

LANDSCAPE & VISUAL IMPACT ASSESSMENT

Illustrative Landscape Photomontages

Dearne Valley Parkway - Gateway 36, Barnsley

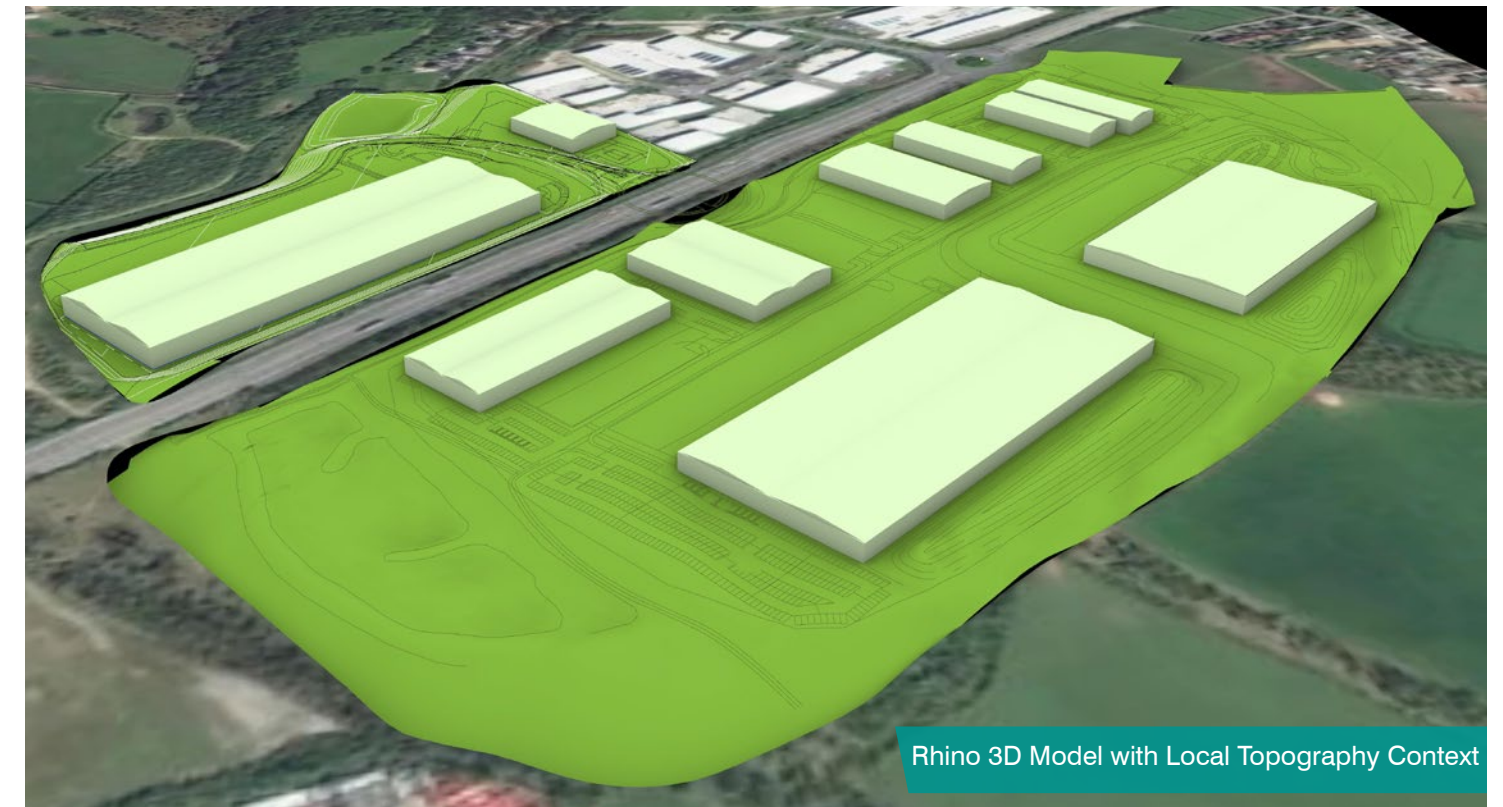
22 July 2020

on behalf of:
Haworth Group

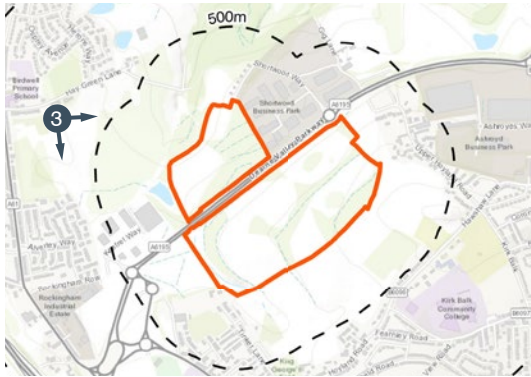


SECTION A - INTRODUCTION AND METHODOLOGY

- 1.1 Urban Wilderness was commissioned by Harworth Group to undertake Illustrative Landscape Photomontages for a proposed industrial development for land to the north and south of Dearne Valley Parkway (Gateway 36 Phases 2 and 3 – Local Plan site references ES17 and ES15).
- 1.2 The objectives of the Illustrative Landscape Photomontages are to accompany the Landscape and Visual Impact Assessment (LVIA) and provide further evaluation of the analysis within the LVIA.
- 1.3 The photography within this report was taken during a site visit on 28 November 2019 in clear weather conditions and good visibility. All UW photographs were taken with a Nikon D7200 DSLR using a 35mm focal length. All photographs have been prepared in accordance with the Landscape Institute's TGN 06/19 Visual Representation of Development Proposals (September 2019).
- 1.4 The photomontages shown in this document are scaled and measured using a proposed topographical information, finished floor levels and building heights provided to Urban Wilderness by The Harris Partnership (Project Architect). These photomontages are illustrative and the purpose is to give an accurate representation of the scale and massing of the proposed development. It should be noted that these photomontages are non-verifiable.
- 1.5 The 3D model is generated using the Rhino 3D Software. The model shows the proposed building heights and the proposed levels within the Red Line Boundary as designed by the project team. Once the model has been geo-referenced in Rhino the wider landscape topography has been imported using Lands Design. The agreed viewpoints have then been located and matched with the same aspect as the Viewpoint Photography. A raster image has then been exported and this image has been overlaid with the Viewpoints Photography. Finally the photography has been altered in Adobe Photoshop to remove any vegetation associated with the construction of the proposed development.
- 1.6 The Illustrative Photomontages show the Proposed Development at Year 0, before mitigation planting has established giving the 'worst case' visual representation.
