RMBC Draft Sites and Policies May 2013 Publication

Comments on Landscape Related Issues and Likely Visual Impact on the Heritage Asset of Wentworth Woodhouse

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2013 RMBC DRAFT SITES AND POLICIES PUBLICATION

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In relation to a site appraisal undertaken on 5th July the following matters, issues and concerns are considered of relevance:

Rotherham’s Local Plan
1.8 – The council’s inclusion that it is promoting a change in the residential allocation of land at Thorpe Hesley to an environmental designation or Urban Greenspace is welcomed along with future consideration to including such land and in particular site references LDF0542, LDF0776 and LDF 0517 within the Green belt. However no direct reference is made to the adjacent sites LDF0518 and LDF0670.

1.13 – The Core Strategy continues to identify Bassingthorpe Farm as an area for significant growth and is seen as essential to delivering the Borough’s strategy for new development to meet local housing needs.

3.11 – The Barnsley, Doncaster and Rotherham Councils adopted Joint Waste Plan is referred to and reference is made to the site within the Aldwarke (Tata plc) steel works at Parkgate as a site designated for a major waste management facility. Previous reports have identified such development as potentially having a visual impact upon the heritage asset of Wentworth Woodhouse and the historically designed Park.

5.4 – Strategic Green Infrastructure Assets: reference is made to a range of green infrastructure assets contained with the core strategy and identifies that these provide multiple benefits for local communities including a high quality environment and the contribution to protecting and enhancing settlement character and quality which is welcomed. Particular reference is made to the Yorkshire & Humber Green Infrastructure mapping project and South Yorkshire Green Infrastructure Strategy and the suggestion for a Rotherham Local Green Infrastructure Strategy. Greater weight should be given to this particularly in the context of the importance of green infrastructure/green corridors to the setting of heritage assets such as Wentworth Woodhouse and the historically designed Park.
and the importance of protecting approaches to such historic designations to retain and preserve the local character and setting that the Core Strategy already consider important. Currently a number of the proposed allocations appear at odds with this strategy and Policy SP 30. Such considerations should also be interwoven into Policy SP37 – Landscape and vice versa. Clause C vi in Policy SP 37 is acknowledged.

7.130 – The retention of the Areas of High Landscape Value until more detailed landscape character assessment work is undertaken is acknowledged as is the content of clause 7.131 – 7.134. However, the reference to “Guidelines for Landscape and Visual Impact Assessment” second edition is out of date and should be updated to the new third edition published in April 2013 which now includes the latest regulatory changes. It could also be argued that clause 7.131 should also make reference to views and vistas as representing significant landscape and historic features of significant local value as these represent an integral part of the historically designed landscape at Wentworth Woodhouse.

Policy SP47 – Historic Parks, gardens and Landscapes: The reference to Historic Parks, Gardens and Landscapes is welcomed and acknowledged along with the reference to views both in and out and consideration of the wider landscape setting. However Policy SP 47 should also include clear reference to the importance of historically designed views and vistas as an integral part of the designed landscape and part of the preservation of the character and appearance and the setting of a historic park and garden. The clear reference to Wentworth Woodhouse is acknowledged.

Policy SP 58 – Design: Reference should be included to historical considerations and the importance of views and vistas as part of respecting principles in considering development proposals.

Policy SP 67 – Including Renewable Energy in developments: Again the importance and an understanding of the significance of historically designed views and vistas and wider landscape setting and significance of heritage assets should be interwoven into the requirements to demonstrate that there will be no adverse or cumulative impacts on these when considering large and medium scale wind energy.
Bassingthorpe Farm: Concept Plan

When compared against the site allocation plans there appears to be discrepancies in terms of the extent of proposed development. In particular the residential development at Carr Hill appears to extend beyond the boundary of site 161, the sports provision appears to extend beyond the boundary of site 159 and there appears to be development proposed to the east of Fenton Road adjacent site 157.

Proposed Allocation Development Sites 2013

The proposed allocation sites are considered in terms of sensitive receptors in relation to the heritage asset and are set out below:

South Terrace – Ionic Temple

From the South Terrace, there are panoramic views across the historic parkland to the south and southeast, with distant views of land south of Upper Haugh framed by the woodland on Temple Hill to the east.

To the south of Temple Hill, there are glimpsed views of the water at Morley Pond, framed between the planting on Temple Hill and Trowles Wood. Beyond this, the tower of Greasbrough Church draws the eye across the park to the southeast and the wider landscape beyond the Don Valley.

To the south, Keppel's Column forms a dominant feature and focal point on the ridgeline at the edge of the historic park. The eye is drawn east - west in a sweeping vista across the park towards the column by the sculpted plantations of Rockingham Wood and Scholes Coppice on the rising land beyond the water bodies. Historically, Scholes Coppice extended up to the base of Keppel's Column. To the south, views over Trowels Wood between Keppel's Column and Thorpe Hesley have a pastoral character of fields divided by hedgerows and trees around Scholes.

These contrived, historic views across the designed landscape of the park are carefully composed to use the landform and planting, in conjunction with water and the use of outliers and focal points within the vistas. Humphry Repton's designs for the construction of Red Bridge (crossing Morley Pond) and the modelling of the waterbodies and associated planting would have considered the overall composition of the views from the South Terrace.
Although additional tree planting on Temple Hill and around the northern edge of Morley Pond has obscured views of the Doric Temple and the extent of the pond that is visible, including views of Red Bridge from the south Terrace, the composition of the views retain the main structure of the park, especially in relation to the wider context within which it sits.

