

Barnsley Metropolitan Borough
Council

Green Belt Review

Green Belt: Wombwell

Issue | 20 July 2014

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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9 Summary

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1 Introduction

This report provides an analysis of the Green Belt surrounding Wombwell. It forms one of ten¹ Green Belt Review Documents forming the wider Green Belt Review undertaken for the extent of South Yorkshire Green Belt which falls within the Barnsley Metropolitan Borough Council's administrative local authority area.

The Green Belt Review has been prepared as part of the evidence base for the emerging Barnsley Local Plan, in accordance with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

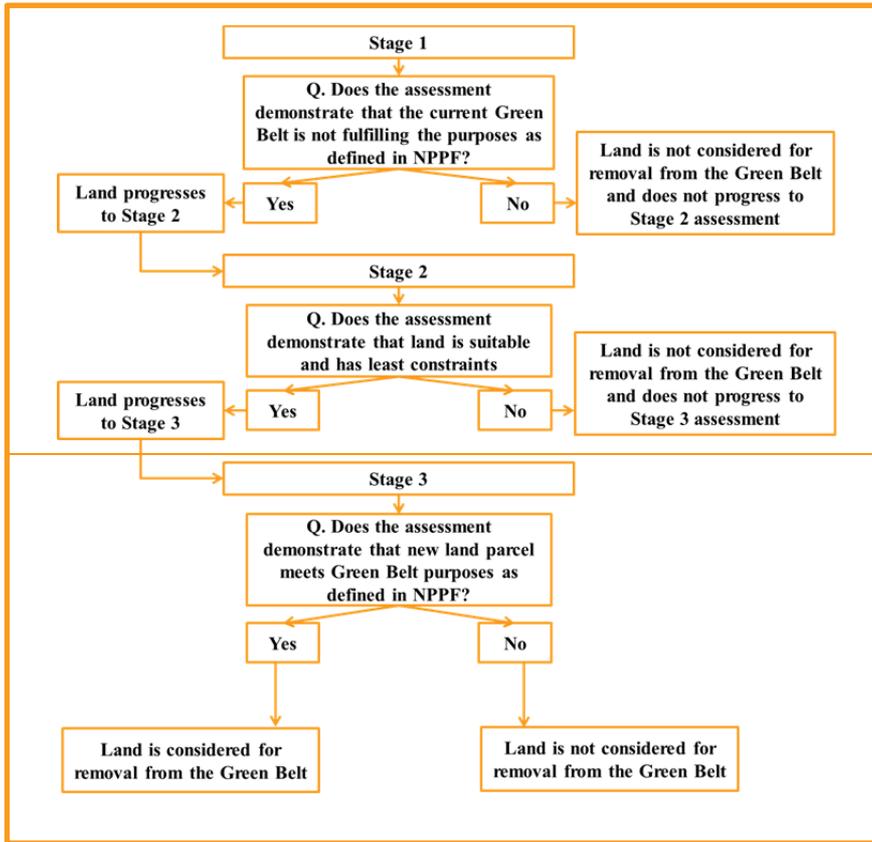
The flow diagram below represents the stages through which Green Belt land surrounding Wombwell, would progress in order to reach a conclusion on whether land should be released from the Green Belt. Both Stage 1 and Stage 2 are detailed within this report, and an indication of whether the land should be removed from the Green Belt is summarised in Stage 3. A summary table identifying any resulting land parcels has been provided at the end of this report in Section 9.

Stage 3 is supplemented by a separate justification produced by BMBC Officers, which was in progress during Spring/Summer 2014.

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¹ The Green Belt Review Reports cover the areas of Darfield; Wombwell; Goldthorpe (Dearne Town); Dodworth; Cudworth; Urban Barnsley; Hoyland; The Western Villages; Mapplewell and Penistone.

Figure 1.1 Methodology Flow Diagram for Green Belt Review



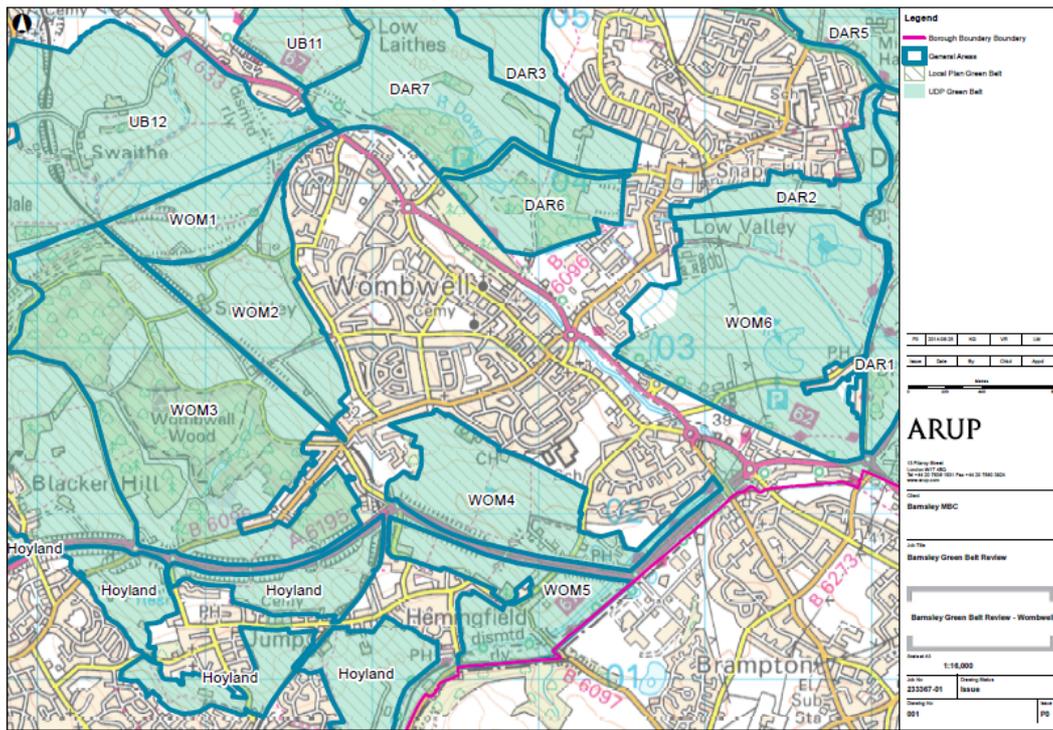
2 Assessment of Green Belt ‘General Areas’

2.1 Introduction

This assessment has been produced for land within the Green Belt adjacent to the urban area of Wombwell.

The recommendations within the Barnsley Settlement Assessment Update (Jacobs 2003 and update 2007), which influenced the Barnsley Core Strategy 2011 Settlement Hierarchy, suggests that the Principal Town of Wombwell includes the settlement of Darfield. To ensure that both the Wombwell and Darfield sections of this Green Belt Review are accessible and user-friendly in length, these reports have been separated. These reports should however be read in conjunction. There are six General Areas in Wombwell and ten General Areas within Darfield and the surrounding villages, which were determined by BMBC officers on the basis of possessing strong, defensible potential Green Belt boundaries.

Figure 2.1: Six General Areas within Wombwell



2.2 Approach

Each of the six General Areas has been appraised to understand the extent to which the existing Green Belt is fulfilling the five purposes as defined in the NPPF and their interpretation within Phase 1 Green Belt Methodology. If the Green Belt in each of the General Areas is not deemed to be fulfilling the purposes, a further assessment of significant site based constraints has been carried out to understand how suitable and developable the land is within the General Area.

From this site-based assessment a series of Resultant Land Parcels has been created, showing the land within the General Area which could be removed from the Green Belt and which could be suitable for development. Where land is identified as being *not significantly constrained* by technical site constraints, it has been re-tested against the five purposes of Green Belt to ensure that any redefined Green Belt boundary meets the purposes and wherever possible strengthens the role of Green Belt within the given location. This final section will be supplemented by a separate justification produced by BMBC officers.

The site assessment proforma appraises each General Area against the five equally-weighted purposes of the Green Belt and determines a score out of 25.

- A higher score represents a ‘general area’ which most fulfils the ‘purposes’ and therefore is unlikely to constitute a Green Belt ‘General Area’ for release.
- A lower score represents a ‘general area which least fulfils the Green Belt ‘purposes’ and therefore is more likely to constitute a ‘general area’ suitable for Green Belt release.

The Stage 1 assessment confirmed that there were two General Areas which were very strongly fulfilling the purposes of the Green Belt and five General Area which were considered to be moderately fulfilling the purposes of the Green Belt.

Table 2.1: Green Belt Assessment of Wombwell

Reference	Proforma	Site Visit	Score
WOM1	Complete	December 2013	17
WOM 2	Complete	December 2013	15
WOM 3	Complete	December 2013	19
WOM4	Complete	December 2013	14
WOM5	Complete	December 2013	15
WOM6	Complete	December 2013	15

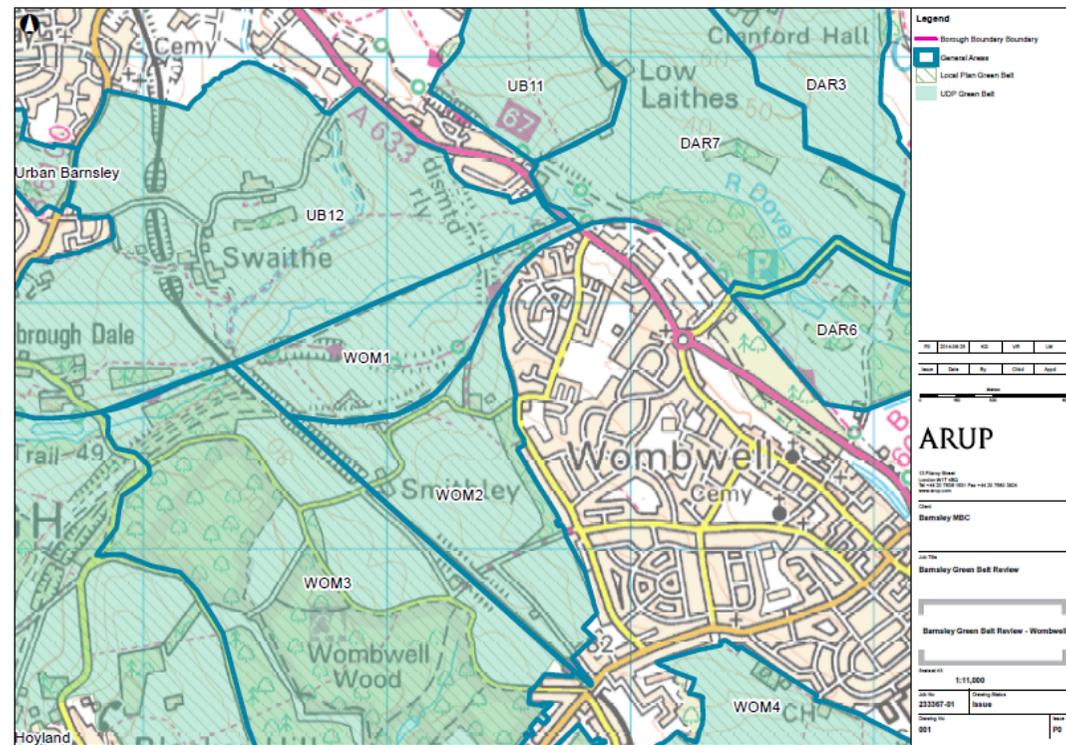
3 General Area – WOM1

3.1 Stage 1: WOM1 General Area Assessment Proforma

3.2 Introduction

WOM1, which comprises a small semi-circular shaped area of Green Belt to the north west of Darfield, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. WOM1 achieves a score of 17 out of 25; this means that as a whole, the General Area is deemed to be strongly fulfilling the purposes of the Green Belt.

