

Pit Lane, Wombwell
Landscape and Visual Appraisal

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1 INTRODUCTION

1.1 This landscape and visual appraisal (LVA) has been carried out by Golby + Luck Landscape Architects following instruction by Crest Nicholson Yorkshire to assess, in landscape and visual terms, the land at Pit Lane, Wombwell (the site); see **GLY0065 LV01**.

1.2 The following appraisal has been carried out in accordance the Guidelines for Landscape and Visual Impact Assessment - Third Edition (2013), published by the Landscape Institute and Institute of Environmental Management and Assessment (GLVIA). An assessment methodology is set out in **Appendix 1**. The methodology sets out guidance for the assessment of landscape and visual effects. This appraisal is reported as a summary document that considers the following:

- The landscape and visual setting of the site;
- The nature of the development proposal; and
- The likely landscape and visual effects arising from the proposal.

1.3 This appraisal is supported by a series of figures that identify:

- site location and context;
- Planning policy and designation context;
- Landform; and
- Landscape character.

1.4 This appraisal also includes a series of representative views that have been taken from publicly accessible locations including the public highway, public rights of way, and public access land. Site work was carried out in January 2025 with no leaf cover.

1.5 In the production of this appraisal reference has been made to the following documents and information:

- Ministry of Housing, Communities & Local Government - National Planning Policy Framework – December 2024 (the NPPF);
- Barnsley Metropolitan Borough Council Barnsley Local Plan (adopted January 2019) (the Local Plan);
- Natural England - National Character Area Profiles for NCA38 – Nottinghamshire, Derbyshire & South Yorkshire Coalfield (NCA38);



- Barnsley Borough Landscape Character Assessment 2002;
- Barnsley Borough Landscape Character Assessment 2016 Update;
- Landscape Institute and Institute of Environmental Management and Assessment – Guidelines for Landscape and Visual Impact Assessment – Third Edition – 2013 (the GLVIA);
- Landscape Institute – Technical Guidance Note 02/21 – Assessing landscape value outside national designations 2021 (the TGN 02/21);
- The National Heritage List – Historic England;
- DEFRA Magic Database;
- Ordnance Survey information Explorer 1:20,000 and Street Plus 1:10,000;
- Google Earth aerial photography; and
- The Old Maps online historic mapping archive (www.old-maps.co.uk)



2 SITE CONTEXT AND DESCRIPTION

- 2.1 The Site is located to the southwest of the settlement of Wombwell. It comprises 4no fields that have been numbered on the accompanying location plan; see **GLY0065 LV02**.

Site Description

- 2.2 To the east, Fields 1 to 3 adjoin modern housing at the settlement edge of Wombwell. Fields 1 and 2 are broadly rectangular in shape, with Field 3 being irregular. Field 1 is bound by Pit Lane to the north, beyond which lies open farmland and woodland. A further field lies to the immediate northwest of Field 1 and Field 2, between the Site and Pit Lane. Wombwell football and cricket club adjoins the southeast boundary of Field 3. To the west, the three fields adjoin a public access track which offers a permissive walking route between Pit Lane to the north and Hough Lane to the south (the permissive track). This route also provides access to Hough Lane Allotments which lie to its immediate west. Wombwell Train Station is located to the south end of the track. The railway extends northwest to southeast through the landscape, running broadly parallel to the permissive track. Field 4 lies to the west of the track, being a narrow irregular shape that has become fragmented from wider land to the west through the construction of the railway. The Site is used for arable farming.

Settlement

- 2.3 Wombwell itself is primarily modern in its character, having been a small linear settlement until the industrial revolution. This historic core of the settlement lies near to High Street and Church Street, being remote from the site. Throughout the late 19th and early 20th century, the settlement saw the introduction of the railway, station and Wombwell Main Colliery, which lay to the immediate northwest of the Site off Pit Lane. A substantial increase in housing occurred post-war in the mid 20th century, extending the settlement to the west. More recently, the housing that adjoins the immediate Site boundaries was developed at Windmill Road, Windmill Court, Pashley Croft and Cowley Green. This has established a physical and visual relationship between the modern settlement edge and site.

Wider Settlement

- 2.4 Barnsley is the main settlement located approximately 4km to the northwest, together with a series of large villages and towns nearby that include Darfield approximately 2.75km to the northeast, Hoyland approximately 2.5km to the southwest, Hemingfield approximately 1km to the south, and Brampton approximately 2.5km to the southeast. This is a densely settled landscape forming part of the South Yorkshire conurbation.



Access & Infrastructure

- 2.5 Hough Lane (B6096) provides a main access into the settlement from the southwest and connects to the A6195 that offers connectivity to wider settlement and the M1 corridor. The A633 lies to the northeast of the settlement and provides a main road connection to Barnsley. The railway offers frequent connections to major settlements including Barnsley and Sheffield. Pit Lane is a minor road providing a connection towards Dovecliffe Road that flanks the east edge of Wombwell Wood and also offers access towards Barnsley.

Land-Use

- 2.6 As noted, the Site is used for arable farming with all fields being maintained as cropland. Beyond the settlement arable farming is the primary land-use. To the west of the settlement, woodland is also dominant with Wombwell Wood occupying a significant proportion of the landcover within the site's local setting. Recreational land-use is present to the south of the settlement at Wombwell Park and Hillies Golf Course, and to the northeast at Northwood Country Park.

Vegetation Cover

- 2.7 In terms of vegetation cover, the boundaries of Fields 1, 2, and 3 are mostly defined by hedgerows, including adjacent to Pit Lane. However, the internal hedgerows separating these fields are fragmented in some areas. The east and southeast boundaries, which border the settlement edge, as well as the west boundary next to the permissive track, lack continuous hedgerow coverage and feature only scattered vegetation. Along the track, remnants of old hedgerow trees remain. Field 4 has a hedgerow along its east boundary next to the track, while its north and west edges are characterized by dense tree and woodland cover. Beyond the site, the landscape is well treed, with frequent woodland along the settlement edge and near the railway. Hedgerows generally define field boundaries, and to the west, Wombwell Wood serves as a prominent wooded backdrop to the settlement.

Landform

- 2.8 The settlement edge adjacent to the Site sits along a gentle ridgeline at approximately 90m AOD, with the wider settlement sloping east toward the lower-lying setting of the rivers Dove and Dearne. The Site itself slopes west across Fields 1, 2, and 3, descending to around 70m AOD into a shallow valley that separates the settlement from Wombwell Wood. Field 4 maintains a relatively level gradient within the valley floor. This lower-lying, incised terrain is contained to the west by the elevated landscape of Wombwell Wood, which rises to the local high point of Blacker Hill at approximately 154m AOD. Farmland is enclosed between



the settlement edge to the east and Wombwell Wood to the west; see **GLY0065 LV04**. The landscape remains well enclosed and vegetated until its interface with the River Dove to the northwest, approximately 1.2km beyond the site, where the valley setting broadens.

Water Features

- 2.9 In terms of water features, the Site does not contain any watercourses or water bodies. The main water features locally are the River Dove, located approximately 1.2km to the north that flows to its confluence with the River Dearn approximately 3.4km to the northeast. These features are remote from the Site beyond intervening settlement and landform. There are infrequent field watercourses located in the low-lying setting between Wombwell Wood and the settlement that drain towards the Dove to the north.

Access & Recreation

- 2.10 In terms of access and recreation, the Site is maintained as private land that does not provide any access or recreation function. The permissive track provides a recreation function and appears well used. Pit Lane and Hough Lane provide opportunities to walk to Wombwell Wood from the settlement. The wood is public access land and provides a notable recreational resource locally. To the north of the settlement, the Dove Valley Trail and National Cycle Route 62 follow a disused railway along the Dove Valley. There are a series of short public rights of way that connect towards the trail from Aldham House Lane. The wider setting of the settlement to the east has a more immediate connection to the Dearne Valley and its associated recreational value.

Designations & Planning Context

- 2.11 In terms of designation, the Site is not covered by any landscape designation that would suggest an increased value or sensitivity to change or prohibit its development for residential purposes. Fields 1 to 3 are identified as Safeguarded Land in the Barnsley Local Plan, together with the adjacent field also adjoining Pit Lane; see **GLY0065 LV03**. This policy recognises the capacity and suitability for the Site to serve the future development needs of the Borough.
- 2.12 The Site is remote from heritage designations. A Scheduled Monument is present within Wombwell Wood, approximately 1km from the site. This relates to earthworks associated with a Romano-British settlement complex. Its immediate landscape setting is entirely enclosed by woodland, with no visual relationship with the site.
- 2.13 A Site of Special Scientific Interest is located to the immediate north of Smithley Lane, approximately 720m northwest of the site. The Site also falls within the Dearne Valley Green



Heart Nature Improvement Area. This is an extensive policy designation that covers a significant proportion of the Borough. Areas of Ancient Woodland and Replanted Ancient Woodland are present within Wombwell Wood.



3 LANDSCAPE & VISUAL BASELINE

- 3.1 The following section of this appraisal considers the baseline landscape setting of the Site covering issues relating to character. When considering character, published landscape character documents have been referenced alongside a more detailed consideration of the Site and its local setting.
- 3.2 The local setting of the Site (Study Area) considered in this assessment extends to approximately 1km from site, comprising the adjoining settlement, fringe of Wombwell Wood and intervening farmland. The identification of this Study Area does not mean the likely landscape effects arising from this proposal will not extend across a greater geographic area, but given the scale and nature of the proposal and the baseline context of the receiving landscape, it is unlikely that effects arising beyond the Study Area will be of importance to the planning decision making process.

Landscape Character

- 3.3 At a national level Natural England has divided England into 159no character areas. The Site and its local setting are located within NCA38 – Nottinghamshire, Derbyshire & South Yorkshire Coalfield (NCA38). The key characteristics of NCA38 are identified as:
- *“A low-lying landscape of rolling ridges with rounded sandstone escarpments and large rivers running through broad valleys, underlain by Pennine Coal Measures.*
 - *Local variations in landscape character reflecting variations in underlying geology.*
 - *Several major rivers flow through the rural and urban areas of the NCA, generally from west to east in broad valleys.*
 - *A mixed pattern of built-up areas, industrial land, pockets of dereliction and farmed open country.*
 - *Small, fragmented remnants of pre-industrial landscapes and more recent creation of semi-natural vegetation, including woodlands, river valley habitats and subsidence flashes, with field boundaries of clipped hedges or fences.*
 - *Many areas affected by urban fringe pressures creating fragmented landscapes, some with a dilapidated character, separated by substantial stretches of intact agricultural land in both arable and pastoral use.*



- *A strong cultural identity arising from a history of coal mining, steel making and other heavy industry which resulted from the close relationship between underlying geology and resource availability, notably water power, iron ore and coal.*
- *Features of industrial heritage such as mills, goits, tips, old railway lines, canals and bridges are evident, along with former mining villages.*
- *Many large country houses and estates established by wealthy industrialists in the 18th and 19th centuries and ancient monuments create focal points and important recreational opportunities within the landscape, such as Bretton Hall, Wentworth, Woodhouse, Temple Newsam, Nostell Priory, Bolsover Castle and the ruins of Codnor Castle.*
- *Extensive urbanisation, such as in the major cities of Leeds and Sheffield, with terraced and back-to-back housing and grand 19th-century municipal buildings and churches at their centres, now surrounded by extensive housing and industrial development.*
- *Widespread influence of transport routes, including canals, roads and railways, with ribbon developments emphasising the urban influence in the landscape.*
- *An extensive network of multi-user trails on former railway lines and canal towpaths, such as the Trans Pennine Trail and the Ebor Way.*
- *Continuing development pressure including land renewal and regeneration projects, especially along river corridors and around towns."*

3.4 The coalfield landscape is extensive, with NCA38 extending to approximately 170,000ha in area. The NCA profile provides a good understanding of landscape character in the broader South Yorkshire area, in particular the relationship between the landscape and the intensification of settlement, transport corridors and urban fringe settings that developed through industry and have fragmented the landscape. This is reflected in the Study Area that is bound by settlement to the east and south and woodland to the west. Farmland extends northward into the more open setting of the River Dove but one that is again densely settled beyond the Study Area as the landscape approaches the urban fringe of Barnsley.

