

Barnsley Metropolitan Borough
Council

Barnsley Green Belt Review

Green Belt: Darfield (and
surrounding Villages)

Issue | August 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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1 Introduction

This report provides an analysis of the Green Belt surrounding Darfield and the surrounding villages of Great Houghton and Little Houghton, Middlecliffe, Broomhill and Billingley. It forms one of a 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).

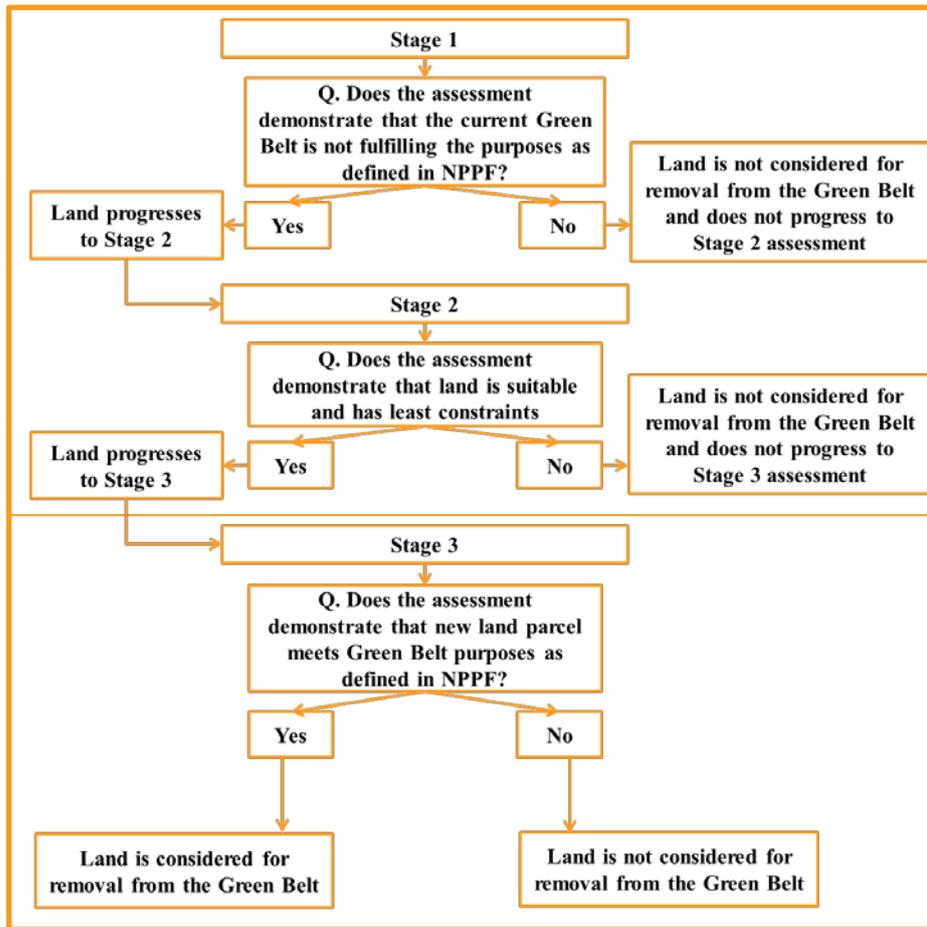
The flow diagram below represents the stages through which Green Belt land surrounding Darfield, and Great Houghton, would progress in order to reach a conclusion on whether land should be released from the Green Belt. Both Stage 1 and Stage 2 are detailed within this report, and an indication of whether 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 13.

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



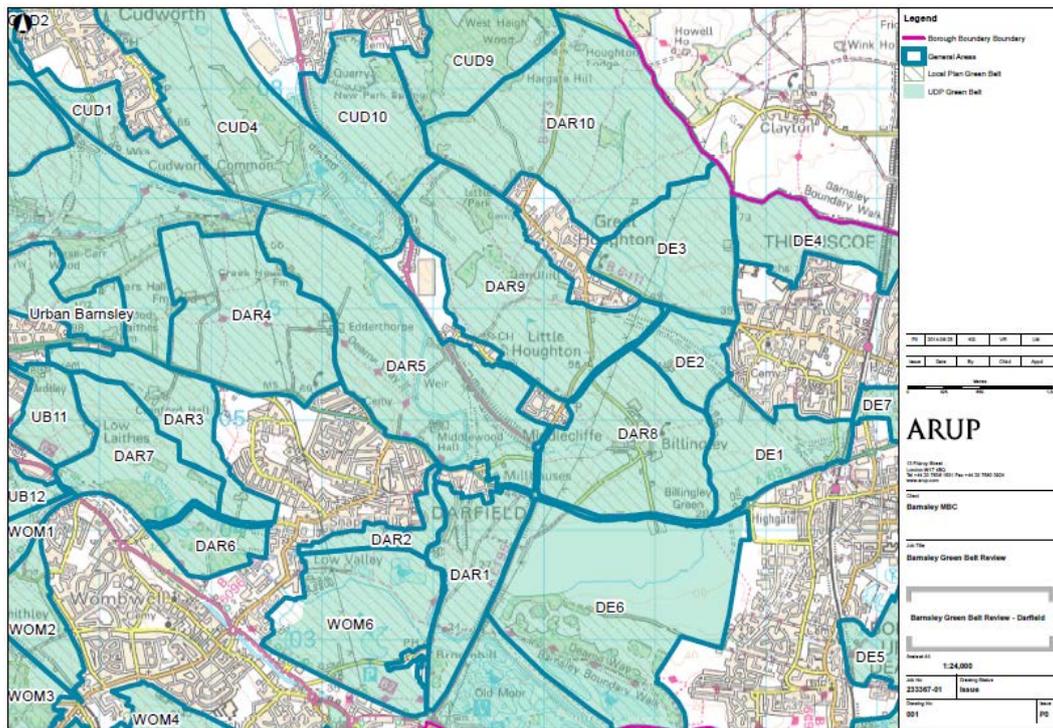
2 Assessment of Green Belt ‘General Areas’

2.1 Introduction

This assessment has been produced for land within the Green Belt adjacent to the urban area of Darfield and the villages of Great Houghton and Little Houghton, Middlecliffe, Broomhill and Billingley.

The recommendations within the Barnsley Settlement Assessment Update (Jacobs 2003 and update 2007), which influenced the Barnsley Core Strategy 2011 Settlement Hierarchy, suggest that the Principal Town of Wombwell includes the settlement of Darfield. Great Houghton was identified as a village. 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. The villages of Great Houghton and Little Houghton, Middlecliff, Broomhill and Billingley have logically been included within this assessment given their spatial proximity to Darfield and separation from other identified villages. There are ten General Areas surrounding Darfield and the five identified villages and six General Areas in Wombwell, which were determined by BMBC officers on the basis of possessing strong, defensible potential Green Belt boundaries.

Figure 2.1: Ten General Areas within Darfield



2.2 Approach

Each of the ten 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 within a General Areas is considered to be weakly 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 it has been re-tested against the five purposes of Green Belt to ensure that any re-defined 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 the 'general area' against each of 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 was one General Area which was relatively weakly fulfilling the purposes of the Green Belt, three General Areas which were moderately fulfilling the role of the Green Belt and six General Areas which were relatively strong or very strongly fulfilling the purposes of the Green Belt.

Table 2.1: Green Belt Assessment of Darfield

Reference	Proforma	Site Visit	Score
DAR1	Complete	December 2013	14
DAR2	Complete	December 2013	18
DAR3	Complete	December 2013	15
DAR4	Complete	December 2013	17
DAR 5	Complete	December 2013	17
DAR6	Complete	December 2013	11
DAR7	Complete	December 2013	19
DAR8	Complete	December 2013	17
DAR9	Complete	December 2013	17
DAR10	Complete	December 2013	17

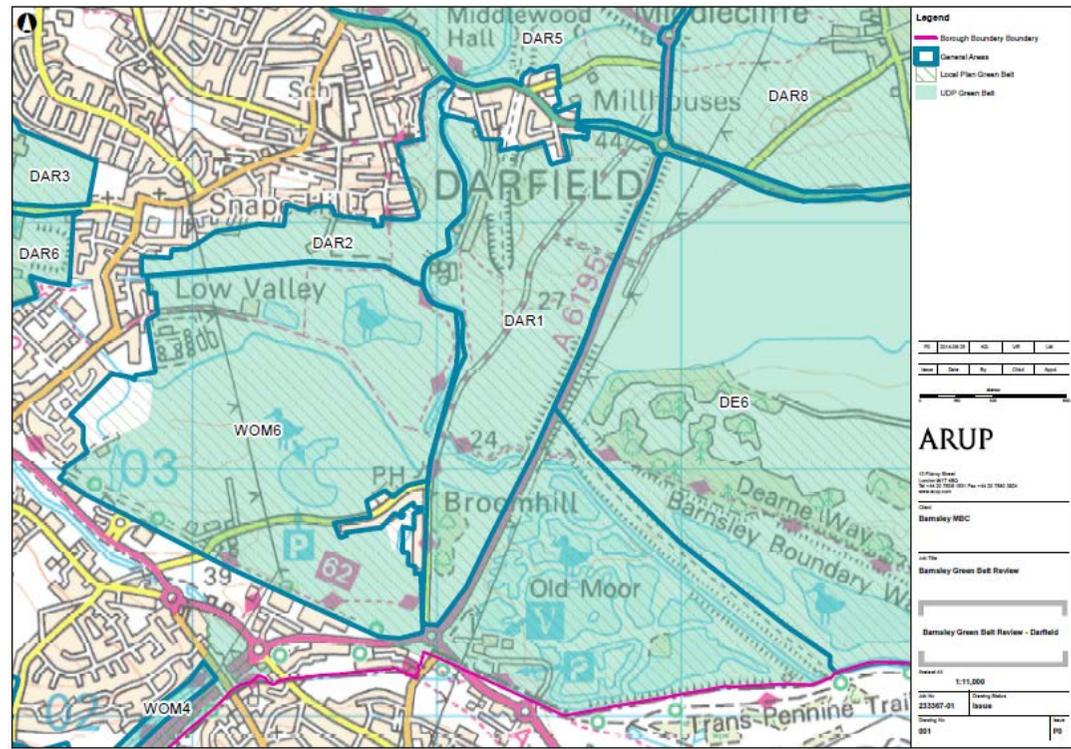
3 General Area – DAR1

3.1 Stage 1: DAR1 General Area Assessment Proforma

3.1.1 Introduction

DAR1, which comprises an irregularly shaped area of Green Belt to the east of Darfield and north-west of Broomhill, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. DAR1 achieves a score of 14 out of 25; this means that as a whole, the General Area is moderately fulfilling the purposes of the Green Belt.

Figure 3.1: DAR1 General Area



Site Details	Site Reference	DAR1		
	Location	South east of Darfield and North West of Broomhill		
	Site Area (Ha)	97.6		
	Developed area	Moderate – Low; Sewage Works off Cliff Road, residential development off Cliff Road, garage and petrol station off Doncaster Road		
	Land adjoining the existing urban area	Low; General Area adjoins the built form of Millhouses		
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;	<p>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.</p> <p>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.</p> <p>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.</p>	<p>In the north east of the General Area, the existing boundary comprises the irregular built form of Millhouses to the south west of Darfield. To the south west of the General Area, the Green Belt boundary adjoins the organic built form of the village of Broomhill. The existing boundary is therefore considered to be relatively weak, particularly to the south west of Darfield, and not likely to restrict urban sprawl.</p> <p>The proposed new boundary of the Green Belt could comprise the A635 Doncaster Road to the north, the A6195 to the east, Highgate Road to the south west and the River Dearne to the east. The proposed Green Belt boundaries are features which are well-defined and likely to be durable.</p> <p>The tree-bordered dismantled railway and Cathill Road are two strongly defined internal features which could form appropriate boundaries should the General Area be considered for sub-division.</p>
		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/ Surrounding Villages)	<p>5: Contiguous to Wombwell (and Darfield/Surrounding Villages) 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/Surrounding Villages) and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Wombwell (and Darfield/Surrounding Villages) but which does not protect land considered to be 'open land'.</p>	The Barnsley Settlement Assessment (Jacob, update 2007) and the Core Strategy Settlement Hierarchy identified Wombwell including Darfield as a Principal Town. Broomhill was identified as a defined village. Whilst DAR1 is not contiguous with Wombwell, however it is connected in part to Darfield and the village of Broomhill. The land within the General Area is only considered to be moderately open, with the traffic on the A6195 and built form at the entrance to the General Area reducing the perception of openness.
	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 would not have a role in protecting the strategic gap between Darfield 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>Whilst this General Area is partly contained within the existing built form, Development across the whole of this General Area would not constitute consolidation or rounding-off of development, as areas to the far east of the DAR1 do not functionally relate to Darfield.</p> <p>Smaller areas of containment with a strong functional relationship to the existing built form of Darfield may exist within the General Area, particularly around Balkley Lane and Howard Street, Church View and Cliff Road.</p>
	Total Score		2/ 5
Assisting in	Positively enhances the beneficial	5: Supports four or more 'beneficial uses' of the	The General Area contains a large recreation ground

safeguarding the countryside from encroachment	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.	near Broomhill Lane and the A6195, and a series of footpaths including the pathway along the Disused Railway. The river corridor and densely forested area to the south of the disused Darfield Quarries represents an area of high amenity value. The General Area therefore provides opportunities for recreation and access to the countryside, 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).	There General Area contains built form off Cliff Road and built form between Cathill Road and the Dearne Valley Parkway. The General Area therefor contains between 5-10% built form. Whilst the distraction of fast-moving traffic along the A6195, views to the sewage works and the residential built form surrounding Cliff Road and the built form at the A635/A6195 roundabout creates a semi-urban feeling within the Green Belt, the River Corridor and area of dense forest to the north western corner of DAR1 strengthens the rural character of the area. Views from traffic moving along the A6195 support the rural perception of 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	This General Area would protect an essential land gap between Darfield and Goldthorpe. Development within this area would reduce the 2.6km wide land gap by 500m. Whilst this is considered to be an essential gap between two principal towns, this is a fairly wide gap. Broomhill is identified as a village in the Barnsley Settlement Assessment (Jacobs, 2007), Therefore,