Development on the edge and beyond the park impacts upon its setting and the composition of the historically important contrived views. Trading Estates and Shopping Centres in the Don Valley at Parkgate and the residential areas of Eastwood, East Herringthorpe and Brecks on the rising land beyond detract from views across the park towards Greasbrough. The recent construction of wind turbines at Penny Hill Lane, Ulley breaks the skyline, detracting from views over Shire Oaks Wood, Morley Pond, Rockingham Wood and Handkerchief Piece and the setting of the park when viewed from the Ionic Temple and the South Terrace.

Residential development along the edge of the registered park that runs along Town Lane on the northern edge of Greasbrough and Wingfield and rows of houses off Oaks Lane, to the south of Scholes Coppice are discordant with the wooded setting of the park.

Housing on the ridge to the base of Keppel's Column and along Upper Wortley Road towards Thorpe Hesley breaks the skyline, detracting from the views and setting of the park, and that of Keppel's Column.

Thorpe Hesley acts as a detractor to the views from the South Terrace, owing to its expanse and proximity.

Those sites identified in the 2013 Draft Sites and Policies Publication that are visible from the Ionic Temple, and upon which typical development may adversely impact historic designed views from the South Terrace and the setting and landscape character of the registered park are listed below:

- Site 158 - Land northwest of Munsbrough Lane;
- Site 515 - Land to the north of Upper Wortley Road; and
- Site 764 – Land South of Barbot Hill Road.
All of these sites were previously identified as being of primary concern. Proposed Safeguarded allocation site 514 at Thorpe Hesley also has the potential to impact upon this receptor particularly if site 515 were not to come forward.

Development of Site 158 would add a detractor in views across Handkerchief Piece that would adversely affect the setting of the park. However, there is scope to mitigate any impact through the use of woodland buffer planting which would not be out of keeping with the landscape setting.

Inappropriate development such as chimneys or tall buildings associated with employment use on Site 764 may introduce additional detracting vertical elements visible above development at Munsbrough on the ridgeline.

The development of Site 515 would extend the built form of Thorpe Hesley towards the wooded ridgeline to the southwest of the village, increasing the extent of the settlement.

Wentworth Woodhouse – East Front, The Portico and 2nd Floor Suites
Views from the east façade of Wentworth Woodhouse run along the west-east axis on which the historic park is laid-out. The Rockingham Monument provides a focal point within the park along this line. Views of the wider landscape beyond the park to the east are framed by the Mausoleum Plantation and Temple Hill. This historic designed view has been contrived through land modelling and woodland planting, which serves to frame views of the ridgeline to the east of the park (to the northeast of Cinder Bridge Road) and the rising land to the east of the Don Valley beyond.

Humphry Repton influenced the design of the views from the east façade of the House in the late 18th Century. Although the extent of woodland planting has increased since the inception of Repton's designs, the composition of the views across the park remain largely intact.

Existing development to the east of the park, including: the Corus Steelworks and associated buildings and chimney stacks; and development at East Herringthorpe and Sunnyside detract from the historic views, adversely affecting their composition and drawing the eye from the focal point of the Rockingham Monument.
Those sites identified in the 2013 Draft Sites and Policies document that are visible from Wentworth Woodhouse, and upon which typical development may adversely impact historic designed views from the House and the setting and landscape character of the registered park listed in the following text:

- Site 185 - Whinney Hill Visible from the Portico and 2nd Floor Suites;
- Site 97 - Aldwarke Yorkshire Water East and West Sites;
- Site 98 - UDP Site Allocations E17 and E18;
- Site 99 - UDP Allocation MU15 / E16;
- Site 102 - Part of MU14 Undeveloped Parkgate Business Park South; and
- Site 755 - Former DC Cook Site

However such sites were not previously identified as of primary concern.

Additional development within the views from the east façade of the House would combine with the significant existing detracting development of the Corus Steelworks and associated monolithic buildings and chimney stacks.

Development of Site 185 would provide additional detractors within the views and, as with the other sites, have a cumulative impact in conjunction with existing development.

Inappropriate industrial or commercial development on Sites 97-99, and 102 may be visible within the views from Wentworth Woodhouse, having a cumulative impact in conjunction with the existing detracting development of the Corus Steelworks and residential development within the contrived views. As with the existing Corus works, development that may be visible would include tall buildings and / or chimney stacks and their associated plumes.

North Drive – North of Wentworth Woodhouse

The North Drive is one of the main historic accesses to, and 'rides' through Wentworth Park, accessing the Stables and Wentworth Woodhouse. Travelling along the North Drive towards the House from the North Lodge (off Cortworth Lane) the Rockingham Monument provides a focal point in views along the drive.

As the drive passes to the north of the House, a vista opens-up across the lawns to the East Front, offering a wide panorama across the parkland to the east and
framed views over the wider countryside to the southeast. The Rockingham Monument counters these open views, drawing the eye back into the park.

When passing to the north of the House, the open views over the parkland and wider countryside are degraded by the sprawling development of East Herringthorpe and the Eastwood Trading Estate to the southeast, with Sunnyside and development at Brecks on the horizon beyond. The tops of chimneys associated with the Corus Steelworks are visible above the trees of Upper Swallow Wood, to the right of the Rockingham Monument in the view.