3.5 At a local level, the Barnsley Landscape Character Assessment (BLCA) (2002) identifies the Site as being located within landscape character type (LCT) E: Settled Wooded Farmland,



specifically LCA E3: Hoyland Settled Wooded Farmland landscape character area (LCA E4); see **GLY0065 LV05**. This area is bound by the lower lying valley settings of the river Dove and Dearne to the north and east respectively, that extend around the fringe of the wider settlement and form part of LCT C: Lowland River Floor. The key characteristics of LCA E4 are identified as:

- *“Rolling landform with slopes towards River Dove watershed and canal associated with Elsecar.*
- *Diverse range of land use, including residential, woodland, agriculture, industry, landscape renewal, communication and recreation.*
- *Presence of large settlements on broad valley sides up to higher ground strongly influences character of surrounding land.*
- *Smaller settlements are found in elevated locations, including Pilley, Birdwell and Blacker Hill.*
- *Strong urban influence with urban pressures, such as horse grazing in compartmentalised fields, litter and flytipping, tatty allotments and scrap heaps, evident throughout but concentrated on urban fringes.*
- *Mainly deciduous woodland blocks of various sizes, including ancient woodland and new plantations on reclaimed tips.*
- *Farmland is a mixture of arable and permanent pasture.*
- *Degraded and unmanaged field boundaries consist of fences, hedgerows and stone walls. Scattered farmsteads are found in areas of agricultural land between the settlements.*
- *Evidence of current and past industrial activity due to presence of industrial estates, many reclaimed spoil heaps and remains of bell pits at Tankersley Park*
- *Recreational land use including Urban Greenspace between Hoyland and Jump, and two golf courses adjacent to major roads.*
- *Presence of major road corridors with associated noise and visual intrusion, and vacant land that indicates plans for future development.”*



3.6 These characteristics are well-represented in the local setting of the site, reflecting the range of land uses and the densely settled nature of the landscape. Evidence of field boundary degradation is visible, with gaps in hedgerows present within the Site and Study Area. Hough Lane Allotments are poor in their appearance and urbanise the setting of the site.

3.7 The BLCA (2002) considers landscape sensitivity and capacity of the LCA stating:

*“The E4 Hoyland Settled Wooded Farmland character area is generally open, but there is localised enclosure by woodland, depressions in the landform and built development. Visibility into the character area from open land in adjacent character areas is limited due to enclosure by built development around the boundaries of E4 character area. This indicates that built development would have limited visual impact on adjacent character areas but would be conspicuous from parts of this character area. The character area is already quite urbanised, so can more readily accommodate built development without adverse effects on its character than less developed landscape character areas of this type. However, it would not be possible to develop a high proportion of the area without adverse effects on its character. In view of the above, **landscape sensitivity to further built development is judged to be low** and **landscape capacity is considered to be medium.**”*

3.8 This reflects the setting of the Site that is both visually contained and urbanised by the existing settlement edge.

3.9 When considering landscape strategy, the BLCA identifies the LCA as being of **poor condition** and **moderate strength of character**, identifying a strategy to **restore and enhance**.

3.10 The BLCA sets out objectives to support this strategy that include:

- *“Enhance integrity of remaining farms and prevent further fragmentation of farmland.*
- *Restore, protect and enhance farmland on urban edges as this is under particular pressure.*
- *Restore and enhance hedges, fences and stone walls on road and field boundaries.*



- *Plant hedgerow trees and manage to ensure that they mature.*
- *Consider woodland planting along urban edges to enhance landscape character and break up and screen expansive housing developments.*
- *Screen inappropriately sited industrial works by tree planting.*
- *Enhance existing woodlands for their wildlife and recreational value.*
- *Employ landscape management plans for dismantled railway lines to continue to improve ecological and visual worth."*

3.11 More recently, the BLCA (2016 Update) reviewed landscape character across the district. In relation to the LCA, it states:

*"Despite including the characteristics typical of the settled wooded farmland landscape, the character area includes extensive urban development, former and modern industrial uses and major roads....Accordingly, **overall strength of character is considered to remain moderate**. In terms of landscape condition, whilst land reclamation schemes are now more established the **overall condition remains poor**."*

3.12 In addition to published assessments, it is important to make an independent judgement on landscape value and factors that contribute to this.

Table 1 – Assessment of Landscape Value

Contributing Factor	Evaluation	Site	Study Area
Natural heritage	The Site is maintained as arable land of low ecological distinctiveness, with its only surviving features being hedgerows that define boundaries. Surviving habitat increases over distance with the wooded setting of Wombwell Wood including extensive areas of replanted Ancient Woodland, and small pockets of surviving Ancient Woodland, although some of which have been fragmented by the settlement edge and highways. The landscape setting beyond the settlement is otherwise intensively farmed.	Low	Low to Medium
Cultural heritage	The Site adjoins a settlement that is principally modern in its character and remote from heritage designation. The Site retains its field boundaries but	Low	Low



	<p>these have in part been influenced by the development of the settlement edge and railway.</p> <p>The hedgerows within the Site have been confirmed as not being 'important' under the historic criteria of the Hedgerow Regulations 1997,</p>		
Landscape Condition	<p>The Site is maintained as arable cropland that is a monoculture of low ecological distinctiveness. There is evidence of degraded condition and fragmentation in hedgerows, with all hedgerows being species-poor or defunct. The Study Area varies in its condition, with Wombwell Wood representing a more intact landscape, but areas of degradation evident through intensive agricultural management. This is a landscape that is also partly restored in the context of the former colliery.</p>	Low	Low to Medium
Associations	<p>The Site is not known to have any associations with works of art, literature or people. Wombwell Wood and/or the industrial past of the landscape may have some cultural associations, but none that are known to be noteworthy beyond a local level.</p>	Low	Low
Distinctiveness	<p>The Site is a commonplace agricultural setting adjoining the modern settlement edge, widely represented locally. Wombwell Wood makes a positive contribution to the wooded setting of the Study Area, but this is not a rare or unusual landscape characteristic.</p>	Low	Low to Medium
Recreational	<p>The Site is maintained as private farmland and does not provide any access or recreation function.</p> <p>The wider Study Area is accessed through a typical network of public rights of way and open access land at Wombwell Wood. Other accessible land uses such as the football and cricket club are present at the settlement edge. These are considered to be of local value.</p>	Low	Medium
Perceptual (Scenic)	<p>The Site consists of open farmland on the edge of the settlement, contributing to its overall character. However, its appearance is adversely affected by nearby modern housing, fragmented boundary treatment, and the relatively unkempt condition of the allotments along the permissive track and the edges of the football and cricket club.</p> <p>The Study Area includes open farmland and the wooded landscape of Wombwell Wood, form an attractive backdrop to views from the settlement.</p>	Low to Medium	Low to Medium



	Views of the Site and settlement can be seen from Dovecliffe Road and the edge of Wombwell Wood to the west, offering a moderate level of scenic quality and a sense of openness beyond the built-up area, but one that is continually viewed against the backdrop of the existing settlement.		
Perceptual (Wilderness and tranquillity)	Given the heavily settled nature of the immediate setting of the Site and large tracts of the wider Study Area, any sense of tranquillity is severely limited and only realised to a limited degree over distance from the settlement, notably within Wombwell Wood, where human and traffic noise can still be heard.	Low	Low
Functional	The Site and Study Area are predominantly arable farmland that are not conducive with the healthy function of the landscape. Wombwell Wood is a more cohesive area of woodland managed for forestry and recreation. The Site is within the Dearne Valley Heart Nature Improvement Area but this is a particularly broad policy area with the primary green infrastructure connections existing with the Dove and Dearne Valleys respectively, beyond the Study Area.	Low	Low

3.13 In summary, the assessment of value set out in Table 1 indicates that the Site is generally considered to be of **low** landscape value. The wider Study Area is assessed as **low to medium** value, reflecting the relatively degraded and fragmented nature of farmland at the immediate settlement edge, that strengthens in character over distance to the west and north, in particular at its interface with Wombwell Wood and River Dove. As a whole, the strength of character within the Study Area is tempered by the extent of urban development that populates the immediate and wider setting. These findings reflect the BLCA that recognise the poor condition of LCA E4 and its low landscape sensitivity.

Visual Setting

3.14 The following section of this appraisal considers a series of representative views that have been taken from the public highway, rights of way and public access land; see **GLY0065 LV06 to LV13**. View locations are identified on the location plan; see **GLY0065 LV02**.

3.15 The potential receptor groups local to the Site can be summarised as:

- Pedestrian users of Pit Lane and Dovecliffe Road that are considered to be of medium susceptibility to change (Views 1, 8, 10 & 12);



- Vehicle users of the local highway network, notably Pit Lane, Dovecliffe Road and roads within the settlement, that are considered to be of low susceptibility to change (Views 1, 5, 6, 7, 8 & 10);
- Users of the permissive track that are considered to be of high susceptibility to change (Views 2, 3 & 4);
- Users of public access land at Wombwell Wood that are considered to be of high susceptibility to change, particularly the network of paths at the woodland edge where there is visibility across the Site from near to Dovecliffe Road (Views 9 and 11);
- Users of Woodhead Lane to the west that are considered to be of medium susceptibility (View 13);
- Users of public rights of way to the south of the settlement including FP15 and FP17 that are considered to be of high susceptibility to change (View 14);
- Private residential receptors overlooking the Site from the surrounding areas of the settlement that are considered to be of medium to high susceptibility to change (Receptor Group A);
- Users of the football and cricket club that are considered to be of low susceptibility to change (Receptor Group B); and
- Receptors using trains travelling on the railway that are considered to be of low susceptibility to change, given the transient and repeatedly changing nature of views (Receptor Group C).

3.16 There are a range of open views of the Site from its immediate boundaries on Pit Lane and the permissive track. View 1 offers views across the Site from the more elevated section of the lane. From this vantage point, the urbanised setting of the settlement edge, including the allotments and station, are visible. Beyond, the backdrop of Wombwell Wood provides an attractive and dominant wooded setting to the settlement edge, considered to be of medium value; see **GLY0065 LV06**.

