BARRATT AND DAVID WILSON HOMES
Yorkshire West Division

LANDSCAPE APPRAISAL

CARRS LANE,
CUDWORTH,
BARNSLEY

FDA Landscape Ltd
Westleigh Hall
Wakefield Road
Denby Dale
Huddersfield
West Yorkshire
HD8 8QJ

Tel: 01484 861611
Fax: 01484 861616
Email: info@fdalandscape.co.uk

May 2017
October 2015

1. INTRODUCTION

1.1. It is proposed to build houses on an 11.6ha site on the south-western edge of Cudworth, near Barnsley.

1.2. This report aims to determine the nature and scale of change posed by the proposed housing on the landscape character and visual amenity of the site, its immediate surroundings and the wider landscape within which it lies.

1.3. It also aims to inform and guide the development process, suggesting factors to mitigate any negative effects of the proposals on landscape character and visual amenity.

1.4. The text should be read in conjunction with the Landscape Context drawing, (Appendix two) and the photographic views (Appendix three) at the end of this report.

Methodology

1.5. The principles of appraisal outlined in the Guidelines for Landscape and Visual Impact Assessment, (Third Edition, published by The Landscape Institute and the Institute of Environmental Management and Assessment), have been followed, but some of the recommended steps have been removed, condensed or adapted to suit the project and the aims of this report.

1.6. Where a professional judgement has been made on landscape quality, landscape sensitivity, nature and scale of impact, an explanation of the criteria used is given in Appendix one.

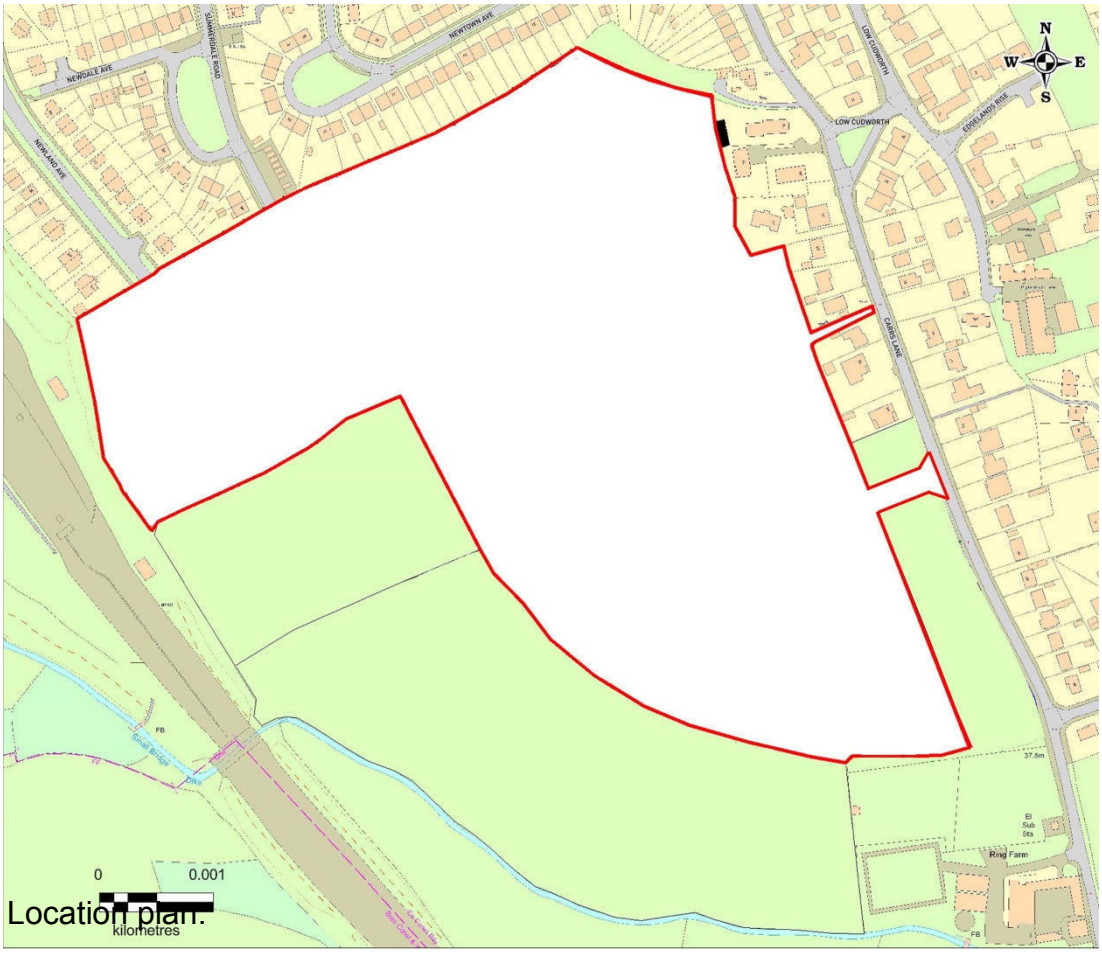
2. Proposals

2.1 Pre-application advice has been sought for the proposals and substantial discussion with Barnsley Council as well as local consultation has resulted in a proposed layout illustrated on Landscape Masterplan no. R-1789-1. (See Appendix four). A brief description of the salient points relevant to this landscape impact appraisal is given below.

2.1 A range of housing types is proposed, totalling 278 units, at an average density of 35 dwellings per hectare. A central, formally laid out and equipped public open space is proposed, and an informal open space on sloping land in the north-west corner of the site. A flood attenuation area is proposed in the south-eastern part of the site.

2.2 The main access will be from Carrs Lane, across a 50m wide strip of land immediately adjacent to Carrs Lane, that is not part of the development. A secondary access will be from Newland Avenue at the north-west of the site. An additional footpath-only access will be created from Summerfield Road on the northern boundary.

2.2 External boundary hedgerows and trees are largely retained. Existing field hedgerows that cross the site have been retained and incorporated into the landscape structure where possible, but there will be a partial loss of these two hedgerows. Substantial formal tree planting is proposed along the 'Central Boulevard' with a network of other trees throughout the site, along roads, at focal points and courtyards or cul-de-sac features.



Location plan.

2. BASELINE LANDSCAPE CHARACTER (See Appendix 2)

National Context

2.1. The site and its surroundings are located within the National Character Area 36, the Nottinghamshire, Derbyshire and Yorkshire Coalfields. The Key Characteristics of this NCA are listed below.

- *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.*

The study area displays all these characteristics and as such is typical for this NCA. Thus it provides a highly relevant broad context for the study area.