- 1.7 Photomontages are based upon the latest information (21 July 2020) provided by The Harris Partnership and Harworth Group.
- 1.8 Viewpoints have been selected based on discussion and feedback from Xanthe Quayle Landscape Architects, Barnsley Metropolitan Council and the Harworth Group.
- 1.9 For reference, we have included the relevant assessment of the visual impacts from the LVIA underneath the Viewpoint Photography and Illustrative Photomontages.



Rhino 3D Model with Local Topography Context



Location: UD40

Elevation:118m AOD

Distance: 380m

Bearing to Site: Due South East

Receptor Type: Recreational

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

Extent of View to Site: The foreground composition consists of open pastoral fields separated by timber post and barb wire fencing with associated hedgerow vegetation. An electricity pylon at the centre of the view is a visually dominating and detracting feature. The middle ground consists of large scale open pasture separated by hedgerows and transversed by pylons. The open pasture and woodland vegetation of the proposed site sits on an elevated position behind a belt of mature woodland along the lower part of the valley. A group of large scale commercial buildings sit next to the proposed site, partially filtered by existing vegetation to the right of the view.

Visibility of Proposed Development (Construction): Construction activities will be visible from this location in the mid distance. The removal of the wooded area within the proposed site will be a notable change in the view. The clearing of the woodland will make the majority of the construction activities a notable feature within the view. As the PROW follows the undulating landform, views towards the site will be more substantial along higher parts of the route and the landform will screen lower areas.

Visibility of Proposed Development (Year 0): Once complete, the commercial units will be a notable feature within the field of view. Visually, they will merge with the commercial units to the east and west, creating a mass of premises along the skyline. The units in the southern section of the proposed site will be screened mainly by the units within the northern section of the site, although stacking of the roof elements will be apparent.