		1: a 'wide gap' or an area of Green Belt which does protect a land gap between settlements	DAR1 would fulfil some function in protecting the largely essential land gap between Darfield and 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>	<p>There are no listed buildings within the Green Belt General Area. However, to the east of Darfield, along off Vicar Road, is the Grade 1 Listed Church of All Saints and a series of Grade II listed graves.</p> <p>Given the proximity of DAR1 boundary to these historic features, this General Area has the potential to impact on the setting of these historic assets.</p>
Total Score			3/ 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 Green Belt boundary at DAR1 has sought to direct development towards Darfield and assist in the regeneration of Darfield urban area. However, residential development off Cliff Road and the sewage works has weakened the perceived strength of the Green Belt boundary at this location.
Total Score			3 / 5
Total			14/ 25

3.1.2 Functional relationship of DAR1 to existing built form

DAR1 achieved a score of 14 out of 25 within the General Area Green Belt Assessment Proforma. This score demonstrates the DAR1 is fulfilling the five purposes of the Green Belt to a moderately strong degree.

Given the existing levels of built form within the General Area and the relatively weak Green Belt boundaries, it is likely that development at this location could have a strong functional relationship with the built form of Millhouses and the organic built form of Broomhill.

The Green Belt land within DAR1 does have some function in preventing neighbouring towns from merging by protecting a relatively wide essential gap between Darfield and Goldthorpe, and a largely essential gap, between Darfield and the village of Broomhill.

Whilst the existing built form and fast moving traffic along the A6195 do reduce the capacity for the General Area to assist in safeguarding the countryside, external views into the General Area, river corridor and densely forested area to the south of the disused Darfield Quarries does support a relatively high amenity value and a sense of openness.

3.2 Stage 2: Technical Site Assessment

3.2.1 Overview

An overall score of 14 indicates that the Green Belt in DAR1 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 DAR1 is suitable for development, the General Area is tested against three technical site constraints which could 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

DAR 1 contains two public rights of way and a cycle path which travels along Cathill Road.

Flood Risk

The Barnsley SFRA (2010) reveals that DAR1 is situated within Flood Risk 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, particularly to the north west and south west, 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 topography within DAR1 is undulating, with land rising in the northern section near the A635.

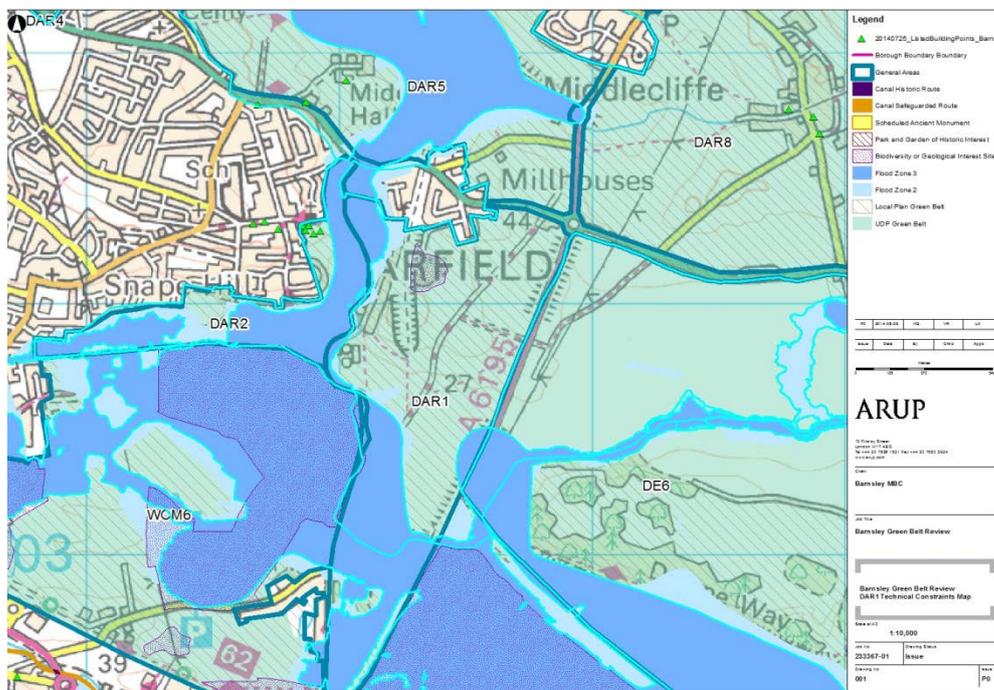
The character of the landscape to the west of the site has been diluted by residential development at the east of Darfield and the rural character is suppressed in part by the fast-moving traffic on the A6195.

The General Area contains Coastal and Floodplain Grazing Marsh BAP Priority Habitat and Deciduous Woodland BAP Priority Habitat, and Darfield Quarry is identified as a Regionally Important Geological Site.

Historic Environment

There are no historic assets in the General Area of DAR1.

Figure 3.2: DAR1 Technical Constraints Map



3.2.2 Conclusion

To the north east of the General Area, the existing boundary comprises the irregular built form of Millhouses. Given the existing built form within the Green Belt and the relatively weak irregular boundaries, it is likely that development within this General Area could have a strong functional relationship with the built form of Darfield. This area is however particularly constrained by the extent of Flood Risk Zone 3a and 3b and the location of the Darfield Quarry Regionally Important Site.

To the south west of the general area, the Green Belt boundary adjoins the organic built form of the village of Broomhill. The existing boundary is therefore considered to be relatively weak and defined by linear development along key access routes. Again, this south western portion is particularly constrained by Flood Risk constraints. This south western portion of the General Area does also

have a strong role in safeguarding the countryside, and development at this location would constitute unrestricted urban sprawl into relatively open land.

3.3 Conclusion for DAR1

Whilst the existing Green Belt boundaries is relatively weakly defined and unlikely to check unrestricted sprawl of Darfield, the portion of the General Area which has the strongest functional relationship with the built form of Darfield is most constrained by technical constraints.

Although the Green Belt boundary surrounding Broomhill is also relatively weakly defined, this southern and western portion of the General Area has a stronger role in safeguarding open land from encroachment. This south western portion of the General Area is also highly constrained by Flood Risk Zone 3.

As a result of the extent of the technical site constraints, there has been no Resultant Land Parcels identified for further assessment.

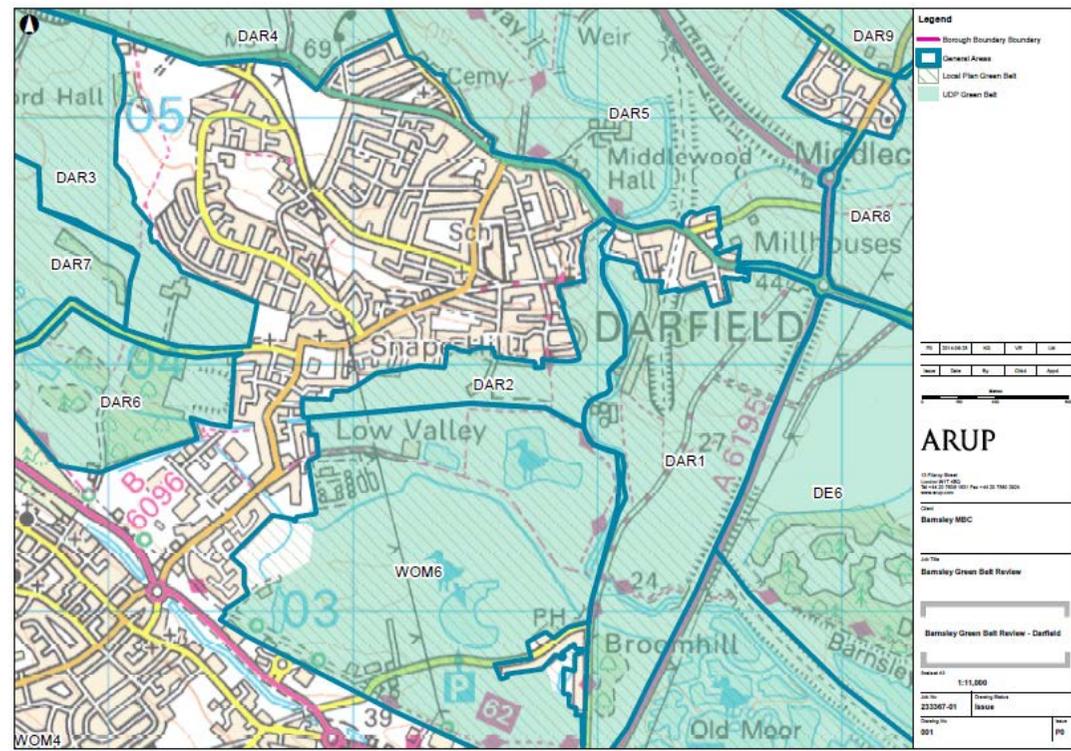
4 General Area – DAR2

4.1 Stage 1: DAR2 General Area Assessment Proforma

4.1.1 Introduction

DAR2, which comprises an irregularly shaped area of Green Belt to the south of Darfield and north of the River Dove, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. DAR2 achieves a score of 18 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 4.1 DAR2 General Area



Site Details	Site Reference		DAR2	
	Location		South east of Darfield and north of the River Dove	
	Site Area (Ha)		30.0	
	Developed area		Very low; General Area; comprises Grade 1 listed Church of All Saints and gardens	
	Land adjoining the existing urban area		Moderate- Low; General Area adjoins the built form to the south of Darfield	
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;	<p>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.</p> <p>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.</p> <p>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.</p>	<p>This existing Green Belt boundary comprises the largely regular built form to the south of Darfield. This boundary, which is only slightly indented by a well-used playing pitch and an area of Green Space to the south of Farfield Court, is considered to be relatively well defined, likely to be durable and therefore likely to restrict urban sprawl.</p> <p>The proposed boundary could comprise the River Dove to the south, the River Dearne and Firth Ings to the east and Doncaster Road to the north east. The proposed boundaries are therefore considered to be strong, but likely to be weakened in reality by the presence of functional flood plains to the south and east.</p> <p>There are no internal features which would form appropriate boundaries if the parcel was to be considered for sub-division.</p>
		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	5: Contiguous to Wombwell (and Darfield) and would		The Barnsley Settlement Assessment (Jacob, update	

	to Wombwell (and Darfield)	generally protect the Green Belt from urban sprawl. These Green Belt areas could protect 'Green Arcs' or 'Green Swathes which distinguish villages. 3: Connected to Wombwell (and Darfield) and would protect 'open land' from urban sprawl. 1: Connected to Wombwell (and Darfield) but which does not protect land considered to be 'open land'.	2007) identified Wombwell including Darfield as a Principal Town. Whilst DAR2 is not contiguous with Wombwell, it is connected to Darfield and has a strong function in protecting the highly open countryside surrounding Darfield from urban sprawl.
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	5: 'general area' which is fundamental to maintaining a 'strategic gap' of less than 1.5km between the Town Centre and neighbouring larger towns. 3: 'general area' which protects a 'strategic gap' which is already more than 1.5km wide. 1: 'general area' which does not function to protect a 'strategic gap'.	This General Area does not function to protect a strategic gap between Wombwell (and Darfield) and Urban Barnsley.
	Displays low levels of containment within the existing development patterns.	5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns. 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. 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 .	DAR2 is partly contained by the built form of Darfield to the north and east. Opportunities for consolidation to the south of the existing built form are limited; a well-used recreation ground to the south of Doveside Drive and an area of Green Space to the south of Farfield Court form the only two areas of indentation in the built form
	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	5: Supports four or more 'beneficial uses' of the 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	This General Area contains an area of green space, a well-used recreation ground a number of footpaths and fields in use for the keeping of domestic animals. The General Area therefore has some role in providing access to the countryside, providing opportunities for

	and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.	audience 1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.	outdoor recreation and domestic animal maintenance and supporting 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).	This General Area contains less than 5% built form. Low levels of built form and long-line south eastern views from Vicar Road and Springfield Crescent, strengthen the openness and perceived rural character of this general area. Large pylons lessen the overall rural character of the General Area.
	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 where 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 Wombwell including Darfield as a Principal Town. Beyond the Wombwell Waste water Treatment Works in the south west exists the urban area of Wombwell. Whilst Darfield is considered to form part of Wombwell, it is important to recognise a degree of separation between these areas. Development within the south western portion of DAR2 would therefore reduce this largely essential gap from 250m to 75m, however coalescence has largely occurred.
	Total Score		3/ 5
Preserve the setting and special	Make a positive contribution to the	5: 'General area'. contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or land	Off Vicar Road is the Grade 1 Listed Church of All Saints and a series of listed graves.

character of historic towns	setting or protect key views to conservation area or historic assets	<p>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>	Development within DAR2 has the potential to significantly impact on the setting of these historic assets.
	Total Score		5/ 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 Green Belt boundary at DAR_2 has sought to direct development towards Darfield and assist in the regeneration of Darfield urban area
	Total Score		3 / 5
Total			18/25

4.2 Functional Relationship to Existing Built Form

Having received an overall score of 18 out of 25, the Green Belt in DAR2 is considered to be strongly fulfilling the purposes of the Green Belt.

