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GILLESPIES

PROPOSED DEVELOPMENT AT MASTIN MOOR - APPENDIX 3: VIEWPOINT ASSESSMENT

P20181-00-001-GIL-0702-01

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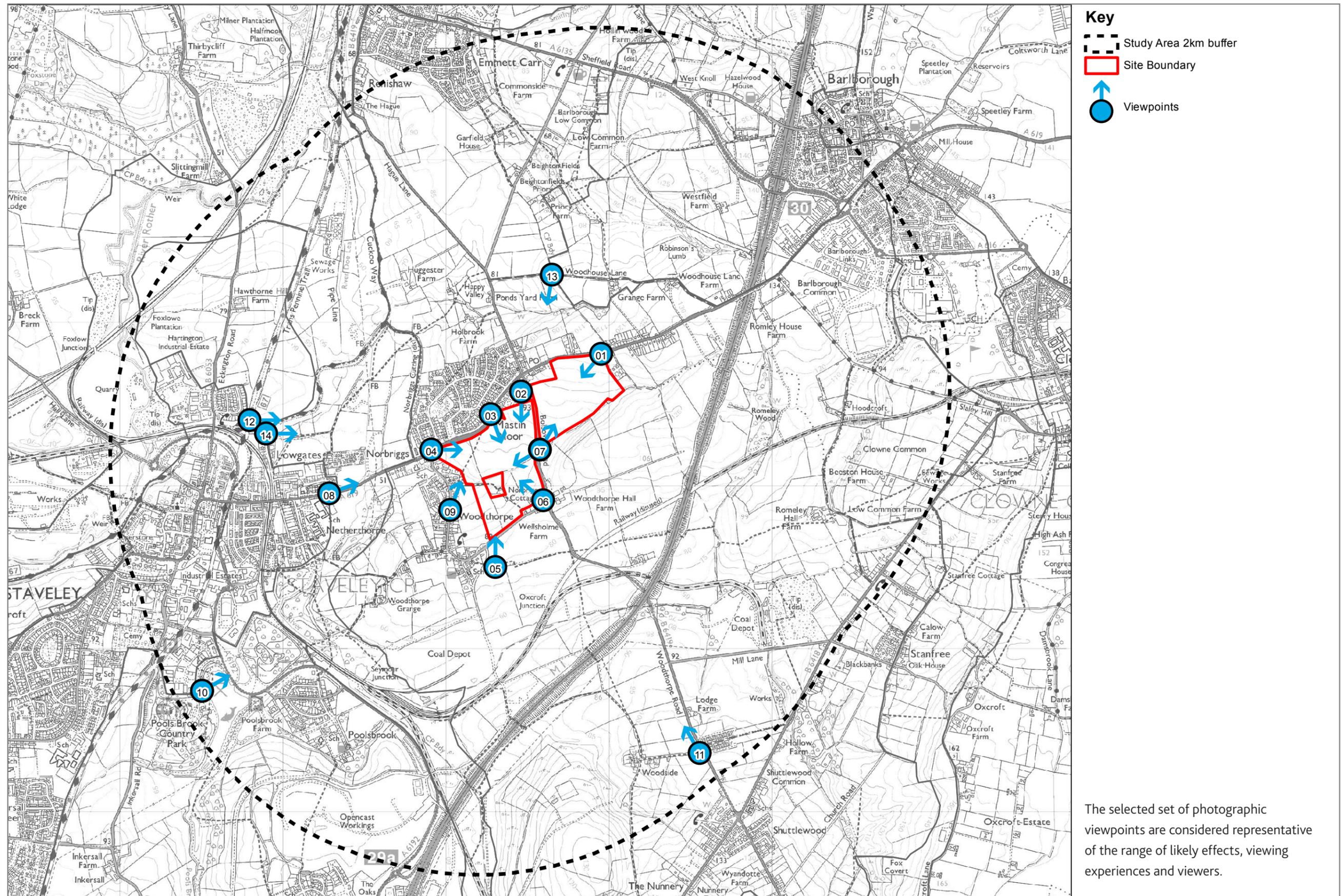
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VIEW FROM B6419 LOOKING NORTH TO MASTIN MOOR



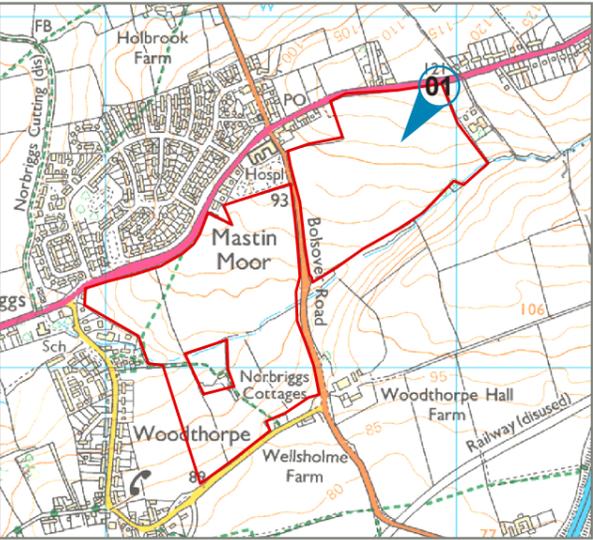
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		PROPOSED DEVELOPMENT AT MASTIN MOOR	APPENDIX 3: VIEWPOINT ASSESSMENT		CHATSWORTH SETTLEMENT TRUSTEES
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00	25.09.20	DRAFT FOR COMMENT	LR/ RM	TW	TW
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VIEWPOINT LOCATION OVERVIEW MAP



VIEWPOINT 01 : CASTLE VIEW / A619

VIEWPOINT LOCATION MAP



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AERIAL PHOTO



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REASONS FOR SELECTION

- Residential Receptor
- Community Resource
- Road Network
- Sustrans National/ Link Route
- Proposed Strategic Cycle Route
- Long Distance Walking Route
- PRow
- Country Park
- Bus stop/ bench
- Post box

NOTES ON VIEWPOINT LOCATION

Grid Reference	445951, 375811
Approx Elevation	120m AOD
General Direction of View	SSW 240°
Approx Distance to Development	5m
Time / Date	10.12am / 4th April 2017
Weather / Visibility	Light Cloud / Good
Camera	Canon EOS 6D, Canon EF 50mm f/1.8 fixed focal lens

Photograph taken from public footpath on the A619 close to the junction with Castle View. This viewpoint is representative of views experienced by people living to the east of Mastin Moor and people travelling along the A619.

PHOTOGRAPH OF EXISTING LANDSCAPE FROM VIEWPOINT



ANNOTATED VIEWPOINT ILLUSTRATING LOCATION OF APPLICATION SITE



VIEWPOINT 01 : ASSESSMENT SHEET

DESCRIPTION OF VISUAL BASELINE

The view over the application site is partly screened by foreground elements (hedgerows and hedgerow trees which line the ditch along the northern edge of the application site. Where occasional gaps in the vegetation allow views through to the landscape beyond, the view is of medium to large arable fields enclosed with hedgerows and trees. The land initially slopes down in the view (to the south) and then rises again to the horizon, this rising topography forming the mid to far ground of the view.

The mid to far ground is more urbanised, with the settlement of Woodthorpe being clearly visible to the centre of the view to include the properties which accompany Norbriggs Road. Belts of woodland form a backdrop to this settlement to the south west and there is clear separation between this settlement and the eastern edge of Staveley which can be seen in the right of the view (west).

The eastern edge of Staveley is characterised by larger buildings such as Netherthorpe School and Science College and an industrial estate and these can be seen clearly in the view. In the distance, two 400 kV overhead lines are visible in the mid to far distance and can be seen frequently along the horizon. The derelict coal depot and tip to the west of Stanfree can be seen in the middle to far distance to the left of the view (east).

The overall impression is of a well settled landscape with frequent industrial scale development and infrastructure set within a patchwork of arable fields, hedgerows and small blocks of woodland.

SEASONAL VARIATIONS

In the summer, vegetation will appear denser and vegetation would screen part of this view.

NIGHT TIME

At night, lighting associated with the settlements within the view and street lighting along roads would focus attention.

VIEW VERIFICATION - PHOTOGRAPH TAKEN 10.9.2020



DESCRIPTION OF EFFECTS

Operation Year 0

The view is transient and the focus of the receptor would largely be down the busy A619 and the view to the application site is filtered by the existing vegetation which lines the boundary. The development proposes broadleaf buffer planting along its north eastern boundary with the A619 with the landscaped rear of development backing onto this buffer planting.

The proposed built development is therefore likely to be some distance from the receptor and screened by existing vegetation. The busy A619 is also a detractor and will continue to focus attention. It is anticipated that the magnitude of change in the view would be **medium / adverse**.