The following sites have been identified by the 2013 Draft Sites and Policies Publication. Whilst not all of the sites are visible from the North Drive, the inappropriate development of tall buildings and / or associated tall structures, including chimney stacks, masts, etc. on these sites may be visible within views looking eastwards across the park towards the wider landscape setting beyond.

- Site 97 - Aldwarke Yorkshire Water East and West Sites;
- Site 98 - UDP Site Allocations E17 and E18;
- Site 99 - UDP Allocation MU15 / E16;
- Site 102 - Part of MU14 Undeveloped Parkgate Business Park South; and
- Site 755 - Former DC Cook Site (Preferred)

However such sites were not previously identified as of primary concern.

Inappropriate industrial or commercial development on Sites 97 - 99 and 755 may be visible within the views from the North Drive, rising above the tree line of the Mausoleum Plantation and Upper Swallow Wood. As with the existing Corus works, development that may be visible would include tall buildings and / or chimney stacks and their associated plumes.

**Rotherham Drive – North of Temple Hill**

Although Rotherham Drive was designed as one of the main approaches to Wentworth Woodhouse, culminating in views of the East Front, the visual context when travelling away from the house is also an important part of how the park is experienced by the visitor.
As the drive passes to the north of Temple Hill, the intervening trees and landform of the Hill give way to dramatic, open views over the park. The eye is drawn across open pasture, channelled by Upper Swallow Wood and Cortworth Field Plantation towards the Mausoleum Plantation on the higher ground to the northeast. The Rockingham Monument punctuates the skyline to the right of this, drawing the eye away from the parkland setting towards the open landscape beyond the park to the east.

As with the designed views from the east façade of the House detailed, The Corus Steelworks and residential development of East Herringthorpe and on the ridge at Sunnyside act as detractors in views of the wider setting of the park from the Rotherham Drive.

These features heavily affect the way the views from the drive north of Temple Hill are experienced, as they detract from the dramatic opening-up of views across the parkland and draw focus away from the monuments and landscape setting of the park.

The following sites have been identified by the 2013 Draft Sites and Policies Publication. Whilst not all of the sites are visible from the Rotherham Drive to the north of Temple Hill, the inappropriate development of tall buildings and / or associated tall structures, including chimney stacks, masts, etc. on these sites may be visible within views across the parkland to the wider landscape beyond the Registered Park to the east.

- Site 97 - Aldwarke Yorkshire Water East and West Sites;
- Site 98 - UDP Site Allocations;
- Site 99 - UDP Allocation;
- Site 102 - Part of MU14 Undeveloped Parkgate Business Park South; and
- Site 755 - Former DC Cook Site

However such sites were not previously identified as sites of primary concern.

Additional development within the views across the park to the east from the Rotherham Drive to the north of Temple Hill would combine with the significant existing detracting development of the Corus Steelworks and associated monolithic buildings and chimney stacks.
Inappropriate industrial or commercial development on Sites 97-99, 102 and 755 may be visible within the views from the Rotherham Drive. It would have a cumulative impact in conjunction with the existing detracting development of the Corus Steelworks and residential development within the contrived views across the park further detracting from the Rockingham Monument as a focal point and feature within views. As with the existing Corus works, development that may be visible would include tall buildings and/or chimney stacks and their associated plumes.

**Rotherham Drive – South of Mill Dam Pond**

There are clear views from the Rotherham Drive across the designed water body of Mill Dam Pond and the designed parkland setting to the north. Looking to the northeast, the rolling topography lends a tranquil, rural context and setting that complements that of the park, and plays an important role in its setting within the wider landscape when viewed from this location.

Sites identified in the 2013 Draft Sites and Policies Publication upon which typical development may adversely impact upon the setting and landscape character of the registered park are listed below:

- **Site 60 - Land off High Street**

  Rawmarsh, further detracting from the predominantly green and rural setting of the rising land to the east of the registered park in views from this location.

**Public Footpath 23 – South of the Mausoleum Plantation**

Although the views from Public Footpath 23 do not form part of the main historic designed views from the House and Monuments or contrived views from Drives and Rides through the park, they show the setting of land adjacent to and the wider setting of the registered park within wide panoramic views over the park to the south and west.

For the purposes of this report, this vantage point therefore allows for an appreciation to be gained of the sensitivity of some sites in relation to the historic landscape of the park and its wider setting.
Those sites identified in the 2013 Draft Sites and Policies Publication that are visible from Footpath 23 to the south of the Mausoleum Plantation, and upon which typical development may adversely impact upon the setting and landscape character of the Registered Park are listed below:

- Site 158 - Land northwest of Munsbrough Lane;
- Site 159 - Land south of Munsbrough Lane;
- Site 160 - Land north of Barbot Hill Road;
- Site 161 - Land Between Carr Hill and Scrooby Lane; and
- Site 515 - Land to the north of Upper Wortley Road;

The following sites may not all be visible from Footpath 23 south of the Mausoleum Plantation, but the inappropriate development of tall buildings and/or associated tall structures, including chimney stacks, masts, etc. on these sites may be visible within views across the Registered Park, affecting its wider landscape setting:

- Site 31 - Land off Rotherham Road, Henry Boot Site;
- Site 97 - Aldwarke Yorkshire Water East and West Sites;
- Site 98 - UDP Site Allocations;
- Site 99 - UDP Allocation;
- Site 102 - Part of Undeveloped Parkgate Business Park South;
- Site 755 - Former DC Cook Site;
- Site 764 - Land south of Barbot Hill Road; and
- Site 769 - Land south of Greasbrough Road and west of School Lane

Sites 158 – 161, 515 and 764 were previously identified as of primary concern.

