

Barnsley Metropolitan Borough
Council

Barnsley Green Belt Review

Green Belt: Dodworth

01

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 Dodworth. It forms one of ten¹ Green Belt Review Documents forming the wider Green Belt Review undertaken for the extent of South Yorkshire Green Belt which falls within the Barnsley Metropolitan Borough Council's administrative local authority area.

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

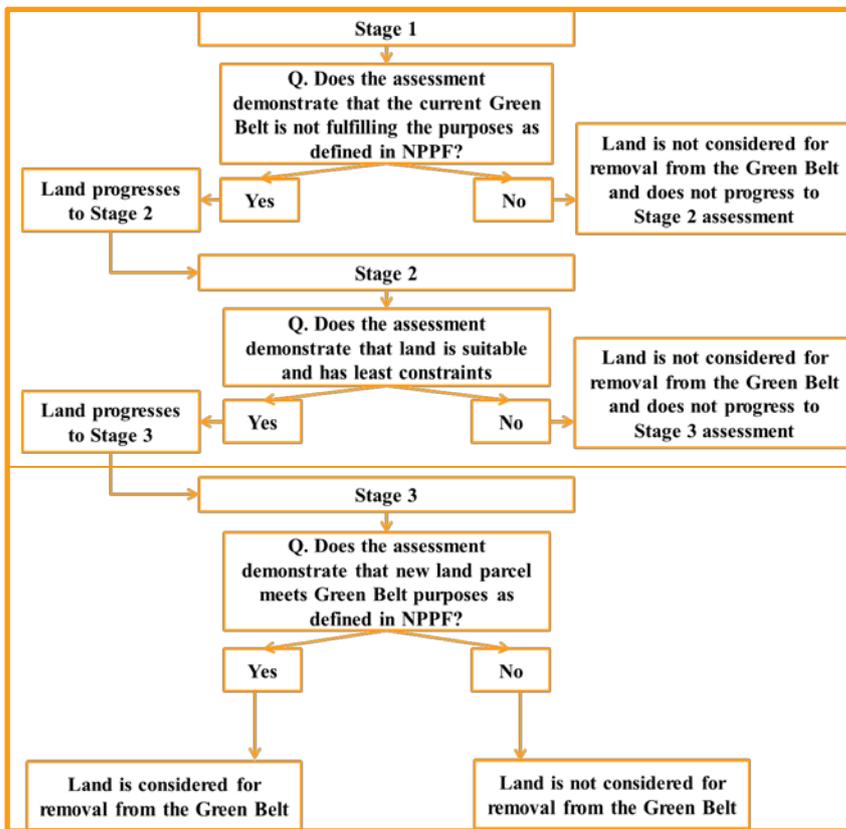
The flow diagram below represents the stages through which Green Belt land surrounding Dodworth, would progress in order to reach a conclusion on whether land should be released from the Green Belt. Both Stage 1 and Stage 2 are detailed within this report, and an indication of whether the land should 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 6.

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

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

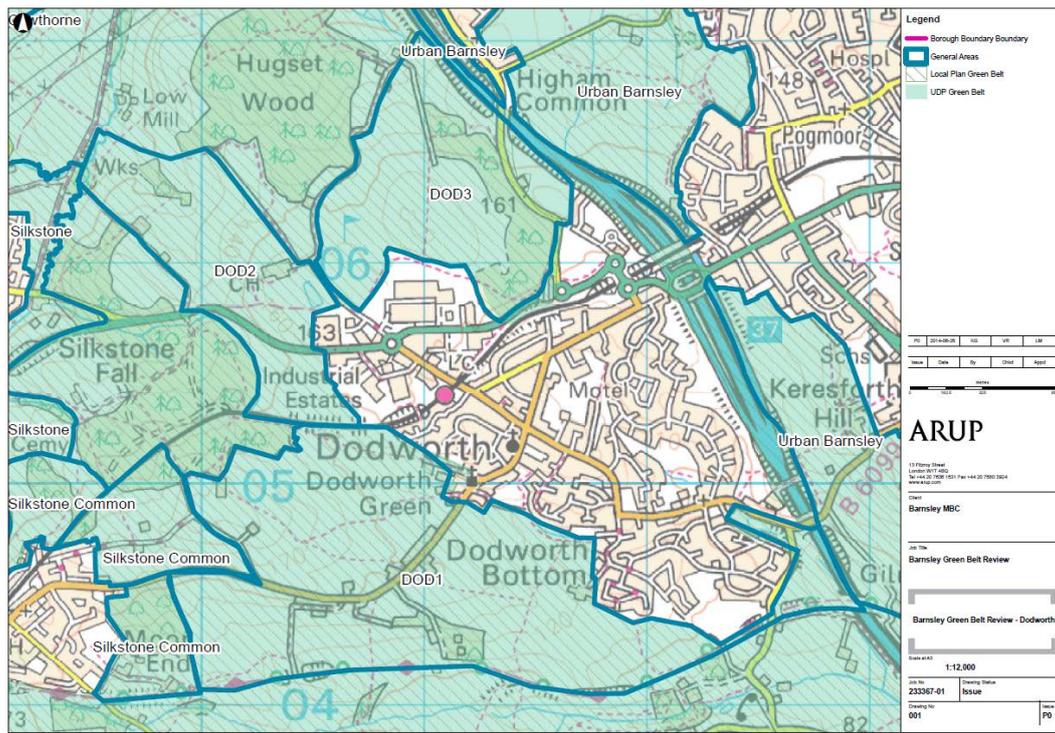


2 Assessment of Green Belt ‘General Areas’

2.1 Introduction

This assessment has been produced for land within the Green Belt adjacent to the urban area of Dodworth. As a result of recommendations within the Barnsley Settlement Assessment Update, Dodworth has been considered as forming part of Urban Barnsley. There are three ‘general areas’ within Dodworth, which were determined by BMBC officers on the basis of possessing a strong, defensible boundary.

Figure 2.1: Three General Areas within Dodworth



2.2 Approach

Each of the three 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 one General Area was very strongly fulfilling the purposes of the Green Belt, one General Area was moderately fulfilling the purposes and a third was only relatively weakly fulfilling the purposes of the Green Belt.