Local Context

2.2. Barnsley Borough Council undertook a Landscape Character Assessment to inform the 2002 review of the UDP. This document has also been used as part of the Evidence Base for the Core Strategy, adopted in 2011. The LCA classifies six Landscape Types that are present across the district and then sub-divides these into 17 Landscape Character Areas each with a specific geographic location. The Landscape Type of the study area is identified as 'Settled Arable Slopes' and it lies within the 'D1-North-east Barnsley Settled Arable Slopes' Landscape Character Area. Its key characteristics are described as follows

- ***Sloping/undulating landform*** *with small valleys and ridges providing localised variation in terms of views and sense of enclosure.*
- ***Arable farmland*** *comprising medium to large field units with no obvious pattern.*
- ***Large areas of residential and industrial development*** *creating a strong urban influence.*

- ***Distant views to Barnsley*** *- industrial development and residential settlement outside the character area, bringing an additional urban influence to the overall character of the landscape.*
- ***Irregular, degraded and declining field boundaries*** *of varied materials.*
- ***Lack of tree cover*** *providing little in terms of enclosure or interest on the vertical plane.*
- ***Pylons and power lines*** *are visually striking elements across open farmland.*
- ***Disused industrial quarries, tips and spoil heaps*** *provide strong visual cues to industrial heritage and present day regeneration initiatives.*
- ***Significant number of primary and secondary vehicular routes*** *gives an active pace to the landscape.*
- ***Disused railway*** *lines are strong linear features of ecological significance.*
- ***Scrubby margins****, unmanaged field boundaries and compartmentalised field units on urban edges give a degraded quality to the landscape.*
- ***Abrupt transitions*** *between urban and rural land.*

2.3 This is an accurate description of the area encompassing the study area. The site and study area lie close to the boundary of the adjacent Landscape Character Area, the Lower Dearne Valley Lower River Floor (LCA C2), as the valley along the western boundary of the site forms one of the small northern tributary valleys flowing south to the River Dearne. However within the study area the valley is not broad based thus the defining flat valley floor and relatively open characteristic of the Lower Dearne Valley is not present. The character is much more strongly defined by large areas of residential development amongst arable farmland overlying a rounded landform of small valleys and ridges, as the Settled Arable Slopes landscape type.

The Study Area

2.4 The site is located on the south-western edge of the settlement of Cudworth. Cudworth lies along a minor ridge running north to south between two valleys. The site is on the eastern slopes of the western valley, Small Bridge Dike valley. The study area comprises this valley from its confluence with the Dearne valley in the south to Royston in the north, extending up the slopes to encompass Cudworth in the east and Lundwood, West Green and the eastern edges of Barnsley in the west.

2.5 Small Bridge Dike running along the valley bottom is disrupted and culverted in some sections but the sinuous valley landform remains as it runs along the western edge of Cudworth. The land rises very steeply initially from the valley bottom then more gently in a broad convex slope to the edges of Cudworth. A disused rail-line runs along the valley and, with its associated woodland, forms a strong linear feature in the landscape, running north-south. The rail line cuts off the sinuous curves of the natural valley bottom followed by Small Bridge Dike, forming some steeper than natural slopes where it has cut into the valley sides.

2.6 The southern part of the rail-line forms a link to the Trans-Pennine Trail to the south of Barnsley, and the recreational potential of the remainder of the rail

line is evidenced by the informal footpaths routes along it that appear to link to a reasonable footpath network across the area.

2.7 Substantial settlement (Cudworth, Lundwood, West Green) separated by agricultural land is a strong defining feature of the landscape. The agricultural land is of a range of field sizes generally divided by hedgerows, dominated by large arable fields on the open slopes, but with smaller fields of grazing land around farms and settlements. Whilst productive agricultural land remains an important feature, many of the farmsteads and land immediately associated with them have other uses, such as residential, or horse related uses as at Ring Farm and Burton Abbey Farm south of the site. Field boundaries around the smaller fields are often overgrown and unkempt, whilst hedgerow boundaries between the larger fields are gappy, (or missing) and tightly trimmed.

2.8 Woodland forms an important part of the landscape. The wooded rail line and streamside trees along the valley bottom combine with trees and woodland around farmsteads and houses and larger blocks of woodland on the upper slopes to create a slightly more wooded landscape character than the Landscape Character Type of the Settled Arable Slopes.

2.9 Roads have a strong impact on the landscape character of the study area with the A628 Cudworth Parkway and Barnsley Road crossing the valley towards the north of the study area, dominating this part of the valley and the north-western perimeter of Cudworth. The roads bring movement and noise as well as associated signage, advertising hoardings, lights and gantries to the landscape.

The Site

2.9 The site comprises 3 fields currently in arable production bounded by strongly trimmed, gappy hedgerows. The fields are of medium scale, in relation to others in the study area, two rectangular ones and a third, smaller triangular one. The southern boundary of the triangular field follows the contour of the land as it slopes from the housing towards the disused rail-line and the valley bottom. The land follows the convex nature of the valley slopes, sloping quite gently near the top, becoming much steeper towards the base.

2.10 The site directly abuts established housing of Cudworth in the north and east. These boundaries comprise a range of garden fences of mainly 1.8m high, with the exception of a small area at the north-eastern corner where a small area of trees will remain between the housing and the site.

2.10 A strip of land of smaller fields with patchy, but overgrown hedgerows runs along the eastern boundary of the site, a narrow strip behind housing on Carrs Lane, widening to approximately 80m where there is no housing on the southern part. This has probably been used for intermittent grazing in the past, possibly horse grazing most recently and currently has an unkempt appearance. The proposals site occupies all of this area up to the rears of the

housing, but a strip of approximately 50m width will be left against the southern part of Carrs Lane.

2.11 As well as the housing directly on the northern and eastern boundaries, properties on the eastern side of Carrs Lane are in close proximity to the site. To the south lies Ring Farm, currently used as a Police equestrian centre. Here, a paddock abuts the site directly with the buildings being approximately 50m from the boundary.

3. LANDSCAPE QUALITY AND SENSITIVITY

3.1 Landscape Quality indicates the value which may be placed on the landscape, based on character, condition and aesthetic appeal. It takes into account judgements on the physical state of the landscape and its intactness, from visual, functional and ecological perspectives. The criteria by which landscape quality has been assessed in this study are detailed below.

Exceptional/very good. Areas that exhibit a strong positive character with valued features that combine to give the experience of unity, richness and harmony. These are landscapes that may be considered to be of particular importance to conserve.
Good/medium. Areas that exhibit positive character but which may have evidence of degradation/erosion of some features. Change may be unlikely to be detrimental.
Poor/very poor. Areas generally negative in character with few, if any, valued features.

3.2 Landscape Sensitivity is a measure of the landscape's ability to accommodate change. In many cases the higher the quality of a landscape the higher its sensitivity. However this depends on the nature and magnitude of the change, also on the individual nature of the landscape character under study. In addition a landscape that is highly visible from a number of points is likely to be more sensitive to change.