Housing Sites 158, 159 and 160 are located on the ridgeline to the south of Greasbrough, along Munsbrough Lane. Inappropriate development along the ridge may have a cumulative impact upon the wider setting of the registered park, adding additional detractors on the skyline. However, appropriate woodland buffer planting on the ridge may allow the development of land covered by Sites 158 and 159 beyond the ridge to the south and may screen some existing development that detracts from the setting of the park.
Development of Site 515 at Thorpe Hesley would introduce additional detractors to the setting and character of the park in views from this location.

Inappropriate development on sites at Aldwarke, Rawmarsh and within Rotherham may be visible above the ridgeline to the east of Cinder Bridge Road, having a cumulative impact in conjunction with the existing detracting development of the Trading Estates and Shopping Centres at Parkgate. Site 764, located on the ridge south of Munsbrough Lane, is particularly sensitive to the development of large buildings or structures and vertical elements such as masts or chimneys, as the ridgeline forms a backdrop to views across the.

**Potential Impacts on the Wider Setting of Wentworth Woodhouse and the Registered Park**

**Views from the South**

There are panoramic views across the registered park from the rising ground and ridgeline to the south, within which the layout of the woodland and topography of the designed landscape is clearly legible.

Within views from the base of Keppel's Column, Wentworth Woodhouse and the South Terrace are viewed in context with monuments within, and outliers to the park, including: Wentworth Church, Doric Temple, Hoober Stand and the Rockingham Monument. The view from the base of Keppel's Column is used as a reference within this study, as the Public Bridleway and Footpaths adjacent to the column offer a public vantage point for enjoying panoramic views across the park. Other public views across the park form the south include:

- Public Rights of Way to the west and south of Scholes, including those leading towards Keppel's Column;
- London Way and Upper Wortley Road at Thorpe Hesley; and
- Glimpsed views from Town Lane running along the park's southern boundary with Wingfield and Greasbrough.

Whilst the view from the base of Keppel's Column does not form part of the originally intended contrived vista across the park from the top of the column, it allows a public vantage point from the elevated position to the south, and is representative of how the park was intended to be viewed within its wider setting, along the axial view line between Keppel's Column and Hoober Stand. A
similar view is possible from the A629 at Thorpe Hesley with the junction of London Way and adjacent proposed allocation site LDF0515

Whilst there are panoramic views of the park and its setting within the wider landscape from the top of Keppel's Column, these are not accessible, owing to access to the Column being blocked-off due to the poor condition of the structure and resulting safety concerns.

The legibility of the designed landscape and monuments of the park from this location makes the setting of the park within these views highly sensitive and of a high importance and value as part of the overall heritage asset of the registered park and its associated listed monuments.

Houses of the hamlet of Street run along the ridgeline to the west of Hoober Stand, acting as a feature on the skyline. The presence of a settlement at Street predates the design of the historic park and the layout of the houses reflects that as illustrated on the First Edition Ordnance Survey map of 1850. The houses at Street can therefore be considered as an element that forms part of the historic setting of the park, and not detracting modern development.

Beyond the ridgeline development in the Dearne Valley is largely screened, although there are distant views of the ridgelines of houses at Wath upon Dearne and Goldthorpe (approximately 8km north of the park), located between Hoober Stand and the Rockingham Monument in the view from the base of Keppel's Column.

The built form of Hoyland and Elsecar on the rising land to the northwest detracts from the park's wider setting, including the spire of Wentworth Church that acts as an outlier along the west-east axis of the park. The development adds an urban backdrop to the rural setting provided by the land to the west of the park. To the northeast of the park a number of vertical elements, including the telecommunications Mast at Upper Haugh and electricity pylons on the ridgeline detract from the Rockingham Monument as an important feature and eye catcher within the park.

Beyond these, the rooftlines of houses along Haugh Road at Upper Haugh are visible above the ridgeline. This includes the red-tiled roofs of new development.
at The Old Stables, which form a prominent feature, detracting from the rural setting of the park and the Rockingham Monument and Mausoleum Plantation as features within the designed landscape.

Setting of the Park in views from the base of Keppel's Column

The 2013 Draft Sites and Policies Publication has identified several development sites at Upper Haugh. These are listed below:

- Site 45 - Land off Stubbin Road;
- Site 46 - Land off Symonds Avenue;
- Site 47 - Land off Wentworth Road; and
- Site 761 - Land to east of Harding Avenue

In views from the south of the park, the sites are located beyond the existing development of Upper Haugh, below the ridgeline. However, the development of these sites to include buildings and / or structures of sufficient height to be visible above the ridgeline would introduce additional detractors within these views.

Furthermore, the potential for development to become visually intrusive through the use of inappropriate materials is illustrated by the red roofs of the houses at The Old Stables.

Setting of the Park in views from Upper Wortley Road, Thorpe Hesley

If the potential Housing Site 515 - 'Land to the North of Upper Wortley Road, Thorpe Hesley' was to be developed, the open views across the site from Upper Wortley Road towards Wentworth Woodhouse and views of the overall composition of the registered park, including the monuments and structures of Wentworth Church, Doric Lodge, the South Terrace, Doric Temple and Hoober Stand, would be lost.

Similarly development of allocation site 515 would also result in the loss of glimpsed views of the important outlier of Keppel's Column from southern end of London Way.