3.17 From the permissive track, Views 2 and 4 provide open visibility across the Site (Fields 1 to 3) towards the settlement edge. These views offer a restricted appreciation of the wider landscape setting and an immediate visual relationship with modern housing and security



- fencing of the football and cricket club, which together form a relatively stark and fragmented edge to the settlement. View 3 looks to the northwest over Field 4, which is truncated by the mature setting of tree cover at its boundaries. Collectively, these views are considered to be of low value, offering little appreciation of the wider landscape beyond the immediate settlement fringe; see **GLY0065 LV06 & LV07**.
- 3.18 Within the settlement, Views 5, 6 and 7 offer glimpsed visibility of the Site between existing housing and across the football and cricket club. Any appreciation of the landscape setting beyond is particularly narrow and channelled, with modern housing or the recreation ground being visually dominant. These views are considered to be of very low to low value and are not critical to the setting of the settlement; see **GLY0065 LV08 & LV09**.
- 3.19 To the west and northwest, the open setting of farmland extending to Wombwell Wood offers opportunities for a combination of open and filtered views towards the settlement (see Views 8, 10 and 12). From Dovecliffe Road, the Site can be seen against the backdrop of modern housing on Wombwell Road and off Hough Lane, together with structures and boundary treatment within the football and cricket club and allotments. The Site forms a component of the well-treed farmland setting visible against the settlement, with its lower slopes, particularly Field 4, filtered in part by mature tree cover along the permissive track, Pit Lane and railway. Over distance, View 12 offers a broader appreciation of the farmland setting beyond the settlement. These views are considered to be of medium value.
- 3.20 Within the fringe of Wombwell Wood itself, views quickly become influenced by tree cover such that there is a continuously transitioning setting of dense enclosed woodland of relatively low visual value (see View 11) and more intermittent open views across the farmland extending between Dovecliffe Road and Wombwell (see View 9). The more open setting of the woodland edge at View 9 offers visibility of the Site as open farmland ascending to, and viewed in the context of, the modern settlement edge. These views are important to the enjoyment of the regularly used public access land within Wombwell Wood and provide an appreciation of the wooded farmland landscape at the settlement edge, attracting medium value.
- 3.21 From wider locations to the north, south and west, the Site is quickly contained by landform and settlement. View 13 provides a broad appreciation of the landscape setting, with a glimpse of Wombwell visible in the distance, with settlement at Darfield beyond. The Site is not clearly visible. Similarly, to the south at View 14, landform, settlement and vegetation cover contain the Site from view; see **GLY0065 LV13**. These views are considered to be of medium value, but are unlikely to experience visibility of the site. Similarly, the setting of



public footpaths FP1 and FP2 to the north of the Site is well contained by vegetation and landform.

- 3.22 In terms of other receptor groups, these include residents at the existing settlement edge (receptor group A), users of the football and cricket ground (receptor group B) and users of the railway (receptor group C). Residents are likely to experience views across the Site from primary and secondary rooms, considered to be of medium to low value respectively. Views from the football and cricket ground are likely to be of low value and not critical to the enjoyment or function of the facility. Views from the railway are likely to be relatively contained and transient, comprising frequent visibility of the modern settlement edge and/or allotments. These are also likely to be of low value.



4 LANDSCAPE STRATEGY

Development Proposal

4.1 This planning application is for:

“Outline planning for residential development including associated landscaping and infrastructure works. All matters reserved except means of access into (but not within) the Site from Pit Lane.”

4.2 Highways access is proposed connecting to Pit Lane in the north corner of the site. Residential development is proposed within Fields 1, 2 and 3 only, with Field 4 set aside for open space, ecological enhancement and sustainable drainage.

Landscape Strategy

4.3 The development proposal is accompanied by an Illustrative Landscape Masterplan that sets out the landscape strategy for the site; see **Appendix 2**. In terms of layout and design, this has been guided by the site's existing landform, ensuring there are opportunities to integrate structural planting throughout the rising contours of the Site to permeate the built-form and softens its appearance. Of note, this includes large swathes of woodland planting at the Site boundaries and within pocket greenspaces, together with a double avenue of trees along the primary street. A gateway greenspace at Pit Lane will accommodate further large scale tree planting. These measures will contribute to establishing a transitional settlement fringe that resolves the abrupt and stark existing edge adjoining the Site and responds positively to the wooded backdrop of Wombwell Wood. These measures will in turn deliver objectives set out for LCA E4 that include:

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

4.4 In terms of landscape resource, the internal species-poor hedgerows between Fields 1, 2 and 3, will be removed, together with a section of species-poor hedgerow on Pit Lane required to facilitate the development access. While this will result in the loss of the existing field pattern and associated hedgerows within the site, robust compensatory measures will be provided that include:

- The creation of approximately 485m of new species-rich hedgerows, defining new gateway greenspaces on Pit Lane and reinforcing the degraded boundary along the permissive track;



- The creation of approximately of extensive native broadleaved woodland, set out to reinforce the west boundaries of Fields 2 and 3, together with forming a robust pocket of tree cover within the heart of the development; and
- Extensive structural tree planting measures within the streets of the development and gateway greenspaces to Pit Lane.

4.5 Collectively these measures will contribute to delivering the mandated 10% net gain in habitat and hedgerow units.

4.6 As a whole, the proposed greenspace network will comprises a range of open space typologies and associated structural landscaping and ecological habitats. The emphasis of this greenspace network will be to secure a framework of well-treed spaces and woodland creation that reflect the sylvan setting of the site, imparted by the prominence of Wombwell Wood in the existing backdrop to the settlement. While performing a landscape mitigation function, these spaces will not be standalone buffers but function as a usable component of the Site offering walking routes, natural play, equipped play, informal kickabout space and sustainable drainage. All greenspaces will be managed and maintained in accordance with the agreed landscape and ecological management plan that will also deliver the scheme's Biodiversity Net Gain commitment. Tree planting will be maintained to secure adequate natural surveillance and visibility over usable greenspaces, delivering secure by design principles. Mown trails will form usable routes through woodland pockets and grassland, creating spaces for recreation and imaginative play.

4.7 In terms of connectivity, the layout provides a series of links into the permissive track, with a formal pedestrian cycle route following the primary street and offering onward movement routes towards Hough Lane and Wombwell Train Station. These connections will better integrate the existing settlement edge with the recreational function of the permissive track and its wider connections towards Wombwell Wood, together with promoting active modes of travel.



5 SUMMARY OF LIKELY LANDSCAPE EFFECTS

- 5.1 When considering the susceptibility of the Site to the proposed change the key issues to be considered are the contribution the Site makes to the landscape setting at the west of the settlement, and the degree to which the introduction of modern housing would conflict with the established landscape character within the Site and Study Area.
- 5.2 The site's strength of character is weak to moderate and its condition poor. In physical terms, the Site is separated from the farmland setting to the west by the existing boundaries of the railway, allotments and permissive track, and Pit Lane to the north. In terms of the Study Area, this is also a particularly contained tract of farmland that lies between the settlement and more dominant wooded backdrop of Wombwell Wood. The setting of Wombwell Wood imparts a positive and coherent characteristic on the Study Area, but one that is not likely to be undermined by the development of the Site that adjoins modern housing to its immediate east and south which contributes to, and is an existing component of, the character of the Site and Study Area. The susceptibility of the Site receiving landscape to the proposed change is therefore considered to be low, and medium in the context of the Study Area. In overall terms, the Site is considered to be of **low** landscape sensitivity, and Study Area medium to **low to medium** landscape sensitivity.
- 5.3 The following table considers the magnitude of effect the development is likely to have on character of the Site and Study Area that includes the consideration of the features and elements of the Site to be affected; the size or scale of those effects; the geographic extent of the effects; and the duration and reversibility of the effect.
- 5.4 Effects highlighted in blue are those considered most important in landscape terms, green reflect moderate importance, and those not highlighted (white) are of least importance.



Table 3 – Assessment of likely landscape effects

Character Area/Receptor	Value	Susceptibility	Sensitivity	Magnitude of effect	Short-term effect (Year 1)	Long-term effect (Year 15)
The Site	Low	Low	Low	<p>Short-term (Year 1): In the short-term the proposal would result in the transformation of the Site from arable farmland to a modern housing development with associate highways, drainage, greenspace and landscaping. Internal hedgerows will be removed from within the site. The extension of the settlement would be contained by the robust vegetation cover and physical boundary of the railway, permissive track and allotments. This change would be appreciated in the immediate context of the surrounding modern settlement to the east and south. This is likely to result in a high magnitude of change at a Site level. The nature of the change will be direct, permanent, and adverse.</p> <p>Long-term (Year 15): In the long-term the landscaping proposals will have begun to mature softening the appearance of the development and aiding a transitional setting between the settlement and wider wooded setting to the west. Over time the likely magnitude of change will reduce to medium, but the nature of change will remain direct, permanent, and adverse.</p>	Moderate adverse	Moderate/Minor adverse
The Study Area	Low to Medium	Medium	Low to Medium	<p>Short-term (Year 1): In the short-term the proposal will result in the direct loss of open farmland at the settlement edge but set within the immediate framework of modern housing to the east and south and contained by the railway, allotments, track and associated vegetation cover. The scale of this change will be apparent in the relatively contained setting of farmland between the settlement and Wombwell Wood, but that will not introduce a new or uncharacteristic element. An open setting of farmland will remain along Dovecliffe Road and the woodland fringe itself. This is likely to</p>	Moderate to Moderate/minor adverse	Moderate/minor to Minor adverse



				<p>result in a medium magnitude of change. The nature of the change will be direct, permanent, and adverse.</p> <p>Long-term (Year 15): In the long-term the landscaping proposals will have begun to mature softening the appearance of the development and strengthening the wooded and well-treed character of the landscape at the settlement fringe. Landscaping within the gateway greenspaces on Pit Lane will have matured forming an attractive approach to the settlement. Over time the likely magnitude of change will reduce to low, but the nature of change will remain direct, permanent, and adverse.</p>		
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6 SUMMARY OF LIKELY VISUAL EFFECTS

- 6.1 The following table considers the magnitude of effect the development is likely to have on each of the identified representative views that includes the consideration of the features and elements of the Site to be affected; the size or scale of those effects; the geographic extent of the effects; and the duration and reversibility of the effect.
- 6.2 Effects highlighted in blue are those considered most important in landscape terms, green are of moderate importance, and those not highlighted (white) of least importance.



Table 5 – Assessment of likely visual effects

View	Value	Susceptibility	Sensitivity	Magnitude	Short-term effect (Year 1)	Long-term effect (Year 15)
1	Medium	Low/ Medium	Low/ Medium	<p>Short-term (Year 1): In the short-term the new housing will be openly visible from the lane and highways alterations will have resulted in the removal of existing hedgerow and formation of new gateway greenspaces. Views towards Wombwell Wood will be reduced in part. This will not introduce a new or visually discordant element into the visual setting of the Site but given the close proximity of these receptor groups the change in visual setting is likely to result in a high magnitude of change.</p> <p>Long-term (Year 15): In the long-term the proposed planting measures will have matured at the boundaries of the Site and within the proposed gateway greenspaces, softening and filtering views of the new housing. Building materials will have weathered. This is likely to reduce to the magnitude of change to medium.</p>	Major/moderate to Moderate adverse	Moderate to Moderate/minor adverse
2 & 4	Low	High	Medium	<p>Short-term (Year 1): In the short-term the new housing will be openly visible from the permissive track. Housing will be set back beyond new landscaping including tree and hedgerow planting, retaining a degree of openness to views along the track. This change will be experienced within the context of the existing settlement. Given the immediacy of the development, this is likely to result in a high magnitude of change.</p> <p>Long-term (Year 15): In the long-term the proposed planting measures will have matured to secure a robust hedgerow and wooded edge to the boundary of the residential development, softening views of housing and creating an attractive treed setting to the track. This is likely to reduce to the magnitude of change to medium.</p>	Major/moderate adverse	Moderate adverse
3	Low	High	Medium	<p>Short-term (Year 1): In the short-term the site's change from arable land to public open space will be visible, including a sustainable drainage feature, headwalls and associated landscaping within Field 4. Infill hedgerow planting and</p>	Moderate/minor adverse	Minor adverse



