

Barnsley Metropolitan Borough
Council

Barnsley Green Belt Review

Penistone and Neighbouring Villages
(Oxspring, Thurlstone and Millhouse
Green)

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 Penistone and the Neighbouring Villages of Oxspring, Thurlstone and Millhouse Green. 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).

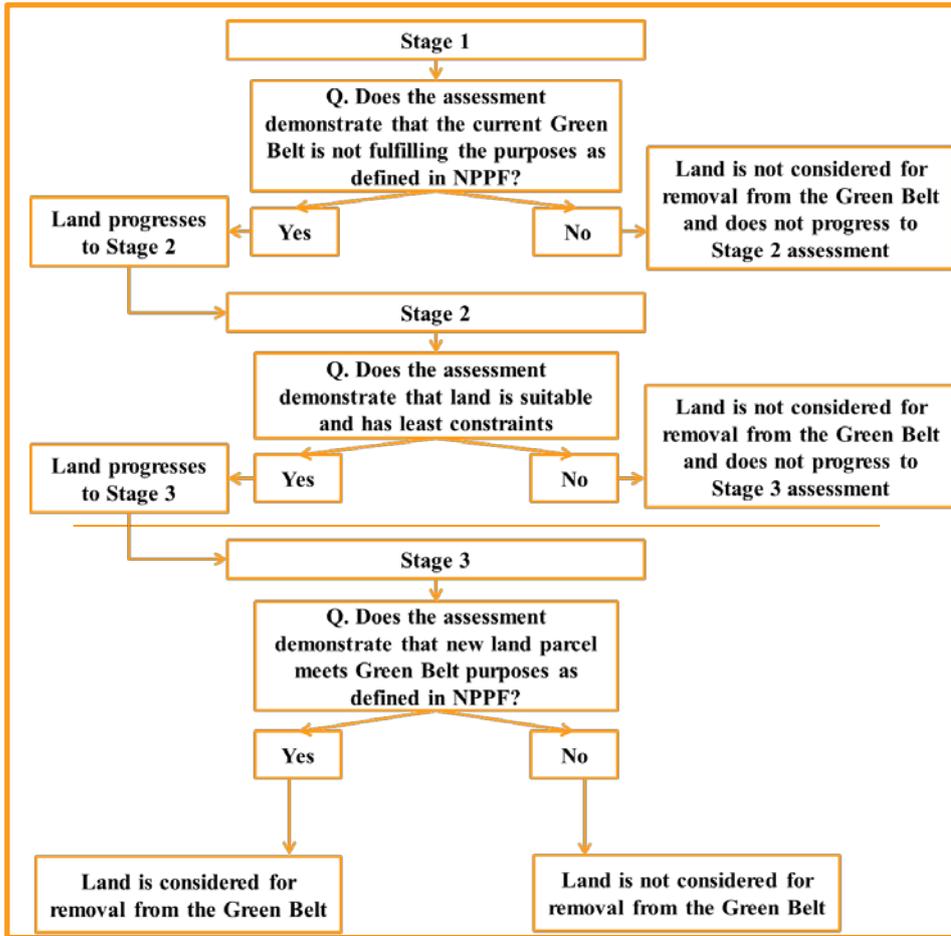
The flow diagram below represents the stages through which Green Belt land surrounding Penistone and the Neighbouring Villages of Oxspring, Thurlstone and Millhouse Green, would progress in order to reach a conclusion on whether land should be released from the Green Belt. Both Stage 1 and Stage 2 are 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 14.

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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

