

TABLE A3.1 Travelling East to West between Royd Lane and Hollin Busk Road

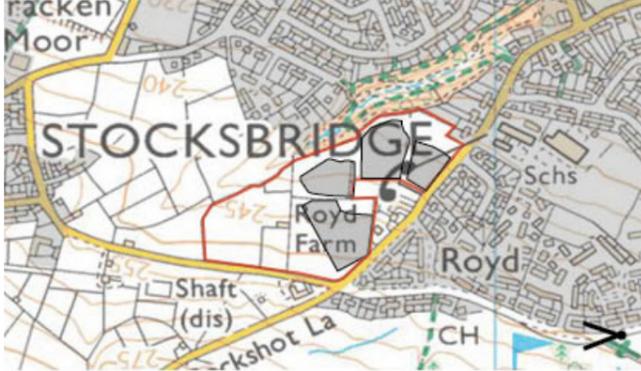
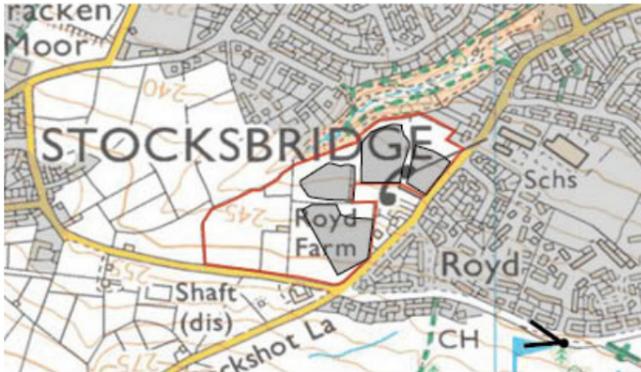
Photo Location	Single Frame Image	View Location	To what extent does the addition of the proposed development within the site undermine the role of the land at Hollin Busk Lane in visually separating established settlements as perceived from each location?
1			<p>Royd Lane provides road access between Hollin Busk Lane and Deepcar and follows a peripheral route to the south of the greater part of the residential areas of Deepcar via Townend. Royd Lane, for its greater extent, contains the existing settlement areas of Deepcar, Townend and Royd which lie to its north. At this point, the landscape to the south is agricultural countryside, however the golf club landscape replaces countryside shortly after this location.</p> <p>There is a clearly defined settlement edge to the north of the route at this location. The site and any development within it would not alter the perception of the established settlement edges, existing residential areas or the open landscape of countryside and developed golf course to the south.</p>
2			<p>At this location, road users continue along Royd Lane with residential edges to the north flanking the road and which comprise a variation of house types and styles. To the south, non-native planting within the northern golf course grounds encloses views.</p> <p>The site and any development within it would not alter the perception of the established edge of existing settlement areas or the developed golf course to the south.</p>

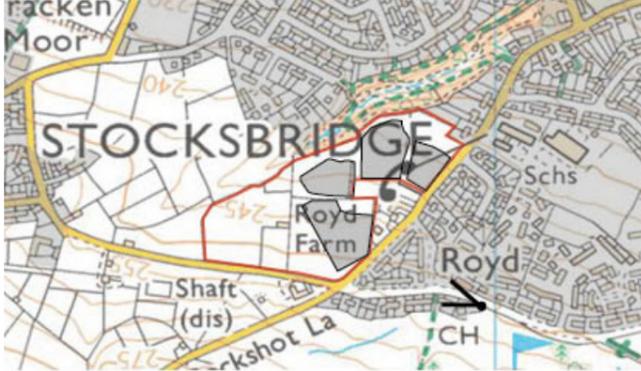
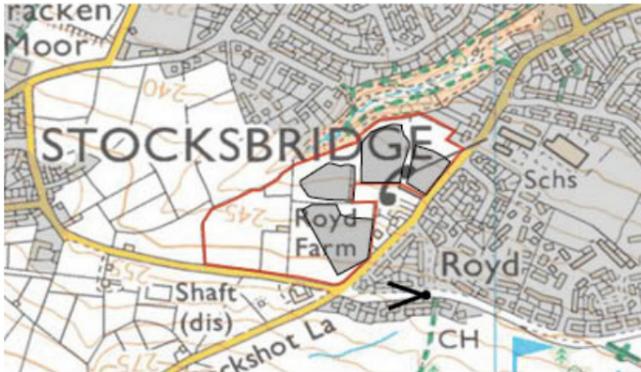
Photo Location	Single Frame Image	View Location	To what extent does the addition of the proposed development within the site undermine the role of the land at Hollin Busk Lane in visually separating established settlements as perceived from each location?
3			<p>At this location, a short distance past the golf course entrance and club house, residential areas can be seen to both the north and south of Royd Lane.</p> <p>The site and any development within it would not alter the perception of the established settlement edge, which at this point are evident to both sides of Royd Lane.</p>
4			<p>Residential development to both the north and south of Royd Lane continues towards the junction with Hollin Busk Lane and Cockshot Lane.</p> <p>The site and any development within it would not alter the perception of the established settlement edge, which at this point are evident to both sides of Royd Lane.</p>