				<p>enhancement works will have been implemented to the hedgerow alongside the track. Mown access paths, seating and planting will have been implemented. While changes in the landform of the pond and introduction of headwall features will be apparent, these will be landscaped with grassland and planting such that the field retains an open vegetated nature. Headwalls will be particularly small features within the overall composition of the view. This is likely to result in a low magnitude of change.</p> <p>Long-term (Year 15): In the long-term the proposed planting measures will have matured throughout Field 4 establishing a visually attractive setting to the sustainable drainage pond and open space. The hedgerow alongside the track will have been positively managed and enhanced, increasing its density and height. This is likely to reduce to the magnitude of change to very low.</p>		
5, 6 & 7	Low to Very Low	Low	Low to Very Low	<p>Short-term (Year 1): In the short-term, there will be restricted glimpses of the development from gaps in housing at the existing settlement edge. Existing channelled views between buildings will be partially or fully obstructed by the introduction of new housing. Glimpsed views of the development roofscape are likely to be seen across the football & cricket club. These changes will be experienced from within the settlement and with modern housing being the dominant component of the existing views. This is likely to result in a low to very low magnitude of change.</p> <p>Long-term (Year 15): In the long-term, building materials will have weathered. Proposed planting measures will have matured, but these are likely to only be appreciated from more elevated locations such as Windmill Road. This is likely to reduce to the magnitude of change to very low.</p>	Minor to Minor/minimal adverse	Minimal adverse
8	Medium	Low/ Medium	Low/ Medium	<p>Short-term (Year 1): In the short-term there are likely to be views of the new development extending across Fields 1 to 3, descending from the existing settlement edge to the well treed fringe of vegetation visible alongside the railway and allotments. Housing at the lower slopes of the Site is likely to be partly filtered by existing vegetation. This change will be viewed in the context of the</p>	Moderate to Moderate/minor adverse	Moderate/minor adverse



				<p>existing settlement edge. The wider setting of agricultural land and tree cover in the view will remain. This is likely to result in medium magnitude of change.</p> <p>Long-term (Year 15): In the long-term the planting measures within the Site will have begun to mature. Woodland planting will have established in greenspaces and at the buffer along the track, filtering views of built form lower in the site. Pockets of woodland and street tree planting will have matured across the upper contours, softening the development roofscape. This is likely to reduce the magnitude of change to low.</p>		
9	Medium	High	Medium/ High	<p>Short-term (Year 1): In the short-term there are likely to be views of the new development extending across Fields 1 to 3, descending from the existing settlement edge to the well treed fringe of vegetation visible alongside the railway and allotments. This change will be viewed in the context of the existing settlement edge and will not be a discordant element. The wider setting of agricultural land and tree cover in the view will remain a dominant component of the view. This is likely to result in low to medium magnitude of change.</p> <p>Long-term (Year 15): In the long-term the planting measures within the Site will have begun to mature. Woodland planting will have established in greenspaces and at the buffer to the west along the track, filtering views of built form lower in the site. Pockets of woodland and street tree planting will have matured across the upper contours, softening the development roofscape. This is likely to reduce the magnitude of change to low.</p>	Moderate adverse	Moderate/minor adverse
10	Medium	Low/ Medium	Low/ Medium	<p>Short-term (Year 1): In the short-term there are likely to be heavily filtered views of the new development visible through the dense woodland cover present along the intervening track and railway, experienced in the context of existing restricted views towards the settlement edge. This is likely to result in low to very low magnitude of change.</p> <p>Long-term (Year 15): In the long-term the planting measures within the Site will have begun to mature, including planting within Field 4, and further filter views</p>	Moderate/minor to Minor adverse	Minor to Minor/minimal adverse



				towards the development. This is likely to reduce the magnitude of change to very low .		
11	Low	High	Medium	<p>Short-term (Year 1): In the short-term, the density of existing tree cover at the woodland edge, together with further vegetation in the intervening landscape, are likely to filter views to such an extent that changes within the Site are not likely to be appreciable. The magnitude of change is likely to be negligible.</p> <p>Long-term (Year 15): The magnitude of change would remain negligible.</p>	Negligible	Negligible
12	Medium	Low/ Medium	Low/ Medium	<p>Short-term (Year 1): In the short-term, housing will be visible distantly within the site, viewed in the context of the existing settlement and filtered in part by vegetation cover near to the Site boundaries. The open setting of farmland and tree cover within the fore and midground of the view will remain, and there will be not discordant or uncharacteristic elements introduced into the view. The magnitude of change is likely to be low.</p> <p>Long-term (Year 15): In the long-term the planting measures within the Site will have begun to mature. Woodland planting will have matured in greenspaces and at the buffer to the west along the track, filtering views of built form lower in the site. Pockets of woodland and street tree planting will have matured across the upper contours, softening the development roofscape. This is likely to reduce the magnitude of change to very low.</p>	Moderate/minor to Minor adverse	Minor to Minor/minimal adverse
13	Medium	Low/ Medium	Low/ Medium	<p>Short-term (Year 1): In the short-term, intervening landform, settlement and vegetation cover is likely to restrict any appreciable change arising from the development. Particularly minimal glimpses of the development roofscape at the upper topography of the Site may develop but would represent an indiscernible proportion of the view. The magnitude of change is likely to be negligible.</p> <p>Long-term (Year 15): The magnitude of change would remain negligible.</p>	Negligible	Negligible
14	Medium	Medium/ High	Medium/ High	<p>Short-term (Year 1): In the short-term, intervening landform, settlement and vegetation cover is likely to restricted any visibility of the development. The magnitude of change is likely to be negligible or no change.</p>	Negligible/No change	Negligible/No change



				<p>Long-term (Year 15): The magnitude of change would remain negligible.</p>		
A	Low/ Medium	Medium/ High	Medium	<p>Short-term: In the short-term, views of housing are likely to partially or fully obstruct the outlook across the Site from ground and first floor rooms. The degree to which this affects receptors will vary on the orientation of housing and its proximity to the Site boundary. This is likely to result in a medium to high magnitude of change.</p> <p>Long-term: While proposed rear gardens adjoining the settlement edge may become vegetated over time and soften views for some receptors, this is not a measure that can be controlled through the planning process. The magnitude of change is likely to remain medium to high.</p>	Major-moderate to moderate adverse	Major-moderate to moderate adverse
B	Low	Low	Low	<p>Short-term: In the short-term, there are likely to be views of new housing at the boundary of the football and cricket club, enclosing the open setting to the north and west of the club boundary. This change will be experienced in the context of the existing settlement adjoining the Site and will not introduce a new or discordant element. The magnitude of change is likely to be medium.</p> <p>Long-term: While proposed rear gardens adjoining the club may become vegetated over time and soften views for some receptors, this is not a measure that can be controlled through the planning process. The magnitude of change is likely to remain medium.</p>	Moderate-minor adverse	Minor adverse
C	Low	Low	Low	<p>Short-term: In the short-term, users of the railway will experience continually changing views as they pass the Site and settlement. Views of new housing will be apparent, experienced in the context of the existing settlement and allotments. The magnitude of change is likely to be low to medium.</p> <p>Long-term: In the long-term the planting measures within the Site will have begun to mature, in particular planting adjacent to the permissive track that will filter views of the lower development edge. This reduce the magnitude of change to low.</p>	Moderate-minor to Minor adverse	Minor adverse



7 SUMMARY AND CONCLUSIONS

- 7.1 This landscape and visual impact appraisal (LVA) has set out a clear and transparent summary assessment of the baseline resource applicable to the Site and identified the likely landscape and visual effects of the development proposals.
- 7.2 The Site comprises an area of arable farmland with associated native hedgerows set within a framework of immediate modern settlement, recreational land-use, allotments and highway. The Site is not covered by any landscape designation that would suggest an increase value or sensitivity to change and is not covered by any statutory or non-statutory designation that would prohibit its development for residential purposes. It is identified as Safeguarded Land in the Local Plan that confirms its suitability for future housing growth.
- 7.3 The Site and Study Area are located within LCA E4: Hoyland Settled Wooded Farmlands which the BLCA identifies as being of low landscape sensitivity with a medium capacity to accommodate new development. The Study Area comprises a particularly contained setting of farmland and woodland to the west of the settlement. This area is bound by settlement to the south and east and the rising landform and vegetation cover of Wombwell Wood to the west.
- 7.4 This LVA has identified the Site as being of low sensitivity to the proposed change, increasing to low/medium sensitivity in the Study Area. The Study Area has a weak to moderate strength of character, recognising the cohesive wooded setting and recreational function of Wombwell Wood to the west, tempered by the prominence of settlement to the east and intensive management of the intervening arable landscape.
- 7.5 At a Site level, a short-term effect of moderate adverse has been recorded, reducing to moderate to moderate/minor adverse in the long-term. This effect at a Site level reflects its relatively low landscape sensitivity and capacity to accommodate the proposed change.
- 7.6 At a Study Area level, a short-term effect of moderate to moderate/minor adverse has been recorded, reducing to moderate/minor to minor in the long-term. This reflects the existing context of settlement in the Study Area and the commitment to a robust landscape strategy that seeks to establish a wooded, transitional fringe to the settlement in line with the objectives of LCA E4.



- 7.7 In terms of visual effects, major to moderate short-term effect have been recorded at the immediate Site boundary in close proximity to the proposed change, as seen from Pit Lane, the permissive track and neighbouring properties. This level of effect is expected to reduce to moderate adverse in the long-term in the context of Pit Lane and the permissive track. Such effects are not uncommon or unusual of development of this nature where visual receptors are present in close proximity to the Site boundaries.
- 7.8 Moving away from the Site visual effects quickly reduce to moderate to minor adverse in the short-term, and moderate/minor to minimal and negligible in the long-term. The visual effects recorded are restricted to a small geographic area that reflects the contained nature of the existing landscape setting to the west of Wombwell that is already influenced to varying degrees by the modern settlement edge. Over distance, visibility towards the Site rapidly diminishes.
- 7.9 In terms of other receptor groups, the effects to residential receptors are again not uncommon to development of this nature. The visual setting of the site is not considered to be critical to users of the football and cricket club or railway which are likely to be subject to moderate-minor to minor adverse effects only.
- 7.10 In conclusion, the long-term effects recorded in this landscape and visual appraisal are considered be of moderate to low importance, reflecting the relatively limited sensitivity recorded of the baseline setting of the Site and Study Area and adoption of robust visual mitigation measures.



Figures



Key



Application Site Boundary



north

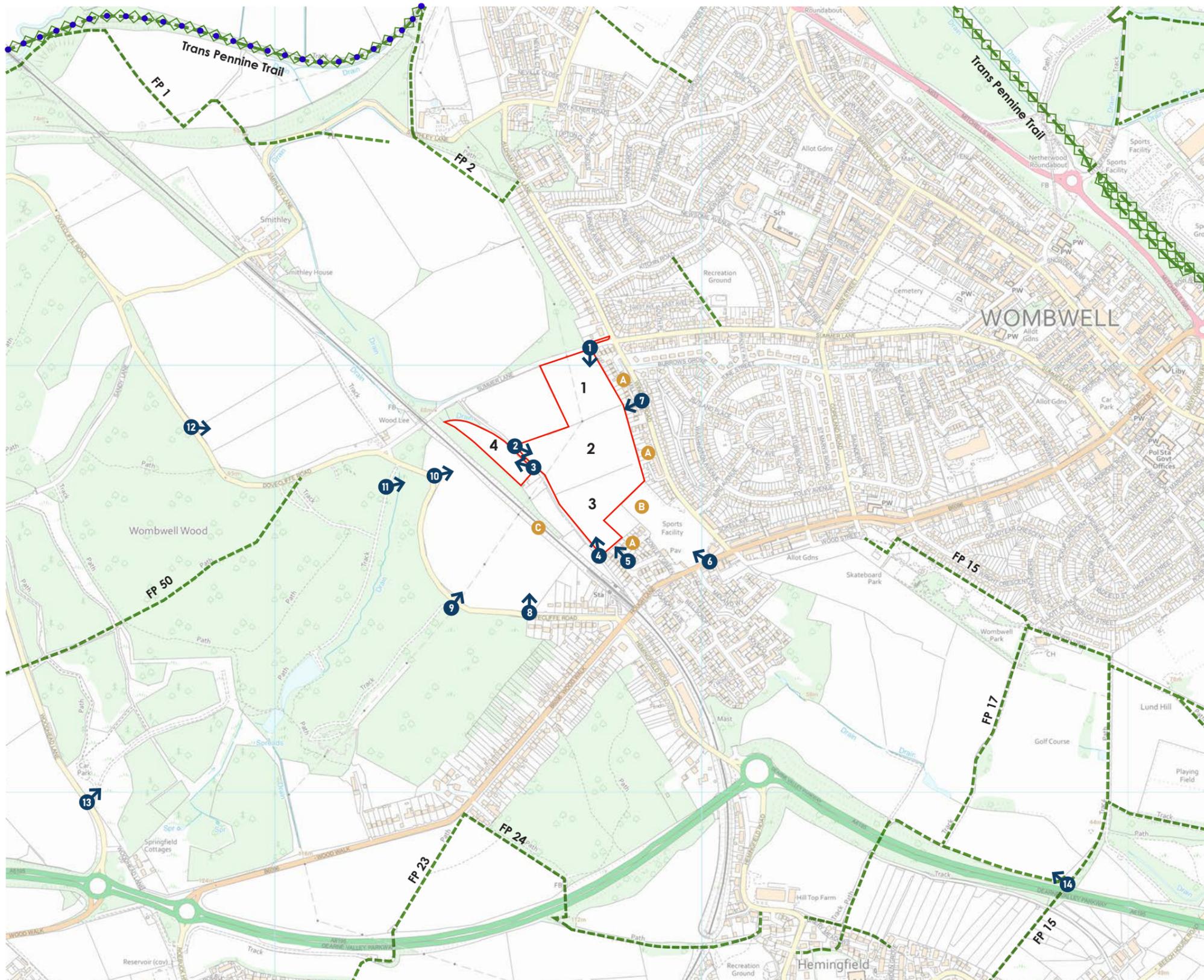
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Number/Figure
GLY0065 LV01
Scale
1:20,000 @ A3
Date
07/01/2025
Checked
DC

