

Landscape and Visual Appraisal

**In relation to an application for outline planning permission for
residential development at
Hemingfield Road, Hemingfield.**

On behalf of Ptarmigan Land North Ltd.

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1. Introduction

- 1.1 This Landscape and Visual Appraisal (LVA) has been undertaken on behalf of Ptarmigan Land North Ltd. by Pegasus Group Limited. The LVA has been prepared in support of an application for outline planning permission for:

'the demolition of existing structures and the erection of residential dwellings with associated infrastructure and open space. All matters reserved except for means of access to, but not within, the site.'

- 1.2 The site is located north of Hemingfield Road, Hemingfield, Barnsley, South Yorkshire and extends to approximately 6.78 ha (16.75 acres).
- 1.3 This assessment considers the potential effects of the proposed development upon:
- Landscape Features;
 - Landscape Character; and
 - Visual Amenity.
- 1.4 These issues are considered in order to review the site and its surrounding context, to describe and identify the relative level of landscape and visual impact arising as a result of the proposed development. These judgements may then inform the planning balance.
- 1.5 This assessment is guided by the methodology set out in Section 2 and the Assessment Criteria provided at Appendix 1. The proposed development is described within Section 3.

2. Methodology

2.1 This assessment has been undertaken by Chartered Members of the Landscape Institute and follows best practice, as outlined in the following current published guidance:

- Guidelines for Landscape and Visual Impact Assessment (3rd edition) – Landscape Institute / Institute of Environmental Management and Assessment (2013);
- An Approach to Landscape Character Assessment – Natural England (October 2014);
- Assessing Landscape Value Outside National Designations – Landscape Institute Technical Guidance Note 02/21 (2021).
- Visual Representation of Development Proposals – Landscape Institute Technical Guidance Note 06/19 (2019).

2.2 The main objectives of the assessment are as follows:

- To identify the landscape character of the application site and its surroundings and also any notable landscape features within the application site boundary;
- To determine the impact that the type of development proposed would have on the landscape, through assessment of the landscape and the degree to which it would change as a result of the proposed development type;
- To identify potential visual receptors (i.e. people who would be able to see the development) and evaluate the impact of change based on the proposed development;
- To describe measures proposed to avoid, reduce or mitigate potential negative effects; and,
- To identify and describe any impacts of the development in so far as they affect the landscape and/or views of it.

3. Site Context and Description

Site Context

- 3.1 The site is located adjacent to the settlement of Hemingfield, South Yorkshire. The Local Planning Authority (LPA) is Barnsley Metropolitan Borough Council (BMBC).
- 3.2 The site lies to the north and east of Hemingfield Road and immediately south of the Dearne Valley Parkway (A6195), which is the major road linking settlements to the south of Barnsley with the M1 motorway.
- 3.3 The site comprises two agricultural fields. The western field is currently in arable use, to the south of which a group of agricultural buildings, one of which was formerly in use as a farm shop. The buildings are surrounded by hard surfacing and located on a relatively level plateau. The eastern field is currently pasture and is divided into strips for grazing by horses.
- 3.4 The site is broadly rectangular in shape with the western site boundary extending approximately 240m along Hemingfield Road, and the northern boundary extending approximately 340m parallel with the Dearne Valley Parkway (A6195), approx. 25m away at its closest point.
- 3.5 An embankment planted with mixed trees and shrubs wraps around the site to its northern and western sides. There is a change of elevation of approx. 15m from the top of the embankment to the site level at the north-west corner.
- 3.6 There is a strong network of Public Rights of Way (PRoW) within the local area. Footpath 17 connects Hemingfield with Wombwell via an underpass beneath the Dearne Valley Parkway (A6195) and includes a section approx. 180m in length which passes through the centre of the site within the eastern field. Public footpath 18 runs adjacent to the southern site boundary for approx. 155m, to the rear of houses on Briery Meadows, and connects Hemingfield Road to the west with Garden Grove to the east.

The Proposed Development and Scope of this Appraisal

- 3.7 The proposed development is for the demolition of existing structures and the erection of residential dwellings with associated infrastructure and open space.

- 3.8 Pegasus liaised with the project team following an initial review of the site and provided early landscape and visual input to the development parameters to avoid, reduce and ameliorate potential adverse landscape of visual effects and to maximise the beneficial landscape impacts of the development.
- 3.9 An illustrative development masterplan has been prepared which provides an indication for how the site could be developed. This is included at Appendix 3.
- 3.10 Proposed access would be taken from the west of the site from Hemingfield Road, with the main spine road through the proposed development on a west to east alignment.
- 3.11 A parameter plan has been prepared which set out key aspects of a development within the site and it is against this plan that the landscape and visual effects assessed within this LVA have been considered. The parameter plan is contained at Appendix 4. The Illustrative Masterplan (Appendix 3) and Illustrative Landscape Masterplan (Appendix 12) show one way the site could be developed within the parameters proposed and have also been used to guide this appraisal.

Landscape Mitigation and Planting

- 3.12 The Illustrative Masterplan (Appendix 3) indicates an area of open space with new 'Gateway' planting adjacent to the site entrance at the south-west corner of the site.
- 3.13 A sustainable drainage (SUDS) basin is proposed for the lowest part of the site at the north-east corner.
- 3.14 A central green corridor is proposed on a north-south alignment, around PRow Wombwell Footpath 17, to incorporate new native planting, including trees.
- 3.15 The Illustrative Landscape Masterplan (Appendix 12) has been prepared for the site which provides a further indication of how the open spaces and landscape strategy can be developed within the site.

Study Area and Zone of Theoretical Visibility

- 3.16 In order to assist in defining the study area a digital Zone of Theoretical Visibility (ZTV) model was generated to illustrate the geographical area within which views of the

development within the site are theoretically possible. A Screened ZTV has also been produced and both are included at Appendix 10.

- 3.17 The SZTV includes existing vegetation and buildings to assumed height of 15 m for vegetation and 8 m for buildings which would affect the areas across which visibility of the proposed development is likely. The ZTV and SZTV have both been produced using Digital Terrain Modelling (DTM) data with the proposed development height set at 10.5 m development height.
- 3.18 The building and vegetation data used for the SZTV is obtained from OS Open Map Local Data for buildings and woodland which is then used to create a Digital Surface Model. However, the screening effect provided by individual trees, smaller blocks of woodland and hedgerows/hedgerow trees have not been taken into account in the SZTV.
- 3.19 The ZTV / SZTV is a useful tool used to provide focus on the area and receptors that are most likely to be affected by the proposed development but should always be subject to verification in the field. In considering, however, the nature of the local townscape and the wider landscape within which it is located, it is considered that the SZTV is a good reflection of actual potential visibility, although it should be noted that the ZTV/SZTV does not distinguish between the extent of the proposed development which could be theoretically visible i.e. whether this is rooflines or whole building elevations.
- 3.20 Following a review of the ZTV and SZTV and visits to the site and surrounding landscape / townscape it is proposed that an appropriate study area for the assessment is 1.5 km from the site. Although there are areas of theoretical visibility beyond these principal locations, considering both increasing distances from the site, local designations, and settlement context, it is considered that the study area described above represents a reasonable and proportionate approach and one which will identify those effects which are most material in considering the landscape and visual impacts of the proposed development of the site.

4. Policy Context Designations and Planning

4.1 The site is in the administrative boundary of Barnsley Metropolitan Borough Council (BMBC) and is subject to the policies set out in the Barnsley Local Plan 2014 – 2033 (adopted January 2019). To supplement and provide guidance on the interpretation of the Local Plan, the Council has adopted the following Supplementary Planning Documents (SPD):

- Biodiversity and Geodiversity SPD;
- Design of Housing Development SPD;
- Open Space Provision on new Housing Developments SPD;
- Sustainable Construction and Climate Change Adaptation; and,
- Trees and Hedgerows SPD.

4.2 The policies within the extant plan of relevance to this report, have been listed and outlined below.

4.3 Local Plan policy mapping extracts are included at Appendix 5 and shows the location of the site in relation to other policies, designations and environmental constraints.

4.4 Within the Barnsley Local Plan 2019, the site is located within site 'SL6 – Land North East of Hemingfield', to which policies relating to 'Safeguarded Land' and 'Nature Improvement Area' apply and which is shown graphically at Appendix 5.

4.5 The policies within the Local Plan, of relevance to this appraisal are outlined below, along with subsequent consideration of the manner by which the proposed development accords with each.

4.6 **Policy D1 – High Quality Design and Placemaking**, sets out *Design Principles*:

Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:

Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;

Views and vistas to key buildings, landmarks, skylines and gateways; and

Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;

Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;

Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;

Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;

Provide clear and obvious connections to the surrounding street and pedestrian network;

Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;

Promote safe, secure environments and access routes with priority for pedestrians and cyclists;

Create clear distinctions between public and private spaces;

Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;

Make the best use of high quality materials; Include a comprehensive and high quality scheme for hard and soft landscaping; and Provide high quality public realm.

In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality."