Figure 3.1 WOM1 General Area



Site Details	Site Reference	WOM1		
	Location	Land bounded by the disused railway lines to the north of Wombwell.		
	Site Area (Ha)	41.5		
	Developed area	Percentage of development within the 'General Area' Very Low; Aldham Mill		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form Very Low; this 'general area' weakly adjoins the urban form to the north of Wombwell. There is no functional relation between the built form and the general area.		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	Boundary Definition			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	1: Existing Green Belt boundary at this location is weakly formed by features lacking durability or permanence. One or two boundary features may exist but these may be sparse or intermittent, or the existing built form boundary is very irregular, inconsistent or intermediate. This boundary would not restrict development from sprawling. 3: Existing Green Belt boundary which has two or more boundary features which are fairly prominent. Contains at least one boundary which is weak or lacking permanence. 5: would represent an existing Green Belt boundary which is bordered by prominent features in the landscape, 'hard' infrastructure or existing development, and the existing built form boundary is considered to be strongly established, regular or consistent. This boundary would adequately restrict urban sprawl .and provides a sense of permanence.	The existing Green Belt boundary to the north of Wombwell is strongly defined by a dismantled railway, which bounds the built form to the north and east of Wombwell. This very strong boundary is perceived to be durable and likely to restrict future urban sprawl. The proposed Green Belt boundary could comprise the area between the dismantled railway to the north and south. These boundaries are also considered to be very strong and durable. A further dismantled railway traversing the General Area would form a strong internal boundary, should the General Area be considered for sub-division.
		Landform: Stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; existing development with strong established boundaries.		
	Features lacking in durability/ Soft boundaries	Infrastructure: private/ unmade roads; power lines; development with weak or intermediate boundaries.		
Natural: Field Boundary, Tree line				

Level of Containment			
	Protect open land contiguous to Wombwell (and Darfield)	<p>5: Contiguous to Wombwell (and Darfield) and would generally protect the Green Belt from urban sprawl. These Green Belt areas could protect 'Green Arcs' or 'Green Swathes' which distinguish villages.</p> <p>3: Connected to Wombwell (and Darfield) and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Wombwell (and Darfield) but which does not protect land considered to be 'open land'.</p>	<p>This General Area is partially connected to Wombwell Urban Area in the north, but the site is not considered to be contiguous to the built form given the strength of the existing Green Belt boundary.</p> <p>The strongly defined, tree-buffered dismantled railways reduce the level of openness apparent within this General Area.</p>
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p>5: 'general area' which is fundamental to maintaining a 'strategic gap' of less than 1.5km between the Town Centre and neighbouring larger towns.</p> <p>3: 'general area' which protects a 'strategic gap' which is already more than 1.5km wide.</p> <p>1: 'general area' which does not function to protect a 'strategic gap'.</p>	<p>Approximately 1.8km to the north of the General Area is Stairfoot, which forms part of Urban Barnsley. Approximately 1.2km to the west of the General Area is Worsborough Dale, which is also connected to Urban Barnsley.</p> <p>Development within this General Area is therefore likely to reduce the strategic gap between Wombwell and Urban Barnsley.</p>
	Displays low levels of containment within the existing development patterns.	<p>5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p>3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form.</p> <p>1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .</p>	<p>This General Area does not have a clear functional relationship with the built form of Wombwell. There are no natural areas of consolidation.</p>
	Total Score		4/ 5
Assisting in safeguarding the countryside from	Positively enhances the beneficial use of the Green Belt, by providing access to	<p>5: Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience.</p> <p>3: Supports two or three 'beneficial uses' which may be less</p>	<p>Beneficial uses within this General Area comprise the Dove Valley Trail and a number of less defined footpaths. The General Area</p>

encroachment	the countryside, provide opportunities for outdoor sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.	well promoted and be valued by a Local or Borough audience 1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.	therefore has some role to play in providing access to the countryside and provide some opportunities for outdoor recreation.
	Protects the openness of the countryside and is least covered by development.	5 represents a 'general area' which protects the intrinsic openness of the countryside. This may include general areas which are considered locally important to maintaining the openness of the Green Belt or which have a strong unspoilt rural character. These areas will contain less than 5% built form. 3 represents a 'general area' which possesses a largely rural, open character with a low level of built form (less than 25% built form). 1 represents a 'general area' which possesses a semi-urban character and built form, or which possesses large areas of previously developed land (more than 25% built form).	Despite very low levels of built form, the strongly defined tree-buffered dismantled railways reduce the level of openness apparent within this General Area.
	Total Score:		3/ 5
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of 'essential gaps' between these larger settlements or settlements outside the borough.	5: would represent an 'essential gap', where development would visually or physically reduce this to an unacceptable width. 3: would represent a 'largely essential gap' or a 'narrow gap' where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging 1: a 'wide gap' or an area of Green Belt which does protect a land gap between settlements	Approximately 1.8km to the north of the General Area is Stairfoot, which forms part of Urban Barnsley. Approximately 1.2km to the west of the General Area is Worsborough Dale which is connected to Urban Barnsley. Development within this General Area is likely to physically reduce this essential gap to an unacceptable width.
	Total Score		5/ 5
Preserve the setting and special character	Make a positive contribution to the setting	5: 'General area'. contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or	The Former Mill Building at Aldham Farm is a

of historic towns	or protect key views to conservation area or historic assets	land has a significant historic relationship with its countryside setting and would be highly sensitive to development 3: The 'General Area' contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area 1: This 'General area' contains no listed buildings in or near the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value	Grade II listed building. This General Area therefore has some function in preserving the setting of this listed building, however the General area will not function to protect or enhance the setting of any conservation areas within Barnsley.
	Total Score		2/ 5
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt. 2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	Through the isolated nature of this General Area and by the designation of land within it, WOM1 has assisted in directed development towards Wombwell, safeguarding the countryside from encroachment and restricting coalescence between Wombwell and Urban Barnsley..
	Total Score		3 / 5
Total			17/ 25

3.3 Functional Relationship to Existing Built Form

Having received an overall score of 17 out of 25, the Green Belt in WOM1 is considered to be strongly fulfilling the purposes of the Green Belt.

The existing Green Belt boundary of WOM1 is likely to restrict further urban sprawl and is considered to be strong and durable. Development beyond this existing strong boundary would have a limited functional relationship with the existing built form of Wombwell.

The openness of the area is reduced by the tree-buffed dismantled railway that traverses the site, which limits the function of the General Area in safeguarding the countryside from encroachment. The General Area does however have a relatively strong amenity value which arises from the presence of footpaths and the Dove Valley Trail.

The General Area forms part of a strategic land gap between Wombwell and Urban Barnsley. Approximately 1.8km to the north of the General Area is Stairfoot, which forms part of Urban Barnsley and approximately 1.2km to the west of the General Area is Worsborough Dale which is also connected to Urban Barnsley. Therefore, WOM1 does have some function in protecting the land gap between the neighbouring towns of Urban Barnsley and Wombwell.

The site has some function in preserving the setting of a listed building and any development on the general areas would have potential to impact the setting of this historic building.

3.4 Conclusion for WOM1

The General Area is fulfilling the purpose of the Green Belt and provides a function of containing the urban sprawl of Wombwell.

If development were to occur on WOM1, this would result in a reduction of the strategic land gap between Urban Barnsley and Wombwell to an unacceptable level. As a result of the currently strong Green Belt boundary and the weak functional relationship with Wombwell, there are no areas of natural consolidation due to the lack of functional relationship with Wombwell.

Development on the general area may have the potential to impact on the historic setting of a listed building.

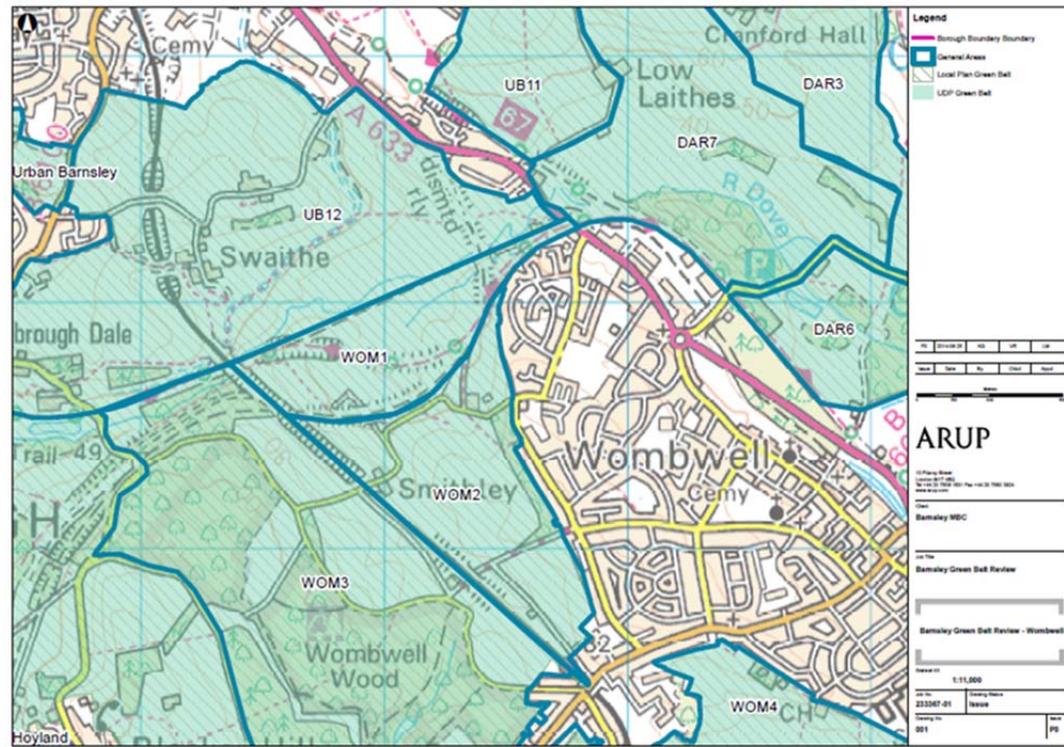
4 General Area – WOM2

4.1 Stage 1: WOM2 General Area Assessment Proforma

4.1.1 Introduction

WOM2, which comprises a sloping area to the west of Wombwell, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. WOM2 achieves a score of 15 out of 25; this means that as a whole, the General Area is considered to be moderately fulfilling the purposes of the Green Belt.

Figure 4.1 WOM2 General Area



Site Details	Site Reference	WOM2		
	Location	Land to the west of Wombwell		
	Site Area (Ha)	64.3		
	Developed area	Percentage of development within the 'General Area' Low; 'General area' comprises Smithley Farm		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form Moderate; 'General area' eastern boundary adjoins the built form of Wombwell.		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	Boundary Definition			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	1: Existing Green Belt boundary at this location is weakly formed by features lacking durability or permanence. One or two boundary features may exist but these may be sparse or intermittent, or the existing built form boundary is very irregular, inconsistent or intermediate. This boundary would not restrict development from sprawling. 3: Existing Green Belt boundary which has two or more boundary features which are fairly prominent. Contains at least one boundary which is weak or lacking permanence. 5: would represent an existing Green Belt boundary which is bordered by prominent features in the landscape, 'hard' infrastructure or existing development, and the existing built form boundary is considered to be strongly established, regular or consistent. This boundary would adequately restrict urban sprawl .and provides a sense of permanence.	The existing Green Belt boundary to the north east comprises the largely consistent built form off Aldham House Lane in the west of Wombwell. The southern boundary of the General Area consists of fairly irregular residential development off Cowley Green and Wombwell Main Cricket Club. The existing boundaries of the Green Belt are therefore considered to be relatively strong, although fairly irregular to the south. The proposed boundaries of the Green Belt are made up of the operational railway line to the west and the dismantled railway line to the north. Proposed boundaries of the Green Belt boundary could therefore be strong and defensible. There are a number of strong internal features, including Smithley Lane and Summer Lane, which would form suitable boundaries should the General Area be considered for sub-division.
		Landform: Stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; existing development with strong established boundaries.		
	Features lacking in durability/ Soft boundaries	Infrastructure: private/unmade roads; power lines; development with weak or intermediate boundaries.		
Natural: Field Boundary, Tree line				