Table 2.1: Green Belt Assessment of Dodworth

Reference	Proforma	Site Visit	Score
DOD1	Complete	December 2013	17
DOD2	Complete	December 2013	15
DOD3	Complete	December 2013	13

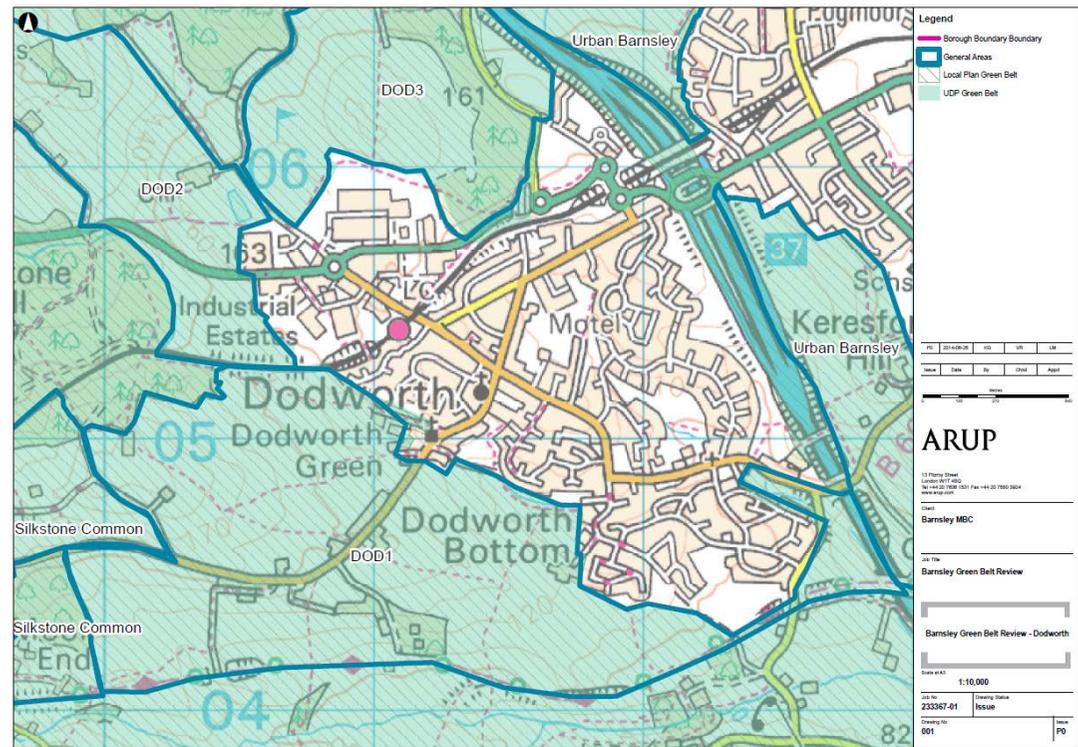
3 General Area – DOD1

3.1 Stage 1: DOD1 Green Belt Assessment Proforma

3.2 Introduction

DOD1, which comprises an irregularly shaped area of Green Belt to the south of Dodworth, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. DOD1 achieves a score of 17 out of 25; this means that as a whole, the General Area is deemed to be relatively strongly fulfilling the purposes of the Green Belt.

Figure 3.1 DOD1 General Area



Site Details	Site Reference		DOD1	
	Location		South and South West of Dodworth	
	Site Area (Ha)		193.0	
	Developed area		Moderate – Low; Site comprises Saville Hall Farm, Strafford Industrial Estate, Railway Cottages, and a small settlement based around Home Farm and Ben Bank Farm.	
	Land adjoining the existing urban area		Moderate – Low; General Area adjoins the built form to the south of Dodworth	
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 boundary of the General Area comprises the irregular built form to the south of Dodworth. Saved policies DOD6 and the UDP Proposals Map allocate two areas of safeguarded land to the south and east of Smithy Wood Lane and south of Bamford Close. These allocations reduce the irregularity of this boundary, however the boundary is still considered to be weak. The proposed Green Belt boundary could be defined by the M1 to the east, a dense tree buffer which follows the dismantled railway line, dense tree boundaries of Hall Royd Wood and Silkstone Fell to the west, and the Barnsley-Huddersfield Railway to the north. The proposed boundary of the Green Belt General Area is considered to be strong to the east, south and north west. There are areas to the west where the boundary is weaker. The B6449 Ben Bank Road forms a relatively strong internal boundary.
		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 Urban Barnsley	<p>5: Contiguous to Urban Barnsley 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 Urban Barnsley and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Urban Barnsley, but which does not protect land considered to be 'open land'.</p>	<p>The General Area is not contiguous to Urban Barnsley. However, the General Area is contiguous to Dodworth Urban Area, which is considered to form part of Urban Barnsley (which references the Jacobs Report, updated in 2007)</p> <p>The existing Green Belt boundary does not protect a Green Arc or Swathe, but land within this General Area is considered to be largely open.</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>As part of Urban Barnsley, DOD1 functions to protect a strategic gap between Urban Barnsley and Penistone.</p> <p>This gap is wide however, significantly over 1.5km. Potential removal of DOD1 from the Green Belt would not have a detrimental effect on the gap between Barnsley and the larger towns.</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 area to the south of Gilroyd Lane, north of the disused railway line and west of the M1 could comprise a strongly contained area of the Green Belt.</p> <p>On the whole, however, the General Area displays low levels of containment within the existing development patterns. Development to the west of the Tanyard and Saville Hall Lane would be largely independent of the exiting development patterns.</p>
	Total Score		3 / 5
Assisting in safeguarding the countryside from encroachment	Positively enhances the beneficial use of the Green Belt, by providing access to the countryside, provide opportunities for outdoor sport and	<p>5: Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience.</p> <p>3: Supports two or three 'beneficial uses' which</p>	The General Area contains the Dove Valley Trail and a number of footpaths, and therefore provides an opportunity for access. DOD1 also provides high level of visual amenity with long line views

	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.	westwards down the valley.
	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 very 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).	Long-line views looking out from the General Area up the valley strongly support the rural character of Dodworth. Views looking south from the General Area towards the Lowe Wood and Hood Green also contribute to the rural character of the General Area. Built form around the Ben Bank Farm lessens the level of openness within the General Area Amenity is however somewhat disturbed by the fast-moving traffic on M1 to the south west of the site.
	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	To the south, this General Area protects a land gap between Dodworth and Hood Green (which includes Wentworth Castle and Stainborough Park). On the ground, the landform to the south of Stainborough Dyke prevents views from the south of Dodworth to Hood Green. This is not an ‘essential gap’ and is not perceived to be a ‘narrow gap’ as a result of the landform to the south of Dodworth. To the north west this General Area protects a ‘largely essential gap’ between Dodworth and Silkstone. On the whole, Silkstone Fall wood effectively supports the distance between these two

			areas, but this is still considered to function as a 'largely essential gap'.
	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>The Grade I listed Wentworth Castle and a number of Grade II and Grade II* listed features within Stainborough Park Conservation Area exists to the south of this General Area. The Grade II listed Saville Hall and ancillary listed buildings and the Grade II listed Dodworth Grange also exist within the General Area.</p> <p>Topography restricts views from the General Area up towards the Conservation Area. However, uninterrupted views of the surrounding and predominantly rural and agricultural areas are visible from many areas within the Conservation Area. Therefore, it is likely that this General Area will support views out from the Conservation Area. The General Area therefore has a strong role in safeguarding the characteristic historic form of the area.</p>
	Total Score		4 / 5
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	<p>3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt.</p> <p>2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.</p>	On the whole, this General Area has restricted development within the Green Belt and has supported concentration of development within the Dodworth.
	Total Score		3 / 5
Total			17/25

3.3 Functional Relationship to Existing Built Form

Having received an overall score of 17 out of 25, the Green Belt in DOD1 is considered to be strongly fulfilling the purposes of the Green Belt.