- 4.7 Those aspects which are shown in bold above, are those which, at this outline application stage, have been integral to the proposed development parameters relating to landscape and visual matters and to the creation of a proposed development which adheres to principles of good placemaking. A number of the above design principles are aspects which can be achieved within the site, as described within the Design and Access Statement but which would be subject to refinement at latter stages of the planning and design process.
- 4.8 **Policy LC1 – Landscape Character** states 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 and any subsequent amendments). Development which would be harmful to the special qualities of the Peak District National Park will not be allowed."*
- 4.9 The site is not located within, or in proximity to the Peak District National park.
- 4.10 Section 6 of this appraisal sets out the nature of the existing landscape character of the site and its local landscape and describes the changes that would arise from the proposed development. The conclusion of the landscape character appraisal within this LVA is that the proposed development retains and enhances local landscape character, although there is an acknowledgement that there will be inevitable changes to the character of the site itself and its very immediate surroundings.
- 4.11 **Policy GI1 – Green Infrastructure**, states that *"We will protect, maintain, enhance and create an integrated network of connected and multi functional Green Infrastructure assets that:*

Provides attractive environments where people want to live, work, learn, play, visit and invest;

Meets the environmental, social and economic needs of communities across the borough and the wider City Regions;

Enhances the quality of life for present and future residents and visitors;

Helps to meet the challenge of climate change;

Enhances biodiversity and landscape character;

Improves opportunities for recreation and tourism;

Respects local distinctiveness and historical and cultural heritage;

Maximises potential economic and social benefits; and

Secures and improves linkages between green and blue spaces;

At a strategic level Barnsley's Green Infrastructure network includes the following corridors which are shown on the Green Infrastructure Diagram:

River Dearne Valley Corridor.

River Dove Valley Corridor.

River Don Valley Corridor.

Dearne Valley Green Heart Corridor.

We will protect, maintain, enhance and create an integrated network of connected and multi functional Green Infrastructure assets that: Historic Landscape Corridor. The network of Green Infrastructure will be secured by protecting open space, creating new open spaces as part of new development, and by using developer contributions to create and improve Green Infrastructure.

We have produced a Green Infrastructure Strategy for Barnsley which is informed by the Leeds City Region and South Yorkshire Green Infrastructure Strategies."

4.12 The site lies outside any of the five identified Green Infrastructure corridors. However, the proposed development of the site has sought to contribute to landscape and environmental enhancements (Green Infrastructure) through the creation of an attractive development which seeks to protect and improve landscape features of greatest value and provide increased connectivity through the site to wider green spaces.

4.13 **Policy GS2 – Green Ways and Public Rights of Way** states that “*We will protect Green Ways and Public Rights of Way from development that may affect their character or function. Where development affects an existing Green Way or Public Right of Way it must:*

Protect the existing route within the development; or

Include an equally convenient and attractive alternative route.

Where new development is close to a Green Way or Public Right of Way it may be required to:

Provide a link to the existing route; and/or

Improve an existing route; and/or Contribute to a new route.

In some cases, we will ask developers to make a financial contribution to meet these requirements in accordance with the Infrastructure and Planning Obligations Policy.”

4.14 Existing Public Rights of Way within the site are retained and incorporated within the development parameters. Section 7 of this appraisal considers the change to visual amenity of users of Rights of Way and this concludes that whilst there will be an obvious change within the site itself, this quickly reduces, given the site’s enclosure by other development (highways and residential areas).

4.15 **Policy BIO1 – Biodiversity and Geodiversity** states 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 & 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 boroughs natural assets such as the river corridors of the Don, the Dearne and Dove as natural floodplains and important strategic wildlife corridors.

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.

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 there are imperative reasons of overriding public interest (IROPI)."

4.16 Policy CC1 – Climate Change, states that "We will seek to reduce the causes of and adapt to the future impacts of climate change by:

Giving preference to development of previously developed land in sustainable locations;

Promoting the reduction of greenhouse gas emissions through sustainable design and construction techniques;

Locating and designing development to reduce the risk of flooding;

Promoting the use of Sustainable Drainage Systems (SuDS);

Promoting and supporting the delivery of renewable and low carbon energy; and

Promoting investment in Green Infrastructure to promote and encourage biodiversity gain."

- 4.17 Of relevance to both policy BIO1 and CC1 where possible, the proposed development will retain and enhance existing landscape features which are of greatest value. This focuses on retention existing field hedgerows which have been incorporated within the proposed development parameter plan. The Illustrative Landscape Masterplan (Appendix 12) has been developed in collaboration with the project ecologist and demonstrates how the development of the site could achieve a sensitive response to its landscape and visual context and offer biodiversity benefits. Details of the site's ecology and biodiversity is contained within the Hemingfield, Barnsley, Ecological Appraisal (February 2024), submitted separately. The Ecological Appraisal also contains an assessment of Biodiversity Net Gain (BNG) based upon the Illustrative Landscape Masterplan. This concludes that there could be a net gain of 2.31 habitat units (a gain of 14.85%) and 7.11 hedgerow units (a gain of 122.08%).

Supplementary Planning Documents (SPDs)

- 4.18 The relevant SPDs are listed below:
- 4.19 **Biodiversity and Geodiversity** SPD supplements Local Plan policies BIO1 – Biodiversity and Geodiversity, GI1 – Green Infrastructure and GS1 – Green Space. It provides guidance "...to anyone seeking to develop land which may have, or is in proximity to a site that has, value for biodiversity and/or geological conservation..." including within the Dearne Valley Green Heart 'Nature Improvement Area' (NIA), in which the site is located.
- 4.20 The SPD provides guidance on how development could contribute to ecological improvements within the NIA. At paragraph 4.15 of the SPD several potential benefits are listed, and these include:
- New woodland;
 - New wetland;

- Enhancing areas of poor environmental quality;
- Improving public access, or
- Improving management of existing habitats.

4.21 The SPD also includes, at Appendix C, opportunities for biodiversity enhancements. The proposed development has scope to incorporate most of the suggested features; many of which are incorporated within the Illustrative Landscape Masterplan. However, these would be subject to detailed design at the appropriate time.

4.22 **Design of Housing** SPD supplements Local Plan policies D1 – High Quality design and Placemaking, and GD1 – General Development. In relation to character, the SPD states that *inter alia*:

“Development must respect local context, history, built heritage, character and communities, ensuring that proposed developments preserve or enhance local physical, environmental, social, cultural, historical and economic characteristics.

The design of new developments must be based on an appraisal of existing landscape and settlement character. The primary design source for maintaining character should be the character area in which the site is located if this is a positive source. Where there is no specific positive source to draw on, the development should be designed to create character. Using the lack of local character as a justification for poor and characterless design will not be accepted.

The design of all new development must be based on an appraisal that identifies any existing positive features within the site and assesses the advantages and disadvantages of retaining them.

The design of all new development must be based on an appraisal of the townscape of the site and surrounding area and their relation to topography. All new development should be designed as a considered response to topography and townscape.

Views into and out of the site should be considered at an early stage of the design process. Where the site is visible from a distance, especially where the local topography varies, a visual impact assessment should be undertaken to help influence the layout and design of the development...

...The design of new developments should be specific to their location and should seek to co-ordinate the landscape framework, street pattern, route hierarchy and townscape to create a coherent public realm and open space network... ”.

- 4.23 With regards to landscape design, the SPD states that *“Careful attention must be given at any early stage to the design of a comprehensive landscape scheme. The scheme should be designed to help the development fit into its surroundings and soften its visual impact. The planting of trees, hedges and shrubs in prominent locations will improve the appearance and saleability of a site and may in time prove ecologically valuable...”*.
- 4.24 With regards to existing trees and hedgerows and other features of ecological value, the SPD states that *“If there are mature trees, hedgerows, rock faces or other features of ecological or geodiversity value (including quarries, watercourses, and ponds) the Council will expect them to be incorporated into the design and layout of the development, and retained, wherever possible, for their visual and ecological value...”* .
- 4.25 With regards to public rights of way, the SPD states that: *“...Existing rights of way should be incorporated into the site design. Paths should, where possible, be on convenient and attractive routes through landscaped, or open space areas and away from vehicular traffic. Shady alleys between high fences, particularly at the rear of private gardens should be avoided...”*.
- 4.26 **Open Space Provision** SPD supplements Local Plan policies GS1 – Green Space and I1 – Infrastructure and Planning Obligations. It *“offers guidance to developers considering submitting a planning application for residential development and what will be expected in terms of open space provision...”*.
- 4.27 **Sustainable Construction and Climate Change Adaptation** SPD supplements inter alia Local Plan policy CC1 – Climate Change. Its sets out the Council’s *“...approach to planning decisions in respect of sustainable construction and adapting to climate change...”*.

- 4.28 **Trees and Hedgerows** SPD supplements Local Plan policy BIO1 – Biodiversity and Geodiversity. It contains information on the following statutory legislation: Tree Preservation Orders (TPOs); Hedgerow Regulations 1997; and, Conservation Areas. It provides guidance on the content of planning applications, the layout of development and protection during development.
- 4.29 The early landscape input to the development parameters and collaboration with the project ecologist and masterplanner has evolved a development layout and illustrative landscape masterplan which responds positively to the guidance within the above SPDs and the policies to which they relate.