High. Areas of high value and high general visibility.
Medium. Areas of high to medium value where there is some scope for change involving features that are already present to some extent within the landscape, and if it can be accommodated within pockets of low visibility within the landscape, for example in valleys, within an enclosing landform or woodland.
Low. Areas of medium to low value of little harmony and unity where change would go unnoticed amongst a disparate range of features or may have a positive impact in removing or replacing degraded or derelict features.

3.3 The study area is a disjointed mix of towns, industry and agriculture, with significant reminders of an industrial past, overlaid on a gently rounded topography. As such it holds no significantly strong or unique features or harmonious grouping of features that would indicate a landscape of high quality. The sprawling character of the settlements and busy road network lessens its strength of character by reducing and fragmenting the rural

elements of the landscape. However the existence of some significant tracts of arable farming over a simple, undulating landform counterbalances the negative influences. Woodland, particularly that associated with old railway lines, has a positive influence, introducing some structure and cohesion to the landscape generally, as well as screening of less attractive elements.

3.4 The condition of the landscape is variable. There are large areas of arable land, woodland and housing in good condition but the quality of the arable land is declining due to the removal of hedgerows, and new housing is quite disparate with a range of styles and boundaries around the older nuclei of towns.

3.5 The unused railway-lines and associated land give a sense of neglect, although natural woodland regeneration has tempered their negative effect somewhat. New roads within the landscape are somewhat discordant. As well as introducing severe features such as advertising hoardings, bridges, signage etc., there are often small neglected areas at junctions and laybys associated with them. Landscape degradation is also apparent at the extensive rural-urban interface where urban fringe pressures manifest themselves as fragmented farmland, unkempt allotments, and informal pony paddocks bounded by temporary, scruffy margins.

3.6 Balancing the strength of the agricultural fields and basic settlement pattern with the poor condition of the landscape and urban fringe related degradation, the quality of the landscape is assessed as ***good/medium.***

3.7 The level of general visibility is important in determining landscape sensitivity. The more open a landscape the greater the sensitivity to change. Due to the gently rolling landform, extensive settlements areas and woodland, visibility generally is not high. New developments could be located in pockets of enclosure, within the folds of the landform, within or against built-up areas or woodland without affecting the landscape character, due to their low visibility. However the more visible agricultural land will be more sensitive to change due to its more open aspect.

3.8 The introduction of features that are not already present in an area or at a significantly different scale to those present are generally difficult to accommodate without impact on landscape character. However in the study area there is already a wide variety of land-uses, vegetation, buildings and other structures present in the landscape. Thus the landscape will not be sensitive to an increase in similar features. This is particularly the case where they are closely associated with features of a similar nature. For instance housing within the agricultural area would be disruptive, but not if within or against existing housing.

3.9 Balancing the higher sensitivity of the open agricultural land on valley slopes with the lower sensitivity of the more urban areas along the ridges and amongst woodland, the sensitivity of the landscape of the study area is assessed as ***medium.***

4. VISIBILITY

4.1 The effect of a development on visual amenity is a function of the sensitivity of the viewer (receptor), and the magnitude of change to the view. The sensitivity of visual receptors is described as ***high, medium*** or ***low***, depending on the context, direction and extent of the view; the importance of the view; activity of the receptor, and frequency and duration of the view.

4.2 The magnitude of change to visual amenity arising from the proposed development at any particular viewpoint is described as ***high, medium, low*** or ***negligible*** based on the interpretation of a combination of parameters that include the scale of change in the view; the degree of contrast with the existing view; the distance of the viewpoint from the development; the duration and nature of the development; proportion of the field of view occupied by the development; the background to the development; the extent of other built development visible, particularly vertical elements.

4.3 The study area was visited on 12th October 2015 to ascertain visibility of the proposals site. The photographs taken to illustrate views of the site can be found in Appendix 3 along with a key to their positions. The following text should be read in conjunction with these Appendices.

4.4 Generally the site is of low visibility due to a combination of landform, woodland and the buildings of Cudworth. As it lies on the eastern slopes of a valley, there are potential views from the western valley sides. However there are only a few footpaths crossing the western valley side and from these woodland obscures much of the site. Close views will be obtained from housing that abuts the site directly on its northern and eastern boundary, but visibility from within the existing housing will be limited by buildings. There are also some close views from Carrs Lane, but these are restricted by the hedges on the strip of land between Carrs Lane and the site. The following views are analysed in more detail.

4.5 Views from bridleway, Burton Abbey Farm access road

This bridleway forms part of a link to the Trans Pennine Trail thus is an important part of the network of recreational footpaths and bridleways in the area. (It may also be partially representative of views from Burton Abbey Farm although from external inspection it appears there are few if any direct views.) Views from the bridleway are an important part of people's reason for walking or cycling it, thus the sensitivity of the visual receptors to change is ***high***.

The view is a largely rural one, partially enclosed by woodland and limited by the rising landform. The rural nature of the view is a little compromised by the scattered sheds and buildings of both Ring Farm and Burton Abbey Farm. The conifer hedging around the menage at Ring Farm also brings a more domestic feature to the view.

The southern edge of the housing will be visible along a short stretch of the skyline. Although this will affect only a small proportion of the view the skyline position will render the houses disruptive, introducing a quite prominent urban element to the view. As the housing will be set back from this boundary only the roofs and possibly upper storeys of the boundary houses will be visible Their visibility will be further limited by existing and proposed hedgerows and trees along the boundary, on the skyline. A combination of the relatively small proportion of the view occupied by the proposed houses, their prominent position on the skyline and the screening effect of boundary vegetation results in a change to the view of ***medium*** magnitude.

Combining a medium magnitude of change with a high sensitivity of the receptor the effect of the proposals on views from the Burton Abbey Farm footpath is assessed as ***moderate*** reducing to ***slight*** as the proposed boundary planting matures. This effect will be ***adverse*** due to the introduction of urban elements into a largely rural view.

4.6 ***Views from footpaths to the south-west. (Views 2 and 3)***

As the site lies on the north-eastern side of a valley, views from the south-west have been investigated. A public bridleway rises from Burton Abbey Farm in the valley bottom leading westwards towards Lundwood and a public footpath runs across the slope opposite the proposals site northwards towards West Green. Views will be an important part of the users enjoyment of their walk or ride, thus they will have a ***high*** sensitivity to change.

