in the short-term.
- 8.11 During construction medium sensitivity residents at the New Lodge Estate and low sensitivity workers and visitors at LS Maintenance and the New Lodge Working Men's Club (part of Visual Receptor 4) would experience a **minor adverse** significance of effect, where a moderate proportion (LS Maintenance) and small proportion (New Lodge Working Men's Club) of the views would be affected in the short-term.
- 8.12 A **minor adverse to negligible** significance of effect would be experienced by Visual Receptor 3 (residents on the east and west side of the A633 Rotherham Road and Hammertons Funeral Directors, and residents and the TA Fontenay Barracks building on the east side of A61 Wakefield Road), part of Visual Receptor 4 (residents within the New Lodge Estate), Visual Receptor 5 (workers at the Stagecoach Wakefield Road Depot and at the business premises further to the southwest), Visual Receptor C (users of the PRoW along the disused railway line) and Representative Viewpoint R1 (representing a range of public and private visual receptors in the opposite valley side). In the short-term a small to very small proportion of the view experienced by these visual receptors would be affected.

Effects on Views On Completion and in the Short and Medium-term (0 to 15 Years)

- 8.13 On completion and in the short and medium-term, the significance of effect on views in general would be limited by the degree of screening and filtering of views provided by intervening landform, built form and vegetation, but would range between major to moderate adverse and negligible.
- 8.14 On completion and in the short and medium-term, the medium sensitivity private visual receptors closest to the site (Visual Receptor 1: East Gawber Hall - Nos. 29 and 31, East Gawber Cottages - Nos. 32 and 33 on the west side of the A61, and the three bungalows and the living accommodation above Scolah's Fish and Chip Shop on the east side of A61) would experience a **major to moderate adverse** significance of effect on views. The proposed development would affect a large and moderate proportion of the views experienced by residents from these properties, with little or no screening or filtering, and would restrict wider views towards higher ground on the opposite valley side, resulting in a high to moderate magnitude of effect.
- 8.15 A **moderate to minor adverse** significance of effect would be experienced by medium sensitivity users of the Recreation Ground (Visual Receptor A) and low to medium sensitivity road users on the A61 Wakefield Road and the A633 Rotherham Road (Visual Receptor B). Partial screening and filtering of views would be provided by a combination of intervening vegetation, built form and landform, which would result in a moderate to low adverse magnitude of effect.
- 8.16 On completion and in the short and medium-term, workers and visitors at LS Maintenance and the New Lodge Working Men's Club (part of Visual Receptor 4) would experience a **minor adverse** significance of effect, where a moderate proportion (LS Maintenance) and small proportion (New Lodge Working Men's Club) of the view would be affected by the proposed development, but the sensitivity of visual receptors is low. Similarly, low - medium sensitivity road users on a short section of Standhill Crescent (Visual Receptor D), would experience a **minor adverse** significance of effect, where a small proportion of the view would be affected by the proposed development.
- 8.17 A **minor adverse** significance of effect would also be experienced by workers and visitors to the Arc car wash and Roy Needham Cars Ltd (Visual Receptor 2), where a moderate proportion of the views experienced by low sensitivity visual receptors.
- 8.18 A **minor adverse to negligible** significance of effect would be experienced by Visual Receptor 3 (residents on the east and west side of the A633 Rotherham Road and Hammertons Funeral Directors, and residents and the TA Fontenay Barracks building on the east side of A61 Wakefield Road), part of Visual Receptor 4 (residents within the New Lodge Estate), Visual Receptor C (users of the PRoW along the disused railway line) and Representative Viewpoint R1 (representing a range of public and private visual receptors in the opposite valley side). On completion and in the short and medium-term a small to very small proportion of the view experienced by these visual receptors would be affected.

- 8.19 On completion low sensitivity workers at the Stagecoach Wakefield Road Depot and at the business premises further to the southwest (Visual Receptor 5) would experience a **negligible** significance of effect, where a very small proportion of the view would be affected in the short and medium-term.

Effects on Views in the Long-term (After 15 Years)

- 8.20 In general, after 15 years native woodland planting along the northwestern boundary and hedgerow and hedgerow tree planting along parts of the northeastern and eastern site boundaries and tree planting elsewhere within the proposed development would be sufficiently established to provide further filtering and screening of views experienced by the public and private visual receptors. In the long-term the significance of effect on visual receptors would be reduced and would range between moderate adverse and negligible significance.
- 8.21 In the long-term (after 15 years), the medium sensitivity private visual receptors closest to the site (Visual Receptor 1: East Gawber Hall - Nos. 29 and 31, East Gawber Cottages - Nos. 32 and 33 on the west side of the A61, and the three bungalows and the living accommodation above Scorah's Fish and Chip Shop on the east side of A61) would experience a **moderate adverse** significance of effect on views. After 15 years established tree and hedgerow planting would provide partial screening and filtering of the housing development, and the magnitude of effect would be moderate adverse.
- 8.22 In the long-term (after 15 years), the significance of effect experienced by medium sensitivity users of the Recreation Ground (Visual Receptor A) and low-medium sensitivity road users on the A61 Wakefield Road and the A633 Rotherham Road (Visual Receptor B), would be reduced to **minor adverse**. The proportion of the view affected by the proposed built development would be further reduced by established tree planting along the A61 Wakefield Road frontage.
- 8.23 Similarly, after 15 years hedgerow planting to the rear of the Arc car wash and Roy Needham Cars Ltd (Visual Receptor 2) and tree planting to the A61 Wakefield Road frontage would reduce the proportion of the view affected by the housing development, which in combination with the low sensitivity of visual receptors would continue to result in a **minor adverse** significance of effect.
- 8.24 In the long-term, road users on the short section of Standhill Crescent (Visual Receptor D) and residents within the New Lodge housing estate, and workers and visitors at LS Maintenance and the New Lodge Working Men's Club (Visual Receptor 4) would experience a **minor adverse to negligible** significance of effect. After 15 years the 10m wide woodland buffer planting to the northwest site boundary, hedgerow and tree planting to parts of the northern site boundary, and tree planting within the proposed development would be established and would provide further filtering and screening of views, such that a small to very small proportion of the view experienced by these visual receptors would be affected by the housing development.

- 8.25 In the long-term (after 15 years), a **minor adverse to negligible** significance of effect would continue to be experienced by Visual Receptor 3 (residents on the east and west side of the A633 Rotherham Road and Hammertons Funeral Directors, and residents and the TA Fontenay Barracks building on the east side of A61 Wakefield Road), Visual Receptor C (users of the PRoW along the disused railway line) and Representative Viewpoint R1 (representing a range of public and private visual receptors in the opposite valley side). Whilst established tree planting to the site boundaries and within the site would assist in further filtering and screening views of the proposed built development, a small to very small proportion of the view would continue to be affected.
- 8.26 For workers at the Stagecoach Wakefield Road Depot and at the business premises further to the southwest (Visual Receptor 5), whilst the majority of the proposed development would be largely obscured, a very small proportion of the view would continue to be affected and the **negligible** significance of effect judgement would remain the same as on completion.

APPENDIX A: LVIA Method

APPENDIX A – LANDSCAPE AND VISUAL ASSESSMENT METHOD

A1.1 The following method has been used to provide an assessment of effects on landscape character and on views, as a result of the proposed development during the construction, and operation stages.

A1.2 The method for the landscape and visual assessment is based on the guidance contained in the 'Guidelines for Landscape and Visual Impact Assessment - Third Edition', Landscape Institute/Institute of Environmental Management and Assessment, 2013 (GLVIA3). Paragraph 1.20 of GLVIA3 explains that the guidance:

“concentrates on principles while also seeking to steer specific approaches where there is a general consensus on methods and techniques. It is not intended to be prescriptive, in that it does not provide a detailed ‘recipe’ that can be followed in every situation. It is always the primary responsibility of any landscape professional carrying out an assessment to ensure that the approach and methodology adopted are appropriate to the particular circumstances.”

A1.3 There are five stages to the method of assessment of landscape and visual effects as detailed in GLVIA3, Chapters 5 and 6. These comprise:

- scope;
- establishing the landscape and visual baseline;
- predicting and describing landscape and visual effects;
- assessing the significance of landscape and visual effects; and
- judging the overall significance of landscape and visual effects.

A1.4 The five stages identified above are discussed below for the landscape assessment, and then for the visual assessment.

Landscape Assessment Method

Scope of the Landscape Assessment

A1.5 In accordance with paragraph 5.2 of GLVIA3 *“Scoping should...identify the area of landscape that needs to be covered in assessing landscape effects. This should be agreed with the competent authority, but it should also be recognised that it may change as the work progresses, for example as a result of fieldwork, or changes to the proposal. The study area should include the site itself and the full extent of the wider landscape around it which the proposed development may influence in a significant manner. This will usually be based on the extent of Landscape Character Areas likely to be significantly affected either directly or indirectly. However, it may also be based on the extent of the area from which the development is potentially visible, defined as the Zone of Theoretical Visibility, or a combination of the two.”*

A1.6 The physical scope of this landscape assessment has been informed by consideration of the following:

- Published Landscape Character Areas and landscape designations;
- the approximate extent of visibility for the proposed development; and
- field assessment.

A1.7 The study area within which landscape effects have been considered is shown at Figure 3. The landscape study area has principally been guided by the potential visibility of the

proposed development in the surrounding landscape how the development may influence the landscape.