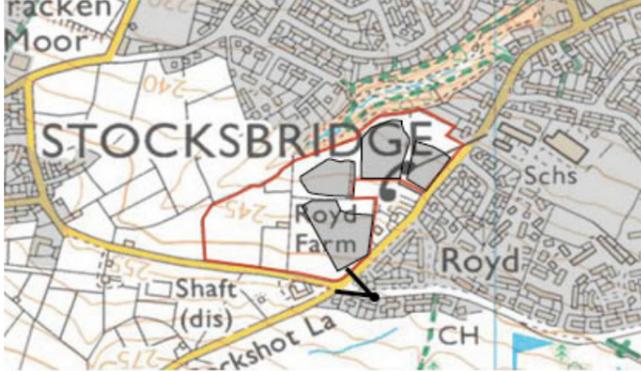
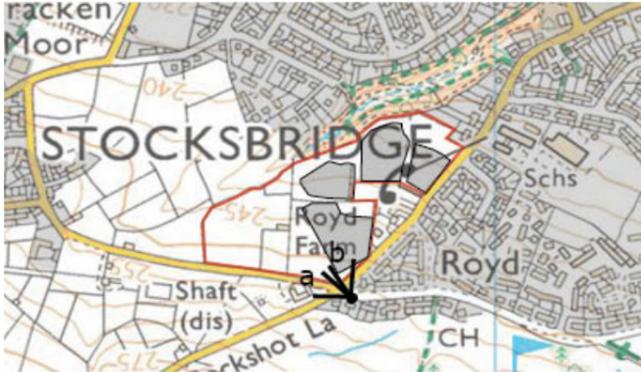
Photo Location	Single Frame Image	View Location	To what extent does the addition of the proposed development within the site undermine the role of the land at Hollin Busk Lane in visually separating established settlements as perceived from each location?
5			<p>At this location, the junction between Royd Lane, Cockshot Lane, Carr Road and Hollin Busk Lane becomes visible ahead.</p> <p>Residential areas are to both the north and south of Royd Lane at this location and these dwellings enclose views and place focus upon the open aspect beyond the junction ahead. Beyond the junction the edges of Hollin Busk are discernible on the horizon within direct line of sight and which creates a sense of connectivity with settlement areas further west prior to road users reaching the site. Highway lighting columns which have been present within the residential areas continue along the north side of Hollin Busk Lane.</p> <p>The site and any development within it would not alter the perception of the established settlement edge, which at this point are evident to both sides of Royd Lane and in the distance in the west. The undeveloped open areas visible to the north of Hollin Busk Lane are retained by the appeal proposals.</p>
6(a)			<p>From the junction between Royd Lane and Carr Road / Hollin Busk Lane and Cockshot Lane, residential dwellings to both sides of the route give way to views westwards across the fringe landscape which extends from Broomfield Road to the north west, to the south of existing 1980s development at Broomfield Grove and Broomfield Lane. Beyond the grazed pasture landscape, are the edges of residential areas on Hollin Busk Road which drops in elevation to its junction with Broomfield Lane.</p> <p>The revised illustrative masterplan and respective development parameter plans set development back from the oblique view which is available at the junction. At this point, the view extends across the gently undulating landform, which drops from the junction towards Clough Dyke and rises beyond the houses on Hollin Busk Lane, to the opposite Don Valley side.</p>