The existing boundary of the Green Belt is considered to be irregular in part, with the two areas of Safeguarded Land to the south and east of Smithy Wood Lane and south of Bamford Close functioning to increase the irregularity of this boundary. Development to the northern portion of the General Area would have a relatively strong functional relationship with the built form of Dodworth.

Green Belt land within DOD1 does assist in safeguarding the countryside from encroachment by providing long-line views looking out from the General Area along the valley floor. Views looking south from the General Area towards the Lowe Wood and Hood Green also contribute to the rural character.

The General Area also has a strong function in preserving the setting of the Wentworth Castle and Stainborough Park Conservation Area, which exists to the south of this General Area. Although topography restricts views from the General Area up towards the Conservation Area, uninterrupted views of the surrounding and predominantly rural and agricultural areas are visible from many areas within the Conservation Area. Therefore, it is likely that this General Area contributes to views out from the Conservation Area.

Given the strong contribution that the General Area offers in safeguarding the countryside from encroachment and the role that DOD1 plays in preserving the setting of Wentworth Castle and Stainborough Park Conservation Area, this General Area is considered to be fulfilling a Green Belt purpose and is not assessed further for 'resultant land parcels'.

3.4 Conclusion for DOD1

Although this General Area would have a relatively strong functional relationship with the built form of Dodworth, DOD1 does play a strong role in preserving the setting and special character of Stainborough Conservation Area and the Grade I listed Wentworth Castle and safeguarding the valley from encroachment. This General Area therefore strongly fulfils the role the Green Belt.

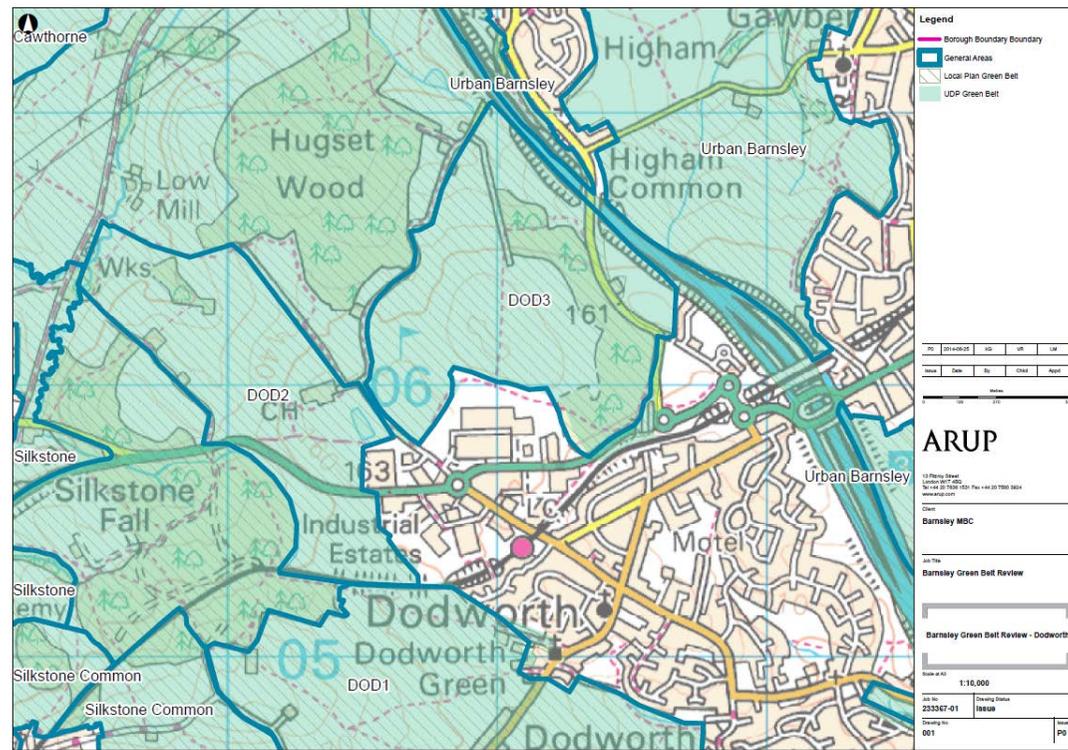
4 General Area – DOD2

4.1 Stage 1: DOD2 Green Belt Assessment Proforma

4.1.1 Introduction

DOD2, which comprises an irregular shaped area of Green Belt to the west of Dodworth, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. DOD2 achieves a score of 15 out of 25; this means that as a whole, the General Area is not deemed to be moderately fulfilling the purposes of the Green Belt.

Figure 4.1 DOD2 General Area



Site Details	Site Reference	DOD2		
	Location	North West of Dodworth and West of Fall Bank Industrial Estate		
	Site Area (Ha)	66.6		
	Developed area	Very Low; Field Head Manor and Fall Head Farm.		
	Land adjoining the existing urban area	Low; General Area adjoins the built form of Dodworth Industrial Estate		
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</p>	<p>The existing Green Belt boundary is defined by the Elmhirst Park Distribution Site and the private access track to the Silkstone Golf Course. The boundary provided by the irregular built form of the Fall Bank Industrial Estate is relatively weak, whilst the access track and built form boundary of the Golf Course is considered to be relatively strong. Therefore the existing boundary is considered to be moderately strong.</p> <p>The proposed Green Belt boundary could comprise the A628 Barnsley Road and Barnsley-Huddersfield railway to the south and a public footpath bordered by Hugset Wood which would form the boundaries to the north and east. Silkstone Fall wood, Silkstone Beck, the Silkstone Sewage Treatment Works and an access track would form the boundaries to the west. The strength of the proposed boundaries are therefore mixed; boundaries to the south of the General Area are relatively strong, whilst boundaries to the north are weak.</p> <p>The A628 would form a defensible and durable internal boundary should the General Area be redefined.</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.	<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</p>	<p>The existing Green Belt boundary is defined by the Elmhirst Park Distribution Site and the private access track to the Silkstone Golf Course. The boundary provided by the irregular built form of the Fall Bank Industrial Estate is relatively weak, whilst the access track and built form boundary of the Golf Course is considered to be relatively strong. Therefore the existing boundary is considered to be moderately strong.</p> <p>The proposed Green Belt boundary could comprise the A628 Barnsley Road and Barnsley-Huddersfield railway to the south and a public footpath bordered by Hugset Wood which would form the boundaries to the north and east. Silkstone Fall wood, Silkstone Beck, the Silkstone Sewage Treatment Works and an access track would form the boundaries to the west. The strength of the proposed boundaries are therefore mixed; boundaries to the south of the General Area are relatively strong, whilst boundaries to the north are weak.</p> <p>The A628 would form a defensible and durable internal boundary should the General Area be redefined.</p>	
	Natural: Field Boundary, Tree line			