Project
Pit Lane, Wombwell
Drawing Title
Site Location
Client
Crest Nicholson Yorkshire





- Key**
-  Application Site Boundary
 -  Recreational Route
 -  Public Footpath
 -  Public Bridleway
 -  National Cycle Route
 -  View Locations
 -  Other Receptor Groups
 -  Site Field Numbers

Number/Figure GLY0065 LV02	Project Pit Lane, Wombwell
Scale 1:10,000 @ A3	Drawing Title Site Context
Date 07/01/2025	Client Crest Nicholson Yorkshire
Checked DC	

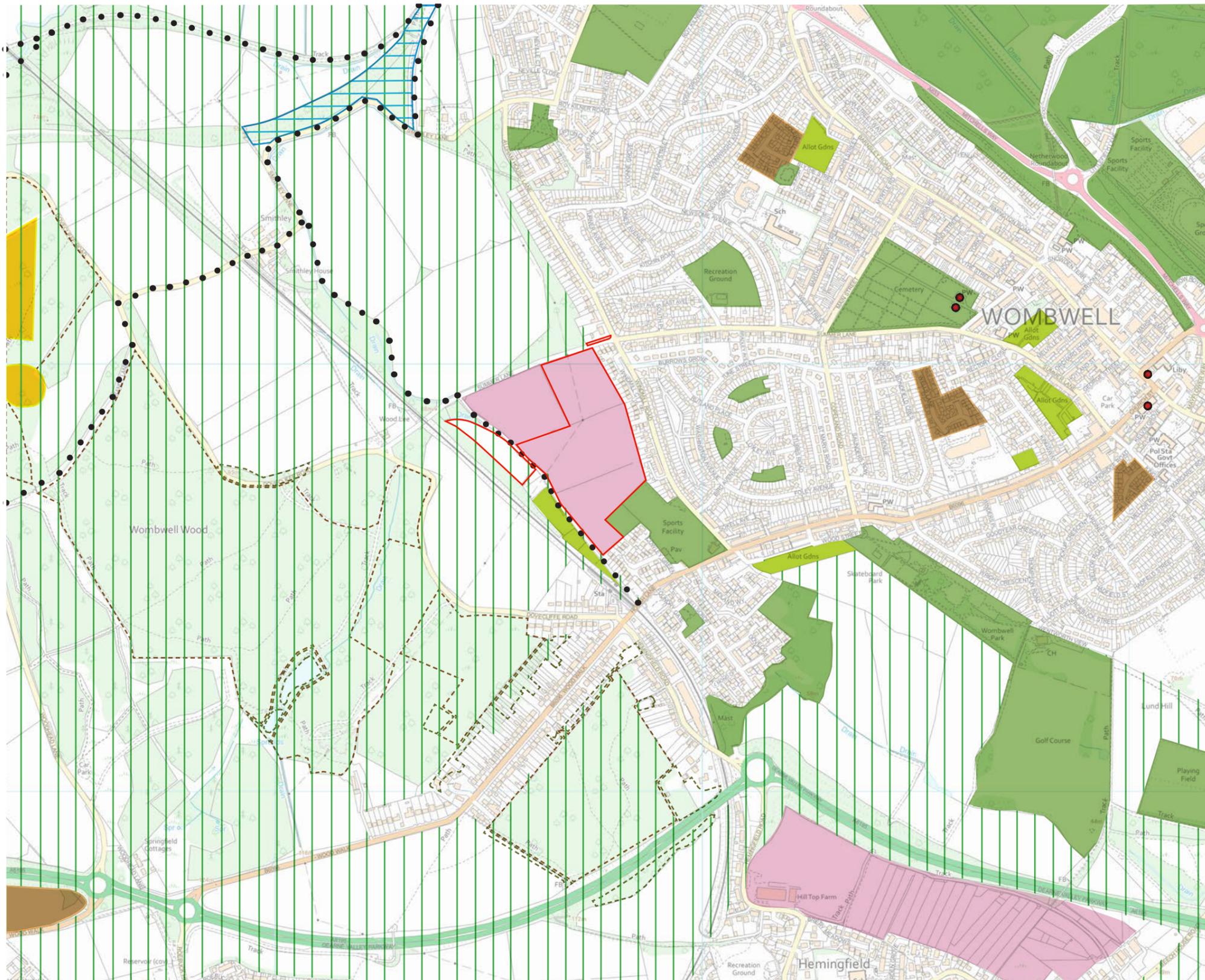


north

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Key

-  Application Site Boundary
-  Grade II Listed Buildings
-  Scheduled Monument
-  Ancient and Semi-Natural Woodland
-  Ancient Replanted Woodland
-  Green Belt
-  Site of Special Scientific Interest (SSSI)
-  Housing Allocation
-  Safeguarded Land
-  Green Way
-  Allotments
-  Allotments

Number/Figure
GLY0065 LV03
 Scale
 1:10,000 @ A3
 Date
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 APF

Project
 Pit Lane, Wombwell
 Drawing Title
 Designations & Planning
 Context
 Client
 Crest Nicholson Yorkshire

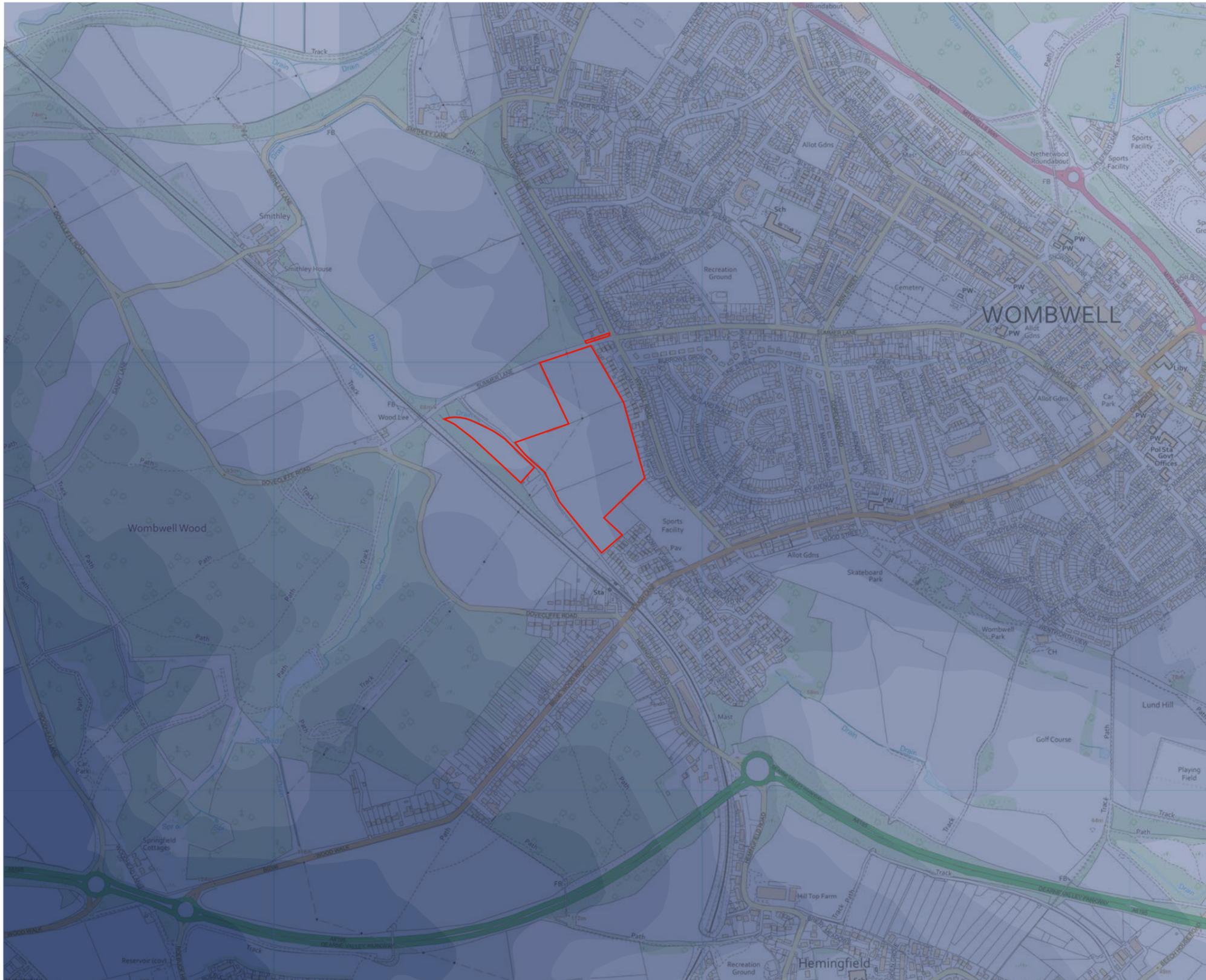


north

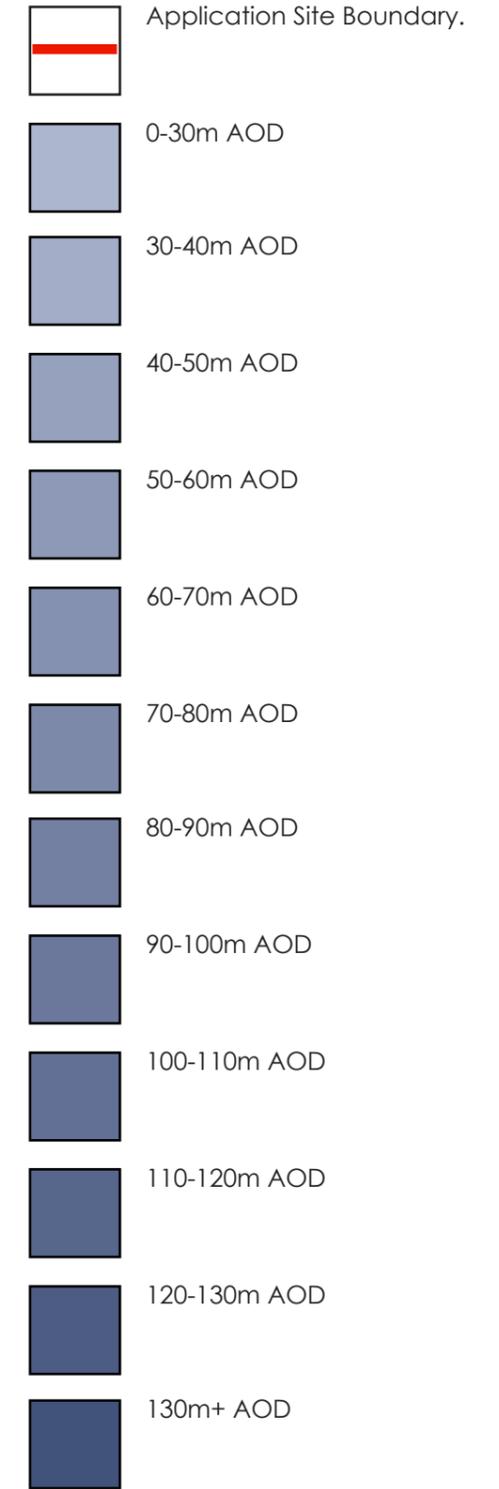
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Key