Operation - Year 15

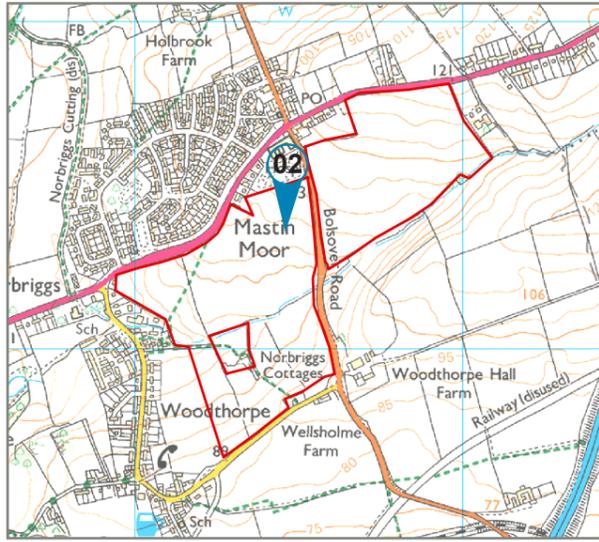
By year 15 the proposed broad leaf buffer planting will have matured and will provide further screening of the proposed development in addition to the existing boundary vegetation. In view of this screening, the detracting feature of the busy A619 together with the likely distance from receptors, it is anticipated that the magnitude of change in the view would be **low / adverse**.

CHANGES TO VIEW - SUMMER 2020

There are no substantial changes to the view which would alter the assessment.

VIEWPOINT 02 – MASTIN MOOR COMMUNITY GARDEN

VIEWPOINT LOCATION MAP



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AERIAL PHOTO



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

REASONS FOR SELECTION

- Residential Receptor
- Community Resource
- Road Network
- Sustrans National/ Link Route
- Proposed Strategic Cycle Route
- Long Distance Walking Route
- PRow
- Country Park
- Bus stop/ bench
- Post box

NOTES ON VIEWPOINT LOCATION

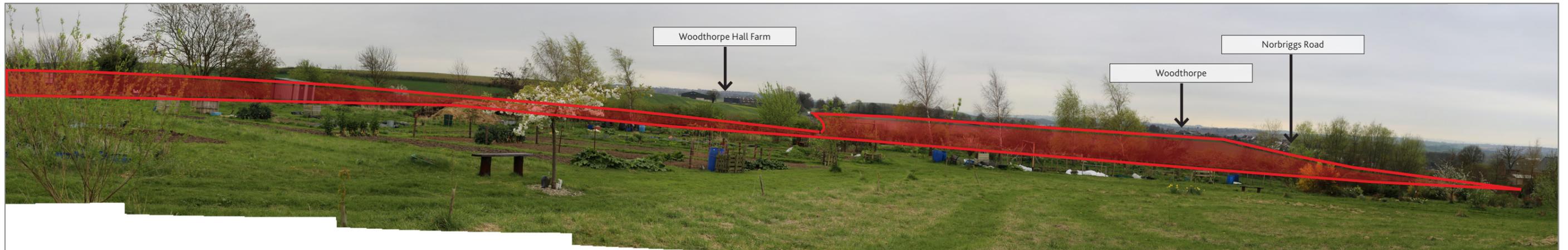
Grid Reference	445461, 375577
Approx Elevation	93m AOD
General Direction of View	S 180°
Approx Distance to Development	75m
Time / Date	11am / 4th April 2017
Weather / Visibility	Light Cloud / Good
Camera	Canon EOS 6D, Canon EF 50mm f/1.8 fixed focal lens

View taken from within Mastin Moor Community Garden. This viewpoint is representative of views experienced by people working within the Mastin Moor Community garden whose attention is predominantly focused within the garden. It is also representative of views from the rear of the hospital although these would be more elevated.

PHOTOGRAPH OF EXISTING LANDSCAPE FROM VIEWPOINT



ANNOTATED VIEWPOINT ILLUSTRATING LOCATION OF APPLICATION SITE



VIEWPOINT 02 : ASSESSMENT SHEET

DESCRIPTION OF VISUAL BASELINE

The fore to mid ground of this view is composed of the community gardens with associated growing plots and equipment. There are a number of small fruit trees within the gardens and the boundary is largely formed by hedgerows and trees.

The mid to back ground of the view is comprised of a series of valleys, the tops of which are visible beyond the community garden boundary. The majority of the mid ground is formed by the arable fields which make up the proposed project boundary. Above these fields, the horizon is formed by a mix of built development, infrastructure, pastoral fields and woodland blocks. The settlement of Clowne can be seen to the centre of the view behind large agricultural buildings. Woodthorpe can be seen to the right (west) of the view with the opencast workings and the settlement of Duckmanton forming a backdrop. Neighbouring properties can be seen to the far right (west) of the view.

400 kV overhead lines can be seen skylining intermittently on the horizon and traffic movement on the B6419 can be seen to the centre of the view before it disappears behind landform.

SEASONAL VARIATIONS

In the summer, vegetation will appear denser and screen some elements of the mid to far ground.

NIGHT TIME

At night, the existing lighting around the settlements and built developments in the mid distance and horizon creates focal points.

VIEW VERIFICATION - PHOTOGRAPH TAKEN 10.9.2020



DESCRIPTION OF EFFECTS

Operation - Year 0

The proposed development would be visible on the rising ground to the left (north east) of the view as it slopes down to meet the B6419. To the centre and right of the view, the expanded community garden would mean that the built development proposed to the south of it would be located on lower ground, limiting the extent of the proposed development visible from this view to rooftops/ upper windows which would be screened by existing trees located on the proposed development boundary. In view of the scale of the community gardens, the focus of the view is likely to remain within the gardens themselves, with the development set within the context of the urban settlement beyond, currently visible to the right (south west) of view. Thus the development would bring these urban elements closer to the receptor rather than introducing new urban elements within the view.

Existing development and vegetation located to the right of the view (south west) would screen and filter views of development proposed for the south west of it. It is anticipated that the magnitude of change in this particular view would be, at worse, **medium-high / adverse**.

Operation - Year 15

By year 15 the proposed boundary and buffer planting to the red line boundary and also the boundary between the expanded community garden and the proposed development will have matured and will provide further screening.

Road, boundary and garden vegetation within the development to the left of the view (north east) would also have matured and would break up the mass of the development, assimilating the scheme into a scene which is already characterised as a settled landscape consisting of a patchwork of built development set within arable fields, dissected by infrastructure and broken by small belts of trees and frequent mature hedgerows.

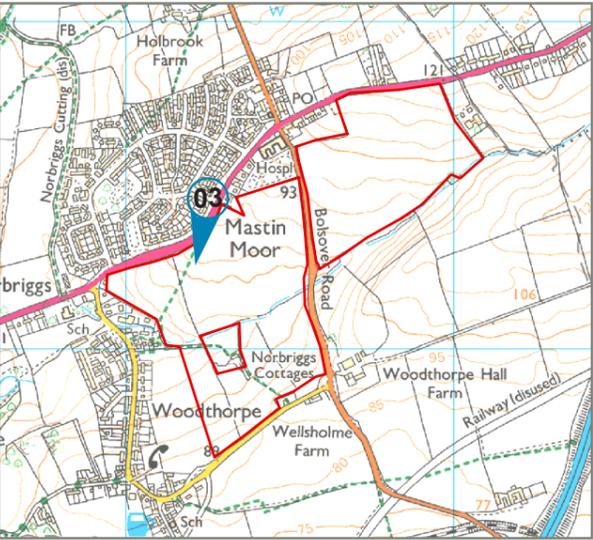
It is anticipated that the magnitude of change in the view would be, at worst, **medium / adverse**.

CHANGES TO VIEW - SUMMER 2020

There are no substantial changes to the view which would alter the assessment.