Views from the North
Views across the registered park from the north within which the designed historic landscape can be appreciated within its wider setting are limited to those from the rising land and on the ridgeline north of Cortworth Lane.

Whilst there are panoramic views of the park and its setting within the wider landscape from the top of Hoober Stand, these are not publically accessible, and have not therefore been considered in detail in this report. However, it is worthy of note that the views from Hoober Stand are of significant historical importance, and that from this elevated vantage point the magnitude of development encroaching upon the park can be fully appreciated.

There are views towards the rising land to the south and southwest of the registered park from Brampton Bierlow Footpath no. 3, which runs along the ridge top north of Lee Wood. In these views, Keppel's Column is visible on the ridgeline to the south of the park, and the spire of Wentworth Church draws the wider landscape into the setting of the park. The south of Thorpe Hesley is visible on the rising land toward the M1.

In views from Street Lane on the ridge to the north, there are partial views of the Deer Park between trees along the registered park boundary with Cortworth Lane. From this location, clear views across much of the park are limited by plantations within the Deer Park, Cortworth Wood and the Mausoleum Plantation. Within the park, Squirrel Castle Plantation and Rockingham Wood are visible on the rising land to the south, with the open land between the park and Greasbrough visible above the tree tops of the Morley Plantation. To the left (southeast) of the view, the Rockingham Monument rises above the Mausoleum Plantation, marking the approximate extent of the park in views from Street Lane.

Beyond the park, Keppel's Column rises above the woodland on the skyline to the south, marking the former extents of the historic park. There are views beyond Greasbrough and Kimberworth to the southeast towards Rotherham and the rising land beyond the Don Valley in the distance.

In views from the north the setting of the park is encroached upon by development at Kimberworth adjacent to the southern boundary and at Greasbrough on the ridgeline to the southeast. The sprawling urban form of Rotherham to the southeast forms a backdrop in the wider setting of the park,
detracting from the designed landscape and how it is perceived from within its wider setting.

Development on the ridge top at the base of Keppel's Column detracts from the setting of the column and its role as a feature of the designed landscape and outlier to the park.

Houses along Upper Wortley Road to the southwest of the park, detracts from the wider setting of the registered park, having a cumulative impact in conjunction with the housing around Keppel's Column.

In views from the Public Right of Way to the north of Lee Wood, development at Thorpe Hesley on the rising land to the south of the village is visible towards the ridgeline. Although views of the registered park are largely screened by intervening trees and the topography, the development at Thorpe Hesley detracts from the rural agricultural character of the landscape to the west of the park and the setting of the spire of Wentworth Church, an outlier to the park and part of the main axial arrangement of the designed landscape both within the park and beyond.

Setting of the Park in views from Street Lane

The 2013 Draft Sites and Polices publication has identified several sites that, if developed, may impact upon the setting of the registered park. These are listed below:

- Site 158 - Land northwest of Munsbrough Lane;
- Site 159 - Land south of Munsbrough Lane;
- Site 160 - Land north of Barbot Hill Road;
- Site 161 - Land Between Carr Hill and Scrooby Lane; and
- Site 764 - Land south of Barbot Hill Road

It is acknowledged that the majority of these sites are some distance beyond the park and are located within the existing backdrop of built development in views across the park. However, the inappropriate development of sites to include structures of sufficient scale and height and / or to include reflective materials such as large amounts of glass or brightly coloured roofing or rendering may have
a cumulative impact with the exiting development. This is most likely to be a concern with the development of employment or industrial uses, including office buildings, manufacturing and storage facilities.

Sites 158 - 161 and 764 located on the ridgeline to the southeast of the park, beyond Greasbrough are particularly sensitive. Development on these sites may introduce additional detractors on the ridgeline, and (in the case of Site 161) the loss of green fields within the backdrop to the park. The development of these sites to include buildings or structures that broke the skyline would result in cumulative impacts along with the existing detractors at Greasbrough, Kimberworth and Rotherham.

The erection of tall structures such as telecommunications masts, chimney stacks and their associated plumes on these sites would introduce significant vertical elements within the landscape, detracting from Keppel's Column and the Rockingham Monument as important features within the structure of the park and the legibility of the designed landscape.

Setting of the Park in views from north of Lee Wood

In views from the ridgeline to the north of Lee Wood (north of Wentworth Woodhouse) development of Site 515 - 'Land to the north of Upper Wortley Road, Thorpe Hesley' would add further development towards the ridgeline at Thorpe Hesley. This would, in conjunction with existing development, have a cumulative impact upon the setting of Wentworth Church and the character of the landscape west of the registered park.

Views from the Northeast

There are panoramic views across the registered park from Rawmarsh Footpath no.16 at Upper Haugh. From this location, the woodlands of Squirrel Castle Plantation, Rockingham Wood and Scholes Coppice can be seen stretching across the park to the southwest, leading towards Keppel's Column that rises above the ridge line beyond the park. The belt of tree planting delineating the western extent of the registered park at Scholes Ground is visible between Rockingham Wood in the distance and the Mausoleum Plantation in the foreground. The Rockingham Monument forms a distinctive feature in the view, rising from the Mausoleum Plantation on the high ground, approximately 1km to the west. Views
towards Wentworth Woodhouse and the Deer Park are screened by the Mausoleum Plantation.

The lower lying area of the park including the water bodies is hidden from view, with only the tops of trees at Cinderbridge Plantation visible to the south. These views across the park from Upper Haugh are viewed within the context of its setting in relation to the rural character of the arable land, hedgerows and associated hedgerow trees on the ridge to the east of the park.