Number/Figure GLY0065 LV04	Project Pit Lane, Wombwell
Scale 1:10,000 @ A3	Drawing Title Topography
Date 07/01/2025	Client Crest Nicholson Yorkshire
Checked DC	

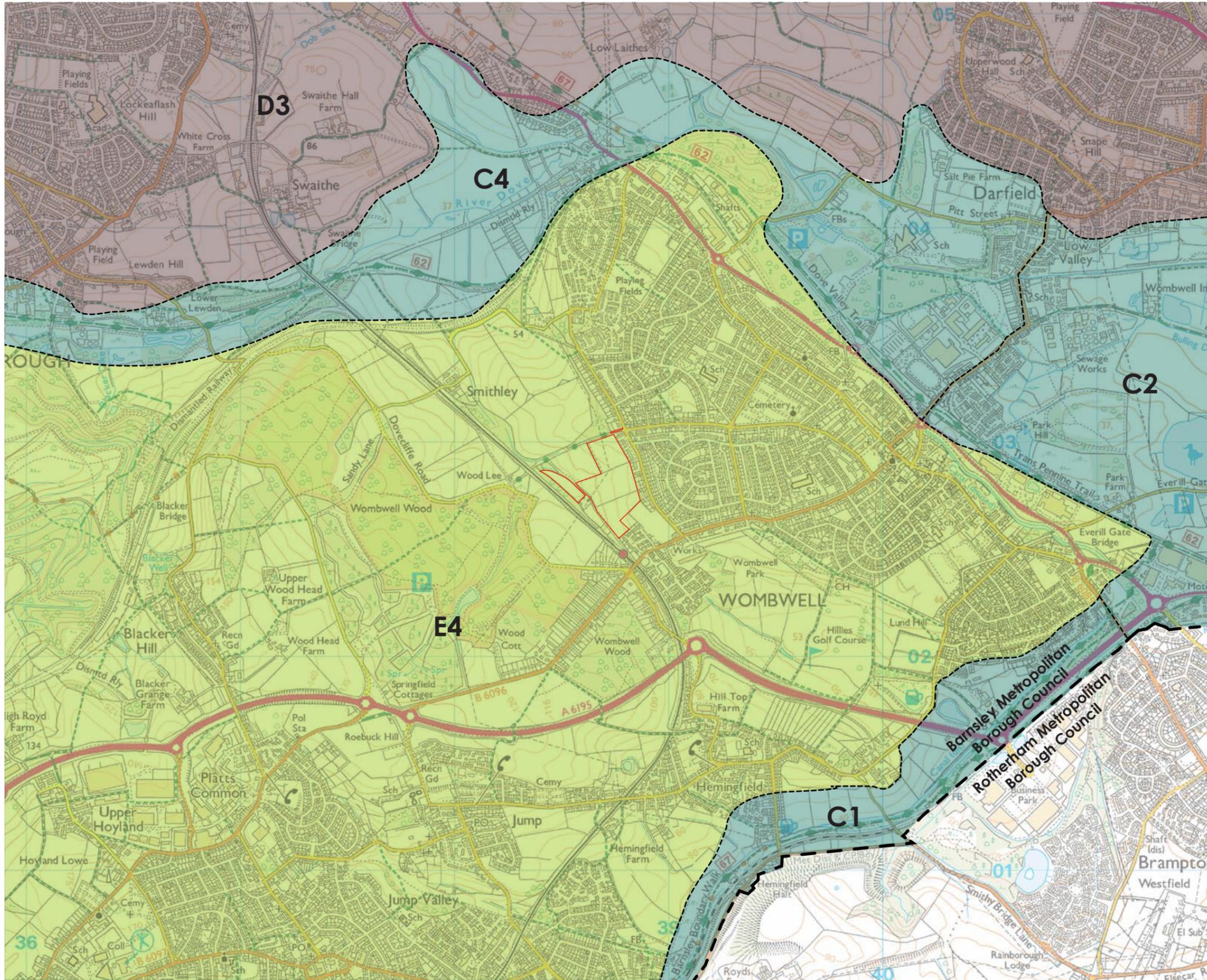


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Key

 Application Site Boundary

Natural England Landscape Character Assessment (2014)

NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield

Barnsley Borough Landscape Character Assessment

 **Lowland River Floor**
 C1: Elsecar
 C2: Lower Dearne
 C4: Dove

 **Settled Arable Slopes**
 D3: West Dearne Settled Arable Slopes

 **Settled Wooded Slopes**
 E4: Hoyland Settled Wooded Farmland

Number/Figure
GLY0065 LV05
 Scale
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 Date
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Project
 Pit Lane, Wombwell
 Drawing Title
 Landscape Character
 Client
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View 1 - Taken from Pit Lane at the northwest corner of the site looking southeast.



View 2 - Taken from the public access track at the south boundary of the site, looking northeast.



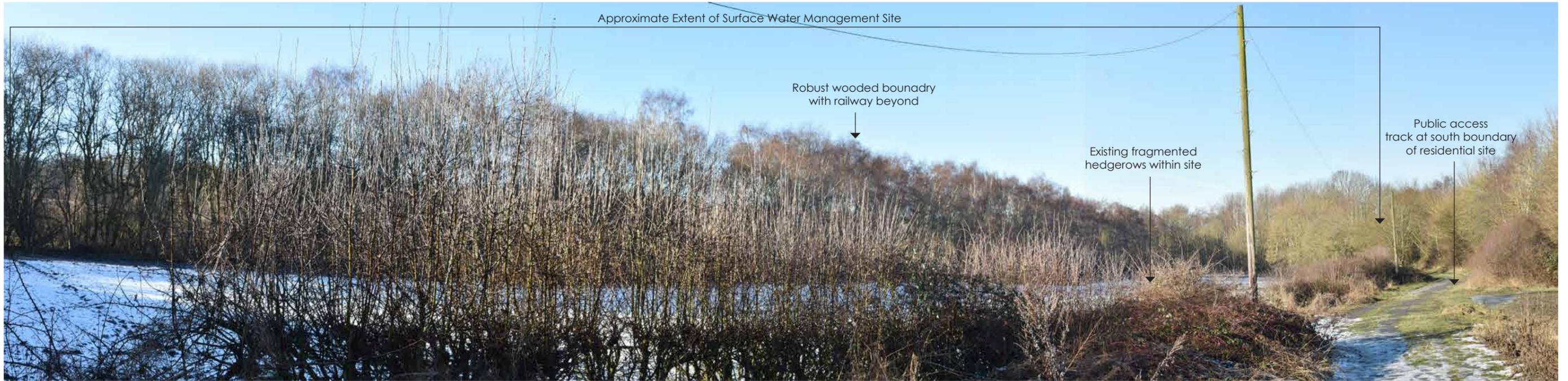
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Number/Figure GLY0065 LV06	Project Pit Lane, Wombwell
Scale prints @ A3	Drawing Title Photographic Views 1 & 2
Date 26/02/2025	Client Crest Nicholson Yorkshire
Checked DC	





Approximate Extent of Surface Water Management Site

Robust wooded boundary with railway beyond

Existing fragmented hedgerows within site

Public access track at south boundary of residential site

View 3 - Taken from the public access track at the south boundary of the site, looking southwest over the area for proposed surface water management.



Approximate Extent of Site Visible

Hough Lane Allotments

Public access track at south boundary of residential site

Pit Lane

Existing housing off Windmill Road & Windmill Court

Recreation ground

View 4 - Taken from the public access track at the southeast corner of the site, looking northwest..



north

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Number/Figure
GLY0065 LV07

Scale
prints @ A3

Date
26/02/2025

Checked
DC

Project
Pit Lane, Wombwell

Drawing Title
Photographic Views 3 & 4

Client
Crest Nicholson Yorkshire





View 5 - Taken from Pashley Croft, approximately 40m from the site looking northwest.



View 6 - Taken from Hough Lane, approximately 250m from the site looking southwest.



north

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Number/Figure
GLY0065 LV08
Scale
prints @ A3
Date
26/02/2025
Checked
DC

Project
Pit Lane, Wombwell
Drawing Title
Photographic Views 5 & 6
Client
Crest Nicholson Yorkshire





View 7 - Taken from Windmill Road, approximately 45m from the site looking southwest.



View 8 - Taken from Dovecliffe Road, approximately 220m from the site looking north.



north

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Number/Figure
GLY0065 LV09
Scale
Plans @ A3
Date
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Checked
DC

Project
Pit Lane, Wombwell
Drawing Title
Photographic Views 7 & 8
Client
Crest Nicholson Yorkshire





View 9 - Taken from public access paths within Wombwell Wood off Dovecliffe Road, approximately 350m from the site looking northeast.



View 10 - Taken from Dovecliffe Road, approximately 150m from the site looking northeast.



north

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Number/Figure GLY0065 LV10	Project Pit Lane, Wombwell
Scale Plans @ A3	Drawing Title Photographic Views 9 & 10
Date 26/02/2025	Client Crest Nicholson Yorkshire
Checked DC	





View 11 - Taken from public access paths within Wombwell Wood off Dovecliffe Road, approximately 250m from the residential site looking northeast.



View 12 - Taken from Dovecliffe Road, approximately 650m from the site looking east.



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Number/Figure GLY0065 LV11	Project Pit Lane, Wombwell
Scale Plans @ A3	Drawing Title Photographic Views 11 & 12
Date 26/02/2025	Client Crest Nicholson Yorkshire
Checked DC	





View 13 - Taken from Woodhead Lane, approximately 1.30km from the site looking northeast.



View 14 - Taken from Footpath 15 (Wombwell), approximately 1.33km from the site looking northwest.



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Number/Figure GLY0065 LV12	Project Pit Lane, Wombwell
Scale Plans @ A3	Drawing Title Photographic Views 13 & 14
Date 26/02/2025	Client Crest Nicholson Yorkshire
Checked DC	





Appendix 1

Landscape and Visual Appraisal Methodology



8 ASSESSMENT METHODOLOGY

- 8.1 This assessment/appraisal methodology is based on the guidance set out in the:
- 8.2 Guidelines for Landscape and Visual Impact Assessment' 2013 published by the Landscape Institute and the Institute of Environmental Management and Assessment (GLVIA), and Technical Guidance Note 02/21 – Assessing landscape value outside national designations 2021 published by the Landscape Institute (TGN 02/21).

