14 Landscape and Visual Impacts

14.1 INTRODUCTION

14.1.1 This report assesses the impact of the Proposed Development on landscape and visual receptors. In particular, it considers the potential for impacts on the existing landscape character and visual amenity including the landscape and residential receptors that surround it.

14.2 LEGISLATION, POLICY AND GUIDANCE

Legislative Framework

14.2.1 The European Landscape Convention (ELC, 2000) (Ref. 14.1) provides a basis for closer co-operation on landscape issues across Europe and was ratified in the UK on the 21 November 2006, and became binding on 1 March 2007. The convention highlights the need to recognise landscape in law, to develop landscape policies dedicated to the protection, management and creation of landscapes, and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies. It also encourages the integration of landscape into all relevant areas of policy, including cultural, economic and social policies.

14.2.2 The ELC defines landscape as *'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'*. It recognises that landscape has important cultural, ecological, environmental and social dimensions and is a key element of achieving sustainable development.

14.2.3 Specific measures include:

- Raising awareness of the value of landscapes among all sectors of society, and of society's role in shaping them;
- Promoting landscape training and education among landscape specialists, other related professions, and in school and university courses;
- The identification and assessment of landscapes, and analysis of landscape change, with the active participation of stakeholders;
- Setting objectives for landscape quality, with the involvement of the public; and
- The implementation of landscape policies, through the establishment of plans and practical programmes.

14.2.4 The UK is recognised as already putting much of the principles of the ELC into practice. The importance of landscapes in contributing to local identity and in reflecting local cultural influences and ecological diversity is shown through the Joint Character Area Map of England (former Countryside Commission and English Nature, 1996), through the use of Landscape Character assessments and to inform Planning Policy.

Planning Policy

14.2.5 Planning policy at the national and local level relating to landscape is discussed below. A summary of the scheme's compliance with legislation and planning policy is included in Section 10.6 of this Chapter.

National Policy

14.2.6 The National Planning Policy Framework (NPPF) **(Ref. 14.2)** was published by Central Government on 27th March 2012 and replaces all previous National Policy Documents including all Planning Policy Statements (PPSs) and Planning Policy Guidance Notes (PPGs), as well as selected circulars. The NPPF represents the overarching document for National Planning Policy.

14.2.7 The NPPF provides a commitment to the achievement of sustainable development through appropriate planning, with paragraph 14 explicitly stating: *'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking'*.

14.2.8 Furthermore, the NPPF reflects a significant change in the direction of planning policy, establishing a clear shift towards a positive planning system: '*Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development...*' (Paragraph 15, NPPF).

14.2.9 Of particular interest in relation to landscape and visual issues is Section 7*: Requiring Good Design* notably paragraphs 56-68. The Government attaches great importance to the design of the built environment and states that, '*Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Planning policies and decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.*' Developments should seek to:

- *'establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; and*
- *be visually attractive as a result of good architecture and appropriate landscaping'.*

14.2.10 In relation to heritage assets and townscape, the Government's objective is for Local Authorities to create policies that promote conservation and enjoyment of the historic environment, taking into account, '*the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place'.*

14.2.11 In determining applications, the NPPF states that local planning authorities should, '*require an applicant to describe the significance of any heritage assets affected, including any contribution made by their* setting' and, '*where appropriate, landscape character assessments should also be prepared, integrated with assessment of historic landscape character, and for areas where there are major expansion options assessments of landscape sensitivity'.*

Regional Planning Policy

On 6 July 2010, the Coalition Government revoked all regional strategies under section 79(6) of the Local Democracy, Economic Development and Construction Act 2009. This action was challenged in the High Court by developer Cala Homes, and the decision concluded that Section 79 powers could not be used

Regional Spatial Strategy for the East Midlands (2009)

14.2.12 The Regional Special Strategy for the East Midlands, 2009 **(Ref. 14.3)** outlines the long term strategic planning and transport policy framework for the region up to the year 2026.

14.2.13 With regard to landscape and visual issues, Policy E28 'Regional Priorities for Environmental and Green Infrastructure' states that '*local authorities, statutory environmental bodies and developers should...ensure the delivery, protection and enhancement of Green Infrastructure across the Region. Such infrastructure should contribute to a high quality natural and built environment and to the delivery of sustainable*

14.2.14 Policy 31: Priorities for the Management and Enhancement of the Region's Landscape identifies the importance of protecting and enhancing natural and heritage landscapes. The policy advocates the use of landscape character assessments to inform the preparation of LDFs.

Local Policy

14.2.15 Barnsley's statutory Development Plan consists of the adopted Core Strategy, the Barnsley Educations Sites DPD (both of which form part of the Local Development Framework), the remaining saved policies of the Unitary Development Plan, and the Regional Spatial Strategy.

Barnsley Unitary Development Plan (December 2000) saved policies (**Ref. 14.4**)

14.2.16 The following saved policies are relevant to landscape and visual issues:

- Policy GS18. '*Any development which may adversely affect, directly or indirectly, a local nature reserve, a natural heritage site, ancient woodland, a regionally important geological site or other nature conservation sites identified on the proposals maps, will not be approved unless it can be clearly demonstrated that there is a case for the development which outweighs the case for safeguarding the conservation interest of the site after available measures to avoid, mitigate or compensate for any adverse effects have been taken into account, in which case the council will seek to minimise the adverse impact and/or secure compensatory provision including, where appropriate, through planning conditions or obligations*'.
- Policy BE5. Improving existing areas of poorer quality built environment. '*The council will seek to enhance the environmental quality of existing housing, commercial and industrial areas*'.

Barnsley Local Development Framework: Core Strategy, Adopted September 2011 (**Ref. 14.5**)

14.2.17 The following policies are particularly relevant to landscape and visual issues:

- **CSP 33 Green Infrastructure.** '*We will protect, maintain, enhance and create an integrated network of connected and multi-functional Green Infrastructure assets*'. The Site appears to fall within the River Dearne Valley Corridor – an identified Green Corridor.
- **CSP 34 Protection of Green Belt.** '*In order to protect the countryside and open land around built up areas the extent of the Green Belt will be safeguarded and remain unchanged*'.
- **CSP 35 Green Space.** '*We will work with partners to improve existing green space to meet the standards in our Green Space Strategy. Green space refers to any land within or close to towns and village that has or could have demonstrable value for recreation or wildlife*'. **Need to demonstrate that no green space is lost**
- **CSP 37 Landscape Character.** '*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). All new development should be in keeping with the surrounding landscape and reflect the character, materials and details of the local area. We will pay particular attention to development in prominent positions, for example, by waterside locations, within Conservation Areas and on the edge of towns and villages where it is important to maintain a clear distinction between urban areas and the countryside and to ensure that development is not obtrusive in the skyline*'.

Barnsley Borough Landscape Character Assessment (2002) (**Ref. 14.6**)

14.2.18 The Site falls within the C3 character area, described further in section 14.4: Landscape Character.

Guidance

14.2.19 The assessment of landscape and visual impacts has been undertaken broadly in accordance with the following good practice guidelines:

- '*Guidelines for Landscape and Visual Impact Assessment*' (GLVIA), The Landscape Institute with the Institute of Environmental Management and Assessment, 2002 (**Ref. 14.7**); and
- '*Landscape Character Assessment Guidance for England and Scotland*', The Countryside Agency & Scottish Natural Heritage, 2002 (**Ref. 14.8**).

14.2.20 It should be noted that the GLVIA is currently being revised for a 3rd Edition, which is out in Draft (March 2012) for consultation. The draft document, *Guidelines for Landscape and Visual Impact Assessment* (GLVIA) 3rd Edition (**Ref 14.9**) has also been considered in relation to this Chapter.

14.3 ASSESSMENT METHODOLOGY AND SIGNIFICANCE CRITERIA

Scope of the Assessment

14.3.1 The Landscape and Visual Scope is proposed to be as follows:

Landscape/ Townscape Character

- Impact upon the local character of the site and surrounding areas;
- Impact upon the setting of listed buildings and statutory designated heritage assets within 1km of the Site;
- Impact upon the users of the Trans Pennine Trail Long Distance Path and the Dearne Way Long Distance Path in terms of and views;
- Impact on the setting of Woolley Wood Local Nature Reserve Local Nature Reserve;
- Impact on the setting of statutory designated wildlife, nature conservation or landscape sites within 2km of the Site.

Visual Amenity

- Views from the visual receptors/ areas identified within the baseline section (including views from public rights of way, public open space, and residences for short, medium and long distance views within 2km.

Extent of the Study Area

14.3.2 The study area has been defined as the furthest extent from where elements of the Proposed Development are predicted to be visible. This is known as the visual envelope or Zone of Visual Influence (ZVI), i.e. the approximate area from which the project will be visible from a height of approximately 1.5m (eye level) above the ground. The extent of the ZVI is influenced by the following:

- The extent of direct impacts to the landscape as a result of the proposals and the extent of indirect impacts to the landscape (i.e. wider changes in character and setting);
- The extent and sensitivity of distinctive landscape character areas within or adjacent to the Site; and
- The impacts on people with views of the temporary works or permanent development.

14.3.3 The site visit identified that inter-relationships within the landscape and views of the Site are limited by locally obstructing features, such as walls, fences, hedges, local topography and buildings so that large areas within the study area have no visual inter-relationship with the Site.

14.3.4 Due to the well-vegetated nature of the area and local topography, views are generally restricted to 2km from the Site, with any longer views seeing the site in the context of surrounding built form. The focus for the viewpoint locations was therefore within a 2km radius.

14.3.5 The extent of the study area was also influenced by the sensitivity of the receptors within the approximate ZVI. In addition to determining the ZVI, the following search areas have been used to establish the presence of known built heritage remains and statutory nature designations within and in the vicinity of the Site. The centre of the Site used for the searches was NGR SP 508 784:

- Scheduled Ancient Monuments (SAMs) – 2km radius from the centre of the Site;
- Listed Buildings – 1km radius from the centre of the Site;
- Statutory nature conservation and wildlife sites (Sites of Special Scientific Importance [SSSIs]; National Nature Reserves [NNRs] and similar) - 2km radius from the centre of the Site;
- Statutory landscape designated sites (registered parks and gardens, registered battlefields, AONBs, National Parks or similar) - 2km radius from the centre of the Site; and
- Local nature conservation and wildlife sites (Sites of Importance for Nature Conservation [SINCs]; Local Nature Reserves [LNRs] and similar) - 1km radius from the centre of the Site.

Method of Baseline Data Collation

Desk Study

14.3.6 A desk-based review was undertaken in order to determine street patterns, urban grain, existing landscape features and landscape character. This included a review of existing information such as planning documents, landscape character assessments, aerial photographs and Ordnance Survey maps and built on the information already identified within the Scoping report.

Site Visit/Other Assessment

14.3.7 The study area was surveyed on 28th September 2011, in clear and sunny conditions. All the significant viewpoints were noted and photographs of each view taken. The photographs were combined into panoramas automatically using 'Photoshop CS3' software and for each viewpoint the key features of the existing view are described.

Consultation

14.3.8 A Consultation Letter to the Local Authority (Andrew Burton) on viewpoint locations was undertaken in September 2011 to inform the visual assessment section of this chapter. However, at the time of writing, no response has yet been received.

Significance Criteria

14.3.9 Landscape and visual impacts are two separate but closely related elements. Landscape impacts can be defined as the changes in the fabric, character, and quality of the landscape as a result of a development through:

- Direct changes to specific landscape elements;
- Subtler changes to the overall patterns of elements that give rise to landscape character and regional and local distinctiveness; and
- Changes to acknowledgement, special interests or values such as designated landscapes, conservation sites and cultural associations.

14.3.10 Visual impacts relate solely to changes in available views of the landscape and the effect of those changes on people, including:

- The changes of the development upon views of the landscape through intrusion or obstruction;
- The overall changes to visual amenity, be it degradation or enhancement; and
- The reaction of viewers who may be affected.

14.3.11 Analysis of the character of an area identifies the principal features and elements within the landscape, whilst a visual appraisal of the existing townscape identifies key viewpoints and their sensitivity within the existing landscape and consequently to changes in that landscape.

14.3.12 The assessment of potential impacts as a result of the Proposed Link Road has taken into account the both the construction and operational phases. The significance level attributed to each impact has been assessed based on the magnitude of change due to the Proposed Link Road, and the sensitivity of the affected receptor/receiving environment to change.

14.3.13 Magnitude of change and the sensitivity of the affected receptor/receiving environment are both assessed on a scale of high, medium, low and negligible as shown in Tables 14.1,14.2 and 14.3. These criteria follow those set out by the Landscape Institute and the Institute of Environmental Management and Assessment in '*Guidelines for Landscape and Visual Impact Assessment*', 2002 and includes assessment of landscape quality.