There are no current views of the proposals site itself and views of the proposed houses are unlikely to be obtained, due to the woodland running along the route of the old railway line that extends up the hillside in small areas. (See View 2 from the bridleway, and higher View 3 from the footpath). Analysis of this view in winter months may reveal that glimpses of the proposed house roofs may be visible, but they will be only a small proportion of the wide view and will be seen against the hillside and the existing housing of Cudworth. Thus they will result in an extremely minor change to the view. Overall the magnitude of change to the view is assessed as **negligible.**

Combining a ***negligible*** magnitude of change with a ***high*** sensitivity of the receptor the effect of the proposals on views from the south-western valley side is assessed as ***negligible.***

4.7 ***Views from Newland Avenue (Views 4a, 4b)***

These views are representative of views from the housing along the northern edge of the proposals site. There are few, if any, direct views from house windows. Views from rear gardens will also be rare due to the privacy fencing around them. There will be some direct views from Newland Avenue and Summerdale Road themselves. For viewers of the site from these viewpoints appreciation of views will not generally be a focus to their activity, although it

will be of some importance in views from front gardens or from houses. The sensitivity of visual receptors is assessed as ***medium-low.***

As this is a close viewpoint, the new housing will dominate the view changing it from a wide view of open fields to a much more enclosed one of housing. This represents a ***high*** magnitude of change***.***

Combining a high magnitude of change with a medium-low sensitivity of the receptor the effect of the proposals on views from Newlands Avenue is assessed as ***moderate*** to ***slight/moderate.*** This effect is judged to be ***adverse***, due to the change from an open rural view to an enclosed urban one.

4.8 ***Views from Carrs Lane (Views 5a, 5b and 5c)***

Most views from Carrs Lane are obscured by the intermittent hedgerows on the land between Carrs Lane and the site. However there are some gaps where glimpses of the site are obtained. Viewers will be people using Carrs Lane, possibly for recreational use but most frequently for access to housing, and residents of properties on Carrs Lane. Views from the few houses on Carrs Lane directly opposite the site will be principle views, (from living rooms), thus the residential receptors will have a high sensitivity to change. However the sensitivity of travellers along the road will be much lower due to the fleeting nature of the views and the low importance of views in the travelling activity. Combining the high sensitivity of residential properties with the low sensitivity of travellers along Carrs Lane the sensitivity of visual receptors is assessed as ***medium***.

Although the current site is not generally visible from these viewpoints it is likely that housing will be visible above hedgerows as well as along the main site access. This will change the nature of the view from one that is essentially rural to a semi-urban one of housing above and beyond the hedges and fields of the foreground. The proposals will occupy a relatively large part of the view, due to their proximity to the viewer but the buffer of hedges and small grazing fields will remain a more dominant feature due to their foreground position in the view. The hedgerows, both existing and proposed, will have a softening effect on the bulk and outline of the houses closest to the Carrs Lane boundary. The magnitude of change to these views is assessed as ***medium.***

A medium sensitivity combined with a medium magnitude of change will result in a ***moderate*** effect of the proposals on views from Carrs Lane. This effect is judged to be ***adverse***, due to the increase in urban elements in the view.

5. EFFECT ON LANDSCAPE CHARACTER

Effect on general landscape character of the study area

5.1. The landscape character of the study area is a mixed one of settlement and open fields overlying a gently rolling landform. Small areas of derelict land, industrial units, roads and railways as well as woodland all contribute to the character. Amongst this disparate range of land uses new development could be accommodated without a strong effect on the landscape character. However the more harmonious agricultural elements are more sensitive to change, and a reduction or fragmentation of these areas would affect the overall character of the study area. Thus the sensitivity to change is assessed as ***medium.*** (As described in section 3)

5.2. The scale of development will have a strong effect on landscape character, thus is highly relevant in determining the magnitude and nature of change. The proposals will result in a loss of 11.6ha of open farmland. It is of similar scale to the housing area immediately north of the site (Summerdale Road/Newland Ave/Newtown Avenue) or that of the housing off Darfield Road on land above the site that forms the southern edge of Cudworth. (Emsley Ave., Crown Ave., Birkwood Ave.). This will be a significant reduction in agricultural land, one of the more positive contributors to the landscape character and will have a negative effect on the urban-rural balance of the study area. However the relatively low visibility of the site mitigates this basic negative aspect. Views of the site are severely limited by vegetation and landform.

5.3. As the site is immediately adjacent to urban limit of Cudworth, it will be a direct extension of the town thus the magnitude of its potential effect is lower than if it were unconnected to any similar landscape elements. Cudworth, in common with other settlements in the area, sprawls along a ridgetop resulting in a strongly urban influence on the whole area. However the proposed housing will be on lower ground, stretching downhill from the town, thus its influence on the wider area would be much lower than that of the existing town of Cudworth. In addition, the proposals site lies between two arms of the town that stretch to the west and to the south, thus would consolidate, rather than extend the settlement area, and have the effect of reducing the sprawling nature of the town.

5.4. Taking into account the scale of the change in comparison with similar housing developments in Cudworth, its position within two ‘arms’ of existing development and its general low visibility, the magnitude of change is assessed as ***medium.*** Combined with a medium sensitivity to change, the effect of the proposals on the general landscape character is assessed as ***slight/moderate, adverse.***

Effect on Green Belt

5.5 The site is allocated as Safeguarded Land in the Statutory Development Plan (2002). Under Policy GS10 development on safeguarded land is *‘restricted to*

that necessary for the operation of existing uses'. However of main relevance to this report is its proximity to Green Belt and the effect upon it. The site is adjacent to Green Belt allocated land on its southern and western boundaries. A Green Belt allocation indicates a high value is placed on the 'openess' of the landscape thus will have a ***high*** sensitivity to change.

5.6 Barnsley's Statutory Development Plan states that Green Belt *'is the mechanism by which the open character of most of the land around and between the built-up areas has been maintained. The Green Belt has been successful in checking the unrestricted sprawl of the main urban area of Barnsley and preventing the coalescence of the towns and villages in the Borough'* The proposals will bring the urban area closer to green belt, thus will have an urbanising effect upon it. This will be an intrinsically negative effect on the rural nature of the Green Belt. However due to its position it will not result in any coalescence of settlements. The new boundaries of Cudworth will not extend any further westwards towards the built up area of West Green, (and housing on Station Road), than the housing immediately north of the proposals site. Similarly, existing housing in Cudworth already extends further southwards than the proposed housing.

5.7 Even though the urban edge will be brought into direct contact with Green Belt land, the general low visibility of the site, and in particular the screening effect of the woodland along the rail line below it, will restrict the extent of its influence on the character of the Green Belt.