VIEWPOINT 03: A619/ ROWAN ROAD/ HILLSIDE DRIVE (EAST)

VIEWPOINT LOCATION MAP



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AERIAL PHOTO



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

REASONS FOR SELECTION

- Residential Receptor
- Community Resource
- Road Network
- Sustrans National/ Link Route
- Proposed Strategic Cycle Route
- Long Distance Walking Route
- PRoW
- Country Park
- Bus stop/ bench
- Post box

NOTES ON VIEWPOINT LOCATION

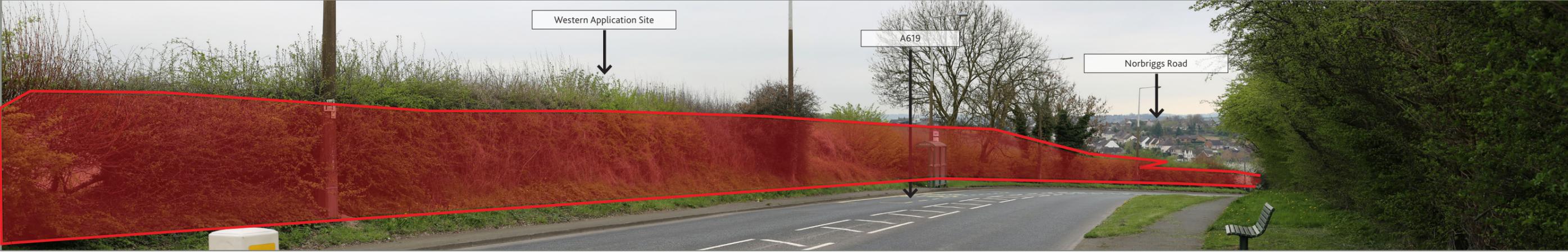
Grid Reference	445277, 375441
Approx Elevation	18m AOD
General Direction of View	S 190°
Approx Distance to Development	86m
Time / Date	10.25/ 4th April 2017
Weather / Visibility	Light Cloud / Good
Camera	Canon EOS 6D, Canon EF 50mm f/1.8 fixed focal lens

View taken from the public footpath of the A619 as it emerges from Hillside Drive/ Rowan Drive in Mastin Moor. This viewpoint is representative of views experienced by people living and moving around and within Mastin Moor, residential receptors on Hillside Drive and people travelling along the A619.

PHOTOGRAPH OF EXISTING LANDSCAPE FROM VIEWPOINT



ANNOTATED VIEWPOINT ILLUSTRATING LOCATION OF APPLICATION SITE



VIEWPOINT 03 : ASSESSMENT SHEET

DESCRIPTION OF VISUAL BASELINE

This view is transient and dominated by the A619 visible in the fore to mid ground along with its boundaries formed by a mix of dense hedgerow and occasional trees. A bollard, bus stop, bench and lighting columns can also be seen. Glimpses of the arable fields of the application site can be seen through the hedge to the left of the view (south) and above the hedge (and bus stop) to the centre of the view (south west) as the A619 dips down and the landform rises beyond it.

As the A619 dips out of sight, the built form of Woodthorpe comes into view and forms the mid ground of the view to the centre right (south west). The settlement consists of a mix of relatively dense housing, garden vegetation and trees. The horizon rises above the settlement and can be seen as distant hills and woodland blocks.

DESCRIPTION OF EFFECTS

Operation Year 0

The view is largely transient and focused down down the busy A619. Larger development (the local centre) is proposed for this area which means that the view to the left (south) of a hedge with filtered views of arable fields beyond would be replaced with built form set within a landscaped area. It is likely that the existing hedge would need to be removed in order to allow for access road and visibility splay. Whilst this would represent a substantial change in the view, its essential character would remain unchanged as the existing context is influenced by the presence of the busy A619 and the urban setting provided by Woodthorpe currently visible within the mid to background (centre right) of the view. The proposed development would therefore be increasing urban elements within the view rather than introducing a new characteristics.

The line of vegetation to the right (north) of the view would provide screening for the residential properties located to the north (beyond the right) of this viewpoint.

It is anticipated that the magnitude of change from this specific viewpoint would be **high / adverse**.

Operation - Year 15

By year 15 the proposed landscape structure planting within the development and along its boundary would have matured and will help integrate the proposed development within its setting, breaking up the mass of the development. It is anticipated that the magnitude of change in this specific view would be **medium-high / adverse**.

SEASONAL VARIATIONS

In the summer, vegetation will appear denser and existing hedgerow trees will screen much of the view of the arable fields currently visible above the hedgerow in the centre of the view (south west).

NIGHT TIME

At night, street lighting on the A619 and within the settlement of Woodthorpe will largely focus views to the mid and foreground.

VIEW VERIFICATION - PHOTOGRAPH TAKEN 10.9.2020

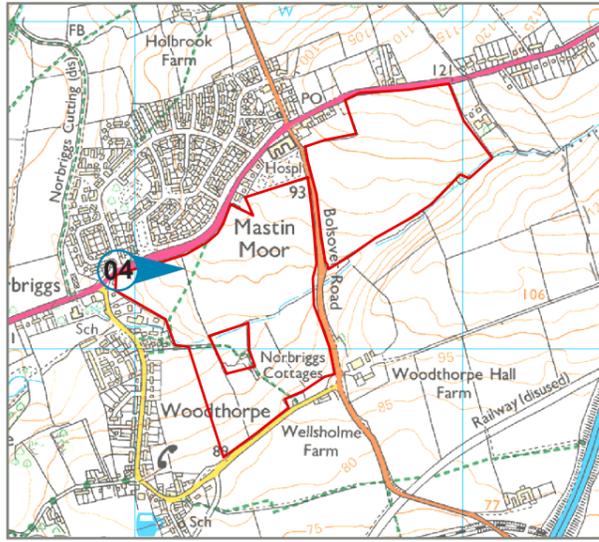


CHANGES TO VIEW - SUMMER 2020

There are no substantial changes to the view which would alter the assessment.

VIEWPOINT 04 : A619/ NORBRIGGS ROAD

VIEWPOINT LOCATION MAP



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AERIAL PHOTO



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

REASONS FOR SELECTION

- Residential Receptor
- Community Resource
- Road Network
- Sustrans National/ Link Route
- Proposed Strategic Cycle Route
- Long Distance Walking Route
- PRow
- Country Park
- Bus stop/ bench
- Post box

NOTES ON VIEWPOINT LOCATION

Grid Reference	444904, 375221
Approx Elevation	57m AOD
General Direction of View	E 80°
Approx Distance to Development	30m
Time / Date	11.50 / 4th April 2017
Weather / Visibility	Light Cloud / Good
Camera	Canon EOS 6D, Canon EF 50mm f/1.8 fixed focal lens

View standing on the footpath accompanying the A619, just north of the junction with Norbriggs Road. This junction has traffic lights and pedestrian crossings. This viewpoint is representative of views experienced by people living and moving around the settlement of Mastin Moor, people travelling along the A619 at its junction with Norbriggs Road.

PHOTOGRAPH OF EXISTING LANDSCAPE FROM VIEWPOINT



ANNOTATED VIEWPOINT ILLUSTRATING LOCATION OF APPLICATION SITE



VIEWPOINT 04 : ASSESSMENT SHEET

DESCRIPTION OF VISUAL BASELINE

The fore to mid ground of the view is comprised of the A619 as it rises to the left of the view (north east) and disappears from sight on the horizon. It is accompanied by a wide verge and/ or dense hedgerow/ trees along with associated roadside furniture such as signage, and lighting columns. To the centre and right of the view, visibility is restricted by a property and dense conifer hedge.

In view of rising landform, the mid ground forms the horizon which is comprised of arable fields and hedgerow boundary to the centre of the view (south-east) and dense boundary of trees and hedgerow to the right of the view (north).

DESCRIPTION OF EFFECTS

Operation Year 0

The view is largely transient and focused along the busy A619. The development proposes a significant landscape framework for this area. It is therefore unlikely that any views of the western edge of the proposed development would be visible. It is anticipated that the magnitude of change in the view would therefore be **negligible**.

Operation - Year 15

By year 15 the proposed landscape proposals would have matured and would form an attractive feature and new focus to the centre of the view.

It is therefore anticipated that the magnitude of change in the view would be **low / beneficial**.

SEASONAL VARIATIONS

In the summer, vegetation will appear denser although the open view of the application site will remain essentially unchanged.

NIGHT TIME

At night, street, residential and traffic lighting on the A619 focuses views along the road.

VIEW VERIFICATION - PHOTOGRAPH TAKEN 10.9.2020

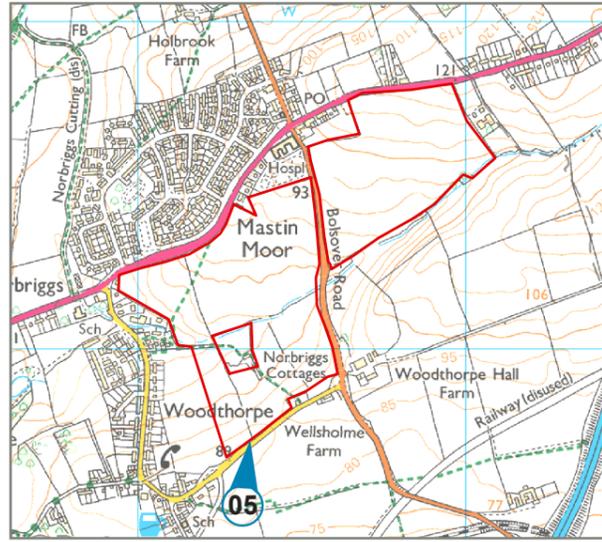


CHANGES TO VIEW - SUMMER 2020

There are no substantial changes to the view which would alter the assessment.