Table 14.1: Criteria Determining the Sensitivity of a Landscape Element

Landscape Element	Sensitivity			
	Negligible	**Low**	**Medium**	**High**
Recognition	Undesignated areas with little or no recognition granted.	Typically undesignated areas of district or local recognition or areas of designated local recognition.	Typically of designated regional or district recognition or undesignated but value expressed through consensus, literature and cultural associations or through demonstrable use.	Typically of national or regional recognition such as Archaeological Important Areas (AIA)s, Scheduled Ancient Monuments (SAMs); Conservation Areas, SSSIs, Listed Buildings and Registered Parks and Gardens.
Features/ Value	No landscape elements or features worthy of conservation. Frequent or dominant detracting features.	Few landscape features worthy of conservation, evidence of degradation with many detracting features. Certain landscape elements/ features may be worthy of conservation but would benefit from restoration or enhancement.	Typically some distinguishing features worthy of conservation. Some distinctive features and elements; Scope to improve management; Sense of place; Occasional detracting features.	Typically strong landscape with many features worthy of conservation; Infrequent detracting features; Appropriate management for land use with limited scope to improve; Strong sense of place.
Quality	Poor quality landscape/ townscape; disturbed or derelict land requires treatment.	Ordinary landscape/ townscape quality that is typically commonplace and unremarkable. Limited variety or distinctiveness.	A reasonably attractive landscape/ townscape that is typical and commonplace or in part unusual; Ordinary to good quality with the potential for substitution.	High quality landscape/ townscape with limited potential for substitution.

Table 14.2: Criteria Determining the Sensitivity of the Viewpoint

Viewpoint Characteristics	Sensitivity			
	Negligible	**Low**	**Medium**	**High**
Number of potential viewers and duration and type of the viewing experience	Few viewers, quick transient views such as from vehicles	Several viewers, longer transient views such as from public open space, footpaths and recreational areas	Many viewers, static viewpoint e.g. from residential property	Many viewers, extensive portrayal of the view in the media and of noted tourism value
Land use at the viewpoint	Industrial area, land awaiting re-development	Retail area, offices, formal sports facilities where the landscape is secondary to enjoyment of the sport	Residential area, public open space, recreational, historical or cultural Site where landscape is a significant factor in its enjoyment	Nationally important public open space or historical/cultural Site
Landscape quality of the view	Poor quality landscape	Moderately valued landscape	Nationally highly valued landscape (such as AONB, Conservation Areas, Historic Parks and Gardens)	Includes features of International importance in terms of landscape value

14.3.14 The magnitude of change depends upon a combination of factors, such as the size of change, the nature of change and the ability to appreciate the change, as summarised in Table 14.3 below.

Table 14.3: Criteria Determining Magnitude of Change

Criteria	Magnitude			
	Negligible	**Low**	**Medium**	**High**
Size of Change	Development occupies little or no portion of the view/ landscape	Development occupies a small portion of the view/ landscape	Development occupies a significant portion of the view/ landscape	Development occupies the majority of the view and may even obstruct a significant portion of the view/ landscape
Nature of Change	No change discernable	Development similar to the other main components of the view/ landscape; virtually imperceptible change in components or landscape	Development dissimilar to the main component of the view/ landscape but similar to other components; Moderate changes in a localised area	Development a new component within the view/ landscape ranging from notable change in landscape characteristics over extensive area to intensive change over a more limited area
Appreciation	Not noticeable	Not readily noticeable	Readily noticeable	Very noticeable

14.3.15 The assessment of potential impacts as a result of the Proposed Development has taken into account both the construction and operational phases. The significance level attributed to each impact has been assessed on the magnitude of change due to the proposed scheme, and the sensitivity of the affected receptor/receiving environment to change.

14.3.16 *The following terms have been used to define the significance of the impacts identified:*

- **Major impact**: where the Proposed Link Road could be expected to have a very significant impact (either positive or negative) on landscape and visual receptors;
- **Moderate impact**: where the Proposed Link Road could be expected to have a significant impact (either positive or negative) on landscape and visual receptors;
- **Minor impact**: where the Proposed Link Road could be expected to have a small, impact (either positive or negative) on landscape and visual receptors;
- **Negligible**: where the Proposed Link Road could be expected to have very minor / barely discernible impact on landscape and visual receptors.
- **No change**: where no discernable impact is expected as a result of the Proposed Link Road on landscape and visual receptors.

14.3.17 The combined sensitivity and magnitude used to determine significance is summarised within Table 14.4 below.

Table 14.4: Combined Impact of Sensitivity and Magnitude

Magnitude	Sensitivity			
	Negligible	**Low**	**Medium**	**High**
Negligible	**Negligible/ neutral impact/significance** Where the development would cause an insignificant improvement or deterioration to the existing view.	**Negligible/ neutral impact/significance** Where the development would cause an insignificant improvement or deterioration to the existing view.	**Minor impact/ significance** Where the development would result in a minor be positive or negative visual impact.	**Minor impact/ significance** Where the development would result in a moderate positive or negative visual impact.
Low	**Negligible/ neutral impact/significance** Where the development would cause an	**Minor impact/ significance** Where the development would result in a minor	**Minor impact/ significance** Where the development would result in a minor	**Moderate impact/ significance** Where the development would result in a

Magnitude	Sensitivity			
	Negligible	**Low**	**Medium**	**High**
	insignificant improvement or deterioration to the existing view.	positive or negative visual impact.	positive or negative visual impact.	moderate positive or negative visual impact.
Medium	**Minor impact/ significance** Where the development would result in a minor positive or negative visual impact.	**Minor impact/ significance** Where the development would result in a minor positive or negative visual impact.	**Moderate impact/ significance** Where the development would result in a moderate positive or negative visual impact.	**Major impact /significance** Where the development would result in a major positive or negative visual impact.
High	**Minor impact/ significance** Where the development would result in a minor positive or negative visual impact.	**Moderate impact/ significance** Where the development would result in a moderate positive or negative visual impact.	**Major impact /significance** Where the development would result in a major positive or negative visual impact.	**Major impact /significance** Where the development would result in a major positive or negative visual impact.

14.4 BASELINE CONDITIONS

14.4.1 A number of features contribute to the creation of landscape character and quality and influence the visibility of the Site. Although certain aspects such as the history and geology of the Site are not assessed in terms of their sensitivity to change or the impact of the Proposed Link Road upon them, they are identified within this Chapter as important landscape features which influence landscape character and visibility.

Topography and Drainage

14.4.2 The topography across the Site is relatively flat due to the geological influences of the River Dearne. It rises to the south from the banks of the Dearne, lying at a level of around 44mAOD and rising up to around 53m AOD along the southern boundary of the Site. Land within the Site to the north of the Dearne remains largely flat at around 45mAOD.

14.4.3 The topography to the south-west and north-east of the Site rises up out of the valley, allowing views across the valley from the upper slopes particularly. High points of 143m AOD are reached some 1.8km to the south-west of the Site at Locke Park and of 118m AOD approximately 1km to the north-east at Monk Breton cemetery.

Land Use of the Site and Surrounding Areas

14.4.4 The Site currently consists of broad-leaved woodland along the banks of the River Dearne, containing primarily alder, willow and sycamore species. The River Dearne itself also flows through the Site in a west to east direction, contained within tall retaining walls to the western end of the Site (where it is located adjacent to Old Mill Lane) after which it flows in a more natural curvilinear profile with vegetated banks (which include some invasive species such as Japanese Knotweed). The enclosure of the river by trees and vegetation creates an intimate, enclosed feel, and one which is quite dark. It should be noted that the section of the Site immediately north of the River Dearne is allocated as Green Belt within the Barnsley UDP Proposals Map.

14.4.5 To the south of the River Dearne, large areas of hardstanding are present, as well as a number of warehouses and a gas holder. This creates a derelict, semi-industrial feel to the southern section of the Site, further enhanced by the encroachment of weeds across the broken-up hard standing and areas of bare ground.

14.4.6 At the time of surveying, much of the area to the north of the river was occupied by construction traffic and consequent disturbed, bare ground, due to the construction of a new link road into this area. The

northern section of the Site was therefore quite noisy, busy and aesthetically unappealing due to presence of machinery, stockpiles and disturbed ground.

14.4.7 The area surrounding the Site has a varied mix of land uses and quality. To the north-east of the Site, the land is occupied largely by extensive residential developments including community facilities such as schools, shops and a cemetery within the residential area of Monk Bretton leading on to industrial estates towards St Helen's some 1.7km to the north-east of the Site.

14.4.8 To the north-west and south-east of the Site runs the River Dearne, adjacent to which are areas of public open space, lakes, wetlands, woodlands and public paths to create a more natural river corridor. The natural appearance of the river is disturbed where it crosses the Site due to the existing industrial nature of the land adjacent to Old Mill Lane.

14.4.9 To the west and south of the Site stretches the urban settlement of Barnsley, containing residential areas, civic centre and transport and community facilities as well as industrial estates, retail parks and offices.

Historical and Cultural Context[1]

14.4.10 Barnsley has a long history both as a market and mining town in Yorkshire from at least the eleventh century until the last decade of the twentieth century. One of the earliest written references to the town is as Berneslai in the Domesday Book in 1086.

14.4.11 A Royal Charter was granted to Barnsley in 1539, allowing a weekly market and annual fair in the town. Over the following five and six hundred years, Barnsley became an important centre of manufacturing as its linen weaving and glass-making industries expanded, providing employment for many and bringing wealth and visitors to the town although Barnsley's original and principle industry was coal mining.

14.4.12 Coal was needed as domestic fuel by the late seventeenth century and was also used in trades such as the breweries, furnaces and smithies. There was sufficient coal under Barnsley to supply the needs of the towns and to transport elsewhere and a proper transport network was needed for this. By the start of the twentieth century coal was the town's main industry and in 1910 Barnsley was served by four rail lines and two canals. Assisting the manufacturing and coal mining industries were the canals, and later, the railways.

14.4.13 The Barnsley Canal was approved by Parliament in 1793. It was a broad canal with 15 locks between the River Calder and the main level at Walton. A further 5 locks took the canal up to Barnby Basin. Half a mile east of Barnsley, the canal crossed the River Dearne on a high five arch aqueduct. On the south side of this aqueduct was the junction with the Dearne and Dove Canal, which opened in 1804 and ran to the River Don Navigation at Swinton. A train station was built in the town in 1850.

14.4.14 As a result of competition from the new railway companies, the Barnsley Canal was leased and later bought by the Aire and Calder Navigation Company, which improved the waterway and enlarged the locks, with trade picking up again for a number of years. In 1893, the section of canal above Barugh Locks was closed as most of the trade here had been lost to the railways

14.4.15 Although trade on the rest of the canal continued through to World War II, the canal suffered from constant subsidence problems due to mining and following a number of breeches, the canal was closed in 1953 and the viaduct demolished a year later.

Connectivity, Access and Public Rights of Way

14.4.16 Due to the built nature of the surrounding landscape, many of the footpaths are associated with existing roads and highways as part of the existing network and therefore are not separately designated Public Rights of Way (PROW). There are, however a number of PROW connected with the River Dearne and within close proximity to the Site. The following PROW are of particular note:

- The Dearne Way Long Distance Path, which runs along the western boundary of the Site before heading to the east, and connecting up to the river Dearne to the south-east of the Site;
- A public footpath located approximately 135m to the south of the nearest Site boundary, connecting Harlborough Hill Road with the Dearne Valley Park, Dearne Way Long Distance Path and the A628 Pontefract Road;

- A further public footpath is located immediately to the west of the Site and connects Old Mill Lane to the Dearne Way Long Distance Path via the Fleets reservoirs; and
- Permissive paths within the Dearne Valley Country Park immediately to the east of the Site, some of which are temporarily closed due to construction of the A61 Bus Route.

14.4.17 Due to the reasonable connectivity of the Site, and reasonable quality of the existing PROW, their overall sensitivity to change is considered to be **medium.**

Urban Grain, Height and Massing

14.4.18 Existing development on the Site primarily consists of a gas tank, approximately 50m in diameter, with medium-sized warehouse style developments set in areas of hard standing (car parking) and two-storey brick offices. The surrounding land is largely derelict, with former buildings being boarded up and weeds starting to take hold. The existing grain is therefore open, with varied mass of buildings and with varied heights, although the gas tank is generally taller than most of the surrounding built form.

14.4.19 Surrounding the Site are typically 2-storey residential properties, generally in terraced rows, interspersed with semi-detached and detached dwellings, Residential areas typically have low height, a tight grain and small mass of individual properties, New housing developments are of differing style and vernacular, although the skyline to the south of the Site is typically dominated by 20th Century brick housing of mixed styles and materials.