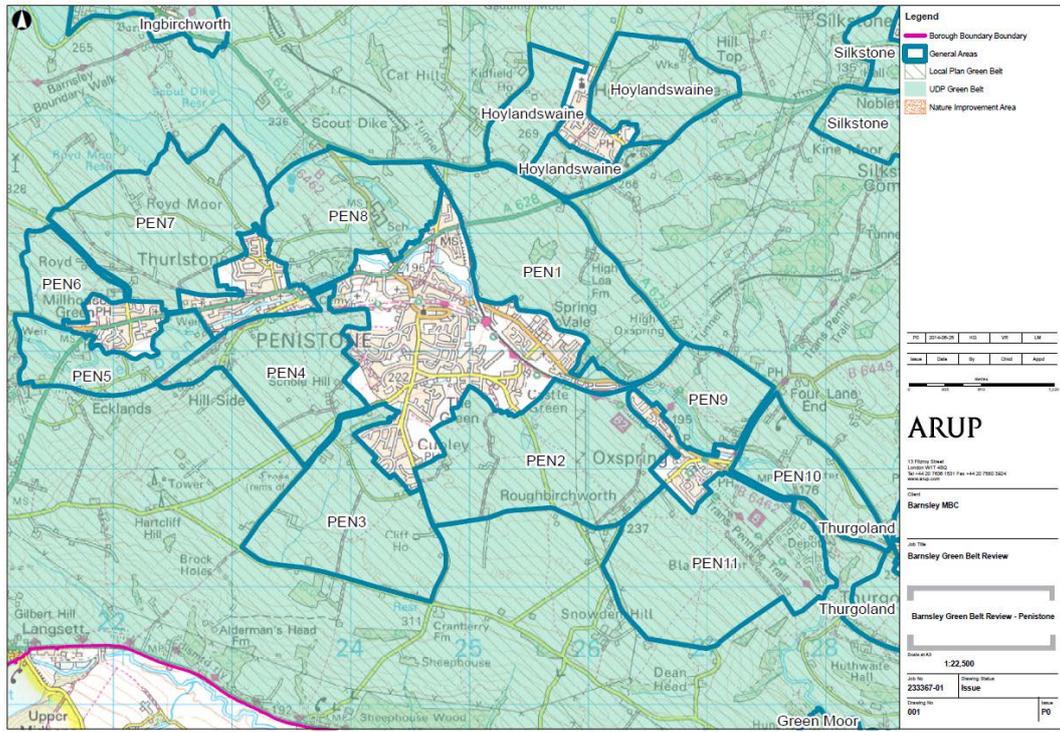
This assessment has been produced for land within the Green Belt adjacent to the Principal Town of Penistone (including Cubley and Springvale) and the neighbouring Villages of Oxspring, Thurlstone and Millhouse Green.

The recommendations within the Barnsley Settlement Assessment Update (Jacobs 2003 and update 2007), which influenced the Barnsley Core Strategy (adopted 2011) Settlement Hierarchy, stipulates that Penistone (including Cubley and Springvale) is a Principal Town and Oxspring, Thurlstone and Millhouse Green are Villages.

To ensure that sections of this Green Belt Review are accessible and user-friendly in length, the Penistone Principal Town section and these neighbouring Villages have been combined. There are eleven General Area adjacent to the Principal Town of Penistone (including Cubley and Springvale) and the neighbouring Villages of Oxspring, Thurlstone and Millhouse; which were determined by BMBC officers on the basis of possessing strong, defensible potential Green Belt boundaries.

This assessment has therefore been produced for land within the Green Belt adjacent to the principal town of Penistone and neighbouring villages. There are eleven General Areas identified at Penistone, which are designated PEN1 to PEN11.

Figure 2.1 General Areas surrounding Penistone (including Cubley and Springvale) and the neighbouring Villages of Oxspring, Thurlstone and Millhouse Green.



2.2 Approach

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

From this site-based assessment a series of Resultant Land Parcels has been created, showing the land within the General Area which could be removed from the Green Belt and which could be suitable for development. Where land is identified 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 each General Area against the five equally-weighted purposes of the Green Belt and determines a score out of 25.

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

The Stage 1 assessment confirmed that five 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 1: Green Belt Assessment of Penistone

General Area	Proforma	Site Visited	Proforma Score
PEN1	Complete	December 2013	17
PEN2	Complete	December 2013	15
PEN3	Complete	December 2013	13
PEN4	Complete	December 2013	17
PEN5	Complete	December 2013	17
PEN6	Complete	December 2013	16
PEN7	Complete	December 2013	15
PEN8	Complete	December 2013	15
PEN9	Complete	December 2013	15
PEN10	Complete	December 2013	17
PEN11	Complete	December 2013	16