	Level of Containment		
	Protect open land contiguous to Wombwell (and Darfield)	<p>5: Contiguous to Wombwell (and Darfield) and would generally protect the Green Belt from urban sprawl. These Green Belt areas could protect 'Green Arcs' or 'Green Swathes which distinguish villages.</p> <p>3: Connected to Wombwell (and Darfield) and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Wombwell (and Darfield), but which does not protect land considered to be 'open land'.</p>	This General Area is contiguous to Wombwell Urban Area and, alongside WOM_1, WOM_3 and UB12, does have some role in protecting the countryside from urban sprawl.
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p>5: 'general area' which is fundamental to maintaining a 'strategic gap' of less than 1.5km between the Town Centre and neighbouring larger towns.</p> <p>3: 'general area' which protects a 'strategic gap' which is already more than 1.5km wide.</p> <p>1: 'general area' which does not function to protect a 'strategic gap'.</p>	<p>Approximately 1.2km to the west of the General Area is Worsborough Dale, which is connected to Urban Barnsley.</p> <p>Development within this General Area is therefore likely to reduce the strategic gap between Wombwell and Urban Barnsley.</p>
	Displays low levels of containment within the existing development patterns.	<p>5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p>3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form.</p> <p>1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .</p>	<p>There are no natural areas of urban rounding apparent within this Genera Area.</p> <p>However the land bounded to the west by the allotment gardens, bounded to the north by Summer Lane and bounded to the south by the residential development off Cowley Lane could constitute a weak area of consolidation which has a clear functional relationship to Wombwell Urban Area.</p>
	Total Score		4/ 5
Assisting in safeguarding the countryside from encroachment	Positively enhances the beneficial use of the Green Belt, by providing access to the countryside, provide opportunities for outdoor	<p>5: Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience.</p> <p>3: Supports two or three 'beneficial uses' which may be less well promoted and be valued by a Local or Borough audience</p>	<p>This General Area contains a number of defined footpaths and a trackway which connects to Hoyland in the south west.</p> <p>The General Area therefore has a role in providing local access to the countryside and</p>

	sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.	1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.	providing opportunities for recreation.
	Protects the openness of the countryside and is least covered by development.	5 represents a 'general area' which protects the intrinsic openness of the countryside. This may include general areas which are considered locally important to maintaining the openness of the Green Belt or which have a strong unspoilt rural character. These areas will contain less than 5% built form. 3 represents a 'general area' which possesses a largely rural, open character with a low level of built form (less than 25% built form). 1 represents a 'general area' which possesses a semi-urban character and built form, or which possesses large areas of previously developed land (more than 25% built form).	Whilst the area contains less than 5% built form, the openness of the General Area varies. Views looking southwest from Smithley Lane towards Wombwell Wood strongly support the rural character of the General Area. However, views looking south east from Smithley Lane and views looking south from Summer Lane towards the residential development off Windmill Road and Hough Lane lessen the openness of the General Area and result in a weaker rural character.
	Total Score:		3/ 5
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of 'strategic gaps' between these larger settlements or settlements outside the borough.	5: would represent an 'essential gap', where development would visually or physically reduce this to an unacceptable width. 3: would represent a 'largely essential gap' or a 'narrow gap' where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging 1: a 'wide gap' or an area of Green Belt which does protect a land gap between settlements	Approximately 1.2km to the west of the General Area is the village of Worsborough, which is connected to Urban Barnsley. Development within this General Area should not reduce the essential gap of 1.2km between Wombwell and Urban Barnsley. Development within the southern portion of this General Area is not likely to compromise this essential gap
	Total Score		4/ 5
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or	5: 'General area'. contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or land has a significant historic relationship with its countryside setting and would be highly sensitive to	There are no listed building features or conservation areas in close proximity to the site.

	historic assets	development 3: The 'General Area' contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area 1: This 'General area' contains no listed buildings in or near the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value	
	Total Score		1 / 5
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt. 2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	This general area has largely assisted in supporting urban regeneration Wombwell and restricting development within the countryside. However development to the south of the General Area off Cowley Green has reduced the perceived strength of the Green Belt to the south.
	Total Score		3 / 5
Total			15 / 25

4.1.2 Functional relationship of WOM2 to existing built form

WOM2 achieved a score of 15 out of 25 within the General Area Green Belt Assessment Proforma. This score demonstrates the WOM2 is fulfilling the five purposes of the Green Belt to a moderately strong degree.

The existing Green Belt boundaries are considered to be relatively strong in the north and more intermittent in the south, where the Green Belt adjoins residential development off Cowley Green and Wombwell Main Cricket Club. The functional relationship of WOM2 to the built form of Wombwell increases in strength towards the south.

The General Area functions to safeguard the countryside around Wombwell from urban sprawl and additionally provides a strategic land gap between Worsborough Dale in Urban Barnsley and Wombwell. Development to the north of this General Area is likely to reduce the strategic and essential land gap between these settlements; however development towards the south is likely to maintain the perceived separation

Isolated residential development off Cowley Lane weakens the integrity of the Green Belt to the south of the General Area. There is potential for this area to constitute an area of consolidation and deliver built form which has a relatively clear functional relationship with Wombwell

Smithley Lane, Summer Lane, the operational rail line and the track road which adjoins Summer Lane could form strong internal features which would be suitable boundaries if the site were to be subdivided.

4.2 Stage 2: Technical Site Assessment

4.2.1 Overview

An overall score of 15 indicates that the Green Belt in WOM2 is considered to be fulfilling the purposes of the Green Belt to a weaker extent than other Green Belt areas within Barnsley.

To establish whether land within WOM2 is suitable for development, the General Area is assessed against three technical site constraints which would limit opportunities for development.

The three technical site constraint criteria used to appraise Green Belt land align with the criteria developed by Barnsley Metropolitan Borough Council as part of the Housing Sites Selection Methodology and Employment Sites Selection Methodology. This ensures that all sites (both within and outside of the Green Belt) are appraised in a consistent and robust manner.

Statutory Designations

There are no international or national designations within WOM2 however Wombwell Wood to the west is considered to be ancient semi-natural woodland.

Flood Risk

The Barnsley SFRA (2010) reveals that WOM2 is situated within Flood Risk Zone 1. This zone comprises land assessed as having a less than 1 in 1000 annual probability of river and sea flooding in any year (<0.1%).

Topography / Landscape / Visual

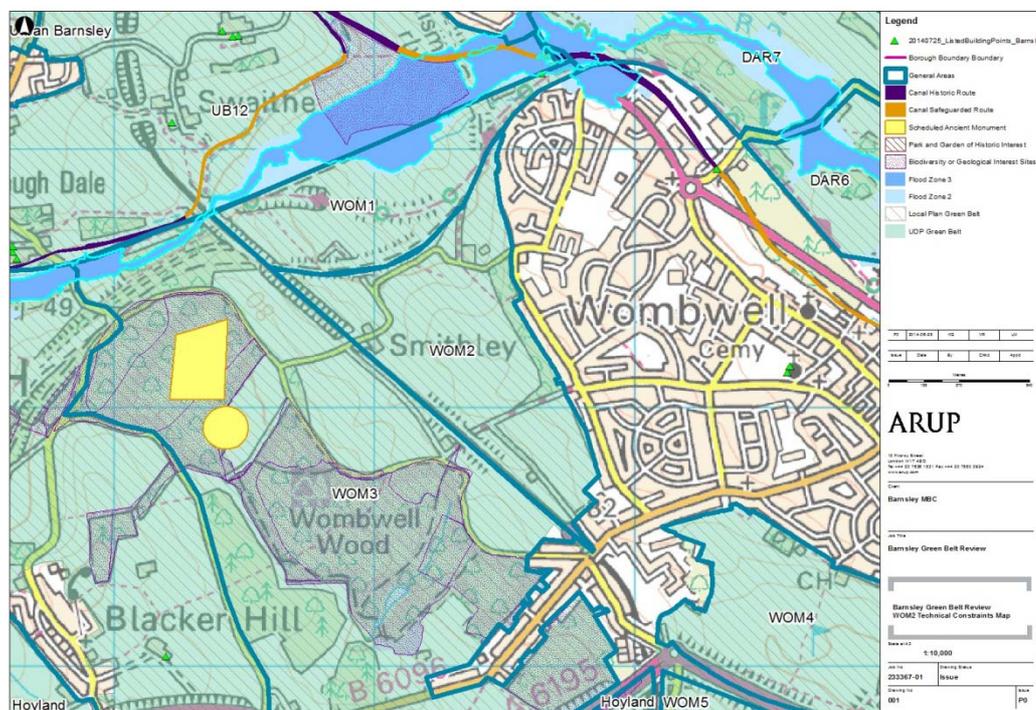
The topography of the general area is sloping and openness varies.

Views looking southwest from Smithley Lane towards Wombwell Wood strongly support the rural character of the General Area. However, views looking south east from Smithley Lane and views looking south from Summer Lane, towards the residential development off Windmill Road and Hough Lane lessen the openness of the General Area and result in a weaker rural character.

Historic Environment

There are no historic assets within this General Area.

Figure 4.2: WOM2 Technical Constraints Map



4.2.2 Conclusion

Whilst the existing boundaries of the General Area are relatively well-defined, the area to the south of WOM2 is considered to be weakening the perceived strength of the Green Belt.

Approximately 1.2km to the west of the General Area is Worsborough Dale which is connected to Urban Barnsley, and therefore WOM2 does provide a strong function in preventing the neighbouring settlements of Wombwell and Urban Barnsley from merging. Development to the south of Summer Lane would not physically or visually reduce this strategic gap any further and would retain the existing separation of 1.2km.

The General Area does have some function in safeguarding the countryside from encroachment. Views looking southwest from Smithley Lane towards Wombwell Wood strongly support the rural character of the General Area. However, views looking south east from Smithley Lane and views looking south from Summer Lane, towards the residential development off Windmill Road and Hough Lane lessen the openness of the General Area and result in a weaker rural character. Therefore the development to the south east of Summer Lane would not reduce the capacity of the Green Belt to support in safeguarding the countryside from encroachment.

WOM2 is in Flood Zone 1 and therefore there is a low probability of the site flooding. There are no historic assets in the general area.

4.2.3 Defining a Resultant Land Parcel

Overview

Based on the assessment of whether the existing Green Belt is fulfilling the purposes as set out in the NPPF, and the analysis of site based constraints, it is possible to define a Resultant Land Parcel from WOM2 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology.

Resultant Land Parcel WOM2a

Irregular residential development has taken place along the southern boundary of the site, which has reduced the integrity of the Green Belt boundary within WOM2a.

Resultant Land Parcel WOM2a provides the opportunity to re-define the Green Belt by utilising Summer Road in the north and the operational rail line in the west. This would provide a Resultant Land Parcel that could offer a new defensible boundary to the Green Belt which has a strong functional relationship with the existing built form of Wombwell.

4.3 Stage 3: Evaluating the Potential Newly Defined Green Belt Boundaries

4.3.1 Overview

The following assessment is made on the basis that the Resultant Land Parcel WOM2a is removed from the Green Belt.

Evaluating these 'new' Green Belt boundaries against the five Green Belt purposes as defined within the NPPF, will ensure that the 'new' Green Belt boundaries are appropriate, defensible and likely to be permanent.

Any resulting land parcels proposed for release from the Green Belt will then subsequently be put forward for assessment using the Barnsley Housing Site Assessment Methodology.

4.3.2 Re-appraisal of Resultant Land Parcel WOM2a

Green Belt Purpose	Assessment
To check the unrestricted sprawl of large built-up areas	<p>The newly defined Green Belt boundary would be defined by the permanent features of Summer Lane in the north and the operational rail line in the west. This boundary will provide an opportunity to neaten the Green Belt boundary in the south and to check future unrestricted sprawl of Wombwell.</p> <p>On this basis the boundary would be stronger than currently exists at Wombwell.</p>
To prevent neighbouring towns merging into one another	<p>WOM2 has a role in protecting a strategic gap between Wombwell and Urban Barnsley in the north west. This strategic gap is approximately 1.2km at the widest point.</p> <p>Summer Lane and the rail line form well-defined boundaries which would restrict development from reducing the land gap between Wombwell and Urban Barnsley. Release of the land to the south of Summer Lane would maintain a strategic gap of 1.2km.</p>
To assist in safeguarding the countryside from encroachment	<p>The new boundary based on the road network and the bridleway would serve to safeguard the countryside from encroachment.</p> <p>Development within this Resultant Land Parcel is relatively well-contained on two sides and release of this land would mirror the release of land to the south of the B6096.</p>
To preserve the setting and special character of historic towns.	<p>Development within WOM2a would not have a detrimental impact on the character of Wombwell. Release of land within WOM2 will reflect the residential development to the south of Hough Lane.</p>
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	<p>In creating a stronger boundary the newly defined Green Belt would continue to assist the overall objective to deliver urban regeneration within Wombwell.</p>