14.4.20 Industrial or commercial estates contain warehouses of varying colour, materials and size, located amongst the residential estates or on the urban fringe. Warehouses are typically of 2 to 3 storeys in height, of relatively open grain and large mass.

14.4.21 Areas of open space, typically along the River Dearne corridor, are generally of open grain, low mass and low height buildings. All the built form exhibits varied architectural styles and quality,

14.4.22 The number of roads running through the landscape, whilst providing connectivity, reduces the sense of tranquillity, even in more rural locations, due to the constant activity of traffic in the landscape.

14.4.23 The gas tank within the existing Site is therefore of greater height than much of the surrounding built form, and its areas of derelict land contrast to the areas of regenerated commercial/ retail estates. Part of the Site, namely the River Dearne and its banks, connects the Site into the wider Dearne Valley corridor, but the Site itself is generally uncharacteristic of surrounding urban grain, height and mass.

14.4.24 The sensitivity of the existing urban grain, height and mass of the Site is therefore is considered to be **medium.**

Trees and Vegetation

14.4.25 Existing vegetation on Site consists of broad-leaved woodland (containing willow, alder and sycamore with a limited understorey due to the dense canopy), scrub, particularly around some of the boundaries to the south, and by scrub and marginal aquatic plants such as common reed and flag iris along the banks of the river. Invasive species such as Japanese knotweed, giant hogweed and Himalayan balsam are all present growing on the banks of the River Dearne towards the eastern end of the Site. The tree canopies are visible in many short, and some long distance views, contributing to softening views of built form, and of the gas tank present on Site.

14.4.26 The sensitivity of the existing vegetation on Site is therefore considered to be **medium-high** due to its visual contribution and maturity.

14.4.27 The impact of the Proposed Development on trees and vegetation as ecological habitats are considered further within **Chapter 12** 'Ecology and Nature Conservation'.

Ancient Woodland

14.4.28 There are no areas of ancient woodland within 1km of the nearest Site boundary.

Landscape Features and Designations within and Surrounding the Site

Green Belt

14.4.29 The Site is located within part of the Barnsley Green Belt, the purpose of which is to preserve the openness of the area and prevent urban coalescence. It is a planning designation rather than a landscape designation and as it falls largely within the River Dearne corridor character area (C1), the impact of the Proposed Development will be considered in relation to changes to the character of Character Area C1 rather than for the wider green belt.

Local Nature Reserves and Country Parks

14.4.30 There is one Local Nature Reserve (LNR) within a 1km radius of the Site, which is the Dearne Valley Park LNR, located adjacent to the north-eastern boundary of the Site. The Park runs alongside the river for two miles from Old Mill to the Trans Pennine Trail viaduct at Lundwood. It forms part of the wider Dearne Valley Country Park which are together used for mixed informal recreational use such as walking, cycling, angling, children's play and for wildlife. The Site also contains Cliffe Wood on the north side of the River Dearne. The wood contains a mixture of ancient oak/birch woodland; a mixed plantation area developed in the 1980s; and an area of wet, willow-dominated woodland; as well as areas of open grassland and scrub. Along the lower edge of the site is an area of small lakes and parkland along the River Dearne. The woodland can be linked back to the Cluniac and Benedictine monks who inhabited the now derelict Monk Bretton priory in the 12th century.

14.4.31 The sensitivity of the park is considered to be **medium**, given its regional importance (as a country park), local wildlife designation (an LNR) and given its relatively young status on reclaimed former mining land, which is more substitutable in this region.

National Nature Reserves, Sites of Special Scientific Interest or Statutory Nature Conservation sites

14.4.32 There are no other statutory nature conservation sites within 2km of the Site boundary. Non-statutory nature conservation sites (such as Sites of Importance for Nature Conservation) are considered within **Chapter 12** 'Ecology and Nature Conservation'.

Setting of Listed Buildings and Conservation Areas

14.4.33 The significance of listed buildings in terms of landscape is defined in terms of their setting.

14.4.34 According to English Heritage's *Conservation Principles – Guidance and Policies* (**Ref. 14.10**), new development should, '*aspire to a quality of design and execution which may be valued both now and in the future...but should respect the significance of a place in its setting*'.

14.4.35 The extent of a building's setting will depend on a number of different factors including its original intended use, its current function and use, its visibility, the visual characteristics of its surroundings and the historical changes to its surroundings. These factors have been taken into account when determining the sensitivity of the setting of listed buildings.

14.4.36 There are no listed buildings located within 500m of the centre of the Site, although there are approximately 41 located within 1km of the centre of the Site. These are shown on **Figure 14.1: Landscape Features.**

14.4.37 All of the listed buildings within 1km are located to the south-west of the Site within Barnsley town centre/ University of Huddersfield. The buildings are located on the upper slopes of the river valley and their settings are generally defined by the civic centre and original town centre of Barnsley. The listed buildings all fall within the Conservation Areas of Barnsley (Regent Street / Church Street / Market Hill) or Barnsley (Victoria Road). For the purposes of this assessment, the listed buildings are considered as part of the Conservation Areas to which they contribute and the settings of the two conservation areas will therefore be considered within the remainder of this chapter.

14.4.38 The Site forms part of the much wider setting of the Conservation Areas, with little, if any, inter-visibility between them due to intervening distance, topography and built form. The existing sensitivity of the setting of the two conservation areas is considered to be **medium**.

Setting of Scheduled Ancient Monuments and Registered Parks and Gardens

14.4.39 There are no Registered Parks and Gardens (RPGs) or Scheduled Ancient Monuments (SAMs) within 1km of the Site, but there are 2 SAMs and one RPG within 2km of the Site, as follows:

- Monk Bretton standing cross Scheduled Ancient Monument located approximately 1.1km to the north-east of the Site;;
- East Gawber Hall colliery farmhouse; 800m north east of Croft Farm Scheduled Ancient Monument, located approximately 1.6km to the north-west of the Site; and
- Lock Park RPG, located approximately 1.8km to the south-west of the Site

14.4.40 Monk Bretton standing cross is associated with the historic development of Monk Bretton, with the standing cross having a relatively confined setting within the urban form of Monk Bretton. Given the distance between the Site and the standing cross, and its relatively confined setting, the Site is not considered to form part of its setting and it will therefore not be considered further within this chapter.

14.4.41 The colliery farmhouse is connected to the former mining landscape surrounding it, as well as the Barnsley Canal and Dearne River which connect the farmhouse to its mining legacy. The Site forms part of this wider industrial and river heritage and this SAM will therefore be considered within this chapter. Given its location within farmland but connection to the waterways and mining heritage relatively common in this area, its sensitivity is considered to be **medium**.

14.4.42 Locke Park is an 18ha Grade II park, located on the upper slopes of the river valley at a height of around 143m AOD. Although located in an elevated position, the mature vegetation limits many views out of the park. It was gifted to the people of Barnsley in 1861 by Phoebe Locke, after whom the park is named and in 1875 an Observation Tower was erected to the memory of Phoebe Locke following her death in 1866. Sited upon the highest point of ground, it afforded 360 degree panoramic views from its two platforms and was opened to the public on the 20th October 1877. However, the Site does not contribute to the setting of the park, which is largely defined by the built form of Barnsley, notably its residential areas, for whom the park was created. Given the lack of inter-visibility and distance between the park and the Site, it is not considered that the proposals will impact upon the setting of the park and it will therefore not be considered further within this chapter.

Landscape Character

National Landscape Character Assessment

14.4.43 The National and Regional Character Areas identified below describe those cultural and historical elements that are manifest in the landscape. Natural England has undertaken to characterise these areas of similar landscape character, resulting in the creation of National Character Areas (NCAs). The NCAs were created by the former Countryside Commission, English Nature and English Heritage in 1996 and combine English Nature's Natural Areas and the Countryside Commission's Countryside Character Areas. There are a total of 159 NCAs and the Countryside Agency published a set of eight regional volumes describing the 159 NCAs. The Site falls into *Volume 3: Yorkshire and the Humber* **(Ref. 14.11).**

Regional Landscape Character Assessment

14.4.44 Within Volume 3, the Site falls in to *NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield.* The key characteristics of NCA 38 are:

- Widespread evidence of industrial activity including mine buildings, former spoil tips, and iron and steel plants;
- Complex mix of built-up areas, industrial land, dereliction and farmed open country;
- Many areas affected by urban fringe pressures creating fragmented and downgraded landscapes;
- Substantial areas of intact agricultural land in both arable and pastoral use;
- Small, fragmented remnants of pre-industrial landscape and semi-natural vegetation, including many areas of woodland, river valley habitats, subsidence flashes and other relict habitats;

- Ever present urban influences from major cities, smaller industrial towns and mining villages;
- Widespread influence of transport routes, including canal, road (M1, M62) and rail, with ribbon developments emphasizing the urban influence in the landscape;
- Rolling landforms with hills, escarpments and broad valleys;
- Local variation in landscape character reflecting variations in underlying geology; and
- Strong cultural identity arising from history of coal mining and other heavy industry.

Local Landscape Character

14.4.45 To assess the impact of a new development it is important to understand both the character of the existing Site and its surroundings and the quality of those character areas. In 2002, the landscape character of Barnsley Borough was assessed, and the results summarised in the *Barnsley Borough Landscape Character Assessment* **(Ref 14.6)**. .In accordance with Core Strategy Policy CSP 37 *Landscape Character*, developments need to take account of the character area in which the proposed development is situated.

14.4.46 The Site is located within character area C3: Upper Dearne Lowland Valley Floor, the key characteristics of which are as follows:

- Flat valley floor of varying width and degrees of enclosure, framed by sloping valley sides outside the character area;
- Diverse range of land use including agriculture, recreation, residential, industry, commercial, communication, landscape renewal and nature conservation;
- Open water in the form of the sinuous River Dearne and its tributaries, small lakes and a short length of disused canal;
- Absence of built development except for water treatment works and in small industrial / commercial pockets adjacent to roads;
- Agricultural land both in arable and pastoral use;
- Transport and communication routes cross or follow the valley floor including the M1 motorway, major and secondary roads, active railway and pylons;
- Strips of mature trees and scrub, particularly willow, ash and alder are found adjacent to watercourses and lakes; and
- Old stone walls, bridges and occasional buildings are scattered throughout the character area.

14.4.47 Of particular note within the character area description is the following:

14.4.48 '*Small clusters of industrial and commercial building are found on the valley floor at Darton and at Old Mill where a large gas storage tank is a dominant feature despite some screening by trees and scrub. Substantial areas of land at Old Mill are currently derelict. Residences are limited to the occasional farm building, but the valley floor is overlooked by extensive settlements in adjacent character areas on the valley sides, including Barnsley and its suburbs to the south and a broad ribbon of development between Lundwood and Kexbrough to the n orth. Strips of land alongside the River Dearne and its tributaries, the disused canal and the railway line are covered with naturally occurring trees and scrub, often comprising species associated with wet ground such as willow and alder. As well as forming important characteristic elements of the landscape, this vegetation provides valuable habitat and corridors for wildlife*'.

14.4.49 *C3 Dearne Lowland River Floor* is enclosed by the valley sides of adjacent character areas and intermittently by vegetation within the character area. This would result in some screening of any future built development on the valley floor. However, built development, and particularly housing, is not characteristic of this landscape character area. The continuous, open valley floor serves to separate the urban areas found on the valley sides. It also provides an important green corridor, linking the rural landscape west of the M1 motorway with open areas amongst the more developed landscape east of the M1. Built development in this character area would break up this corridor and in some locations it would result in the amalgamation of

settlements on either side of the valley. There is little space on the valley floor for development, and much of the land lies within the flood plain.

14.4.50 In view of the above, Landscape Sensitivity to further built development is judged to be **high.**

14.4.51 The key characters of the Site and immediate surroundings as identified within the *Barnsley Borough Landscape Character Assessment* are shown in Figure 8.2. The two additional character areas surrounding the Site are described briefly below.

Character Area D1: North East Barnsley Settled Arable Slopes

14.4.52 This character area is defined by a complex relationship of previous and present day industrial activity, urban settlement and arable farming over varied landform. Topographically the land elevation ranges from approximately 50m AOD to 100m AOD with the fluvial activity of the River Dearne and its tributaries creating a series of valley-ridge undulations. These vary in sinuosity and aspect, creating localised variation in character due to changes in degree of enclosure, and changes to views within and out of the character area. The landform is generally more enclosing than other character areas within the same landscape type.

14.4.53 Developed land is a complex relationship of residential and industrial form to create a dense urban sprawl. The landscape reflects both past historic development of the heavy coalfield industry and new developments characterised by warehouses, of varying colour and size, combined with new housing developments of differing style and vernacular. The landscape is in a state of flux, juxtaposing present day industrial activity with evidence of previous historic industrial activity in the form of disused works, tips and spoil heaps.