Establishing the Landscape Baseline

Desk Based Assessment

- A1.8 A review of relevant information, guidance and planning policy relating to the proposed development and the landscape (and views) has been undertaken including:
- National Planning Policy Framework (NPPF);
 - Local Plan policies and guidance;
 - Published Landscape Character Assessments;
 - Published walking and cycling routes;
 - Designated heritage assets; and
 - Ordnance Survey mapping and aerial photography.

Site Assessment

- A1.9 Desk study and field survey work was undertaken by TEP in June 2017 to gather landscape baseline information to inform and assess the proposed development. Site assessment work involved two Chartered Landscape Architects experienced in landscape and visual assessment.
- A1.10 Site assessment of landscape character and of the proposed development has involved visits to the area by car and on foot. In accordance with GLVIA3 Paragraph 5.15 fieldwork has been used to check the applicability of published character assessments within the study area, identifying variations in character at a more detailed scale. The landscape within the study area has been experienced, and landscape characteristics and features recorded from publicly accessible locations with reference to the latest guidance provided in Natural England's 'An Approach to Landscape Character Assessment' (October 2014).

Reporting on the Baseline Situation

- A1.11 Following desk based and site assessments the landscape baseline has been described and supported with illustrations where necessary, including maps illustrating published landscape character areas.
- A1.12 National and local level published landscape character assessments have been used as the basis for establishing the baseline environment for the landscape assessment. In accordance with GLVIA3 Paragraphs 5.15 and 5.16, these existing assessments have been reviewed and have been supplemented with more detailed survey of the site itself and immediate surroundings, noting any differences or refinements when compared to the key characteristics of the published assessments.

- A1.13 The landscape baseline has been informed by published historic landscape characterisation and Conservation Area Appraisals (where available and relevant), and the presence of designated heritage assets such as Listed Buildings and Scheduled Ancient Monuments, although the landscape assessment does not consider effects on the historic landscape or heritage assets.
- A1.14 GLVIA3 paragraph 5.33 states that *“individual elements and aesthetic and perceptual aspects of the landscape”* should be identified and described, with a particular emphasis on any key characteristics that contribute to the distinctive character of the landscape. GLVIA3 paragraph 5.33 also states that *“the condition of the landscape, including the condition of elements or features such as buildings, hedgerows or woodland”* should be identified.

Landscape Value

- A1.15 As part of establishing the baseline situation the value of the landscape potentially affected is evaluated. This is in accordance with paragraph 5.44 of GLVIA3. Landscape value is also referred to below as part of the method for ‘Assessing the Significance of Landscape Effects’.
- A1.16 Highly valued landscapes typically are identified by national level designations such as National Parks and AONB. Landscapes of local value may be identified by designations in the local planning process such as Areas of Great Landscape Value and Special Landscape Areas, although Planning Policy Statement 7 (now superseded and replaced by the NPPF) advised against local designations and advocated a ‘criteria-based’ approach to landscape protection and enhancement (now advised in the NPPF at paragraph 113).
- A1.17 Undesignated landscapes and features are also valued. Paragraph 5.19 of GLVIA3 identifies that following a review of existing landscape designations *“the value attached to undesignated landscapes also needs to be carefully considered and individual elements of the landscape – such as trees, buildings or hedgerows – may also have value.”*
- A1.18 GLVIA3 also states in Box 5.1 under paragraph 5.28, those factors that can help in the identification of valued landscapes include;
- landscape quality (condition);
 - scenic quality;
 - rarity;
 - representativeness;
 - conservation interest;
 - recreation value;
 - perceptual aspects; and
 - associations.
- A1.19 These factors have been considered when determining landscape value. Local landscape character assessments have also been reviewed to inform judgements made on landscape value.
- A1.20 Paragraph 5.19 of GLVIA3 states that *“landscapes or their component parts may be valued at the community, local, national or international levels.”* This word-scale is used to define the level of landscape value in the baseline assessment. Table 1 provides typical criteria for judgements on landscape value.

Table 1 - Landscape Value

Landscape Value	Typical Example
International	<p>Land within a World Heritage Site where the scenic qualities of the particular landscape in question contributes to the designation.</p> <p>A landscape closely associated with an artist or writer of international renown (for example, Monet's garden at Giverny).</p>
National	<p>Land within a National Park or AONB where the scenic qualities of the particular landscape in question are consistent with the designation.</p> <p>A landscape closely associated with an artist or writer of national renown (many such landscapes are also designated a National Park or AONB, for example Constable's connections with the Dedham Vale AONB or Wordsworth's connections with the Lake District National Park).</p>
Regional	<p>A landscape which has a scenic quality and rarity, or recreational or tourist offer, which results in its renown at a regional or county-level.</p>
Local	<p>A landscape which has scenic quality and rarity, or a recreational or tourist offer, which results in its renown at a borough or district-level.</p> <p>A landscape with a local plan designation which relates to landscape quality, or a local plan designation which relates to a conservation interest (historic or wildlife) where the landscape contributes to the designation.</p>
Community	<p>Landscapes which are valued by residents and workers within the community, but for which there is no particular indication of a higher value.</p>

Predicting and Describing Landscape Effects

- A1.21 Once the landscape baseline has been established, baseline information is combined with an understanding of the components of the development proposed that would potentially be introduced into the landscape, to identify and describe the landscape effects. This is in accordance with paragraph 5.34 of GLVIA3.
- A1.22 Paragraph 5.34 of GLVIA3 refers to two steps when predicting landscape effects. These are summarised below:
- The first step is to identify the components of the landscape that are likely to be affected by the scheme; and
 - The second step is to identify interactions between these landscape receptors and the different components of the development at all its different stages.

A1.23 Landscape effects in this assessment have been predicted based on the above approach. The description of landscape effects has been presented as appropriate for this assessment. The type of landscape effects predicted as a result of the proposed development include, where relevant, effects that are direct, indirect, short, medium and long term, permanent and temporary, positive (or beneficial) and negative (or adverse). These are discussed further below.

Assessing the Significance of Landscape Effects

A1.24 The following method for the assessment of the likely significant effects of the proposed development on the landscape is in accordance with the guidelines at paragraph 5.38 to 5.52 of GLVIA3. Assessing the significance of identified landscape effects requires an assessment of the sensitivity of the landscape affected (its susceptibility to change and value), and an assessment of the magnitude of the effect (size or scale, geographical extent, nature of the effect (adverse or beneficial), and its duration and reversibility on the landscape).

Landscape Sensitivity

A1.25 In accordance with paragraph 5.39 of GLVIA3, landscape sensitivity sequentially combines judgements of the landscape’s susceptibility to change to the type of development proposed (i.e. the degree to which the landscape can accommodate the proposed change without suffering detrimental effects on its character), and the value attached to the landscape.

Susceptibility to Change

A1.26 The susceptibility of a landscape to change is dependent on the characteristics of the receiving landscape and the type and nature of the development proposed. Landscape character types or areas have varying sensitivity to the types of development they are able to accommodate. In accordance with paragraph 5.42 of GLVIA3, the assessment of susceptibility is tailored to the development proposed, and is considered as part of the assessment of effects, and is not recorded as part of the landscape baseline.

A1.27 The judgement on the susceptibility of a landscape to the change proposed is recorded as high, medium or low. The susceptibility of the landscape to the proposed development has been assigned to the landscape in the project study area, where one or more of the following typical criteria in **Table 2** (below) applies.

Table 2 - Susceptibility to Change

Susceptibility to Change	Typical Criteria
High	<ul style="list-style-type: none"> • there are no existing buildings in the landscape; • there is limited or no screening by trees, woodland, hedgerow, landform, and or built form; or • the landscape cannot accommodate the operation (and construction) of the proposed development without suffering substantial detrimental effects on its character.

Susceptibility to Change	Typical Criteria
Medium	<ul style="list-style-type: none"> • there are some buildings in the landscape; • there is some screening provided by trees, woodland, hedgerow, landform, and or built form; or • the landscape generally is able to accommodate the operation (and construction) of the proposed development without suffering substantial detrimental effects on its character.
Low	<ul style="list-style-type: none"> • there is already built development present in the landscape; • there is screening by trees, woodland, hedgerow, landform, and or built form; or • the landscape is able to accommodate the operation (and construction) of the proposed development without suffering detrimental effects on its character.

Value of the Landscape

A1.28 As stated and discussed above, the value of the landscape potentially affected by a development proposal is evaluated when establishing the landscape baseline.

Landscape Sensitivity

A1.29 As identified above landscape sensitivity considers the landscape's susceptibility to change to the development proposed, and the value attached to the landscape potentially affected. The assessment of landscape sensitivity has been assigned to the landscape within the study area, with consideration to the typical criteria identified in Table 3 below.