From this elevated position, there are clear views of Greasbrough and Kimberworth on the rising land to the south of the park, as well as views over the ridge line towards the industrial areas of Templeborough and Tinsley and Sheffield beyond.

Within views from Upper Haugh, electricity pylons running north-south add vertical elements in views across the park, detracting from the setting of the park and Rockingham Monument as a feature within the designed landscape. In the foreground of views from Footpath no.16, corrugated sheds, silos and trailers encroach upon the elevated views over the park beyond.

In views to the south, development at Greasbrough and Kimberworth beyond the park add an urban backdrop to views across the rural character of the landscape and the setting of the park. The built edge adjacent to the south of the park at Town Lane extends into the immediate setting of the park and the wooded character of Rockingham Wood and the open land at Handkerchief Piece.

In distant views to the southwest, housing at the base of Keppel's Column on the ridge along Upper Wortley Road continues the encroachment of development upon the ridgeline, adversely impacting upon the setting of the park, and detracting from Keppel’s Column as an outlier to the park and important feature within the axial arrangement of the park and the contrived landscape.

Development at Thorpe Hesley is visible above the Mausoleum Plantation in distant views to the west, forming a backdrop to views of the park. The residential areas of Greasbrough, Kimberworth, and Thorpe Hesley that run along the ridgeline to the south of the park combine to give an almost continuous belt of development as a backdrop to the park in views from the elevated land at
Upper Haugh. This considerably erodes the character and legibility of the park and its setting within the wider landscape and in views from the surrounding countryside.

The 2013 Draft Sites and Policies Publication identifies several sites that are visible from Rawmarsh Footpath No. 16 and which, if developed, may impact upon the setting of the registered park as listed below.

- Site 157 - Bassingthorpe Farm Land, North east of Henley Lane;
- Site 158 - Land northwest of Munsbrough Lane;
- Site 159 - Land south of Munsbrough Lane;
- Site 160 - Land north of Barbot Hill Road;
- Site 515 - Land to the north of Upper Wortley Road;
- Site 765 - Bassingthorpe Farm Land, south of Bassingthorpe Lane;
- Site 747 - Land adjacent to Magna Templeborough; and
- Site 764 - Land south of Barbot Hill Road

Sites 158 - 160, 764 and 765 located on the ridgeline to the southeast of the park beyond Greasbrough are particularly sensitive. Development on these sites may introduce additional detractors on the ridgeline and the backdrop to the park. The development of these sites to include buildings or structures that broke the skyline would result in cumulative impacts along with the existing detractors at Greasbrough, Kimberworth and Rotherham.

The erection of tall structures such as telecommunications masts, chimney stacks and their associated plumes on potential Employment Sites 747 and 765 would introduce vertical elements within the landscape rising above the ridgeline to the south of the park and, along with the existing urban backdrop to the park in views from the northeast, have a cumulative impact upon its setting within the surrounding landscape.

Although forming a distant backdrop in views to the west, development at Thorpe Hesley impacts upon the setting of the Rockingham Monument and Mausoleum Plantation in views to the west. If Site 515 were to be developed, the resulting increasing in the massing of the settlement would have a greater impact and encroach further upon the setting of the Rockingham Monument than the current extents of the village.
Similar views to those from footpath no. 16 are also obtained further south from the junction of the Rotherham Roundwalk, Back lane and Rigg Lane. The residential areas of Greasbrough and Kimberworth that run along the ridgeline to the south of the park combine to give an almost continuous belt of development as a backdrop to the park in views from the elevated land at this open location. Views extend down and over Cinderbridge Plantations and whilst Sites 162 and 793 associated with Glossop Lodge are not directly visible, views of Sites 160, 161 and 764 are obtained from this location. Development of such allocations would increase the massing of the settlement and encroach upon the setting of Barbot Hall in particular and detract from views of the eastern end of the park.

Views from the East
There are panoramic views across the registered park from the rising ground and ridgeline to the east of the park. From this location, there are distant views of the East Front of Wentworth Woodhouse framed by the woodland of Temple Hill Plantation, and set beyond the Rockingham Monument and Mausoleum Plantation on the rising ground in the middle distance.

Keppel's Column sits on the high ground to the south of the park, visible rising above Rockingham wood and Scholes Coppice. In this view, Cinderbridge Lodge sits on the lower ground in the foreground between the woodland of the Cinderbridge Plantations, marking the eastern extent of the registered park.

The view from this location is used as a reference within this document, as the Public Bridleway offers a public vantage point for enjoying panoramic views across the park. Other public views across the park form the south include from Cinderbridge Road and views from Whinney Hill to the east of Aldwarke (Oldgate Lane and area of open space south of Doncaster Road).

The legibility of the designed landscape and monuments of the park from this location makes the setting of the park within these views highly sensitive and of a high importance and value as part of the overall heritage asset of the registered park and its associated listed monuments. Furthermore, views across the park towards Wentworth Woodhouse and the monuments from Cinderbridge Road and Greasbrough Lane would have been those designed to be seen upon approaching the House from Rotherham and the east.
In the foreground, high voltage electricity pylons interrupt clear views across the designed historic landscape, detracting from Wentworth Woodhouse and the role of the Rockingham Monument and Keppel's Column as vertical features within the designed landscape.

The residential development of Greasbrough and Wingfield on the rising ground to the southwest encroaches upon the character of the park and its setting within the rural, agricultural landscape to the east, as well as impacting upon the setting of Keppel's Column and Rockingham Wood.