14.4.54 This character area is given a sensitivity of **medium.**

Character Area E2: Barnsley Settled Wooded Farmland

14.4.55 This character area is characterised by isolated pockets of countryside and Urban Greenspaces within and adjacent to the large urban settlement of Barnsley. The landform slopes towards the River Dearne or River Dove and their tributaries with the topography ranging from 50m to 170m AOD.

14.4.56 Views are generally limited due to enclosure by landform and urban development although distant views out of the landscape character area are attained to the north across the Dearne Valley to developed hills (D1 North East Barnsley Settled Arable Slopes), and to the west along the broad Dearne valley.

14.4.57 The skyline is dominated by 20th Century brick housing of mixed styles and materials, and settlements generally sit on high ground overlooking the areas of countryside or Urban Greenspace. Poles and pylons carrying overhead wires are common features crossing open land. Large 20th Century warehouse style industrial or commercial buildings lie in small or medium sized industrial parks on the edges of urban areas, often on lower ground that has presumably been re-developed from previous industrial use.

14.4.58 This character area is given a sensitivity of **medium.**

Landscape Receptor Summary

14.4.59 Table 8.7 provides a summary of the sensitivity of the landscape receptors identified above.

Table 14.7: Summary of Sensitivity to Change for Landscape Receptors

Landscape Element Considered	Sensitivity to Change	Comments
Impact on Connectivity, Access and PROW	Medium	Numerous public footpaths within the area surrounding the Site, particularly along the river Dearne corridor. The Trans Pennine Trail follows the Dearne and runs adjacent to the north-western section of the Site. Quality and extent of existing provision generally good.
Urban grain, height and massing	Medium	Existing open grain within the Site, tall heights (gas tank) and medium mass, often in contrast to tighter grain of residential areas, and lower heights of most surrounding buildings.
Trees and vegetation on-Site	Medium-high	The trees and vegetation within the Site provide maturity, character and a natural canopy to may local and longer distance views, demarcating part of the river corridor.

Landscape Element Considered	Sensitivity to Change	Comments
Dearne Valley Country Park and LNR	Medium	This good quality public open space, created on reclaimed mining land, provides a valuable local public amenity of open space, play areas, ponds and woodland paths through Cliffe Wood.
Setting of Barnsley Regent Street Conservation Area and Listed Buildings contained therein	Medium	The listed buildings within the Conservation Area contribute to the character and setting of the town centre. The conservation area's setting is primarily created by surrounding built form, but its elevated location allows views across the valley.
Setting of Barnsley Victoria Road Conservation Area and Listed Buildings contained therein	Medium	The listed buildings and mature trees within the Conservation Area contribute to the character and setting of the town centre. The conservation area's setting is primarily created by surrounding built form (including Regent Street conservation area) and its elevated location allows views across the valley. There is no inter-visibility between the conservation area and the Site.
Setting of colliery farmhouse SAM	Medium	The SAM's setting is formed by the mining and industrial heritage surrounding it, of which the Site forms a wider industrial apart within the river corridor.
Setting of Character Area 1: Upper Dearne Lowland Valley Floor (C3)	High	Characterised by the vegetation of the river valley floor but interrupted by built form, including the gas tank within the Site, pylons and roadways.
Setting of character Area 2: North East Barnsley Settled Arable Slopes (D1)	Medium	A complex relationship of previous and present day industrial activity, urban settlement and arable farming over varied landform
Setting of Character Area 3: Barnsley Settled Wooded Farmland (E2)	Medium	Isolated pockets of countryside and Urban Greenspaces within and adjacent to the large urban settlement of Barnsley with generally limited views

Artificial Lighting and Night Time Views

14.4.60 A lighting assessment for the Site and immediate surroundings has been undertaken and discussed in Chapter 6: Lighting. This assessment shows that the Site itself is of 'low district brightness' in contrast to the brighter conditions surrounding the Site which are typically 'medium' to 'high' district brightness. The lighting in the local area mainly consists of highways lighting, floodlighting associated with retail units and fugitive lighting originating from residential dwellings. The most elevated illuminance readings were at locations along Twibell Street, Harborough Hill Road, Old Mill Lane and Burton Road, in the immediate vicinity of the Site, whilst significantly lower readings were identified within the Site itself. The lighting levels also contribute to the character of the area, with the River Dearne corridor more enclosed and less well lit than the urban built form surrounding it.

14.4.61 Sensitive receptors to artificial lighting include the surrounding residential properties and users of surrounding transportation networks. The assessment of the impact of artificial lighting on sensitive receptors is discussed further in **Chapter 15 'Lighting'**.

Visual Assessment

14.4.62 The process of landscape appraisal is undertaken not only through a review of the existing Site conditions to determine local character but through a visual analysis of the Site from strategic viewpoints. The visual analysis aims to determine from which points the Site can be seen in the ZVI/visual envelope.

14.4.63 To assess the visual impact of the Proposed Link Road, it is necessary to determine a series of representative viewpoints, i.e. areas within the visual envelope from where it may be possible to see an aspect of the Proposed Link Road such as from roads, public rights of way and areas of public open space. A total of 12 representative photo viewpoints of the Site from the surrounding area have been identified and their locations are shown on **Figure 14.3**. Thumbnail sheets of these viewpoints are provided in **Figures 14.4** and **14.5** which should be viewed in conjunction with the text in Tables 14.8 and 14.9.

Summary of Key Viewpoints

14.4.64 Table 14.8 provides an evaluation of the sensitivity of the 12 viewpoints. A summary of views from the north, south, east and west is provided below which takes account of existing topography, built form and vegetation.

Views from the North: Viewpoints 1, 2, 7 and 8

14.4.65 There are numerous longer distance views from the north towards the Site due to a rise in topography allowing elevated views across the valley and down towards the Site. Shorter distance views are more limited due to intervening built form, local topography and vegetation, although the gas tank and mature vegetation within the Site are characteristic features in many views.

14.4.66 The overall sensitivity of views from the north is considered to be **medium.**

Views from the South: Viewpoints 4, 5, 11 and 12

14.4.67 Some longer distance views are gained from the south where the topography allows an elevated view, although views are typically channelled along roads with the majority of public views blocked by the intervening built form and vegetation. There are some residential receptors immediately to the south of the Site with clear views from upper storey windows, although it is seen with a backdrop of mature trees and built form of the rising hills beyond, containing green open space, trees, industrial estates and residential buildings.

14.4.68 The sensitivity of views from the south is considered to be **medium-low.**

Views from the East: Viewpoints 3, 13, 14 and 15

14.4.69 Views from the east are generally limited due to the built form, local topography and dense tree cover within Dearne Valley Country Park and Cliffe Wood. Public footpaths through the Country Park provides the opportunity for viewing the Site, but it is seen in the context of surrounding built form and vegetation.

14.4.70 The sensitivity of views from the east is considered to be **medium to medium-high.**

Views from the West: Viewpoints 6, 9 and 10

14.4.71 Views from the west are again generally limited to short distance views from nearby commercial sites and along main roads. Longer distance views are typically blocked by the intervening built form, local topography and mature vegetation along the River Dearne corridor.

14.4.72 The sensitivity of views from the west is therefore considered to be **medium-low.**

14.4.73 Table 8.8 provides a summary of the sensitivity of the visual receptors identified above.

Table 14.8: Summary of Sensitivity to Change for Visual Receptors

Visual Receptor	View Description	Context/ Number of Potential Viewers	Land Use/ Importance	Quality/ Expectation of View	Sensitivity to Change
Viewpoint 1 Burton Bank. 340m north-east of Site	The foreground shows an open space of mown grass with tarmacked footpath leading away towards 2-storey residential dwellings. The open, elevated position allows panoramic views across the valley and the built form of Barnsley. The Site forms part of the middle distance built form but the thick vegetation contributes to a green swathe across the middle of the view. This vegetation largely blocks views of the wider Site, although the top of the gas tank is clearly visible amongst the trees.	Medium - high	Medium	Medium-low	Medium
Viewpoint 2 Burton Road 60m north-east of Site	This viewpoint is between housing to the left and right of the view bounded by think vegetation which partially blocks views of the Site although the top of the gas tank is clearly visible above the trees. The gas tank does not impinge on the skyline from this view, which is formed by vegetation and the tall buildings of the civic centre of Barnsley and the Barnsley College complex. The Site will be more	Medium-low	Medium-low	Low	Medium-low

Visual Receptor	View Description	Context/ Number of Potential Viewers	Land Use/ Importance	Quality/ Expectation of View	Sensitivity to Change
	clearly visible in winter once the deciduous trees have lost their leaves.				
Viewpoint 3 Dearne Valley Park/ Trans Pennine Trail 15m east of the Site	This view is dominated by the trees and vegetation within Cliffe Wood, with the vegetation within the Site contributing strongly to the tree canopy along the river corridor. The gas tank is not readily discernable in the view.	Medium-high	Medium-high	Medium-high	Medium-high
Viewpoint 4 Twibell Street (east) 2m south-east of the Site	The view, located adjacent to the Site, has clear views through gateways into the largely derelict Site, showing areas of hardstanding and single and two-storey buildings. The red brick boundary walls with barbed wire on top as well as pylons and cables detract from the view. Tall mature vegetation within the Site serves to form a natural backdrop to the poor quality built form in the foreground and middle distance, whilst largely blocking long distance views beyond. Residential built form on the ridge to the right of the view is visible where on-Site vegetation is lower.	Medium-low	Medium-low	Low	Medium-low
Viewpoint 5 Twibell Street (west) 4m south of the Site	This slightly elevated location looks down across the boundary brick and stone wall of the Site towards the gas tower and a backdrop of vegetation and built form on the hills beyond. The foreground is occupied by low-rise warehouse style retail outlets (some boarded up), and the gas tank within the Site is clearly visible to the centre left of the view amongst vegetation.	Medium-low	Medium-low	Low	Medium-low
Viewpoint 6 Canal Way, Twibell Street Retail Park 265m west of the Site	The foreground of the view is taken up with a wider area of mown grass containing young planted trees. To the right of the view is a residential access road with metal railings and an Asda access road to the left of the view. A slight rise in topography along with the vegetation largely limits views of the Site.	Medium-low	Medium-low	Medium-low	Medium-low
Viewpoint 7 Wakefield Road 400m north of the Site	This elevated location looks down towards the Site, with the vegetation and gas tank particularly disguisable in the view. The Site forms part of the valley-floor vista, with vegetation and occasional built form forming the back drop and skyline to the view.	Medium	Medium	Medium-low	Medium
Viewpoint 8 Newhill Road 600m north of the Site	This longer distance elevated view looks across grassed and scrubland open space, containing informal paths and a panoramic view across Barnsley. The top of the gas tank is just visible in the centre of the view in the valley amongst trees.	Medium	Medium	Medium	Medium
Viewpoint 9 Smithies Lane 700m north-west of Site	This longer distance view looks across vegetation and fields towards the Site, which is not readily distinguishable in the distance between the trees. The gas tank in particular would be more visible in winter.	Low	Medium-low	Medium-low	Medium-low
Viewpoint 10 Old Mill Lane/ Bridge Street junction 460m south-west of Site	This viewpoint is located adjacent to the railway line and provides a channelled view towards the Site along the Old Mil Lane. The mature vegetation and gas tank are clearly visible in the middle distance, with further vegetation and built form rising up beyond.	Medium	Medium-low	Medium-low	Medium-low
Viewpoint 11 Barnsley College Car Park, Eastgate	This elevated view looks across car parks within Barnsley College (open access) to the opposite side of the valley. The top of the gas tank is just visible in the centre of the view within the valley, and forms part of the wider built form of the view. Tree	Medium	Medium-low	Medium-low	Medium-low

Visual Receptor	View Description	Context/ Number of Potential Viewers	Land Use/ Importance	Quality/ Expectation of View	Sensitivity to Change
600m south-west of Site	canopies are also a distinctive feature of the view.				
Viewpoint 12 Harborough Hill Road 520m south of the Site	This view looks down a busy main road, surrounded by warehouse style units to the left and right of the view, interspersed by 2-storey housing. Intervening built forma and vegetation partially blocks the Site, but the mature vegetation and the top of the gas tank are clearly distinguishable in the middle distance.	Medium	Medium-low	Medium-low	Medium-low
Viewpoint 13 Oaks Lane/ Pontefract Road junction 1,100m south-east of the Site	This elevated location at the bend in the road allows a panoramic view along the river valley towards the Site. The vegetation and the top of the gas tank within the Site are just visible, but are seen in the context of surrounding vegetation and built form.	Medium-low	Medium - low	Medium	Medium-low
Viewpoint 14 Cherry's Road/ Dearne Valley Park 1,500m south-east of the Site	This elevated location allows a panoramic view across the valley towards the built form of Barnsley. Barnsley Football Club stadium is clearly visible on the skyline to the left of the view, with a dense canopy of trees in the middle of the view along the valley floor. The Site forms part of this wider vegetated corridor but is not discernable - even the gas tank is not readily distinguishable from this location.	Medium-high	Medium-high	Medium-high	Medium-high
Viewpoint 15 Rotherham Road/ Cliffe Lane junction 1,000m-east of the Site	This elevated location allows a panoramic view down the valley towards the built form of Barnsley towards the red high-rise block of Barnsley College. The Site forms part of the valley floor, preceded by residential areas, with distinctive warehouses to the south of the site clearly visible in the centre left of the view. The gas tank is not visible in the view, although it is likely that the tree canopies within the Site contribute to the wooded valley corridor.	Medium-high	Medium	Medium	Medium

Future Baseline

14.4.74 The section of the Site to the south of the River Dearne contains four retail warehouses and associated car parking as well as the gas storage tank. To the north of the river, part of the Site is currently under construction for the A61 Quality Bus Corridor road/junction improvements which is likely to include lighting of the route and increased traffic crossing the Site during operation. The future baseline of the Site will therefore continue to change, with the completion and operation of the bus corridor to the north contrasting with the dis-used section of the Site to the south of the river.