VIEWPOINT 05 : FOOTPATH SOUTH OF WOODTHORPE ROAD

VIEWPOINT LOCATION MAP



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AERIAL PHOTO



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

REASONS FOR SELECTION

- Residential Receptor
- Community Resource
- Road Network
- Sustrans National/ Link Route
- Proposed Strategic Cycle Route
- Long Distance Walking Route
- PRoW
- Country Park
- Bus stop/ bench
- Post box

NOTES ON VIEWPOINT LOCATION

Grid Reference	445303, 374505
Approx Elevation	78m AOD
General Direction of View	NNE 20°
Approx Distance to Development	150m
Time / Date	11.35 / 4th April 2017
Weather / Visibility	Light Cloud / Good
Camera	Canon EOS 6D, Canon EF 50mm f/1.8 fixed focal lens

View located on a trodden footpath running along the boundary of arable fields. This viewpoint is representative of views experienced by people using the local PRoW which runs in a broadly east-west direction south of Woodthorpe Road.

PHOTOGRAPH OF EXISTING LANDSCAPE FROM VIEWPOINT



ANNOTATED VIEWPOINT ILLUSTRATING LOCATION OF APPLICATION SITE



VIEWPOINT 05 : ASSESSMENT SHEET

DESCRIPTION OF VISUAL BASELINE

The view is dominated by the mid to foreground of the view which is comprised of arable fields. To the left of the view (north-west), visibility is restricted by a hedgerow, residential properties and garden trees. To the centre of the view (north), the well managed hedgerow again restricts visibility. Intermittent boundary trees can be seen beyond which are located to the north of Woodthorpe Road in and amongst telegraph poles. These trees become denser to the centre of the view with two properties being visible between the trees.

To the right of the view, landform rises gently to the north east, forming the mid to back ground of the view. This is comprised of a mix of medium to large arable fields enclosed by hedgerows and trees with woodland blocks forming much of the horizon. Sight and sound of traffic on the M1 is evident to the right of the view.

SEASONAL VARIATIONS

In the summer, vegetation will appear denser.

NIGHT TIME

At night, lights associated with properties to the left and centre of the view will focus attention. Intermittant lights associated with vehicles on Woodthorpe Road and more particularly the M1 will also be a feature of the view.

VIEW VERIFICATION - PHOTOGRAPH TAKEN 10.9.2020



DESCRIPTION OF EFFECTS

Operation Year 0

The proposed development will be located to the north side of Woodthorpe Road, behind the hedge visible on the horizon and set back from the north side of the road. Topography also slopes down to the north, away from Woodthorpe Road and the receptor. It is therefore the very upper sections and roofs of the development which would be visible and these would be part filtered by existing trees along the southern boundary of Woodthorpe Road seen here to the left of centre of the view. The access road and any vegetation removal required to facilitate the development would be screened by the existing hedge on the horizon. The existing two properties set within a group of trees visible to the centre of the view would screen the development proposed to the north of them.

This is a wide, transient view from a PRoW where the receptors focus will largely be on the broader, open landscape. Whilst the development will extend the line of built development across the left and centre of the view, it will be distant and filtered/ screened by existing trees/ hedgerow and properties. It is anticipated that the magnitude of change in the view would be **low-medium / adverse**.

Operation - Year 15

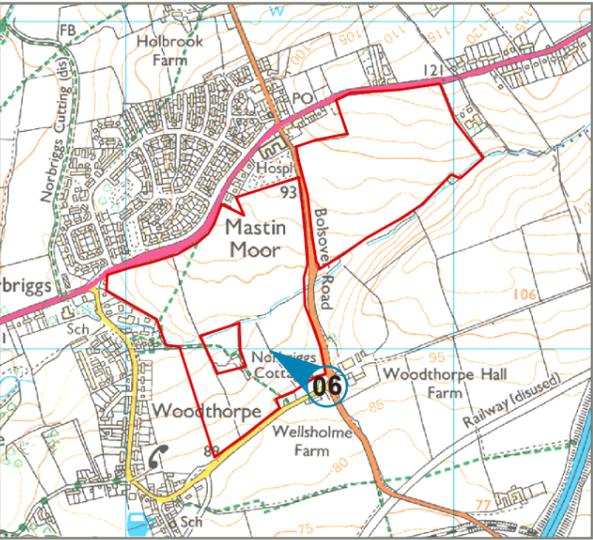
By year 15, proposed garden and boundary vegetation will have matured. This, together with the existing boundary vegetation, the likely distance from the receptor, and the fact that development is already a characteristic of the view, is anticipated to marginally reduce the magnitude of change in the view to be **low / adverse**.

CHANGES TO VIEW - SUMMER 2020

There are no substantial changes to the view which would alter the assessment.

VIEWPOINT 06 : JUNCTION OF WOODTHORPE ROAD / B6419

VIEWPOINT LOCATION MAP



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AERIAL PHOTO



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

REASONS FOR SELECTION

- Residential Receptor
- Community Resource
- Road Network
- Sustrans National/ Link Route
- Proposed Strategic Cycle Route
- Long Distance Walking Route
- PRow
- Country Park
- Bus stop/ bench
- Post box

NOTES ON VIEWPOINT LOCATION

Grid Reference	445597, 374914
Approx Elevation	90m AOD
General Direction of View	NNW 300°
Approx Distance to Development	1m
Time / Date	11.25 / 4th April 2017
Weather / Visibility	Light Cloud / Good
Camera	Canon EOS 6D, Canon EF 50mm f/1.8 fixed focal lens

This viewpoint is taken from a layby located to the junction of Woodthorpe Road and Bolsover Road (B6419). It is taken standing at the field gate and is therefore an open view experienced by few receptors. Residential receptors are located to the south of Woodthorpe Road, their views part screened by intervening trees.

PHOTOGRAPH OF EXISTING LANDSCAPE FROM VIEWPOINT



ANNOTATED VIEWPOINT ILLUSTRATING LOCATION OF APPLICATION SITE



VIEWPOINT 06 : ASSESSMENT SHEET

DESCRIPTION OF VISUAL BASELINE

The fore to mid ground of the view is occupied by medium to large arable fields within a shallow valley which is enclosed by hedgerows. There are frequent trees within the hedgerows and a line of trees demarcates a former field boundary to the left (west) of the view. Bolsover Road (the B6419) with its accompanying boundary hedgerows and frequent trees is visible to the right of the view (east) and a dense line of trees forms the foreground to the left (west).

Settlement and infrastructure characterise much of the mid ground to the left (west) and the built edge of Mastin Moor sits on the horizon to the centre of the view. Woodthorpe is clearly visible to the left (west) of the view with the eastern edge of Staveley visible beyond, particularly the larger buildings found here such as Netherthorpe School and Science College and the industrial estate located to the south of Staveley.

The 400 kV overhead line can be clearly seen to the left of the view and beyond it a patchwork of pastoral fields, woodland blocks and development clusters is the landscape pattern which stretches off to the horizon.

DESCRIPTION OF EFFECTS

Operation Year 0

The view is largely transient and focused down the busy A619 and is largely filtered by the existing vegetation which lines the boundary. The development proposes buffer planting to this area and that the rear of development fronts this northern boundary. The proposed development is therefore likely to be some distance from the receptor and screened by existing vegetation. It is anticipated that the magnitude of change in the view from this viewpoint would be **high-medium / adverse**.

Operation - Year 15

By year 15 the proposed broadleaf buffer planting will have matured and will provide further screening of the proposed development. Together with the existing boundary vegetation and the likely distance from the receptor, it is anticipated that the magnitude of change in the view would be **medium / adverse**, mainly due to the foreshortening of the view

SEASONAL VARIATIONS

In the summer, vegetation will appear denser and screen elements of the current view although the character remains unchanged.

NIGHT TIME

At night, lighting provided by the various settlements visible in the view accentuate their presence.

VIEW VERIFICATION - PHOTOGRAPH TAKEN 10.9.2020

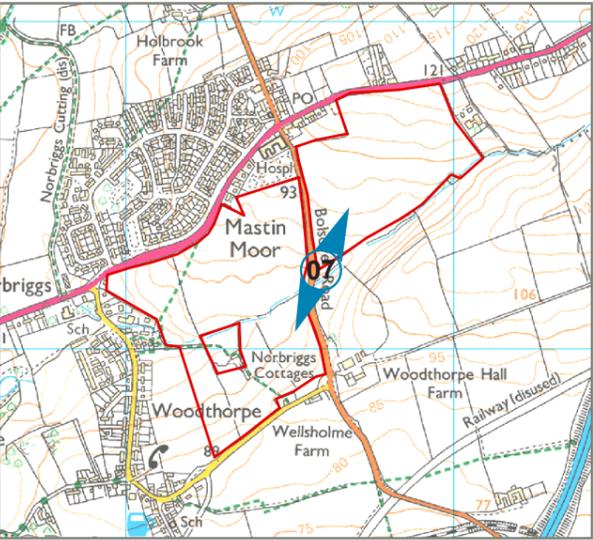


CHANGES TO VIEW - SUMMER 2020

There are no substantial changes to the view which would alter the assessment.