5.8 The current interface between housing and the 'safeguarded land' of the site is a very abrupt one of 2m high fencing directly bounding the open fields. In the proposed layout the new houses face the Green Belt boundary, thus avoiding the need for intrusive privacy fencing along it. The layout also sets back the faces of houses from the boundary, beyond hedging, trees, an access road or footpath. These factors will result in a less abrupt transition between Green Belt and urban land than the current situation between Safeguarded land and housing, thus mitigating the magnitude of the effect on the Green Belt. The position of an informal play area and flood alleviation facility next to the Green Belt boundary will also help in providing a gradual transition between Green Belt and housing. These layout features also ensure that the length of the boundary that will be directly occupied by housing is minimised. The retention and development of the boundary hedgerows will bring further positive benefits to the proposals in terms of screening and breaking up the building outline when viewed from the Green belt, but will also help to strengthen the landscape structure of the adjoining Green Belt where poor quality or missing hedgerows currently affect the landscape quality.

5.9 There would be no physical change to the Green Belt resulting from the proposals although the proximity will result in a change in green belt character to a small extent, albeit limited by low visibility. Thus the magnitude of change resulting from the proposals is assessed as ***low***. Combined with a high sensitivity of change and balancing the intrinsically negative effect of increased urban development on its boundary, with the mitigating factors of

an effective transition between the open Green Belt and the urban housing landscape, the effect of the proposals on the Green Belt is assessed as ***slight-moderate, adverse***.

6. RECOMMENDED MITIGATION

6.1. The analysis of effect on landscape character and effect on visual amenity concludes that the proposals will have a slight/moderate adverse effect. The proposed layout has addressed many of the potential adverse effects by retention and improvement of the boundary hedgerows and a layout that provides a sympathetic interface with the Green Belt. The following are suggested as further mitigation.

6.2. Boundary vegetation is particularly important in views from the bridleway to the south. It is recommended that further planting is proposed along the southern and western boundaries to address at the views of housing on the skyline. This would also consolidate the Green Belt-housing boundary.

6.3. The hedgerow vegetation on the strip of land between Carrs Lane and the site is important in mitigating views of the site from Carrs Lane and the housing opposite the site. Thus further infill planting is recommended along this part of the site boundary in the form of standard trees within rear gardens and native planting within the POS.

APPENDIX ONE – METHODOLOGY ADOPTED

Assessment Criteria and Definitions

Landscape quality

The value placed on a landscape is based on character, condition and aesthetic appeal. It takes into account judgements on the physical state of the landscape and its intactness, from aesthetic, conceptual, functional and ecological perspectives.
The criteria by which landscape quality has been assessed in this study are detailed below.

Exceptional/very good. Areas that exhibit a strong positive character with valued features that combine to give the experience of unity, richness and harmony. These are landscapes that may be considered to be of particular importance to conserve.

Good/medium. Areas that exhibit positive character but which may have evidence of degradation/erosion of some features. Change may be unlikely to be detrimental.

Poor/very poor. Areas generally negative in character with few, if any, valued features

Sensitivity of Landscape

The sensitivity of the landscape character to changes associated with the proposed development is defined as high, medium or low based on professional interpretation of a combination of the following parameters:

- Landscape value - local, regional or national landscape statutory designations and non-statutory designated areas;
- Landscape scale, land cover, texture and form; and
- Landscape character.

TABLE ONE. Definition of Landscape Receptor Sensitivity

High	Areas of high value and high general visibility. Key characteristics and features which contribute significantly to the distinctiveness and character of the landscape type. Designated landscapes e.g. National Parks and landscapes assessed as having low capacity to accommodate proposed form of change.
Medium	Areas of high to medium value where there is some scope for change involving features that are already present to some extent within the landscape, and if it can be accommodated within pockets of low visibility within the landscape, for example in valleys, within an enclosing landform or woodland.
Low	Areas of medium to low value of little harmony and unity where change would go unnoticed amongst a disparate range of features or may have a positive impact in removing or replacing degraded or derelict features.as being generally tolerant of the proposed change subject to design and mitigation.

Sensitivity of Visual Receptors

The sensitivity of visual receptors is described as high, medium or low. The sensitivity of visual receptors and views will depend on the context, direction and extent of the view; the importance of the view; activity of the receptor, and frequency and duration of the view.

TABLE TWO Definition of Visual Receptor Sensitivity

Sensitivity	Definition of Visual receptor
High	The principal views from residential buildings; beauty spots and picnic areas. Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience. Users of outdoor recreational facilities including recreational footpaths, cycle routes or rights of way, whose attention would be focused on the landscape; Viewers of important landscape features with physical, cultural or historic attributes.
Medium	People engaged in outdoor sports or recreation (other than appreciation of the landscape), attractive rural lanes and 'B' roads. Secondary views from residential buildings.
Low	People at their place of work, whose attention may be focused on their work or activity rather than the wider landscape, people travelling through the landscape on A roads, train lines or other main transport routes.

Magnitude of Change to Landscape Character

The magnitude of change to Landscape Character arising from the proposed development at any particular point is described as high, medium, low or negligible based on the interpretation of a combination of largely quantifiable parameters as follows:

- The size of the area of ground affected by the development
- The components and characteristics of landscape character, designation or land classification types affected by the development
- The value placed on the landscape character, designation or land classification types affected by the development within the study area;
- The proportion of the landscape characters, designations or land classification types affected by the development within the study area

Magnitude of Change to Visual Amenity

The magnitude of change to Visual Amenity arising from the proposed development at any particular viewpoint is described as high, medium, low or negligible based on the interpretation of a combination of largely quantifiable parameters as follows:

- Scale of change in the view
- Degree of contrast with the existing view
- Distance of the viewpoint from the development
- Duration and nature of impact
- Angle of view in relation to main receptor activity
- Proportion of the field of view occupied by the development
- Background to the development
- Extent of other built development visible, particularly vertical elements.

TABLE THREE Definition of Magnitude of Change for both Landscape Character and Visual Amenity.

High	Fundamental change
Medium	Material, but not fundamental change
Low	Discernible, but non-material
Negligible	No change or non-discernible change

Significance of Effects Criteria

The potential significance of effects of the development on both landscape character and visual amenity are described as negligible, slight, moderate or severe based on a combination of the magnitude of change imparted by the proposals and the sensitivity of the receptor to change.

TABLE FOUR Determination of significance of effects.

	Magnitude of Change			
Sensitivity of the receptor	**Negligible**	**Low**	**Medium**	**High**
High	Negligible	Slight/moderate	Moderate	Major
Medium	Negligible	Slight	Slight/moderate	Moderate
Low	Negligible	Negligible	Slight	Slight/moderate

The above consideration of the sensitivity of the receptors with the magnitude of the potential effects provides an overall assessment of the potential significance of impacts. However, this process is not a quantitative process; there is not an absolute scoring system. And although considerations are made according to recognised features and methods of working, as outlined in this report, the correlation of the two factors is a matter of professional judgement.

Adverse or Beneficial

All effects will be either adverse, beneficial or neutral.

When assessing effects on Landscape Resource, the following categorisation has been used:

- Adverse - key characteristics are weakened
- Neutral - key characteristics are not affected
- Beneficial - key characteristics are strengthened.