- 8.3 The following terms are used throughout the assessment and are defined in the GLVIA as:

Landscape: An area, as perceived by people, the character of which is the result of the action an interaction of natural and/or human factors.

Landscape Character: A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different to another, rather than better or worse.

Landscape Effects: Effects on the landscape as a resource in its own right.

Landscape Receptors: Defined aspects of the landscape resource that have the potential to be affected by a proposal.

Landscape Value: The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.

Magnitude (of change): A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.

Mitigation: Measures designed to avoid, reduce, remedy or compensate for landscape or visual effects (not taken from GLVIA).

Sensitivity: A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposal and the value related to that receptor.

Significance: A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic. The use of the word significance in this assessment/appraisal is replaced by the word importance, a measure of the importance to be placed on an identified effect in the planning decision making process. This is to avoid conflict and confusion with the use of the word significance and



the identification of “significant effects” in the framework of Environmental Impact Assessment (EIA).

Visual Amenity: The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through the area.

Visual effects: Effects on specific views and on the general visual amenity experienced by people.

Visual Receptors: Individuals and/or defined groups of people who have the potential to be affected by the proposal.

Landscape Baseline

8.4 The landscape baseline seeks to establish the value associated with the site, its local landscape setting, and its associated features. To understand value the assessment considered several factors when describing the Site context and location that includes:

- Land use;
- Vegetation;
- Topography;
- Water features;
- Public access; and
- Local key characteristics

8.5 Landscape planning designation and published landscape assessments are used to inform the landscape baseline.

8.6 As part of the landscape baseline an assessment of value is made. Box 5.1 in the GLVIA sets out a range of factors that can help in the identification of valued landscape and therefore inform a judgement as to their sensitivity. This has been updated in TNG 02/21 that sets out the following factors and definitions under Table 1:

- **Natural heritage:** Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.
- **Cultural heritage:** Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.



- **Landscape condition:** Landscape which is in a good physical state both with regard to individual elements and overall landscape structure.
- **Associations:** Landscape which is connected with notable people, events and the arts.
- **Distinctiveness:** Landscape that has a strong sense of identity.
- **Recreational:** Landscape offering recreational opportunities where experience of landscape is important.
- **Perceptual (Scenic):** Landscape that appeals to the senses, primarily the visual sense.
- **Perceptual (Wilderness and tranquillity):** Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies.
- **Functional:** Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.

8.7 TGN 02/21 provides the following guidance on the practical application of these factors:

- The factors to be considered are not fixed as they need to be appropriate to the particular project and location. It is recommended that the factors used to assess landscape value in a particular assessment are, where appropriate, discussed with the relevant planning authority or statutory consultees.
- The indicators of value should be reviewed on a case-by-case basis, taking into account what they contribute (positively or negatively) to a specific landscape. The relative importance to be attached to each indicator is likely to vary across different landscapes. Once evidence for each factor has been collated and assessed, it is important to step back and judge the overall 'weight of evidence' in coming to an overall judgement on landscape value.
- There are likely to be overlaps between the factors, as well as overlaps with other specialist studies for example in relation to natural and cultural factors. These overlaps should be acknowledged and considered when presenting conclusions on the overall value of the landscape.
- While condition/intactness of a landscape is one factor that can influence value, poor landscape management should not be a reason to deny a landscape a valued status if other factors indicate value. Deliberately neglecting an area of



landscape and allowing its condition to deteriorate should not be allowed to diminish its value in a planning context.

- When assessing landscape value of a Site as part of a planning application or appeal it is important to consider not only the Site itself and its features/elements/characteristics/qualities, but also their relationship with, and the role they play within, the site's context. Value is best appreciated at the scale at which a landscape is perceived – rarely is this on a field-by-field basis.
- Landscape function can influence value, but the presence of a spatial designation (e.g. Green Belt or Green Gap) is not in itself an indicator of high landscape value.
- The presentation of information about landscape value should be proportionate to the task at hand.
- Landscape value, and the way in which landscapes are valued by people, is a dynamic process, and can change over time. Any value assessment will be a snapshot in time.

8.8 At varying levels communities and individuals will have differing perceptions as to the value of a landscape. However, for the purposes of landscape assessment it is important to set out a reasoned hierarchy of criteria for assessing value. Value is essentially concerned with the importance or rarity of a landscape and its ability to be substituted or replicated. Value can be categorised as follows:

- **Very High Landscape Value** – landscapes of great importance or rarity that would have limited potential for substitution or replication. Such landscapes will include features and characteristics that combine to create areas of outstanding landscape quality with a value that extends to a national/regional level. Such landscape will generally be identified by designation but not exclusively or may be undesignated but provide a critical setting to a highly valued landscape/features such as National Parks, Area of Outstanding Natural Beauty, Grade I and II* Listed Buildings and/or Registered Parks and Gardens;
- **High Landscape Value** – landscapes of regional/local value that are of good condition with a strong strength of character with some potential for substitution or replication. This will include landscapes with strong local cultural associations, and landscapes with high concentrations of designated features in close proximity (such as heritage assets) where the landscape between them makes an important contribution to their setting and interrelationship;



- **Medium Landscape Value** – landscapes of local value that are of moderate condition with a moderate strength of character with potential for substitution or replication. Such landscapes will have a cohesive and recognisable character. They may provide the wider setting to locally valued features but will not be important to their special interest. These landscapes may also have detracting elements that are notable but not dominant;
- **Low Landscape Value** – landscapes of local value with a weakening condition and strength of character considered to be of more limited value or rarity that can be enhanced or restored. Such landscapes will be declining through lack of management resulting in the fragmentation and weakening of its character. These landscapes are unlikely to be designated with detracting elements and/or will have been eroded/modified; and
- **Very Low Value** - landscapes of local value with a very weak condition and strength of character considered to be of limited value or rarity that can be enhanced or restored. Such landscapes will have declined through lack of management resulting in the fragmentation and weakening of its character. These landscapes are unlikely to be designated with detracting elements and/or will have been eroded/modified.

Visual Baseline

8.9 In establishing the visual baseline, a series of representative views towards the Site covering a range of visual receptors will have been identified through field survey work. The selected viewpoints can typically cover three types of views that are described in the GLVIA as:

- **Representative viewpoints** – selected to represent the experience of different types of visual receptor, where large numbers of viewpoints cannot be included individually and where the significant effects are unlikely to differ;
- **Specific viewpoints** – chosen because they are key and sometimes promoted viewpoints within the landscape, including for example specific local visitor attractions, viewpoints in areas of particularly noteworthy visual and/or recreational amenity such as landscape with statutory landscape designations, or viewpoints with particular cultural landscape associations. Specific views include those from recreational spaces, cemeteries, public footpaths, open access land, and promoted trails.



- **Illustrative viewpoints** – chosen specifically to demonstrate a particular effect or specific issues, which might, for example, be the restricted visibility at certain locations.

8.10 Not all of these types of viewpoints will be present or need to be considered in all of the assessment. The majority of viewpoints will be representative but not exclusively. All of the viewpoints considered are taken from publicly accessible locations. The likely effect of the development proposal on private locations, such as houses, is made through professional judgement based on views from publicly accessible locations nearby.

8.11 The representative views are described as part of the visual baseline assessment and consider the following criteria:

- Location of the viewpoint;
- Type of existing view;
- Distance between the observer and the site; and
- Extent and context of the Site and/or likely view of development proposal observed.

8.12 With specific regard to the extent of the site/development observed the following descriptions are used:

- Open views – uninterrupted views into the site;
- Filtered views – views partially obstructed by vegetation, landform, built-form or combinations of each; and
- Glimpsed views – fleeting views of the Site afforded through a break in vegetation cover, from field access gates, views from a transport route where intervening landform/vegetation cover provide an intermittent appreciation of the site, or from within the urban area where the Site is glimpsed between breaks in the intervening built-form.

8.13 As part of the baseline assessment judgements must be made about the value attached to a view. Value may be attached to views that relate to designated landscapes and heritage assets. Value may also be attached through appearance in guidebooks, on maps, and through the provision of facilities specific to the enjoyment of a view such as benches or interpretation boards. Value may also be attached to views associated with heritage assets, these are often identified in heritage assessments and conservation area appraisals. Value can be categorised as:



- **Very High Visual Value** – These are the highest value views that will be promoted on maps, or local walks/guides and are likely to include notable (often designated) natural features, structures, houses, heritage assets, designed views or exceptional landscapes. These views are considered to be of national/regional value and are likely to be marked by signs, seating, or features that promote them, or recognised in works of art and literature;
- **High Visual Value** – Views from publicised vantage points, or to a landscape of notable importance, or highly popular visitor attractions where the view forms an important part of the experience or has important cultural associations. This may include particularly noteworthy views from identified trials, designated landscapes, and heritage assets. These views are considered to be of regional/local value with evidence they are regularly visited. This may also include views that provide a valuable appreciation of a landscape, for instance open and elevated panoramic views that provide a wide appreciation of a notable landscape, or conversely a focussed/channelled view of a specific feature or valued asset. Private views may include notable properties specifically designed to take advantage of a notable view;
- **Medium Visual Value** – Locally known or valued viewpoints. Views from promoted public rights of way/public access land with clear evidence of regular use. Views from regularly used rooms or living spaces. Important views from active recreation land and highways. Such views will provide a wider appreciation of the landscape and its character with few detracting elements;
- **Low Visual Value** – Views that are not published and/or where there is limited evidence of regular use, and/or views that do not provide a wider appreciation of the landscape and its character. Such views will often include modified landscapes and/or detracting elements. Views from secondary windows not forming the main living or working spaces in properties. Views of little noteworthiness from active recreation land, or highways; and
- **Very Low Visual Value** – Views that are not published and/or where there is limited evidence of regular use, and/or views that do not provide a wider appreciation of the landscape and its character. Such views will almost entirely be defined/dominated by modified landscapes and/or detracting element;

Assessment of Landscape Effects

8.14 The initial stage of the assessment of landscape effect is to determine the susceptibility of the receptor to the proposed change, and an overall assessment of landscape sensitivity.



8.15 The following criteria are used to establish landscape susceptibility. Whilst these are typical examples it does not always follow that a Site within a specific landscape designation will automatically fit with this categorization. Much will depend on the specific Site conditions.

- **Very High Susceptibility** – A landscape possessing a strong and defined character of notable scenic quality, in good condition with a very low tolerance to the proposed change;
- **High Landscape Susceptibility** - A landscape possessing a defined character of good scenic quality, in good condition with a low tolerance to the proposed change;
- **Medium Landscape Susceptibility** – A landscape possessing a moderate strength character and scenic quality, in moderate condition with a moderate tolerance to the proposed change;
- **Low Landscape Susceptibility** – A landscape possessing a weak and undefined character of limited scenic quality, in poor condition with a high tolerance to the proposed change; and
- **Very Low Landscape Susceptibility** – A landscape possessing a very weak and fragmented character of very limited scenic quality, in very poor condition with a very high tolerance to the proposed change.

8.16 Judgements of value and susceptibility are then combined as an assessment of overall sensitivity. This process is guided by the sensitivity matrix set out in **Table A** in this Appendix.

8.17 The following stage of the assessment process considers the magnitude of change imposed by the proposed development on each landscape receptors. Issues that inform this judgement include:

- **Size or scale:** The amount of change resulting from the proposal to features, or key characteristics and attributes of the landscape type or area.
- **Geographic extent:** Determines the extent to which the landscape type or area will be affected by the proposed development.
- **Duration and reversibility of the landscape effect:** The timeframe, or duration of the effect by the proposed development, and whether the effect is permanent or temporary. This assessment criteria is considered separately as a temporary change may last for many years and result in a significant change relevant to the decision-making process.