		provides a sense of permanence.	
Level of Containment			
Protect open land contiguous to Urban Barnsley	<p>5: Contiguous to Urban Barnsley 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 Urban Barnsley and would protect ‘open land’ from urban sprawl.</p> <p>1: Connected to Urban Barnsley but which does not protect land considered to be ‘open land’.</p>	<p>The General Area is not contiguous to Urban Barnsley. However, the General Area is contiguous to Dodworth Urban Area, which is connected to Urban Barnsley (which references the Jacobs updated in 2007)</p> <p>Aside from Silkstone Golf Club House, the General Area contains low levels of built form and a topography which supports a sense of ‘openness’. In particular, the northern part of this General Area forms part of a component of the Green Belt which continues through to Silkstone.</p> <p>The General Area is therefore connected to Urban Barnsley and would protect ‘open land’ from urban sprawl.</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>As part of Urban Barnsley, DOD2 does function to provide a gap between Urban Barnsley and Penistone.</p> <p>This gap is very wide however, significantly over 1.5km.</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</p>	<p>Given the low level of built form and low level of the perimeter which adjoins the urban form, there are no areas within this General Area which would constitute consolidation or ‘rounding off’ of development.</p> <p>The area to the south of the A628 is very well-contained between the A-road and the rail line.</p>	

		rounding of the built form .	
Total Score			2 / 5
Assisting in safeguarding the countryside from encroachment	Positively enhances the beneficial use of the Green Belt, by providing access to the countryside, provide opportunities for outdoor sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.	<p>5: Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p>3: Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p>1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>The golf course dominates much of the northern portion of the General Area and therefore Green Belt at this location provides a strong opportunity for sport and recreation.</p> <p>Other beneficial uses comprise a number of footpaths and the amenity value of Silkstone Wood and Hugset wood.</p>
	Protects the openness of the countryside and is least covered by development.	<p>5 represents a ‘general area’ which protects the intrinsic openness of the countryside. This may include general areas which are considered locally important to maintaining the openness of the Green Belt or which have a strong unspoilt rural character. These areas will contain less than 5% built form.</p> <p>3 represents a ‘general area’ which possesses a largely rural, open character with a low level of built form (less than 25% built form).</p> <p>1 represents a ‘general area’ which possesses a semi-urban character and built form, or which possesses large areas of previously developed land (more than 25% built form).</p>	<p>The level of openness within this General Area is mixed.</p> <p>To the north of the A628 Barnsley Road, the General Area is perceivably more open; low levels of built form and the golf course enhance the rural character of the General Area. Long-line and unspoilt views from Field Head Manor to Silkstone Beck and beyond are possible.</p> <p>To the south of the A628, the character of the General Area is semi-urban. Noise from the Fall Bank Industrial Estate and the rail line reduce the level of tranquillity of the area.</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	<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</p>	<p>This General Area protects a ‘largely essential gap’ between Dodworth, part of Urban Barnsley, and Silkstone, a defined village which lies approximately 1.4km to the west.</p> <p>Silkstone Fall wood effectively supports the distance between these two areas, but this is still considered to</p>

	borough.	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	function as a 'largely essential gap'.
	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	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 within Barnsley; however this General Area does contain a cluster of Grade II listed buildings at Field Head Farm.
	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 existing Green Belt boundary has restricted development within the Barnsley Urban Area countryside and has sought to direct development into the urban area of Dodworth.
	Total Score		3 / 5
Total			15/ 25

4.1.2 Functional relationship of DOD2 to existing built form

DOD2 achieved a score of 15 out of 25 within the General Area Green Belt Assessment Proforma. This score demonstrates the DOD2 is fulfilling the five purposes of the Green Belt to a moderately strong degree.

The strength of the functional relationship with the existing built form of Dodworth and the extent to which the General Area fulfils the purposes of the Green Belt is dissected by Barnsley Road.

Whilst Green Belt land to the south of Barnsley Road has a stronger functional relationship with the built form of Dodworth, the existing Green Belt boundary as defined by the Elmhirst Park Distribution Site, Fall Bank Industrial Estate and the access to the Silkstone Golf Course is already relatively strong and is likely to be durable. This southern area of land does retain a relatively high level of openness with views to Silkstone Fell, although the rural character of the General Area is disrupted by noise from the Industrial Estate and the Penistone – Barnsley Rail line.

This General Area protects a ‘largely essential gap’ between Dodworth, part of Urban Barnsley, and the village of Silkstone Common. However, Silkstone Fell does provide a strongly defensible and durable boundary which would endure the life of the Plan Period.

To the north of Barnsley Road, the highly valued Silkstone Golf Course and the amenity value associated with Hugset Wood results in an area of Green Belt which plays a strong role in safeguarding the countryside from encroachment. Long-line and unspoilt views from Field Head Manor to Silkstone Beck and beyond are also possible. Although Elmhirst Park does extend into this northern portion of the General Area, a relatively steep topography and the Golf Course means this northern portion of this General Area has a relatively weaker functional relationship with the built form of Dodworth.

4.2 Stage 2: Technical Site Assessment

4.2.1 Overview

An overall score of 15 indicates that the Green Belt in DOD2 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 DOD2 is suitable for development, the General Area is assessed against three technical site constraints which would limit opportunities for development.

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

Statutory Designations

There are two Public Rights of Way within the General Area. The first connects to Silkstone to Dodworth and the second connects Silkstone to Higham in the north east.

Hugset Wood in the north and Silkstone Fall South are identified as areas of Ancient Replanted Woodland and there are areas of Deciduous Woodland BAP Priority Habitat within the General Area.

Flood Risk

The Barnsley SFRA (2010) reveals that DOD2 is situated with Flood Risk Zone 1. The Area is therefore unencumbered by flood risk constraints.