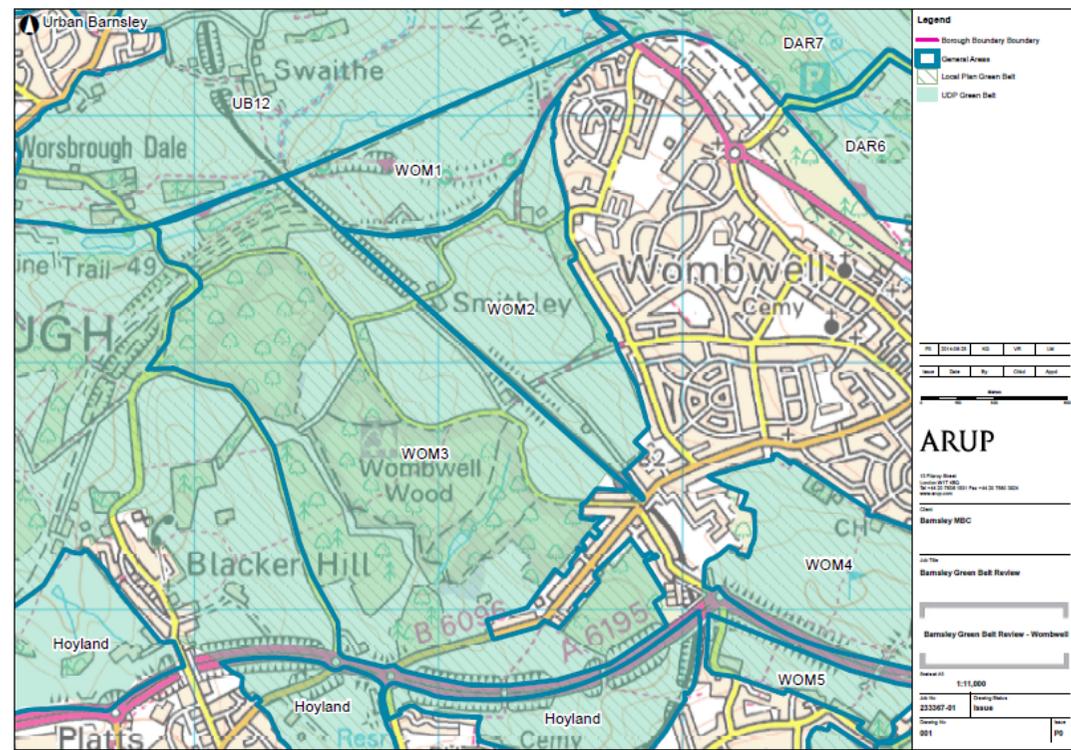
5 General Area – WOM3

5.1 Stage 1: WOM3 Green Belt Assessment Proforma

5.1.1 Introduction

WOM3, which comprises a large regular shaped area of Green Belt to the west of Wombwell and west of Blacker Hill, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. WOM3 achieves a score of 19 out of 25; this means that as a whole, the General Area is deemed to be strongly fulfilling the purposes of the Green Belt.

Figure 5.1 WOM3 General Area



Site Details	Site Reference	WOM_3		
	Location	Land to the west of Wombwell and north of the village of Jump.		
	Site Area (Ha)	216.6		
	Developed area	Percentage of development within the 'General Area' Low; 'general area' contains Springfield Cottages, Wood Head Farm and Upper Wood Head Farm.		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form Low; 'general area' adjoins the residential built form off Wood Cott and Blacker Hill.		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	Boundary Definition			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	1: Existing Green Belt boundary at this location is weakly formed by features lacking durability or permanence. One or two boundary features may exist but these may be sparse or intermittent, or the existing built form boundary is very irregular, inconsistent or intermediate. This boundary would not restrict development from sprawling. 3: Existing Green Belt boundary which has two or more boundary features which are fairly prominent. Contains at least one boundary which is weak or lacking permanence. 5: would represent an existing Green Belt boundary which is bordered by prominent features in the landscape, 'hard' infrastructure or existing development, and the existing built form boundary is considered to be strongly established, regular or consistent. This boundary would adequately restrict urban sprawl .and provides a sense of permanence.	The existing Green Belt boundary is defined by ribbon-like residential development of the B6096 Wood Walk and irregular built form off Wentworth Road. These two boundaries are considered to be relatively weak and unlikely to restrict future urban sprawl along the B6096 The proposed Green Belt boundaries could comprise the A6195 to the south, the Leeds-Sheffield-Huddersfield rail line and built form of Wombwell to the east, a dismantled railway to the north and Woodhead Lane to the north west. Proposed boundaries therefore vary in strength but are relatively strong compared to existing boundaries. The B6096 and Dovecliffe Road represent strong internal features, which could form appropriate boundaries should the General Area be considered for sub-division. The extent of Wombwell Wood would also constitute a strong internal feature.
		Landform: Stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; existing development with strong established boundaries.		
	Features lacking in durability/ Soft boundaries	Infrastructure: private/unmade roads; power lines; development with weak or intermediate boundaries.		
Natural: Field Boundary, Tree line				

Level of Containment			
	Protect open land contiguous to Wombwell (and Darfield)	<p>5: Contiguous to Wombwell (and Darfield) and would generally protect the Green Belt from urban sprawl. These Green Belt areas could protect ‘Green Arcs’ or ‘Green Swathes which distinguish villages.</p> <p>3: Connected to Wombwell (and Darfield) and would protect ‘open land’ from urban sprawl.</p> <p>1: Connected to Wombwell (and Darfield), but which does not protect land considered to be ‘open land’.</p>	This General Area is connected to Wombwell Urban Area and would protect the strongly open landscape connected to Wombwell. The General Area contains very low levels of built form and, alongside WOM1, WOM2 and UB12, preserves a valued area of the countryside.
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p>5: ‘general area’ which is fundamental to maintaining a ‘strategic gap’ of less than 1.5km between the Town Centre and neighbouring larger towns.</p> <p>3: ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide.</p> <p>1: ‘general area’ which does not function to protect a ‘strategic gap’.</p>	This General Area is fundamental to maintaining a strategic gap between the Principal Town of Wombwell and Worsborough Dale, which is connected to Urban Barnsley. Development within this General Area could reduce this strategic gap from 3km to 0.7km.
	Displays low levels of containment within the existing development patterns.	<p>5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p>3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form.</p> <p>1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .</p>	<p>There is no built form within the General area, and therefore, as a whole, WOM3 would not constitute a suitable area for consolidation.</p> <p>The area to the south of the B6096 and north of the A6195 could constitute an area suitable for consolidation of the existing residential built form.</p> <p>The area to the north east of Dove Cliff Road is well-contained by Wombwell Wood and the railway line, but this area would not constitute natural ‘rounding-off’ or consolidation.</p>
	Total Score		4/ 5
Assisting in	Positively enhances the	5: Supports four or more ‘beneficial uses’ of the	The Green Belt General Area contains two recreation

safeguarding the countryside from encroachment	beneficial use of the Green Belt, by providing access to the countryside, provide opportunities for outdoor sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.	Green Belt which serve a Local, Borough and Regional audience. 3: Supports two or three 'beneficial uses' which may be less well promoted and be valued by a Local or Borough audience 1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.	grounds and the Borough-wide valued Wombwell Wood. There are a number of local footpaths which traverse the site and two farms. The General Area therefore provides access to the countryside, provides opportunities for sport and recreation, supports visual amenity and supports biodiversity.
	Protects the openness of the countryside and is least covered by development.	5 represents a 'general area' which protects the intrinsic openness of the countryside. This may include general areas which are considered locally important to maintaining the openness of the Green Belt or which have a strong unspoilt rural character. These areas will contain less than 5% built form. 3 represents a 'general area' which possesses a largely rural, open character with a low level of built form (less than 25% built form). 1 represents a 'general area' which possesses a semi-urban character and built form, or which possesses large areas of previously developed land (more than 25% built form).	Low levels of development and a declining topography from west to east provide long-line views across Wombwell Wood and determine a strong perception of openness within the General Area. The area to the south of the B6096 and north of the A6195 displays lower levels of openness compared to the northern portion of WOM3, however the area is still relatively open.
	Total Score:		4/ 5
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of 'essential gaps' between these larger settlements or settlements outside the borough.	5: would represent an 'essential gap', where development would visually or physically reduce this to an unacceptable width. 3: would represent a 'largely essential gap' or a 'narrow gap' where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging 1: a 'wide gap' or an area of Green Belt which does protect a land gap between settlements	This General Area is fundamental to maintaining an essential gap between the Principal Town of Wombwell and Worsborough Dale, which is connected to Urban Barnsley. Development within this General Area could reduce this essential gap from 3km to 0.7km. The Barnsley Settlement Assessment (Jacobs, update 2007) identified Wombwell (including Darfield), and Hoyland (including Birdwell, Blacker Hill, Elsecar, Hemingfield and Jump) as two distinct urban areas. WOM3 therefore also protects a essential gap between

			Wombwell and Hoyland (Blacker Hill) in the west. This strategic gap is less than 1.5km wide.
Total Score			4/ 5
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	<p>5: 'General area'. contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or land has a significant historic relationship with its countryside setting and would be highly sensitive to development</p> <p>3: The 'General Area' contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area</p> <p>1: This 'General area' contains no listed buildings in or near the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value</p>	This General Area contains the Scheduled Ancient Monument of two Romano-British Settlements within Wombwell Wood and the Grade II listed Wood Head Hall Farmhouse..
Total Score			4/ 5
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	<p>3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt.</p> <p>2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.</p>	The designation of Green Belt land within WOM3, by nature, supports urban regeneration within Wombwell.the south.
Total Score			3 / 5
Total			19/ 25

5.1.2 Functional Relationship of WOM3 to Existing Built Form

Having received an overall score of 19 out of 25, the Green Belt in WOM3 is considered to be strongly fulfilling the purposes of the Green Belt.

The extent of Wombwell Wood reduces the functional relationship that development within the General Area could have with the built form of Wombwell. The Green Belt in WOM3 therefore plays a fundamental role in assisting in safeguarding the countryside from encroachment and preserving the setting of the Scheduled Ancient Monument (SAM).

WOM3 does protect a strategic and essential gap of less than 1.5km between Wombwell and the Hoyland village of Blacker Hill. Therefore the only area which could be considered for containment could include the area to the north east of Dove Cliff Road, but this area would not constitute natural 'rounding-off' or consolidation'

The function the General Area has in safeguarding the countryside, preserving the setting of two SAMs and preventing neighbouring towns from merging, results in the Green Belt strongly fulfilling the five purposes of the Green Belt and therefore it is not assessed further for 'resultant land parcels'.

5.2 Conclusion for WOM3

WOM3 plays a strong role in safeguarding the countryside from encroachment and in preserving the setting and special character of the SAM. This General Area therefore strongly fulfils the role the Green Belt.

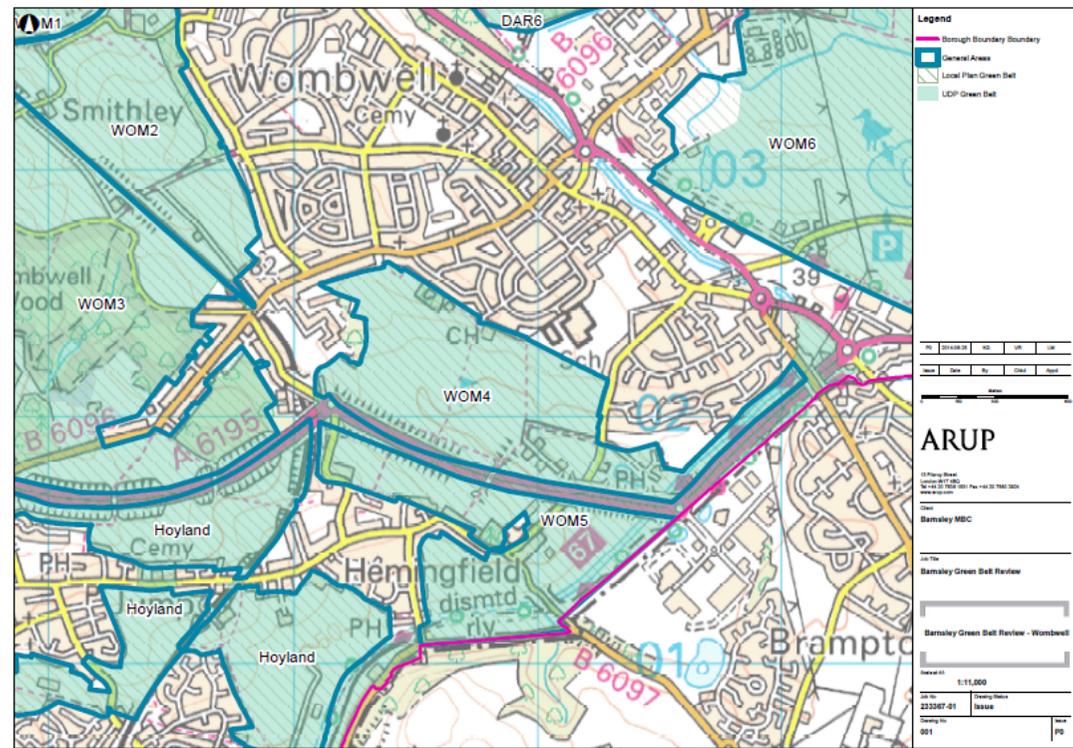
6 General Area – WOM4

6.1 Stage 1: WOM4 Green Belt Assessment Proforma

6.1.1 Introduction

WOM4, which comprises a regular shaped area of Green Belt to the south and south west of Wombwell, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. WOM4 achieves a score of 14 out of 25; this means that as a whole, the General Area is deemed to be moderately fulfilling the purposes of the Green Belt.