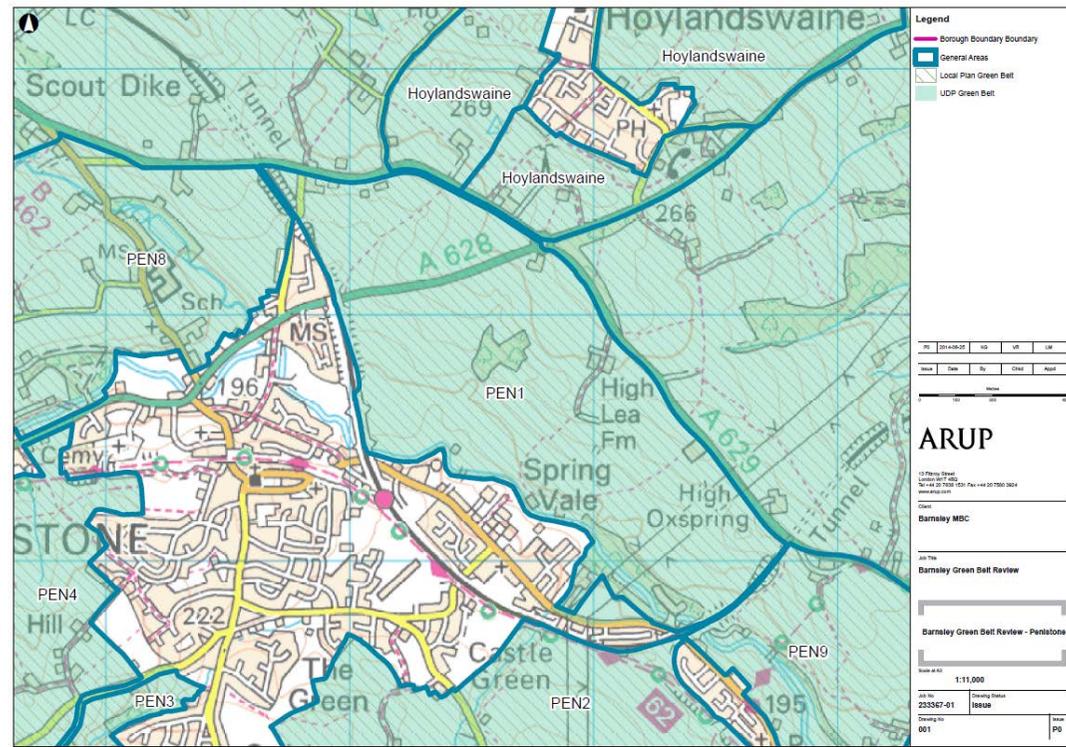
3 General Area – PEN1

3.1 Stage 1: PEN1 Site Assessment Proforma

3.1.1 Introduction

PEN1, which comprises a rectangular shaped General Area to the north of Penistone, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. PEN1 achieves a score of 17 out of 25; this means that as a whole, the General Area is deemed to be strongly fulfilling the purposes of the Green Belt.

Figure 3.1 PEN1 General Area



Site Details	Site Reference	PEN1		
	Location	North of Spring Vale and North East of Penistone.		
	Site Area (Ha)	177.0		
	Developed area	Percentage of development within the 'General Area': Low; the 'general area' comprises High Lee Farm, High Lea Farm and White Field Farm		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form: Moderate: The southern edge of 'general area' adjoins the northern portion of Spring Vale.		
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</p>	<p>The existing green belt boundary comprises the intermittent built form of Spring Vale, which is particularly intermittent around Kirk Beck. The boundary is in part defined by the Barnsley-Huddersfield Rail line. The existing Green Belt boundary is therefore mixed: the urban form boundary is weak, whilst the operational rail line represents a 'hard infrastructure' boundary.</p> <p>The proposed Green Belt boundary could be very strong. The, A628, A629 and Oxspring Lane to the north west and north east, and the Barnsley to Huddersfield rail line to the east and west, present a defined and defensible green belt boundary.</p> <p>A very strong tree belt and the River Don Corridor exist within the Green Belt adjacent to this boundary. Although this tree buffer is perforated by a single allotment garden development, this river corridor forms a strong internal feature which would strengthen the built form boundary.</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				

		adequately restrict urban sprawl and provides a sense of permanence.	
Level of Containment			
Protect open land contiguous to Penistone (and villages of Millhouse Green, Thurlstone and Oxspring)	<p>5: Contiguous to Penistone 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 Penistone and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Penistone but which does not protect land considered to be 'open land'.</p>	<p>The Barnsley Settlement Assessment (Jacobs, 2007) identified that Penistone Principal Town also includes the Cubley and Springvale.</p> <p>Whilst the General Area is therefore not contiguous with the urban area of Penistone, it is connected to Springvale and does strongly protect the openness of the countryside at this location.</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>	Given the relatively isolated nature of Penistone, this General Area does not function to protect a strategic gap between Penistone 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>As a whole, PEN1 is not well-contained within the existing built form of Penistone, and release of land at this location would be largely independent of current development patterns/</p> <p>However, the river corridor could function as a barrier to unrestricted sprawl of Penistone and Spring Vale. Therefore, there is one area to the south of river corridor, to the east of Kirk Beck and to the north of a UDP Employment allocation which would form an area suitable for consolidation.</p>	
Total Score			3 / 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,	The General Area contains a bridle path and a footpath. The river corridor is considered to provide some visual

