

XQLA LVIA Review

Land South of Barugh Green Road and East of Higham Common Road, Barnsley (Barnsley West)

5th February 2024 – Landscape notes on ES/Chapter 6 (LVIA)

REF:	NOTE:	ACTIONS:
I	<p>Introduction</p> <p><i>Scope and Purpose of Briefing Note</i> This note has been prepared by Xanthe Quayle of XQLA on behalf Barnsley Council to assist with the determination of 2no. hybrid planning applications at Barnsley West, Yorkshire 2021/1089 (relating to full planning application for the earthworks, strategic drainage and landscape infrastructure and outline for the employment land) and 2021/1090 (full planning application including for earthworks, strategic drainage ponds and new link road, works to Hermit Lane and Phase 1 residential development).</p> <p>Since the original submission of the hybrid applications in July 2021 XQLA has commented on the findings of the ES and related Landscape (Chapter 6) information three times (January 2022, June 2023 and September 2023) with a view to, through collaboration, working to mitigate landscape and visual effects of the development whilst also optimising its benefits. That said during these former reviews only visualisation and summary tables were reviewed, the main ES chapter was not updated at that point so from this perspective there is new information to consider.</p> <p>This file note meets the requirement for professional advice to the council, with regards to Landscape and Visual Impact assessment (LVIA,) and is intended to constitute a consultee input on landscape planning matters for the purpose of determination.</p> <p>The following documents were reviewed in the preparation of this note regarding the hybrid planning applications.</p> <p>Pegasus Group Updated Environmental Statement Volume 1 Chapter 1-3,, Chapter 6, related Figures and Appendices, and Non-Technical Summary (October 2023) Figure 6.8 Landscape Masterplan Figure 3.1 Parameter Plan Figure 3.3 Phasing Plan Appendix 10.7 – Earthworks Strategy (October 2023) Appendix 10.7 – Site Preparation and Earthworks-Strategy Appendix 10.13 – Earthworks Strategy – residential (October 2023) 2021 1089 Proposed GA Site Sections rev. 01 (October 2023) Updated Landscape Design Statement Rev. 4 (October 2023)</p> <p>NB As duplicate information is submitted for both applications <u>with regards to landscape matters</u> this review considers them together 'in the round'.</p> <p><i>2023 Proposal</i> The proposal is for up to 1,560 dwellings and up to 43 hectares of employment land on Land south of Barugh Green Road, Barnsley. The site currently comprises of approximately 116 hectares of open fields, which were previously an open-cast mine and later refilled.</p> <p><i>Phasing</i> The construction programme has been revised since the original submission and is now expected to commence during 2024, subject to gaining planning permission and the</p>	

necessary approvals. The revised phasing strategy sets out that the link road would be constructed between 2024 and 2026, the Employment part of the development from 2024 to 2027, the Commercial Area/School from 2026 to 2027 and the Residential development in seven phases from 2024 to 2036. The strategic infrastructure (drainage and landscaping) would be brought forward at key intervals between the phases to reduce impacts and all be in place by 2027.

In the context of Section 3 be, regarding a comparison of the previous LVIA when the application was first submitted in 2021,, the following (original) application information forms the basis of the comparison:

Pegasus Group Environmental Statement Volume 2, Chapter 2 and Appendices 1-6, and Chapter 6 and Appendices 6.1-6.2, a Vol 3 Appendix E (LVIA) (July 2021) & Non-technical Summary

Bond Bryan Design and Access Statement (June 2021)

Figure 6.8 Landscape Masterplan (2021)

Figure 3.1 Parameter Plan (2021)

Assumptions and Limitations

- No direct communication occurred between XQLA and the applicant during the compilation of this review.
- A site visit was undertaken during the production of this review on 30th January 2024.

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LVA Methodology

The methodology for the landscape submission has been considered previously. For the avoidance of doubt this has been rechecked and confirmed as follows:

Good Practice Standard – LVIA

Chapter 6 confirms (at 6.2.1) that the assessment has been carried out in accordance with GLVIA 3. (Guidelines for Landscape and visual Impact Assessment, 3rd edition, 2013) and IEMA (Institute of Environmental Management and Assessment) 2013.