VIEWPOINT 07 : B6419 BOLSOVER ROAD

VIEWPOINT LOCATION MAP



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AERIAL PHOTO



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

REASONS FOR SELECTION

- Residential Receptor
- Community Resource
- Road Network
- Sustrans National/ Link Route
- Proposed Strategic Cycle Route
- Long Distance Walking Route
- PRoW
- Country Park
- Bus stop/ bench
- Post box

NOTES ON VIEWPOINT LOCATION

Grid Reference	445575, 375218
Approx Elevation	72m AOD
General Direction of View	S 190° to NNE 50°
Approx Distance to Development	35m
Time / Date	13.25 / 4th April 2017
Weather / Visibility	Light Cloud / Good
Camera	Canon EOS 6D, Canon EF 50mm f/1.8 fixed focal lens

This viewpoint is taken from a layby on Bolsover Road (B6419) and is representative of views experienced by people moving around the settlement of Mastin Moor.

ANNOTATED VIEWPOINT ILLUSTRATING LOCATION OF APPLICATION SITE (LOOKING WEST)



ANNOTATED VIEWPOINT ILLUSTRATING LOCATION OF APPLICATION SITE (LOOKING NOTRH)



VIEWPOINT 07 : ASSESSMENT SHEET

DESCRIPTION OF VISUAL BASELINE

The fore to mid ground is comprised of the B6419, the large layby and the hedgerows which border it. Beyond the hedge the arable fields of the application site can be seen. Topography foreshortens the view to the right (north east) with a few properties visible on the horizon. To the left of the view (south west to north west), the mid ground is a pattern of medium to large arable fields enclosed by hedgerow and trees, this pattern being replaced by settlement set within tree belts and blocks with distance from the viewer.

SEASONAL VARIATIONS

In the summer, vegetation will appear denser and screen elements of this view.

NIGHT TIME

At night the existing lighting along the A619 and from Staveley, particularly to the centre of the view (west) creates a focal point.

VIEW VERIFICATION - PHOTOGRAPH TAKEN 10.9.2020



VIEW VERIFICATION - PHOTOGRAPH TAKEN 10.9.2020



DESCRIPTION OF EFFECTS

Operation Year 0

The view is transient and focused down down the B6419. To the west of the B6419 the proposed development would be clearly visible in close views beyond the existing boundary hedgerow, a length of which would need to be removed in order to facilitate the access road and visibility splays. However, landscape proposals for the south west of the B6419 would go some way to compensate for this and break up the mass of the development and ensure the retention of the existing trees which currently accompany the watercourse which is visible to the left of the view. The development would create a substantial change in the view, changing much of that which is visible in the fore to mid ground from arable fields to development. However, this is not a rural view as development and infrastructure are clearly visible in the background. The essential character of the view would not therefore be fundamentally changed. It is anticipated that the magnitude of change in the view would be **High - medium / adverse**.

To the east of the B6419, landscape proposals would provide a significant buffer between the receptor and the southern edge of the western site of the application site. The existing hedge (retained) would also provide a degree of screening. Therefore, whilst landform would mean that the development is located on rising ground and above the receptor at this point, it would be at some distance and partially screened. Built elements are also currently visible on the horizon. It is anticipated that the magnitude of change in the view would be **High - medium / adverse**.

Operation - Year 15

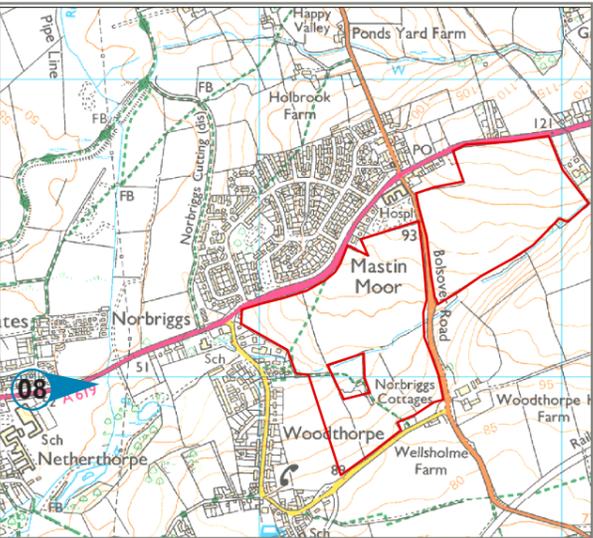
By year 15 the proposed boundary and landscape proposals would have matured and would further filter views of the development, helping to assimilate it within its context. It is anticipated that the magnitude of change in the view would be **Medium / adverse**.

CHANGES TO VIEW - SUMMER 2020

There are no substantial changes to the view which would alter the assessment.

VIEWPOINT 08 : LOWGATES / A619 AT THE EAST EDGE OF STAVELEY

VIEWPOINT LOCATION MAP



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AERIAL PHOTO



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

REASONS FOR SELECTION

- Residential Receptor
- Community Resource
- Road Network
- Sustrans National/ Link Route
- Proposed Strategic Cycle Route
- Long Distance Walking Route
- PRoW
- Country Park
- Bus stop/ bench
- Post box

NOTES ON VIEWPOINT LOCATION

Grid Reference	444283, 374957
Approx Elevation	18m AOD
General Direction of View	E 90°
Approx Distance to Development	51m
Time / Date	12.00 / 4th April 2017
Weather / Visibility	Light Cloud / Good
Camera	Canon EOS 6D, Canon EF 50mm f/1.8 fixed focal lens

This viewpoint is taken on the footway of the A619 (Lowgates) at the junction of Bent Lane and opposite Netherthorpe School and Science College. It is representative of local residential receptors, users of the school and people travelling between the settlements of Mastin Moor and Staveley.

PHOTOGRAPH OF EXISTING LANDSCAPE FROM VIEWPOINT



ANNOTATED VIEWPOINT ILLUSTRATING LOCATION OF APPLICATION SITE



VIEWPOINT 08 : ASSESSMENT SHEET

DESCRIPTION OF VISUAL BASELINE

View of the foreground to mid ground is dominated by the A619 and its boundaries which are a mix of tall hedgerow and trees to the left of the view (north) and a clipped hedge and mesh fence to the right of the view (south).

The grounds of Netherthorpe School and Science College can be seen above the fence, rising to a horizon provided by fields, tree belts and blocks and a 400kV overhead line which skylines the entirety of the view save where it disappears behind trees to the left (north) of the view.

To the centre of the view the linear settlement of Woodthorpe as it accompanies Norbriggs Road is clearly visible, the landscape behind it consisting of rising arable fields enclosed by a mix of hedgerow and trees.

DESCRIPTION OF EFFECTS

Operation Year 0

The view is largely transient and focused down the busy A619. The development is proposed to the centre and left of the view beyond the settlement of Woodthorpe. As a result of topography and the landscape proposals for the western edge of the development, no proposed built development would be visible from this view. It is anticipated that the magnitude of change in the view would be **negligible**.

Operation - Year 15

By year 15 the landscape proposals for the western edge of the development would have matured, replacing the arable field currently visible in the view. However, this is a well-treed view in any event and the change would therefore be almost imperceptible. It is anticipated that the magnitude of change in the view would be **negligible**.

SEASONAL VARIATIONS

In the summer, vegetation will appear denser and screen elements of the view.

NIGHT TIME

At night, street lighting on the A619 and lighting within the settlement of Woodthorpe will focus the attention.

VIEW VERIFICATION - PHOTOGRAPH TAKEN 10.9.2020

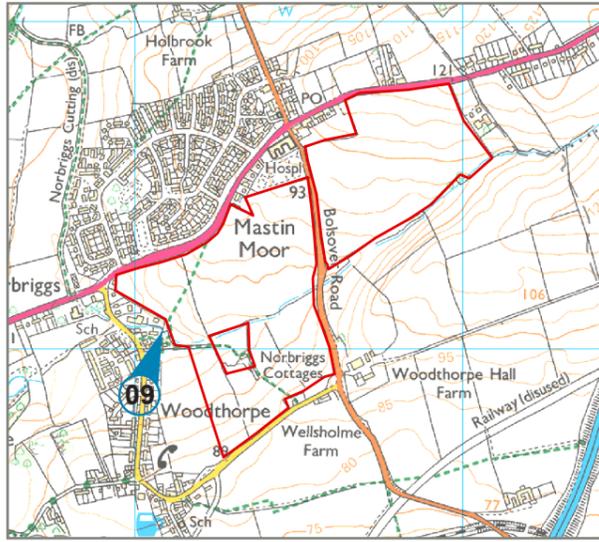


CHANGES TO VIEW - SUMMER 2020

There are no substantial changes to the view which would alter the assessment.