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.	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.	and landscape amenity. The General Area contains Shrogg Wood, which is an Ancient Woodland. The General Area therefore provides opportunities for outdoor recreation, visual amenity and n 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).	This area strongly contributes to the openness of the Green Belt surrounding Penistone. This General Area contains less than 5% built form.
	Total Score:		5/ 5
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of ‘essential gaps’ between these larger settlements or settlements outside the borough.	5: would represent an ‘essential gap’, where development would visually or physically reduce this to an unacceptable width. 3: would represent a ‘largely essential gap’ or a ‘narrow gap’ where there may be scope for some development, but were the overall openness and the scale of the gap is important	Approximately 500m to the north of the site exists the village of Hoylandswaine, and approximately 100m to the west exists the village of Oxpring. These are identified as distinct villages within the Settlement Assessment. This General Area therefore does not protect a land gap which is considered to be essential; however it does

		to restrict settlements from merging 1: a 'wide gap' or an area of Green Belt which does protect a land gap between settlements	seek to protect a 'largely essential gap' between Penistone and Hoylands waine or Oxspring. Development to the south of the River Corridor would not physically or visually reduce the gap between these areas.
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	This General Area strongly promotes views to the Penistone Conservation area and provides views to the rural setting of Penistone. There are no historic assets within this General Area.
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 in PEN1 has focused development to other land within Spring Vale.
Total Score			3 / 5
Total			17/ 25

3.1.2 Functional Relationship to Existing Built Form

PEN1 attains a score of 17 out of 25, which suggests that this General Area is strongly fulfilling the purposes of the Green Belt.

PEN1 is considered to have some role in preserving the setting and special character of the Penistone Conservation Area and strongly assisting in safeguarding Penistone countryside from encroachment.

The functional relationship of this General Area with the built form of Penistone is also limited by the presence of the River Dearne Corridor. Therefore PEN1 is considered to be fulfilling a Green Belt purpose and is not assessed further for 'resultant land parcels'.

3.2 Conclusion for PEN1

Although this General Area has a weak functional relationship with built form of Penistone, PEN1 does play a strong role in preserving the setting and special character of the Penistone Conservation Area and a strong role in safeguarding the Penistone countryside from encroachment. This General Area therefore strongly fulfils the role the Green Belt.

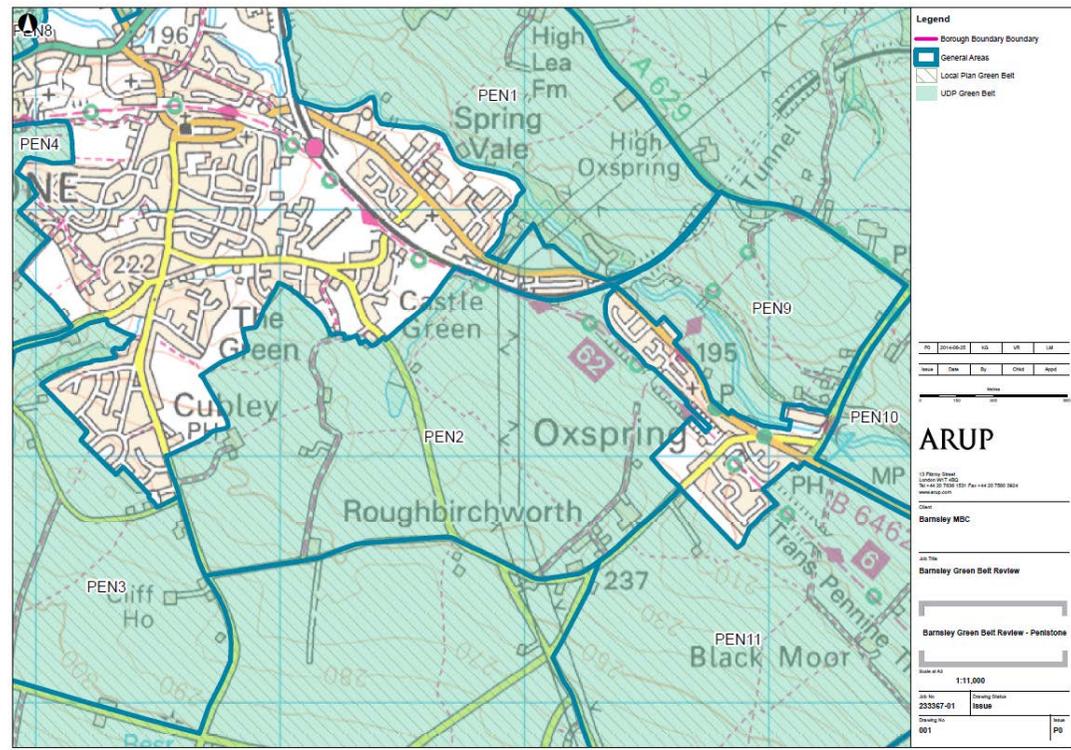
4 General Area – PEN 2

4.1 Stage 1: PEN2 General Area Assessment Proforma

4.1.1 Introduction

PEN2, comprises an irregularly –shaped area which adjoins the built form of Cubley, Penistone, Springvale and Oxspring, which was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. PEN2 achieves a score of 15 out of 25; this means that as a whole, the General Area is considered to be moderately fulfilling the purposes of the Green Belt.

