

Potters-Ballotini Limited
c/o
Pegasus Planning Group Ltd
Pavilion Court
Green Lane
Garforth
Leeds
LS25 2AF

To Whom it may Concern

Date 17/07/2024

Ramboll UK Limited (Ramboll) has been requested by Potters-Ballotini Limited (the Client) to undertake a review of the Landscape and Visual Impact Assessment (LVIA) ref REH2023N00908-RAM-RP-LX-00009 that was submitted to accompany the Planning Application for the Stairfoot Glassworks, Wombwell Lane, Barnsley under application reference 2024/0373.

Ramboll
Twenty3
Brunswick Place
Southampton
SO15 2AQ
United Kingdom

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<https://uk.ramboll.com>

The review has been undertaken as there have been some changes in massing that have been implemented following feedback from the Barnsley MBC Planning Officer in relation to building heights.

Ref 1620015371-001 LVIA
Technical Note

The scheme changes comprise a reduction in height of the Processing Building by 4m, resulting in a proposed roof height of 15.7m above ground level (from that originally proposed at 19.7m above ground level) As a result of these changes, it is considered that the landscape and visual impacts of the Amended Proposed Development would be similar or lower than those previously assessed.

I am a Chartered Landscape Architect and a Director within the Ramboll Landscape Team, with over fifteen years' experience of landscape and visual impact assessment. I have reviewed the revised scheme against the submitted LVIA and can confirm that the original findings of the LVIA are still valid and provide an accurate assessment of the extent of predicted landscape and visual effects to be expected from the Amended Proposed Development.

Further to other comments raised by the Planning Officer, we will prepare wireline visualisations of the Proposed Development for each of the 10 LVIA representative viewpoints with a view to submitting on the in August 2024. These visualisations will utilise the existing photography within the LVIA as they were

Ramboll UK Limited
Registered in England & Wales
Company No: 03659970
Registered office:
240 Blackfriars Road
London
SE1 8NW

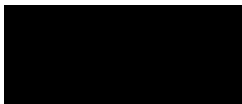
taken while trees were out of leaf, providing a worst-case visibility towards the Proposed Development. As they were not captured with visualisation in mind the locations (and reference points for direction/scaling) were not recorded with high level of accuracy, however within the Landscape Institute Technical Guidance Note 06/19, Visual Representation of Development Proposals (Table 2, Visualisation Types 1-4) the methodology for Type 3 Photowire visualisations does not require survey-verified accuracy. Requirements for this type of visualisation include tripod, full frame sensor camera plus 50mm fixed lens, reference to OS maps, geo-referenced aerial photography, LiDAR, and a 3D model of the Proposed Development – all of these requirements are met with existing photography and our proposed visualisation methodology.

A combination of knowledge from site visits, OS Maps, aerial photography, and 3D Model data, along with the measured tripod height above ground, will be used to position each viewpoint location around a 3D digital model.

The digital model includes the Proposed Development (placed at real world coordinates), as well as existing ground level (from topographic surveys), and modelled reference points in the wider landscape based on LiDAR/Google Earth analysis. Exports from the model will be generated to match the angle, pitch, rotation, and field of view of the photographs and overlaid on photography. If the angle or alignment of reference points appears slightly incorrect, the camera position will be micro-sited within the model to reflect the scene in the photograph - ensuring the Proposed Development is positioned and scaled correctly. Once positioned, and reference points are aligned with the photograph, an outline of the Proposed Development will be drawn.

While this approach is not 'survey verified' it is still considered to be suitably accurate for the required purpose and is sufficient to be confident of the overall position, scale, and nature of the development in each view, and aligns to Type 3 Photowire visualisations outlined in the Landscape Institute Technical Guidance Note 06/19.

Yours sincerely



Ian Lanchbury

BA Hons BLandArch CMLI
Director
UK Landscape