The existing Green Belt boundary comprises the regular built form to the south of Darfield. This boundary, which is only slightly indented by a well-used playing pitch and an area of Green Space to the south of Farfield Court, is considered to be strongly defined and likely to be durable. Strongly defined Green Belt boundaries and low levels of built form within the Green Belt could suggest that development within DAR2 would have a relatively weak functional relationship with the built form of Darfield.

The General Area does contain a number of footpaths, a recreation ground and the river corridor, which suggests that the boundary does assist in safeguarding a locally valued area of countryside from encroachment. Release of this area of Green Belt could reduce the largely essential and narrow land gap between Darfield and Wombwell, and could detrimentally impact the setting of the Grade 1 Listed Church of All Saints and series of listed graves.

4.3 Conclusion for DAR2

The existing Green Belt boundary within the General Area has some function in restricting the urban sprawl of Darfield, safeguarding the locally valued area of open land from development and preserving the setting of the Grade I Listed Church of All Saints. Release of this Green Belt land could result in a reduction of the narrow and largely essential gap between Darfield and Wombwell. As a result of the existing Green Belt boundary function, no further Resultant Land Parcels have been identified for potential release from the Green Belt.

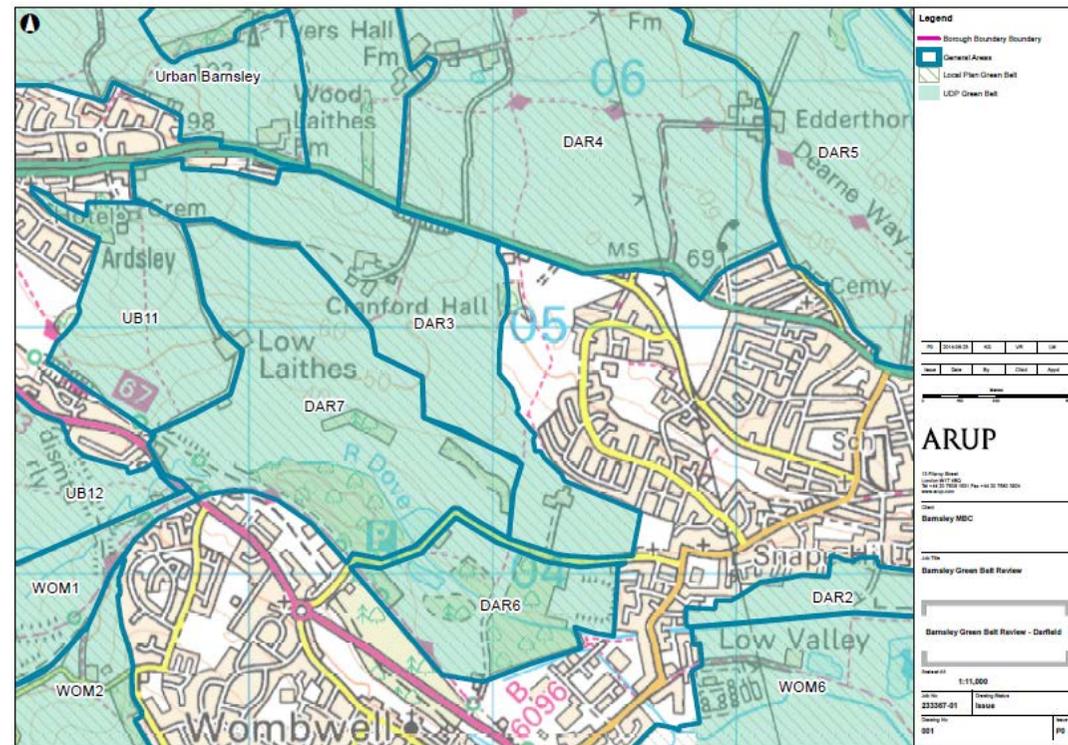
5 General Area – DAR3

5.1 Stage 1: DAR3 General Area Assessment Proforma

5.1.1 Introduction

DAR3, which comprises an irregularly shaped area of Green Belt to the north west of Darfield and east of Ardsley, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. DAR3 achieves a score of 15 out of 25; this means that as a whole, the General Area is moderately fulfilling the purposes of the Green Belt.

Figure 5.1: DAR3 General Area



Site Details	Site Reference	DAR3		
	Location	North west of Darfield and east of Ardsley		
	Site Area (Ha)	85.5		
	Developed area	Low; General Area contains Cranford Hall.		
	Land adjoining the existing urban area	Moderate; General Area adjoins the built form of Ardsley in the north west and the built form of Darfield in the east and south east.		
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;	<p>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.</p> <p>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.</p> <p>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.</p>	<p>In the north west, the existing Green Belt boundary is formed by intermittently ribbon-like built form to the south of Doncaster Road, at Ardsley. This Green Belt boundary is considered to be relatively weak and unlikely to be durable.</p> <p>In the east, an allocated area of UDP Safeguarded Land complicates the definition of this eastern boundary, which itself is defined by a farm track. The boundary feature which defines the safeguarded land is considered to be relatively strong,</p> <p>In the south east, the existing Green Belt boundary is defined by the built form to the south of Lombard Crescent and an area of allotments in the east. This Green Belt boundary is considered to be relatively strong.</p> <p>The proposed General Area boundary could be well-defined by the A635 to the north and the north west by the built form at Ardsley. The proposed western and southern boundaries are weakly defined by a network of public access routes or farm tracks.</p> <p>A forested buffer which adjoins Alba Close and Netherwood Road forms a strong internal feature to</p>
		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				

			<p>the south east of the General Area', which would form a suitable boundary, should the General Area be considered for subdivision.</p> <p>To the north west of DAR3, a tree-lined access track to Cranford Hall could also function as a Green Belt boundary, although this is relatively weak.</p>
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 (Jacob, update 2007) identified Wombwell including Darfield as a Principal Town. Whilst DAR_3 is not contiguous with Wombwell, it is connected to Darfield and would function to protect the countryside surrounding Darfield from urban sprawl.</p> <p>In conjunction with DAR4, DAR7 and UB11, this General Area forms part of a wider green wedge which prevents the urban areas of Darfield, Ardsley (part of Barnsley Urban Area) and Cudworth from merging.</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 supports a strategic land gap between Darfield and Urban Barnsley which is approximately 1.0km wide. Development within DAR3 must not further reduce this distance.</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>Development across the northern area of DAR3 would be largely independent of the existing built form. However, the area to the south of Lombard Crescent and Venetian Crescent, east of the allotments, west of the tree-buffer and north of Pitt Street is highly contained on three sides within the existing urban form and could constitute an area of consolidation.</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>The north western portion of DAR3 has the potential to consolidate the linear built form of Ardsley as it extends along the A635. The tree-lined track leading to Cranford Hall would form a relatively strong southern boundary to this consolidation.</p>
Total Score			Mixed, 3/5
Assisting in safeguarding the countryside from encroachment	<p>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>	<p>5: Supports four or more ‘beneficial uses’ of the 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.</p>	<p>This General Area contains allotments and a number of pathways which traverse the site. This General Area therefore provides access to the countryside and opportunities for outdoor recreation/services.</p>
	<p>Protects the openness of the countryside and is least covered by development.</p>	<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. 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).</p>	<p>The openness of the Green Belt area varies across the General Area. To the east of the General Area and particularly around Salt Pie Farm, the openness and rural character appears to be lessened. Within the central area of the Green Belt however DAR3 displays a strongly rural character with unspoilt long-line views to Wombwell and beyond. It is at this central location where the notion of DAR3 forming part of a wider green wedge is most apparent.</p>

	Total Score:		Mixed, 2/ 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>	This General Area supports an essential land gap between Darfield and Urban Barnsley which is approximately 1.0km wide. Development within DAR3 must not further reduce this distance, and therefore there is some scope for development in the south eastern portion.
	Total Score		Mixed, average 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</p>	<p>There are no historic towns in Barnsley.</p> <p>Cranford Hall and a number of ancillary features are Grade II listed buildings. There are also a number of listed buildings to the east of Ardsley, including the Grade II listed Ardsley Manor House and Ardsley Manor Cottage.</p> <p>Development to the north west of DAR3 therefore has the potential to impact on the setting of these listed features.</p>

		conservation value	
	Total Score		3 / 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 Green Belt boundary at DAR3 has sought to direct development towards Darfield and assist in the regeneration of Darfield urban area
	Total Score		3 / 5
Total			15 / 25

5.1.2 Functional relationship of DAR3 to existing built form

DAR3 achieved a score of 15 out of 25 within the General Area Green Belt Assessment Proforma. This score demonstrates the DAR3 is fulfilling the five purposes of the Green Belt to a moderately strong degree.

Relatively weak existing Green Belt boundaries surrounding the built form at Ardsley and the area to the south of Darfield could allow for two areas of Green Belt land which would have a relatively strong functional relationship with existing built form. Particularly to the south east of the General Area, high-levels of containment and strongly defined internal features could present an area which is particularly suitable for release from the Green Belt.

As a whole, DAR3 has a strong function in protecting a strategic land gap between Urban Barnsley and Darfield, with the central portion retaining the strongest function in protecting the strategic gap. Development within this General Area must not result in a detrimental reduction in this strategic gap between settlements. DAR3 also has a strong role in safeguarding a wider green wedge from encroachment.

5.2 Stage 2: Technical Site Assessment

5.2.1 Overview

An overall score of 15 indicates that the Green Belt in DAR3 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 DAR3 is suitable for development, the General Area is tested 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

The General Area contains three Public Rights of Way which traverse the site from east to west.

There are no other international or national designations within DAR3.

Flood Risk

The Barnsley SFRA (2010) reveals that DAR3 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

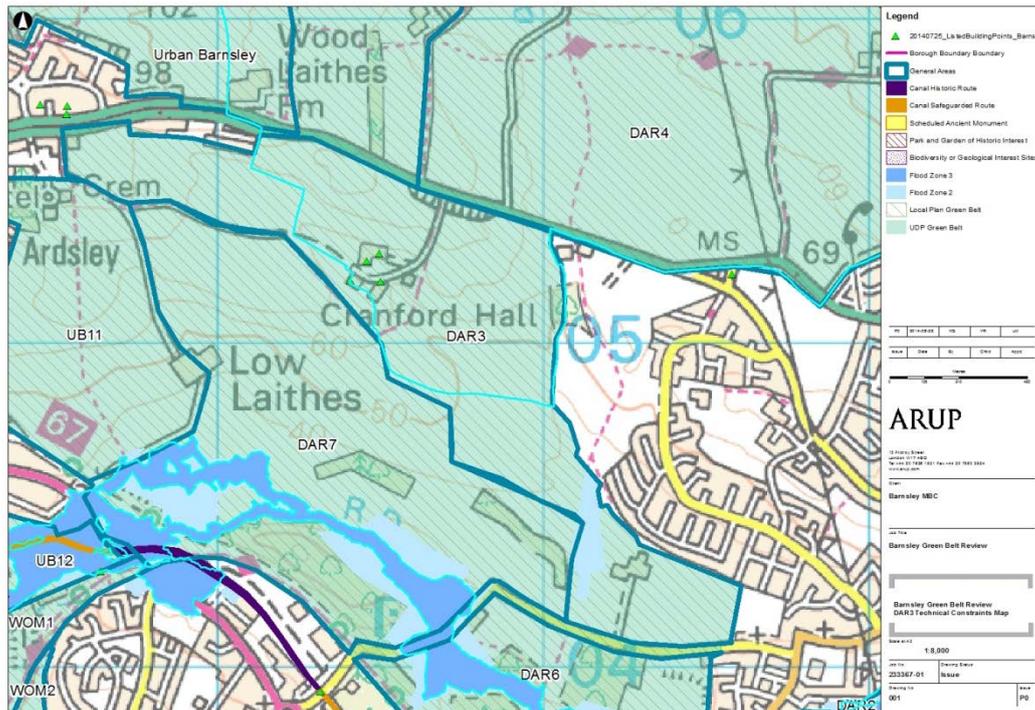
The topography within DAR3 is relatively flat and the built form of Cranford Hall adds to the rural character of the General Area.