Good Practice Standard - Photography

The document indicates at 6.2.1 and 6.2.8 that the methodology for the photography and visualisations has been based on technical guidance note 06/19 Visual representation of development proposals. Visualisations are provided at Appendix 6.1 XX are Type 1 Visualisations or Annotated Viewpoint Photographs as referred to in LI Technical Guidance Note LI TGN 06/19. Four massing montages (Type 3) have also been provided at Appendix 6.2.

The date of the photography and site visits were confirmed as Spring and Summer 2023.

Good Practice Standard – Assessment of Effects

Criteria for determining significance on Landscape and Visual effects is indicated at 2.7 of the Environmental Statement, with reference to Table 2.3 (Degrees of Magnitude and their Criteria) Table 2.4 (Degrees of Sensitivity and their criteria) and Table 2.5 (Degrees of Significance). At Table 6.7 the definition of significance Scale is confirmed as Major – Moderate Adverse/Beneficial.

It is also noted at 6.2.1 that the Natural England's report entitled An Approach to Landscape Sensitivity Assessment- to inform Spatial Planning and Management (2019) was used to inform judgements on the sensitivity of the landscape change.

Construction and Operational Effects – Assumptions

At 6.1.18 – 20 it is confirmed that the assessment of construction effects is based on the period of maximum construction activity which would be 2024-2027. It is asserted that effects after 2027 relate only to the residential development and are less likely to have a significant effect on the landscape due to less construction equipment being required and a reduced intensity of construction activity. The assessment of operational effects assumes that all of the proposed development is complete and operational. It also confirms that the

accompanying structural landscape would be undertaken in phases (SII-5) over a three year period from 2024 – 2027. This means that for the later phases of the proposed development, the planting is well established. However for the purposes of assessment the effects at year 1 assume that the planting is immature and does not contribute to any screening or landscape integration, whilst the year 15 effects assume the planting has had 15 years to establish and is relatively mature. Indicative tree growth rates are provided at Table 6.9 of the chapter. It is concurred that this is a reasonable approach and represents a realistic worst case approach to the assessment.

Cumulative and in-combination effects

At 2.9 of the ES the approach to the consideration of these effects are provided.

Study Area & Viewpoint Selection

A 3km study area was identified for the assessment and agreed with BMBC at the scoping stage. The LVIA assesses landscape and visual baseline conditions and potential effects within this 3km study area. The extent was determined from the results of baseline studies including the preparation of Zone of Theoretical Visibility (ZTV) map (Figure 6.5). Some locations outside of the 3km study area were also included within the visual assessment to illustrate effects of the proposed development on long-distance views. The location of the representative viewpoints is shown in Figure 6.6 with photography and assessment presented at Appendix 6.1

Methodology process & definition of terms

Further detailed information on the steps taken for the assessment process, definitions of terms, cumulative assessment and scoping/consultation responses are provided at 6.2.16 – 6.2.69. They are generally consistent with general standards of the profession with the following comments:

- The addition of vegetation loss calculations are welcomed at page 6 – 33. 0.3ha of scrub woodland and 4.5km hedgerow and a small number of trees. (Further details within ecology chapter)
- The clarification of Growth rates is welcomed at 6.2.65. The assumptions are considered reasonable although it should be noted that rates are strongly dependent on ground conditions. If compacted or made ground these assumptions will be over generous. 20% failures should also be expected.
- It is noted at Table 6.4: Indicative Criteria for Assessing Visual receptor Sensitivity that PRoW are included as of Medium sensitivity. These receptors are normally included as High because people are engaged in outdoor recreation whose interest is likely to be focused on their surroundings (as defined in High above). This may result in the underassessment of effects on Public Rights of Ways.

Omissions

There is limited consideration of seasonal changes in effects within the visual assessment.

Figures and Tables

In recognition of effects on residents at Mapplewell an R receptor code would be helpful.

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Review of Landscape Assessment

Baseline – Study Area

Focused 3km study area with a wider study area of 5km for 'particularly sensitive visual receptors'. This is considered acceptable based on the nature of the receiving landscape and nature of the proposed development.