Table 3 - Landscape Sensitivity

Landscape Sensitivity	Typical Criteria
High	<p>The landscape has a high susceptibility to change and has regional, national or international value; or</p> <p>The landscape has a medium susceptibility to change and has national or international value.</p>
Medium	<p>The landscape has a high susceptibility to change and has community or local value; or</p> <p>The landscape has a medium susceptibility to change and has local or regional value; or</p> <p>The landscape has a low susceptibility to change and has national or international value.</p>
Low	<p>The landscape has a medium susceptibility to change and has community value; or</p> <p>The landscape has a low susceptibility to change and has community, local or regional value.</p>

- A1.30 Consideration also has been given to paragraph 5.46 of GLVIA3, where it states that there can be complex relationships between the value of a landscape and the landscape's susceptibility to change, which are noted as being especially important when considering change within or close to designated landscapes. GLVIA3 provides the following examples:
- *“an internationally, nationally or locally valued landscape does not automatically, or by definition, have high susceptibility to all types of change;*
 - *it is possible for an internationally, nationally or locally important landscape to have relatively low susceptibility to change resulting from the particular type of development in question, by virtue of both the characteristics of the landscape and the nature of the proposal;*
 - *the particular type of change or development proposed may not compromise the specific basis for the value attached to the landscape.”*

A1.31 In accordance with paragraph 5.42 of GLVIA3, landscape sensitivity is considered as part of the assessment of effects, where the judgements on susceptibility to change are identified.

Magnitude of Effect

A1.32 In accordance with paragraphs 5.48 to 5.52 of GLVIA3 the magnitude of effect on the landscape is considered with regard to the size or scale of change in the landscape likely to be experienced as a result of a development; the geographical extent of the area influenced; and the duration and reversibility of the effect, as detailed in GLVIA3.

A1.33 More weight usually is given to effects that are greater in scale and long-term in duration. In assessing the duration of the effect, consideration is given to the effectiveness of mitigation, particularly where planting is proposed as part of the works which would change the scale of the landscape effect. The following aspects are taken into consideration in determining the magnitude of effects on landscape character.

Size or Scale

A1.34 Determining the size or scale of landscape effect takes account of the loss or the addition of features in the landscape and the changes anticipated in its composition as a result of the proposed development. Changes in composition have the potential to affect aesthetic or perceptual aspects of the landscape. Consideration is also given to whether the predicted landscape effect changes the key characteristics of the landscape that influences the distinctive character of the landscape.

Geographical Extent

A1.35 The geographical area over which the size or scale of landscape effects will extend also forms part of the magnitude of effect judgement. Within a landscape study area particular landscape effects might be experienced at the site level (i.e. within the proposed development site), at the level of the immediate setting of the site; within the landscape type or character area within which the proposed development is; and also at a larger scale where the proposed development would influence several landscape types or character areas.

Duration and Reversibility of Landscape Effects

A1.36 These are separate but linked considerations. Duration has been judged on a scale of:

- short-term: 0 to 5 years including the construction period and on completion;

- medium-term: 5 to 10 years including establishment of mitigation planting proposed; and
- long-term: 10 years onwards for the life of the proposed development.

A1.37 Reversibility is a judgement about the prospects and the practicality of the landscape effects being reversed. For example, while some forms of development such as housing can be considered permanent, others such as electrical infrastructure can be considered as reversible since they have a limited life and could eventually be removed and the land reinstated. Reversibility is particularly relevant to construction effects as works will cease and land and most landscape features will be reinstated in the short-term.

Direct and Indirect Effects

A1.38 In this landscape assessment, both ‘direct’ and ‘indirect’ effects have been considered. At paragraph 3.22 of GLVIA3, direct effects are defined as those arising ‘*directly from the development itself*’ whereas an indirect effect is described as the ‘*consequential change resulting from the development.*’ In relation to indirect effects, the example is provided of the proposed development altering drainage, which could result in landscape effects as a result of changes to vegetation downstream. Other examples given relate to the requirements for associated development, such as the upgrade of utilities.

Magnitude of Effect

A1.39 The magnitude of effect considers the scale of change (i.e. whether it is high, moderate, low or negligible); its nature (adverse, beneficial or neutral); and its duration (short, medium or long-term) and its reversibility.

A1.40 **Table 4** below describes the magnitude criteria for the landscape assessment, which can be adverse or beneficial.

Table 4 - Criteria for the Assessment of the Magnitude of Effect on Landscape Character

Magnitude of Effect	Typical Criteria
High	<p>Major alteration to key features or characteristics in the existing landscape and, or the introduction of elements considered totally uncharacteristic.</p> <p>Typically this would be where there would be a great scale of change to the character of the landscape for the long or medium-term.</p>
Moderate	<p>Partial alteration to key features or characteristics of the existing landscape and, or the introduction of prominent elements.</p> <p>Typically this would be where there would be a notable scale of change to the character of the landscape for the medium and long- term; or where there would be a great scale of change on the landscape for the short-term.</p>

Magnitude of Effect	Typical Criteria
<p>Low</p>	<p>Minor alteration to key features and characteristics of the existing landscape and, or the introduction of features which may already be present in the landscape.</p> <p>Typically this would be where there is a notable or low scale of change to the character of the landscape for the short-term; or where there would be a low scale of change on the landscape in the medium or long-term.</p>
<p>Negligible</p>	<p>A very minor alteration to key features or characteristics of the existing landscape.</p> <p>Typically this would be where in the short, medium or long-term the scale of change on landscape character would be barely perceptible.</p>

Judging the Overall Significance of Landscape Effects

A1.41 GLVIA3 paragraph 5.53 states that:

“to draw final conclusions about significance the separate judgements about the sensitivity of the landscape receptors and the magnitude of the landscape effects need to be combined, to allow a final judgement about whether each different effect is significant or not.” Whilst the proposed development subject to this landscape assessment is not EIA development, the separate magnitude and sensitivity judgements have been combined to reach an overall level of, or degree of effect. This accords with the guidance provided in the GLVIA3 Statement of Clarification 1/13. In this assessment, the overall level or degree of effect is referred to as the ‘significance of effect’.

A1.42 The assessment of the significance of the effect of the proposed development on the landscape is not an absolute scale. GLVIA3 paragraph 3.23 states that the assessment of significance *“is an evidence-based process combined with professional judgement”*, and that the basis of these judgements *“is transparent and understandable, so that the underlying assumptions and reasoning can be understood by others.”*

A1.43 Paragraph 5.56 of GLVIA3 states that it is reasonable to say that the effects of the greatest significance are likely to be those which would result in *“major loss or irreversible negative (adverse) effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes.”*

A1.44 At the other end of the spectrum effects that could be determined as being less significant would relate to *“reversible negative (adverse) effects of short duration over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to but are not key characteristics of the character of landscapes of community value.”*

A1.45 The significance of effect on landscape character is determined through the sequential combination of judgements on the landscape sensitivity and magnitude of effect. The significance of effect on landscape character can be beneficial (enhance the landscape) or adverse (at odds with or harmful to the landscape’s key features or character) consider the typical criteria presented in **Table 5** below.

A1.46 The typical criteria do not represent every assessment scenario which may be encountered. There always will be an element of professional judgement needed, which must be applied on a case-by-case basis. Generally each of the typical criteria in the table

below, would not on their own result in the level of significance of effect judgement attributed to it. Rather the overall significance of effect judgement is more likely to be based on a combination of factors, which influence the magnitude of effect and landscape sensitivity.

Table 5 - Significance of Landscape Effects

Significance	Typical Criteria
Major adverse	<p>An effect of major adverse significance is generally recorded where a high adverse magnitude of effect occurs to a high or medium sensitivity landscape receptor.</p> <p>For example, when the proposed development would:</p> <ul style="list-style-type: none"> • be at complete variance with the landform, scale and pattern of the landscape; • would permanently degrade, diminish or destroy the integrity of valued characteristic features and/or their setting; or • would substantially damage a high quality part of a landscape of regional or greater value.
Moderate adverse	<p>An effect of moderate adverse significance is generally recorded where a moderate adverse magnitude of effect is experienced by a landscape receptor of high or medium sensitivity.</p> <p>For example, when the proposed development would:</p> <ul style="list-style-type: none"> • be at considerable variance with the landform, scale and pattern of the landscape; • would degrade, diminish or destroy the integrity of some characteristic features and/or their setting; or • would cause damage to the character of a landscape of local or greater value.
Minor adverse	<p>An effect of minor adverse significance generally relates to a low adverse magnitude of effect on the landscape.</p> <p>For example, when the proposed development would:</p> <ul style="list-style-type: none"> • result in short-term landscape effects; • not quite fit into the landform, scale and pattern of the landscape; or • have an adverse effect on an area of recognised landscape character (of community or greater value).
Negligible	<p>An effect of negligible significance is recorded where a negligible magnitude of effect occurs.</p> <p>For example, when the proposed development would:</p> <ul style="list-style-type: none"> • be in keeping with the scale, landform and pattern of the existing landscape; or • maintain the existing landscape quality.

Significance	Typical Criteria
Minor beneficial	<p>An effect of minor beneficial significance generally relates to a low beneficial magnitude of effect on the landscape.</p> <p>For example, when the proposed development would:</p> <ul style="list-style-type: none"> • fit with the scale, landform and pattern of the landscape; or • have a beneficial effect on an area of recognised landscape character (of community value or above), for example through the restoration of a characteristic feature partially lost through other land uses.
Moderate beneficial	<p>An effect of moderate beneficial significance is generally recorded where a moderate beneficial magnitude of effect is experienced by a landscape receptor of high or medium sensitivity.</p> <p>For example, when the proposed development would:</p> <ul style="list-style-type: none"> • fit well with the existing scale, landform and pattern of the landscape; or • improve the quality of a landscape of local or greater value, for example through the removal of damage caused to landscape features and or their setting by previous or existing land uses.
Major beneficial	<p>An effect of major beneficial significance generally is recorded where a high beneficial magnitude of effect occurs to a high or medium sensitivity landscape receptor.</p> <p>For example, when the proposed development would:</p> <ul style="list-style-type: none"> • completely fit with the existing scale, landform and pattern of the landscape; • enhance and redefine the landscape character in a beneficial manner; or • substantially repair or restore a high quality part of a valued landscape (typically regional or greater value), which was badly damaged or degraded through previous or existing land uses.