Figure 6.1 WOM4 General Area



Site Details	Site Reference	WOM4		
	Location	Land to the south of Wombwell		
	Site Area (Ha)	73.4		
	Developed area	Percentage of development within the 'General Area' Low, site contains a number of buildings associated with a disused sewage works, the Hillies Pavillion		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form Moderate; the north, western and north eastern boundary of the 'general area' adjoins the built form of Wombwell		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	Boundary Definition			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	1: Existing Green Belt boundary at this location is weakly formed by features lacking durability or permanence. One or two boundary features may exist but these may be sparse or intermittent, or the existing built form boundary is very irregular, inconsistent or intermediate. This boundary would not restrict development from sprawling. 3: Existing Green Belt boundary which has two or more boundary features which are fairly prominent. Contains at least one boundary which is weak or lacking permanence. 5: would represent an existing Green Belt boundary which is bordered by prominent features in the landscape, 'hard' infrastructure or existing development, and the existing built form boundary is considered to be strongly established, regular or consistent. This boundary would adequately restrict urban sprawl .and provides a sense of permanence.	The existing Green Belt boundary is formed by the irregular built form of Wombwell to the north, north east and west of the site. This boundary is particularly irregular to the south of Wood Street and to the south of Lundhill Grove. The existing Green Belt boundary is therefore likely to be lacking in durability. The A6195 Dearne Valley Parkway would form the proposed southern and eastern boundary of the General Area. The proposed boundary is strongly defined and durable. Lundhill Road forms a strong internal feature, which could be an appropriate Green Belt boundary should the General Area be subdivided.
		Landform: Stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; existing development with strong established boundaries.		
	Features lacking in durability/ Soft boundaries	Infrastructure: private/unmade roads; power lines; development with weak or intermediate boundaries.		
Natural: Field Boundary, Tree line				

Level of Containment		
Protect open land contiguous to Wombwell (and Darfield)	<p>5: Contiguous to Wombwell (and Darfield) and would generally protect the Green Belt from urban sprawl. These Green Belt areas could protect 'Green Arcs' or 'Green Swathes' which distinguish villages.</p> <p>3: Connected to Wombwell (and Darfield) and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Wombwell (and Darfield) but which does not protect land considered to be 'open land'.</p>	This General Area is contiguous to Wombwell Urban Area. However given the dominance of the Dearne Valley Parkway, the General Area only has limited value in protecting and maintaining a sense of openness within Wombwell.
Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p>5: 'general area' which is fundamental to maintaining a 'strategic gap' of less than 1.5km between the Town Centre and neighbouring larger towns.</p> <p>3: 'general area' which protects a 'strategic gap' which is already more than 1.5km wide.</p> <p>1: 'general area' which does not function to protect a 'strategic gap'.</p>	This General Area does not play a significant role in protecting a land gap between Wombwell and Urban Barnsley.
Displays low levels of containment within the existing development patterns.	<p>5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p>3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form.</p> <p>1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .</p>	<p>Surrounded by built form on three sides, WOM4 is relatively well contained within the existing urban area of Wombwell.</p> <p>South of Wood Street or south of Lundhill Grove form two smaller scale areas of land which are well-contained by existing built form.</p>

	Total Score		1/ 5
Assisting in safeguarding the countryside from encroachment	Positively enhances the beneficial use of the Green Belt, by providing access to the countryside, provide opportunities for outdoor sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.	<p>5: Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p>3: Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p>1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>This General Area contains the Hillies Golf Course, the allotments, two public rights of way which connect Wombwell to Hoyland, two playing pitches and Wombwell Park; all of which appear to be highly valued by the Wombwell community.</p> <p>The General Area therefore provides access to the countryside, provides opportunities for outdoor sport and recreation, promotes visual amenity and supports biodiversity.</p>
	Protects the openness of the countryside and is least covered by development.	<p>5 represents a ‘general area’ which protects the intrinsic openness of the countryside. This may include general areas which are considered locally important to maintaining the openness of the Green Belt or which have a strong unspoilt rural character. These areas will contain less than 5% built form.</p> <p>3 represents a ‘general area’ which possesses a largely rural, open character with a low level of built form (less than 25% built form).</p> <p>1 represents a ‘general area’ which possesses a semi-urban character and built form, or which possesses large areas of previously developed land (more than 25% built form).</p>	<p>Whilst this General Area is relatively well-contained within the existing built form and does exhibit a semi-urban character, views to the south west do support a locally-valued open character.</p>
	Total Score:		4/ 5

Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of 'essential gaps' between these larger settlements or settlements outside the borough.	5: would represent an 'essential gap', where development would visually or physically reduce this to an unacceptable width. 3: would represent a 'largely essential gap' or a 'narrow gap' where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging 1: a 'wide gap' or an area of Green Belt which does protect a land gap between settlements	Approximately 200m to the south of WOM4 is the village of Hemingfield, which is considered to form part of the Hoyland Urban Area. Hemingfield and Wombwell have coalesced in part along Wood Walk, to the east of Wombwell. Therefore, WOM4 functions to maintain a 'essential gap' of less than 1.5km between Wombwell and Hoyland, although coalescence has already occurred in part.
	Total Score		5/ 5
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	5: 'General area'. contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or land has a significant historic relationship with its countryside setting and would be highly sensitive to development 3: The 'General Area' contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area 1: This 'General area' contains no listed buildings in or near the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value	There are no listed buildings or conservation areas in close proximity to this General Area.
	Total Score		1/ 5
Assist in urban regeneration, by encouraging the recycling of derelict	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt. 2: Locations where there is significant new	The designation of the land in WOM4 means that it is assisting urban regeneration; however, there are areas where the relative strength of the Green Belt is weakened by irregular boundaries.

and other urban land		development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	
Total Score		3 / 5	
Total		14 / 25	

6.1.2 Functional relationship of WOM4 to existing built form

WOM4 achieved a score of 14 out of 25 within the General Area Green Belt Assessment Proforma. This score demonstrates the WOM4 is fulfilling the five purposes of the Green Belt to a moderately strong degree.

The existing Green Belt boundary is weakly formed by the irregular built form of Wombwell to the north, north east and west of the General Area. This boundary is likely to be lacking durability and would not check unrestricted urban sprawl of Wombwell. Two smaller areas of containment could exist to the south of Wood Street or to the south east of Lundhill Grove.

The General Area strongly contributes to safeguarding the countryside from encroachment and possesses the amenity value of a Golf Course, Allotments, two playing pitches and two footpaths. Whilst the General Area has a strong local value with long-line views possible across the valley area, the A6195 does render the Green Belt with a semi-urban character.

Approximately 200m to the south of WOM4 is the village of Hemingfield, which is considered to form part of the Hoyland Urban Area, and approximately 800m south is the urban area of Hoyland. Therefore WOM4 functions to maintain a strategic gap of between Wombwell and Hoyland in the south, although coalescence between these two areas has occurred in part with ribbon development along Hemingfield Road.

Lundhill Road forms a strong internal feature, which could be an appropriate Green Belt boundary should the General Area be subdivided.

6.2 Stage 2: Technical Site Assessment

6.2.1 Overview

An overall score of 14 indicates that the Green Belt in WOM4 is considered to be fulfilling the purposes of the Green Belt to a weaker extent than other Green Belt areas within Barnsley.

To establish whether land within WOM4 is suitable for development, the General Area is assessed against three technical site constraints which would limit opportunities for development.

The three technical site constraint criteria used to appraise Green Belt land align with the criteria developed by Barnsley Metropolitan Borough Council as part of the Housing Sites Selection Methodology and Employment Sites Selection Methodology. This ensures that all sites (both within and outside of the Green Belt) are appraised in a consistent and robust manner.

Statutory Designations

There are no international or national designations within WOM4.

Flood Risk

The majority of WOM4 is located in Flood Zone 1 which comprises land assessed as having a less than 1 in 1000 annual probability of river and sea flooding in any year (<0.1%).

The central portion of the area is subject to Surface Water Floods of 0.5m and the Knoll Beck which flows to the south east of the site is subject to Flood Zone 2 and Zone 3.

Topography / Landscape / Visual

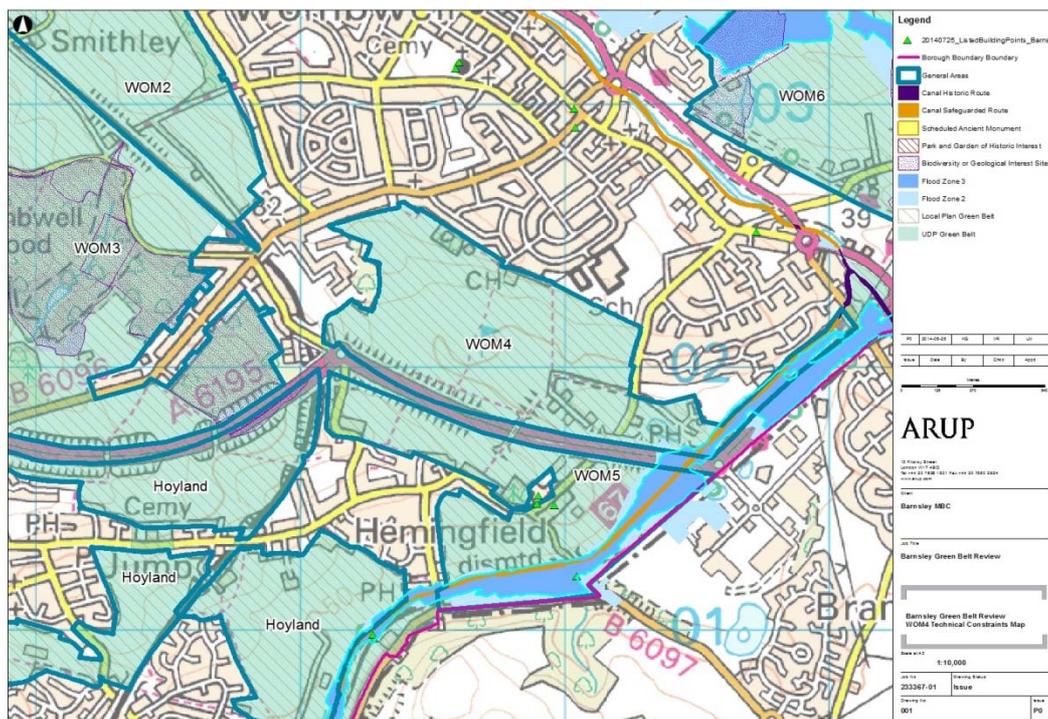
The General Area is relatively contained by urban form however views to the south west point towards open countryside. The topography of the general area is undulating with small areas of woodland.

The General Area forms part the Dearne Valley Green Heart Nature Improvement Areas.

Historic Environment

There are no historic buildings in the general area.

Figure 6.2: WOM4 Technical Constraints Map



6.2.2 Technical Site Assessment Conclusion

Lundhill Road provides a strongly defined boundary which would form a suitable boundary for subdivision.

To the north and west of the General Area, the Green Belt strongly assists in safeguarding the countryside from encroachment and protects key views to open countryside. Despite the largely irregular boundary to the north west, the General Area has a strong amenity value and is recognised as a strong community resource by providing the Golf Course, allotments, two playing pitches and two footpaths.

As a result of the Dearne Valley Parkway, the area to the south and east of Lundhill Road possesses a weaker rural character and does not support any beneficial uses of the Green Belt. Although the Dearne Valley Parkway restricts Barnsley and Rotherham from total coalescence, WOM4 does hold some function in protecting a perceived gap between Wombwell and Brampton.

Whilst release of this eastern portion of the General Area would present an opportunity to strengthen the Green Belt boundary, WOM4 is relatively constrained by the Flood Risk of Knoll Beck. Flood Risk constraints limit the developable area of the WOM4.

6.3 Conclusion for WOM4

The north and western portion of WOM4 has a weakly defined Green Belt boundary and is highly contained within the existing built form of Wombwell. This Green Belt area strongly assists in safeguarding the countryside from encroachment and is strongly valued as a community resource and beneficial Green Belt use.

The area to the south of Lundhill Road fulfils a weaker Green Belt function; however this area is relatively constrained by the extent of the Flood Zone from Knoll Beck in the east.

Therefore, although the General area is only weakly fulfilling the purposes of the Green Belt, the extent of the technical site constraints means that there are no Resultant Land Parcels within WOM4.