14.4.75 Much of the existing Site to the south of the river is located on brownfield land and it is likely that this land will suffer from further decline due to lack of management. This decline is likely to include the growth of invasive plant species, vandalism, fly- tipping and antisocial behaviour. Lack of management along the river is also likely to encourage the spread of already present invasive species and degrade the quality and biodiversity of the river corridor.

14.5 ASSESSMENT OF IMPACTS, MITIGATION AND RESIDUAL EFFECTS

Site Preparation and Construction

Overview

14.5.1 The Site preparation and construction phase is likely to be considerably more intrusive than the completed scheme, due to the loss of some of the mature trees and vegetation (particularly to the south of the

river) and the presence of cranes and scaffolding, The following activities will be undertaken during this phase which will impact upon landscape character and visual amenity:

- Site storage units, stored materials and material stockpiles e.g. of construction materials (such as road and footpath surfacing and hardcore);
- Site signage, traffic control (pedestrian, vehicular and plant), fencing, and hoarding;
- Visual intrusion from construction traffic and working machinery;
- Noise and visual intrusion from demolition of buildings and gas tank and breaking out of hard standing;
- Loss of existing trees and vegetation (all vegetation to the south of the river and some to the north for the construction of the bridge);
- Temporary lighting to illuminate temporary car parking areas, the contractor's compound and working areas, particularly in winter when artificial lighting is required during working hours;
- Construction of retail outlets and a bridge crossing over the River Dearne; and
- Change in landscape character from brownfield and greenfield land into a retail area.

14.5.2 The Site preparation and construction phase is anticipated to take over 6 months and is therefore considered to be of medium-term duration.

14.5.3 In order to mitigate temporary lighting effects on surrounding sensitive receptors the lighting requirements at the Site should be managed as part a CEMP. This will identify locations for the contractor's compound, material storage areas, highway improvement works and temporary security/health and safety lighting required throughout the construction programme. This will ensure that the siting of such features considers surrounding sensitive receptors and that any disturbance impact from lighting is reduced to a minimum and in accordance with current best practice standards.

Impact of Change on Local Landscape Receptors

14.5.4 Much of the existing Site is brownfield land, with some areas of trees and mature vegetation around the River Dearne. The Proposed Development will enhance the derelict land areas by creating new high quality retail buildings and removing the former gas tank storage container, whilst also traversing a section of currently unlit river corridor containing trees and vegetation. The construction activities are likely to produce an impact as a worst-case scenario of **moderate** to **major negative** significance, although these effects will be temporary and of medium-term duration.

Mitigation

14.5.5 The following mitigation will help to slightly reduce adverse impacts of the construction phase on identified landscape receptors:

- Tidy site management will reduce the uncharacteristic clutter associated with building works;
- Land-take for building works and storages areas will be kept to a minimum or utilise existing bare ground/ areas of hardstanding to minimise tree loss and impact on local character. All storage areas and building works to be kept a suitable distance from the top of the river banks, and to minimise intrusion into the land adjacent to the river;
- It is an offense to spread invasive plant species and therefore suitable remediation of invasive species along the river needs to be considered prior to construction works. Any such remediation works should minimise loss or damage to adjacent trees;
- All trees retained along the river and within the Site should be protected to BS5837:2005 *Trees in relation to construction* standards; and
- Installed lighting will involve the use of well located, modern light fittings as part of a CEMP and in accordance with current best practice standards to minimise lighting intrusion into the river corridor and to surrounding sensitive receptors.

Residual Effect

14.5.6 The mitigation measures identified will help to mitigate some of the adverse impacts identified. As a result, the residual effect of the construction activities on the existing landscape resource is likely to be of **moderate negative** significance as a worse-case scenario, following the implementation of mitigation measures.

14.5.7 Table 14.9 provides a summary of the construction impacts on the existing landscape receptors identified, before and after mitigation.

Table 14.9: Summary of Construction Impacts for Landscape Receptors

Landscape Element Considered	Sensitivity to Change	Magnitude of Change	Impact (before mitigation)	Residual Effect (after mitigation)
Impact on Connectivity, Access and PROW	Medium	Medium	Moderate negative	Moderate negative
Urban grain, height and massing	Medium	Medium-high	Major to moderate negative	Major to moderate negative
Trees and vegetation on-Site	Medium-high	High	Major negative	Major negative
Setting of Dearne Valley Country Park and LNR	Medium	Medium-high	Major to moderate negative	Major to moderate negative
Setting of Barnsley Regent Street Conservation Area and Listed Buildings contained therein	Medium	Medium-low	Moderate to minor negative	Minor negative
Setting of Barnsley Victoria Road Conservation Area and Listed Buildings contained therein	Medium	Medium	Moderate negative	Moderate to minor negative
Setting of colliery farmhouse SAM	Medium	Medium-low	Moderate to minor negative	Minor negative
Character Area 1: Upper Dearne Lowland Valley Floor (C3)	High	Medium-high	Major negative	Major negative
Setting of character Area 2: North East Barnsley Settled Arable Slopes (D1)	Medium	Medium-low	Moderate to minor negative	Minor negative
Setting of Character Area 3: Barnsley Settled Wooded Farmland (E2)	Medium	Medium-low	Moderate to minor negative	Minor negative

Effect of Changes to Visual Amenity

14.5.8 A set of representative viewpoints has been determined and for each viewpoint the existing view is described and the sensitivity of the viewpoint and magnitude of change has been assessed. This information, along with information in Table 14.8 above, is used to determine an overall visual impact and these are shown in Table 8.10 below. A total of 12 viewpoints were identified and their location and thumbnails are shown in **Figures 14.3 and 14.4.**

14.5.9 The overall impact on views is limited to a relatively small ZVI. Longer distance views will see the Proposed Development against the context of surrounding industry and transport corridors on the valley sides. Loss of mature trees will allow some clearer views down into the valley and the Site, and make the construction works more visible, particularly in winter due to artificial lighting and loss of leaves from deciduous trees. There are numerous short distance views from where the Proposed Development is clearly visible due to the close proximity of the viewpoints. Impacts of the Proposed Development on some views will be slightly lessened during the summer due to deciduous trees being in leaf and therefore evaluation of views in winter as well as summer has been included for reference.

14.5.10 During the construction phase, it is likely that cranes and machinery will be visible, particularly during the removal of the gas tank and construction of the bridge over the Dearne (resulting in potential tree loss).

14.5.11 Much of the existing Site is brownfield land, with areas of trees and mature vegetation around the River Dearne. The Proposed Development will therefore enhance some views of the derelict land by replacing it with a new high quality development, but one which will also traverse sections of currently unlit, less disturbed areas of trees and vegetation. The construction activities are likely to produce an impact as a worst-case scenario of **major negative** significance in both winter and summer, although these effects will be temporary and of short term duration.

Mitigation

14.5.12 The following mitigation measures will help to slightly reduce adverse impacts of the construction phase on identified visual receptors:

- Tidy site management will reduce the visual clutter associated with building works;
- Land-take for building works and storages areas will be kept to a minimum or utilise existing bare ground/ areas of hardstanding to minimise tree loss and impact on local character. All storage areas and building works to be kept a suitable distance from the top of the River Banks, and to minimise intrusion into the land adjacent to the river;
- It is an offense to spread invasive plant species and therefore suitable remediation of invasive species along the river needs to be considered prior to construction works. Any such remediation works should minimise loss or damage to adjacent trees;
- All trees retained along the river and within the Site should be protected to BS5837:2005 *Trees in relation to construction* standards; and
- Installed lighting will involve the use of well located, modern light fittings as part of a CEMP and in accordance with current best practice standards to minimise lighting intrusion into the river corridor and to surrounding sensitive receptors.

Residual Effect

14.5.13 The mitigation measures identified will help to mitigate some of the adverse impacts identified on the existing visual resource. As a result, the residual effect of the construction activities on the viewpoints identified is likely to be of **major negative** significance in winter and of **moderate to major negative** significance in summer as a worse-case scenario, following the implementation of mitigation measures.

14.5.14 The following table provides a summary of the construction impacts on the existing visual receptors.

Table 14.10: Summary of Construction Impacts for Visual Receptors

Visual Receptor	Sensitivity to Change	Magnitude: winter	Magnitude: summer	Impact: winter	Impact: summer	Residual Effect: winter	Residual Effect: summer
Viewpoint 1 Burton Bank.	Medium	High	Medium-high	Major negative	Moderate to major negative	Major negative	Moderate to major negative
Viewpoint 2 Burton Road	Medium-low	High	High	Moderate to major negative	Moderate to major negative	Moderate to major negative	Moderate to major negative
Viewpoint 3 Dearne Valley Park/ Trans Pennine Trail	Medium-high	High	Medium-high	Major negative	Major negative	Major negative	Moderate to major negative
Viewpoint 4 Twibell Street (east)	Medium-low	High	High	Moderate to major negative	Moderate to major negative	Moderate to major negative	Moderate to major negative
Viewpoint 5	Medium-	High	High	Moderate to	Moderate to	Moderate to	Moderate to

Visual Receptor	Sensitivity to Change	Magnitude: winter	Magnitude: summer	Impact: winter	Impact: summer	Residual Effect: winter	Residual Effect: summer
Twibell Street (west)	low			major negative	major negative	major negative	major negative
Viewpoint 6 Canal Way, Twibell Street Retail Park	Medium-low	Medium-low	Low	Minor negative	Minor negative	Minor negative	Minor negative
Viewpoint 7 Wakefield Road	Medium	Medium	Medium	Moderate negative	Moderate negative	Moderate negative	Moderate to minor negative
Viewpoint 8 Newhill Road	Medium	Medium	Medium	Moderate negative	Moderate negative	Moderate negative	Moderate to minor negative
Viewpoint 9 Smithies Lane	Medium-low	Low	Negligible	Minor negative	Minor negative to negligible	Minor negative	Minor negative to negligible
Viewpoint 10 Old Mill Lane/ Bridge Street junction	Medium-low	Medium	Medium-low	Moderate to minor negative	Minor negative	Moderate to minor negative	Minor negative
Viewpoint 11 Barnsley College Car Park, Eastgate	Medium-low	Medium-high	Medium	Moderate negative	Moderate negative	Moderate negative	Moderate to minor negative
Viewpoint 12 Harborough Hill Road	Medium-low	Medium-low	Medium-low	Minor negative	Minor negative	Minor negative	Minor negative
Viewpoint 13 Oaks Lane/ Pontefract Road junction	Medium-low	Low	Negligible	Minor negative	Minor negative to negligible	Minor negative	Minor negative to negligible
Viewpoint 14 Cherry's Road/ Dearne Valley Park	Medium-high	Low	Negligible	Minor negative	Minor negative	Minor negative	Minor negative
Viewpoint 15 Rotherham Road/ Cliffe Lane junction	Medium	Medium-low	Low	Moderate to minor negative	Minor negative	Minor negative	Minor negative to negligible

Operational Phase

Overview

14.5.15 The following design elements have been assessed for their impact on local landscape character and visual amenity:

- New retail stores;
- Removal of the gas tank;
- New bridge over the River Dearne to connect the northern and southern sections of the Site; and
- Change in landscape character from open brownfield land to retail.

14.5.16 The Proposed Development will generally be in character with surrounding existing retail and commercial parks in the immediate vicinity. The removal of the gas tank will result in slightly lower built form replacing it within the Site, although an increase in mass will result through the scale of the retail unit proposed.