The General Area contains Traditional Orchard BAP Priority Habitat and Deciduous Woodland BAP Priority Habitat and

Historic Environment

There are Grade II listed buildings, Ardsley Manor House and Ardsley Manor Cottage, are in close proximity to the western border of DAR3. Development in DAR has the potential to impact these listed buildings.

Figure 5.2: DAR3 Technical Constraints Map



5.2.2 Conclusion

The potential for the Green Belt within DAR3 to fulfil the purposes defined within the National Planning Policy Framework varies across the General Area.

The central portion of the Green Belt has a strong role in safeguarding a wider Green Wedge from encroachment and protecting a strategic gap between Barnsley and Darfield.

However, relatively weak existing Green Belt boundaries surrounding the built form at Ardsley and the area to the south of Darfield could allow for two areas of Green Belt land which would have a relatively strong functional relationship with existing built form. Particularly to the south east of the General Area, high-levels of containment and strongly defined internal features could present an area which is particularly suitable for release from the Green Belt.

Neither of these areas are particularly constrained by technical site constraints, however, the area to the north east would only have a relatively weak resultant Green belt boundary.

5.2.3 Defining a Resultant Land Parcel

Overview

Based on the assessment of the extent to which 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 two Resultant Land Parcels from DAR3 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology.

Resultant Land Parcel DAR3a

It is possible to define a Resultant Land Parcel to the south of Darfield, and east of the forested buffer which adjoins Alba Close and Netherwood Road.

By utilising the strongly defined boundaries of Pitt Street in the south, the well-defined track way to Salt Pie Farm in the west and the built form to the south of Lombard Crescent, an opportunity exists to strengthen the existing Green Belt boundary and remove a highly contained area of Green Belt land from the existing Green Belt boundary.

Resultant Land Parcel DAR3b

It is possible to define a second Resultant Land Parcel to the south of Ardsley.

By utilising a relatively well-defined public right of way, it is possible to define an angular area of land for removal from the Green Belt. Removal of this area of Green Belt is likely to consolidate existing development patterns; however proposal Green Belt boundaries are unlikely to restrict urban sprawl of Ardsley.

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

5.3.1 Overview

The following assessment is made on the basis that the land parcels within DAR3 are removed from the Green Belt.

Evaluating these 'new' Green Belt boundaries against the five purposes as defined within the NPPF, will ensure that the 'new' Green Belt boundaries are appropriate, defensible and likely to be permanent. This stage is reported in a qualitative style.

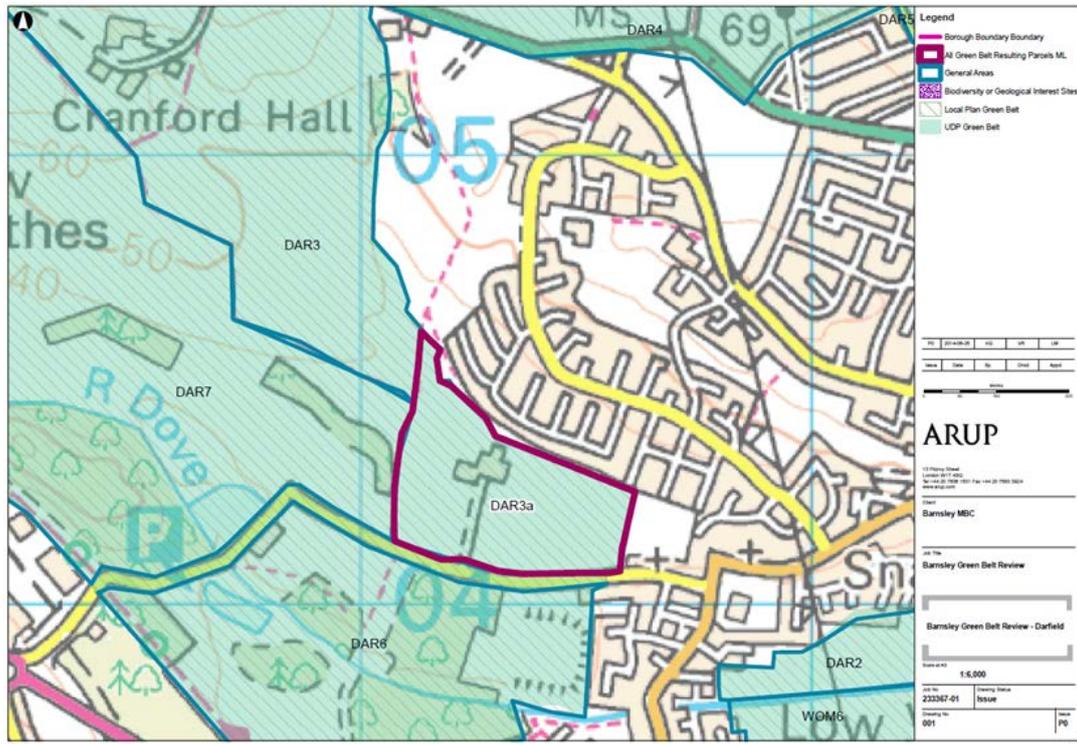
Any resulting land parcels proposed for release from the Green Belt will then subsequently be put forward for assessment using the Barnsley Housing Site Assessment Methodology.

5.3.2 Re-appraisal of Resultant Land Parcel DAR3a

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 strongly defined forested buffer which adjoins Alba Close and Netherwood Road to the west, Pitt Street to the south and the built form off Lombard Crescent to the north. The eastern boundary would be defined by the area of allotments. This boundary is likely to check unrestricted sprawl of Darfield and will result in an area which has a strong functional relationship with Darfield.
To prevent neighbouring towns merging into one another	Pitt Street in the south would protect a largely essential gap between Darfield and Wombwell, and the strongly defined forested buffer which adjoins Alba Close and Netherwood Road to the west would ensure that the strategic land between Urban Barnsley and Darfield is maintained.
To assist in safeguarding the countryside from encroachment	The new boundary based on the dense forest boundary and the road network, would serve to safeguard the valued central portion of DAR3 from encroachment. Development within this Resultant Land Parcel is well-contained on two sides and strongly bounded by Pitt Street to the south. Release of this area of Green Belt land would represent a natural rounding off of the developed extent of Darfield.
To preserve the setting and special character of historic towns.	Development in the land parcel would not have a detrimental impact on the character and nature of Darfield and neither would it have a detrimental impact on the Grade II listed Cranford Hall and a number of ancillary features.
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 Darfield and allow for a natural rounding off of existing development patterns.

A re-appraisal of the Resultant Land Parcel DAR3a against the five purposes of the Green Belt suggests that the newly defined Green Belt boundary would be likely to check unrestricted sprawl, result in a limited impact on the countryside and not lead to further encroachment on the separation of Wombwell and Darfield.

Figure 5.3 DAR3a Resultant Land Parcel



5.3.3 Re-appraisal of Resultant Land Parcel DAR3b

Green Belt Purpose	Assessment
To check the unrestricted sprawl of large built-up areas	The newly defined Green Belt boundary would be defined by a relatively defensible footpath to the south of Ardsley. Although this boundary would allow for consolidation of existing development patterns, the proposed Green Belt boundary (particularly the boundary to the east) is unlikely to restrict future urban sprawl.
To prevent neighbouring towns merging into one another	It is likely that release of this Green Belt land would infringe on the strategic land between Urban Barnsley and Darfield. The relatively defensible footpath is unlikely to maintain the existing Green Belt boundary between Urban Barnsley and Darfield.
To assist in safeguarding the countryside from encroachment	It is likely that release of this Green Belt land at this location would encroach onto the Green Wedge which exists between Urban Barnsley and Darfield. The proposed Green Belt boundaries are unlikely to strongly assist in safeguarding the countryside from encroachment.
To preserve the setting and special character of historic towns.	Following the release of land from Resultant Land Parcel DAR3b development in the land parcel would not have a detrimental impact on the existing form of Ardsley or listed buildings surrounding Ardsley Manor.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The strength of the proposed Green Belt boundary is questionable and it is unlikely that the newly defined Green Belt boundary would continue to assist the overall objective to deliver urban regeneration.

A re-appraisal of the Resultant Land Parcel DAR3b against the five purposes of the Green Belt highlights that, on balance, the proposed Green Belt boundary

would not perform to check the unrestricted sprawl of large built up areas or assist in safeguarding the countryside from encroachment. Therefore, Resultant Land Parcel DAR3b has not been considered further.

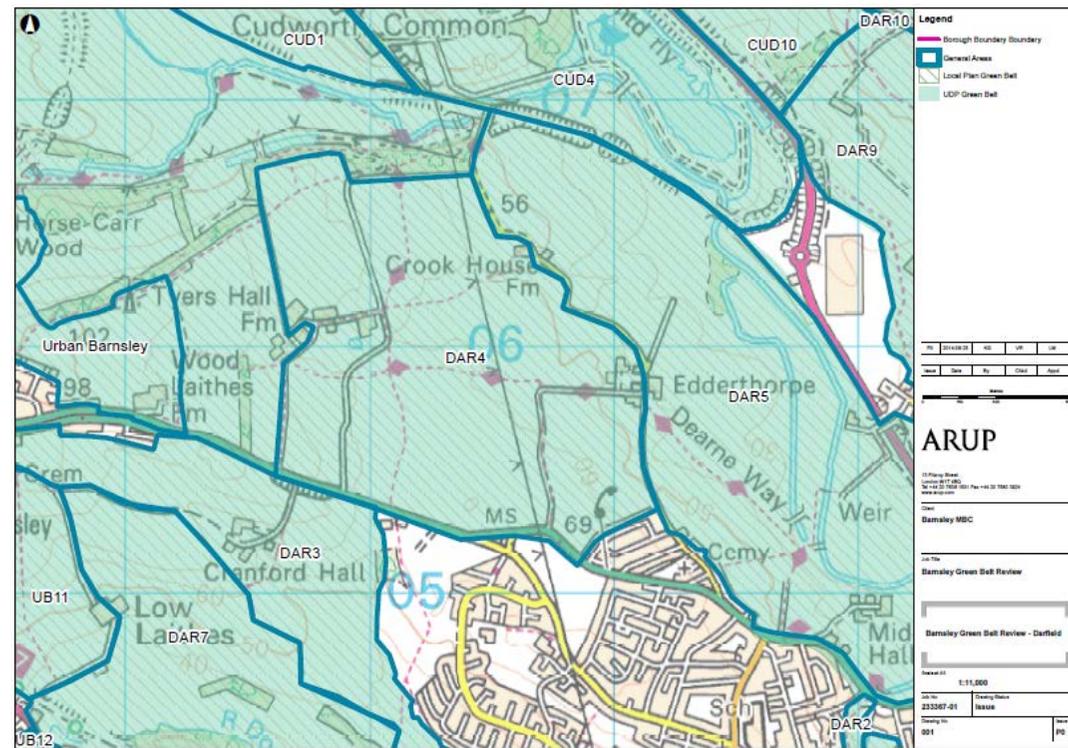
6 General Area – DAR4

6.1 Stage 1: DAR4 General Area Assessment Proforma

6.1.1 Introduction

DAR4, which comprises an irregularly shaped area of Green Belt to the north west of Darfield beyond the A635, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. DAR4 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 6.1 DAR4 General Area