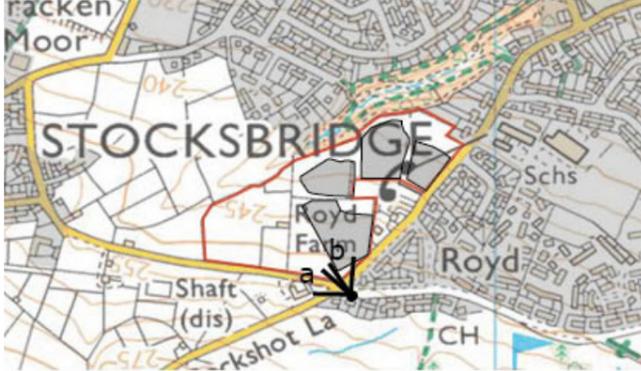
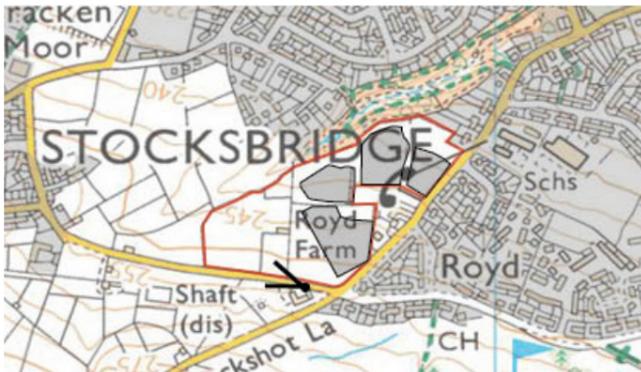
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6(b)			<p>The western field within the site forms part of the foreground view at this point, as is also the part of the site within which public open space is proposed. Beyond this, existing residential areas to the west of Fox Glen which are the extent of expansion of the Haywood and Haywood Park early settled areas are clearly visible.</p> <p>The most southern of the proposed dwellings would be interpreted as a continuation of existing residential areas at the southern periphery of this part of the settlement area, to the north of the route. However, views to residential areas in the west would be maintained and these would be maintained beyond the undeveloped land to either side of Hollin Busk Lane.</p>
7			<p>As road users reach this location, approximately 50 m further along Hollin Busk Lane from Location 6, the appeal proposals would appear only within oblique views to the north. This part of Hollin Busk Lane would continue to be flanked by fields, across which views extend to existing settlement areas. The appeal proposals would not alter the perception of the existing townscape context which is one whereby in views to the north, settlement appears as a continuum within the slightly lower parts of the north-facing valley side. The appeal proposals occupy slightly lower areas within the landscape than other existing residences at Royd Lane (Approximately 255 m AOD) and those at Hollin Busk Lane and Coal Pit Lane to the west (up to approximately 275 m AOD).</p>

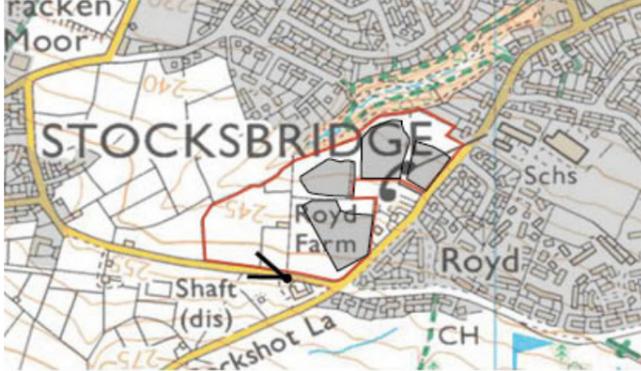
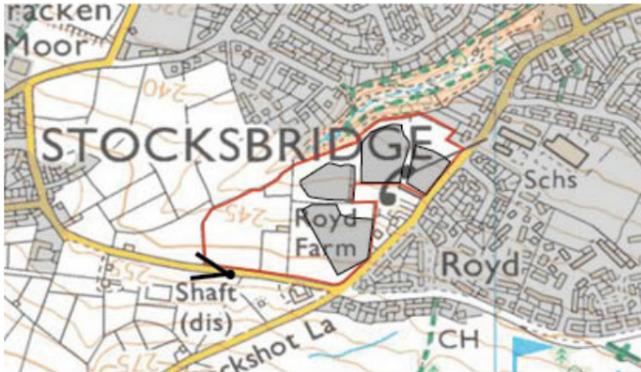
Photo Location	Single Frame Image	View Location	To what extent does the addition of the proposed development within the site undermine the role of the land at Hollin Busk Lane in visually separating established settlements as perceived from each location?
8			<p>Views extend along Hollin Busk Lane, along which highway lighting columns and overhead electrical infrastructure continue to form part of the landscape.</p> <p>Built development within the site would be behind the road users. The western part of the appeal site, which is proposed for ecological enhancements, would retain its present openness and not conflict with the existing townscape pattern perceived from this location.</p>
9			<p>There will be no greater visual or perceptual effect experienced as a result of the appeal proposals than that experienced between Locations 6 and 7.</p> <p>Built development within the site would be behind road users at this point and would not alter the perception of townscape from this location.</p>