To the north of the General Area near the Silkstone Waste water Treatment Works, a small ditch drains to the Silkstone Beck.

Topography / Landscape / Visual

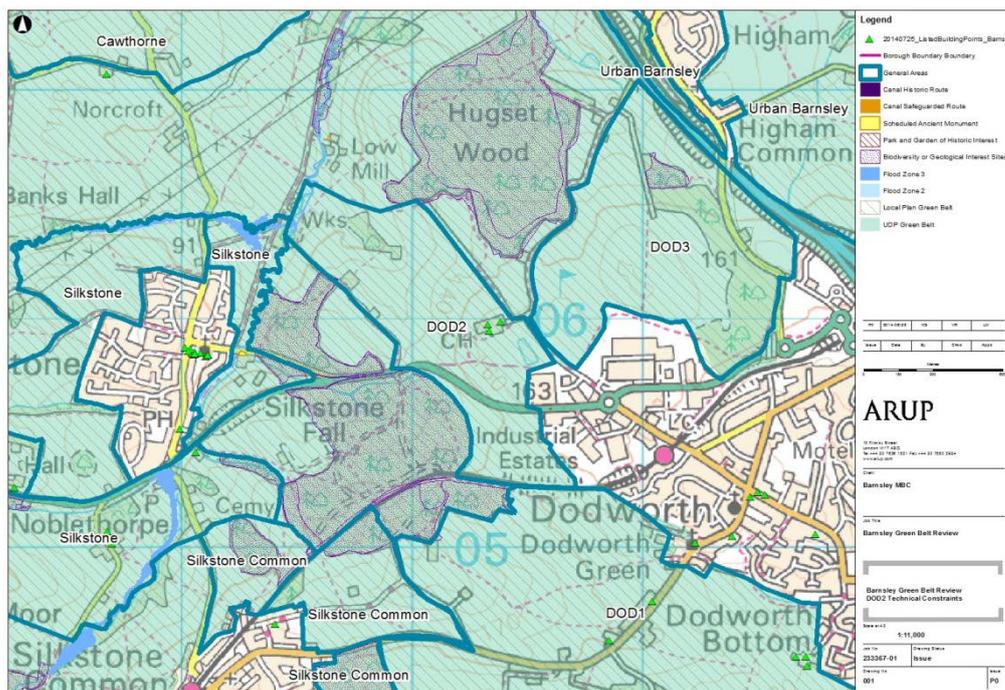
The topography within DOD2 is undulating, with land sloping towards Barnsley Road in the central portion and sloping away to Low Mill in the north-west.

The rural character of the landscape is relatively strong to the north, with long-line views from Field Head Manor to Silkstone Beck and beyond. To the south of the Barnsley Road, the General Area does support a relatively high level of openness and a relatively strong rural character, however the Barnsley – Penistone rail line and noise from the Fall Bank Industrial Estate does reduce the positive amenity or rural character of the area.

Historic Environment

This General Area contains a number of Grade II listed buildings at Field Head Farm.

Figure 4.2 DOD2 Technical Site Constraints Assessment



4.2.2 Conclusion

DOD2 can be divided into two distinct halves by the Barnsley Road.

To the north, the highly valued Silkstone Golf Course, amenity value associated with Hugset Wood and long-line views towards Silkstone Beck and beyond, results in an area of Green Belt which does assist in safeguarding the countryside from encroachment. Although the regularly-shaped Elmhirst Park does extend into this northern portion of the General Area, a relatively steep topography and the Golf Course suggests that this northern portion of this General Area has a relatively weaker functional relationship with the built form of Dodworth.

Whilst Green Belt land to the south of Barnsley Road has a stronger functional relationship with the built form of Dodworth, the existing Green Belt boundary as defined by the Elmhirst Park Distribution Site, Fall Bank Industrial Estate and the access to the Silkstone Golf Course is moderately defined and likely to be durable. This southern area of land does retain a relatively high level of openness with views to Ben Bank, although the rural character of the General Area is disrupted by noise from the Industrial Estate and the Penistone – Barnsley Rail line.

By utilising the boundary of the Barnsley – Penistone rail line in the south, the Barnsley Road in the north and the Silkstone Forest in the west, there is an opportunity to re-define the Green Belt boundary and strengthen it so that it is permanent, defensible and likely to endure beyond the lifetime of the Local Plan. Whilst the potential release of this land could physically reduce the ‘largely essential gap’ between Dodworth and Silkstone Common by approximately 200m, Silkstone Fell would ensure that the perceived distance is retained.

4.2.3 Defining a Resultant Land Parcel

Overview

Based on the assessment of whether the existing Green Belt is fulfilling the purposes as set out in the NPPF, and the analysis of site based constraints, it is possible to define a Resultant Land Parcel from DOD2 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology.

Resultant Land Parcel DOD2a

The land parcel identified as a potential option to be released from the Green Belt is situated to the south of Barnsley Road and north of the Barnsley – Penistone rail line.

The land parcel provides the opportunity to re-define the Green Belt boundary by utilising Barnsley Road in the north, the Barnsley-Penistone rail line in the south and Silkstone Fell in the west. This would create a more permanent, defensible boundary which is likely to endure beyond the lifetime of the Local Plan.

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

4.3.1 Overview

The following assessment is made on the basis that the land parcel in DOD2 is removed from the Green Belt. This allows the ‘new’ Green Belt boundary to be tested against the five Green Belt purposes as defined within the NPPF, and to ensure that the ‘new’ Green Belt boundary is appropriate, defensible and likely to be permanent.

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

4.3.2 Re-appraisal of Resultant Land Parcel DOD2a

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 Barnsley –Penistone Rail line in the south, Barnsley Road in the north and Silkstone Fell in the west. This boundary will offer an opportunity to redefine the slightly irregular built form to the west of Fall Bank Industrial Estate. This boundary will check unrestricted sprawl with development unable to go beyond the road, rail or forested boundaries. On this basis, the boundary would be significantly stronger than currently exists at Dodworth.
To prevent neighbouring towns merging into one another	Currently, the Green Belt functions to protect a ‘largely essential gap’ between Dodworth, part of the Barnsley Urban Area, and the village of Silkstone. Release of Resultant Land Parcel DOD2a would result in a reduction of the physical gap between Dodworth and the village of Silkstone. Silkstone Fell would act as a defensible and permanent feature which would maintain the physical separation and prevent any further material reduction of the land between these two settlements.
To assist in safeguarding the countryside from encroachment	Land to the south of the Barnsley Road possessed lower levels of openness and a weaker rural character as a result of the train line and noise from the Fell Bank Industrial Estate. Development within this southern section would be well contained and round-off current development patterns, so would not prejudice the countryside.
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 Dodworth, and nor would development have any significant effects on the setting of the listed assets in the north.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	In creating a stronger, permanent boundary the newly defined Green Belt would continue to assist the overall objective to deliver urban regeneration.