Designations

- 4.30 There are no national statutory designations within the study area that recognise or highlight any particular landscape or visual importance. In this regard it is not considered that the site or its local landscape is one which is 'valued' in reference to paragraph 180(a) of the NPPF. Further consideration of whether there are other factors which might contribute to a landscape which could be considered to be 'valued' (in NPPF terms) is made within section 6.
- 4.31 A number of Listed Buildings are located with the study area (see Appendix 5). These are noted here as they play a part in assessing the value of the local landscape and visual receptors, but any effects on these heritage assets are assessed within the Archaeology and Heritage Desk Based Assessment (AHDBA) accompanying the planning application.
- 4.32 The application site is not within a conservation area, the nearest of which is located at Elsecar, approximately 1.3km south of the site (see Appendix 5). The combination of screening by intervening built form and distance between the site and Elsecar Conservation Area is considered to remove direct or indirect impact arising from the proposed development.
- 4.33 The assessment of effects on the conservation area or its setting does not form part of this assessment as this is addressed within the AHDBA accompanying the application.

Trees within or adjacent to the site are not protected by any Tree Preservation Orders (TPO)¹.

¹ <https://www.barnsley.gov.uk/services/parks-and-green-spaces/tree-management-and-maintenance/tree-preservation-orders/> (Accessed 17.11.23)

5. Landscape Features

- 5.1. This section provides an overview of the landscape features in the site and its surrounding landscape, an indication of their susceptibility to development of the type proposed, and an appraisal of the impact the proposed development would have upon each.

Description of the Application Site

- 5.2. The application site is located to the north-east of Hemingfield Road, directly south of the Dearne Valley Parkway (A6195), approximately 250 m north of the centre of Hemingfield village, 1.1 km south-west of Wombwell, 1.2 km east-north-east of Jump and 1.7 km north-east of Elsecar.
- 5.3. The site is roughly rectangular in shape and comprises two agricultural fields with a group of agricultural buildings, including a former farm shop to the south-west corner, set within an area of hard surfacing. The western agricultural field, currently in arable use, wraps around the north and east sides of the buildings. To the east, the second field within the site is divided into paddocks for equestrian grazing. A hedgerow and Public Right of Way (PRoW) separate the two fields within the site.
- 5.4. The site slopes gently down from Hemingfield Road, and Briery Meadows on the southern boundary of the site, towards the Dearne Valley Parkway (A6195) to the north, although the road itself is built up on raised embankments. The south-west corner of the site is the most elevated, at approximately 85m Above Ordnance Datum (AOD). With the north-east corner the lowest point, at approx. 63m AOD. A steep, wooded embankment wraps around the western and northern side of the site.

Sensitivity of Features to the Proposed Development

- 5.5. The sensitivity of a feature to the proposed development is a combination of its susceptibility to the proposed change and the value of the feature.

- 5.6. The application site is roughly rectangular and comprises two agricultural fields and a group of agricultural buildings. Access is currently taken from Hemingfield Road, at the elevated southern edge of the site.
- 5.7. The topography is such that the existing agricultural buildings are located within the most elevated and visible part of the site. The adjoining land to the north and east is at a lower level and from this point slopes gently downwards. The wider landscape is gently rolling, with the A6195, Dearne Valley Parkway, raised above the natural landform, with flyovers above the Hallam Line railway to the west and Elsecar Canal and Heritage Railway to the east.
- 5.8. Considering the gently sloping landform of the site, the susceptibility to change of the landform as a result of the proposed development is considered to be low. The value attached to the landform is also considered to be low with similar topography perceived elsewhere in the surrounding landscape.
- 5.9. In landscape and visual terms, the hedges and trees within the site are typical features in the local landscape but are not considered to be of any exceptional quality or condition. Therefore, their value is considered to be medium. Hedgerows are considered to have a medium susceptibility to the proposed development as they take some time to establish as a landscape feature. Trees are considered to have a higher level of susceptibility as they take more time to replace. In landscape and visual terms, overall, the sensitivity of hedgerow vegetation to the proposed development is assessed as medium, and tree vegetation is high sensitivity.
- 5.10. In terms of land use, the existing agricultural operations within the site, and the Public Right of Way (PRoW) that passes through it, are considered to have a high susceptibility to the proposed development. In terms of value, the PRoW forms part of a wider network of footpaths which will have value locally. These can be seen at Appendix 6. The undeveloped land surrounding the agricultural buildings is typical of farmland within the local area and its value is considered medium.
- 5.11. Overall, the sensitivity of the south western part of the site (which incorporates the agricultural buildings and hard surfacing) is considered medium-low, whilst the

agricultural land is considered to be medium sensitivity, with some features (mature trees) as high sensitivity.

Assessment of Effects on Landscape Features

Topography

- 5.12. The topography of the site is gently sloping, with a ground level of approximately 85 m Above Ordnance Datum (AOD) at its south-western corner and 63m AOD at its north-eastern corner.
- 5.13. It is not anticipated that the proposed development would change the perception of local topography. There would be a very low magnitude of change, relating to earth movement associated with the construction of houses and access roads, which together with the low sensitivity would result in a **minor, adverse** effect on topography.

Vegetation (trees and hedges)

- 5.14. The indicative development proposals shown on the Illustrative Masterplan (Appendix 3) and Illustrative Landscape Masterplan (Appendix 12) indicate that the existing hedgerows adjacent to the southern and eastern site boundaries and within the centre of the site would be retained, with only localised removals for access requirements through the internal hedgerows.
- 5.15. There are few trees located within the site itself, with occasional horse chestnut trees located in proximity to the existing farm buildings in the south west. To the northern and part of the western boundaries the young highway planting associated with the Dearne Valley Parkway flanks the site but falls beyond its boundary and will be unaffected by development within the site.
- 5.16. Trees and hedgerows within the site have been recorded within the Arboricultural Survey. This concluded that 'all trees within the site area were found to be of average value, providing little impact to the site area.
- 5.17. There is potential for the holly and horse chestnut trees located near to the location of the new highway access (T7 and T8) into the site to be affected by the proposal (refer to separate arboricultural report). It is noted, however, that the arboricultural survey

identifies these trees as 'C' category: *'trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter of <150mm'*. Paragraph 4.1.1.6 of the Arboricultural Report describes that *'all trees within the site area are Category C, and so if removal of trees is unavoidable, the loss of said trees would be easily mitigable'*.

- 5.18. The five hedgerows surveyed are identified within the Arboricultural Report as being Category C and generally between 3 and 4 m in height. Two hedgerows (H1 and H3) are surveyed as including more than two species, with only H1, which divides the two fields of the site, as being recommended for retention. The Arboricultural survey identifies no individual hedgerow trees. Whilst it is acknowledged that H1 and H3 include tree species, there is an opportunity to incorporate new hedgerow trees as part of the site's development.
- 5.19. Despite potential limited loss of existing hedgerow and the potential for effects upon some of the trees that fall within the site boundary, the development of the site would offer potential for a considerable increase in tree coverage through new planting, both within areas of public open space and as hedgerow trees within existing and/or new hedgerows. Whilst these new features would be seen within a changed land use context, the change to this landscape resource is considered to be medium (trees) low (hedges). Combined with a high sensitivity for mature trees and medium sensitivity for hedgerows, the effect of residential development within the site would be **moderate** (trees) and **minor** (hedges) and which would initially be adverse effects but becoming **beneficial** as new landscape within the site establishes.

Land Use

- 5.20. The replacement of the agricultural buildings and areas of hardstanding with public open space within the residential development (as indicated on the Parameter Plans at Appendix 4) is considered to be a **moderate** effect, which is **beneficial**.
- 5.21. The wider parts of the site comprise arable farmland and grazing pasture. These would be replaced with development and associated infrastructure and open space. The magnitude of change for these parts of the site is considered to be high, and an effect

of **major adverse** which is not unusual when assessing the change from undeveloped land to that of a residential development such as this.

- 5.22. No landscape features or resources associated with the surrounding countryside would be affected.

6. Landscape Character Appraisal

Baseline Landscape Character

- 6.1 This section provides an overview of the landscape character of the site and its locality, an indication of the sensitivity of the landscape to development of the type proposed, and an assessment of the predicted level of effects on landscape character as a result of the proposed development.

National Level Landscape Character

- 6.2 The site falls within National Character Area (NCA) 38 Nottinghamshire, Derbyshire and Yorkshire Coalfield.
- 6.3 This long, narrow character area extends for a length of approximately 110 km from Guiseley in the north, to Beeston on the western edge of Nottingham in the south, roughly following the line of the M1 and M18 motorways.
- 6.4 In accordance with paragraphs 5.12 to 5.14 of GLVIA the NCA has been reviewed against the scale and nature of the proposed development. It is considered that the NCA is too broad as a resource tool in relation to the potential effects of the development of the site upon it overall, given the small scale of the site in relation to the extensive area of the NCA. On this basis, no further appraisal of effects upon national landscape character is undertaken. However, the NCA does provide some useful context to the wider landscape of the site and to some of the aspirations for managing change within it. The NCA is contained at Appendix 8. The Statements of Environmental Opportunity (SEO) within the NCA which are of relevance to the site are summarised as follows:
- SEO 1 relates to the restoration, enhancement, and creation of new landscapes through the inclusion of woodland and networks of green infrastructure.
 - SEO 3 relates to the conservation, enhancement and expansion of areas and corridors of semi-natural habitat.