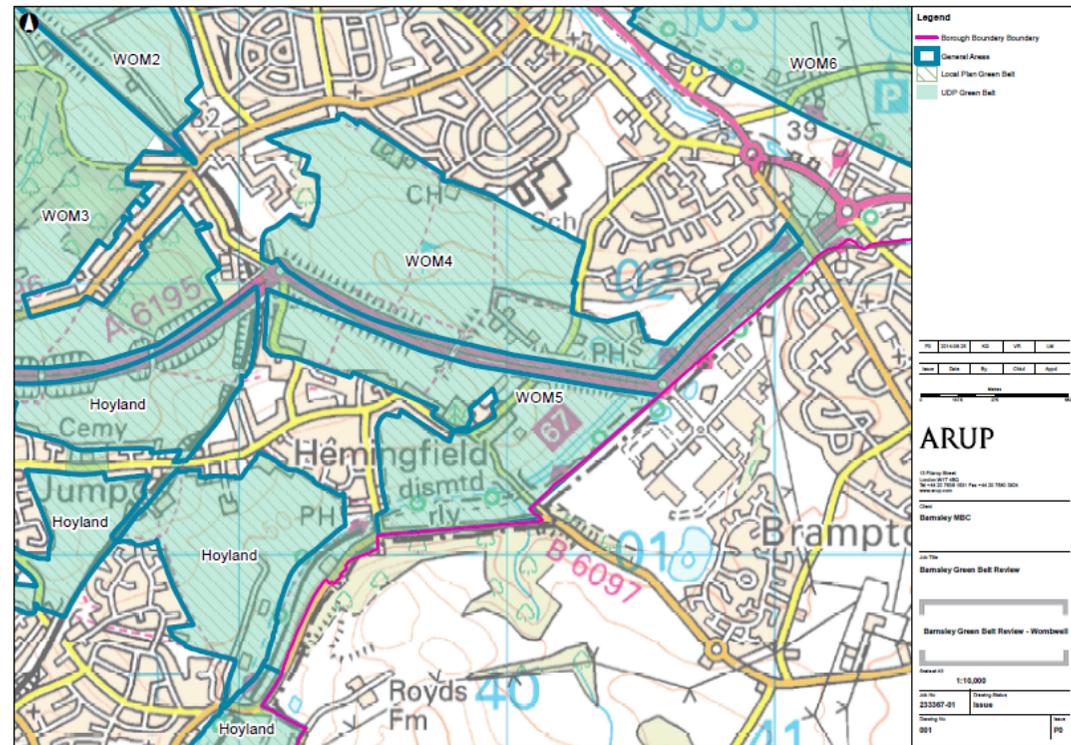
7 General Area – WOM5

7.1 Stage 1: WOM5 Green Belt Assessment Proforma

7.1.1 Introduction

WOM5, which comprises a small parcel of Green Belt to the south of Wombwell and the A6195, was visited and assessed against the five purposes of the Green Belt within the General Area Assessment proforma. WOM5 achieves a score of 15 out of 25; this means that as a whole, the General Area is deemed to be moderately fulfilling the purposes of the Green Belt.

Figure 7.1 WOM5 General Area



Site Details	Site Reference	WOM5		
	Location	Location to the north of Hemingfield and south of the Dearne Valley Parkway		
	Site Area (Ha)	52.7		
	Developed area	Percentage of development within the General Area Low; Site contains Hill Top Farm, Lundhill Farm and built form off Beech House Road.		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form Moderate; 'general area' is boundary to the south and west by the built form of Hemingfield.		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	Boundary Definition			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	1: Existing Green Belt boundary at this location is weakly formed by features lacking durability or permanence. One or two boundary features may exist but these may be sparse or intermittent, or the existing built form boundary is very irregular, inconsistent or intermediate. This boundary would not restrict development from sprawling. 3: Existing Green Belt boundary which has two or more boundary features which are fairly prominent. Contains at least one boundary which is weak or lacking permanence. 5: would represent an existing Green Belt boundary which is bordered by prominent features in the landscape, 'hard' infrastructure or existing development, and the existing built form boundary is considered to be strongly established, regular or consistent. This boundary would adequately restrict urban sprawl .and provides a sense of permanence.	The existing Green Belt boundary comprises the irregular, and in some places ribbon-like, built form of Hemingfield. This organic and inconsistent nature has reduced the perceived strength of the Green Belt boundary. This Green Belt boundary is considered to be weak and unlikely to restrict urban sprawl. The proposed Green Belt boundary could be formed by the A6195 Dearne Valley Parkway in the north, the Barnsley Boundary Walk in the south and the disused Dearne-Dove Valley Canal in the east. The proposed boundary is therefore strongly defined and durable. Beech House Road and Smithy Bridge Lane comprise two fairly strong internal features, which would form appropriate boundaries if the General Area was considered for sub-division.
		Landform: Stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; existing development with strong established boundaries.		
	Features lacking in durability/ Soft boundaries	Infrastructure: private/unmade roads; power lines; development with weak or intermediate boundaries.		
Natural: Field Boundary, Tree line				

Level of Containment		
Protect open land contiguous to Wombwell (and Darfield)	<p>5: Contiguous to Wombwell (and Darfield) and would generally protect the Green Belt from urban sprawl. These Green Belt areas could protect 'Green Arcs' or 'Green Swathes' which distinguish villages.</p> <p>3: Connected to Wombwell (and Darfield) and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Wombwell (and Darfield), but which does not protect land considered to be 'open land'.</p>	<p>The Barnsley Settlement Assessment (Jacobs, update 2007) identified Wombwell (including Darfield), and Hoyland (including Birdwell, Blacker Hill, Elsecar, Hemingfield and Jump) as two distinct urban areas.</p> <p>This General Area is not contiguous with Wombwell Urban Area but it is connected to Hemingfield, which forms part of Hoyland. WOM5 does serve to protect relatively open land which is contiguous to Hemingfield. The openness of this Green Belt land is however limited by the dominance of the A6195.</p>
Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p>5: 'general area' which is fundamental to maintaining a 'strategic gap' of less than 1.5km between the Town Centre and neighbouring larger towns.</p> <p>3: 'general area' which protects a 'strategic gap' which is already more than 1.5km wide.</p> <p>1: 'general area' which does not function to protect a 'strategic gap'.</p>	<p>This General Area does not play a significant role in protecting a land gap between Wombwell and Urban Barnsley.</p>
Displays low levels of containment within the existing development patterns.	<p>5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p>3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form.</p> <p>1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .</p>	<p>As a whole, WOM5 is only partially contained within the built form of Hemingfield.</p> <p>The area to the south of Beech House Road is well contained to the north and west, whilst strong proposed boundaries in the south and east would restrict future sprawl.</p> <p>The area to the north of Hill Top Farm and Beech House Road is well contained on three sides by the built form of Hemingway. The A6195 would form a strongly defensible boundary to the north.</p>

	Total Score		2/ 5
Assisting in safeguarding the countryside from encroachment	Positively enhances the beneficial use of the Green Belt, by providing access to the countryside, provide opportunities for outdoor sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.	<p>5: Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience.</p> <p>3: Supports two or three 'beneficial uses' which may be less well promoted and be valued by a Local or Borough audience</p> <p>1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>This general area contains two footpaths which connect Wombwell and Hemingfield under two subways and a large field area which is in agricultural use by Hill Top Farm. The General Area also contains the Barnsley Boundary Walk and the Trans-Pennine Trail in a disused railway cutting.</p> <p>The General Area therefore has some role in providing opportunities for access to the countryside, and visual amenity.</p>
	Protects the openness of the countryside and is least covered by development.	<p>5 represents a 'general area' which protects the intrinsic openness of the countryside. This may include general areas which are considered locally important to maintaining the openness of the Green Belt or which have a strong unspoilt rural character. These areas will contain less than 5% built form.</p> <p>3 represents a 'general area' which possesses a largely rural, open character with a low level of built form (less than 25% built form).</p> <p>1 represents a 'general area' which possesses a semi-urban character and built form, or which possesses large areas of previously developed land (more than 25% built form).</p>	<p>Whilst the General Area contains a low level of built form, the openness of the General Area varies.</p> <p>To the north and north west of Beech House Farm, a gently cascading topography provides long-line views towards Wombwell. Although the A6195 detracts from the rural character of the General Area, alongside WOM5 it is perceived to have some role in preserving the openness of the landscape.</p> <p>To the south of Beech House Lane, the perceived level of openness is reduced. This south eastern portion of the General Area does provide views to the raised area of ground south of Knoll Beck</p>
	Total Score:		3/ 5

Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of 'essential gaps' between these larger settlements or settlements outside the borough.	<p>5: would represent an 'essential gap', where development would visually or physically reduce this to an unacceptable width.</p> <p>3: would represent a 'largely essential gap' or a 'narrow gap' where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging</p> <p>1: a 'wide gap' or an area of Green Belt which does protect a land gap between settlements</p>	<p>The Barnsley Settlement Assessment (Jacobs, update 2007) identified Wombwell (including Darfield), and Hoyland (including Birdwell, Blacker Hill, Elsecar, Hemingfield and Jump) as two distinct urban areas.</p> <p>Development within WOM5 would reduce the essential gap of 800m between Wombwell and Hoyland by approximately 200m, however the perception of coalescence has already occurred through the built form along Hemingfield Road.</p> <p>Development within WOM5 would also result in coalescence between Hemingfield and Brampton, in Rotherham Metropolitan Borough Council. This is considered to be an essential gap, although the densely tree-lined route of the former Elsecar Canal, Trans-Pennine Trail in a disused railway cutting and Barnsley Borough Boundary Walk would restrict total coalescence.</p>
	Total Score		5/ 5
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	<p>5: 'General area'. contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or land has a significant historic relationship with its countryside setting and would be highly sensitive to development</p> <p>3: The 'General Area' contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area</p> <p>1: This 'General area' contains no listed buildings in or near the Green Belt area and/or land at this location has very little historic</p>	<p>Land at WOM5 does not protect any historic views, landscapes or areas of land with important historic environment value.</p> <p>Around the convergence of Beech House Road and Smithy Bridge Lane there are a number of Grade II listed farm buildings.</p>

		character recognised as being of conservation value	
	Total Score		2/ 5
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt. 2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	The designation of the land in WOM5 means that it is assisting urban regeneration; however, there are areas where the relative strength of the Green Belt is weakened by irregular boundaries.
	Total Score		3 / 5
Total			15/ 25

7.1.2 Functional relationship of WOM5 to existing built form

WOM5 achieved a score of 15 out of 25 within the General Area Green Belt Assessment Proforma. This score demonstrates the WOM5 is fulfilling the five purposes of the Green Belt to a moderately strong degree.

The existing boundary comprises the irregular and organic built form of Hemingfield which has reduced the perceived strength of the Green Belt. Where current Green Belt boundaries are particularly angular and high levels of containment already exist, development within the northern and south eastern portions of the Green Belt could have a strong functional relationship with the built form of Hemingfield.

Development within WOM5 would reduce the essential land gap between Wombwell and Hoyland, however development along Hemingfield Road has already weakened the perceived strength of the boundary. Development within WOM5 would additionally result in the coalescence of Hemingfield and Brampton in Rotherham Metropolitan Borough Council, although the densely tree-lined route of the former Elsecar Canal, Trans-Pennine Trail in a disused railway cutting and Barnsley Borough Boundary Walk would restrict total coalescence.

WOM5 provides amenity value through the footpaths which connect Wombwell and Hemingfield under two subways and a large field area which is in agricultural use by Hill Top Farm. There are no historic views, landscapes or areas of land with important historic environment value, however there is a number of Grade II listed farm buildings located within the site.

Despite the strong role the General Area plays in preventing the coalescence of Wombwell, Hoyland and Brampton, the Green Belt is not considered to be strongly fulfilling the purposes defined within the National Planning Policy Framework.

7.2 Stage 2: Technical Site Assessment

7.2.1 Overview

An overall score of 15 indicates that the Green Belt in WOM5 is considered to be fulfilling the purposes of the Green Belt to a weaker extent than other Green Belt areas within Barnsley.

To establish whether land within WOM5 is suitable for development, the General Area will be assessed against three technical site constraints which would limit opportunities for development. The three technical site constraint criteria used to appraise Green Belt land align with the criteria developed by Barnsley Metropolitan Borough Council as part of the Housing Sites Selection Methodology and Employment Sites Selection Methodology.

Statutory Designations

The General Area contains four Public Rights of Way: the Trans-Pennine Trail, the Barnsley Boundary Walk and two footpaths which connect Hemingfield to Wombwell.

Flood Risk

The Barnsley Strategic Flood Risk Assessment (2010) identified that the area surrounding the disused Elsecar Canal lies within Flood Risk Zone 3a and 3b, and is subjected to surface water flooding of 1 – 1.5m.