Baseline - Landscape Character Assessment

NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield
Statement of Environmental Opportunity not provided. It is noted at 6.5.22 that the proposed development is not expected to have a perceptible effect on the NCA. Given the nature of the proposal and receiving landscape I would concur with this position.

Barnsley Landscape Character Assessment (2016) E Settled Wooded Farmland – E2 Barnsley Settled Wooded Farmland character area. The key characteristics are provided and at 6.5.25 the more valued landscape elements of the application site...are defined as hedgerow field boundaries, woodland and arable/pastoral landscape. To this should be included its gently rolling landform, which is also particularly characteristic within this land area.

The character assessment makes reference to the site allocation specifically at 6.5.27 noting that the landscape character 'of much of this area' would be adversely affected by development however it goes on to confirm that due to the isolated and enclosed nature of the area of land significant adverse effects of development are not expected either within or outside the LCA *particularly applying to the lower slopes that are less visible from the land outside the character area to the north and northeast.*

At 6.4.28 it is noted that the allocation is considered to set aside the matter of settlements of Higham and Barugh Green not being allowed to merge with Barnsley

At 6.5.29 it determines there is no potential for wider significant effects on landscape character (Figure 6.3). That noted it should however clearly acknowledge effects (albeit less than significant) on D1 (for example) for completeness.

Landscape Value, Susceptibility and Sensitivity

At 6.5.26 the landscape value is judged as Moderate in the assessment with poor landscape condition. Landscape sensitivity to built development is medium and landscape capacity medium.

Baseline - Other Receptors

Figure 6.4 - Landscape Related Designations

Taken overall the baseline comprehensively defines the components and features relevant to the site and their constitute patterns.
(NB The location of TPO Red Brook Plantation could not be located)

Assessment of Landscape Effects

At 6.8.2 bullet point 2 regarding construction effects. The full closure of Hermit Road for approaching 10 years is presumably offset by the provision of alternative, appropriate routeways of PRoW 11, 40, 13, 248, 250, 252 (bullet point 3). That said can this closure be limited given its critical role for sustainable users east-west and linkages to wider destinations to the west of the motorway?

Table 6.11 Summary of Effects on Landscape receptors during Construction
– Medium Susceptibility, Medium Value resulting in Medium Sensitivity for LCA E2. Barnsley Settled Wooded Farmland. Moderate adverse (significant) effect concluded for LCA E2.

Given the extent of the development, and high level of construction activity proposed, combined with proximity of many existing residents, potential traffic impacts on the local road network (not detailed but expected,) the impact on user experience eg PRoW closures,, and the visibility of the site from a major (national level) infrastructure (M1) it is considered that construction effects may be more significant than that indicated.

Table 6.12 Summary of Effects on Landscape receptors during Operation
– Medium Susceptibility, Medium Value resulting in Medium Sensitivity for LCA E2. Moderate adverse (significant) impact on LCA E2 in Year 1 to Minor adverse (not significant) in Year 15.

With regards to LCA E2 (Operational) it cannot be agreed that at Year 15 effects will diminish to Minor adverse (or Moderate adverse at Year 1). The proposal results in the complete loss of extensive defining features of the LCA, namely of gently rolling landform (replaced with large scale engineered earthworks and development platforms), fields, areas of scrub woodland (o.35ha), compartmentalised field units, hedgerows (4.5km) and small watercourses which currently combine to form a distinct landscape structure/pattern. The designed amenity landscape that replaces it, albeit 30% of the site, is not a direct replacement