Visibility of Proposed Development (Year 15): Once mitigation planting becomes established, this should help soften and filter views to the proposed development, particularly tree planting on the northern section of the site. It is not anticipated that the full extent of the units will be screened through planting, however.

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





Location: Open space adjacent to Tinker Lane

Elevation: 143m AOD

Distance: 285m

Bearing to Site: Due North

Receptor Type: Residential

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

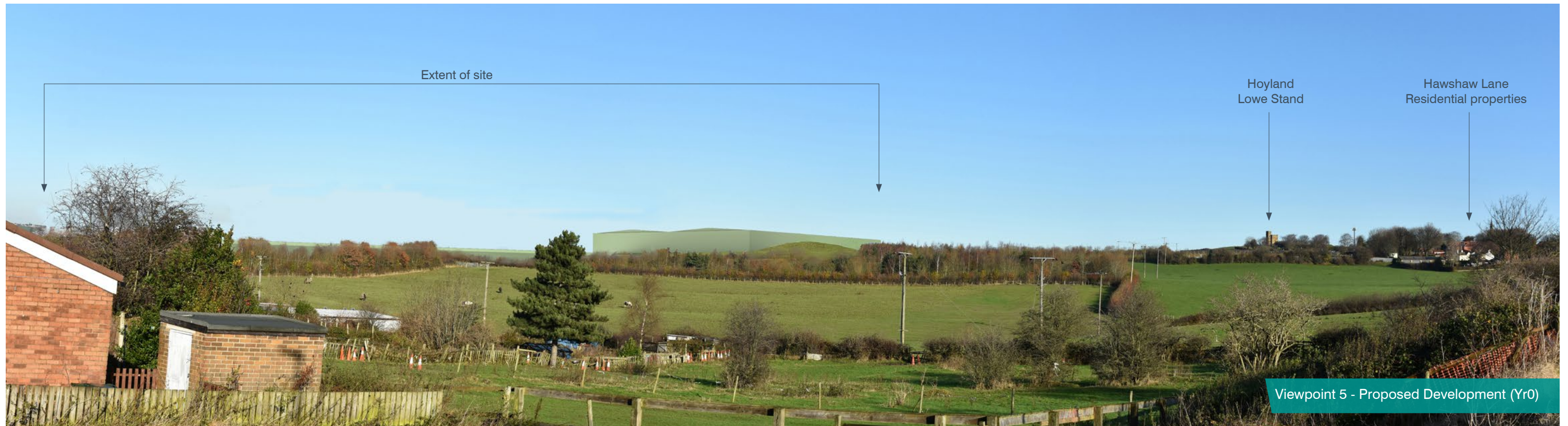
Extent of View to Site: The foreground view comprises of an open space with scattered vegetation, enclosed by a mixture of post and wire, timber fencing and boundary vegetation. The pastoral landscape gently rises towards the rear of the view, with open fields enclosed by hedgerow and transected by electricity pylons. Residential properties to the north of Hawshaw Lane, with intervening mature vegetation, are visible on the right of the view. Views towards the site are screened by dense woodland, which stretches across the south and south west boundaries of site and can be seen at the centre and left of the view. A grade II listed building, Hoyland Lowe Stand Tower, sits on an elevated piece of land among a group of trees and is visible to the right of the view in the background. Views towards the development would be partially screened/filtered by existing vegetation.

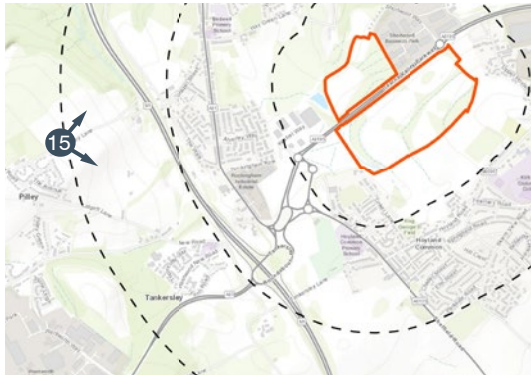
Visibility of Proposed Development (Construction): It is considered that the most obvious construction activity visible from this location would be created by the removal of vegetation within the proposed site. The majority of the construction activities would be screened by the localised landform and adjacent vegetation along the proposed site boundary. Tall construction plant such as cranes and the scaffolding associated with the construction of the units along the southern site boundary will be visible.