District Level Landscape Character

- 6.5 Appendix 7 illustrates the location of the site within the context of district-wide published landscape character assessments.
- 6.6 The Barnsley Borough Landscape Character Assessment (2002, updated 2016) (Appendix 9) identifies six distinct Landscape Character Types, which are divided into 17 Landscape Character Areas. The site lies within Landscape Character Area (LCA) E4 Hoyland Settled Wooded Farmland, within Landscape Character Type (LCT) E: Settled Wooded Farmland.
- 6.7 The key characteristics of this LCA pertinent to the site include the following:

***“Rolling landform** with slopes towards ... canal associated with Elsecar.*

***Diverse range of land use**, including residential, woodland, agriculture, industry, landscape renewal, communication and recreation.*

***Presence of large settlements on broad valley sides up to higher ground** strongly influences character of surrounding land.*

***Strong urban influence** with urban pressures, such as horse grazing in compartmentalised fields, litter and flytipping, tatty allotments and scrap heaps, evident throughout but concentrated on urban fringes.*

***Mainly deciduous woodland blocks** of various sizes, including ancient woodland and new plantations on reclaimed tips.*

Farmland is a mixture of arable and permanent pasture.

***Degraded and unmanaged field boundaries** consist of fences, hedgerows and stone walls.*

***Scattered farmsteads** are found in areas of agricultural land between the settlements.*

Evidence of current and past industrial activity due to presence of industrial estates, many reclaimed spoil heaps ...

Recreational land use including Urban Greenspace between Hoyland and Jump, and two golf courses adjacent to major roads.

Presence of major road corridors with associated noise and visual intrusion, and vacant land that indicates plans for future development.”

- 6.8 Within the description for LCA E4 the following forces for change are identified as being pertinent to the site:

“New housing development is localised but frequent.

Urban fringe pressures including neglected farmland and untidiness such as litter, tatty sheds and scrap heaps.

Degraded farmland on urban fringes with compartmentalised fields utilised for pony grazing and untidy sheds.

Poorly managed field boundaries including fragmented and poorly managed hedgerows, and degrading fences and stone walls associated with neglected farmland.

Pressure for further development caused by recent road construction and indicated by adjacent vacant land, signs advertising development sites and proximity of existing large settlements.”

- 6.9 The character assessment for E4 lists landscape management issues and opportunities. Those of pertinence to the site and the proposed development are as follows:

“Restore and enhance hedges, fences and stone walls on road and field boundaries.

Plant hedgerow trees and manage to ensure that they mature.

Consider woodland planting along urban edges to enhance landscape character and break up and screen expansive housing developments.”

Local Level Landscape Character

- 6.10 The character of the application site and its immediate surroundings within approximately 1.5 km has been reviewed and the sensitivity (by combining susceptibility and value) of the local landscape assessed.
- 6.11 Consideration of the site against the factors included within Table 1 of TNG 02/21² is set out below. It is appreciated that these factors are not an exhaustive list, however, upon review, they are considered appropriate means by which the value of the site and its local landscape can be appropriately judged:

Natural Heritage

- 6.12 The site does not have any clear evidence of ecological, geological, geomorphological or physiographic interest which contributes positively to the landscape.

Cultural Heritage

- 6.13 The site does not have any clear evidence of historical interest which contributes positively to the landscape.

Landscape Condition

- 6.14 The site is considered to be in fair condition and one which is commensurate with farming. There are few mature trees and hedgerows, and the field pattern has been altered to the north by the construction of the Dearne Valley Parkway.
- 6.15 Human influence is evident throughout the local landscape in the form of large areas of settlement, interspersed by areas of managed agricultural landscape and elements of infrastructure, including the Dearne Valley Parkway (A6195) to the north, and the Hallam Line railway to the west.
- 6.16 The settlements within the local area tend to merge along local roads. Hemingfield is largely contained to the east of the Hallam Line railway, aside from a small group of

² Assessing Landscape Value Outside National Designations – Landscape Institute Technical Guidance Note 02/21 (2021).

properties to the west. In addition to Hemingfield, Jump, whose centre lies approx. 1.2km to the west-south-west of the site, and Elsecar, located approximately 1.7 km south-west, are included within the large settlement area of Hoyland. The settlement area of Wombwell to the north of the site, is separated from Hemingfield by the Dearne Valley Parkway (A6195).

- 6.17 The Dearne Valley Parkway (A6195) provides connections between the settlements in the area and the M1 motorway to the west. There is a dense network of public roads within the study area, generally through residential areas.
- 6.18 The Elsecar Canal (formerly part of the Sheffield & South Yorkshire Navigation, Dearne & Dove Canal), Elsecar steam railway and Barnsley Boundary Walk all pass within a wooded valley to the east of the site, which has some influence upon the character of the wider study area. To the east of this corridor, Cortonwood Shopping Park marks the location of the former Cortonwood Colliery.

Associations

- 6.19 There are no known associations between the site with well-known literature, poetry, art, TV, film, or music, historical event or famous people.

Distinctiveness

- 6.20 The landscape of the site is typical agricultural and pastureland with few elements which contribute to anything more than ordinary. It is noted that the site is located at one of the principal highway access points into Hemingfield and from where a distant view exists eastwards along the Dearne Valley which is a positive quality of the site for people travelling along Hemingfield Road but not one which is particularly distinctive. The existing buildings are not considered to make any meaningful contribution to the experience of arriving at Hemingfield due to their lack of architectural or historic interest.

Recreational

- 6.21 It is accepted that the PRoW (footpaths) within the site provide a recreational function. The PRoW do not incorporate National Trails or form part of mapped long-distance trails.

It is considered that the PRoW within the site facilitates access within and to the wider countryside for local recreation and is of value locally.

Perceptual (scenic)

- 6.22 The landscape is not one which is distinctive or dramatic. Although its more elevated parts are visible from the wider landscape, existing buildings (within and adjacent to the site) are concurrent with the wider landscape. Much of the site is visually discrete from locations other than within or in close proximity to it.
- 6.23 The scale of the landscape surrounding the application site varies, but nearest to the settlement of Hemingfield, agricultural fields, several of which are sub-divided into paddocks, are relatively small scale. The proposed development, in terms of its extent, is considered to be of a small scale, comparable to the scale of surrounding fields.
- 6.24 The site and its local landscape is typical of its wider context in relation to this factor.

Perceptual (wildness and tranquillity)

- 6.25 The landscape immediately surrounding the site incorporates a mix of agricultural land use (to the east), residential land use (to the south), rail and highway infrastructure to the north and west. The Dearne Valley Parkway (A6195) is particularly audible across open areas of farmland. Areas of woodland mitigate the influence of the road noise. These factors create a sense of moderate activity within the landscape.
- 6.26 The introduction of additional residential development to that existing on site at present, and within the wider area, would have a localised effect upon the existing activity within the site and would be perceived from locations close to the site.
- 6.27 Considering the condition of the agricultural buildings within the south-western part of the site, there is considered to be a change to perceived tranquillity which would arise from their replacement with residential development, albeit that this part of the site would incorporate an area of open space and which would be most apparent to residents on Hemingfield Road. Within the wider parts of the site there would be an inevitable increase in activity.

Functional

- 6.28 The site does not comprise a landscape which makes more than a typical contribution of undeveloped agricultural land to wider landscape function. The site is not identified within the Local Plan as forming a particular function. Rather, it is identified as safeguarded for future development.
- 6.29 In addition to the above factors the below are also considered to draw conclusions on landscape susceptibility and value, and ultimately sensitivity.

Landform and Enclosure

- 6.30 The landform surrounding the application site is rolling, sloping down towards Elsecar Canal to the east.
- 6.31 The existing wooded embankments surrounding the western and northern boundaries of the site, and the existing residential development to the south, provide a good degree of enclosure.
- 6.32 The perception of the level of enclosure and landform within the wider landscape would not be affected.

Landscape Pattern and Complexity

- 6.33 The landscape within 1.5 km of the site is relatively complex, formed by a patchwork of settlements, farmland, and woodland, incised by major roads, railways, and a canal.
- 6.34 The proposed development would not affect the existing landscape pattern. Indeed, excepting the wider land (currently divided into fenced paddocks and grazed by horses) which extends along the Dearne Valley Parkway (A6195) to the east, the former landscape pattern is already altered by highways and residential areas.

Skylines

- 6.35 Skylines within the wider landscape are defined by a combination of landform, including natural and manmade, built form and trees. The agricultural buildings located within the south-western part of the site, along with small groups of trees adjacent to the stone wall which marks the southern site boundary, are the most evident skyline features within

the site, but which do not contribute to a skyline which is distinct for its perceptual quality.

- 6.36 The site is not typical of the wider developed landscape due to the large area of undeveloped land within it. Although the proposed development would introduce new built form to the skyline within some views, considering the relatively low elevation and surrounding context, this is not considered to be of detriment to any quality or perceptual experience of a skyline of any distinction or sensitivity.