Figure 4.2 PEN2 General Area



Site Details	Site Reference	PEN2		
	Location	South of Penistone, South East of Spring Vale and South West of Oxspring Mill		
	Site Area (Ha)	188.2		
	Developed area	Percentage of development within the 'General Area' Moderate; the general area comprises the built form associated with the settlement of Roughbirchworth. There are also a number of farms within the area including Castle hill house, New House Wood, New House and New Lodge.		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form: Moderate; Approximately 40-50% of the Green Belt area adjoins the existing urban area of Penistone with Spring Vale and Oxspring.		
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</p>	<p>The existing Green Belt boundary comprises the irregular built form of Penistone and Cubley in the west, the intermittent form of Spring Vale in the north, the Huddersfield- Barnsley Rail line and the village of Oxspring in the east.</p> <p>Generally, safeguarded land and allocations made by the UDP proposals map do not strengthen this boundary but enforce its irregularity. The existing Green Belt boundary is particularly weak adjoining the south of Penistone Mortimer Road and Moorside Avenue and to the south of Oxspring around Roughbirchwood Lodge. The existing Green Belt boundary is therefore considered to be weak.</p> <p>The proposed Green Belt boundary for PEN_2 could comprise the Mortimer Road in the west, Oxspring Road and Long Lane in the south and Roughbirchworth Lane in the east. The boundary is well-defined and likely to be durable.</p> <p>Long Lane, Back Lane and the bridleway represent</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				

		considered to be strongly established, regular or consistent. This boundary would adequately restrict urban sprawl and provides a sense of permanence.	strongly-defined internal features which could form suitable boundaries should the 'general area' be considered for subdivision.
Level of Containment			
Protect open land contiguous to Penistone (and villages of Millhouse Green, Thurlstone and Oxspring)	<p>5: Contiguous to Penistone 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 Penistone and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Penistone but which does not protect land considered to be 'open land'.</p>	<p>PEN2 is contiguous with Penistone Urban Area, and is also connected to the village of Oxspring.</p> <p>The scale and lack of development in some locations within PEN2 means that on the whole, this General Area represents land which supports the openness of the Green Belt.</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 protect a strategic gap between Penistone and the Urban Barnsley</p>	
Displays low levels of containment within the existing development patterns.	<p>5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p>3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form.</p> <p>1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural</p>	<p>Portions of the General Area surrounding Cubley, south of Penistone and Castle Green are surrounded on three sites by built form or allocated land and therefore are highly contained within Penistone Urban Area. This north western portion of PEN2 has a strong functional relationship with the existing built form of Penistone.</p> <p>Containment in areas to the south of the dismantled rail line (south of the Bridleway) and south of Oxspring will be limited.</p> <p>On the whole, the level of containment within the area is mixed. Whilst areas to the south of the dismantled railway line and south of Oxspring are not contained within the existing</p>	