When assessing Visual Amenity the following categorisation has been used:

- Adverse - there is detriment of Visual Amenity or Landscape Character
- Neutral - the value of the view or landscape is not affected
- Beneficial - there is improvement to Visual Amenity or Landscape Character.

A definition of the measure of the overall effect of the proposals on landscape character is described below.

TABLE FIVE Definition of Significance of Effects Criteria for Landscape Character

Significance	Definition
Major adverse.	The proposals would be at considerable variance with the local landscape. They would degrade, diminish or destroy a highly valued landscape or its characteristic features or elements. They would be substantially damaging to a high quality landscape.
Moderate adverse	The proposals would be out of scale with the landscape or at odds with the local pattern and landform. They would leave an adverse impact on a landscape of recognised quality.
Slight adverse	The proposals would not quite fit into the landform and scale of the landscape. They would affect an area of recognised landscape character.
Neutral	The proposals would complement the scale, landform and pattern of the landscape. Existing landscape quality would be maintained.
Slight beneficial	The proposals have the potential to improve the landscape quality and character; they would fit in with the scale, pattern and landform of the landscape; they would enable the restoration of valued landscape features partially lost through other land uses.
Major beneficial	The proposals would have the potential to fit in very well with the landscape character; to improve the quality of the landscape through removal of damage caused by existing land uses.

A definition of the measure of the overall effect of the proposals on visual amenity is described below.

TABLE SIX Definition of Significance of Effects Criteria for Visual Amenity

Significance	Definition
Major adverse.	The scheme would cause a significant deterioration in the existing view. Total loss of or major alteration to key elements/ features/characteristics of the view and/or introduction of elements considered to be totally uncharacteristic when set within the attributes of the existing view. A high proportion of the view affected.
Moderate adverse	The scheme would cause a noticeable deterioration in the existing view. Partial loss or alteration to one or more key elements/ features/ characteristics of the view and/or introduction of elements that may be predominant but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the existing view. A medium proportion of the view affected.
Slight adverse	The scheme would cause a barely perceptible deterioration in the existing view. Minor loss or alteration to one or more key elements/ features/characteristics of the view and/or introduction of elements that may be predominant but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the existing view. A small proportion of the view affected.
Neutral	No discernible deterioration or improvement in the view.
Slight beneficial	The scheme would cause a barely perceptible improvement in the existing view. Introduction of minor, but positive elements, characteristic of the positive elements in the existing view, or removal of negative ones. A small proportion of the view affected.
Moderate beneficial	The scheme would cause a noticeable improvement in the existing view. Introduction of positive elements, characteristic of the positive elements in the existing view, or removal of negative ones. A moderate proportion of the view affected.
Major beneficial	The scheme would cause a significant improvement in the existing view. Introduction of positive elements, characteristic of the positive elements in the existing view, or removal of negative ones. A high proportion of the view affected.