Site Details	Site Reference	DAR4		
	Location	Northern Edge of Darfield, beyond the A635		
	Site Area (Ha)	182.9		
	Developed area	Low; Tyers Hall Farm, Crook House Farm and Middle Farm		
	Land adjoining the existing urban area	Very Low; Northern Darfield Neighbourhood forms only Green Belt which is shared with built form.		
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;	<p>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.</p> <p>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.</p> <p>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.</p>	<p>The existing Green Belt boundary is defined by the regular and consistent built form boundary to the north of Darfield and the A635. All existing boundaries of the Green Belt are strong and likely to be durable.</p> <p>The proposed Green Belt boundaries could comprise the A635 to the south, Storrs Mill lane to the east, a weakly defined, non-permanent track to the west and a dense tree buffer to the north. The strength of the proposed Green Belt boundaries is therefore mixed with two boundaries defined by prominent features and one fairly prominent feature.</p> <p>There is an argument that the access road between Tyers Mill Farm and Storrs Mill could form a relatively defensible boundary should this General Area be sub-divided.</p>
		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 (Jacob, update 2007) identified Wombwell including Darfield as a Principal Town. Whilst DAR4 is not contiguous with Wombwell, it is connected to Darfield.</p> <p>Low levels of the perimeter of the General Area adjoin the existing built form. However the existing Green Belt boundary does have a strong role in protecting open land to the north east of Darfield. Alongside DAR7, DAR3, DAR 6 and UB11, DAR4 forms part of a 'Green Swathe' between Darfield and Urban Barnsley.</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 supports a strategic land gap between Darfield and Urban Barnsley which is approximately 1.0km wide at its narrowest point. Development within DAR4 must not further reduce this existing separation.</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>The majority of this General Area is isolated from the existing built form and therefore development within this General Area would be largely independent of the existing development patterns.</p> <p>Existing development within the south western corner of DAR4 constitutes a natural rounding of the built form of Darfield, and therefore any future opportunities for consolidation are very limited.</p>
	Total Score		4/5
Assisting in safeguarding the	Positively enhances the beneficial use of the Green Belt, by providing access to the	5: Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and	This General Area contains a series of footpaths and bridleways, including the Dearme Way. This

countryside from encroachment	countryside, provide opportunities for outdoor sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.	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.	General area therefore supports access to the countryside and provides opportunities for outdoor sport and recreation. These features have a local audience; although the Dearne Way may have a Borough-wide audience.
	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, a gently undulating topography and long-line views across the countryside support a strong rural character and high levels of openness.
	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 supports an essential land gap between Darfield and Urban Barnsley which is approximately 1.0km wide. Development within DAR4 must not further reduce this separation. In conjunction with DAR3, DAR7 and UB11, this General Area forms part of a wider green wedge which prevents the urban areas of Darfield, Ardsley (part of Barnsley Urban Area) and Cudworth from merging.

	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>	<p>There are no historic towns in Barnsley however there are a number of historic features in this General Area.</p> <p>The Grade II listed Tyers Hall and a number of ancillary features exist to the south of this General Area. Any development to the south of DAR4 therefore has the potential to impact on the setting of these listed features.</p>
	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.	<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 Green Belt boundary at DAR4 has sought to direct development towards Darfield and assist in the regeneration of Darfield urban area
	Total Score		3 / 5
Total			17 / 25

6.2 Functional Relationship to Existing Built Form

Having received a score of 17 out of 25, it is clear that land within DAR4 is strongly fulfilling the purposes of the Green Belt

Given the strongly defined current Green Belt boundaries and the low levels of built form, it is evident that development within the General Area would be largely independent of current development patterns and would not have a strong functional relationship with the built form of Darfield

DAR4 has a strong role in safeguarding the countryside from encroachment and protecting a wider Green Wedge which separates Urban Barnsley and Darfield. In conjunction with neighbouring Green Belt areas, DAR4 prevents Darfield, Urban Barnsley and Cudworth from merging.

6.3 Conclusion for DAR4

The existing Green Belt boundary within DAR4 has a strong role to play in restricting urban sprawl of Darfield, safeguarding the countryside from encroachment and preventing Urban Barnsley and Darfield from merging. There are no Resultant Land Parcels identified within this General Area.

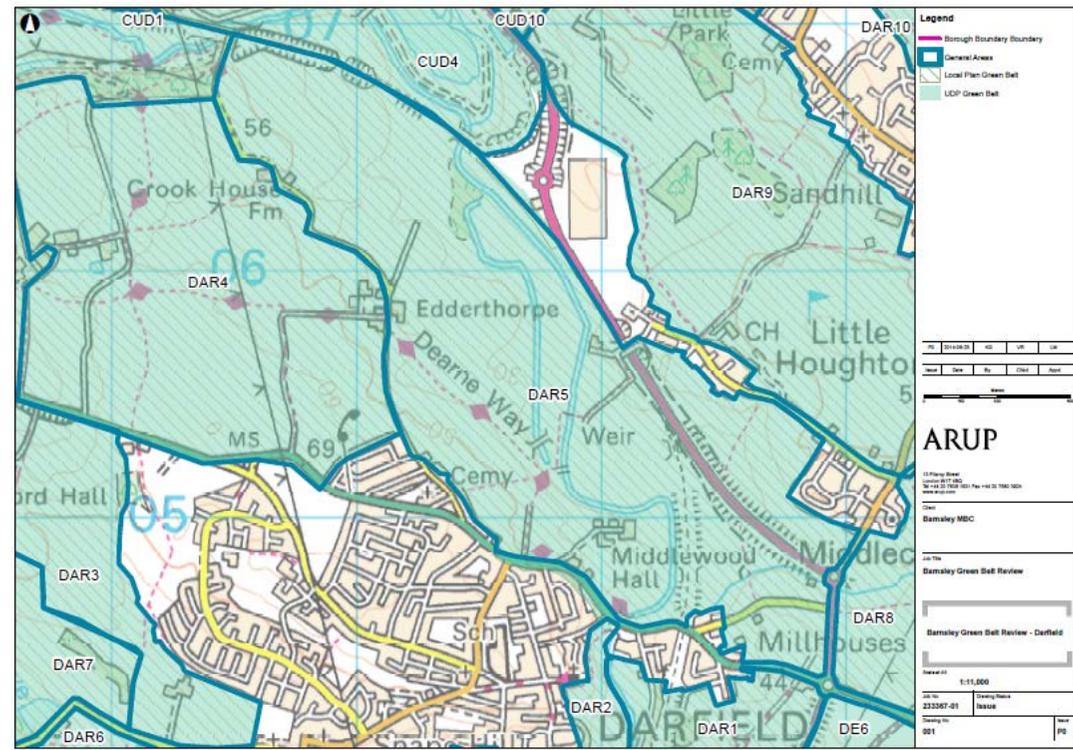
7 General Area – DAR5

7.1 Stage 1: DAR5 Green Belt Assessment Proforma

7.1.1 Introduction

DAR5, which comprises a large linear area of Green Belt to the north and north east of Darfield, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. DAR5 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 7.1: DAR5 General Area



Site Details	Site Reference		DAR5	
	Location		North east of Darfield, south west of Middecliffe and south of Little Houghton	
	Site Area (Ha)		259.9	
	Developed area		Low; General area contains Middlewood Park, built form at Edderthorpe,	
	Land adjoining the existing urban area		Moderate; General Area adjoins the built form of Darfield and Millhouses, and the villages of Middlecliff and Little Houghton.	
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;	<p>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.</p> <p>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.</p> <p>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.</p>	<p>The existing Green Belt boundary comprises the well-defined and durable Edderthorpe Lane in the west and Doncaster Road in the south. In the north, the boundary is formed by the fairly regular built form of Middlecliffe, the irregular built form of Little Houghton and the large distribution development. The strength of existing Green Belt boundaries are therefore mixed, with stronger boundaries surrounding the built area of Darfield (including Edderthorpe Lane and Doncaster Road) and weaker boundaries in the north (including the built form of Little Houghton).</p> <p>Proposed Green Belt boundaries could comprise Edderthorpe Lane and Crook House Lane in the west, Storrs Mill Lane in the north, the Dismantled Railway in the north east, Middlecliffe Lane and the built form of Middlecliffe in the east and Rotherham Road in the far east.</p> <p>Proposed boundaries are therefore considered to be strong.</p>
		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		

			The dismantled railway line, Little Houghton Lane, Coalfield Link Road and North Carr Lane could form strong internal boundaries should this General Area be considered for sub-division.
Level of Containment			
Protect open land contiguous to Wombwell (and Darfield and surrounding villages)	<p>5: Contiguous to Wombwell (and Darfield and surrounding villages) 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 surrounding villages) and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Wombwell (and Darfield and surrounding villages) but which does not protect land considered to be 'open land'.</p>		The Barnsley Settlement Assessment (Jacob, update 2007) identified Wombwell including Darfield as a Principal Town. Whilst DAR5 is not contiguous with Wombwell, it is connected to Darfield. The General Area protects open land connected to Darfield urban area.
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 only has a very weak role in protecting a strategic gap between Urban Barnsley and Darfield.
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>		There are no natural areas of containment within the General Area, and development within the General Area would be largely independent of existing development patterns. The development of the large distribution warehouse, little Houghton and Middlecliffe has effectively resulted in a linear chain of settlements to the north of Darfield, which could present an opportunity for large-scale consolidation of built form. However, given the strength of the existing

			Green Belt boundary at Darfield, development within this General Area would have a relatively weak functional relationship with the built form of Darfield.
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 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>	This General Area contains a series of footpaths and bridleways, including the Dearne Way and the Barnsley Boundary Walk. The General Area therefore provides access to the countryside and opportunities for outdoor sport and recreation for a local and arguably Borough-wide audience.
	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>	Low levels of development, a gently sloping topography and long-line views across the countryside support a strong rural character and high levels of openness. The River Dearne provides a valuable amenity asset.
	Total Score:		
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of 'essential gaps' between	<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'</p>	<p>This General Area supports an essential land gap between Darfield and Cudworth which is approximately 2km wide.</p> <p>The Barnsley Settlement Assessment (Jacobs,</p>

	these larger settlements or settlements outside the borough.	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	update 2007) identifies Great Houghton and Little Houghton as defined villages. DAR5 therefore protects a largely essential gap between Darfield and Great Houghton/Little Houghton.
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	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 historic towns in Barnsley however there are a number of historic assets surrounding the Grade II listed Middlewood Hall. Whilst Middlewood Hall is contained within the meandering River Deame and the Park itself, the General Area does support views downhill to the historic asset.
Total Score			3/ 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 Green Belt boundary at DAR5 has sought to direct development towards Darfield and assist in the regeneration of Darfield urban area
Total Score			3 / 5
Total			17/ 25

7.2 Functional Relationship to Existing Built Form

Having received a score of 17 out of 25, it is evident that the Green Belt land within DAR5 is strongly fulfilling the purposes set out within the National Planning Policy Framework.

Given the strongly defined current Green Belt boundaries and the low levels of built form, it is evident that development within the General Area would be largely independent of current development patterns and would not have a strong functional relationship with the built form of Darfield. DAR5 also has a very strong role to play in safeguarding the countryside from encroachment.

7.3 Conclusion for DAR5

The existing Green Belt boundary within DAR5 has a strong role to play in restricting urban sprawl of Darfield, safeguarding the countryside from encroachment and preventing Urban Barnsley and Darfield from merging. There are no Resultant Land Parcels identified within this General Area.

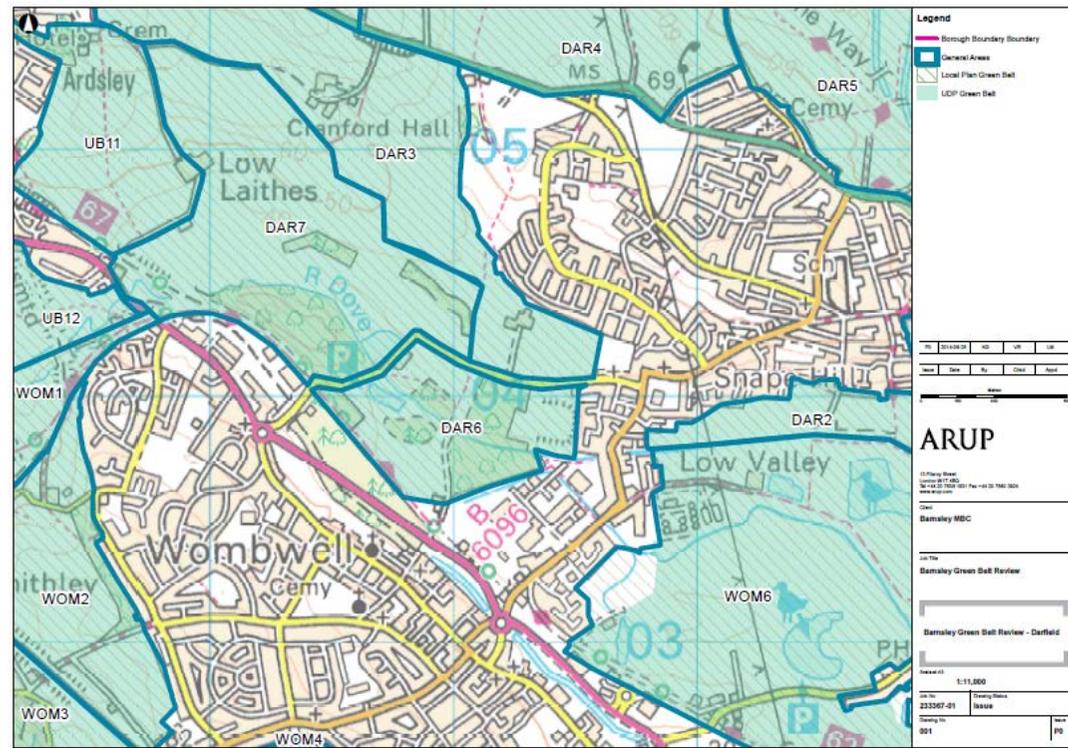
8 General Area – DAR6

8.1 Stage 1: DAR6 Green Belt Assessment Proforma

8.1.1 Introduction

DAR6, a small area to the south west, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. DAR6 achieves a score of 11 out of 25; this means that as a whole, the General Area is considered to be weakly fulfilling the purposes of the Green Belt.