Visual Assessment Method

Scope of the Visual Assessment

- A1.47 In accordance with paragraph 6.2 of GLVIA3 “*scoping should identify the area that needs to be covered in assessing visual effects, the range of people who may be affected by these effects and the related viewpoints in the study area that will need to be examined.*”
- A1.48 The physical scope of this visual assessment has been informed by the following:
- desk-based analysis of OS mapping and aerial photography; and
 - field survey work to verify extent of visibility.

- A1.49 Land from where there may potentially be a view of the proposed development has been identified from desk-based analysis and at the outset in accordance with paragraph 6.6 of GLVIA3.
- A1.50 Figure 4 also identifies the visual receptors included in the visual assessment. Figure 5 shows the photograph viewpoint locations. These include a combination of:
- public viewpoints, including public rights of way (PRoW) and roads, where there are views experienced by motorists and any passengers, cyclists and pedestrians; and
 - private viewpoints, including residential properties and places where people work.

Establishing the Visual Baseline

Desk Based Assessment

- A1.51 A review of relevant information, guidance and planning policy relating to the proposed development and the views has been undertaken including:
- NPPF;
 - Local Plan policies and guidance;
 - Published Landscape Character Assessments;
 - Published walking and cycling routes;
 - Designated heritage assets; and
 - Ordnance Survey mapping and aerial photography.

Site Assessment

- A1.52 Desk study and field survey work was undertaken by TEP in June 2017 to gather landscape and visual baseline information to inform and assess the proposed development. Site assessment of the proposed development involved visits to the area by car and on foot. Where the views from private properties have been considered, the assessment has been carried out from the nearest publicly accessible viewpoint. As previously described, site assessment work involved two Chartered Landscape Architects experienced in landscape and visual assessment.

Reporting on the Baseline Situation

- A1.53 Following desk based and site assessments, the nature of existing views within the study area has been described as part of the baseline reporting in Section 4.0 of the LVIA

A1.54 Predicting and Describing Visual Effects

- A1.55 In accordance with paragraphs 6.26 to 6.29 of GLVIA3 preparation of the visual baseline is followed by the systematic identification of likely effects on potential visual receptors. Site survey tables and desk based assessment are used to consider the different sources of visual effects alongside visual receptors that would be affected. This assists with the initial identification of likely significant effects for further study. In order to assist in the description and comparison of the effects on views, site survey tables will include information on:
- the nature of the view of the proposed development with consideration of the angle of the view (direct or oblique); proportion of filtering or screening by vegetation, landform or built form; topography (looking down to, level or up to);
 - the proportion or extent of the view affected by the proposed development;
 - the distance of the receptor or viewpoint from the proposed development;

- description of the baseline view and the value attached to the view; and
- degree of change from the baseline view including scale and proximity, distance and extent of view affected, creation of a new visual focus in the view, introduction of new man-made objects, alteration of visual scale, and change to the degree of visual enclosure.

A1.56 An informed professional judgement is then made as to whether the visual effects are beneficial or adverse (or in some cases negligible or no change) in their consequences for views and visual amenity. This is based on a judgement about whether the change will affect the quality of the view given the nature of existing views.

Assessing the Significance of Visual Effects

A1.57 The following method for the assessment of the likely significant visual effects of the proposed development is in accordance with the guidelines at paragraph 6.30 to 6.45 of GLVIA3, and considers receptor sensitivity (determined by susceptibility to change and value of the view), the magnitude of the effect (size or scale; geographical extent; adverse or beneficial nature of the effect and its duration and reversibility) resulting from the proposed change to the view and the overall significance of the effect.

Receptor Sensitivity

A1.58 Visual receptors are people who potentially would have a view of the proposed development. The sensitivity of a visual receptor depends on the susceptibility of the visual receptor to change and the value of the view.

Susceptibility to Change

A1.59 The susceptibility of different visual receptors to potential changes in views and visual amenity is mainly a function of:

- the occupation or activity of people experiencing the view at particular locations; and
- the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.

A1.60 The land use planning system considers that public views are of greater value than views from private property. This visual assessment considers the effects on both public views and private views.

A1.61 In accordance with paragraph 6.33 of GLVIA3 the visual receptors most susceptible to change generally are likely to include:

- residents at home;
- people, whether residents or visitors, who are engaged in outdoor recreation, including use of PRoW, whose attention or interest is likely to be focused on the landscape and on particular views;
- visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience; and
- communities where views contribute to the landscape setting enjoyed by residents in the area.

A1.62 Travellers on roads, rail or other transport routes tend to fall into an intermediate category of medium susceptibility to change. Where travel involves recognised scenic routes such as rural lanes and tourist routes, awareness of views is likely to be higher. Where travel involves main roads or motorways awareness of views is likely to be lower.

A1.63 In accordance with paragraph 6.34 of GLVIA3 visual receptors likely to be less sensitive to change include:

- people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape; and

- people at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life).

A1.64 In visual assessment, lower storey views from residential properties are generally considered to be of greater susceptibility to change than upper storey views, as these are the rooms in which residents spend more time experiencing the view. There are exceptions to this as some residences have living rooms on upper storeys and this is taken into consideration if evident.

A1.65 In accordance with paragraph 6.35 of GLVIA3 *“each project needs to consider the nature of the groups of people who will be affected and the extent to which their attention is likely to be focused on views and visual amenity. Judgements about the susceptibility of visual receptors to change should be recorded on a scale (for example high, medium or low) but the basis for this must be clear, and linked back to evidence from the baseline study”.*

A1.66 For this assessment Susceptibility to Change generally has been assigned to visual receptors as shown in Table 7 below.

Table 7 - Susceptibility to Change

Receptor	Susceptibility to Change
Residential properties (Lower storeys and gardens)	High
Residential properties (Upper storeys)	Medium
Users of PRow and other recreation routes	High
Public Open Space/visitor attractions where surroundings are important to the experience	High
Workers in their work place where setting not important to quality of working life	Low
Workers on the land and in other situations where setting is important	Medium
Motorists and passengers on main roads (Motorways, A roads or B roads which are not part of a recognised scenic tourist route),	Low-Medium
Motorists, passengers, walkers and cyclists on rural lanes and tourist routes	Medium-High

Value of the View

A1.67 Judgements about the value attached to the views experienced is considered in the context of the value placed on a scene, alternatives available and the relative scenic quality of a view. Most views are appreciated by the person experiencing them as they are preferable to not having a view and they provide some interest. The judgement of the value of a view is subjective and in accordance with paragraph 6.37 of GLVIA3 takes account of:

- recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations; and
- indicators of the value attached to views by visitors, for example through reference to a view in a guidebook or on a tourist map, provision of facilities for their enjoyment (such as parking places, sign boards and interpretative material) and references to

them in literature and art that indicates a highly valued view, which often can be experienced by many people.

A1.68 In this assessment views have been ascribed a value using the scale set and typical examples set out in the **Table 8** below.

Table 8 – Value of View

Value of View	Typical Example
International	Public views experienced from a World Heritage Site, in recognition of the value likely to be placed on views, including by tourists.
National	Public views experienced from a National Park or AONB, in recognition of the scenic quality of views and the value likely to be placed on views, including by tourists, within a nationally designated landscape. The views from national footpaths and cycle routes, in recognition of their wider recreational use (at a national level) and the value likely to be attached to views by visitors.
Regional	Views from walks, cycle routes or public open spaces publicised at a county or regional level, in recognition of their wider recreational use and the value likely to be attached to views by visitors from the county or wider region.
Local	Views from walks, cycle routes, or public open spaces publicised at a local or borough level, in recognition of their recreational use and the value likely to be attached to views experienced by visitors from the local area. Public views from or within a local plan designation relating to landscape quality or a conservation interest (such as a Conservation Area or Local Nature Reserve).
Community	Public or private views which are valued by residents and workers within the community, but for which there is no particular indication of a higher value.

Receptor Sensitivity

A1.69 As identified above, the sensitivity of visual receptors depends on the susceptibility of the view to change, and the value attached to the view experienced. Receptor sensitivity is assigned to receptors in accordance with **Table 9** below.

Table 9 - Receptor Sensitivity

Receptor Sensitivity	Typical Criteria
High	The receptor view has a high susceptibility to change and has international, national, or regional; or The receptor view has a medium susceptibility to change and has international or national value.

Medium	<p>The receptor view has a high susceptibility to change and has community or local value; or</p> <p>The receptor view has a medium susceptibility to change and has community, local or regional value.</p> <p>The receptor view has a low susceptibility to change and has international or national value.</p>
Low	<p>The receptor view has a low susceptibility to change and has community, local or regional value.</p>

Magnitude of Effect

A1.70 In accordance with paragraphs 6.38 to 6.41 of GLVIA3, the magnitude of effect evaluates the visual effects identified in terms of the size or scale of each component of a development; the geographical extent of the area influenced; and its duration and reversibility. The assessment of magnitude also refers to the nature of the effect (adverse or beneficial). More weight usually is given to effects that are greater in scale and long-term in duration. In assessing the duration of the effect, consideration is given to the effectiveness of mitigation, particularly where planting is proposed as part of the works which would change the scale of visual effect. The following aspects have been taken into consideration in determining the magnitude of visual effects on a receptor.