	<p>for the loss of this landscape character. Furthermore the introduction of vast employment sheds is completely uncharacteristic of E2, including existing employment development north of Barugh green Road, and will be incongruous by way of scale, although it is accepted that residential development is a feature.</p> <p>No consideration of site wide effects (only LCA E2) or individual characteristics/elements.</p>	
<p>4</p>	<p>Review of Visual Assessment</p> <p><i>Viewpoint Selection & Visual Receptors</i> Figure 6.6 provides the photoviewpoints locations. There are 18. Four additional viewpoints from the original 2021 submission.</p> <p>At 6.6.7 and on Figure 6.7 receptors are listed including recreational and amenity receptors, community receptors, employment receptors and receptors on the road network</p> <p>At 6.2.10 it is confirmed that 4no. massing montages have been produced in line with Visualisation Type 3 and AVR Level 1. All other viewpoints are prepared to Type 1.</p> <p><i>Review of visual resource and Zone of Theoretical Visibility (ZTV).</i> A ZTV has been generated for the proposal and is provided at Figure 6.5</p> <p><i>Assessment of Effects – Construction (Table 6.13)</i> Details of PRow diversion/closure details in Landscape Design Statement – Page 30/31 Residents on the south edge of Mapplewell (H4) - should be noted as a significant effect. It is not clear whether visual effects of construction traffic on local routeways (and potential associated traffic) have been considered.</p> <p><i>Assessment of Effects – Operations (Table 6.14)</i> Recreational users on PRow and Green Ways (RI) are indicated as having Medium sensitivity. As noted above it is considered that this should be high. As such during operation the effects in Year 1 should be considered to be Major and adverse, diminishing little over time as the scale of employment buildings (PRow 13 and 248) will largely not be concealed and the experience will be of containment rather than expansive views. It is agreed that the change may be minor beneficial on the footpaths north of Hermit Lane, associated with new landscape settings around buildings if design quality is high, and the special characteristics of the place, such as long views north east or the character of the ancient woodland, for example, is reflected in the designs.</p> <p>Residents at the south edge of Mapplewell (H4) (and users of the related POS) are indicated as experiencing Minor adverse effects at Year 15 as a consequence of structural planting maturing. However the 'softening' effects of this planting is not expected to assist greatly as the main proposed screening is on the embankment between the landuses, the top of which is circa 10m below the FFL of Parameter A building at 147.50. Even after 15 years, and assuming excellent establishment and growth rates for made ground, only circa 5m (approaching a quarter) of the 18.5m high building will be screened by proposed structural planting (although Parameter B building may be substantially screened). Depending on the viewing angle the employment buildings may also potentially screen views of Langford Wood. Similar significant adverse effects will be experienced in the Dalton Lane locality. For these reasons it is my view that effects will remain Moderate adverse (significant) at Year 15.</p> <p>Findings of the assessment for the remaining receptors appears acceptable.</p>	
<p>5</p>	<p>Review of Mitigation Strategy, Residual Effects & Summary</p> <p><i>Parameter Plan</i> - Figure 3.1 - Woodland strip between motorway and employment (width between 30-10m) termed Strategic Open Space. Assumed not accessible. - Strategic open space</p>	

- Retention of Craven Wood
- Continuation of public access on reinstated and rerouted PRow (diversions) and a Green Way with pedestrian connections maintained to adjacent residential areas.

The largest scale development, (40ha) employment sheds, are located at the highest/most finely grained area of the site at 147 AOD (A) 143.20 (B) 136 (C) and 134.90. Development benches circa 5m down from motorway, then 10m mid terrace embankment facing NE followed by a further circa 10 - 15m bench.. Housing areas in remaining (northern) areas of site marrying into boundary interfaces. The introduction of permanent buildings and structures including residential properties to 13.5m height³⁴, commercial and school properties to 13.5m height, and employment development to 18.5m height.

Landscape Masterplan (Figure 6.8)

- Amenity open space to proposed roundabout on A635
- Planting to north and east facing slopes at the northern application site boundary
- Set back of residential development from Gawber with proposed woodland planting and amenity landscape
- Proposed routes for diverted and enhanced PRow
- Continuation of Craven Wood with proposed woodland buffer
- Woodland planting between the proposed employment development and Pogmoor/M1
- Amenity open space connecting east to west and retention of Hermit Lane.
- Tree planting and amenity space along the link road
- Woodland planting buffer to playing field at Higham

Residual Effects & Summary

At 6.9 the residual effects are considered. I would agree with the findings. 6.9.2 should also highlight significant residual effects at Mapplewell where views to the Employment uses will remain (H4).