Figure 8.1 DAR6 General Area



Site Details	Site Reference	DAR6		
	Location	West of the Darfield Urban Area and north east of Wombwell		
	Site Area (Ha)	41.5		
	Developed area	Moderate; New Building for Life Secondary School with playing fields.		
	Land adjoining the existing urban area	Low; The portion of the 'general area' adjoining the existing urban form comprises the western boundary which adjoins Darfield urban 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;	<p>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.</p> <p>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.</p> <p>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.</p>	<p>The existing Green Belt boundary is defined by a pathway supported by a rugby pitch development to the east of the site, a drain leading to the River Dove and the Dove Valley Trail in the west and the Valley Road industrial estate in the south. Although the boundary is made up of a series of moderately strong components, it is considered to be relatively strong overall.</p> <p>The proposed Green Belt boundary could be defined by Netherwood Road in the north and west. This boundary would form a strongly defined and durable boundary.</p> <p>There are no internal features which would form suitable boundaries should the general area be considered for sub-division.</p>
		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>	The Barnsley Settlement Assessment (Jacobs, update 2007) identified Wombwell including Darfield as a Principal Town. DAR_6 is contiguous with Wombwell and Darfield. Although DAR6, DAR7, DAR3 and UB11 form part of a wider Green Swathe between Darfield and Urban Barnsley, the dense tree-buffer and new ALC school mean this land is not considered to be highly open
	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>	Alongside UB_11, DAR_7, DAR_3 and DAR_4, this General Area partly contributes to a strategic land gap between Darfield and Urban Barnsley which is approximately 1.5km wide. The development of the ALC school has had some impact on this degree of separation. Further development within DAR6 must not further reduce this distance.
	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>	This General Area is relatively highly contained within the existing built form of Darfield/Wombwell.
	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	<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</p>	This General Area contains the River Dove, Dove Valley Trail and a number of footpaths, playing pitches and large areas of woodland. The General Area therefore supports access to the countryside, provides opportunities for

	sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.	audience 1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.	outdoor sport and recreation and has a role in improving the land which used to be Darfield Main Colliery.
	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).	Moderate levels of built form and relatively high levels of containment reduce the perceived openness of the general area. Although views to DAR_7 are possible, long-line views are limited by the raised area of ground which were once an area of opencast workings.
	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	As Darfield is considered to form part of Wombwell (Barnsley Settlement Assessment, Jacobs 2007), this general area does not protect as essential gap, however it is important to recognise a degree of separation between these areas. This General Area is therefore considered to protect a largely essential gap between Wombwell and Darfield.
	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	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 historic towns within Barnsley and no historic features within this General Area.

	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 sought to direct development into Darfield and Wombwell, and to protect the countryside from development. However, development of the new School Building has reduced the perceived strength of the Green Belt at this location.
	Total Score		2 / 5
Total			11 / 25

8.2 Functional relationship to existing built form

DAR6 achieves a score of 11 out of 25 which suggests that as a whole, the General Area is considered to be weakly fulfilling the purposes of the Green Belt.

Although the boundary is made up of a series of components, it is considered to be fairly strong. Relatively high levels of containment and moderate levels of built form suggests that the Green Belt at this location does not function to protect the countryside surrounding Wombwell and Darfield from urban sprawl. Development within DAR6 could have a strong functional relationship with the existing built form.

Given the moderate levels of development and the relative containment within the urban area of Darfield, the contribution made by the General Area to safeguarding the countryside from encroachment and protecting the wide Green Wedge is to a lesser extent than in the surrounding General Areas.

Alongside DAR3, the General Area contributes to a largely essential gap between Darfield and Wombwell, and supports a strategic land gap between the settlements of Wombwell, Darfield, Cudworth and Barnsley Urban Area.

8.3 Stage 2: Technical Site Assessment

8.3.1 Overview

An overall score of 11 indicates that the Green Belt in DAR6 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 DAR6 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

The General Area contains two Public Rights of Way which connect Darfield in the north to Wombwell in the south.

Flood Risk

The Barnsley SFRA (2010) reveals that DAR3 is situated within Flood Risk Zones 2 and 3. Flood Zone 2 designated sites comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%). Flood Zone 3 comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) and a 1 in 200 or is a designated floodplain.

Topography / Landscape / Visual

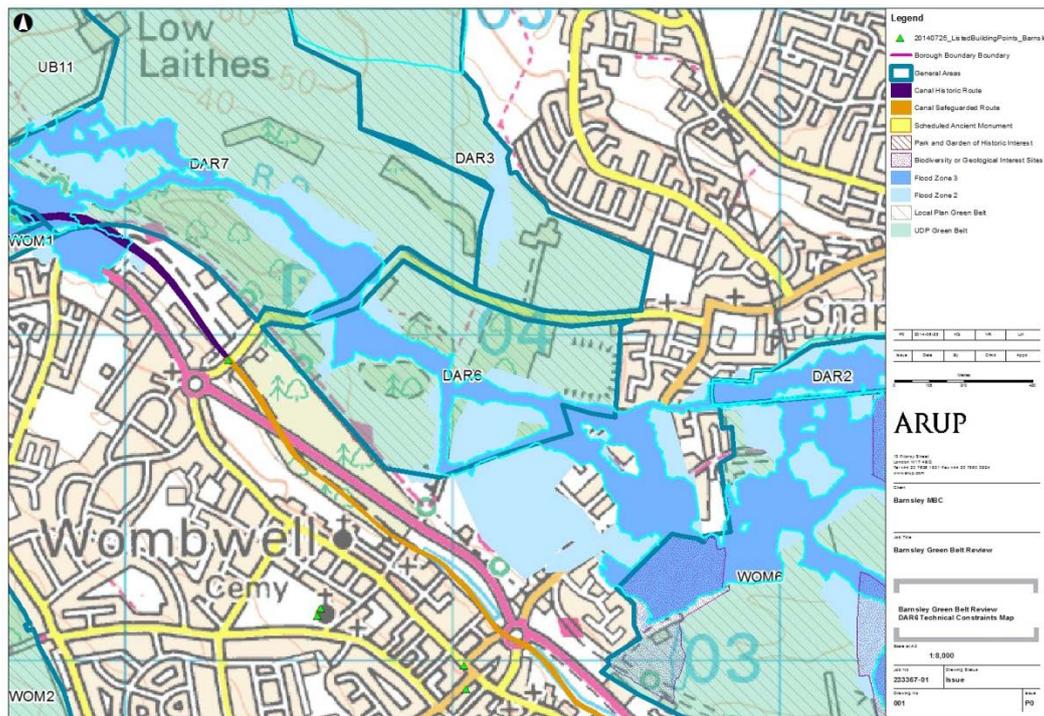
The topography of DAR6 is gently undulating and is predominantly comprised of woodland with some agricultural land.

Land at this location forms part of the Dearne Valley Green Heart Nature Improvement Area.

Historic Environment

There are no historic features located on DAR6.

Figure 8.2: DAR6 Technical Constraints Map



8.3.2 Stage 2 Conclusion

High levels of built form and relatively high levels of containment, a poor contribution to the safeguarding the countryside from encroachment and a weak role in preserving the setting of Darfield, result in DAR6 achieves a score of 11 out of 25; this means that as a whole, the General Area is not deemed to be as strongly fulfilling the purposes of the Green Belt. However the General Area is significantly constrained by the extent of the Flood Zone 3a and 3b, which limits the developable area of the General Area.

8.4 Conclusion for DAR6

Although the General Area is deemed to be only weakly fulfilling the purposes of the Green Belt, the extent of the Flood Zone 3a and 3b means that no further Resultant Land Parcels have been identified.

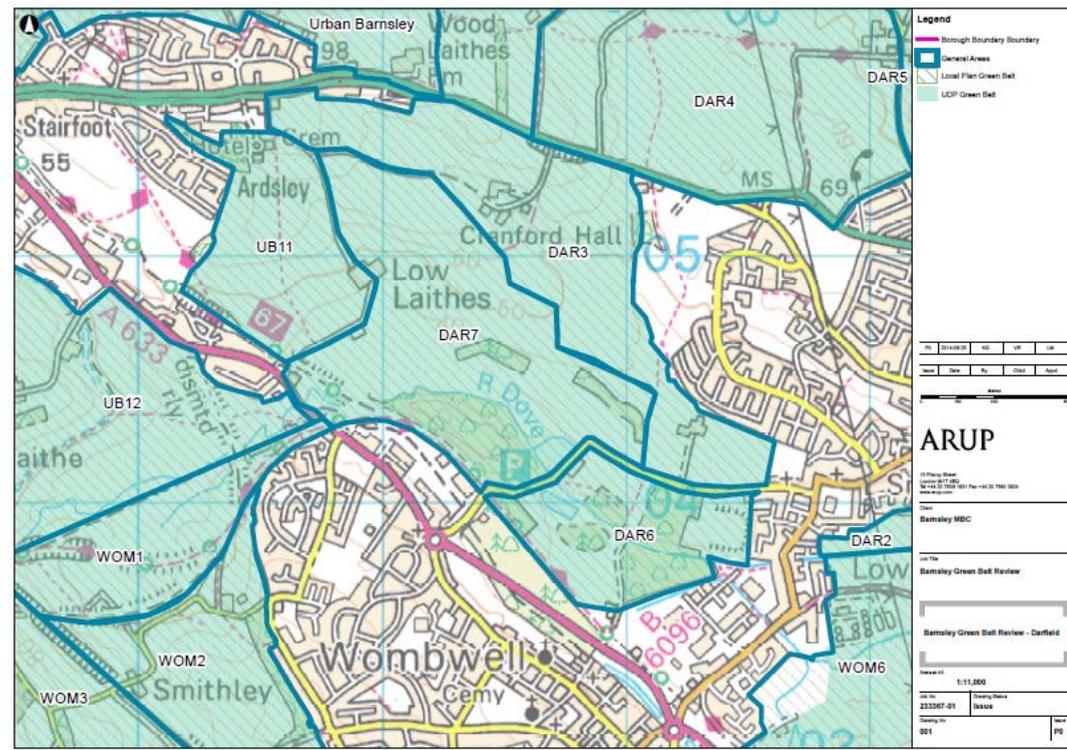
9 General Area – DAR7

9.1 Stage 1: DAR7 Green Belt Assessment Proforma

9.1.1 Introduction

DAR7, a linear area to the west of Darfield and north of Wombwell, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. DAR7 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 9.1: DAR7 General Area



Site Details	Site Reference	DAR7		
	Location	North of Wombwell (East of Barnsley Urban Area and West of Darfield)		
	Site Area (Ha)	103.6		
	Developed area	Percentage of development within the 'General Area': Low; Site contains New Hall Farm		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form Low; Site adjoins the northern boundary 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;	<p>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.</p> <p>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.</p> <p>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.</p>	<p>The existing Green Belt boundary is defined by the Dove Valley Trail which travels along the disused railway to the north of Wombwell. This is a well-defined, defensible and likely to be durable boundary.</p> <p>The proposed Green Belt boundary is defined by Old Hall Farm in the west, Netherwood Road and Pitt Street in the east, and a weakly defined footpath in the north.</p> <p>The woodland and steeply increasing topography in the south east would present a fairly well defined boundary, should the General Area be considered for subdivision.</p>
		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>	The Barnsley Settlement Assessment (Jacob, update 2007) identified Wombwell including Darfield as a Principal Town. DAR7 is contiguous with Wombwell and the existing Green Belt boundary has a strong role in protecting the countryside surrounding Wombwell and Darfield from urban sprawl. In conjunction with DAR4, DAR3 and UB11, this General Area forms part of a wider green wedge which prevents the urban areas of Darfield, Ardsley (part of Barnsley Urban Area) and Cudworth from merging.
	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 supports a strategic land gap between Darfield and Urban Barnsley which is approximately 1.0km wide. Development within DAR7 must not further reduce this separation.
	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>	Development across DAR7 would be independent of the existing built form. There are no areas within DAR7 which have a functional relationship to Darfield or Wombwell, and therefore there are no areas which would constitute a natural rounding or consolidation of the built form.
	Total Score		5 / 5
Assisting in	Positively enhances the	5: Supports four or more 'beneficial uses' of the Green Belt	There are a number of pathways which allow for

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.	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.	visual appreciation of the area. There is an area of newly planted trees on the former open cast colliery workings to the south east of the site. The General Area therefore allows for access to the countryside, provides opportunities for outdoor sport and recreation and improves the visual amenity of the opencast workings which existed to the south east of the General Area.
	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).	Largely wooded areas, no built form and changes in topography result in a very strong rural character and openness of the DAR7. Alongside UB11, DAR3 and DAR4, DAR7 protects a wide Green Wedge which separates Urban Barnsley and Darfield. DAR7 appears to contribute the largest and least developed area to this General Area.
	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 supports an essential gap between Darfield and Urban Barnsley which is approximately 1.0km wide. Development within DAR7 must not further reduce this separation
	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 character recognised as being of conservation value</p>	<p>There are no historic towns in Barnsley and there are no historic features in this General Area.</p> <p>The Grade II listed Cranford Hall and a number of ancillary features exists to the north of this General Area. Any development to the north of DAR7 therefore has the potential to impact on the setting of these listed features.</p>
	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.	<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 Green Belt boundary at DAR7 has sought to direct development towards Wombwell and assist in the regeneration of Wombwell urban area
	Total Score		3 / 5
Total			19 / 25

9.2 Functional Relationship to Existing Built Form

DAR7 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.