Size or Scale

A1.71 The scale of change from the present views experienced is considered with respect to the loss or addition of features in the view and changes in its composition, including the proportion of view occupied by the proposed development. For example the introduction of a new housing development into a view where housing is already present is more likely to result in a lower scale of change than the introduction of housing into a view where there is no housing development present.

A1.72 The assessment of size or scale also takes account of the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements, for example in terms of form, scale, colour and texture.

A1.73 Consideration also is given to the relative amount of time over which views of the proposed development would be experienced on each occasion, for example along a short length of a PRoW, and whether views would be full, partial or glimpsed. Any filtering or screening of a view by vegetation, landform or built form as the filtering or screening of even part of a development can reduce the scale of change on the view.

Geographical Extent

A1.74 The geographical extent of visual effects varies with different viewpoints and reflects the following.

- The angle of view, with changes to direct views generally considered to be of greater importance than changes in oblique views.
- The distance between the receptor and the proposed development.
- The height of the visual receptor compared to the height of the proposed development (affecting whether the proposed development would be looked down to, looked up to or whether it would be viewed on a level).
- The extent of the area over which the changes would be visible.

Duration and Reversibility of Landscape Effects

- A1.75 These are separate but linked considerations. Duration has been judged on a scale of:
- short-term: 0 to 5 years during the construction period and on completion;
 - medium-term: 5 to 10 years, which represents the establishment phase of mitigation planting proposed; and
 - long-term: 10 years onwards for the life of the proposed development.
- A1.76 Reversibility is a judgement about the prospects and the practicality of the visual effects being reversed. For example, while some forms of development such as housing can be considered permanent, others such as electrical infrastructure of wires suspended from poles can be considered as reversible since they have a limited life and could eventually be removed and the land reinstated. Reversibility is particularly relevant to construction effects as works will cease and land and most landscape features will be reinstated in the short-term.

Direct and Indirect Effects

- A1.77 In this visual assessment, both ‘direct’ and ‘indirect’ effects have been considered.
- A1.78 At paragraph 3.22 of GLVIA3, direct effects are defined as those arising ‘*directly from the development itself*’. Whereas an indirect effect is described as the ‘*consequential change resulting from the development*.’ In relation to indirect effects, the example is provided of the proposed development altering drainage, which could result in landscape effects as a result of changes to vegetation downstream. Other examples given relate to the requirements for associated development, such as the upgrade of utilities.
- A1.79 Table 10 below describes the magnitude criteria for visual assessment, which can be adverse or beneficial.

Table 10 - Criteria for Assessment of Magnitude of Effect on Views

Magnitude of Effect	Typical Criteria
High	<p>Major alteration to the existing view and or the introduction of elements considered totally uncharacteristic in the view.</p> <p>Typically this would be where a development would be seen in close proximity with a large proportion of the view affected with little or no filtering and there would be a great scale of change from the present situation for the long or medium-term.</p>
Moderate	<p>Partial alteration to the existing view and or the introduction of prominent elements in the view.</p> <p>Typically this would be where a development would be seen in views for the long or medium-term where a moderate proportion of the view is affected. There may be some screening, which would minimise the scale of change from the present situation.</p> <p>This would also be where a development would be seen in close proximity with a large proportion of the view affected for the short-term.</p>

Magnitude of Effect	Typical Criteria
Low	<p>Low alteration to the existing view and or the introduction of features, which may already be present in views.</p> <p>Typically this would be where a moderate or small proportion of the view would be affected for the short-term or the development would be visible for the long-term in distant views; where only a small proportion of the view is affected in the medium-term or long-term; where the medium-term or long-term effect is reduced due to a high degree of filtering and or screening or where there is a low scale of change from the existing view.</p>
Negligible	<p>Very low alteration to the existing view.</p> <p>Typically this would be where, in the short, medium or long-term, a development would be barely perceptible within a long distance panoramic view and or where a very small proportion of the view is affected. The scale of change from the existing view would be barely perceptible.</p>

Judging the Overall Significance of Visual Effects

- A1.80 In accordance with paragraph 6.42 of *GLVIA3* “to draw final conclusions about significance the separate judgements about the sensitivity of the visual receptors and the magnitude of the visual effects need to be combined, to allow a final judgement about whether each different effect is significant or not”. “Significance of visual effects is not absolute and can only be defined in relation to each development and its specific location.”
- A1.81 Whilst the proposed development subject to this visual assessment is not EIA development, the separate magnitude and sensitivity judgements have been combined to reach an overall level of, or degree of effect. This accords with the guidance provided in the *GLVIA3* Statement of Clarification 1/13. In this assessment, the overall level or degree of effect is referred to as the ‘significance of effect’.
- A1.82 Large-scale changes which introduce new, discordant or intrusive elements into the view of a sensitive receptor are considered to be more likely to be more significant than small changes or changes involving features already present in the view or changes in the views of less sensitive receptors. Changes in views from recognised and important viewpoints, such as scheduled monuments or outdoor tourist attractions, or from important amenity routes, such as long distance footpaths or national cycle routes, are likely to be most significant.
- A1.83 The significance of effect on views is determined through the sequential combination of judgements on visual receptor sensitivity and the magnitude of effect. The significance of visual effects can be either adverse or beneficial or be recorded as ‘no effect’. The significance of visual effects considers the typical criteria shown in **Table 11** overleaf.

Table 11 - Significance of Visual Effects

Significance	Typical Criteria
Major	An effect of major significance generally is recorded where a high magnitude of effect occurs to a high or medium sensitivity receptor. For example where an unobstructed view of development would represent a large part of the view from a recreational footpath where views are presently open and of high scenic quality.
Moderate	An effect of moderate significance generally is recorded where a moderate magnitude of effect is experienced by a receptor of high or medium sensitivity. For example where part of a development is visible in a view from a private property for the long or medium-term, but where it does not comprise the whole view; or where an unobstructed view of development is visible for the short-term.
Minor	An effect of minor significance generally relates to a low magnitude of effect experienced by a receptor of high, medium or low sensitivity. A minor significance of effect often relates to a change in a view for the short-term; to a change in a distant view or a change in only a small part of a view, possibly because the view is already screened to a large extent.
Negligible	An effect of negligible significance is where the change to a view will be barely perceptible from the view presently experienced by a receptor of high, medium or low sensitivity.

Assessment Years for the Landscape and Visual Assessment

- A1.84 The significance of potential landscape and visual effects has been assessed when such effects would be at their peak, (when the greatest amount of construction activity would be undertaken or the greatest extent of the proposed development being completed). This complies with the general approach to the assessment of considering a reasonable worst case scenario.
- A1.85 Operational landscape and visual effects are assessed on completion of the proposed development (during the 'opening year' and to year 10), and residual operational effects are assessed as those, which would occur from the proposed development 10 years after completion, taking account of the establishment of the mitigation planting proposed, which is described/shown at Section 5.0 of the LVIA.

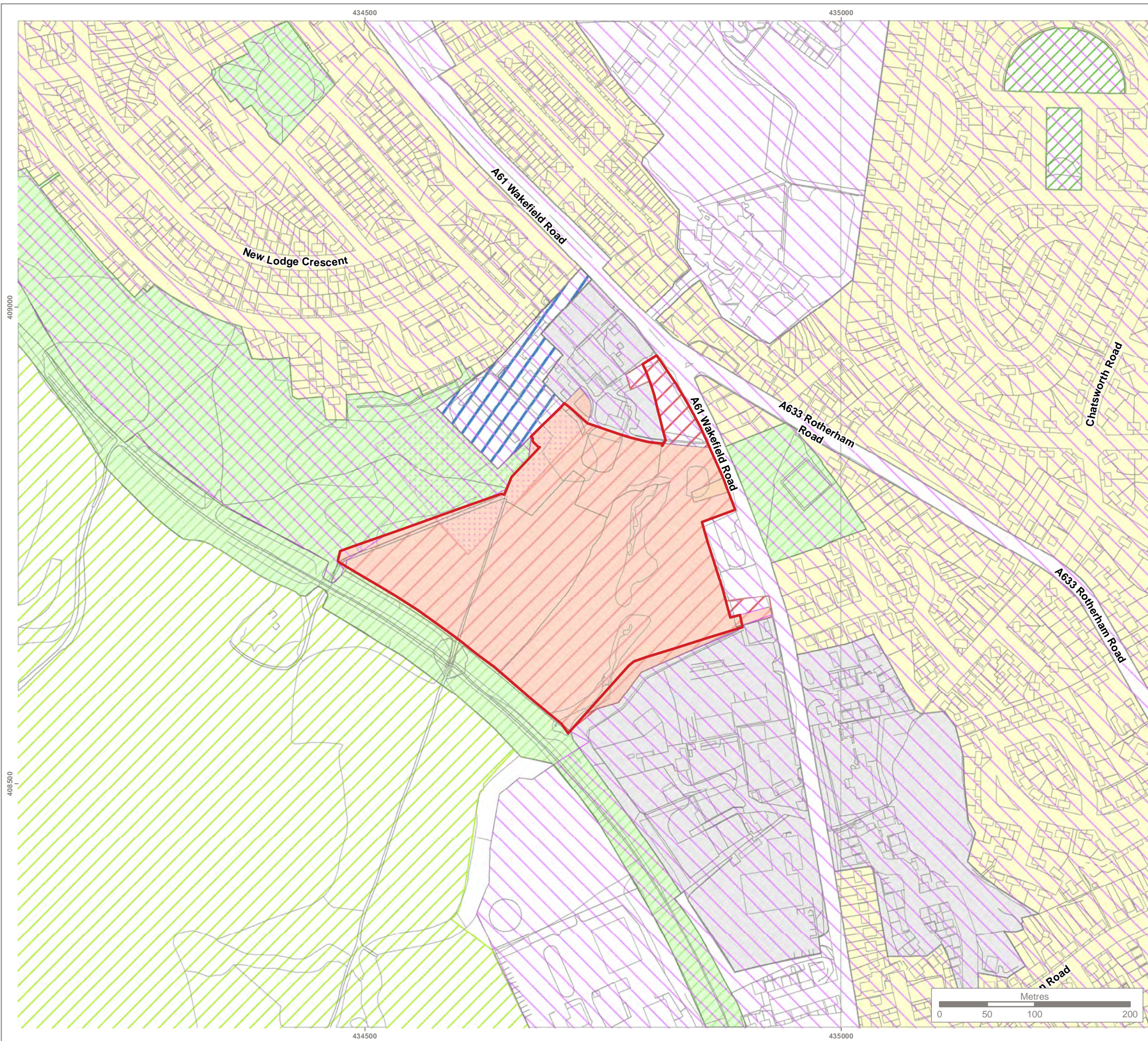
Limitations to the Landscape and Visual Assessment