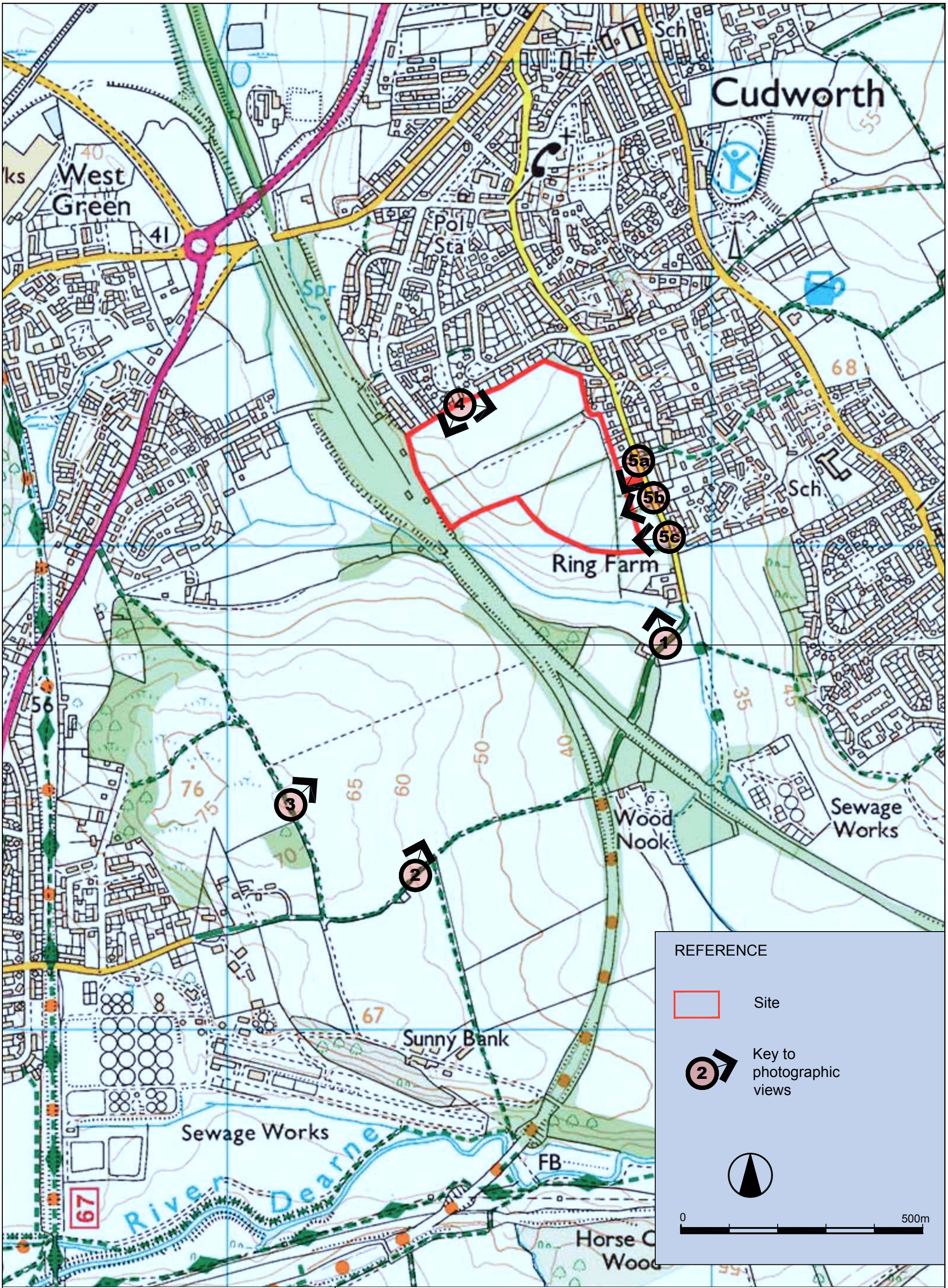
REFERENCE

Site

Areas of visually significant woodland

Carlton Cross
Bridge
Three Nooks
Quarry (dis)
Works
Sch
A 6195
A 628
Carlton Marsh Nature Reserve
Dismtd Rly
FB
Upper Cudworth
Belle Green
Dismantled Railway
Engine Lane
PO
Cudworth
West Green
Wks
Pol Sta
Spr
Ring Farm
Recn Gd
Cudworth Common
Lundwood
Sunny Bank
Sewage Works
River Dearne
Priory (rems of)
Horse Carr Wood
Saville Wood
Hollins Wood
Storrs Mill
Storrs Mill Farm
Dismantled Railway
Wood Nook
Cundy Cross
Grange Bridge
Ardsley Tunnel
Trans Pennine Trail
Tyers Hall Farm
Lees Hill
Wood Laithes Farm
Ardsley House Hotel
Ardsley
Clay Pit
Crem
Cranford Hall

project: PROPOSED HOUSING, off CARRS LANE CUDWORTH	drawing title: LANDSCAPE CONTEXT			
	drawing scale: Scale 1:50000 @ A3	date: Oct 15	drwn by: CTF	drawing no: Appendix two



project: PROPOSED HOUSING, off CARRS LANE CUDWORTH	drawing title: KEY TO PHOTOGRAPHIC VIEWS			
	drawing scale: Scale As shown @ A3	date: Oct 15	drwn by: CTF	drawing no: Appendix three

APPENDIX THREE –PHOTOGRAPHIC VIEWS

View 1. From Burton Abbey Farm Lane, looking north-west.



View 2. From footpath to south-west.



View 3. From footpath on western valley side



View 4. From Newland Avenue looking north-east



View 4a From Newland Avenue looking south-west



View 5a. From Carrs Lane-upper (Site beyond hedgerows)



View 5b. From Carrs Lane



View 5c. From Carrs Lane, lower, nr Sunnybank Drive
(Site beyond grass field and hedgerow)



Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, social/affordable housing, commercial buildings/space, retail buildings/space, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available.

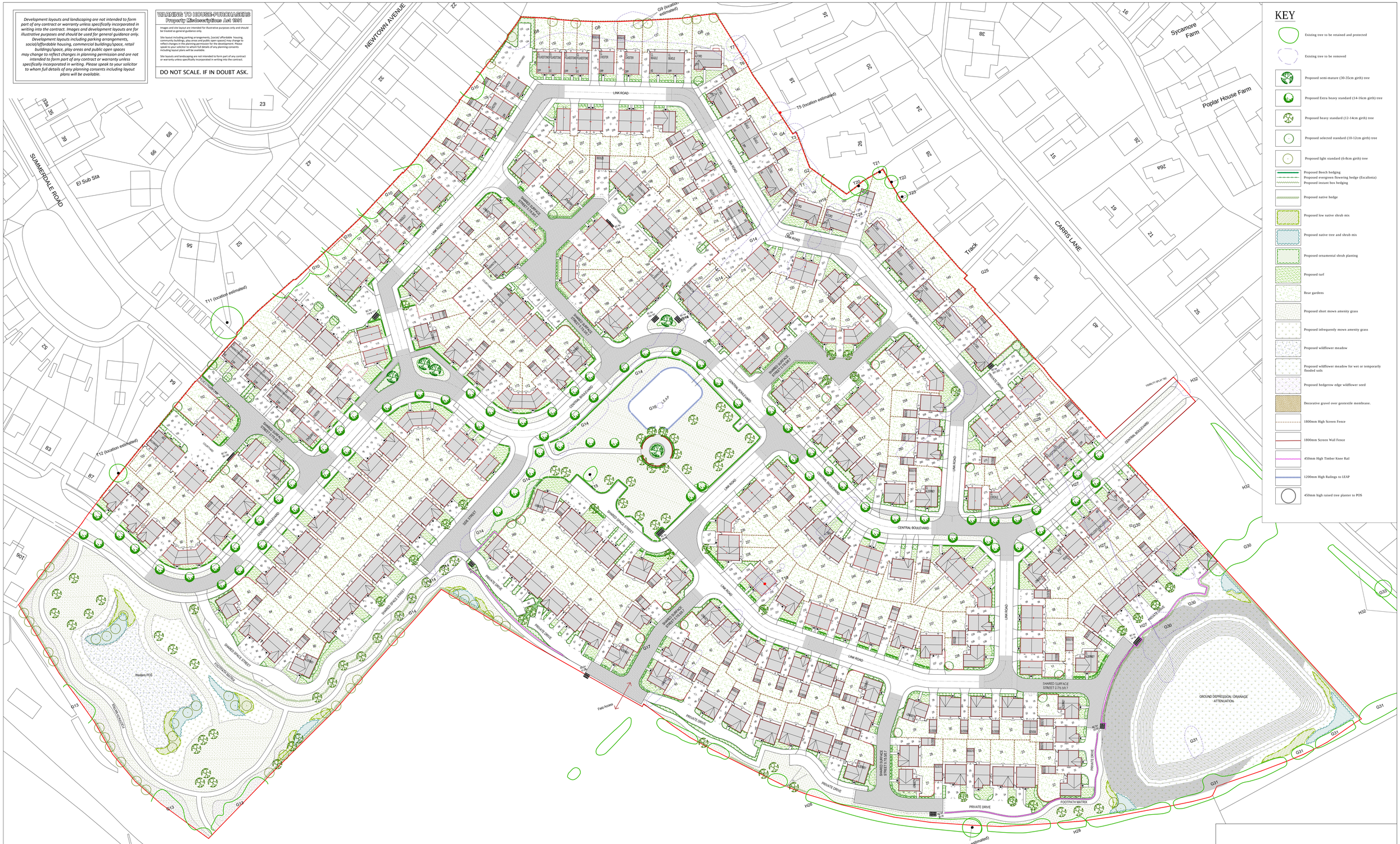
WARNING TO HOUSE-PURCHASERS!
Property Misdescriptions Act 1991

Images and site layout are intended for illustrative purposes only and should be treated as general guidance only.

Site layout including parking arrangements, (socio/ affordable housing, community buildings, play areas and public open spaces) may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available.

Site layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

DO NOT SCALE. IF IN DOUBT ASK.