The area to the north of Hemingfield and south of the A6195 is unencumbered by flood risk constraints.

Topography / Landscape / Visual

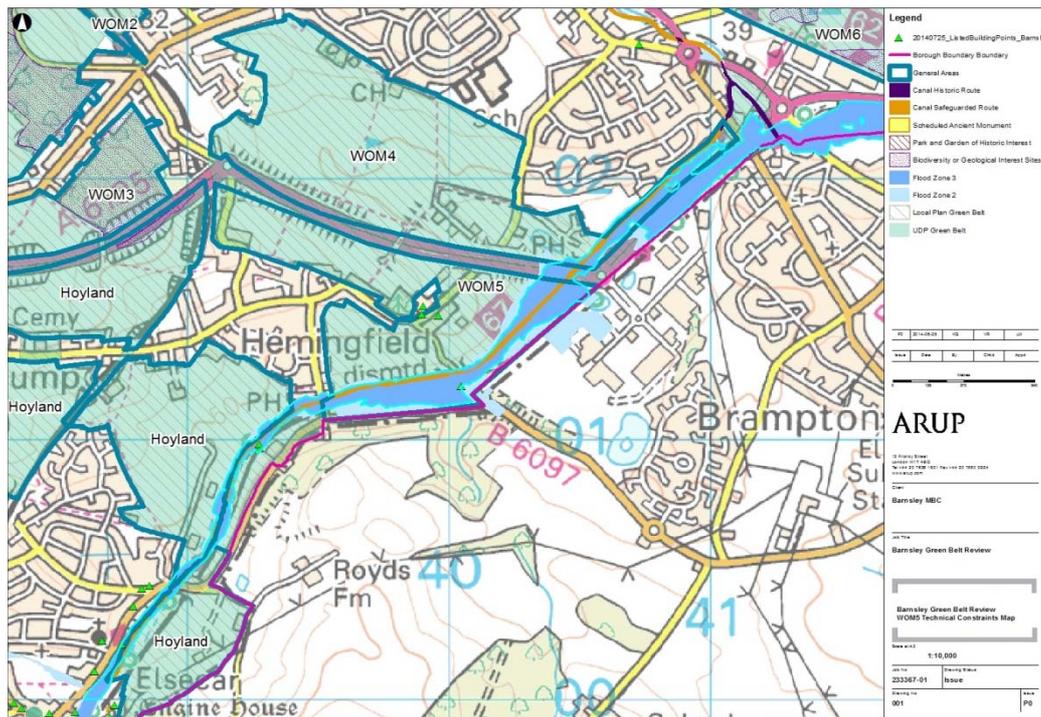
To the north and north west of Beech House Farm, a gently cascading topography provides long-line views towards Wombwell. The A6195 detracts from the rural character of the General Area.

Land falls within the Dearne Valley Heart Improvement Area and the National Character Area 38.

Historic Environment

Around the convergence of Beech House Road and Smithy Bridge Lane, the General area there are a number of Grade II listed farm buildings.

Figure 7.2: WOM5 Technical Constraints Map



7.2.2 Conclusion

Having received an overall score of 15 out of 25, the Green Belt in WOM5 is not considered to be fulfilling the purposes of the Green Belt.

The area to the north of Hemingfield is largely unconstrained by technical site constraints. This portion of the General Area does have some role in safeguarding

the countryside from encroachment and preserving an essential gap between Wombwell, however coalescence has already occurred along Hemingfield Road and fast-moving traffic along the A6195 does detract from the rural setting of the Green Belt.

Although the existing Green Belt boundary is weakly defined by built form along Beech House Road, the area to the north east of the General Area has a strong role in preserving the setting of the listed farmhouse buildings.

The area to the south east of the General Area is constrained by the extent of Flood Risk from the Elsecar Canal and is subject to surface water flooding in the south. This south eastern portion of the General Area has a strong role in protecting an essential gap between Hemingfield and Brampton. For this reason, a Resultant Land Parcel has not been considered to the east of Hemingfield.

7.2.3 Defining a Resultant Land Parcel

Overview

Based on the assessment of whether the existing Green Belt is fulfilling the purposes as set out in the NPPF, and the analysis of site based constraints, it is possible to define a Resultant Land Parcel from WOM5 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology.

Resultant Land Parcel WOM5a

Resultant Land Parcel WOM5a provides the opportunity to re-define the built form to the north of Hemingfield, by utilising the A6195 in the north, Beech House Lane in the west and Hemingfield Lane in the east.

This would provide a Resultant Land Parcel that could offer a new defensible boundary to the Green Belt which has a strong functional relationship with the existing built form of Wombwell.

7.3 Stage 3: Evaluating the Potential Newly Defined Green Belt Boundaries

7.3.1 Overview

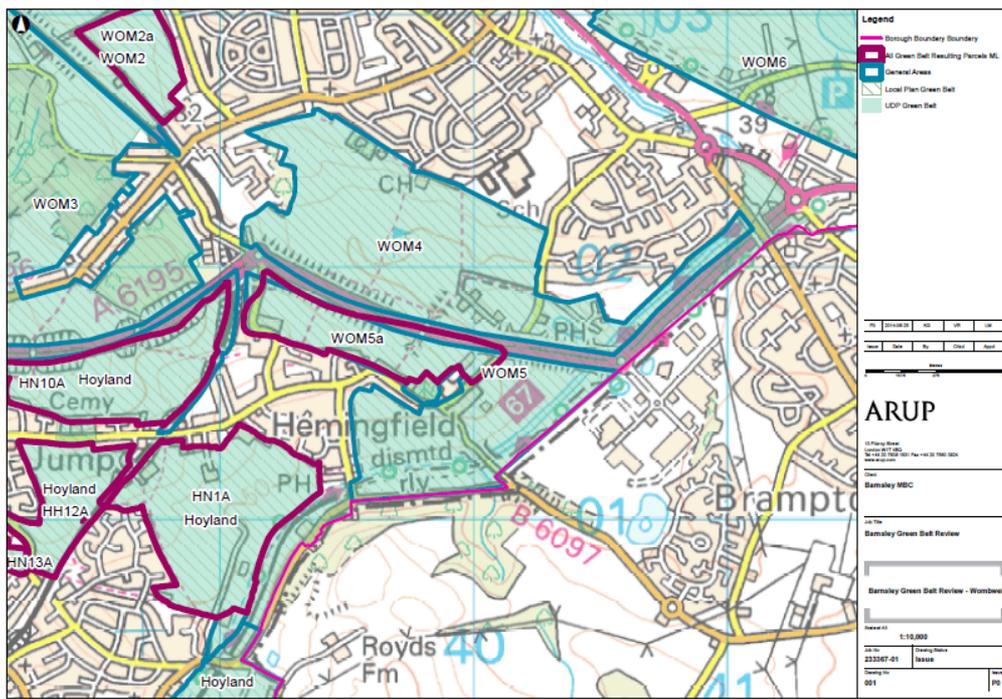
The following assessment is made on the basis that the Resultant Land Parcel WOM5a is removed from the Green Belt.

Evaluating these 'new' Green Belt boundaries against the five Green Belt purposes as defined within the NPPF, will ensure that the 'new' Green Belt boundaries are appropriate, defensible and likely to be permanent. Any resulting land parcels proposed for release from the Green Belt will then subsequently be put forward for assessment using the Barnsley Housing Site Assessment Methodology.

7.3.2 Re-appraisal of Resultant Land Parcel WOM5a

Green Belt Purpose	Assessment
To check the unrestricted sprawl of large built-up areas	The newly defined Green Belt boundary would be defined by the permanent features of A6195 in the north, Beech House Lane in the west and Hemingfield Lane in the east. This will reduce the irregular and organic nature of Hemingfield.
To prevent neighbouring towns merging into one another	WOM5 has a strong role in protecting an essential between Wombwell and Hoyland, however coalescence of these settlements has already occurred along Hemingfield Lane. The strongly defined A6196 would prevent full coalescence of these urban areas.
To assist in safeguarding the countryside from encroachment	To the north and north west of Beech House Farm, a gently cascading topography provides long-line views towards Wombwell. However the A6195 does detract from the rural character of the General Area. Development within this Resultant Land Parcel is relatively well-contained on three sides within the existing built form of Hemingfield, and therefore this area would represent a natural rounding off of the organic built form of Hemingfield.
To preserve the setting and special character of historic towns.	Development within WOM5a is unlikely to have a detrimental impact on the character of Hemingfield or listed buildings.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	In creating a stronger boundary the newly defined Green Belt would continue to assist the overall objective to deliver urban regeneration within Wombwell and Hoyland.

Figure 7.2: WOM5a Resultant Land Parcel



7.4 Conclusion for WOM5

Having received an overall score of 15 out of 25, it is evident that Green Belt in WOM5 is not considered to be strongly fulfilling the purposes of the Green Belt.

The existing Green Belt boundaries comprise the irregular and organic built form of Hemingfield. Higher levels of natural containment exist within the northern portion of WOM5 and development within this area could have a strong functional relationship with the built form of Hemingfield.

The area to the north of Hemingfield is largely unconstrained by technical site constraints. This portion of the General Area does have some role in safeguarding the countryside from encroachment and preserving a 'strategic gap' between Wombwell, however coalescence has already occurred along Hemingfield Road and fast-moving traffic along the A6195 does detract from the rural setting of the Green Belt. WOM5 provides amenity value through the footpaths which connect Wombwell and Hemingfield under two subways and a large field area which is in agricultural use by Hill Top Farm.

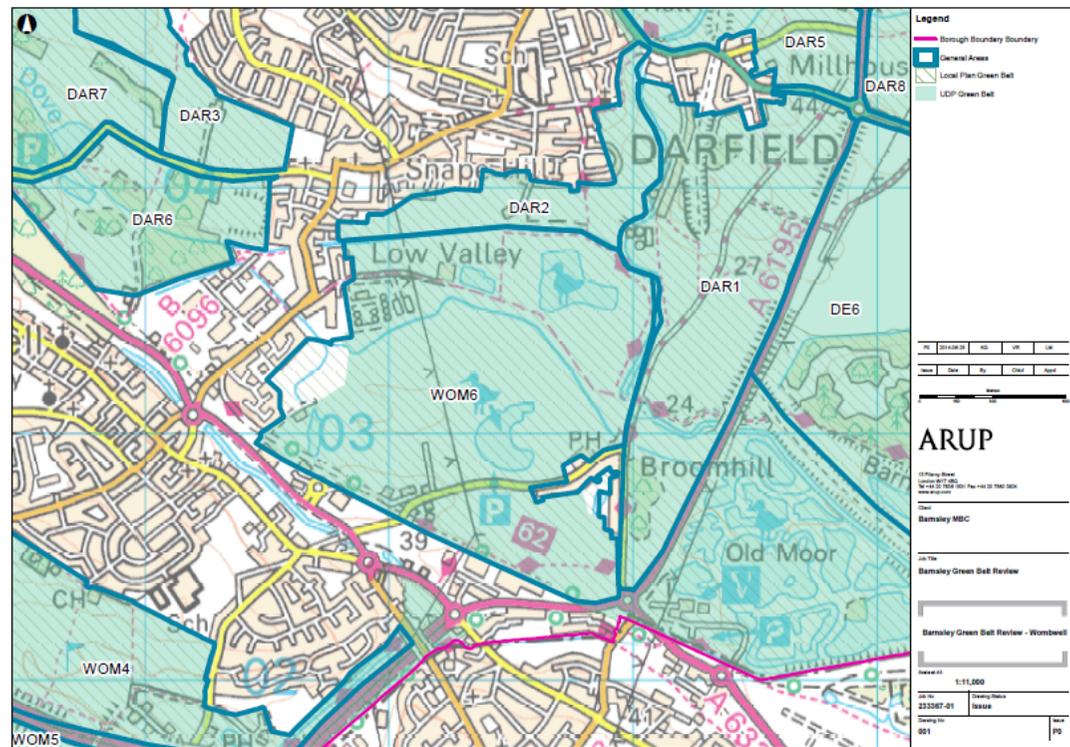
The Resultant Land Parcel WOM5a could offer a new defensible boundary to the Green Belt which has a strong functional relationship with the existing built form of Wombwell.

8 General Area – WOM6

8.1 Stage 1: WOM6 Green Belt Assessment Proforma

WOM6, which comprises a large area of Green Belt to the east of Wombwell and north of Brampton, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. WOM6 achieves a score of 14 out of 25; this means that as a whole, the General Area is deemed to be moderately fulfilling the purposes of the Green Belt.