- A1.86 Whilst the assessment work was carried out in June 2017, consideration will be given to the seasonal differences in effects arising from the varying degree of screening and or filtering of views by vegetation that will apply in summer and winter.
- A1.87 As previously described, where the views from private properties have been considered, the visual assessment will be carried out from the nearest publicly accessible viewpoint.

Add appendix content here.

FIGURES

- Figure 1 – Local Planning Policy Relevant to Landscape and Views**
- Figure 2 – Published Landscape Character Areas**
- Figure 3 – Landscape Context**
- Figure 4- Visual Receptor Plan**
- Figure 5 - Photograph Viewpoint Location Plan**

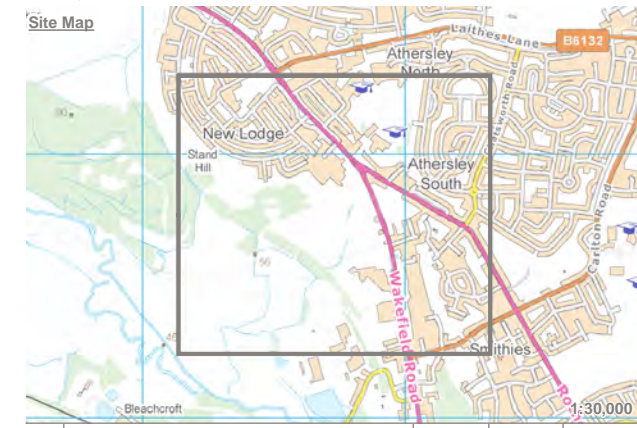


KEY

- Application Site Boundary
- Barnsley Metropolitan Borough Council
Unitary Development Plan 'Saved Policies'
December 2000**
- Green Belt (GS6)
- Housing Policy Area (H8 & H8A)
- Urban Land to remain Undeveloped (GS11)
- Site of Expansion for Existing Firm (ED11)
- Employment Policy Area (ED7)
- Mixed Use Area (BA7/1)
- Urban Greenspace (GS34)
- Barnsley Metropolitan Borough
Council Local Plan Publication Draft
2016**
- Green Belt (GB1)
- Greenspace (GS1)
- Housing Allocation (H3-Site H42)
- Urban Fabric (GD1)

Note
 This map contains data from the following sources:
 - Barnsley Metropolitan Borough Council Unitary Development Plan 'Saved Policies'.
 Adopted December 2000
 - Barnsley Metropolitan Borough Council Local Plan Publication, 2016

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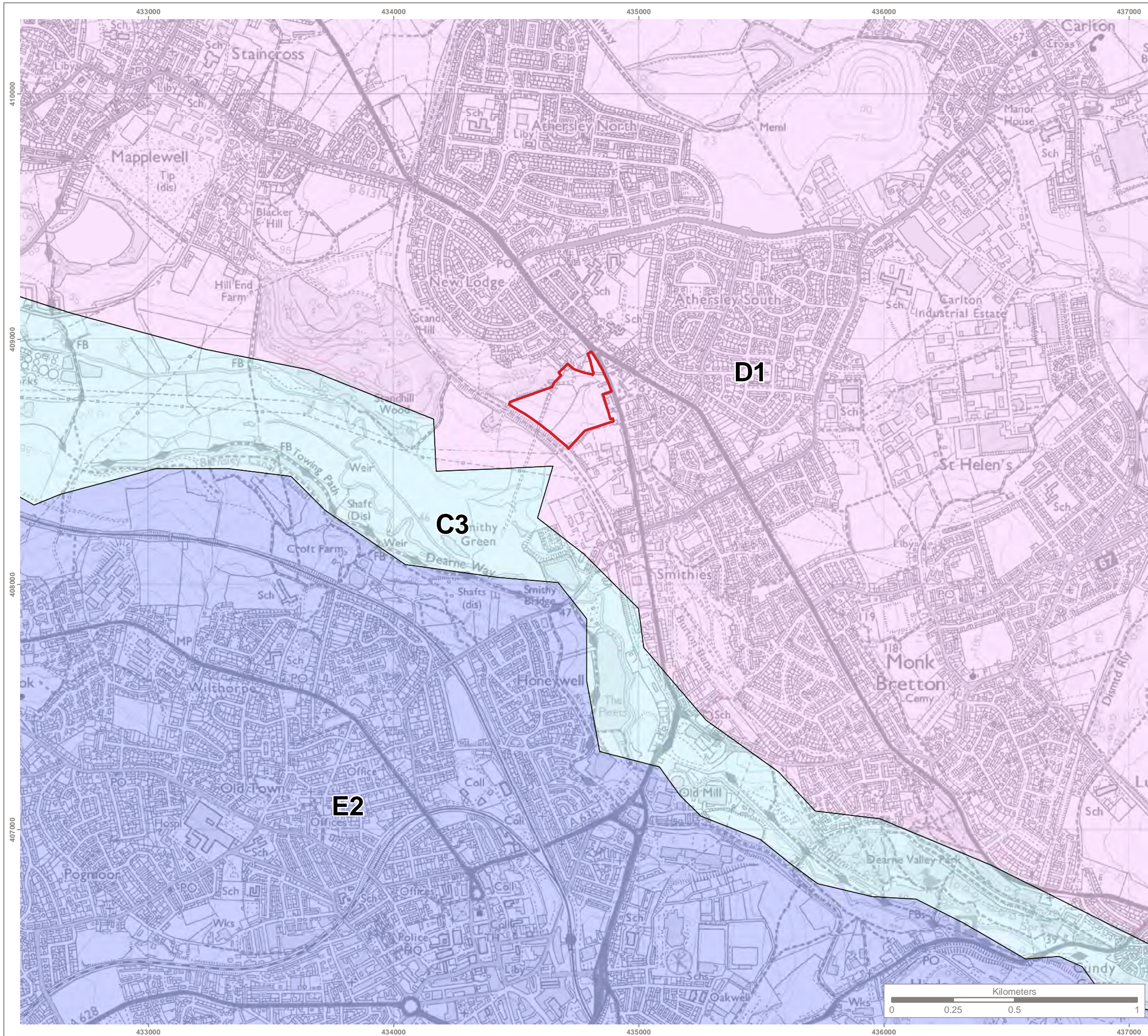
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Project
Wakefield Road, Athersley - LVIA

Title
Figure 1: Local Planning Policy Relevant to Landscape and Views

Drawing Number
G6401.01.004

Drawn	Checked	Approved	Scale	Date
RE	JS	GD	1:4,000 @ A3	07/08/2017



KEY

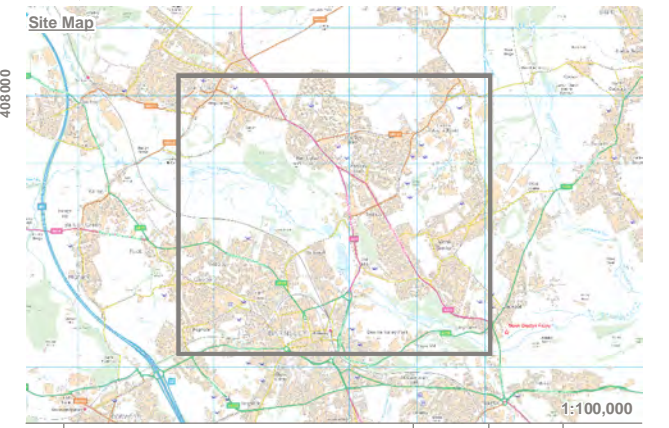
- Application Site Boundary
- Published Landscape Character Areas (Barnsley Metropolitan Borough Council Landscape Character Assessment, 2002, and reviewed 2016)**
- D1 - North East Barnsley Settled Arable Slopes
- C3 - Upper Dearne Lowland River Floor
- E2 - Barnsley Settled Wooded Farmland

Note

- The area shown on this plan is completely within National Character Area (NCA) 38: Nottingham, Derbyshire and Yorkshire Coalfields.