Figure 4.3 DOD2a Resultant Land Parcels

4.4 Conclusion for DOD2

The General Area Green Belt Assessment proforma indicated that the DOD2 was not strongly fulfilling the purposes of the Green Belt.

Whilst the existing boundary is relatively strong and well-defined by Elmhirst Park Distribution Site and access to the Silkstone Golf Course, the slightly irregular built form of the Fall Bank Industrial Estate is less likely to be durable than the remaining boundaries.

The area to the west of the Fall Bank Industrial Estate, south of Barnsley Road and to the north of the Penistone-Barnsley rail line, represents an area which has relatively few site constraint and which not strongly function to protect the openness of the Green Belt or preserve historic assets to the north.

The Resultant Land Parcel is defined in the south of DOD2, between the rail line and Barnsley Road. Release of land within this area offers a potential to strengthen the existing Green Belt boundary through the use of permanent defensible features that are likely to be permanent.

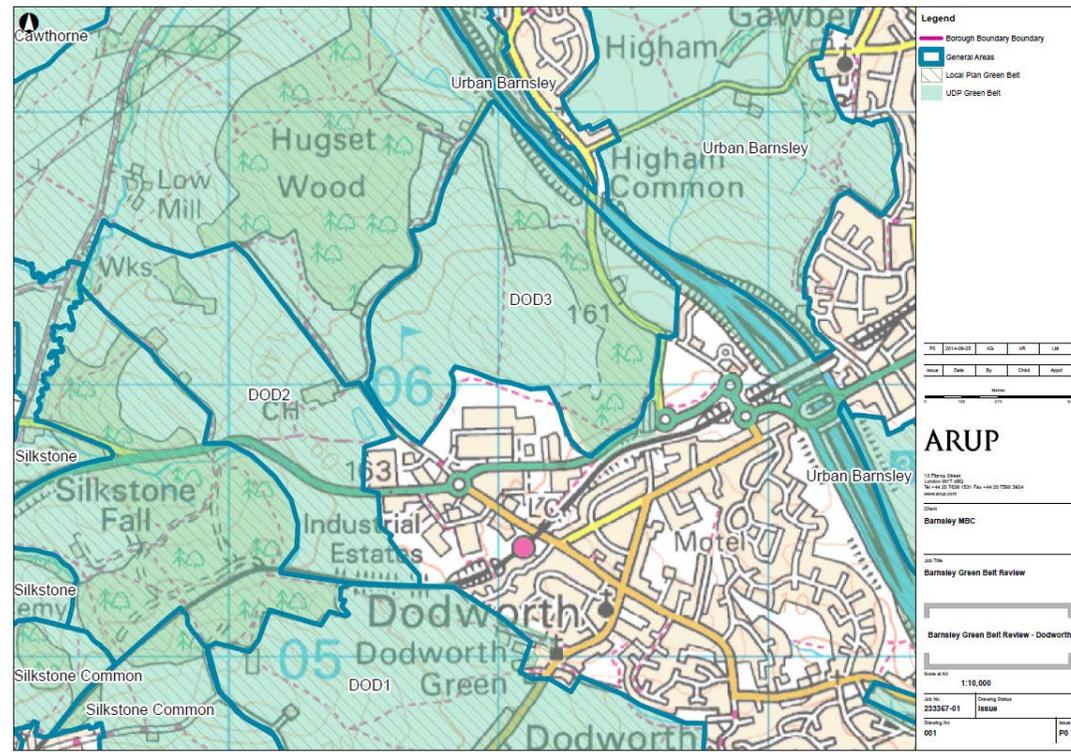
5 General Area DOD3

5.1 Stage 1: DOD3 Green Belt Assessment Proforma

5.1.1 Introduction

DOD3, which comprises an A-shaped area of Green Belt to the north of Dodworth and south of Higham, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. DOD3 achieves a score of 13 out of 25; this means that as a whole, the General Area is moderately fulfilling the purposes of the Green Belt.

Figure 5.1 DOD3 General Area



Site Details	Site Reference	DOD3		
	Location	North of Dodworth, adjacent to Elmhirst Industrial estate		
	Site Area (Ha)	84.5		
	Developed area	0% - no built development with the General Area		
	Land adjoining the existing urban area	0% - not contiguous with Dodworth – but does have a functional relationship with Elmhirst Industrial Estate, and Elmhirst Park (industrial estate)		
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</p>	<p>The A628 provides a strong boundary to the south, however the southern boundary is weakened by the irregular built form boundary of the Elmhirst Industrial Estate and the Capitol Park estate in the east.</p> <p>The proposed boundary for the golf course could include the weakly defined Elmhirst Lane in the north.</p> <p>There are internal features within DOD3 which could provide an enhanced permanent boundary to the Green Belt. Higham Lane to the east could improve the definition to the Green Belt and improve the defensible boundary around Capitol Park and Elmhirst Industrial Estate.</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			

		provides a sense of permanence.	
Level of Containment			
Protect open land contiguous to Urban Barnsley	<p>5: Contiguous to Urban Barnsley 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 Urban Barnsley and would protect ‘open land’ from urban sprawl.</p> <p>1: Connected to Urban Barnsley but which does not protect land considered to be ‘open land’.</p>	<p>Whilst Dodworth is connected to Urban Barnsley, on the whole, the General Area is not contiguous to Dodworth as it is separated by the railway line, A628 and by the M1.</p> <p>DOD3 provides open space and open land, especially in the western section of DOD3. This section has the character of more open countryside and is a component of the Green Belt which continues through to Silkstone. However, the section of DOD3 to the west of Higham Lane has a clear functional relationship with Capitol Park and Elmhirst Industrial Park and is less open and does not represent countryside or continuously open land.</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>As part of Urban Barnsley, DOD3 does function to protect a strategic gap between Urban Barnsley and Penistone.</p> <p>This gap is very wide however, significantly over 1.5km. Potential removal of DOD3 from the Green Belt would not have a detrimental effect on the gap between Barnsley and the larger towns.</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>Land to the east of Higham Lane could present a potential opportunity to consolidate existing industrial development patterns. Consolidates development in terms of the functional relationship with Capitol Park and Elmhirst Industrial Estate.</p> <p>No functional relationship with the residential areas of Dodworth or the rest of Urban Barnsley.</p>	