Beyond the park to the west Thorpe Hesley forms a distant backdrop beyond the historic landscape, strengthening the settled context within which it is viewed and further adding to the encroachment and development pressures in the present day landscape of the park's surroundings.

From Whinney Hill views across the park and it's setting, including the agricultural land at Cinder Bridge, have been largely lost or obscured by the Corus Steelworks at Parkgate and Aldwarke. Wentworth Woodhouse is visible between the buildings and chimney stacks, and Keppel's Column, The Rockingham Monument and Hoober Stand are all visible on the high ground around the park, although the legibility of these within the designed landscape is greatly affected by the industrial structures in the foreground and development at Rawmarsh to the northeast and Kimberworth to the south.

From Cinder Bridge Road above Glossop Lodge and the adjacent Rotherham Roundwalk Public Right of Way there are expansive views over and across a large proportion of the proposed Bassingthorpe Urban Expansion Area illustrating the current open countryside and rural nature of the green corridor approach to Wentworth woodhouse from this direction. In particular Glossop Lodge is currently viewed from this elevated position in an isolated location and representative of its intended purpose as a ‘gateway’ to the Historic Park.

From the elevated position of Greasbrough Lane as it rises up the ridge views in a south westerly direction are obtained of Cinderbridge (East) Lodge and Cinderbridge Plantations. Similar views of Cinderbridge Plantations are also obtained from Cinderbridge Road and in the case of the latter, in particular, only
very limited glimpses of the existing residential areas associated with the north eastern end of Greasbrough.

The 2013 Draft Sites and Policies Publication identifies a number of sites which, if developed, would impact upon the setting of the registered park in views from the east as described above. These are listed below:

- Site 515 - Land to the north of Upper Wortley Road;
- Site 160 – Land north of Barbot Hill Road;
- Site 161 – Land between Carr Hill and Scrooby Lane;
- Site 162 – Land to the south of Glossop Lodge and Cinder Bridge Road;
- Site 764 - Land south of Barbot Hill Road; and
- Site 793 – Land north of Greasbrough and Scrooby Street and Cinder Bridge Road

In views from Whinney Hill it is worthy of note that if the buildings and structures of the steelworks were to be removed, the importance of the site as part of the countryside setting of the park would become more apparent in these views.

Development of Site LDF515 at Thorpe Hesley would, in conjunction with the exiting development of the village, result in a cumulative impact upon the setting of the park through the additional built form as backdrop in views across the park.

The development of the Bassingthorpe extension area and in particular sites 160, 161, 162, 764 and 793 will significantly impact upon the character and setting of Glossop Lodge and Barbot Hall extending the urban massing associated with Greasbrough and creating an urban rather than rural backdrop. Additionally such development is likely to increase urban fringe pressures on the listed buildings and significantly impact upon the historic setting and detract from views of the eastern end of the park in particular and an important ‘green’ corridor approach to Wentworth Woodhouse and its historic relationship with it.

The development of allocation site 793 in particular would extend the urban massing associated with Greasbrough directly upto the boundary of the Registered Park and Garden at the junction of Main Street and Cinderbridge Road and directly impact upon the setting of Cinderbridge Plantation and the associated
listed building of Cinderbridge (East) Lodge. Additionally it would impact upon views of Cinderbridge Plantation from the public footpath linking Cinderbridge Road and Greasbrough and views across and over the open countryside from Main Street when approaching from a southerly direction from Greasbrough and as with Glossop Lodge impact upon an important ‘green’ corridor approach to Wentworth Woodhouse.

**Views from Hoober Stand and Keppel’s Column**

**Views from Hoober Stand**

There are elevated 360 degree views across the registered park and surrounding landscape from the top of Hoober Stand.

Hoober Stand is an important element within the designed landscape of the park and the surrounding countryside, acting as a focal point within contrived views to and from Wentworth Woodhouse and the park, as well as the surrounding landscape.

Views from the top of Hoober Stand allow a full appreciation of the scale and significance of the designed landscape and its setting within the wider landscape. These views include a number of buildings and monuments of historic significance, including: Wentworth Woodhouse, the Stables, Doric Temple, The Rockingham Monument, Wentworth Church and Keppel's Column.

Looking southwest from the top of Hoober Stand, the built form of Thorpe Hesley and development along Upper Wortley Road and at Scholes provide a developed, sprawling backdrop to the immediate setting of Wentworth Woodhouse and the Registered Park as it stretches across the valley towards Keppel's Column on the ridge top.

Development of Site 515 at Thorpe Hesley would add a considerable area of development, greatly impacting upon the rural, agricultural setting to the park and dominating contrived, designed views towards Wentworth Woodhouse from Hoober Stand.

Much of the Bassingthorpe Farm Broad Location for Growth (Sites 156, 157, 159, 160, 161, 162, 764, 765, 767, 768, 769, 793,) is clearly visible in the panoramic views from the top of Hoober Stand, being viewed in context with and as part of...
the wider setting of the registered park and extending beyond the built form of Greasbrough, Potter Hill and the Munsbrough Estate on the rolling ridge south of Munsbrough Lane.

From the elevated position of Hoober Stand, the relationship of the Bassingthorpe Farm Area and the landscape of the registered park, it's waterbodies, woods and monuments is apparent, despite the intervening 20th Century development. This relationship is strengthened by the woodland of Bassingthorpe Spring and Barbot Hall forming strong landscape features on the ridge.