		rounding of the built form .	urban form, the area to the north east of the General Area is partly contained.
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 General Area contains a bridleway, a number of public footpaths and Castle Dam.</p> <p>The General Area therefore provides access to the countryside, supports opportunities for recreation, promotes visual amenity and biodiversity.</p>
	Protects the openness of the countryside and is least covered by development.	<p>5 represents a ‘general area’ which protects the intrinsic openness of the countryside. This may include general areas which are considered locally important to maintaining the openness of the Green Belt or which have a strong unspoilt rural character. These areas will contain less than 5% built form.</p> <p>3 represents a ‘general area’ which possesses a largely rural, open character with a low level of built form (less than 25% built form).</p> <p>1 represents a ‘general area’ which possesses a semi-urban character and built form, or which possesses large areas of previously developed land (more than 25% built form).</p>	<p>There are three sub-areas within PEN2, which each display varying levels of openness.</p> <p>To the north west of the bridleway, the openness of the General Area is disrupted by the presence of the Cubley Hall development and the irregular shape of the existing built form. The presence of New House Farm in close proximity to the existing built form further disrupts the openness.</p> <p>The central area between the bridleway, Back Lane and the footpath which adjoins Back Lane is very open and contains very low levels of built form. Rectilinear field boundaries south of Oxspring portray a strongly rural character.</p> <p>The eastern portion of the General Area between Roughburch Lane, Back Lane and the footpath adjoining Back Lane is less open. The presence of a large number of farm buildings and residential buildings dilutes the rural nature of the PEN2. However, this area does support the wider countryside and views to Pond Common.</p>
	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 these larger settlements or settlements outside the borough.	<p>5: would represent an ‘essential gap’, where development would visually or physically reduce this to an unacceptable width.</p> <p>3: would represent a ‘largely essential gap’ or a ‘narrow gap’ where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging</p> <p>1: a ‘wide gap’ or an area of Green Belt which does protect a land gap between settlements</p>	<p>Stockbridge and Deepcar comprise the settlements nearest to the General Area which lie approximately 3.5km south, within jurisdiction of Sheffield. Whilst this is an ‘essential land gap’, it is a relatively wide land gap.</p> <p>The Barnsley Settlement Assessment (Jacobs, Update 2007) identifies Penistone as including Cubley and Springvale, and Oxspring as a distinct village. Whilst Penistone, Spring Vale and Castle Green are already well integrated, this General Area does have a role to play in restricting further merging between Spring Vale and Oxspring. PEN_2 is therefore considered to protect a ‘narrow’ and ‘largely essential gap’ local gap between defined settlements.</p> <p>This General Area therefore functions to protect a relatively wide ‘essential’ land gap between Penistone and Stockbridge, and a relatively narrow ‘largely essential gap’ between Springvale and Penistone.</p>
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>This General Area gently slopes towards the Penistone urban area and Conservation area.</p> <p>Two Grade II listed cottages at Royd Field and strongly rectilinear field boundaries within the ‘central sub-area’ are likely to contribute to the setting of the Penistone.</p> <p>High levels of containment to the north west of the PEN2 and surrounding Cubley Hall suggests that there is likely to be less of an impact on the setting of Penistone Conservation Area.</p>

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.	Whilst the General Area has sought to restrict development within the countryside surrounding Penistone, and reciprocally direct development to locations within the urban area of Penistone, there are areas where intermittent development has taken place and therefore this has reduced the perceived strength of the Green Belt in supporting regeneration.
	Total Score		3 / 5
Total			15 / 25

4.1.2 Functional Relationship to Existing Built Form

PEN2 achieved a score of 15 out of 25 within the General Area Green Belt Assessment Proforma. This score indicates that the Green Belt within PEN2 is only considered to be moderately fulfilling the five purposes of the Green Belt.

Further analysis reveals that the northern and western sections of PEN2 have a stronger functional relationship with the existing built form of Penistone due to its proximity to Cubley and the residential development off Mortimer Road and Moorside Avenue. In the north western section of PEN2 the existing Green Belt boundary is weakly defined by the irregular built form and areas of safeguarded land; these boundaries do not represent a permanent defensible boundary and have not restricted urban sprawl.

In the eastern and southern sections of PEN2, the functional relationship with Penistone is reduced. Land at these locations is more open; rectilinear field boundaries south of Oxspring portray a strongly rural character and high levels of openness. Development in the eastern and southern parts of PEN2 would represent unchecked urban sprawl as this land is currently assisting in safeguarding the countryside from encroachment. Development in the eastern section of PEN2 would also result in development outside of the existing settlement limits for Penistone.

Long Lane, Mortimer Road, Thicket Lane and Oxspring Road are permanent features which could form a stronger boundary for the Green Belt which would endure beyond the plan period. The line of the bridleway running diagonally north-eastwards from Mortimer Road to Long Lane could offer a new defensible boundary to the Green Belt, but it is not as permanent as Oxbridge Road.

4.2 Stage 2: Technical Site Assessment

4.2.1 Overview

An overall score of 15 indicates that the Green Belt in PEN2 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 PEN2 is suitable for development, the 'general area' will be assessed against three technical site constraints which would limit opportunities for development. The three technical site constraint criteria used to appraise Green Belt land align with the criteria developed by Barnsley Metropolitan Borough Council as part of the Housing Sites Selection Methodology and Employment Sites Selection Methodology. This ensures that all sites (both within and outside of the Green Belt) are appraised in a consistent and robust manner.

4.2.3 Conclusion

It is clear that PEN2 can be divided into two distinct halves by Long Lane.

To the west of Long Lane, the existing Green Belt boundary is at its weakest. The boundary provided by the safeguarded land designations to the south of Penistone is not particularly effective in fulfilling the purposes of Green Belt and is less effective in checking unrestricted sprawl or safeguarding the countryside from encroachment. The continuation of the built form at Cubley has also compromised the strength and effectiveness of the Green Belt boundary along Mortimer Road. The western section of PEN2 does however have a stronger functional relationship with the existing built form of Penistone and Cubley and development (in addition to development on safeguarded land) would represent an opportunity to consolidate the current built form.