	Total Score		2 / 5
Assisting in safeguarding the countryside from encroachment	Positively enhances the beneficial use of the Green Belt, by providing access to the countryside, provide opportunities for outdoor sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.	<p>5: Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience.</p> <p>3: Supports two or three 'beneficial uses' which may be less well promoted and be valued by a Local or Borough audience</p> <p>1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>Golf course, PRoW, recreation and leisure uses prominent within DOD3.</p> <p>Large wooded area also has visual amenity and general amenity value.</p>
	Protects the openness of the countryside and is least covered by development.	<p>5 represents a 'general area' which protects the intrinsic openness of the countryside. This may include general areas which are considered locally important to maintaining the openness of the Green Belt or which have a strong unspoilt rural character. These areas will contain less than 5% built form.</p> <p>3 represents a 'general area' which possesses a largely rural, open character with a low level of built form (less than 25% built form).</p> <p>1 represents a 'general area' which possesses a semi-urban character and built form, or which possesses large areas of previously developed land (more than 25% built form).</p>	<p>Not covered by development. But, only has limited value in terms of protecting the openness of the countryside.</p> <p>Permanent features such as roads and railway line serve to break-up the flow of the open land and disrupt any notion of DOD3 representing open countryside.</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>DOD3 does serve to prevent Dodworth merging with Higham. However, as both areas are considered to form the built are of Urban Barnsley this represents a 'largely essential gap'.</p>

		1: a 'wide gap' or an area of Green Belt which does protect a land gap between settlements	
	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>None – DOD3 does not protect any key historically-valued views, or protect any landscape character areas or heritage assets.</p> <p>No relationship to listed buildings or conservation areas.</p>
	Total Score		1 / 5
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	<p>3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt.</p> <p>2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.</p>	Yes – promotes focus of development towards urban Barnsley. However, this location is not where major focus for regeneration would occur.
	Total Score		3 / 5
Total			13/25

5.1.2 Functional relationship of DOD3 to existing built form

DOD3 achieved a score of 13 out of 25 within the General Area Green Belt Assessment Proforma. This score demonstrates the DOD3 is fulfilling the five purposes of the Green Belt to a moderately strong degree

The strength of the functional relationship with the existing built form of Dodworth and the extent to which the General Area fulfils the purposes of the Green Belt is dissected by Higham Lane. As the General Area does not contain any heritage assets and is located close to the existing built form of Urban Barnsley, DOD3 attains a relatively low score for its capacity to restrict coalescence and ability to preserve the setting and special character of historic towns or assets.

To the north and west of Higham Lane land is more open and forms a component of Green Belt which continues through to Silkstone. Green Belt land here possessed a very weak functional relationship with the built form of Dodworth but strongly assisted in safeguarding the countryside from encroachment.

Land to the south and east of the Higham Lane however, has a clear functional relationship with Capitol Park and Elmhirst Industrial Park. Green Belt land at this south-eastern location is distinctly less open and detrimentally impacted by the fast-moving traffic on the M1.

Higham Lane therefore represents a permanent feature which could form a stronger boundary for the Green Belt and which would endure beyond the Plan Period.

5.2 Stage 2: Technical Site Assessment

5.2.1 Overview

An overall score of 13 indicates that the Green Belt in DOD3 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 DOD3 is suitable for development, the General Area is assessed against three technical site constraints which would limit opportunities for development.

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

Statutory Designations

There are two Public Rights of Way within the General Area. The first connects Dodworth to Higham through Silkstone Golf Course and the second connects Elmhirst Business Park to Capitol Park around the area of raised ground to the south east.

There are three areas of Ancient and Semi-Natural Woodland within DOD3.

Flood Risk

The Barnsley SFRA (2010) reveals that DOD3 is situated within Flood Risk Zone 1. The Area is therefore unencumbered by flood risk constraints.

To the east of the General Area, a ditch drains towards Higham Lane and Lane Side Farm in the north east.

Topography / Landscape / Visual

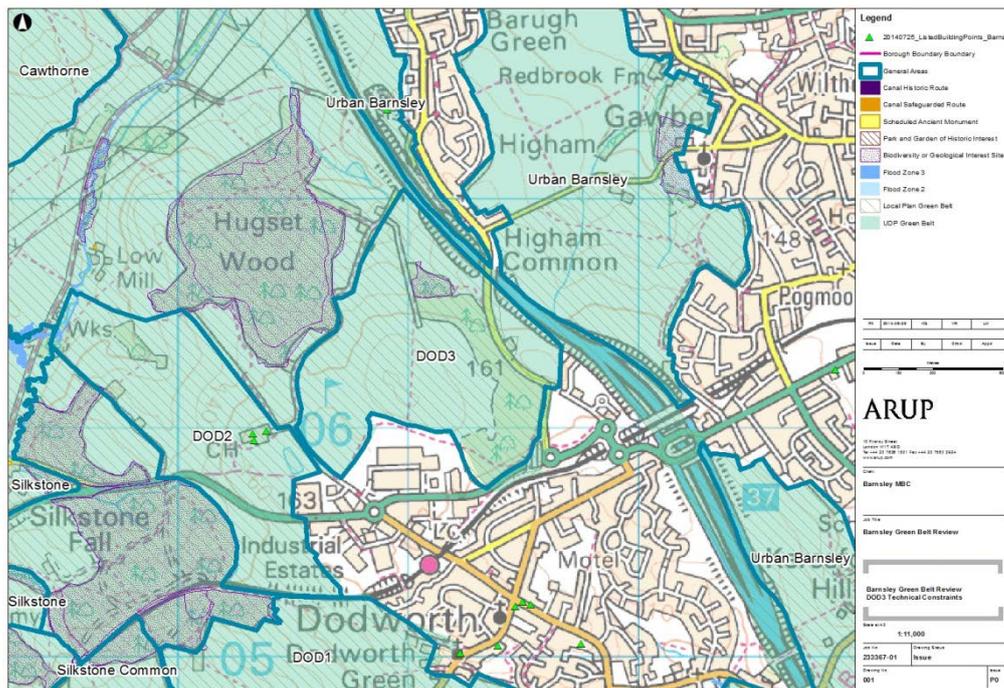
The topography within DOD3 focusses around a raised mound to the south east of the site, with land sloping away to the north and northwest. To the west and north west the General Area displays high levels of openness with a strong rural character supported by the densely wooded Hugset Wood.

To the south east, the rural character of the General Area and the levels of openness dissipate with the detrimental impact of M1 and industry at Elmhirst Business Park and Capitol Park.

Historic Environment

There are no reported Listed Buildings within DOD3.

Figure 5.2 DOD3 Technical Site Constraints



5.2.2 Conclusion

DOD3 can be sub-divided into two areas by Higham Lane.