VIEWPOINT 09 : VIEW FROM BENCH & BUS STOP ON NORBRIGGS ROAD

VIEWPOINT LOCATION MAP



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AERIAL PHOTO



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

REASONS FOR SELECTION

- Residential Receptor
- Community Resource
- Road Network
- Sustrans National/ Link Route
- Proposed Strategic Cycle Route
- Long Distance Walking Route
- PRoW
- Country Park
- Bus stop/ bench
- Post box

NOTES ON VIEWPOINT LOCATION

Grid Reference	445022, 374849
Approx Elevation	69m AOD
General Direction of View	NNE 20°
Approx Distance to Development	60m
Time / Date	11.45 / 4th April 2017
Weather / Visibility	Light Cloud / Good
Camera	Canon EOS 6D, Canon EF 50mm f/1.8 fixed focal lens

This viewpoint is representative of people living within the settlement of Woodthorpe. It is located on Northbriggs Road, close to the junction with Spencer Avenue and at the location of a bus stop, post box and bench.

PHOTOGRAPH OF EXISTING LANDSCAPE FROM VIEWPOINT



ANNOTATED VIEWPOINT ILLUSTRATING LOCATION OF APPLICATION SITE



VIEWPOINT 09 : ASSESSMENT SHEET

DESCRIPTION OF VISUAL BASELINE

Fore to mid ground consists of a suburban view of Norbriggs Road, lined by residential properties. Each property has sizeable front gardens with trees and hedges and low boundary walls and / or fences. A post box can be seen to the left of the immediate foreground. The view is taken immediately adjacent to a bench and bus stop located on the footpath to the left but out of shot.

To the background of the view, the arable fields of the application site can be seen rising above the settlement and to the horizon. The fields are bounded by hedges and to the far distance (north) the trees and houses of Mastin Moor which line the A619 can be seen beyond.

DESCRIPTION OF EFFECTS

Operation Year 0

The view is largely transient and focused down down Norbriggs Road and enclosed by the vegetation and built development that accompanies it. Whilst development is proposed to the east (left in the view) it will not be visible from this view due to distance and the screening provided by the existing houses. Where the arable land can be seen rising above the road to the centre of the view, this would change to the landscape proposals put forward for the north western corner of the application site (between Norbriggs Road and the A619). Built development would be visible to the upper field but would be distant. There is already significant built development in the view and the proposals would be in keeping with that already in existence. It is anticipated that the magnitude of change in the view would be **medium / adverse**.

Operation - Year 15

By year 15 the proposed landscape proposals would have matured and would provide significant screening and filtering of the development. The arable field would change to a well treed naturalistic parkland. It is anticipated that the magnitude of change in the view would be **low / adverse**.

SEASONAL VARIATIONS

In the summer, vegetation will appear denser although much of the garden vegetation in the fore to mid ground is evergreen or has screening properties.

NIGHT TIME

At night, street lighting on Norbriggs Road focuses views to within the settlement with the lighting on the A619 also visible on the horizon.

VIEW VERIFICATION - PHOTOGRAPH TAKEN 10.9.2020

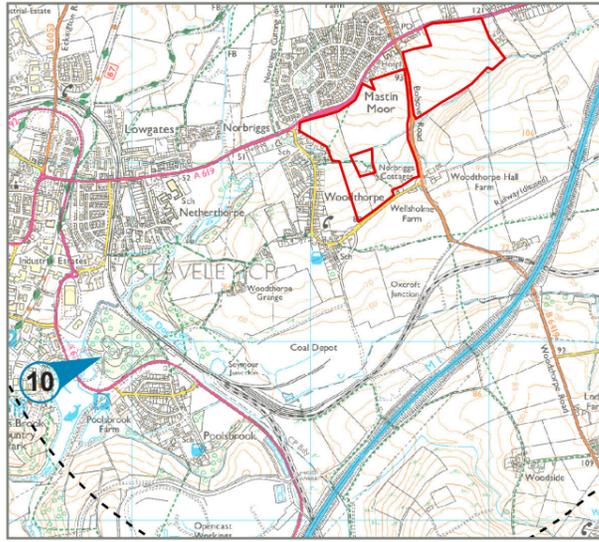


CHANGES TO VIEW - SUMMER 2020

There are no substantial changes to the view which would alter the assessment.

VIEWPOINT 10 : POOLSBROOK COUNTRY PARK

VIEWPOINT LOCATION MAP



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AERIAL PHOTO



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

REASONS FOR SELECTION

- Residential Receptor
- Community Resource
- Road Network
- Sustrans National/ Link Route
- Proposed Strategic Cycle Route
- Long Distance Walking Route
- PRow
- Country Park
- Bus stop/ bench
- Post box

NOTES ON VIEWPOINT LOCATION

Grid Reference	443496, 373740
Approx Elevation	61m AOD
General Direction of View	NNE 60°
Approx Distance to Development	1800m
Time / Date	12.30 / 4th April 2017
Weather / Visibility	Light Cloud / Good
Camera	Canon EOS 6D, Canon EF 50mm f/1.8 fixed focal lens

This viewpoint is representative of views experienced by people visiting and working within Poolsbrook Country Park. It is taken on a footpath leading down to the lake and to the front of the visitor facilities, to include play area and picnic benches. It is also close to the junction with a bridleway.

PHOTOGRAPH OF EXISTING LANDSCAPE FROM VIEWPOINT



ANNOTATED VIEWPOINT ILLUSTRATING LOCATION OF APPLICATION SITE



VIEWPOINT 10 : ASSESSMENT SHEET

DESCRIPTION OF VISUAL BASELINE

The fore to mid ground of the view is comprised of the lake and its grounds which are a mix of well kept amenity grassed areas with picnic benches , seating and signage. Gravel paths circle the lake and a bridleway can be seen leading off to the left of the view (north). To the periphery of these areas and to the mid ground of the view (north to north-west), there are areas of rough grass bounded by timber knee rails and gappy hedgerows.

The presence of the A6192 is visible beyond the lake due to the passing traffic, street lighting and the visibility of the road bridge above the lake in the centre of the view. Beyond this, belts and blocks of trees are a feature of the mid to background of the view. This tree cover is dense to the centre (north-west) of the view where the country park continues. To the left (north) and right (east) of the view, tree cover is more intermittent. To the left, large industrial units are visible through the trees, to the right, rooftops of development associated with the settlement of Poolsbrook are visible.

Vertical infrastructure is a feature of the view with two 400 kV overhead power lines being visible in both the mid ground and back ground.

DESCRIPTION OF EFFECTS

Operation Year 0

In view of topography and the well wooded landscape, the proposed development is unlikely to be visible from this view. It is anticipated that the magnitude of change in the view would be **negligible**.

Operation - Year 15

By year 15 the landscape proposals for the western edge of the application site would have matured, further reducing the likelihood of built development being visible from this view. It is anticipated that the magnitude of change in the view would be **none**.

SEASONAL VARIATIONS

In the summer, vegetation will appear denser and screen elements of the view.

NIGHT TIME

At night, street lighting on the A6192 will be visible across the entire mid ground of the view.

VIEW VERIFICATION - PHOTOGRAPH TAKEN 10.9.2020

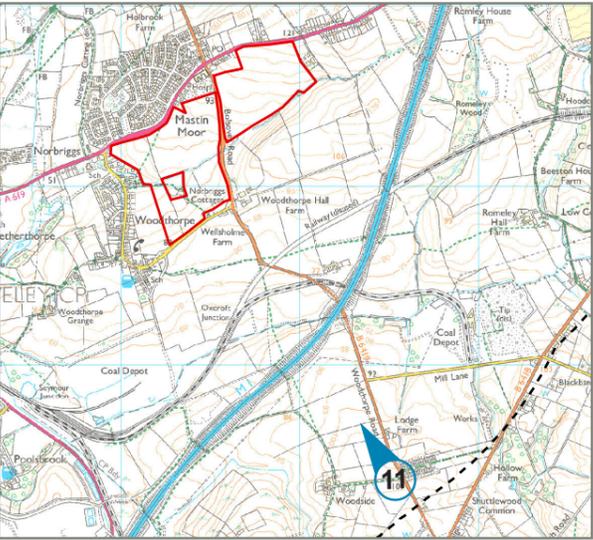


CHANGES TO VIEW - SUMMER 2020

There are no substantial changes to the view which would alter the assessment.