Visibility of Proposed Development (Year 0): Units 7 and 8 of the proposed development will be visible from this location, with visibility anticipated to be restricted to rooflines and the upper sections of the warehouse units. This has the effect of altering the scale and composition of the view, although the proposed units will be viewed in the context of a landscape already characterised by commercial warehousing along the A6195. The proposed development would be bringing these features physically closer to the residents in properties along Tinker Lane.

Visibility of Proposed Development (Year 15): Mitigation planting around the proposed site boundary located on raised earth mounding, once established, would help filter and screen views towards the proposed site. Some views of the development will remain from this location but would be limited to the upper sections of units 7 and 8 within the application site. It is anticipated that through the proposed earth mounding, mitigation planting and the fact the properties affected are single storey, views of the wider development will be limited and the associated impacts will be tempered through mitigation planting.

Type of View:	Partial
Sensitivity to Change:	Medium to High
Magnitude of Change:	Medium to High
Significance of Change:	Moderate Adverse reducing to Slight adverse at year 15





Location: Pilley Lane
Elevation: 147 AOD
Distance: 1.55km
Bearing to Site: West
Receptor Type: Residential
Viewpoint Description: This view is representative of the views experienced by residents living in properties along the eastern side of Pilley. The properties in this location consist of mainly semi detached, double storey and single storey properties. Dwellings along Rockley View and The Avenue have a view of the site from the rear of their properties. This location affords a view across arable fields, the M1 road corridor and the village of Birdwell in the middle ground, up to the Application Site and Hoyland in the background.

Extent of View to Site: The foreground view comprises of an arable field which is edged by mature hedgerow, which conceals the M1 located in the lower valley. The middle ground comprises residential properties in Birdwell and the industrial buildings of the local Business Parks. From left to right this includes Shortwood Business Park to the far left, the roofline of Ackroyd Business Park, the buildings of Gateway 36 in the middle of the view and the industrial buildings at Rockingham Industrial Estate lying behind the Birdwell Obelisk (Grade II listing) located to the right of view. The proposed development site lies behind the village of Birdwell in the centre of view. ES15 sits in between Shortwood Business Park to the left and Gateway 36. Meanwhile, the ES15 woodland breaks up the built edge along the A6195. ES17 sits on an elevated slope which rises up to Hoyland, where the existing woodland belts and fields visually separate the built-up areas of Birdwell in the middle ground, Blacker Hill to the top left and Hoyland Common to the top right. In the background, on the horizon lies Hoyland, with visible landmarks of Hoyland Lowe Stand and St Peter's Church spire (Grade II listing).

Visibility of Proposed Development (Construction): The removal of vegetation will be a notable change in the view from this location and will be seen as a loss of wooded character within the backdrop of the view. Construction activities will be visible but will be at a distance where individual features or activities would be difficult to discern.

Visibility of Proposed Development (Year 0): The proposed development is located within the centre of this viewpoint, with the site visible due its raised elevation relative to the surrounding urban context. Development of compartment ES15 will be partially screened by dwellings in Birdwell. However, some of the existing wooded area to the west of the compartment will be removed to accommodate the new development which will result in a short term urbanising effect on the view along the Dearne Valley Parkway road corridor.

Visibility of Proposed Development (Year 15): Mitigation planting, once established will help screen and filter views from this location. However, the proposed commercial units will still be partially visible and the development will dominate the centre of view, with these large units appearing stacked together from this viewpoint. Mitigation planting will serve to reduce the visual impact of the proposed development from this location.

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



Revision History

Rev	Issue and Author	Reviewed	Approved	Date
-	1st Issue / OJ	TBR	TBR	27 May 20
A	Rev A / OJ	TBR	TBR	29 May 20
B	Rev B / BL	TBR	TBR	16 July 20
C	Rev C / BL	TBR	TBR	22 July 20

Prepared By:



7 Saw Mill Yard | Water Lane | Holbeck | Leeds | LS11 5WH
(t) +44 (0)113 472 0030
(e) design@urbanwilderness.co.uk
(w) www.urbanwilderness.co.uk