14.5.17 As the Proposed Development will be lit, some additional lighting around the river corridor is likely to result. Whilst there is no current public access through the Site, this lighting may be visible in near-by sections of the Dearne Valley Country Park although it is unlikely that such areas will be used after dark. However, to ensure the effects on sensitive receptors are minimised, the lighting design should conform to current best practice Lighting Standards (*BS EN 5489-1:2003* and *BS EN 13201-2:2003*), including the use where practicable of low light pollution fittings which retain light spill within the development area, thus minimising the

loss of light to the night sky and glare. These mitigation measures are discussed further within Chapter 15 'Lighting'.

14.5.18 The assessment of operational impacts has been based on the visual and landscape impact immediately after construction (Year 1) and the residual effects based on Year 15 following completion to account for growth of any proposed or existing planting.

14.5.19 The following section identifies the landscape receptors that have been evaluated and the impact of the Proposed Development upon them.

Impact on Connectivity, Access and PROW

14.5.20 The construction of the Proposed Development will result in the introduction of one new crossing over the River Dearne and increased access to the Site for pedestrians and vehicles. New pedestrian paths along the southern side of the river will be created.

14.5.21 The visual quality of the surrounding landscape for users of the PROW may be slightly reduced to the loss of mature trees and vegetation around parts of the River Dearne, particularly to the south, although the prominent gas tank and disused buildings will be replaced by new modern retail units The increase in built form and traffic within the Site will slightly detract from the landscape quality and visual amenity of users of the surrounding PROW, but overall the proposals are envisaged to enhance vehicular connectivity within the surrounding area as well as providing additional pedestrian access alongside the river and to the Dearne Valley Country Park. .

14.5.22 The sensitivity of the users of the public rights of way network and connectivity is medium and the magnitude of change as a result of the Proposed Development is low. Therefore, there is likely to be a direct, permanent, long-term impact on users of the public rights of way network and on connectivity of **minor negative** significance prior to the implementation of mitigation measures (due to loss of mature trees) but of **minor positive** significance for connectivity due to the increased Site access.

Mitigation

14.5.23 The following would help to mitigate the adverse impact of the Proposed Development on the users of the surrounding PROW network, and to enhance the positive effects of the Proposed Development on connectivity and the public rights of way network:

- Use of directional, low light pollution light fittings and lighting design to recognised best practice standards;
- All invasive plant species should be systematically removed in accordance with latest best practice guidance and replaced with a suitable tree and woodland understorey mix of similar composition to the adjacent Cliffe Wood and Dearne Valley Park;
- Replacement tree planting should be undertaken within the southern section of the Site, particularly adjacent to the river (which could have a more formalised approach such as avenue trees and wildflower meadow) with limited understorey). All trees of good quality should be replaced, and be of oak/birch dominant species to connect the river corridor into the adjacent Cliffe Wood. Trees will help to 'soften' the built form of the new retail units and retain the wooded and more natural character of the river valley corridor;
- Tree and vegetation planting should be undertaken to the northern section of the river and should be naturalistic and dense to reflect as much as possible the character of the Upper Dearne Lowland Valley Floor (C3); and
- The on-going management and maintenance of the trees, vegetation and natural resource within the Site is necessary to ensure their continued growth and health, particularly in relation to the tree resource (existing retained and proposed) to ensure the overall character of the Site and the contribution of the Site to the wider wooded canopy of the valley floor is retained.

Residual Effect

14.5.24 The sensitivity of the connectivity and public rights of way network is medium and the magnitude of change as a result of mitigation measures is considered to be low. There is therefore likely to be a direct, permanent, long-term effect on users of the informal paths and connectivity of **minor positive** significance following the implementation of mitigation measures.

Impact on Urban grain, height and massing.

14.5.25 The height of the built form within the Site will decrease, with removal of the gas tank, but the general mass of the Site will be increased. The proposed supermarket retail unit will introduce a building of much greater mass than is currently located on the Site, although one which is in character with the large warehouse style developments surrounding the Site (such as Asda).

14.5.26 The open grain of the Site will be partially retained, particularly to the north, where smaller units will be created and of a similar grain to the current built form of the Site.

14.5.27 The sensitivity of the existing urban grain, height and massing is medium and the magnitude of change, prior to mitigation is medium-low. Therefore there is likely to be a direct, permanent and long-term effect on the existing urban grain, height and massing of **moderate to minor negative** significance prior to the implementation of mitigation measures.

Mitigation

14.5.28 The retention and planting of trees will help to 'soften' the appearance of the built form and break up the general mass of the building. The Proposed Development should not exceed the height of the existing gas tank and high quality materials and design should be used throughout.

14.5.29 *Residual Effect*

14.5.30 The sensitivity of the existing urban grain, height and massing is medium and the magnitude of change is likely to remain medium-low. Therefore there is likely to be a direct, permanent and long-term effect on the existing urban grain, height and massing of **moderate to minor negative** significance.

Impact on trees and vegetation within the Site

14.5.31 It is assumed that all trees and vegetation to the south of the River Dearne within the Site will be removed, along with some to the north, particularly around the new bridge crossing. Current proposals look to create an open Site, possibly with mown grass. This will not replace the trees lost to the Proposed Development.

14.5.32 The sensitivity of the trees and vegetation on-Site is medium-high and the magnitude of change, prior to mitigation is medium-high. Therefore there is likely to be a direct, permanent and long-term effect on the trees and vegetation on-Site of **major negative** significance prior to the implementation of mitigation measures.

Mitigation

14.5.33 The following would help to mitigate the adverse impact of the Proposed Development on the trees and vegetation on-Site:

- All invasive plant species should be systematically removed in accordance with latest best practice guidance and replaced with a suitable tree and woodland understorey mix of similar composition to the adjacent Cliffe Wood and Dearne Valley Park;
- Replacement tree planting should be undertaken to the northern section of the river. Planting should be naturalistic and dense to reflect as much as possible the character of the Upper Dearne Lowland Valley Floor (C3) and retain the wooded canopy of the valley floor in surrounding views, particularly from the north;
- Replacement tree planting should be undertaken within the southern section of the Site, primarily adjacent to the river (which could have a more formalised approach such as avenue trees and wildflower meadow) with limited understorey). All trees of good quality should be replaced, and be of oak/birch dominant

species to connect the river corridor into the adjacent Cliffe Wood. Trees will help to 'soften' the built form of the new retail units and retain the wooded and more natural character of the river valley corridor; and

- The on-going management and maintenance of the trees, vegetation and natural resource within the Site is necessary to ensure their continued growth and health, particularly in relation to the tree resource (existing retained and proposed) to ensure the overall character of the Site and the contribution of the Site to the wider wooded canopy of the valley floor is retained.

Residual Effect

14.5.34 The sensitivity of the trees and vegetation on-Site is medium-high and the magnitude of change following mitigation at Year 15 is low to negligible. Therefore there is likely to be a direct, permanent and long-term effect on the trees and vegetation on-Site of **minor negative** significance due to the enhancement of the habitat and management within the Site.

Impact on Dearne Valley Country Park and LNR

14.5.35 The Site directly connects to the Country Park via the River Dearne which flows through both, and through the bankside vegetation. Invasive species are taking over and the lack of management within the Site is currently detracting from the quality of the western edge of the park. Construction works associated with the A61 bus corridor have damaged both establish and more recent self-set vegetation and unsightly security fencing currently detracts from the quality of the park. Whilst the trees within the Site contribute to the setting of the park by contributing to surrounding views and habitat, the hardstanding and lack of management results in the Site largely detracting from the setting of the Park. Loss of trees will further detract from the quality of the western section of the park.

14.5.36 The sensitivity of the setting of the Dearne Valley Country Park and LNR is medium and the magnitude of change, prior to mitigation is medium-low, due to the loss of trees but enhancement in the built form and management of the Site. Therefore there is likely to be an indirect, permanent and long-term effect on the setting of the Dearne Valley Country Park and LNR of **moderate to minor negative** significance prior to the implementation of mitigation measures.

Mitigation

14.5.37 The following would help to mitigate the adverse impact of the Proposed Development on the setting of the Dearne Valley Country Park and LNR:

- Directional lighting, particularly near the River Dearne to minimise light spill;
- All invasive plant species should be systematically removed in accordance with latest best practice guidance and replaced with a suitable tree and woodland understorey mix of similar composition to the adjacent Cliffe Wood and Dearne Valley Park;
- Replacement tree planting should be undertaken to the northern section of the river. Planting should be naturalistic and dense to reflect as much as possible the character of the Upper Dearne Lowland Valley Floor (C3) and retain the wooded canopy of the valley floor in surrounding views, particularly from the north;
- Replacement tree planting should be undertaken within the southern section of the Site, primarily adjacent to the river (which could have a more formalised approach such as avenue trees and wildflower meadow) with limited understorey). All trees of good quality should be replaced, and be of oak/birch dominant species to connect the river corridor into the adjacent Cliffe Wood. Trees will help to 'soften' the built form of the new retail units and retain the wooded and more natural character of the river valley corridor; and
- The on-going management and maintenance of the trees, vegetation and natural resource within the Site is necessary to ensure their continued growth and health, particularly in relation to the tree resource (existing retained and proposed) to ensure the overall character of the Site and the contribution of the Site to the wider wooded canopy of the valley floor is retained.

Residual Effect

14.5.38 The sensitivity of the setting of the Dearne Valley Country Park and LNR is medium and the magnitude of change at Year 15 is considered to be low to negligible. Therefore there is likely to be an indirect, permanent and long-term effect on the setting of the Dearne Valley Country Park and LNR of **minor negative** significance.

Impact on the Setting of Barnsley Regent Street Conservation Area, Victoria Street Conservation Area and the Listed Buildings contained therein

14.5.39 The settings of the Conservation Areas are largely defined by the built form of Barnsley on the slopes of the river valley. The Site contributes to their wider setting, both in terms of some retained tree canopy and in terms of the retail and commercial outlets.

14.5.40 The sensitivity of the setting of the two conservation areas is medium and the magnitude of change, prior to mitigation is low to negligible. Therefore there is likely to be an indirect, permanent and long-term effect on the setting of the two conservation areas of **minor negative** significance prior to the implementation of mitigation measures.

Mitigation

14.5.41 The planting of replacement trees alongside the river would retain the wooded character of the river valley floor and remove invasive species. Directional lighting, particularly near the River Dearne, would minimise light spill and the use of high quality design and materials would ensure the quality of the Site is retained to contribute to the wider setting of the conservation areas.

Residual Effect

14.5.42 The sensitivity of the setting of the two conservation areas is medium and the magnitude of change, following mitigation is negligible. Therefore there is likely to be an indirect, permanent and long-term effect on the setting of the two conservation areas of **negligible** significance.

Impact on the Setting of Colliery Farmhouse SAM

14.5.43 The setting of the farmhouse is defined by its industrial as well as agricultural heritage, of which the Site forms a wider part. Loss of trees will slightly detract from this wider setting, although the enhancement of the built form will be a positive contribution.

14.5.44 The sensitivity of the setting of Colliery Farmhouse is medium and the magnitude of change, prior to mitigation is negligible. Therefore there is likely to be an indirect, permanent and long-term effect on the setting of colliery farmhouse of **minor negative** significance prior to the implementation of mitigation measures.

Mitigation

14.5.45 The planting of replacement trees alongside the river would retain the wider wooded character of the river valley floor

Residual Effect

14.5.46 The sensitivity of the setting of Colliery Farmhouse is medium and the magnitude of change is negligible. Therefore there is likely to be an indirect, permanent and long-term effect on the setting of colliery farmhouse of **negligible** significance.

Impact on Character Area One: Upper Dearne Lowland Valley Floor (C3)

14.5.47 This character area consists of the curvilinear path of the River Dearne and Canal navigation routes characterised by woodland, water bodies, permissive paths and public open space. The Site forms part of this character area and the removal of derelict buildings and the gas tank will contribute to the character of the valley floor. However the loss of trees and the larger mass of the main retail unit will detract from the character of the lowland valley floor.

14.5.48 The sensitivity of Character Area One is high and the magnitude of change, prior to mitigation is medium-low (due to the brownfield nature of part of the Site and its visual containment within the landscape).

Therefore there is likely to be a direct, permanent and long-term effect on Character Area One of **major to moderate negative** significance prior to the implementation of mitigation measures.

Mitigation

14.5.49 Mitigation measures should include the following:

- Removal of all invasive plant species and replacement with a suitable tree and woodland understorey mix of similar composition to the adjacent Cliffe Wood and Dearne Valley Park;
- Replacement of trees lost with trees of native species being located primarily around the River Dearne section of the Site, and particularly within the northern section of the Site; and
- Provision and monitoring of on-going management and maintenance of the trees and vegetation within the Site.