In combination, Mortimer Road, Oxspring Road and Long Lane provide an opportunity to redefine the existing Green Belt boundary and strengthen it so that it is permanent, defensible and likely to endure beyond the lifetime of the Local Plan. The line of the bridleway running diagonally north-eastwards from Mortimer Road to Long Lane could offer a new defensible boundary to the Green Belt, but it is not as permanent as Oxbridge Road.

To the east of Long Lane, the existing Green Belt boundary is stronger, with the Trans Pennine Trail and the railway line providing permanent boundaries and checking further sprawl between Penistone and Oxspring. The strength of the boundary at Roughbitchworth Lane is under pressure from development and is weaker where it reconnects with Oxspring; however, overall the Green Belt to the east of Long Lane fulfils Green Belt purposes to a greater degree.

The eastern section of PEN2 also has a strong role in fulfilling the purpose of safeguarding the countryside from encroachment and preserving the setting of Penistone. It also has less of a functional relationship with the existing built form of Penistone and development would be incongruous with the current development pattern.

4.2.4 Defining a Resultant Land Parcels

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 a Resultant Land Parcel from PEN2 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology. The aim of this stage is to identify the least constrained Green Belt land, which could be considered suitable for release and to identify a stronger Green Belt boundary.

Resultant Land Parcels

There are two land parcels identified as potential options for release from the Green Belt boundary, which are situated to the west of Long Lane.

Resultant Land Parcel PEN2a provides the opportunity to re-define the Green Belt boundary by utilising Mortimer Road (in the west), Long Lane (in the east) and the line of the bridleway running diagonally north-eastwards from Mortimer Road to Long Lane. This would provide a Resultant Land Parcel that could offer a new defensible boundary to the Green Belt which has a strong functional relationship to the built form of Penistone and Cubley, but which is not as permanent as Oxbridge Road

Resultant Land Parcel PEN2b would be defined by Mortimer Road in the west, Long Lane in the east, the line of the bridleway running diagonally north-eastwards from Mortimer Road to Long Lane with the southern boundary defined by Oxspring Road. This would form a second phase of Green Belt land release within PEN2 that 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 Boundaries

4.3.1 Overview

The following assessment is made on the basis that the land parcels in PEN2 are removed from the Green Belt in a phased order, with PEN2a removed first and PEN2b removed second.

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.

4.3.2 Re-appraisal of Resultant Land Parcel PEN2a

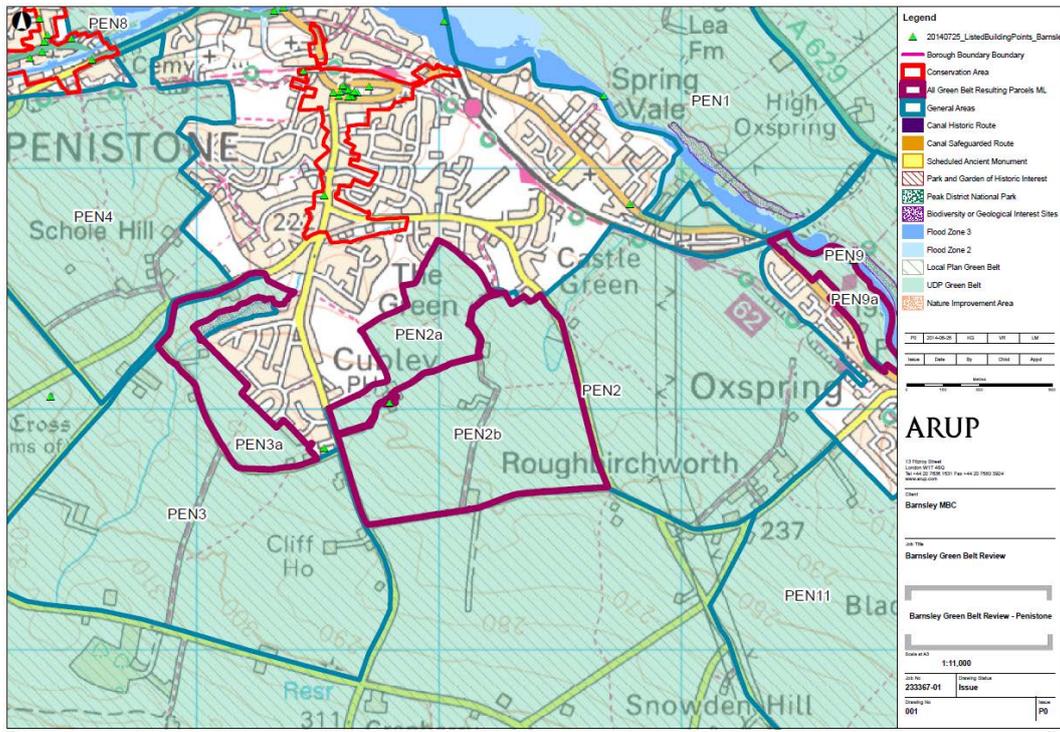
Green Belt Purpose	Assessment
To check the unrestricted sprawl of large built-up areas	The newly defined Green Belt boundary would be defined by the permanent features of Mortimer Road and Long Lane, with a relatively well-defined bridleway which runs diagonally north-eastwards from Mortimer Road to Long Lane. This boundary is likely to check unrestricted sprawl of Penistone and Cubley. On this basis the boundary would be stronger than currently exists at Penistone.
To prevent neighbouring towns merging into one another	Mortimer Road, the relatively well-defined bridleway and Long Lane would prevent neighbouring towns, for example Stocksbridge in the south and the village of Oxspring in the north, from merging with Penistone. The built form at Roughbirchworth and Oxspring are further south and so development in the land parcel would not materially reduce the gap between towns.
To assist in safeguarding the countryside from encroachment	The new boundary based on the road network and the bridleway would serve to safeguard the countryside from encroachment. Development within this Resultant Land Parcel is well-contained on three sides within the existing built form and this area would represent a natural rounding off of the developed extent of Penistone
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 Penistone. The context provided by the separation between Penistone and the village of Oxspring would be maintained by the keeping of the eastern section of PEN2 within the Green Belt.
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 Penistone and allow for a natural rounding off of existing development patterns.