Inter-visibility

- 6.37 The level of inter-visibility between the proposed development and the surrounding landscape is further explored in Section 7 of this appraisal and illustrated within the Zone of Theoretical Visibility at Appendix 7.
- 6.38 Views from close range to the north and west are restricted as the site boundaries with the Dearne Valley Parkway and the slip-road connecting to it, are lined with vegetation. The southern and eastern site boundaries are the most open, with close views available from the adjacent highway and closest residential properties in the south. The eastern site boundary is marked by a hedgerow, which would provide some degree of screening from adjacent fields to the east.
- 6.39 In more distant views the proposed development would appear as a relatively small element in the composite landscape above rooflines of existing development. Close to the site, from the adjoining land to the east, there is visibility for some people where views extend across grazed fields and characterised by linear paddocks divided by temporary fencing. Elsewhere vegetation and buildings restrict views.

Sensitivity of the Landscape to the Proposed Development

- 6.40 For the reasons outlined in the analysis above, it is considered that the landscape of the application site and of the wider landscape within 1.5 km of the site boundary, has a **medium susceptibility** to the scale and type of development proposed.
- 6.41 With reference to Box 5.1 of GLVIA3 and Table 1 of TGN 02/21, in terms of value the site does not lie within any areas designated for their landscape or heritage importance or

value at a national, or local level. The site is comprised of existing agricultural uses, including an area of agricultural buildings and hardstanding. The site is not considered to be of special quality or condition, although high value is attached to the existing trees and medium value to mature hedgerows within and adjoining the site. There are no designated heritage features within the site, however, two PRoW pass through it. The landscape value is therefore considered to be one which is locally valued (focussed primarily upon value to people who see or recreate within it on the PRoW). Taking all considerations of value, the assessment of value of the site overall, is **medium-low**.

- 6.42 It is not considered that the site or its local landscape is one which could be considered to be a 'valued landscape' in the meaning of the NPPF.
- 6.43 Overall, it is assessed that the landscape of the application site and the wider landscape within 1.5 km of the site boundary has a **medium sensitivity** to the scale and type of development proposed.

Appraisal of Effects upon Landscape Character

- 6.44 It is acknowledged that the effects on landscape character due to the development would be permanent to the extent that the new dwellings would be permanent. The effects would be long term. This has been taken into consideration in this appraisal regarding the level of effects on landscape character.

The Site

- 6.45 There would be a change in character of the site resulting from the introduction of residential dwellings which would replace the farmland and associated agricultural buildings within the south-west part of the site. The proposed development would be assimilated within a landscape that already contains residential properties to the immediate south and west and both Hemingfield Road and the Dearne Valley Parkway, located on raised land, all of which act to enclose the site from the wider landscape and townscape to the north, south and west. The magnitude of change to the character of the site overall is assessed to be high, resulting in a **major adverse** effect on the character of the site overall up to approximately 50 m from the site boundary. It is noted, however, that the proposals would demolish the existing agricultural buildings and create

an area of green open space in their place, and which may be considered to constitute a beneficial change for this part of the site, particularly considering that it is located at the most elevated part of the site and wrapped around by Hemingfield Road, a principal highway into Hemingfield.

- 6.46 It is recommended that landscape mitigation measures in the form of new tree planting along the southern site boundary, will assist in reducing the extent to which changes to landscape character would be perceived from areas adjacent to the site. Connections with the surrounding PRow network provide an opportunity to create new links through the site to connect people with the countryside and ensures new development within the site is well integrated within the receiving landscape.

The Wider Landscape

- 6.47 Effects on the wider landscape character are anticipated to be limited by the contained nature of the site, largely visually separated from the wider landscape due to the location of the Dearne Valley Parkway (A6195) and adjacent land uses. The residential development of the site would be appropriate in scale and would integrate with the local landscape pattern.
- 6.48 Outside of the site, all the existing elements and features of the local landscape; the residential areas, field pattern within the agricultural landscape, trees, hedgerows, woodlands, and the local level of enclosure would remain physically unaffected by the proposed development.
- 6.49 Visually there would be localised inter-visibility between the proposed development and the wider landscape. However, undulating topography and intervening vegetation and neighbouring land uses would limit such locations (as discussed in more detail in Section 7).
- 6.50 The perception of the landscape elements that influence the character of the landscape close to the site would change as a result of its development for housing. The rural agricultural attributes would be replaced with residential development, albeit within a landscape which is already influenced by human activities.

- 6.51 The introduction of residential development within the site would not redefine the settlement pattern and would reinforce factors of a landscape that is already influenced by human activities and land uses already existing within the area.
- 6.52 There would be a medium magnitude of change to the character of those parts of the surrounding landscape having inter-visibility with the proposed development up to approximately 50m from the site. This change would be long term and would result in a **moderate effect** on landscape character.
- 6.53 Between approximately 50m and 300m from the site, there would be no greater than a low magnitude of change and any effects on character would be **moderate/minor**. Beyond approximately 300 m from the site, any effects would be **negligible**. It should also be noted that more distant change would occur from locations to the north and north-east due to the nature of the local topography and existing settlement pattern to the south.

7. Visual Appraisal

- 7.1 The appraisal of visual effects deals with changes in views and visual amenity. The aim is to establish the area from which the development may be visible, the different groups of people who may experience views of the development, the places where they will be affected and the nature of any predicted change in the views and visual amenity.
- 7.2 The criteria at Appendix 1 sets out the sensitivity to a change in the views for various receptors. The following appraisal initially describes the views from the north, east, south and west respectively, considering those potential receptors where there may be more than an incidental change to views. Those receptors are then considered further to identify their sensitivity, magnitude of change to views and overall effect.

Photographs

- 7.3 Annotated photographs at Appendix 11 illustrate a range of views available towards the site from within the 1.5 km study area. The locations of the photographs are shown at Appendix 10.
- 7.4 The photographs are not intended to illustrate every view towards the site, but rather they represent a selection of views taken from a variety of directions and distances from the site. The site survey and photographic assessment was undertaken in November 2023 when vegetation was not in leaf and therefore representing a worst-case position.

Views from the North

- 7.5 As illustrated by the ZTV and SZTV at Appendix 10, the local topography combined with the dense roadside vegetation to the north of the site limits views from this direction. Potential receptors to the north of the site are as follows and are represented by viewpoints 1, 2, 3 and 6 (Appendix 11):

- Residences at southern edge of Wombwell on Wentworth View;
- Residences on Lundhill Road;
- Residences on Hoover View;
- Residences on Dove Road;

- Public Right of Way (Wombwell Footpath 17);
- Public Rights of Way (Wombwell Footpaths 48 and 49) on Lund Hill;
- Hillies Golf Club;
- Wombwell Park;
- Road users on Lundhill Road; and,
- Road users on Dearne Valley Parkway (A6195).

- 7.6 The closest receptors are those on Wombwell Footpath 17, which passes through the site (represented by Viewpoint 6A and 6B).
- 7.7 As illustrated by the SZTV at Appendix 10, beyond the northern site boundary, the dense roadside vegetation along the Dearne valley Parkway (A6195) screens potential visibility from this section of road. This was confirmed during site survey work.
- 7.8 To the north of the Dearne Valley Parkway (A6195), land rises to a height of 70m AOD at Lund Hill. Hillies Golf Club is located on the slopes of Lund Hill, with the pavilion in an elevated position. Wombwell Park is located to the west of the golf course (represented by Viewpoint 3). Wombwell footpaths 48 and 49 extend eastwards across the hillside towards Lundhill Road (represented by Viewpoints 1 and 2).
- 7.9 Site survey work has confirmed that generally the SZTV shown at Appendix 10 is a true representation of the visibility of the site from the north, due to the local topography and tree cover in the landscape to the north of the site. However, existing tree cover to the south side of Wentworth View had not been included in the SZTV model, and therefore there would be no noticeable inter-visibility with the proposed development from residential properties in this location.
- 7.10 Residences on Hooper View and Dove Road are relatively enclosed by surrounding residential development. It is considered unlikely that receptors in these streets will experience a discernible change to views.
- 7.11 Those receptors to the north of the site where inter-visibility with the proposed development could be confirmed are considered in more detail below.

Residences on Lundhill Road (viewpoint 1);

- 7.12 Receptor sensitivity: **High**
- 7.13 Lundhill Road is a residential street, with a mix of single and two storey dwellings. It is located approx. 680 m from the north-east corner of the site at its closest point. As illustrated by the SZTV at Appendix 10, views towards the site from the southern end of this road are restricted by intervening vegetation along the Dearne Valley Parkway (A6195). The road climbs gradually towards the north. From the elevated section of road, views from residences are available an open area of land, towards the site, partially filtered through intervening trees. From this location, the agricultural buildings at the southern edge of the site and existing houses on the south and west sides of Hemingfield Road are visible.
- 7.14 Magnitude of change: For a section of the road, approx. 200 m in length, there would be views of houses within the site which would appear as an extension of the existing development edge. The magnitude of change is considered to be **low**.
- 7.15 Overall effect at completion: There would be no greater than a **moderate/minor** level of effect from residential properties on this road.