8.18 The likely magnitude of change of the development proposal can be guided by the following criteria:

- **Very High Magnitude of change** – a change resulting in the total loss of character/features affecting a large geographic area or appreciated by a large number of people. This type of change will introduce new and discordant elements at odds with the established landscape character;
- **High magnitude of change** – a change resulting in the substantial loss of character/features affecting a large geographic area or appreciated by a large number of people. This type of change will introduce new and discordant elements at odds with the established landscape character;
- **Medium magnitude of change** – a change/alteration in the key characteristic of the landscape, will introduce new but not uncharacteristic attributes of the receiving landscape, and/or will result in loss, or alteration to key elements/features;
- **Low magnitude of change** – a partial change to the key characteristics of the landscape, will introduce elements that are not uncharacteristic to the attributes of the receiving landscape, and/or will result in the minor loss, or alteration to key elements/features;
- **Very Low magnitude of change** – a very limited change to the key characteristics of the landscape, will introduce elements that are not uncharacteristic to the attributes of the receiving landscape, and/or will result in the minimal loss, or alteration to key elements/features; and
- **Negligible magnitude of change** – a change in landscape character that is barely appreciable regardless of the sensitivity of the receiving landscape.

8.19 The combined judgements on the nature of the receptor (sensitivity) and the nature of the impact (magnitude) are combined to arrive at a clear and transparent judgement of significance. The significance of landscape effects is described in the assessment text and guided by the significance matrix set out in **Table B** in this Appendix.

8.20 For the purpose of this assessment, effects that are of very major, major, and major-moderate significance (highlighted in blue) are those considered particularly relevant to the planning decision making process. When considering the development of green field sites for residential or commercial development effects of this significance are not uncommon or unexpected at a Site level, and should not make a development unacceptable in landscape terms per se. Moderate effects (highlighted in green) are



considered to be less relevant. Moderate/Minor, Minor, and Minimal effects are those considered least relevant to the planning decision making process and are not highlighted.

Assessment of Visual Effects

8.21 The initial stage of the assessment of visual effect is to determine the susceptibility of the receptor to the proposed change, and an overall assessment of landscape sensitivity.

8.22 GLVIA describes the susceptibility of different visual receptors to changes in views and visual amenity as a function of:

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

8.23 The GLVIA goes on to categorise those receptor groups that are likely to be most susceptible to change:

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

8.24 Whilst this covers a number of potential visual receptors it does not automatically make them all highly susceptible to change. Susceptibility can be categorised as follows:

- **Very High Susceptibility** – Views that provide a critical understanding and appreciation of valued landscapes (most notably National Parks and AONB's), notable (and often designated) natural features, or historic structures/properties. These are very important views that have little or no tolerance to the proposed change.
- **High Visual Susceptibility** - Primary views from residential properties; users of public rights of way, informal footpaths, cycleways and public open space where the



appreciation of the wider landscape setting is critical to its function and enjoyment; visitors to local attractions and heritage/wildlife assets where views of the wider landscape are important to its setting.

- **Medium Visual Susceptibility** - Secondary/restricted views from residential properties; users of public rights of way, informal footpaths, cycleways, lanes and public open space where the appreciation of the wider landscape setting is moderately important to its function and enjoyment; and visitors to local attractions and heritage/wildlife assets where views of the wider landscape makes a contribution to their setting but are not critical to its appreciation and enjoyment;
- **Low Visual Susceptibility** – Views from outdoor sport and recreation areas where the appreciation of views is not critical to their enjoyment; or views from the workplace where the setting is not important to the quality of working life, and views from roads or footpaths where the wider landscape makes a limited contribution to their setting; and
- **Very Low Visual Susceptibility** – Views from outdoor sport and recreation areas where the appreciation of views is of little importance to their enjoyment; or views from the workplace where the setting is not relevant to the quality of working life, and views from roads or footpaths where the wider landscape make almost no contribution to their setting.

8.25 In terms of views from residential properties it is important to note that the planning system does not serve to protect private interests. The key issue in considering residential views is not whether an occupier would experience financial or other loss from development but whether such development would unacceptably affect the residential amenity of the property and associated land holding. A number of Local Authorities have adopted residential amenity standards for new development that have been specifically implemented to protect residential amenity. Where such standards exist, these will be relied upon and not replicated through further assessment.

8.26 Judgements of value and susceptibility are then combined as an assessment of overall sensitivity guided by the sensitivity matrix set out in **Table A** in this Appendix

8.27 The following stage of the assessment process considers the magnitude of change imposed by the proposed development on each visual receptor. Issues that inform this judgement include:

- **Size or scale:** This includes the loss of important features to the character and composition of the views, the degree of consistency between the proposals and



visual setting of the receiving landscape, and the extent of the view and proportion of that view the proposals in likely to influence or change.

- **Geographic extent:** The extent of the area in which the proposed change will be visible.
- **Duration and reversibility of the visual effect:** The timeframe, or duration of the effect by the proposed development, and whether the effect is permanent or temporary. This assessment criteria is considered separately as a temporary change may last for many years and result in a significant change relevant to the decision-making process.

8.28 The likely magnitude of change of the development proposal can be guided by the following criteria:

- **Very High magnitude** - a total change to the character and composition of the view, introducing new and discordant elements, completely altering its appreciation for local receptor groups.
- **High magnitude** - a substantial change to the character and composition of the view, introducing new and discordant features, substantially altering its appreciation for local receptor groups;
- **Medium magnitude** – a clearly noticeable change or contrast to the view, which will alter its character and composition through the loss or addition of new but not discordant features, altering its appreciation for local receptor groups;
- **Low magnitude** - a noticeable change or contrast to the view, seen over middle distance or resulting in a relatively small alteration in character and composition through the loss or additional new but not discordant features, altering its appreciation for local receptor groups;
- **Very Low magnitude** - a restricted change or contrast to the view, seen over long distance or resulting in a very small alteration in character and composition through the loss or additional new but not discordant features, altering its appreciation for local receptor groups; and
- **Negligible magnitude** - a change in visual character that is barely appreciable regardless of the sensitivity of the receiving landscape.
- **No change** – no part of the scheme or associated works will be discernible in the view.

8.29 The judgements on the nature of the receptor (sensitivity) and the nature of the impact (magnitude) are combined to arrive at a clear and transparent judgement of



significance. The significance of visual effects is described in the assessment text and guided by the significance matrix set out in **Table B** in this Appendix.

Assessment Matrix

8.30 The following matrix are used to guide the assessment of sensitivity and overall importance of effects. These tables are used as a guide with final judgements set out by the assessor with a full explanation.

Table A – Matrix of Sensitivity

		SUSCEPTIBILITY				
		VERY HIGH	HIGH	MEDIUM	LOW	VERY LOW
VALUE	VERY HIGH	Very High	High/Very High	High	High/Medium	Medium
	HIGH	High/Very High	High	High/Medium	Medium	Medium/Low
	MEDIUM	High	High/Medium	Medium	Medium/Low	Low
	LOW	High/Medium	Medium	Medium/Low	Low	Low/Very Low
	VERY LOW	Medium	Medium/Low	Low	Low/Very Low	Very Low

Table B – Matrix of Importance

		SENSITIVITY				
		VERY HIGH	HIGH	MEDIUM	LOW	VERY LOW
MAGNITUDE OF CHANGE	VERY HIGH	Very Major	Very Major/Major	Major	Major/Moderate	Moderate
	HIGH	Very Major/Major	Major	Major/Moderate	Moderate	Moderate/Minor
	MEDIUM	Major	Major/Moderate	Moderate	Moderate/Minor	Minor
	LOW	Major/Moderate	Moderate	Moderate/Minor	Minor	Minor/Minimal
	VERY LOW	Moderate	Moderate/Minor	Minor	Minor/Minimal	Minimal
	NEGLECTIBLE	Negligible	Negligible	Negligible	Negligible	Negligible

8.31 All effects are considered to be of importance to the planning decision making process. The effects considered to be of most importance to the planning balance are highlighted in blue, effect of moderate importance highlighted in green, and effect of limited importance highlighted in white.



Criteria of Other Factors Assessed

8.32 The assessment also considers the following aspects;

- **Directs and indirect effects** – direct effect effects are those directly attributable to the development. These include changes to features, character, and views. Indirect effects are those resulting indirectly from the development. These effects may result as a consequence of direct effects over distance from the site, or a sequence of change over time or distance;
- **Permanent and temporary effects** – development proposals are considered permanent or temporary (this is normally defined under the Town and Country Planning Act). Whilst this nature of effect forms part of the assessment of magnitude a temporary effect may be active for many years, and it is therefore more helpful to the decision making to simply state the duration of effects rather than include it in the assessment of magnitude. Where the duration of a temporary effect is known this should be stated in the assessment.
- **Seasonal variation** – due to the role that vegetation can play in preventing or limiting views, or influencing the character of the landscape, the difference between winter and summer needs to be considered. Assessments completed during spring and summer months should include a prediction of winter effects with limited leaf cover to ensure the worst-case scenario has been considered.
- **Beneficial, neutral, or adverse effects** - adverse effects are those that would be damaging to the quality, integrity, or key characteristics of the landscape and/or visual resource. Beneficial effects are those that would result in an improvement in the quality, integrity, or key characteristics of the landscape and/or visual resource. Neutral effects are those effect that would maintain, on balance, the existing levels of quality, integrity, or key characteristics of the landscape and/or visual resource.
- **Neutral effects** – where mitigation is effective to the point where any adverse effect is considered neutralised and/or where the development is unlikely to result in any effect on the identified receptor (i.e. no change).



Appendix 2

Illustrative Landscape Masterplan

Green Infrastructure Strategy



Natural play nodes



Woodland play trails



LEAP with timber equipment

- Primary Green Infrastructure Connections
- Green-Blue Infrastructure Provision
- Primary Street Tree Planting
- Secondary Garden Tree Planting
- Equipped Play
- Natural Play Node
- Formal POS Surfaced Path Connections
- Informal POS Access Paths

Hedgerow Replacement & Reinforcement Strategy



Species-rich meadow



Woodland creation



Species-rich hedgerows



Tree-lined streets



Ecologically rich SUDs



Informal kickabout space

- Species-Poor Hedgerow to be removed (approx. 420m)
 - Species-Rich Hedgerow to be planted (approx. 485m)
 - Existing hedgerows to be retained and enhanced to species-rich (approx. 140m)
- Total Species-Poor Hedgerow Removed (approx): 420m**
Total Hedgerow Created/Enhanced (approx): 625m
+205m



Key

- Application site boundary.
- Land within Applicant's control.
- Existing hedgerow to be removed.
- Existing vegetation to be retained and reinforced at the site boundaries.
- Proposed development parcels.
- Proposed sustainable drainage pond with marginal planting.
- Proposed LEAP with minimum 20m offset to dwellings.
- Proposed surfaced open space footpaths.
- Proposed woodland trails and mown footpaths with natural play nodes & trails.
- Proposed avenue tree planting set across the upper contours of the site to soften the built form.
- Proposed open space tree planting.
- Proposed species-rich native hedgerows.
- Proposed native scrub and woodland planting, reflecting the wooded setting of the site and softening the development roofscape.
- Proposed amenity grassland creating usable entrance greens with opportunity for informal recreation and kickabout.
- Proposed meadow grassland.
- Potential future access to neighbouring Safeguarded Land

Revision: 07/05/25 Updated site boundary and removal of path around SUD ponds.
 Rev A. 13/05/25 Updated to align with SUDs pond location.
 Rev B.

Project: Pit Lane, Wombwell

Drawing Title: Illustrative Landscape Masterplan

Client: Crest Nicholson Yorkshire

Scale: 1:1000 @ A1 Drawn: AG Checked: DC

Date: 26/02/2024 Drawing Reference: GLY0065 MP01B

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