The existing Green Belt boundaries within the General Area are considered to be strongly defined and defensible; current boundaries are likely to check the unrestricted sprawl of Darfield. Development within this General Area would be largely independent of current development patterns and would not have a strong functional relationship with the built form of Darfield.

The General Area has a fundamental role in safeguarding the countryside from encroachment and protecting a wide green wedge which forms the strategic gap between Darfield and Urban Barnsley. Overall the General Area has been successful in directing development into Darfield and regenerating the urban area.

9.3 Conclusion for DAR7

Green Belt land within this General Area supports a strategic land gap between Urban Barnsley and Darfield and safeguards open land within a wide green wedge. Land at this location is considered to be strongly fulfilling the purposes of the Green Belt and no Resultant Land Parcels have been identified for further consideration.

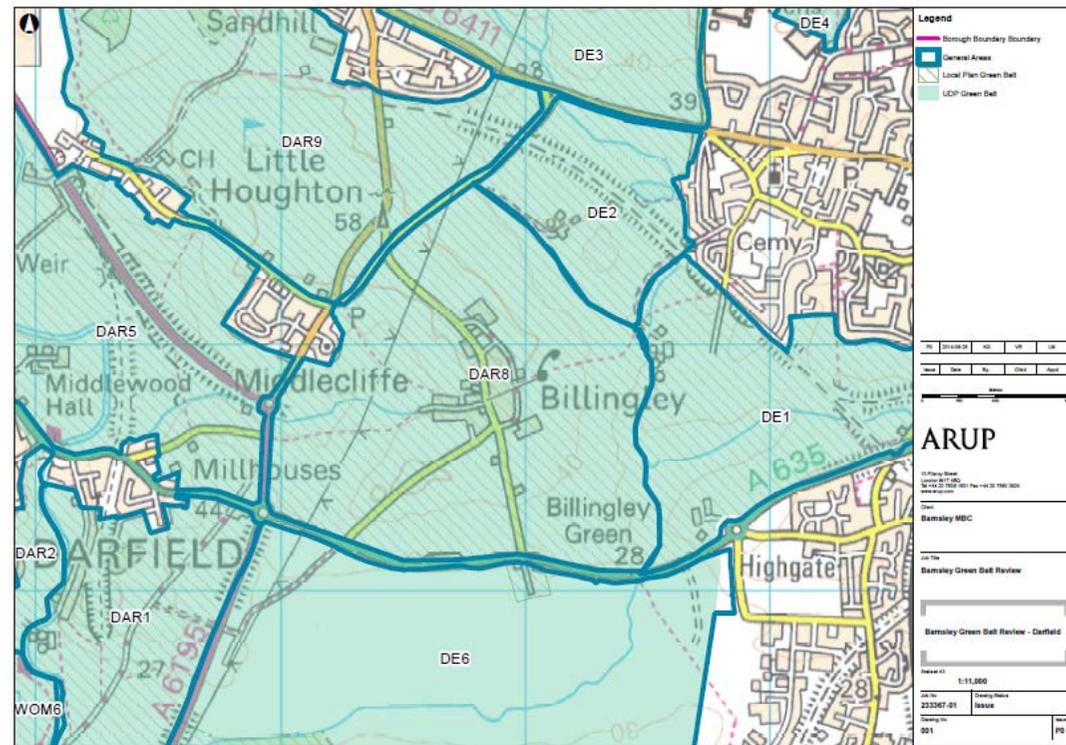
10 General Area – DAR8

10.1 Stage 1: DAR8 Green Belt Assessment Proforma

10.1.1 Introduction

DAR8, a rectilinear area of Green Belt to the east of Darfield and west of Thurnscoe, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. DAR8 achieves a score of 17 out of 25; this means that as a whole, the General Area is considered to be strongly fulfilling the five purposes of the Green Belt.

Figure 10.1: DAR8 General Area



Site Details	Site Reference	DAR8		
	Location	Land surrounding the village of Billingley, to the east of Darfield, south east of Middlecliffe and west of Thurnscoe		
	Site Area (Ha)	174.5		
	Developed area	Moderate; General Area contains the Conservation Area of Billingley, Derry Grove Farm		
	Land adjoining the existing urban area	Moderate; General Area adjoins the built form to the south of Little Houghton and Great Houghton		
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 regular area of built form to the east of Middlecliffe (which included a built-out UDP housing allocation). This Green Belt boundary is therefore relatively strongly defined and likely to be durable. Proposed Green Belt boundaries could comprise the Rotherham Road A6195 in the west, Doncaster Road A635 in the south, Carr Dike and a track road in the east and Houghton Road in the north. Proposed boundaries are considered to be very strong and durable in the north, west and south and less durable in the east. Billingley Lane, Derry Grove and Flat Lane are relatively strong internal features, which could form a Green Belt boundary should the General Area be considered for subdivision.
		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	5: Contiguous to Wombwell (and Darfield/ Surrounding		The Barnsley Settlement Assessment (Jacob, update	

	contiguous to Wombwell (and Darfield/ Surrounding Villages)	Villages) and would generally protect the Green Belt from urban sprawl. These Green Belt areas could protect 'Green Arcs' or 'Green Swathes which distinguish villages. 3: Connected to Wombwell (and Darfield/ Surrounding Villages) and would protect 'open land' from urban sprawl. 1: Connected to Wombwell (and Darfield/ Surrounding Villages) but which does not protect land considered to be 'open land'.	2007) identified Wombwell including Darfield as a Principal Town and Thurnscoe as forming part of the Goldthorpe (Dearne Towns) urban area. Billingley and Middlecliffe are considered as defined villages, although Billingley is washed over by the Green Belt. The Inspector for the UDP instigated that only infill development would be acceptable at this location. The General Area is therefore contiguous with Darfield and Middlecliffe, and protects valuable open land which is perforated by the village of Billingley.
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	5: 'general area' which is fundamental to maintaining a 'strategic gap' of less than 1.5km between the Town Centre and neighbouring larger towns. 3: 'general area' which protects a 'strategic gap' which is already more than 1.5km wide. 1: 'general area' which does not function to protect a 'strategic gap'.	This General Area does not contribute to a strategic land gap between Wombwell (and Darfield) and Barnsley.
	Displays low levels of containment within the existing development patterns.	5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns. 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. 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 .	There are no natural areas of containment within the General Area. Given relatively strong existing Green Belt boundaries, development within this General Area would have a relatively weak functional relationship with the built form of Darfield.
	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	5: Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience. 3: Supports two or three 'beneficial uses' which	This General Area contains a series of footpaths which connect Middlecliffe, Darfield and Thurnscoe. The General Area provides local access to the countryside and opportunities for outdoor recreation.

	opportunities for outdoor sport and recreation, retain and enhance landscapes, visual amenity and 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.	
	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).	This General Area contains approximately 25% built form A gently undulating topography and low levels of vegetation, provide strong long-line views to Billingley and the open countryside. These views support a strong rural setting for the historic village, but a limited level of openness. Land within the General Area forms part of the Dearne Valley Green Heart Nature Improvement Plan.
	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	This General Area does contribute to an essential land gap between Darfield and Thurnscoe (which forms part of the Goldthorpe – Dearne Towns). This gap is more than 1.5km. The Barnsley Settlement Assessment (Jacobs, update 2007) identifies Middlecliffe and Billingley as two defined villages. This is a largely essential and narrow gap. Release of land within the General Area would result in coalescence of both Middlecliffe, Darfield and Billingley.
	Total Score		4/ 5
Preserve the setting	Make a positive contribution to	5: 'General area'. contains a number of Grade I	There are no historic towns in Barnsley, however there

and special character of historic towns	the setting or protect key views to conservation area or historic assets	<p>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>	<p>are a number of listed features within the Billingley Conservation Area.</p> <p>These include the Grade II listed Poplar Farmhouse, Grade II listed Manor House and Grade II listed Billingley Hall.</p>
	Total Score		3/ 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 Green Belt boundary at DAR8 has sought to direct development towards Darfield and assist in the regeneration of Darfield urban area
	Total Score		3 / 5
Total			17/25

10.1.2 Functional Relationship to Existing Built Form

The General Area DAR8 attains a score of 17 out of 25 within the Green Belt site assessment proforma; a score of 17 suggests that the land at this location is strongly fulfilling the purposes of the Green Belt.

The existing Green Belt boundary is defined by the regular area of built form to the east of Middlecliffe (which included a built-out UDP housing allocation). This Green Belt boundary is relatively strongly defined and likely to be durable, and development within this Green Belt is therefore likely to be isolated from existing development patterns and be lacking a strong functional relationship with built form.

The Green Belt boundary at this location has a strong role in protecting an essential gap between Darfield and Thurnscoe and in protecting a largely essential gap between Middlecliffe, Darfield and Billingley. Whilst the General Area contains a relatively high level of built form, the Green Belt has a relatively strong role in preserving the setting of the historic Billingley Conservation Area and the nature of the village of Billingley which is washed over by the Green Belt.

10.2 Conclusion for DAR8

Green Belt at this location has a strong role in preserving the setting of the village of Billingley and protecting an essential gap between Darfield and Thurnscoe. As a result, the Green Belt at this location is considered to be strongly fulfilling the purposes of the Green Belt and no Resultant Land Parcels have been identified.

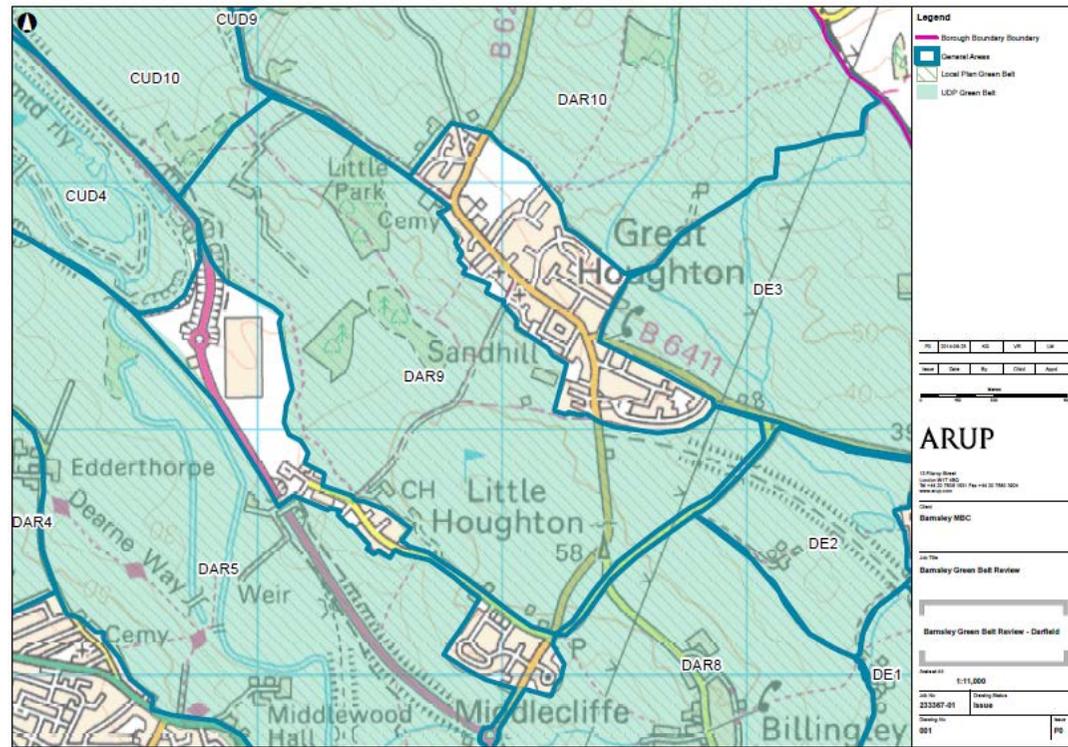
11 General Area – DAR9

11.1 Stage 1: DAR9 Green Belt Assessment Proforma

11.1.1 Introduction

DAR9, comprises a linear area of Green Belt to north of Little Houghton and south of Great Houghton, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. DAR9 achieves a score of 17 out of 25; this means that as a whole, the General Area is strongly fulfilling the purposes of the Green Belt.