VIEWPOINT 11 : PROW TO NORTH OF SHUTTLEWOOD

VIEWPOINT LOCATION MAP



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AERIAL PHOTO



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

REASONS FOR SELECTION

- Residential Receptor
- Community Resource
- Road Network
- Sustrans National/ Link Route
- Proposed Strategic Cycle Route
- Long Distance Walking Route
- PRow
- Country Park
- Bus stop/ bench
- Post box

NOTES ON VIEWPOINT LOCATION

Grid Reference	446556, 373363
Approx Elevation	108m AOD
General Direction of View	NNW 340°
Approx Distance to Development	1820m
Time / Date	11.15 / 4th April 2017
Weather / Visibility	Light Cloud / Good
Camera	Canon EOS 6D, Canon EF 50mm f/1.8 fixed focal lens

Viewpoint taken on the PRow between a row of housing located to the north of Shuttlewood on Woodthorpe Road and Woodside (property) located to the west of it. It is representative of views experienced by people living and moving around the outlying settlements and properties located to the south of Mastin Moor, PRow users and users of the road network.

PHOTOGRAPH OF EXISTING LANDSCAPE FROM VIEWPOINT



ANNOTATED VIEWPOINT ILLUSTRATING LOCATION OF APPLICATION SITE



VIEWPOINT 11 : ASSESSMENT SHEET

DESCRIPTION OF VISUAL BASELINE

The fore to mid ground of the view is dominated by a telegraph pole, arable fields and the row of houses which form part of the settlement of Shuttlewood (located on the right and north east of the view). The B6419 can also be seen to the centre of the view.

Well managed hedgerows bound the fields and road and blocks/ belts of trees can be seen in the mid ground and along the horizon to the centre and left of the view.

Arable fields are also a feature of the mid to far distance, also bounded by hedgerows and trees. The M1 can be seen to the right (north east) of the view. Small blocks of development can be seen on the ridgeline to the centre and right of the view, often nestled within/ partially screened by blocks of trees. Settlement is also a feature of the left of the view although this is more distant.

Two 400 kV overhead lines can be seen, one in the middle distance, partially screened by trees and the second to the left (north west) on the far horizon.

DESCRIPTION OF EFFECTS

Operation Year 0

The view is largely transient and filtered by hedgerows. The development located on the east of the B6419 would be visible on the horizon in the middle distance. The development proposed to the west of the B6419 would also be visible but would be partly screened by landform and trees and outbuildings which are set around Woodthorpe Farm.

Whilst the development would introduce new built form into the view, the existing form of Mastin Moor located along the A619 is already visible on the horizon. The built elements visible here will therefore increase in area but, in view of the distance, the foreshortening effect created by the topography, and the screening provided by existing elements, it is not anticipated that the change perceptible but not represent a substantial change to the view.

This is a wide and transient view with detracting features such as the M1, the B6419 and overhead infrastructure present in the view. It is therefore anticipated that the magnitude of change in the view would be **low / adverse** or **negligible**.

Operation - Year 15

By year 15 the proposed landscape proposals included to the south and east of the red line boundary located to the east of the B6419 would have matured and would provide significant screening / filtering of the proposals and in doing so would also screen the views of Mastin Moor currently visible on the horizon. The anticipated magnitude of change in the view would be **negligible**.

SEASONAL VARIATIONS

In the summer, vegetation will appear denser and screen/ filter elements of this view.

NIGHT TIME

At night, lighting associated with settlement will be the evident although the moving light of M1 traffic will be the main focus.

VIEW VERIFICATION - PHOTOGRAPH TAKEN 10.9.2020

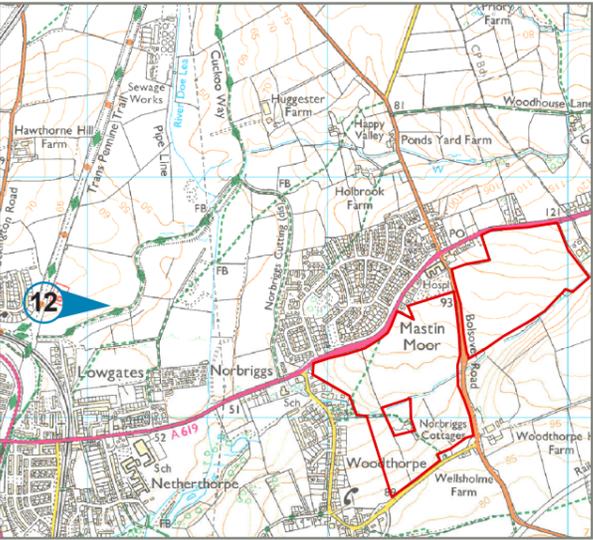


CHANGES TO VIEW - SUMMER 2020

There are no substantial changes to the view which would alter the assessment.

VIEWPOINT 12 : PICNIC AREA TRANS PENNINE TRAIL/ NATIONAL CYCLE ROUTE 67

VIEWPOINT LOCATION MAP



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AERIAL PHOTO



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

REASONS FOR SELECTION

- Residential Receptor
- Community Resource
- Road Network
- Sustrans National/ Link Route
- Proposed Strategic Cycle Route
- Long Distance Walking Route
- PRow
- Country Park
- Bus stop/ bench
- Post box

NOTES ON VIEWPOINT LOCATION

Grid Reference	443797, 375402
Approx Elevation	55m AOD
General Direction of View	E 90°
Approx Distance to Development	1100m
Time / Date	13.00 / 4th April 2017
Weather / Visibility	Cloud / Good
Camera	Canon EOS 6D, Canon EF 50mm f/1.8 fixed focal lens

This viewpoint is taken from a picnic area on the eastern edge of the Trans Pennine Trail. It is representative of views of users of the TPT (also Sustrans NCR 67) and largely represents the maximum visibility from the trail in this area as views are frequently restricted by trees, hedgerows and embankments along this section.

PHOTOGRAPH OF EXISTING LANDSCAPE FROM VIEWPOINT



ANNOTATED VIEWPOINT ILLUSTRATING LOCATION OF APPLICATION SITE



VIEWPOINT 12 : ASSESSMENT SHEET

DESCRIPTION OF VISUAL BASELINE

The foreground of the view is dominated by a hedgerow along the eastern boundary of the Trans Pennine Trail. The mid to background is comprised of the settlement of Mastin Moor to the left of the view (north) and Woodthorpe to the right of the view (south), separated by arable fields, belts of trees and hedgerow and a steel lattice tower electricity overhead line which runs across the view. To the centre right of the view a line of trees marks the location of Woodthorpe Hall Farm which is nestled amongst them.

DESCRIPTION OF EFFECTS

Operation Year 0

Parts of the development will be visible to the right of Mastin Moor in this view (south) and in front of (west of) Woodthorpe Hall Farm to the centre of this view. However, the development will be part screened/ filtered by topography, existing trees located lower in the landscape and, in this instance the hedgerow which forms the boundary of the TPT. Whilst the extent of development visible in this view will increase, the context of a settlement set within open fields and trees will remain the same. It is anticipated that the magnitude of change in the view would be **low / adverse**.

Operation - Year 15

By year 15 the proposed landscape proposals will have matured, providing significant screening to the west of the development (between the receptor and the development in this view). The landscape proposals also run as green spines through the development, breaking up the mass of the development. It is anticipated that the magnitude of change in the view would be **negligible**.

SEASONAL VARIATIONS

This image was taken in early spring and the hedgerow has just come into leaf. However, even in the winter, its density will continue to restrict visibility. In the height of summer, vegetation will appear denser and trees in the mid to background will screen or filter elements of this view.

NIGHT TIME

At night, the existing lighting around Mastin Moor and Woodthorpe are the focus of the view.

VIEW VERIFICATION - PHOTOGRAPH TAKEN 10.9.2020

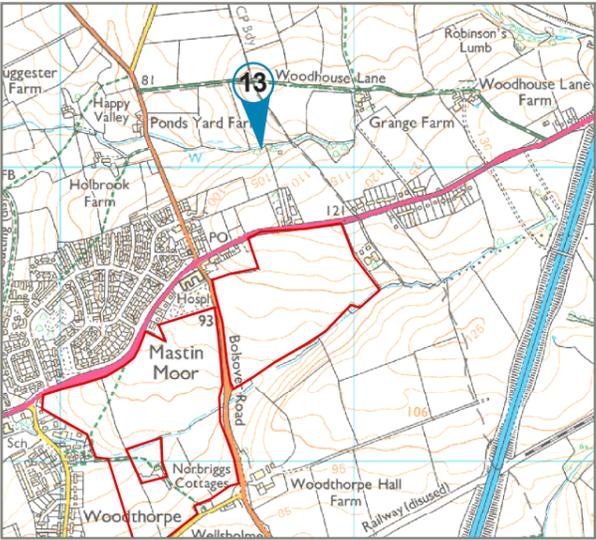


CHANGES TO VIEW - SUMMER 2020

There are no substantial changes to the view which would change the assessment. Summer foliage screens views east towards Mastin Moor and the proposed development.