This map contains data from the following sources:
 - Barnsley Metropolitan Borough Council Landscape Character Assessment, 2002

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 Figure 2: Published Landscape Character Areas

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KEY

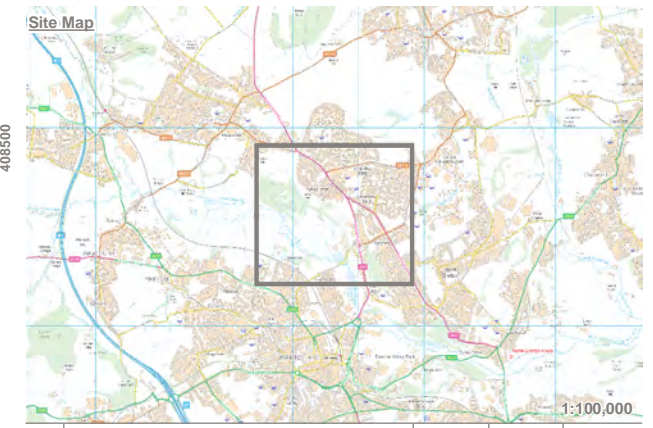
- Application Site Boundary
- Landscape Study Area
- Public Rights of Way (PRoW)
- Dearne Way Long Distance Route
- Waterbody

Landscape Elements

- 1 East Gawber Hall (Nos. 29 and 31)
- 2 East Gawber Cottages (Nos. 32-33)
- 3 Recreation ground
- 4 Arc car wash and car sales
- 5a Stagecoach depot
- 5b Stagecoach staff carpark
- 6 Council depot
- 7 Traveller Site
- 8 Reclaimed land south of Barnsley Canal
- 9 Barnsley Canal
- 10 River Dearne
- 11 Disused railway line
- 12 Scheduled monument
- 13 Fontenay Barracks
- 14 Standhill Wood
- 15 Tributary watercourse with sinks and ponds

Note:
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 - Long Distance Walkers Association

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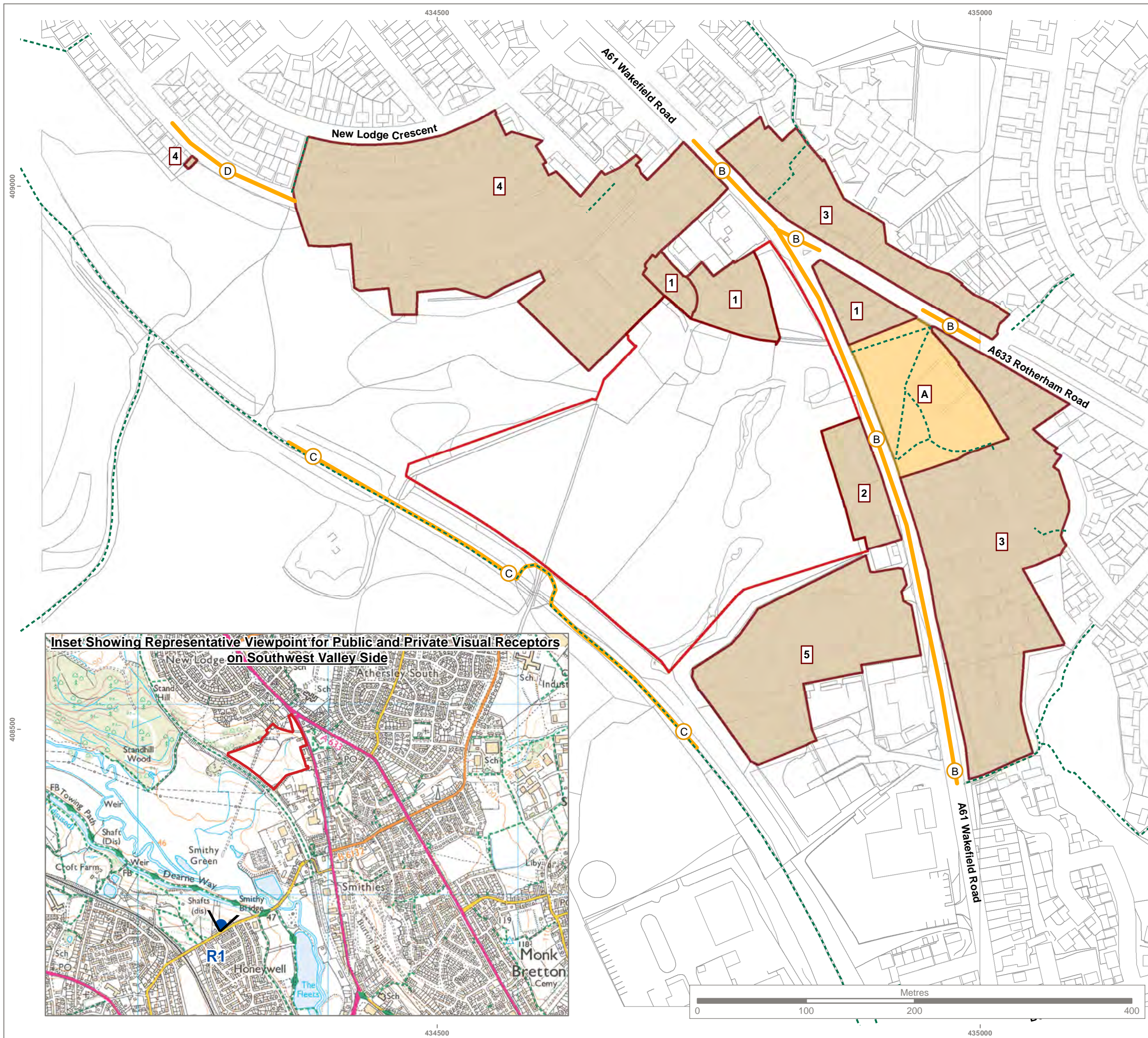
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Title
Figure 3: Landscape Context

Drawing Number
G6401.01.003

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KEY

- Application Site Boundary
- Receptors with Views from Private Property
- Receptors with Views from Publicly Accessible Locations
- ▼ Representative Viewpoint (Range of Public and Private Views)
- R1
- Public Rights of Way (PRoW)

Private Receptors

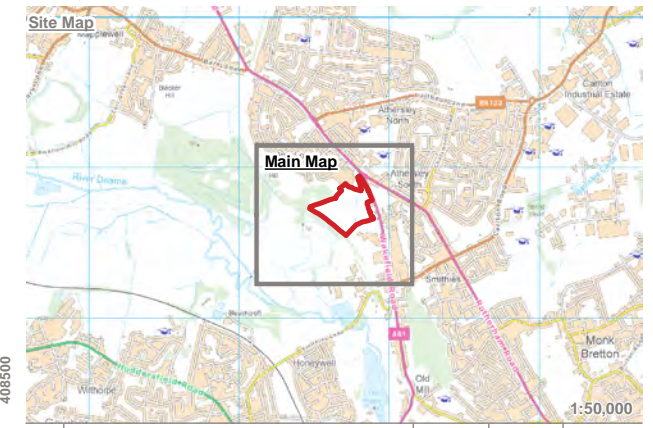
- Residents at East Gawber Hall (Nos. 29 and 31) and East Gawber Cottages (Nos. 32 and 33) on the west side of the A61 Wakefield Road, and the three bungalows and the living accommodation above Scorah's Fish and Chip Shop on the east side of A61
- Workers and visitors to Arc car wash and Roy Needham Cars Ltd
- Residents on the east and west side of the A633 Rotherham Road and Hammertons Funeral Directors, and residents and the TA Fontenay Barracks building on the east side of A61 Wakefield Road
- Residents within the New Lodge Estate and Workers and Visitors at LS Maintenance and the New Lodge Working Men's Club
- Workers at the Stagecoach Wakefield Road Depot and at the business premises further to the southwest