Figure 11.1: DAR9 General Area



Site Details	Site Reference	DAR9		
	Location	Land to the north of Little Houghton and land to the south of Great Houghton		
	Site Area (Ha)	212.3		
	Developed area	Low; General area contains Sandhill Primary School to the south of Great Houghton		
	Land adjoining the existing urban area	Moderate; General Area adjoins the built form to the south of Little Houghton and Great Houghton		
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 regular built form to the south of Great Houghton and the linear residential development to the north of Little Houghton. Existing boundaries are therefore formed by regularly shaped residential development which is considered to be relatively strongly defined and likely to be durable. Proposed Green Belt boundaries could comprise Middlecliff Lane to the south, Rotherham Road to the east and a weakly defined public footpath to the west. Proposed Green Belt boundaries are therefore considered to be strong in part, and weak in the west. Chapel Lane forms a relatively strong internal feature, which could form a Green Belt boundary should the General Area be considered for subdivision.
		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/ Surrounding Villages)	<p>5: Contiguous to Wombwell (and Darfield/ Surrounding Villages) 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/ Surrounding Villages) and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Wombwell (and Darfield/ Surrounding Villages) but which does not protect land considered to be 'open land'.</p>	<p>The Barnsley Settlement Assessment (Jacob, update 2007) identified Wombwell including Darfield as a Principal Town and Little Houghton and Great Houghton as defined villages</p> <p>The General Area is therefore not contiguous with the built form of Wombwell, however it does protect open land linked to Darfield, Little Houghton and Great Houghton.</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>	This General Area does not contribute to a strategic gap between Urban Barnsley and Wombwell or Darfield.
	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>	This General Area is contained by development on two sides, and is therefore considered to be partly contained. When taken as a whole, the General Area could constitute an area of consolidation.
	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	<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>	This General Area contains a series of footpaths which connect Little Houghton and Great Houghton with Grimethorpe. The General Area contains the Borough-wide valued Sandhill Golf Course.

	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.	The General Area therefore provides opportunities for outdoor recreation, access to the countryside and promotes visual amenity.
	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, a relatively flat topography and long-line views across the countryside support a strong rural character and high levels of openness. The western wooded area comprises an area of Ancient Woodland (Little Park Ancient Woodland) and land falls within the Dearne Valley Green Heart Nature Improvement Area. Industrial development in the north does however detract from the overall rural character.
	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 does contribute to an essential land gap between Darfield and Grimethorpe (which forms part of the Cudworth Urban Area). This gap is significantly over 1.5km. The Barnsley Settlement Assessment (Jacobs, update 2007) identifies Great Houghton and Little Houghton as two defined villages. This is a largely essential and narrow gap. Release of land within the General Area would result in coalescence of these two villages and therefore the score offers to this purposes reflects this factor.
	Total Score		4 / 5
Preserve the setting and special character	Make a positive contribution to the setting or protect key views	5: 'General area'. contains a number of Grade I listed features, conservation areas or SAMs within the Green	There are no historic towns in Barnsley; however there is one listed building in this General Area.

of historic towns	to conservation area or historic assets	<p>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>	The Church of St Michael and All Saints and adjoining stone wall to the west side of the Churchyard is a Grade II* building at Rodes Avenue to the south of Great Houghton.
Total Score			3 / 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 Green Belt boundary at DAR9 has sought to direct development towards Darfield and assist in the regeneration of Darfield urban area
Total Score			3 / 5
Total			17 / 25

11.1.2 Functional Relationship to Existing Built Form

Having received a score of 17 out of 25, it is evident that the Green Belt within the General Area more strongly fulfils the purposes defined within the National Planning Policy Framework compared to other areas within Barnsley.

Existing Green Belt boundaries are defined by regularly shaped residential development, which is considered to be relatively strong and likely to be durable. Taken as a whole, DAR9 could be considered to be relatively well contained by the built form of Little Houghton and Great Houghton and areas adjoining the built form could have a moderately strong functional relationship with these respective villages.

The Green Belt at this location does have a relatively strong role in safeguarding the countryside from encroachment, protecting a wide essential gap between Darfield and Grimethorpe and preserving the setting of Little Houghton and Great Houghton.

11.2 Conclusion for DAR9

Green Belt at this location has a strong role in preserving the setting of the village of Great Houghton and Little Houghton, safeguarding the countryside from encroachment and protecting an essential gap between Darfield and Grimethorpe. As a result, the Green Belt at this location is considered to be strongly fulfilling the purposes of the Green Belt and no Resultant Land Parcels have been identified.

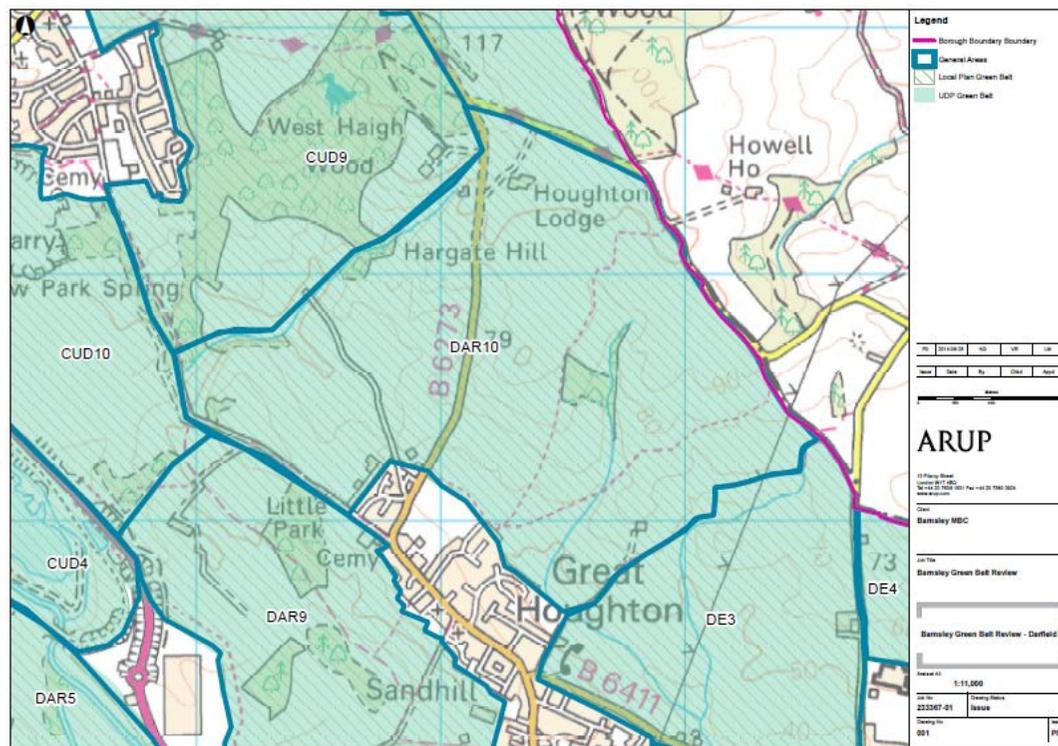
12 General Area – DAR10

12.1 Stage 1: DAR10 Green Belt Assessment Proforma

12.1.1 Introduction

DAR10, comprises an irregular area of Green Belt to north of Great Houghton and south east of Grimethorpe, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. DAR10 achieves a score of 17 out of 25; this means that as a whole, the General Area is strongly fulfilling the purposes of the Green Belt.

Figure 12.1: DAR10 General Area



Site Details	Site Reference	DAR10		
	Location	Land to the north of Great Houghton		
	Site Area (Ha)	270.3		
	Developed area	Percentage of development within the 'General Area'; None		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form Moderate; General Area adjoins the built form to the north of Great Houghton		
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.	The existing Green Belt boundary comprises the built form to the north of Great Houghton, two built out housing allocations and an area of safeguarded land. Although the allocations do complicate the perceived strength of the Green Belt boundary, once fully built out these allocations will result in a very strong and defensible boundary Proposed Green Belt boundaries could comprise a tree-lined watercourse in the west, the borough boundary defined by Howell Lane in the north and north east and a weakly defined footpath in the south east. Proposed boundaries therefore vary in strength. Moor Lane and Park Lane form two strong internal features, which could form strong Green Belt 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.	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.	
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 (Jacob, update 2007) identified Wombwell including Darfield as a Principal Town and Grimethorpe as forming part of the Cudworth Urban Area. Great Houghton is identified as a defined village.</p> <p>The General Area is therefore not contiguous with the built form of Wombwell, however it does protect open land linked to Darfield, which is perforated by a number of small-scale villages,</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 contribute to a strategic land gap between Urban Barnsley and any of the larger towns within the Borough.</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 containment within the General Area.</p> <p>Given relatively strong existing Green Belt boundaries, development within this General Area would have a relatively weak functional relationship with the built form of Darfield.</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 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>	This General Area contains a series of footpaths which connect Great Houghton to Grimethorpe. The General Area contains allotment gardens and the remediated Great Houghton Quarry. The General Area therefore provides access to the countryside, opportunities for outdoor recreation, supports biodiversity and visual amenity and has sought to improve damaged land.
	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>A gently undulating topography and low levels of vegetation, provide strong long-line views to the open countryside. These views support a strong rural character and a high level of openness.</p> <p>Land within the General Area forms part of the Deame Valley Green Heart Nature Improvement Plan. West Haigh Wood comprises an Ancient Woodland and a Local Nature Reserve</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.	<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</p>	<p>This General Area does contribute to an essential land gap between Darfield and Grimethorpe (which forms part of the Cudworth Urban Area).</p> <p>The Green Belt at this location does protect a land gap between Grimethorpe at Great Houghton, which is considered to be a largely essential gap.</p>

		gap between settlements	Green Belt at this location does serve to provide an essential gap between Thurnscoe and urban areas in Wakefield district (South Kirkby and South Elmsall). The gap between these settlements is very large and removal of land from Green Belt would not erode the essential gap between settlements. The score against this purpose therefore reflect this distance.
		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	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 historic towns in Barnsley; however there is one listed building within the built form to the south of Great Houghton The Church of St Michael and All Saints and adjoining stone wall to the west side of the Churchyard is a Grade II* building at Rodes Avenue to the south of Great Houghton and therefore development of this Green Belt area may have a detrimental impact on the setting of this listed building.
		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 Green Belt boundary at DAR9 has sought to direct development towards Darfield and assist in the regeneration of Darfield urban area
		Total Score	3 / 5
Total			17/ 25

12.1.2 Functional Relationship to Existing Built Form

The General Area attains a score of 18 out of 25, which suggests that Green Belt at this location is strongly fulfilling the purposes of the Green Belt.

Although the allocations do complicate the perceived strength of the Green Belt boundary, once fully built out these allocations will result in a very strong and defensible boundary. Given the resultant strength of the boundary and the very low levels of built form within the General Area, development within this area of the Green Belt would have a very weak functional relationship with Great Houghton.

By protecting the West Haigh Wood Ancient Woodland, the tree-lined watercourse in the west and the Dearne Valley Green Heart Nature Improvement Plan, Green Belt within DAR10 has a strong role in safeguarding the countryside from encroachment. This area of Green Belt protects an essential land gap between Darfield and Grimethorpe and an essential gap between urban areas in Wakefield District. However, the gap between these settlements is relatively large and removal of land from Green Belt would not erode an essential gap between settlements.

12.2 Conclusion for DAR10

Green Belt at this location has a strong role in preserving the setting of the village of Great Houghton, safeguarding the countryside from encroachment and protecting an essential gap between Darfield and Grimethorpe. As a result, the Green Belt at this location is considered to be strongly fulfilling the purposes of the Green Belt and no Resultant Land Parcels have been identified.

13 Summary

This report provides an analysis of the Green Belt surrounding Darfield. 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 13.1.

Table 13.1: Green Belt Assessment of Darfield

Reference	Proforma	Site Visit	Score	Indicative Resultant Land Parcel
DAR1	Complete	December 2013	14	No
DAR2	Complete	December 2013	18	No
DAR3	Complete	December 2013	15	Yes (DAR3a).
DAR4	Complete	December 2013	17	No
DAR 5	Complete	December 2013	17	No
DAR6	Complete	December 2013	11	No
DAR7	Complete	December 2013	19	No
DAR8	Complete	December 2013	17	No
DAR9	Complete	December 2013	17	No
DAR10	Complete	December 2013	17	No