Public Right of Way (Wombwell Footpath 17)(represented by viewpoint 3 and 6)

- 7.16 Receptor sensitivity: **High**
- 7.17 Wombwell footpath 17 is a route approx. 1.1 km long which connects Hemingfield Road to the south of the site, with the southern edge of Wombwell to the north, as indicated at Appendix 6). It passes between the two parcels of land which comprise the site, before passing through an underpass beneath the Dearne Valley Parkway (A6195). To the north side of the road, the footpath bears east, before turning northwards again, passing adjacent to the western boundary of Hillies Golf Course, before terminating in Wombwell Park at its northern end (east of viewpoint 3).
- 7.18 When walking in a southerly direction along this footpath from Wombwell, views in the direction of the site are restricted by intervening trees in the foreground. As receptors approach the site, the embankment of the Dearne Valley Parkway (A6195) prohibits

views. Clear views of the proposed development only become apparent where the footpath emerges from the underpass at the northern site boundary (viewpoint 6). In this location views are available across the existing arable field within the site towards the agricultural buildings and houses on Hemingfield Road.

- 7.19 For a limited section of the route there would be views into the site whereby views to the south-west would incorporate new areas of housing and views to the south-east would incorporate open green space (and indicative sustainable drainage basin), supplementing the vegetated corridor of the Dearne Valley Parkway, with housing beyond. Direct views to the south would remain open as the footpath is incorporated within a green corridor through the proposed development, although it is acknowledged that the footpath will change to one which is set within the context of a residential development, rather than one which crosses undeveloped land.
- 7.20 Magnitude of change: The magnitude of change is anticipated to be **medium-high** for the part of the route within and adjacent to the site.
- 7.21 For the majority of the route to north of the site there would be **no notable change** in views.
- 7.22 The effect at completion for the section of the route south of the Dearne Valley Parkway and Briery Meadows to the south of the site: **Major/moderate**

Public Rights of Way (Wombwell Footpaths 48 and 49)(viewpoints 1 and 2)

- 7.23 Receptor sensitivity: **High**
- 7.24 Wombwell footpaths 48 and 49 (at approx. 375 m and 230 m long respectively) pass across elevated open land between Lundhill Road in the east (viewpoint 1) and Hillies Golf Course in the west. Views in the direction of the site are generally unrestricted by intervening vegetation. The most elevated, southern edge of the site is most visible, including the existing agricultural buildings adjacent to Hemingfield Road. The vegetation along the Dearne Valley Parkway (A6195) embankment prohibits views of the northern part of the site.

- 7.25 Magnitude of change: From these footpaths there would be a **low** degree of change arising from the extension of built form to the north side of Lundhill Road, set beyond the Dearne Valley Parkway (A6195) within oblique views.
- 7.26 Overall effect at completion: At completion there would be a **moderate/minor** level of effect from these footpaths as a result of the development of the site for housing.

Hillies Golf Course

- 7.27 Receptor sensitivity: **High**
- 7.28 As illustrated by the STV at Appendix 10, potential visibility of the site from Hillies Golf Course is largely screened by intervening vegetation along the Dearne Valley Parkway (A6195), with some screening by landform at the south-west corner. Areas of woodland within the golf course provide additional screening or filtering of views.
- 7.29 The pavilion is located within an elevated, northern edge of the golf course, where there is the greatest potential visibility of the site. From this location the existing residential edge of Hemingfield is visible.
- 7.30 Magnitude of change: Across the majority of the golf course there would be no change in view as a result of the Proposed Development, however from the northern edge of the golf course, including from the pavilion, where views towards the site are available, the magnitude of change is anticipated to be **low** whereby the development would appear set within a wider panorama which already includes visibility of housing and road infrastructure and within which the development would not appear incongruous.
- 7.31 Overall effect at completion: At completion, the overall effect on receptors using the golf course would be no greater than **moderate/minor**.

Wombwell Park (viewpoint 3)

- 7.32 Receptor sensitivity: **High**
- 7.33 As illustrated by the STV at Appendix 10, potential visibility of the site from Wombwell Park is largely screened by intervening vegetation along the Dearne Valley Parkway (A6195), and within the park itself.

- 7.34 The southern edge of the park has the most open views in the direction of the site and is represented by viewpoint 3 at the southern woodland edge. From this location rooftops of the existing residential edge of Hemingfield are visible.
- 7.35 Magnitude of change: Across the majority of the park there would be no change in view as a result of the Proposed Development, however from the southern edge, where views towards the site are available, the magnitude of change is anticipated to be **very low**.
- 7.36 Overall effect at completion: At completion, the overall effect on receptors using the park would be no greater than **minor**.

Road users on Lundhill Road

- 7.37 Receptor sensitivity: **Medium**
- 7.38 Views from the southern end of Lundhill Road in the direction of the site are screened by areas of woodland in the intervening landscape. Views from the northern, elevated end of the road are more open. Where views of the site are available, the agricultural buildings at the southern edge of the site and existing houses on the south and west sides of Hemingfield Road are visible.
- 7.39 Magnitude of change: For a section of the road, approx. 200 m in length, there would be views of houses within the site which would appear as an extension of the existing development edge. The magnitude of change is considered to be **low**.
- 7.40 Overall effect at completion: There would be no greater than a **moderate/minor** level of effect for these road users.

Views from the East

- 7.41 As illustrated by the SZTV at Appendix 10, the eastern boundary of the site is relatively open, aside from a hedgerow (the low-level screening effects of which are not modelled into the SZTV). Potential receptors from the east are as follows and are represented by viewpoints 4, 5 and 7 (Appendix 11):

- Residences on Garden Grove;

- Residences on Lundhill Farm Mews;
- Residences on Westfield Road;
- Public Right of Way (Wombwell Footpath 15);
- Road users on Beech House Road;
- Road users on the B6097; and
- Cortonwood Retail Park.

7.42 The residential streets of Westfield Road and Beech House Road are relatively enclosed by surrounding residential development, whilst the B6097 is largely enclosed by roadside vegetation. Cortonwood Retail Park is enclosed by a combination of built form and surrounding woodland. It is considered unlikely that receptors in these locations will experience a discernible change to views. They are, therefore, not considered further.

7.43 Those receptors to the east of the site where inter-visibility with the proposed development could be confirmed in the field are considered in more detail below.

Residences on Garden Grove (not represented by a viewpoint)

7.44 Receptor sensitivity: **High**

7.45 A row of three single storey dwellings at the northern end of Garden Grove back onto the eastern site boundary. Views from these properties into the site are restricted by garden fencing and existing vegetation at the southern end of the boundary hedgerow.

7.46 Due to the proximity of these properties to the Proposed Development, any change in views would be clearly notable, with existing farmland replaced with residential development. However, the main orientation of the properties is to the east, away from the site, with potential views of the site in the west afforded screening by garden fencing and vegetation.

7.47 Magnitude of change: **Medium-high**

7.48 Overall effect at completion: **Major/moderate**

Residences on Lundhill Farm Mews (not represented by a viewpoint)

7.49 Receptor sensitivity: **High**

7.50 This development of fourteen two-storey detached properties is located approx. 450 m to the east of the site at the closest point and accessed from Beech House Road. Views from these properties towards the site are largely enclosed by intervening woodland to the south-west and it was not possible to obtain a representative view towards the site from the development.

7.51 Where open views in the direction of the site are available from these properties, including from first floor windows, they are at such distances that the intervening layers of fields and hedgerows in the landscape would provide visual separation from the Proposed Development.

7.52 The change in views would be seen within slightly oblique views and most likely to be seen from first floor rooms. The existing farmland within the site would be replaced with residential development but would be seen in the middle-distance beyond other fields (with boundary hedgerows) which are located within the intervening landscape and seen within the context of existing dwellings located along Hemingfield Road.

7.53 Magnitude of change: **Low/very low**

7.54 Overall effect at completion: **Minor**

Public Right of Way (Wombwell Footpath 15)(viewpoints 4 and 5)

7.55 Receptor sensitivity: **High**

7.56 Wombwell footpath 15 (at approx. 875 m long) connects the northern edge of Hemingfield Beech House Road, with the southern edge of Wombwell at Wentworth View, via a footbridge over the Dearne Valley Parkway (A6195), represented by viewpoint 4.

7.57 The southern end of the footpath passes between residential properties on Beech House Road. A tall timber garden fence to the west side of the footpath screens views in the direction of the site. To the rear of the properties, views open out across grazing

paddocks towards the wooded embankment of the Dearne Valley Parkway (A6195). Oblique views towards the site in the west are partially screened by hedgerows located along the eastern site boundary and within the intervening land, currently grazed by horses.