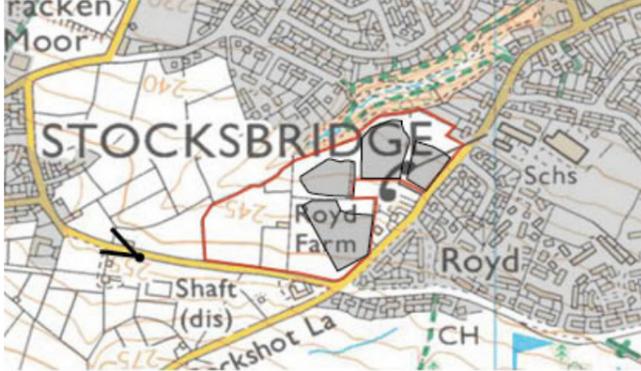
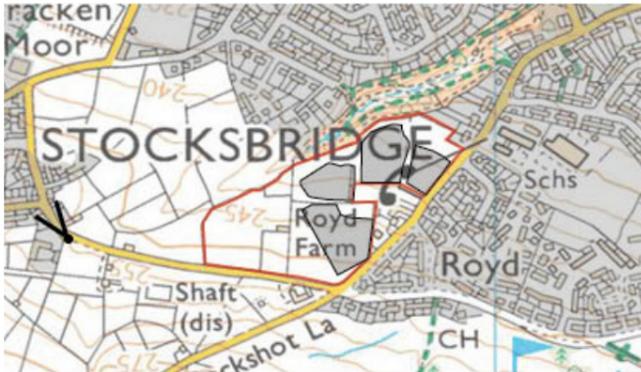
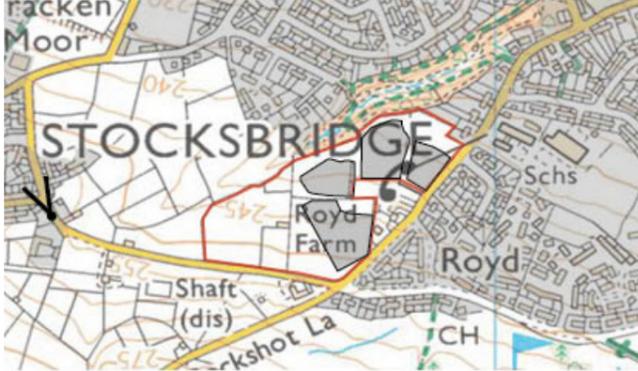
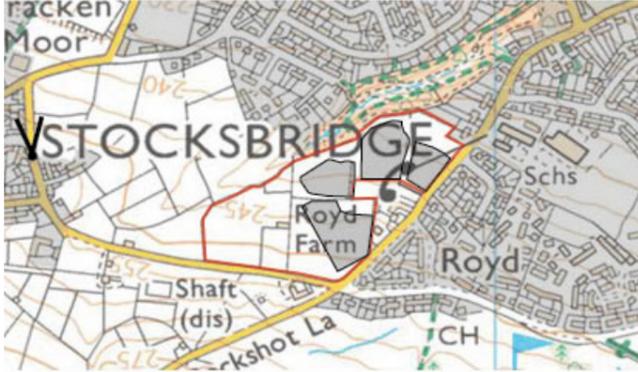
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10			<p>At this location, approximately 130 m east of the Hollin Busk, the existing settlement edges become more apparent extending across the view from the higher ground to the south west and along Hollin Busk Road to the north.</p> <p>The appeal site is now some distance behind the viewer and would have no effect upon the sense of arrival to this part of the settlement edge.</p>
11			<p>At this location, the existing properties at Hollin Busk, their garden landscape are the principal elements within the view.</p> <p>The appeal proposals would have no effect upon the sense of arrival to this part of the settlement edge.</p>

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12			<p>Road users travel between existing properties at Hollin Busk and which act to interrupt the undeveloped gap which from these points, extends between Hollin Busk and residential development to the south of Haywood Park (north east of Fox Glen).</p> <p>The appeal proposals would not affect this experience.</p>
13			<p>Road users continuing along Hollin Busk Lane as it bends slightly northwards and becomes Hollin Busk Road which begins to drop in elevation towards its junction with Coal Pit Lane/ Broomfield Lane. The open land to the east becomes visible once again, acting as a separation between the residential areas south of Haywood Park at Broomfield Grove and Broomfield Lane.</p> <p>The appeal proposals would not affect this experience.</p>