Figure 8.1 WOM6 General Area



Site Details	Site Reference	WOM6		
	Location	Land to the east of Wombwell and south of Darfield		
	Site Area (Ha)	163.7		
	Developed area	Percentage of development within the General Area Moderate - Low; General Area contains sewage works, allotment gardens, Gypsy and Traveller Site, Park Farm, Boarding Kennels and Depot,		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form Moderate; General Area adjoins irregular built off Station Road in Wombwell and the village form of Broomhill		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	Boundary Definition			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	1: Existing Green Belt boundary at this location is weakly formed by features lacking durability or permanence. One or two boundary features may exist but these may be sparse or intermittent, or the existing built form boundary is very irregular, inconsistent or intermediate. This boundary would not restrict development from sprawling. 3: Existing Green Belt boundary which has two or more boundary features which are fairly prominent. Contains at least one boundary which is weak or lacking permanence. 5: would represent an existing Green Belt boundary which is bordered by prominent features in the landscape, 'hard' infrastructure or existing development, and the existing built form boundary is considered to be strongly established, regular or consistent. This boundary would adequately restrict urban sprawl .and provides a sense of permanence.	The existing Green Belt boundary is defined by the irregular built form surrounding Station Road in Wombwell, the Trans-Pennine Trail in the cutting of a dismantled railway track and the organic form of the village of Broomhill, The boundary is therefore considered to be relatively weak surrounding the built form and strong in areas defined by the Trans-Pennine Trail. Proposed Green Belt boundaries could comprise the path of the River Dearne in the north and east, and the A6195 Rotherham Road in the south. Proposed boundaries are therefore very strong and likely to remain durable. Everhill Gate Lane and Ings Road form strong internal features, which could form an appropriate boundary should the General Area be considered for sub-division.
		Landform: Stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; existing development with strong established boundaries.		
	Features lacking in durability/ Soft boundaries	Infrastructure: private/ unmade roads; power lines; development with weak or intermediate boundaries.		
Natural: Field Boundary, Tree line				

	Level of Containment		
	Protect open land contiguous to Wombwell (and Darfield)	<p>5: Contiguous to Wombwell (and Darfield) and would generally protect the Green Belt from urban sprawl. These Green Belt areas could protect 'Green Arcs' or 'Green Swathes' which distinguish villages.</p> <p>3: Connected to Wombwell (and Darfield) and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Wombwell (and Darfield), but which does not protect land considered to be 'open land'.</p>	WOM6 is contiguous to Wombwell Urban Area and would protect characteristic open land to the east of Wombwell.
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p>5: 'general area' which is fundamental to maintaining a 'strategic gap' of less than 1.5km between the Town Centre and neighbouring larger towns.</p> <p>3: 'general area' which protects a 'strategic gap' which is already more than 1.5km wide.</p> <p>1: 'general area' which does not function to protect a 'strategic gap'.</p>	This General Area does not play a significant role in protecting a land gap between Wombwell and Urban Barnsley.
	Displays low levels of containment within the existing development patterns.	<p>5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p>3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form.</p> <p>1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form.</p>	<p>Taken as a whole, the General Area is not contained within the existing built form, although the proximity to Broomhill does partially increase the perception of containment.</p> <p>The area to the north of the sewage works, south of Fairfield Court and Alder Grove, could constitute an area suitable for consolidation of existing development patterns.</p>
	Total Score		3/ 5
Assisting in safeguarding the countryside from encroachment	Positively enhances the beneficial use of the Green Belt, by providing access to the countryside, provide opportunities for outdoor sport and recreation, retain and enhance landscapes, visual amenity and	<p>5: Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience.</p> <p>3: Supports two or three 'beneficial uses' which</p>	<p>WOM6 contains a number of informal footpaths, and areas of locally valued open space.</p> <p>The majority of the General Area is allocated</p>

	biodiversity or to improve damaged and derelict land.	may be less well promoted and be valued by a Local or Borough audience 1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.	as a Nature Conservation Site within the Barnsley UDP. Land at this location falls within the Dearne Valley RSPB Reserve and is considered to be a Coastal and Floodplain Grazing Marsh BAP Priority Habitat. This General Area therefore provides local access to the countryside, provides visual amenity and supports biodiversity.
	Protects the openness of the countryside and is least covered by development.	5 represents a 'general area' which protects the intrinsic openness of the countryside. This may include general areas which are considered locally important to maintaining the openness of the Green Belt or which have a strong unspoilt rural character. These areas will contain less than 5% built form. 3 represents a 'general area' which possesses a largely rural, open character with a low level of built form (less than 25% built form). 1 represents a 'general area' which possesses a semi-urban character and built form, or which possesses large areas of previously developed land (more than 25% built form).	WOM6 is largely open with low levels of built form, although very large pylons do traverse the site. The General Area contains Wombwell Ings and a large designation site of nature conservation. Two flooded areas to the north and south of Evergill Gate Lane are likely to provided local amenity and enhance the biodiversity of Barnsley.
	Total Score:		5/ 5
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of 'essential gaps' between these larger settlements or settlements outside the borough.	5: would represent an 'essential gap', where development would visually or physically reduce this to an unacceptable width. 3: would represent a 'largely essential gap' or a 'narrow gap' where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging 1: a 'wide gap' or an area of Green Belt which does protect a land gap between settlements	The Barnsley Settlement Assessment (Jacob, update 2007) identified Darfield and Wombwell as forming part of the Urban Area of Wombwell. Broomhill was identified as a defined village. This General Area therefore has a role in protecting a largely essential gap between Wombwell and Darfield. And some function in protecting a 'largely essential gap' between

			Wombwell Urban Area and the village of Broomhill..
Total Score			3/ 5
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	<p>5: 'General area' contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or land has a significant historic relationship with its countryside setting and would be highly sensitive to development</p> <p>3: The 'General Area' contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area</p> <p>1: This 'General area' contains no listed buildings in or near the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value</p>	There are no historic towns within Barnsley and no listed buildings within the General Area.
Total Score			1/ 5
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	<p>3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt.</p> <p>2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.</p>	<p>By nature of the designation of land within WOM6, this General Area has sought to encourage the recycling and re-use of derelict land within Wombwell and Darfield.</p> <p>However, sporadic built form to the north the General Area does reduce the perceived strength of the Green Belt at this location.</p>
Total Score			3 / 5
Total			15/ 25

8.1.1 Functional relationship of WOM6 to existing built form

WOM6 achieved a score of 15 out of 25 within the General Area Green Belt Assessment Proforma. This score demonstrates the WOM6 is fulfilling the five purposes of the Green Belt to a moderately strong degree.

The boundary of the General Area is considered weaker around the built environment and stronger along the boundary with the Dove Valley Trail and the Trans Pennine Trail. This strongly defined boundary means that development within the General Area would not have a strong functional relationship with the built form of Wombwell.

The General Area does not provide a strategic land gap between built up areas however it does have some function in defining a 'largely essential gap' between Wombwell Urban Area and Broomhill. The area to the north of the sewage works could be a potential area for consolidation.

WOM6 contains a number of informal footpaths and a local green space; the majority of the General Area is allocated as a Nature Conservation Site within the Barnsley UDP and falls within the Dearne Valley RSPB Reserve. These designations seek to enhance the biodiversity of the General Area. There are no historic towns present in Barnsley and there are no listed buildings within the general area.

Despite the strong role the General Area plays assisting the safeguarding of the countryside from encroachment, the Green Belt is not considered to be strongly fulfilling the purposes defined within the National Planning Policy Framework.

8.2 Stage 2: Technical Site Assessment

8.2.1 Overview

An overall score of 15 indicates that the Green Belt in WOM6 is considered to be fulfilling the purposes of the Green Belt to a weaker extent than other Green Belt areas within Barnsley.

To establish whether land within WOM6 is suitable for development, the 'general area' is assessed against three technical site constraints which would limit opportunities for development. The three technical site constraint criteria used to appraise Green Belt land align with the criteria developed by Barnsley Metropolitan Borough Council as part of the Housing Sites Selection Methodology and Employment Sites Selection Methodology.

Statutory Designations

The General Area contains a number of Public Rights of Way which traverse the site and the Trans Pennine Trail.

Flood Risk

The Barnsley SFRA (2010) reveals that WOM6 is situated within Flood Zone 3. This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) and a 1 in 200. The site could also form part

of a functional flood plain which comprises land where water has to flow or be stored in times of flood.

Topography / Landscape / Visual

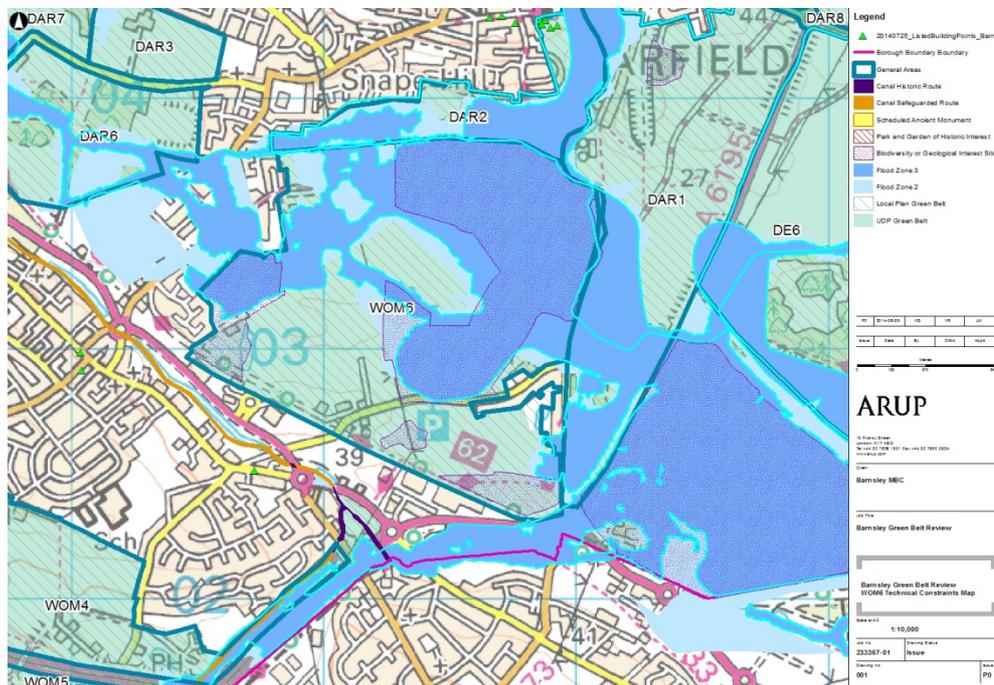
The area provides an area for nature conservation and open space; the majority of the 'general area' is allocated as a Nature Conservation Site within the Barnsley UDP. Land at this location falls within the Dearne Valley RSPB Reserve and is considered to be a Coastal and Floodplain Grazing Marsh BAP Priority Habitat.

The topography of the General Area is relatively flat

Historic Environment

There are no historic assets in the General Area of WOM6.

Figure 8.2: WOM6 Technical Constraints Map



8.2.2 Conclusion

The site is however designated as a Nature Conservation Area in the Barnsley UDP, located within the Dearne Valley RSPB Reserve and is located in Flood Zone 3a and 3b. The General Area is highly constrained by technical site constraints.

8.3 Conclusion for WOM6

Having received an overall score of 15 out of 25, the Green Belt in WOM6 is not considered to be strongly fulfilling the purposes of the Green Belt.

The site is however designated as a Nature Conservation Area in the Barnsley UDP, located within the Dearne Valley RSPB Reserve and is located in Flood Zone 3a and 3b. The General Area is highly constrained by technical site

constraints. As a result of these site constraints, there are no Resultant Land Parcels within WOM6.

9 Summary

This report provides an analysis of the Green Belt surrounding Wombwell. It forms one section of the wider Green Belt Review Process undertaken for the extent of the South Yorkshire Green Belt which falls within Barnsley Metropolitan Borough Council's administrative local authority area.

This report sets out stage 1 and Stage 2 and 3, which provides an indication of whether the land should be removed from the Green Belt.

Stage 3 of the Green Belt Review is supplemented by a separate justification produced by BMBC officers, which was in progress during Spring/Summer 2014.

The findings of this report are summarised in Table 9.1.

Table 9.1: Green Belt Assessment of Wombwell

Reference	Proforma	Site Visit	Score	Indicative Resultant Land Parcel
WOM1	Complete	December 2013	17	No
WOM 2	Complete	December 2013	15	Yes (WOM2a)
WOM 3	Complete	December 2013	19	No
WOM4	Complete	December 2013	14	No
WOM5	Complete	December 2013	15	No
WOM6	Complete	December 2013	15	No