- 7.58 The footpath descends/climbs the wooded embankment of the Dearne Valley Parkway (A6195) to the north of which a footbridge enables safe crossing of the A6195. Views from the footbridge in the direction of the site are partially screened and filtered by intervening vegetation, but glimpses are available of rooftops at the northern residential edge of Hemingfield.
- 7.59 The greatest magnitude of change in views would occur where the clearest views are available, for a section approx. 200 m in length, to the south of the wooded embankment of the A6195 (between approx. 275–320 m from the site boundary), represented by viewpoint 5. Residential development within the site would appear as an extension of the existing residential edge, with housing appearing closer to the receptors within westerly views than is presently the case.
- 7.60 Magnitude of change: **Medium-low**
- 7.61 Overall effect at completion: **Moderate/minor**

Views from the South

- 7.62 As illustrated by the SZTV at Appendix 10, direct views of the development from the south are limited to those adjacent to the site due to the proximity of existing residential development within Hemingfield. Potential receptors from the east are as follows and are represented by viewpoints 7, 8 and 9 (Appendix 11):
- Residences on Hemingfield Road and Mellwood Grove;
 - Residences on Briery Meadows;
 - Residences on northern edge of Elsecar;
 - Public Right of Way (Wombwell Footpath 17);

- Public Right of Way (Wombwell Footpath 18);
- Public Right of Way (Wombwell Footpath 21);
- Public Right of Way (Wombwell Footpath 24); and
- Road users on Hemingfield Road.

7.63 Public Right of Way Wombwell Footpath 21, at the northern edge of Elsecar, has open elevated views across the rooftops of Hemingfield in the direction of the site (represented by viewpoint 9) and residences on the northern edge of Elsecar, such as on Strafford Avenue also have elevated, distant views towards the site. However, only the southern edge of the site would potentially be visible from these locations due to the orientation of the landform of the site, which slopes down towards the north. As such it is considered unlikely that receptors at the northern edge of Elsecar will experience a discernible change to views, so they are not considered further.

7.64 Those receptors to the south of the site where inter-visibility with the proposed development could be confirmed in the field are considered in more detail below.

Residences on Hemingfield Road and Mellwood Grove (viewpoint 8)

7.65 Receptor sensitivity: **High**

7.66 Properties in this location have direct open views of the site. Northerly views of the site from these residences include the concrete fencing and stone walls that bound the southern edge of the site along Hemingfield Road. Beyond this, the adjacent group of trees, existing agricultural buildings at the south-west corner of the site, and surrounding area of hard standing form elements within close-range views from these properties. The remaining land within the site is largely screened from view by the orientation of the landform, however, glimpses are available across the site towards the wooded embankment of the Dearne Valley Parkway (A6195) to the north.

7.67 There would be a change to northerly views from residences to the immediate south of the site whereby the existing agricultural buildings visible from these properties would be replaced with an area of public open space proposed on the Illustrative Masterplan

(Appendix 3), Parameter plan (Appendix 4) and Illustrative Landscape Masterplan (Appendix 12).

- 7.68 Magnitude of change: The magnitude of change is anticipated to be **high** due to the proximity of the proposed development.
- 7.69 Overall effect at completion: The level of effect would be **major**. However, the loss of agricultural buildings from views and their replacement with green open space would be considered to be beneficial. This would balance the effect cause by the introduction of residential development to views, rendering the effect as **neutral**.

Residences on North Side of Briery Meadows (viewpoint 7)

- 7.70 Receptor sensitivity: **High**
- 7.71 Residences on the north side of Briery Meadows back onto the southern site boundary, separated by Public Right of Way Wombwell Footpath 18. Views from first floor windows in the direction of the site from these properties would extend above rear garden fences and garden vegetation towards open farmland. The wooded embankment of the Dearne Valley Parkway (A6195) is visible in the distance.
- 7.72 Due to the proximity of these properties to the site, the change in views would be clearly notable, with existing farmland replaced with residential development. However, some properties would benefit from the retention of a green corridor along the route of the existing PRoW through the centre of the site, as proposed on the Parameter Plan (Appendix 4).

- 7.73 Magnitude of change: **High**
- 7.74 Overall effect at completion: **Major**

Public Right of Way (Wombwell Footpath 17)(viewpoint 7)

- 7.75 Receptor sensitivity: **High**
- 7.76 The southern end of Wombwell Footpath 17 is enclosed by garden fences, vegetation, and residential development to the south of Briery Meadows. On the north side of Briery Meadows, the footpath passes between garden boundary walls and fences towards the

southern site boundary. From this location there is a narrow, glimpsed view available across farmland within the site towards the underpass (viewpoint 6) beneath the Dearne Valley Parkway (A6195) before views open out at the southern site boundary (represented by viewpoint 7).

7.77 Magnitude of change: To the south of the southern site boundary, views of the Proposed Development from this footpath would be very limited due to screening of existing surrounding built form. The proposed green corridor through the centre of the development on the alignment of this footpath, as shown in the Parameter Plans (Appendix 4), would retain the existing view to the wooded embankment to the north. However, at the site boundary where open views across the site are available there would be a **high** magnitude of change and the route would become enclosed to its eastern side by new residential development and associated landscape.

7.78 Overall effect at completion: **Major**

Public Right of Way (Wombwell Footpath 18)

7.79 Receptor sensitivity: **High**

7.80 Public Right of Way Wombwell footpath 18 is approx. 185 m long and is located within the southern site boundary between Briery Meadows and Garden Grove (represented by viewpoint 7). To the west of Wombwell Footpath 17 views are restricted by existing hedgerow vegetation within the site. At the point where Wombwell footpath 17 crosses the route, views open out across the existing farmland of the eastern parcel of the site towards the wooded embankment of the Dearne Valley Parkway (A6195). The PRoW continues to the east where it connects with Garden Grove. This eastern section is also located within the site but has an open aspect across the eastern field.

7.81 Magnitude of change: There would be an inevitable change to views as a result of the Proposed Development, partially mitigated within the section of the route to the west where the route is already enclosed by a hedgerow. The magnitude of change is anticipated to be **high**.

7.82 Overall effect at completion: **Major**

Road users on Hemingfield Road (viewpoint 8)

- 7.83 Receptor sensitivity: **Medium**
- 7.84 For most road users on Hemingfield Road views into or across the site are oblique. Upon approach to the site from the south, however, a direct view extends into the site until the road turns westwards at the junction with Briery Meadows.
- 7.85 Existing views from the road include the concrete fencing and stone walls that bound the southern edge of the site, the adjacent group of trees, existing agricultural buildings at the south-west corner of the site, and surrounding area of hard standing. The remaining land within the site is largely screened from view by the orientation of the landform, however, glimpses are available across the site towards the wooded embankment of the Dearne Valley Parkway (A6195) and wider rising landscape to the north.
- 7.86 Magnitude of change: There would be a change to views from this road including the replacement of existing agricultural buildings with open space proposed on the Parameter Plans (Appendix 4), and residential development beyond. The magnitude of change is anticipated to be **high**.
- 7.87 Overall effect at completion: **Major**. As the replacement of existing buildings with a new area of green space is considered an improvement (beneficial), the introduction of residential development to the view is balanced, thereby resulting in a **neutral** effect.

Public Right of Way (Wombwell Footpath 24)(viewpoint 8)

- 7.88 Receptor sensitivity: **High**
- 7.89 Wombwell footpath 24, approx. 940 m in length, passes in a roughly east-west direction, connecting Hemingfield in the east with Wood Walk (B6096) in the west, via a pedestrian footbridge over the Dearne Valley Parkway (A6195). The eastern end of the path is located approx. 14m from the site boundary on Hemingfield Road.
- 7.90 Approaching the site from the west the route is west of the railway line the footpath is enclosed by landform and trees of Wombwell Wood. Continuing towards the site, the footpath crosses over the Hallam Line railway via a green bridge. The route it drops in elevation and connects with a network of paths crossing the recreation ground to the

south before passing to the rear of gardens of properties to the south of Hemingfield Road. From this section of the route, views in the direction of the site are screened by landform and woodland vegetation.

- 7.91 Finally, approaching Hemingfield Road in a northerly direction, the footpath passes between these houses and where a narrow view is available (represented by viewpoint 8). From this point on the footpath, the concrete fence on the southern site boundary is visible with adjacent trees within the site filtering views of the agricultural buildings beyond.
- 7.92 The greatest magnitude of change in views would be experienced for a limited section of the route, approx. 50 m in length, on the final approach to Hemingfield Road. For most of the route, views are enclosed and so there would be no discernible change in views.
- 7.93 Magnitude of change: There would be a **medium/high** magnitude of change to northerly views from the approx. 50m section of footpath to the immediate south of the site whereby there would be views of a new open green space proposed on the Parameter Plan (Appendix 4), with residential development beyond.
- 7.94 Overall effect at completion: For approx. 50 m of the route there would be a worst-case **Major** effect. As the replacement of the existing agricultural buildings in the view with a new area of green space is considered beneficial, the overall effect which considers the introduction of residential dwellings within the wider parts of the site, is considered **neutral**.