Cumulative Landscape Effects & Summary

The consideration of committed developments at 6.10 highlights proposed residential development on the parcel of land which lies adjacent to the application site (within MUI) and the proposed extension to Capitol Park. Both are located within LCA E2 on open farmland.

The cumulative assessment finds that the landscape effect would reduce to minor adverse in Year 15 on account of the mitigating effect of structural planting. This is can not be agreed with. The cumulative effects highlighted lends weight to the point that LCA E2 includes a distinct composition of features as indicated in the key characteristics highlighted in the LVIA, along with the overarching balance of open farmland, settlement and woodland from which its character area typology springs from (Settled Wooded Farmland). The cumulative effect of will be the further erosion of this composition such that the distinct areas of open farmland, a finite resource, within LCA E2 will largely be limited to the edges of the character area, where it abuts C3 (Upper Dearne Lowland Valley) and E1 (West Barnsley Settled Wooded Farmland)

The cumulative assessment finds that significant adverse effects are also expected from the motorway bridge and a short section of Higham Lane which would remain major adverse in Year 15. I would concur with this finding.

Summary

At 6.11.3 the assessment focuses on the prevalence of existing employment areas in the locality with reference to the BMBC LCA (Page 153) which determined that the site could be developed with significant adverse effects either within or outside this landscape character area. The inference therefore being that the effects are not significant.

Given the report was drafted in 2002, it is reasonable to assume significant areas of development have come forward in this time within E2 such that this observation would be correct at the time of writing. However today the proposal is on the most significant remaining tract of open farmland landscape within the LCA (excluding the area to the west of the M1 which is less extensive due to the presence of Silkstone Golf Course). As such

	<p>the develop results in the effective loss of distinctiveness of the E2 Barnsley Settled Wooded Farmland as open farmland is a key constituent (as noted in the character area name).</p> <p>At 6.11.8 the extensive significant, adverse visual effects from construction on local receptors are acknowledged, primarily between 2024 – 2027.</p> <p>At 6.11.9 the residual effects at Year 15 are confirmed as community receptor groups at Higham (H1) Gawber (H2) Pogmoor (H3) Higham Common (H7) and Barugh Bridge (H8). As the tree planting mitigation between the employment area and residential areas are not expected to screen the scale of the employment buildings, this list should also include Mapplewell (H4).</p>	
6	<p>Comparison between Original LVIA (2021) and Updated LVIA (2023)</p> <p><i>Review of Applicants Update of LVIA Summary Tables 6.11 and 6.12 Against original ES Summary Tables 6.12 and 6.13</i></p> <p>Separate assessment of the development site area now omitted. Originally the development site area was assessed as Major adverse for construction period and operational Year 1, with Moderate adverse effects expected in Year 15.</p> <p>The development site assessment is now combined with LCA E2 assessment; with expected effects of Moderate adverse during construction period and operational Year 1 and Minor adverse for Year 15. (same as originally assessed for the LCA).</p> <p>It would be helpful if the applicant could explain why the assessment of the site has been amalgamated into the wider LCA E2?</p> <p><i>Review of Applicants LVIA Viewpoint & Visualisation Update Against original ES LVIA Viewpoints and Visualisations (July 2021)</i></p> <p>Additional 4 long-distance Viewpoints now included. (O: High Hoyland to the northwest of the development area; and S: Mapplewell, T: Swallow Hill Road and U: Lidgett Road to the northeast of the development area).</p> <p>Total of 18 viewpoints now included (Originally 14 viewpoints).</p> <p>Magnitude of visual change revisions noted as follows-</p> <p>VP B (Junction of Highman Common Rd. and Hermit Lane): Medium for Year 15; Originally assessed as High.</p> <p>VP E (Cannon Way): Medium (in a beneficial direction of change) for Year 15. Originally assessed as Low.</p> <p>VP I (BCB Footpath 248): Medium for Year 15; Originally assessed as High.</p> <p>VP L (B6131 Darton Lane): Medium for Years 1 and 15; Originally assessed as Low.</p> <p>VP M (Mapplewell): Low for Years 1 and 15; Originally assessed as Negligible.</p> <p>VP N (M1 motorway): Medium for construction period; Originally assessed as Low.</p> <p>Assessment of effects for rest of the viewpoints/ time periods, same as original application.</p> <p>In summary planting proposals at the junction of Higham Common Road with Hermit Lane are expected to assist with the integration of employment uses by Year 15 (maturity)</p> <p>Other adjustments have been made (upwards) for findings at VP E, N, L and M although supporting statements do not fully explain the reasoning for these adjustments.</p> <p><i>Review of Applicants Update of LVIA Summary Tables 6.13 (visual effects during construction) and 6.14 (Visual effects during operation) Against original ES Summary Tables 6.14 and 6.15</i></p> <p>Visitors to Cannon Hall, Registered Park and Garden (R2) expected to experience Minor adverse effects, as against previously expected Negligible adverse effects in Year 1 and 15.</p> <p>Originally assessed as Moderate adverse effects, during construction and at operation (Year 1 and 15), for community receptors at Higham (H1) and Gawber (H2) now expected to</p>	