In views from Hoober Stand, it can be easily appreciated how the development of the Bassingthorpe Farm Area would further erode the countryside setting to the park and introduce a blanket of development running from the southern edge of the park to the ridge at Munsbrough Lane and to Rotherham and Sheffield beyond.

**Views from Keppel's Column**

There are also elevated 360 degree views across the registered park and wider landscape to the north and across Sheffield and Rotherham to the south from the top of Keppel's Column. At the time of writing, there is no general access up Keppel's Column owing to safety issues and the condition of the monument. On the 25th August 2011, a cherry picker was used to gain views from adjacent to the top of the column, allowing a photographic record to be taken of the expansive views from this landmark.

Looking North and East from the top of Keppel's Column, there are clear, expansive views across the Registered Park towards Wentworth Woodhouse and beyond. The vantage point allows for the axial alignment of the parkland and designed landscape, with views towards Hoober Stand rising above the ridge to the north of the park. Wentworth Church, the South Terrace, Wentworth Woodhouse, Doric Temple, Peacock lodge, Hoober Stand, Hoober House and the Rockingham Monument are all clearly visible and all laid out in the views left-right (West - east.).
The arrangement of the woodland within the park and the use of landform to create vistas and highlight buildings and monuments within the historic park is also clearly apparent in these elevated views. There are glimpsed views of Dog Kennel Pond above the trees of Scholes Coppice and Rockingham Wood.

As well as views of Wentworth Woodhouse, the park and associated monuments, an appreciation of their setting within the wider landscape and in relation to existing detracting encroaching development can be gained.

Looking to the north from the top of Keppel's Column, houses at Louden Road dominate the foreground, with clear views across the fields to the north of Scholes Lane towards the western edge of Thorpe Hesley as it spreads northwards towards the south-western edge of the Registered Park.

Development of Site 515 would add a considerable area of development and infill a part of Thorpe Hesley offering broad views of the designed composition of the registered park and Wentworth Woodhouse.

Looking east from Keppel's Column, the rising land at Stubbin and the ridge at Upper Haugh form a backdrop to views across the park to the right (south) of Hoober Stand, including those of the Rockingham Monument, Dog Kennel Pond and the designed woodland within the park, including Rockingham Wood and the Mausoleum Plantation.

The recent development at the Old Stables along the ridgeline at Upper Haugh south of Haugh Road is visually prominent on the ridge line, with the red roof tiles drawing the eye.

Much of the Bassingthorpe Farm Broad Location for Growth (Sites 156, 157, 159, 160, 161, 162, 764, 765, 767, 768, 769, 793,) is clearly visible in the panoramic views from the top of Keppel’s Column, being viewed in context with and as part of the wider setting and backdrop to the registered park extending along the ridgeline at Cinder Bridge and beyond the built form of Greasbrough, with clear views towards Barbot Hall.
As well as those sites identified above, owing to the elevated, expansive views from the top of both Hoober Stand and Keppel's Column much of the wider landscape for many miles in all directions can also be seen.

SUMMARY AND CONCLUSIONS
In order to identify how the development of those potential Option Sites identified may impact upon key designed views and the visual setting of Wentworth Woodhouse and the Registered Park, a number of visual receptors have been identified, based upon their importance as viewing places from which contrived historic views are designed to be enjoyed, as well as those from which the setting of the park can be appreciated. The visual receptors include:

- South Terrace
- Wentworth Woodhouse
- North Drive
- Rotherham Drive
- Rotherham Roundwalk (Footpath 25)
- Public Footpath 23
- Views from the South (Keppel’s Column)
- Views from the North
- Views from the North East
- Views from the East
- Views from Outliers (Hoober Stand and Keppel's Column)

Whilst the above commentary identifies and recognises the potential impact of sites within the Rotherham LDF 2013 Draft Sites and Policies Publication with the potential to cause reasonable harm in landscape and visual terms, as with the previous study, the following are considered to be of primary concern to the heritage assets:

Thorpe Hesley / Scholes

- Allocation Site 515

Bassingthorpe Farm
• Allocation Site 60
• Allocation Site 156
• Allocation Site 157
• Allocation Site 158
• Allocation Site 159
• Allocation Site 160
• Allocation Site 161
• Allocation Site 162
• Allocation Site 764
• Allocation Site 765
• Allocation Site 793

Allocation sites 156 and 793 are new and additional to those previously identified as areas of proposed development. Site 515 (Thorpe Hesley) remains of particular concern because of its potential visual impact on views from the South Terrace and the potential loss of views of the heritage asset from Upper Worley Road where a large proportion of the composition of the historically designed parkland landscape, including Wentworth Church, Doric Lodge, Ionic Temple, South Terrace, Wentworth Woodhouse, Doric Temple, Rockingham Monument and Hoober Stand, can be viewed. Views are also afforded from the adjacent London Way of keppel’s Column.

Within the sites of primary concern the new and additional site 793 can be identified as of particular concern because of its immediate proximity to the boundary of the Registered Park and Garden and its potential impact upon Cinderbridge Plantations and the setting of Cinderbridge (East) Lodge. This site along with sites 160, 161, 162 and 764 will additionally impact upon the setting of Glossop Lodge, Barbot Hall, the wider landscape setting and views of the park particularly when viewed from adjacent Public Rights of Way and Cinderbridge Road and encroach upon the current ‘green’ approach corridors to Wentworth Woodhouse when approaching the heritage asset from this direction.