Green Belt land to the south and east of Higham Lane has a clear functional relationship with Capitol Park and Elmhirst Industrial Park. This south-eastern location is distinctly less open and detrimentally impacted by the fast-moving traffic on the M1. Green Belt land to the north of Higham Lane has a weak functional relationship with the built form of Dodworth, but has strongly assisted in safeguarding the countryside from encroachment.

By utilising Higham Lane as a durable feature in the landscape, there is an opportunity to re-define the Green Belt boundary and strengthen it so that it is permanent, defensible and likely to endure beyond the lifetime of the Local Plan.

5.2.3 Defining a Resultant Land Parcel

Overview

Based on the assessment of whether the existing Green Belt is fulfilling the purposes as set out in the NPPF, and the analysis of site based constraints, it is possible to define a Resultant Land Parcel from DOD3 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology.

Resultant Land Parcel – DOD3a

The land parcel identified as a potential option to be released from the Green Belt is situated to the south east of Higham Lane.

This Resultant Land Parcel provides the opportunity to re-define the Green Belt boundary by utilising Higham Lane in the north, the M1 in the east and the built form of Capitol Park in the south. This would create a more permanent, defensible boundary which is likely to endure beyond the lifetime of the Local Plan.

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

5.3.1 Overview

The following assessment is made on the basis that the land parcel in DOD3 is removed from the Green Belt. This allows the ‘new’ Green Belt boundary to be tested against the five Green Belt purposes as defined within the NPPF, and to ensure that the ‘new’ Green Belt boundary is appropriate, defensible and likely to be permanent.

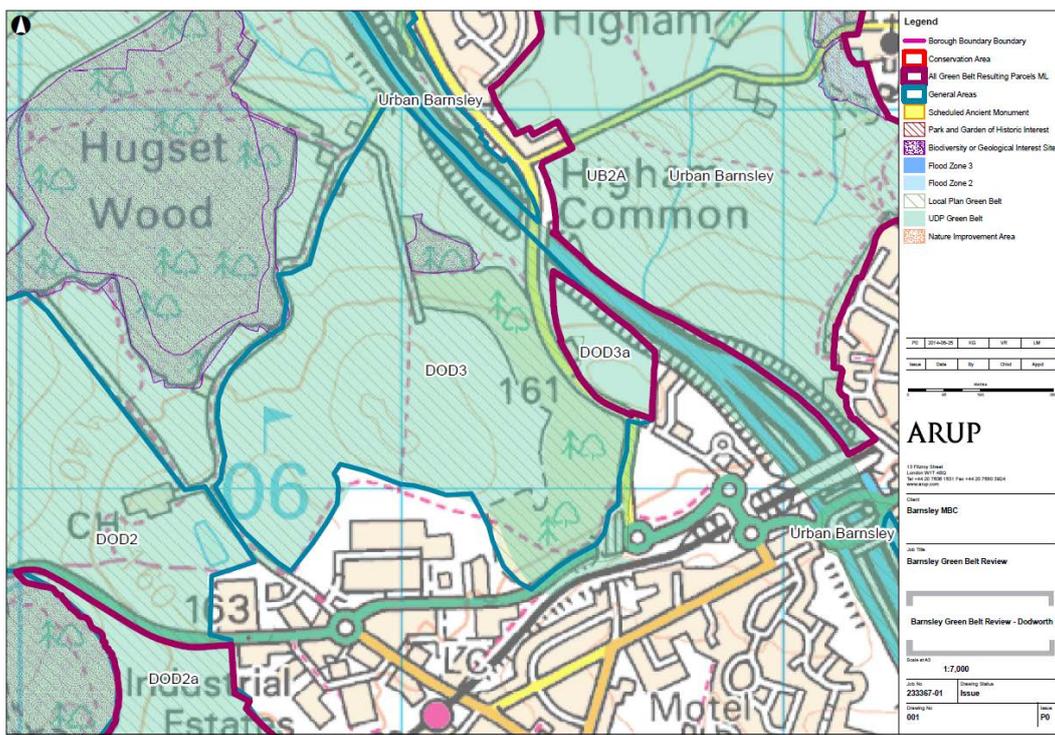
Any resulting land parcels proposed for release from the Green Belt will then subsequently be put forward for assessment using the Barnsley Housing Site Assessment Methodology.

5.3.2 Re-appraisal of Resultant Land Parcel DOD3a

Green Belt Purpose	Assessment
To check the unrestricted sprawl of large built-up areas	The newly defined Green Belt boundary would be defined by Higham Lane in the west and the M1 in the east. This boundary could offer the opportunity to redefine the irregular built form boundary to the north of Capitol Park. This boundary will check unrestricted sprawl of Dodworth, with development unable to extend beyond the built form of the road boundaries. On this basis, the boundary would be significantly stronger than currently exists at Dodworth.
To prevent	Currently, this Green Belt boundary functions to protect a very wide

neighbouring towns merging into one another	‘strategic gap’ between Urban Barnsley and Penistone Release of Resultant Land Parcel DOD3a, would not result in a reduction of this ‘strategic gap’.
To assist in safeguarding the countryside from encroachment	Land to the south east of Higham possessed lower levels of openness and a weaker rural character as a result of the fast-moving traffic on the M1. Development within this south-eastern section would be very well contained and round-off current development patterns, so would not prejudice the countryside.
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 Dodworth, and nor would development have any significant effects on any listed heritage assets.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	In creating a stronger, permanent boundary the newly defined Green Belt would continue to assist the overall objective to deliver urban regeneration.

Figure 5.3 DOD3a Resultant Land Parcel



5.4 Conclusion for DOD3a

A score of 13 out of 25 on the General Area Green Belt Assessment proforma indicated that the DOD3 was not strongly fulfilling the purposes of the Green Belt.

The area to the south east of Higham Lane does not assist in safeguarding the countryside and does not preserve the setting of any heritage assets. A moderately defined Green Belt boundary to the north of Capitol Park, a lack of any apparent site constraints and a strong functional relationship with the existing built form of Dodworth represents an opportunity to redefine the Green Belt boundary.

The Resultant Land Parcel is identified to the south east of DOD3 and defined by Higham Lane. Release of land within this area offers a potential to strengthen the existing Green Belt boundary through the use of permanent defensible features that are likely to be permanent.

6 Summary

This report provides an analysis of the Green Belt surrounding Dodworth. 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 6.1.

Table 6.1: Green Belt Assessment of Dodworth

Reference	Proforma	Site Visit	Score
DOD1	Complete	December 2013	19
DOD2	Complete	December 2013	15
DOD3	Complete	December 2013	13