experience Major adverse effects. In Year 15, effects for Gawber (H2) expected to reduce to Moderate adverse, with no reduction anticipated for Higham (H1).

Pogmoor (H3) originally expected to experience Moderate adverse effects during construction period, now anticipated to have Major adverse effects during construction and at completion (Year 1 and 15).

Previously assessed as Minor adverse effects for community receptor at south edge of Mapplewell (H4) now expected to experience Moderate adverse effects for construction period and operational Year 1.

Minor adverse effects expected on community receptor at High Hoyland (H6) for operational Years 1 and 15. Originally assessed as Negligible effects for those periods.

Receptors at Highman Common (H7) and Barugh Bridge (H8), not assessed originally, now included; expected to experience Major adverse and Moderate adverse effects respectively, during construction and at completion (Year 1 and 15).

Employment Receptor (E1) now anticipated to experience Minor adverse effects in Year 1; Originally assessed as Negligible effects for that period.

Originally assessed as Minor adverse effects for users of local road network around the site (T1) in operational Year 1; now expected to be Moderate adverse. It is minor adverse in Year 15.

A635 Barugh Green Road (T2) originally expected to experience Negligible effects in Year 15, now expected to improve to Minor beneficial effects in Year 15.

Users of M1 Motorway (T3) expected to experience Minor adverse effects, as against the previously assessed Negligible effects during the construction period.

Assessment of effects for rest of the receptors as for the original application.

In summary in terms of the visual impact assessments there seems to be a notable change in the degree of adverse effects in the findings between 2021 and 2023. Significant adverse effects for community receptors at Gawber and Higham remain with increases in the degree of effects for residents at Pogmoor. New significant adverse effects are also acknowledged for residents at Higham Common, Barugh Bridge and Mapplewell. This is despite the adjustments made to proposed levels, massing and strategic landscape infrastructure.

Review of Parameter Plan 1052 (Whole site)

Bond Bryan BWM-ZZ-XX-DR-A-1052 S2 P10 dated Oct 2023.

Against original ES Plan P03 dated May 2021

Site levels raised by about 0.5-1m for Employment Allocation; adjustment to massing strategy (23m down to 18.5/16.3m).

Building height at the roundabout junction of Higham Common Road and Hermit Lane lowered to 8.3m from 14m.

Site level for the northern residential block (to the east of the proposed link road) lowered by 5m.

Site level for the residential blocks (to the west of the proposed arterial road) raised by 1-3.5m.

Site level for the residential block along south eastern fringe of the development area raised by a metre.

With reference to the Parameter Plan betterment has been made in terms of massing with maximum building heights reduced, a revised levels strategy which is closer to the existing site levels, and building lines set further back from key receptors (tbc). Significant betterment is also achieved in terms of green corridors East/West through the residential areas which will serve to break down the grain of the development when viewed from the north and northeast. However the fact remains that the 'bulkiest' massing is located at the

high point of the site in close proximity to residential neighbourhoods in Pogmoor and Higham.