Public Receptors

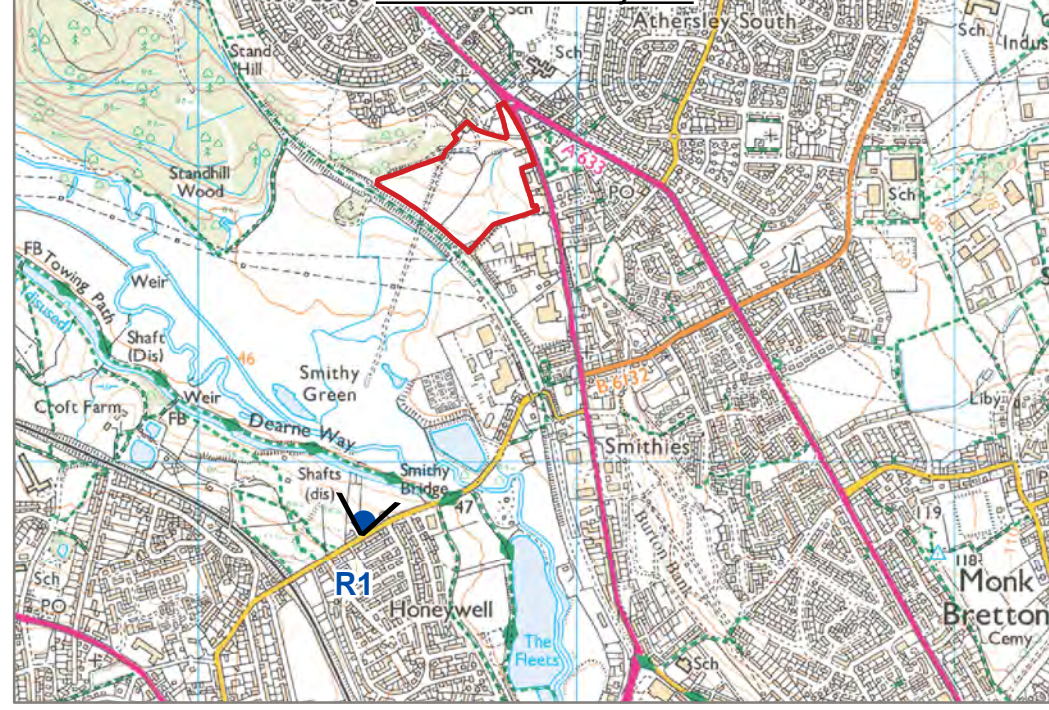
- A Recreation Ground
- B Road users on A61 Wakefield Road and the A633 Rotherham Road
- C PRoW users on disused railway line
- D Road users on Standhill Crescent

Note:

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Inset Showing Representative Viewpoint for Public and Private Visual Receptors on Southwest Valley Side



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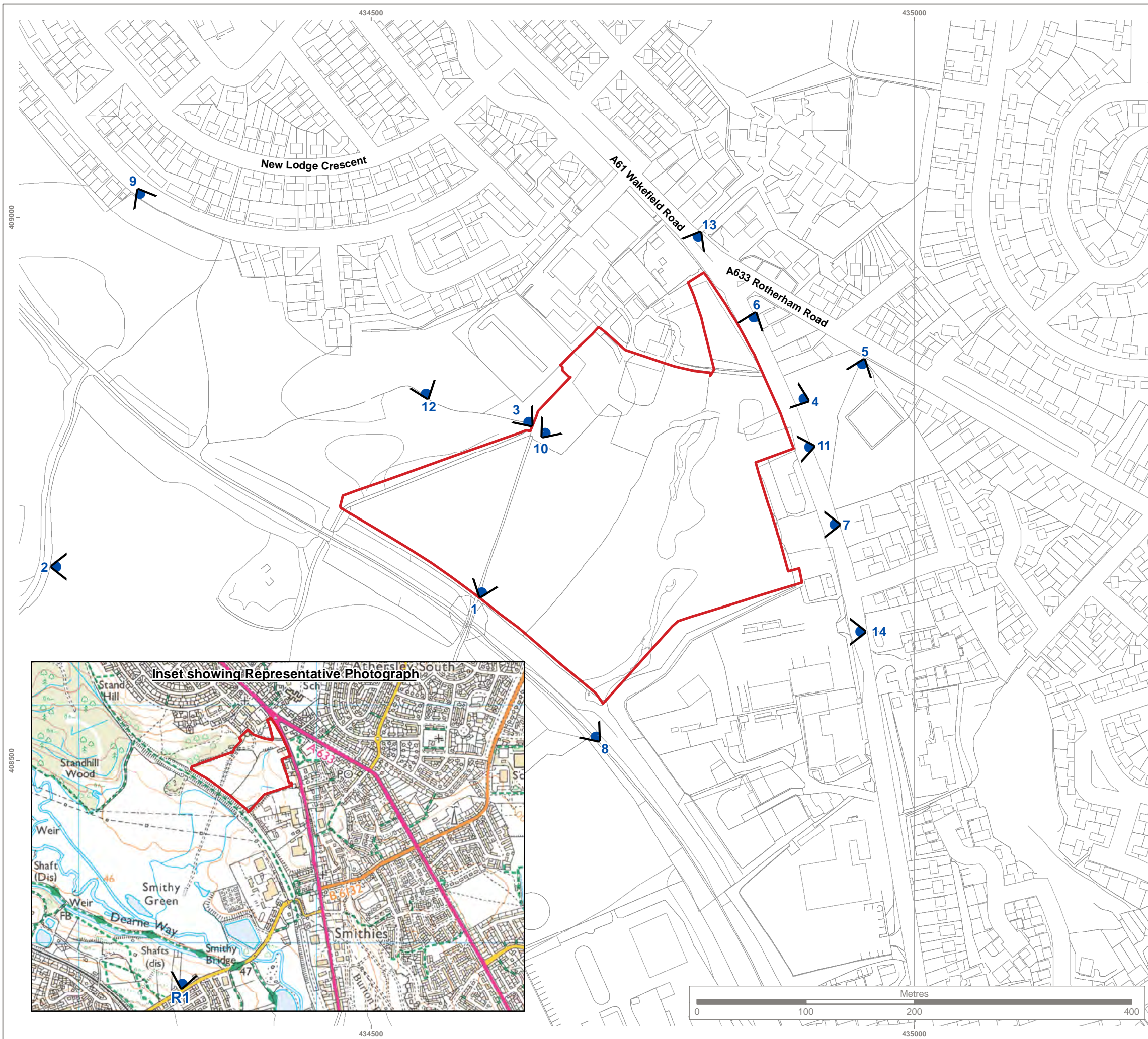
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Project
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Title
 Figure 4: Visual Receptor Plan

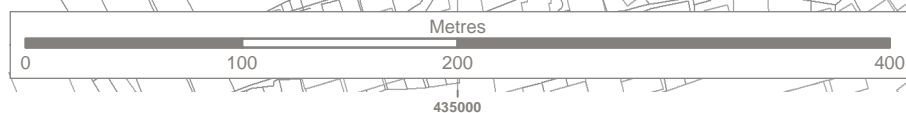
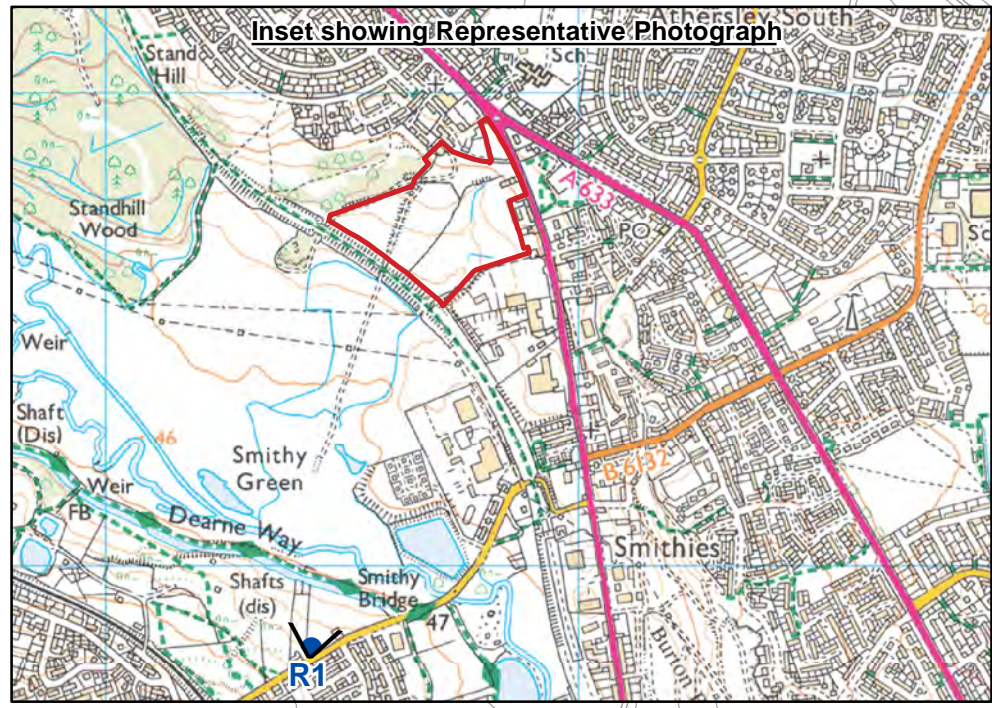
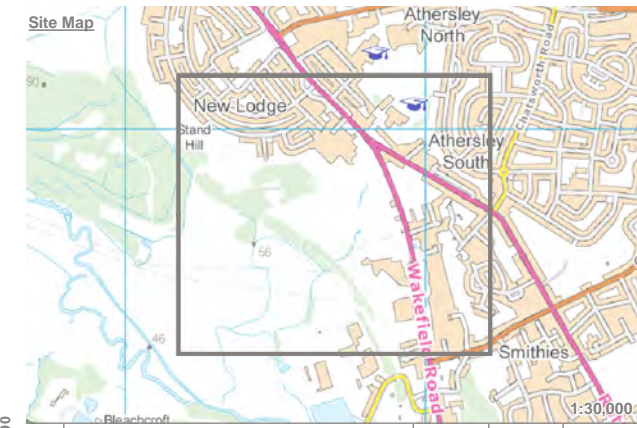
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- KEY**
- Application Site Boundary
 - ▼ Photograph Viewpoint Location
 - ▼ Representative Photograph Viewpoint Location

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Figure 5: Photograph Viewpoint Locations

Drawing Number
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