Residual Effect

14.5.50 The sensitivity of Character Area One is high and the magnitude of change following mitigation is low to negligible. Therefore, there is likely to be a direct, permanent and long-term effect on the setting of Character Area One of **moderate to minor negative** significance following the implementation of mitigation measures.

Impact on the setting of Character Area Two: North East Barnsley Settled Arable Slopes (D1)

14.5.51 The Site will largely contribute to the character of the built form of this character area, replacing previously built form with more modern units. The removal of some of the mature trees will open up the Site and reduce the sense of enclosure and natural setting of the character area slightly.

14.5.52 The sensitivity of the setting of Character Area Two: North East Barnsley Settled Arable Slopes is medium and the magnitude of change, prior to mitigation is negligible. Therefore there is likely to be an indirect, permanent and long-term effect on Character Area Two of **minor negative** significance prior to the implementation of mitigation measures.

Mitigation

14.5.53 Mitigation measures should include the following:

- Replacement of trees lost with trees of native species being located primarily around the river Dearne and particularly within the northern section of the Site;
- Provision and monitoring of on-going management and maintenance of the trees and vegetation within the Site;
- Limitation of vegetation loss along the route corridor;
- High quality materials and finishes on road surfaces and facades; and
- Directional lighting, particularly near the River Dearne to minimise light spill.

Residual Effect

14.5.54 The sensitivity of the setting of Character Area Two is medium and the magnitude of change is negligible. Therefore, there is likely to be an indirect, permanent and long-term effect on the setting of Character Area Two: *North East Barnsley Settled Arable Slopes* of **minor negative to negligible** significance.

Impact on the Setting of Character Area Three: Barnsley Settled Wooded Farmland (E2)

14.5.55 The Site forms part of the immediate setting of the character area, and the loss of mature trees will reduce the sense of enclosure and connection to the river corridor. The removal of derelict buildings and large areas of un-used and unmanaged hard standing will enhance the setting of the character area.

14.5.56 The sensitivity of the setting of Character Area Three: *Barnsley Settled Wooded Farmland* is medium and the magnitude of change, prior to mitigation is negligible. Therefore there is likely to be an indirect,

permanent and long-term effect on Character Area Three of **minor negative** significance prior to the implementation of mitigation measures.

Mitigation

14.5.57 Mitigation measures could include the following:

- Limitation of vegetation loss along the route corridor;
- Replacement of trees lost with trees of native species being located primarily around the river Dearne and particularly within the northern section of the Site;
- Provision and monitoring of on-going management and maintenance of the trees and vegetation within the Site;
- Use of high quality materials and finishes on road surfaces and facades; and
- Directional lighting, particularly near the River Dearne to minimise light spill.

Residual Effect

14.5.58 The sensitivity of the setting of Character Area Three is medium and the magnitude of change is negligible. Therefore, there is likely to be an indirect, permanent and long-term effect on the setting of Character Area Three: *Barnsley Settled Wooded Farmland* of **negligible** significance following the implementation of mitigation measures.

14.5.59 The effect of the Proposed Development is therefore not considered to have an overall significant effect on local landscape character if mitigation measures are implemented.

Effect of the Proposed Development on Identified Viewpoints

14.5.60 The overall impact of the Proposed Development at operational stage on existing visual receptors is identified in Table 8.9 but of the 15 viewpoints identified, 3 (20%) are not anticipated to have any changes to the view as a result of the proposed development and therefore the impact of the Proposed Development is **no change**. Of the 12 (60%) that are affected, the combined sensitivity is medium-low and the combined magnitude of change prior to the establishment of mitigation measures, is medium-low. Therefore, there is likely to be a direct, permanent, long-term combined effect on viewpoints of **minor negative** significance prior to the implementation of mitigation measures.

Mitigation

14.5.61 The following would help to mitigate the adverse impact of the Proposed Development on visual receptors and to enhance the positive effects of the Proposed Development:

- Use of directional, low light pollution light fittings and lighting design to recognised best practice standards;
- Use of high quality materials and finishes on road surfaces and facades;
- Removal of invasive plant species and replacement with a suitable tree and woodland understorey mix of similar composition to the adjacent Cliffe Wood and Dearne Valley Park to visually connect the two;
- Replacement tree planting should be undertaken within the southern section of the Site, particularly adjacent to the river. All trees of good quality should be replaced, and be of oak/birch dominant species to connect the river corridor into the adjacent Cliffe Wood. Trees will help to 'soften' the built form of the new retail units and retain the wooded and more natural character of the river valley corridor. This will ensure a wooded backdrop to the built form in the southern section of the Site is retained in views from the south;
- Tree and vegetation planting should be undertaken to the northern section of the river and should be naturalistic and dense to reflect as much as possible the character of the Upper Dearne Lowland Valley Floor (C3). This will ensure that the Site continues to contribute a wooded canopy to the river corridor in views from the north; and

- The on-going management and maintenance of the trees, vegetation and natural resource within the Site is necessary to ensure their continued growth and health, particularly in relation to the tree resource (existing retained and proposed) to ensure the overall visual contribution of the Site to the surrounding viewpoints is retained or enhanced..

Residual Effects

14.5.62 Of the 15 viewpoints identified, 3 (20%) are not anticipated to have any changes to the view as a result of the Proposed Development and therefore their residual effects remain as **No Effect.** Of the 12 (60%) viewpoints experiencing a change to the view, their combined sensitivity is medium-low and the magnitude of change following mitigation is low. Therefore there is likely to be a direct, permanent, long-term combined effect on viewpoints of minor **negative to negligible** significance.

14.5.63 Table 8.11 summarises the findings of the operation impact assessment on the visual receptors for the Proposed Link Road

Table 14.11: Summary of Operational Impacts on Visual Receptors

Visual Receptor	Sensitivity to Change	Description of Change to View	Magnitude: winter	Magnitude: summer	Impact winter	Impact summer	Residual Effect winter	Residual Effect summer
Viewpoint 1 Burton Bank.	Medium	The majority of the view will stay the same, although the gas tank will be replaced by a new retail unit and development. Fewer trees will be visible in the middle distance, making the retail development more visible.	Medium	Medium-low	Moderate negative	Moderate to minor negative	Moderate to minor negative	Minor negative
Viewpoint 2 Burton Road	Medium-low	The loss of some of the trees will make the new retail units clearly visible in the view, particularly in winter, when the housing boundary vegetation is not in leaf.	Medium-high	Medium	Moderate negative	Moderate to minor negative	Moderate to minor negative	Minor negative
Viewpoint 3 Dearne Valley Park/ Trans Pennine Trail	Medium-high	Foreground vegetation will remain, but the loss of trees within the Site will be clearly visible in the middle distance making the retail units more visible.	Medium-high	Medium	Major negative	Major to moderate negative	Moderate negative	Moderate to minor negative
Viewpoint 4 Twibell Street (east)	Medium-low	The view will change considerably, with the blank boundary walls and barbed wire replaced with new high quality modern retail units. The skyline views are likely to be blocked by the new built form.	High	High	Major to moderate negative	Major to moderate negative	Moderate negative	Moderate negative
Viewpoint 5 Twibell Street (west)	Medium-low	These existing disused retail outlets will be replaced by a new, modern retail unit. The canopy of mature trees in the middle distance will be removed but the skyline views are likely to remain	Medium-high	Medium-high	Moderate negative	Moderate negative	Moderate to minor negative	Moderate to minor negative

Visual Receptor	Sensitivity to Change	Description of Change to View	Magnitude: winter	Magnitude: summer	Impact winter	Impact summer	Residual Effect winter	Residual Effect summer
		in part.						
Viewpoint 6 Canal Way, Twibell Street Retail Park	Medium-low	The view will largely remain the same.	Low-negligible	Negligible	Minor negative	Minor negative	Minor negative to negligible	Negligible
Viewpoint 7 Wakefield Road	Medium	The middle distance of the view at the end of the road will be altered, with new modern retail units clearly visible. Some of the vegetation will be removed.	Low	Low	Minor negative	Minor negative	Minor negative	Minor negative to negligible
Viewpoint 8 Newhill Road	Medium	Most of the view will remain the same, although the gas tank will be replaced by a single unit of lower height but larger mass, with trees not matured at year 1.	Medium-low	Low	Minor negative	Minor negative	Minor negative	Minor negative to negligible
Viewpoint 9 Smithies Lane	Medium-low	There is not anticipated to be any change to the existing view.	No change	No change	No change	No change	No change	No change
Viewpoint 10 Old Mill Lane/ Bridge Street junction	Medium-low	Some mature vegetation will be lost and the edge of the Site containing new retail development will be visible in the middle distance.	Negligible	Negligible	Minor negative	Minor negative to negligible	Minor negative to negligible	Negligible
Viewpoint 11 Barnsley College Car Park, Eastgate	Medium-low	Much of the view will remain the same although the form of the gas tank will be replaced by a slightly lower height retail unit.	Medium-low	low	Minor negative	Minor negative	Minor negative	Minor negative to negligible
Viewpoint 12 Harboroug h Hill Road	Medium-low	Much of the view will remain the same, although the vegetation and the top of the gas tank will be removed from the middle distance.	Low	L:ow	Minor negative	Minor negative	Minor negative	Minor negative to negligible
Viewpoint 13 Oaks Lane/ Pontefract Road junction	Medium-low	There is not anticipated to be any change to the existing view.	No change	No change	No change	No change	No change	No change
Viewpoint 14 Cherry's Road/ Dearne Valley Park	Medium-high	There is not anticipated to be any change to the existing view.	No change	No change	No change	No change	No change	No change
Viewpoint	Medium	Most of the view will	Low	L:ow to	Minor	Minor	Minor	Negligible

Visual Receptor	Sensitivity to Change	Description of Change to View	Magnitude: winter	Magnitude: summer	Impact winter	Impact summer	Residual Effect winter	Residual Effect summer
15 Rotherham Road/ Cliffe Lane junction		remain the same, although a small amount of vegetation may be removed from the wider view.		negligible	negative	negative to negligible	negative to negligible	

14.5.64 The effect of the Proposed Development is therefore not considered to have an overall significant effect on local visual amenity if mitigation measures are implemented.

Monitoring and Follow Up

14.5.65 No monitoring or follow up work is anticipated to be required in relation to this Chapter subject to monitoring of successful establishment and growth of proposed mitigation vegetation (particularly tree planting). All trees to be retained should be protected throughout the construction phases to a suitable standard such as to those stipulated within BS 5837: *Trees in Relation to Construction 2005*. Any retained trees that subsequently fail as a result of the Proposed Development should be replaced with a suitable alternative.

Limitations and Assumptions

14.5.66 For the purposes of this assessment it has been assumed that the conversion of existing derelict land is generally perceived by the majority of the local community as a positive visual impact in the absence of any mitigating features but the loss of trees and vegetation is generally seen as a detraction to the local character of that space and an adverse impact.

14.6 SUMMARY AND SUMMARY TABLE

14.6.1 Existing landscape features, designations and views were identified as part of a baseline landscape and visual impact assessment. Sensitive receptors identified and considered for assessment included the following:

- 2 conservation areas and listed buildings contained therein;
- 1 Scheduled Ancient Monument;
- Trees and vegetation within the Site;
- Dearne Valley Country Park and LNR;
- Local landscape character; and
- 12 representative viewpoints were identified to consider visual impacts from surrounding residential receptors, users of public open spaces and highways.

14.6.2 The impact of the Proposed Development was considered during the both the construction phase and the operational phases. Impacts were considered to be greater during the construction phase due to the additional noise and visual intrusion of working machinery, plant and demolition works as well as the loss of mature trees,.

14.6.3 Mitigation measures suggested for the construction phase included undertaking the works in as short a timescale as possible, keeping the Site, entrances and access roads tidy to reduce the visual clutter associated with building works and restricting artificial lighting to working hours where possible. Undertaking construction works in summer months would also reduce visual impact due to the natural screening provided by surrounding vegetation. Of particular importance was identification of the retention of mature trees where ever possible to a suitable standard.

14.6.4 Effects on sensitive receptors were identified during the operational phase and included impacts on views from surrounding roads, footpath users and on the setting of adjacent conservation areas and parks. Some mature trees will be lost as a result of the Proposed Development and mitigation measures therefore include replacement tree planting, removal of invasive species, and creation of new habitat and planting areas, primarily alongside the river corridor.

14.6.5 The use of high quality materials and design and suitable directional lighting to minimise light spill and glare will help to enhance the visual amenity of the Site and contribute to reducing the level of negative impacts the Proposed Development is likely to have on identified sensitive receptors.

14.6.6 The Proposed Development will benefit the area by removing derelict areas of land and slightly enhancing connectivity but will have an overall negative impact on local landscape character and visual amenity due to the increased mass of built form and loss of trees. It is not considered that these impacts will, overall, be significant on either local landscape character or visual amenity.