VIEWPOINT 13 : VIEW FROM PROW (WOODHOUSE LANE)

VIEWPOINT LOCATION MAP



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AERIAL PHOTO



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

REASONS FOR SELECTION

- Residential Receptor
- Community Resource
- Road Network
- Sustrans National/ Link Route
- Proposed Strategic Cycle Route
- Long Distance Walking Route
- PRoW
- Country Park
- Bus stop/ bench
- Post box

NOTES ON VIEWPOINT LOCATION

Grid Reference	445661, 376304
Approx Elevation	95m AOD
General Direction of View	SSW 200°
Approx Distance to Development	500m
Time / Date	10.40 / 4th April 2017
Weather / Visibility	Light Cloud / Good
Camera	Canon EOS 6D, Canon EF 50mm f/1.8 fixed focal lens

This viewpoint is representative of views experienced by people using the PRoW known as Woodhouse Lane which runs broadly in an east-west direction north of Mastin Moor.

PHOTOGRAPH OF EXISTING LANDSCAPE FROM VIEWPOINT



ANNOTATED VIEWPOINT ILLUSTRATING LOCATION OF APPLICATION SITE



VIEWPOINT 13 : ASSESSMENT SHEET

DESCRIPTION OF VISUAL BASELINE

The fore to mid ground is the focus of the view which consists of arable fields bounded by hedgerow and trees. The tops of trees which accompany the water course within the valley to the south of the view (left to centre) can be seen dropping down into the mid ground.

The valley side rises beyond this, again to the left and centre of the view. Linear development along the A619 and small blocks of development of Mastin Moor can be seen along the ridgeline along with street lights and telegraph poles.

To the right of the view (south west) the landform opens an a heavily urbanised scene forms the background. The large industrial units along the east of Staveley are clearly visible set amongst residential development, blocks of trees, patches of arable land and the 400 kV overhead lines visible against the backcloth provided by the urban settlement.

DESCRIPTION OF EFFECTS

Operation Year 0

This is a transient view along a PRoW enclosed with hedgerow. Views to the south are therefore glimpsed and the receptor is largely focused on the wider landscape or along the footpath.

The A619 is located on the ridgeline along the horizon to the centre and left, its existence indicated by properties and vertical infrastructure before the land slopes down and the view opens to the urbanised valley beyond. The development is proposed to the south of the A619 and incorporates a buffer zone. In view of this distance and the topography which slopes away from the road, it is unlikely that the proposed development would be visible. It is anticipated that the magnitude of change in the view would be **negligible**.

Operation - Year 15

By year 15 the proposed broad leaf buffer planting will have matured, the tops of which may just be visible from this view along the horizon. However, in view of the existing trees and properties along the horizon, the change in the view is likely to be barely perceptible. It is anticipated that the magnitude of change in the view would be **negligible**.

SEASONAL VARIATIONS

In the summer, vegetation will appear denser and provide additional screening and filtering, particularly along the ridgeline upon which runs the A619.

NIGHT TIME

At night, street lighting along the A619 will be visible as will a mass of lighting provided by the settlements, particularly Mastin Moor in the mid ground and Staveley in the background.

VIEW VERIFICATION - PHOTOGRAPH TAKEN 10.9.2020

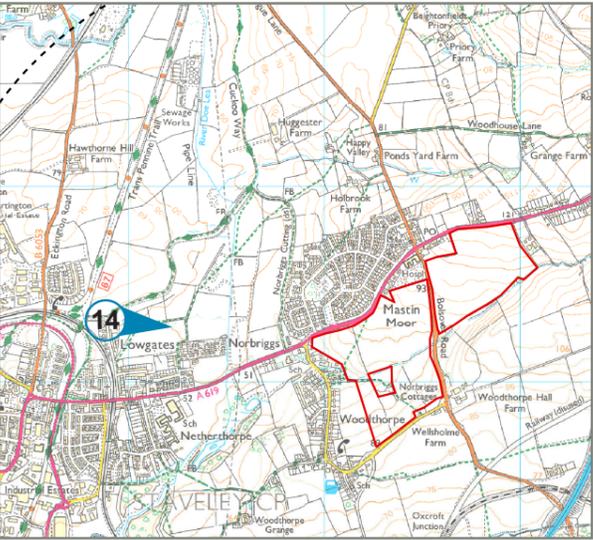


CHANGES TO VIEW - SUMMER 2020

There are no substantial changes to the view which would alter the assessment.

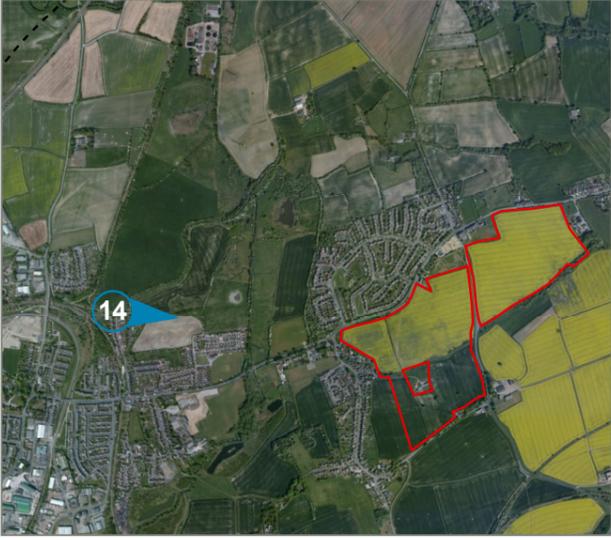
VIEWPOINT 14 : VIEW FROM JUNCTION OF CUCKOO WAY AND TRANS PENNINE TRAIL

VIEWPOINT LOCATION MAP



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AERIAL PHOTO



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

REASONS FOR SELECTION

- Residential Receptor
- Community Resource
- Road Network
- Sustrans National/ Link Route
- Proposed Strategic Cycle Route
- Long Distance Walking Route
- PRoW
- Country Park
- Bus stop/ bench
- Post box

NOTES ON VIEWPOINT LOCATION

Grid Reference	443891, 375319
Approx Elevation	55m AOD
General Direction of View	E 90°
Approx Distance to Development	1020m
Time / Date	13.15 / 4th April 2017
Weather / Visibility	Light Cloud / Good
Camera	Canon EOS 6D, Canon EF 50mm f/1.8 fixed focal lens

This viewpoint is representative of views of people using the PRoW network. The view is located on the Cuckoo Way (Long Distance Path), close to its junction with both the Trans Pennine Trail (also the route of Sustrans National Cycle Route 67) and its junction with Sustrans NCN Link Route. The viewpoint is located just north of the settlement of Lowgates.

PHOTOGRAPH OF EXISTING LANDSCAPE FROM VIEWPOINT



ANNOTATED VIEWPOINT ILLUSTRATING LOCATION OF APPLICATION SITE



VIEWPOINT 14 : ASSESSMENT SHEET

DESCRIPTION OF VISUAL BASELINE

The mid to foreground of the view is comprised of arable/ rough grassland broken with belts and small blocks of trees, particularly those which follow the route of the Cuckoo Way which runs left to centre in the mid ground of the view and is marked by a signed post. A stand of felled hawthorn trees can be seen in the foreground. The right of the view is more suburban in character with a garden fence and its accompanying evergreen hedging and trees marking the edge of Lowgates, with properties visible beyond.

An informal trodden path can be seen in the foreground, with the more formal route of the Cuckoo Way clearly visible in the right of the view (south) disappearing behind landform in the mid ground.

Beyond the Cuckoo Way, the pattern is of arable fields bounded by hedgerows and trees and providing the setting for the settlement of Mastin Moor which rises from the mid ground to the horizon in the centre (east) of the view. Woodthorpe can also be seen through trees where topography rise to to the right of the view. A 400kV overhead line forms a strong linear feature across the mid ground of the view.

The background is formed by distant hills, blocks of woodland and settlement to the left (north east) and right (south east) of the view.

DESCRIPTION OF EFFECTS

Operation Year 1

Parts of the development will be visible to the right of Mastin Moor in this view (south) and in front of (west of) Woodthorpe Hall Farm to the centre of this view. However, the development will be part screened/ filtered by existing development and particularly trees located lower in the landscape. As such the perception of Mastin Moor will increase in size from this view. However, the context of a settlement set within open fields and trees will remain the same. It is anticipated that the magnitude of change in the view would be **medium**.

Operation - Year 15

By year 15 the proposed landscape proposals will have matured, providing significant screening to the west of the development (between the receptor and the development in this view). The landscape proposals also run as green spines through the development, breaking up the mass of the development. It is anticipated that the magnitude of change in the view would be **medium-low**.

SEASONAL VARIATIONS

In the summer, vegetation will appear denser and screen or filter elements of this view, particularly the mass of Mastin Moor and Woodthorpe to the centre and right of the view.

NIGHT TIME

At night, the existing lighting around Mastin Moor and Woodthorpe are visible on the horizon.

VIEW VERIFICATION - PHOTOGRAPH TAKEN 10.9.2020



CHANGES TO VIEW - SUMMER 2020

There are no substantial changes to the view which would alter the assessment.



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