Views from the West

- 7.95 As illustrated by the SZTV at Appendix 10, due to local topography, direct views of the development from the west are limited to those listed below represented by viewpoint 10 (Appendix 11):
- Residences on west side of Hemingfield Road; and
 - Road users on Hemingfield Road.
- 7.96 The effects on residential receptors and road users on Hemingfield Road are set out previously. The overall magnitude of change to easterly views towards the site from these

receptor groups and the resultant level of effect is anticipated to be similar as from the south. Views from the west are experienced at a similar distance as from the south, but features in the views differ slightly, with a greater degree of filtering/screening by intervening trees from the northern end of the road. Near to the bend in the road, open views across the existing farmland of the site are available, towards Cortonwood Retail Park in the distance (represented by viewpoint 10).

8. Summary and Conclusions

- 8.1 This assessment has considered the effects of the proposed development on the landscape features within the site, on the character of the surrounding landscape, and on the visual amenity perceived by receptors likely to be present in the surrounding area.
- 8.2 The site lies within an area identified within Barnsley Local Plan 2014 – 2033 as land safeguarded for development. Development of the safeguarded land would inevitably have landscape and visual effects across the landscape local to the site. However, this appraisal has considered the proposed development as a stand-alone scheme deliverable in its own right and the effects which would arise as a result. The effects have been appraised based upon the development parameters set out on the Parameter Plan at Appendix 4. The Illustrative Masterplan and Illustrative Landscape Masterplan show how the site could be developed within the proposed parameters but the appraisal is cognisant that these masterplans are not fixed.

Summary of Effects on Landscape Features

- 8.3 The development would result in the loss of areas of undeveloped farmland, the change of land use would comprise a major adverse effect.
- 8.4 There would be localised removal of sections of an internal hedgerow, albeit replaced with new hedgerows in other locations and considerable opportunities for an increase in trees, including addition of hedgerow trees, to the extent that the effects upon hedgerows and trees are anticipated to be minor and moderate beneficial respectively.
- 8.5 The south west part of the site, which includes agricultural buildings and hardstanding would be replaced with public green space, new areas of planting and is considered to

comprise an improvement to the landscape features and landscape resource of this part of the site.

- 8.6 There would be some minor localised topographical changes within the site to facilitate the construction of the access roads and houses. Development would generally follow the existing terrain gradients with adjustments for appropriate gradients and accessibility within the site and which would comprise a minor adverse effect on the topography.
- 8.7 No landscape features or resources associated with the surrounding countryside would be affected.

Summary of Effects on Landscape Character

- 8.8 The overriding characteristics of the surrounding landscape are of a settlement edge including strategic highway/rail infrastructure with areas of woodland and distant commercial development on land to the east.
- 8.9 The immediate area has some rural characteristics, but it is not remote or wild and human influence is evident in the landscape with a high degree of activity. It is not considered that the site or its local landscape is one which could be considered to be a 'valued landscape' in the meaning of the NPPF.
- 8.10 A review of landscape character up to 1.5 km from the site boundary concluded that this landscape has capacity to accommodate residential development within the site.
- 8.11 The undulating topography, adjacent land uses and amount of vegetation in the local landscape limits the visual envelope of potential development within the site, screening views from the majority of the wider area.
- 8.12 The appraisal of effects on wider landscape character has identified that there would be limited changes. In summary, the effects of the proposed development on landscape character are assessed as:
- A **major adverse** effect on the character of the site up to approx. 50 m from the boundaries but noting that the effect which relates to the existing agricultural buildings is considered to be beneficial.

- A **moderate/minor** effect on the character of the parts of the surrounding landscape with inter-visibility with the proposed development between approximately 50 m up to approximately 300m.
- Beyond approximately 300m from the site, any effects on character would be **negligible**.

8.13 It is concluded that the perception of the landscape elements that influence the character of this landscape would not be redefined with the proposed development in place. Views in and out would continue to be characterised by the attributes of the settlement edge landscape and presence of the Dearne Valley Parkway, with little visual influence of the proposed development and whereby the site sits within an area of landscape which is already influenced by human activities.

Summary of Effects on Visual Amenity

- 8.14 The visual assessment has concluded that the proposed development would respect and preserve the visual amenity of most receptors identified in the 1.5 km study area. It confirms the screening effect of the roadside vegetation and other areas of woodland in the gently undulating landscape, with potential views of the proposed development substantially restricted, with a limited level of inter-visibility between the proposed development and visual receptors.
- 8.15 The greatest effects are appraised to be for receptors adjacent to, or within the site boundaries. Effects are considered to be **major or major/moderate adverse** for some residential receptors adjacent to the site on Hemingfield Road, Mellwood Grove, Briery Meadows and Garden Grove, and for roads users on Hemingfield Road. However, for those residents on Hemingfield Road and Mellwood Grove opposite the south-west corner of the site, where views of the site are of existing agricultural buildings (noting there is no right to a view³), their replacement with proposed open space and residential development beyond is considered an improvement, thereby resulting in a neutral effect.

³ APP/J4423/W/21/3267168, para 72

- 8.16 For users of public footpath Wombwell 18 (adjacent to the southern site boundary), effects are also appraised to be **major adverse**. However, for users of Wombwell Footpath 24 (opposite the site on Hemingfield Road), effects are balanced by the replacement of existing agricultural buildings within the site with an area of open space, thereby resulting in a neutral effect.
- 8.17 For users of Wombwell footpath 17 (where the route passes through the site), effects are found to be **major/moderate adverse** as the alignment of the proposed central area of open space through the development would retain open views towards the Dearne Valley Parkway wooded embankment, although views to the east and west would change with the introduction of new residential development.
- 8.18 **Moderate adverse** effects are concluded for users of Wombwell footpath 15 to the south of the Dearne Valley Parkway (A6195), between approx. 275–320 m of the site.
- 8.19 A limited number of distant views may be available, particularly from locations to the north-east of the site, however in such instances only the upper rooflines are anticipated as being visible, resulting in no greater than **moderate/minor** adverse effects.
- 8.20 The effect of the proposed development on visual amenity would be considerably localised.

Conclusion

- 8.21 During the construction and completion of the proposed development, there would inevitably be some localised effects on landscape features, character, and visual amenity, however due to the scale and nature of the proposals, the existing context of the site, its relatively low-lying position in the landscape, and screening in the wider gently undulating and well-vegetated landscape, these effects would be limited and restricted in extent.
- 8.22 The localised effects on character and visual amenity will need to be balanced against the benefits of the proposed development.
- 8.23 It is concluded that the landscape has the capacity to accommodate development of the type and scale proposed. From a landscape and visual perspective, the proposed

development is located on land which is well contained by urban and suburban features and minimises visual intrusion within the wider landscape.

- 8.24 In summary, residential development can be achieved with landscape and visual effects which would be limited and localised. The embedded mitigation in the location and extent of open green space and green links within the site, as shown on the parameters plan, would assimilate the development within the existing landscape / townscape context without undue harm to landscape and visual amenity and provide opportunities for the evolution of a development which can respond positively to its local context, the aspirations of relevant local and national character assessments and which contribute to principles of good placemaking.

Glossary

| Term | Definition |
|--------------------------------|--|
| Baseline | A description of the environmental conditions against which any future changes can be measured or predicted and assessed. |
| Key characteristics | Those combinations of elements which are particularly important to the current character of the landscape or townscape and help to give an area its particularly distinctive sense of place. |
| Landscape | An area as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors. |
| Landscape Character Assessment | The process of identifying and describing variation in the character of the landscape and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscapes distinctive. The process results in the production of a Landscape Character Assessment. |
| Landscape Character Areas | These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes. |
| Landscape Receptors | Defined aspects of the landscape resource that have the potential to be affected by a proposal. |
| Landscape Effects | Effects on the landscape as a resource in its own right. |
| Magnitude (of change) | A term that combines judgements about the size and scale of the effect, the extent of the area of which it occurs, reversibility and duration. |
| Sensitivity | A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor. |
| Valued landscape | In reference to paragraph 180(a) of the NPPF (December 2023) a landscape which is valued, by virtue of its statutory status or identified quality in the development plan, or has sufficient landscape qualities that it is elevated above other more everyday landscapes. |
| Visual amenity | The overall pleasantness of the views people enjoy of their surroundings, which provides a visual setting or backdrop for the enjoyment of activities of people living, working, recreating, visiting or travelling through an area. |

| Term | Definition |
|---|--|
| Visual effects | Effects on specific views and on the general visual amenity enjoyed by people. |
| Visual receptors | Individuals and/or defined groups of people who have the potential to be affected by a proposal. |
| Visualisation | A computer simulation, photomontage or other technique illustrating the predicted appearance of a development. |
| Zone of Theoretical Visibility | A map, usually digitally produced, showing areas of land within which a development is theoretically visible. |
| Screened Zone of Theoretical Visibility | A map, usually digitally produced, showing areas of land within which a development is theoretically visible and which takes into account screening effects of woodland and buildings. |

List of Abbreviations

| Abbreviation | Description |
|--------------|--|
| GLVIA3 | 3rd Edition of Guidelines for Landscape and Visual Impact Assessment |
| HBC | Harrogate Borough Council |
| Km, m, mm | Kilometres, metres, millimetres |
| LCA | Landscape Character Area |
| LA | Landscape Appraisal |
| NPPF | National Planning Policy Framework |
| SZTV | Screened Zone of Theoretical Visibility |
| ZTV | Zone of Theoretical Visibility |

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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