14.6.7 A summary of the impacts of the Proposed Development on landscape and visual receptors is provided in Table 14.12 below. In terms of Visual impacts, the summary identifies impacts prior to mitigation in winter and following mitigation in summer.

Table 14.12: Summary of Effects Table for Landscape and Visual

Description of Likely Significant Effects	Significance of Impacts					Summary of Mitigation / Enhancement Measures	Significance of Residual Effects					Relevant Policy	Relevant Legislation
	Major, Moderate, Minor, Negligible	Positive / Negative	P/T	D/I	ST/MT /LT		Major, Moderate, Minor, Negligible	Positive / Negative	P/T	D/I	ST/MT/ LT		
Site Preparation, Earthworks and Construction													
Impact on Connectivity, Access and PROW	Moderate	Negative	T	D	MT		Moderate	Negative	T	D	MT		N/A
Urban grain, height and massing	Major to moderate	Negative	T	D	MT		Major to moderate	Negative	T	D	MT		N/A
Trees and vegetation on-site	Major	Negative	T	I	MT		Major	Negative	T	I	MT		N/A
Setting of Dearne Valley Country Park and LNR	Major to moderate	Positive	T	D	MT		Major to moderate	Positive	T	D	MT		N/A
Setting of Barnsley Regent Street Conservation Area and Listed Buildings contained therein	Moderate to minor	Negative	T	I	MT		Minor	Negative	T	I	MT		N/A
Setting of Barnsley Victoria *Road* Conservation Area and Listed Buildings contained therein	Moderate	Negative	T	I	MT		Moderate to minor	Negative	T	I	MT		N/A
Setting of colliery	Moderate to	Negative	T	I	MT		Minor	Negative	T	I	MT		N/A

Description of Likely Significant Effects	Significance of Impacts					Summary of Mitigation / Enhancement Measures	Significance of Residual Effects					Relevant Policy	Relevant Legislation
	Major, Moderate, Minor, Negligible	Positive / Negative	P/T	D/I	ST/MT /LT		Major, Moderate, Minor, Negligible	Positive / Negative	P/T	D/I	ST/MT/ LT		
farmhouse SAM	minor												
Character Area 1: Upper Dearne Lowland Valley Floor (C3)	Major	Negative	T	I	MT		Major	Negative	T	I	MT		N/A
Setting of character Area 2: North East Barnsley Settled Arable Slopes (D1)	Moderate to minor	Negative	T	I	MT		Minor	Negative	T	I	MT		N/A
Setting of Character Area 3: Barnsley Settled Wooded Farmland (E2)	Moderate to minor	Negative	T	I	MT		Minor	Negative	T	I	MT		N/A
Effects of the Construction Works on Visual Receptors	Moderate to minor	Negative	T	D	MT		Minor	Negative	P	D	MT		N/A
Impact on Connectivity, Access and PROW	Moderate	Negative	P	D	LT		Moderate	Negative	P	D	LT		
Urban grain, height and massing	Major to moderate	Negative	P	D	LT		Major to moderate	Negative	P	D	LT		
Trees and vegetation on-site	Major	Negative	P	I	LT		Major	Negative	P	I	LT		
Setting of Dearne Valley	Major to moderate	Positive	P	D	LT		Major to moderate	Positive	P	D	LT		

Description of Likely Significant Effects	Significance of Impacts					Summary of Mitigation / Enhancement Measures	Significance of Residual Effects					Relevant Policy	Relevant Legislation
	Major, Moderate, Minor, Negligible	Positive / Negative	P/T	D/I	ST/MT /LT		Major, Moderate, Minor, Negligible	Positive / Negative	P/T	D/I	ST/MT/ LT		
Country Park and LNR													
Setting of Barnsley Regent Street Conservation Area and Listed Buildings contained therein	Moderate to minor	Negative	P	I	LT		Moderate to minor	Negative	P	I	LT		
Setting of Barnsley Victoria Road Conservation Area and Listed Buildings contained therein	Moderate	Negative	P	I	LT		Moderate	Negative	P	I	LT		
Setting of colliery farmhouse SAM	Moderate to minor	Negative	P	I	LT		Moderate to minor	Negative	P	I	LT		
Character Area 1: Upper Dearne Lowland Valley Floor (C3)	Major	Negative	P	I	LT		Major	Negative	P	I	LT		
Setting of character Area 2: North East Barnsley Settled Arable Slopes (D1)	Moderate to minor	Negative	P	I	LT		Moderate to minor	Negative	P	I	LT		
Setting of Character Area 3: Barnsley Settled Wooded Farmland (E2)	Moderate to minor	Negative	P	I	LT		Moderate to minor	Negative	P	I	LT		
Effects of the Construction Works on Visual	Moderate to minor	Negative	P	D	LT		Moderate to minor	Negative	P	D	LT		

Description of Likely Significant Effects	Significance of Impacts					Summary of Mitigation / Enhancement Measures	Significance of Residual Effects					Relevant Policy	Relevant Legislation
	Major, Moderate, Minor, Negligible	Positive / Negative	P/T	D/I	ST/MT /LT		Major, Moderate, Minor, Negligible	Positive / Negative	P/T	D/I	ST/MT/ LT		
Receptors													

Key to table:

P/T = Permanent or Temporary, D/I = Direct or Indirect, ST/MT/LT = Short Term, Medium Term or Long Term

N/A = Not Applicable

SDFCS = Sheffield Development Framework Core Strategy

RUPD = Rotherham Metropolitan Borough Council Unitary Development Plan

14.7 REFERENCES

Documentary Sources

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14.2 Communities and Local Government (2012). *National Planning Policy Framework.* The Stationary Office, London

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14.4 Barnsley Metropolitan Borough Council (2000) *Barnsley Unitary Development Plan (December 2000) saved policies.*

14.5 Barnsley Metropolitan Borough Council (2011) *Barnsley Local Development Framework: Core Strategy,* Adopted September 2011.

14.6 Barnsley Metropolitan Borough Council (2002) *Barnsley Borough Landscape Character Assessment.*

14.7 Wilson, S. (2002). The Landscape Institute and the Institute of Environmental Management and Assessment. *Guidelines for Landscape and Visual Impact Assessment*, 2nd Edition. Taylor & Francis

14.8 Carys, S. (2002). *Landscape Character Assessment Guidance for England and Scotland.* The Countryside Agency and Scottish National heritage

14.9 Carys, S. (2012). *Guidelines for Landscape and Visual Impact Assessment* 3rd Edition. The Landscape Institute and the Institute of Environmental Management and Assessment.

14.10 English Heritage (2008) *Conservation Principles – Guidance and Policies.* English Heritage, London

14.11 Former Countryside Commission and English Nature (1996) *Joint Character Area Map of England Volume 3: Yorkshire and the Humber.* Natural England, Peterborough

Online Sources

Multi-Agency Geographic Information for the Countryside for statutory designated sites:

http://www.magic.gov.uk/

English Heritage on-line resource for listed buildings and registered parks and gardens:

http://www.heritagegateway.org.uk/gateway/

Barnsley Council On line, including information on Locke Park, LDF and UDP policies (interactive mapping)::

http://www.barnsley.gov.uk/locke-park

https://stratus.pbinsight.eu/barnsley/?mapcfg=ldf

https://stratus.pbinsight.eu/barnsley/?mapcfg=udp

Heritage details from the Pennine Waterways and Barnsley Council:

http://www.penninewaterways.co.uk/barnsley/ba2.htm;

http://www.barnsley.co.uk/

http://www.ukcityguide.info/barnsley_9_history_12.html

[1] Taken from http://www.penninewaterways.co.uk/barnsley/ba2.htm; http://www.barnsley.co.uk/ and http://www.ukcityguide.info/barnsley_9_history_12.html

Landscape Features

Scale @ A3 : Not to Scale

Figure 8.1



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KEY:

- Red Line Application boundary
- 500m boundary from the centre of the Site
- 1km boundary from the centre of the Site
- 2km boundary from the centre of the Site
- Dearne Way Long Distance Path
- Public Right of Way
- Country Park
- Local Nature Reserve
- Listed Building
- Green Belt Boundary
- Scheduled Ancient Monument
- Conservation Area

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Approved: RG
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Date: September 2011

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Barnsley Borough Landscape Character Areas

Scale @ A3 : Not to Scale

Figure 8.2



KEY:

- Red Line Application boundary
- Character Area D1: North East Barnsley Settled Arable Slopes
- Character Area C3: Upper Dearne Lowland River Floor
- Character Area E2: Barnsley Settled Wooded Farmland

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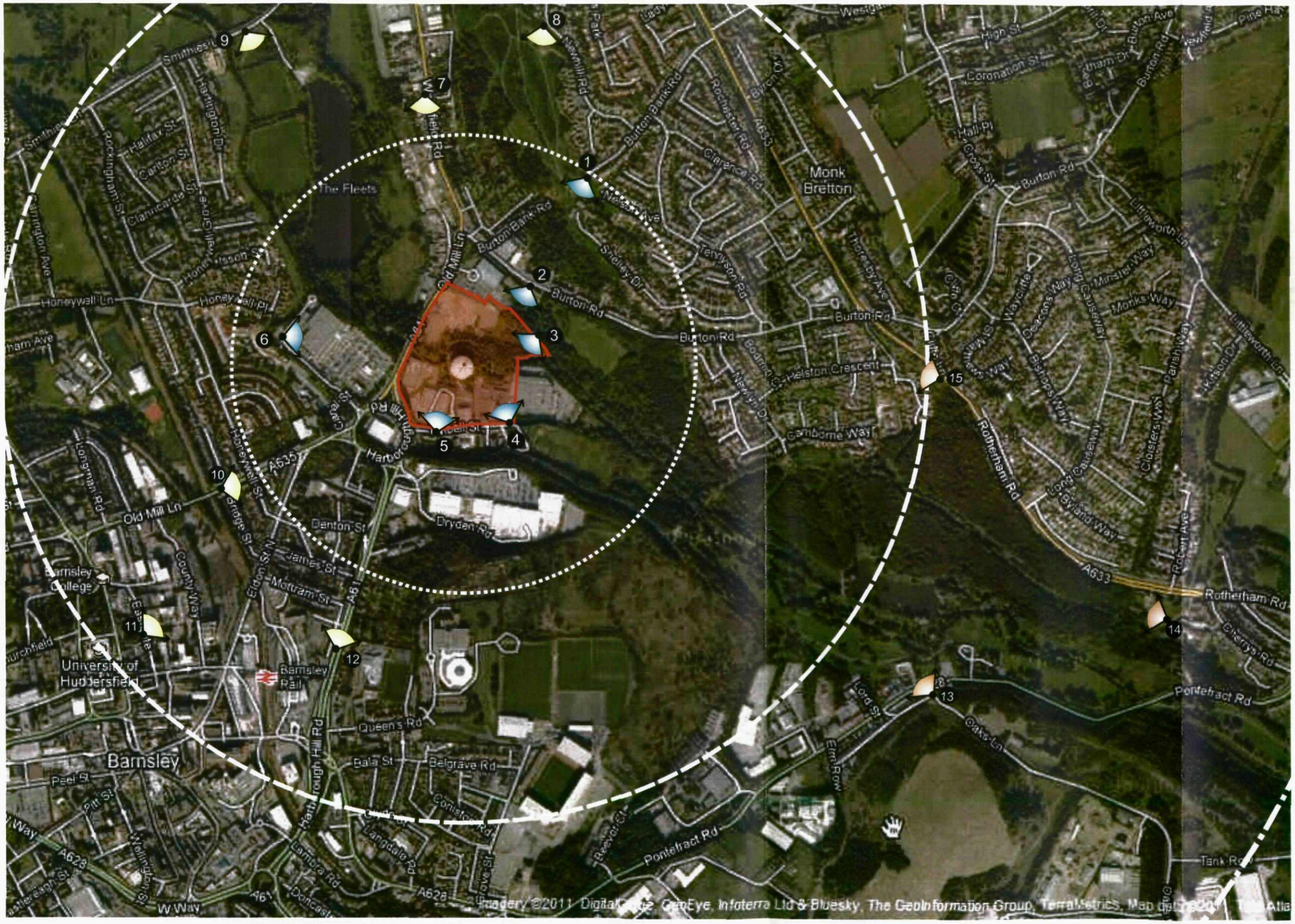
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Viewpoint Location Plan

Scale @ A3 : Not to Scale

Figure 8..3



KEY:

- Viewpoint location and number (short distance view)
- Viewpoint location and number medium distance view)
- Viewpoint location and number (long distance view)
- Red Line Application *boundary*
- 500m boundary from the centre of the Site
- 1km boundary from the centre of the Site
- 2km boundary from the centre of the Site

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