KEY

- Existing tree to be retained and protected
- Existing tree to be removed
- Proposed semi-mature (30-35cm girth) tree
- Proposed Extra heavy standard (14-16cm girth) tree
- Proposed heavy standard (12-14cm girth) tree
- Proposed selected standard (10-12cm girth) tree
- Proposed light standard (6-8cm girth) tree
- Proposed Beech hedging
- Proposed evergreen flowering hedge (Escallonia)
- Proposed instant box hedging
- Proposed native hedge
- Proposed low native shrub mix
- Proposed native tree and shrub mix
- Proposed ornamental shrub planting
- Proposed turf
- Rear gardens
- Proposed short mown amenity grass
- Proposed infrequently mown amenity grass
- Proposed wildflower meadow
- Proposed wildflower meadow for wet or temporarily flooded soils
- Proposed hedgerow edge wildflower seed
- Decorative gravel over geotextile membrane.
- 1800mm High Screen Fence
- 1800mm Screen Wall Fence
- 450mm High Timber Knee Rail
- 1200mm High Railings to LEAP
- 450mm high raised tree planter to POS

PROTECTION OF EXISTING VEGETATION

Existing vegetation to be retained on site shall be protected where necessary during works by a tree protective barrier, secured to a scaffold tubing framework with fluorescent tape to the top rail. Protective fencing shall be erected on the canopy drip line wherever possible. Laminated, waterproof A4 signs shall be fixed to the fence posts at 10m intervals bearing the words 'PROTECTED TREE ZONE - NO STORAGE OR OPERATIONS WITHIN FENCED AREA'.

Tracking of machinery, storage of chemicals and building materials shall not be permitted within the protected area. Leaks or spills should be removed immediately and the contaminated soil replaced. No bonfires shall be lit within 5m of the canopy spread. Any excavation work beneath the canopy spread shall be carried out by hand.
All works affecting trees within the development shall be subject to BS 5837:2012.

TREE PLANTING

A hierarchy of tree sizes will be used across the site. Semi-mature trees will be used at key focal points at the road junctions and as the centre feature of the seating area within the central POS. Extra heavy standards will be planted within the grass verges along the central boulevard. The avenue style tree planting will provide instant structure to the scheme. Plot frontages in key locations will be planted with heavy standard trees, whilst selected standards will be planted to all other plot frontages and within rear gardens at key focal point locations. Light standards will be planted along the lengths of new hedgerow planting and within rear gardens. Foundation design of new buildings shall accommodate proposed tree planting in accordance with NHBC guidelines.

Suggested tree species:

Acer campestre (Ac)
Acer platanoides 'Laciniatum' (Apl.)
Aesculus hippocastanum (Ah)
Alnus glutinosa (Ag)
Alnus incana 'Aurea' (AiA)
Betula pendula (Bp)
Betula utilis var. jacquemontii (Buj)
Carpinus betulus (Cb)
Fagus sylvatica (Fs)
Malus sylvestris (Ms)
Malus tschonoskii (Mt)
Prunus padus (Pp)
Prunus sargentii (Ps)
Prunus subhirtella 'Autumnalis Rosea' (PsAR)
Pyrus calleryana 'Chanticleer' (PcC)
Quercus robur (Qr)
Sorbus aria (Sa)
Sorbus aucuparia (Sau)
Sorbus 'Joseph Rock' (SJR)
Tilia cordata 'Green Spire' (TcGS)

SHRUB PLANTING

A combination of evergreen and deciduous shrubs with areas or herbaceous plants will be planted across the site. The plant species will be grouped to create distinct areas within the development. A mixture of shrub sizes will be used to emphasize key focal points and to create structure within individual beds.

Species to be selected from: ( ) density/m2

Berberis frikartii 'Amstelveen'(5), Berberis thunbergii 'Atropurpurea Nana'(5), Bergenia cordifolia 'Silberlicht'(6), Buddleia davidi 'Lochinch'(2), Ceanothus thrysiflorus repens(4), Chaenomeles superba 'Jet Trail'(4), Cornus alba 'Spaethii'(2), Cornus stolonifera 'Flaviramea'(2), Cotoneaster conspicuus 'Decorus'(6), Cotoneaster lacteus(2), Cytisus 'Allgold'(4), Elaeagnus pungens 'Maculata'(3), Escallonia 'Apple Blossom'(4), Euonymous fortunei 'Emerald Gaiety'(6), Festuca spp(6), Geranium 'Johnson's Blue'(4), Hebe albicans 'Red Edge'(4), Hebe 'Autumn Glory'(4), Hypericum x moserianum(4), Juniperus sabina 'Tamariscifolia' (3), Lavandula 'Hidcote'(6), Lonicera 'Maygreen'(4), Lonicera 'Silver Beauty'(4), Nepeta faasenii(4), Perovskia 'Blue Spire'(6), Phormium var, Potentilla 'Red Ace'(5), Prunus laurocerasus 'Zabeliana'(3), Pyracantha 'Orange Charmer'(3), Rubus x 'Betty Ashburner'(4), Spiraea 'Gold Flame'(4), Spiraea 'Shirobana'(4), Viburnum tinus 'Eve Price'(3)

HEDGE PLANTING

A mix of Beech Escallonia and Box hedging will be used throughout the site to create structure and definition to the site. The different hedge species will be used to create distinct areas within the site. Beech and Escallonia hedges are to be planted as a double staggered row of 40-60cm high hedging plants. The Box hedges are to be planted in 'Instant Hedge' troughs 30-35cm high.

SITE BOUNDARIES

The existing boundary vegetation will be retained and cut back to form manageable hedgerows. Additional hedgerow planting will take place along all boundaries outside of private gardens. In addition to the hedgerows, standard trees and where space permits, areas of native shrubs will be planted. The boundary planting will create a robust green boundary to the site which will provide and attractive edge to the development and important wildlife habitats and food sources.

PUBLIC OPEN SPACE

Three Public Open Spaces (POS) will be provided on site. The western POS will provide an informal recreation area, with a mixture of native shrub planting enclosing extensive wildflower meadows. The combination of different planting types will create an important series of interlinking wildlife habitats on site. The Central POS will be a more formal recreation area with a central seating area, LEAP and ornamental shrub and tree planting. The southern POS contains the attenuation basin for the site. The area will be planted with native shrubs, trees and hedgerows to the boundaries and the basin itself will be sown with a wildflower mix suitable for wet/damp conditions.

Rev.B: Re-plan in line with YW-04-03 AA Proposed Site Layout. (EW) May 17
Rev.A: Minor amends to POS Oct 15

Sue Farmer BA MALD MLI
Landscape Architect

fda landscape

Westleigh Hall
Wakefield Road
Denby Dale
Huddersfield HD8 8QJ
telephone 01484 861611
fax 01484 861616
isdn 01484 866900
email info@fdalandscape.co.uk
www.fdalandscape.co.uk

client: Barratt Homes

project: Residential Development

CARRS LANE, CUDWORTH

drawing title: LANDSCAPE MASTERPLAN

scale	date	drawn by	drawing no
1:500 @A0	Oct 15	EW	R/1789/1B