4.3.3 Re-appraisal of Resultant Land Parcel PEN2b

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 relatively defensible bridleway and the permanent features of the Mortimer Road, Oxspring Road and Long Lane. Following the release of land within PEN2b, this boundary would have a functional relationship with the built form of Penistone and would check unrestricted sprawl with development unable to go further than the road boundaries. On this basis the boundary provided by PEN2b would be significantly stronger than what currently exists at Penistone.
To prevent neighbouring towns merging into one another	Mortimer Road, the relatively well-defined bridleway and Long Lane would prevent neighbouring towns, for example Stocksbridge in the south and the village of Oxspring in the north, from merging with Penistone. The built form at Roughbirchworth and Oxspring are further south and so development in the land parcel would not materially reduce the gap between towns.

<p>To assist in safeguarding the countryside from encroachment</p>	<p>The new boundary based on the road network would serve to safeguard the countryside from encroachment. The built form at Roughbirchworth and Oxspring are further south and therefore no further encroachment is likely to occur.</p> <p>Development in the northern section of the land parcel, immediately adjoining Penistone would be well contained by the existing built form and so would not prejudice the countryside.</p>
<p>To preserve the setting and special character of historic towns.</p>	<p>Following the release of land from Resultant Land Parcel PEN2b, development in the land parcel would not have a detrimental impact on the character and nature of Penistone. The context provided by the separation between Penistone and Oxspring would be maintained by the keeping of the eastern section of PEN2 within the Green Belt.</p>
<p>To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>	<p>In creating a stronger, permanent boundary the newly defined Green Belt would continue to assist the overall objective to deliver urban regeneration.</p>

Figure 4.3 PEN2a and PEN2b Resultant Land Parcel



4.4 Conclusion for PEN2

From analysis of the Green Belt Site Assessment Proforma it appears that the current Green Belt boundaries are not strongly fulfilling the purposes of the Green Belt.

Further analysis reveals that the northern and western sections of PEN2 have a stronger functional relationship with the existing built form of Penistone due to its proximity to Cubley and the residential development off Mortimer Road and Moorside Avenue. In the north western section of PEN2 the existing Green Belt boundary is weakly defined by the irregular built form and areas of safeguarded land; these boundaries do not represent a permanent defensible boundary and which have had a weak role in restricting urban sprawl. In the eastern and southern sections of PEN2, the functional relationship with Penistone is reduced. Land at these locations is more open; rectilinear field boundaries south of Oxspring portray a strongly rural character and high levels of openness.

An assessment of relevant site constraints reveals that the site is unencumbered by any significant technical constraints.

Therefore an opportunity exists to define a new and strong Green Belt boundary to the west of Long Lane through the use clearly defined boundaries and readily recognisable physical features that are likely to be permanent. This results in two Resultant Land Parcels: PEN2a, which comprises the first phase of land to the north of the bridleway running diagonally north-eastwards from Mortimer Road to Long Lane; and, a second-phase Resultant Land Parcel PEN2b to the south of the Bridleway which is bounded to the south by Oxspring Road.

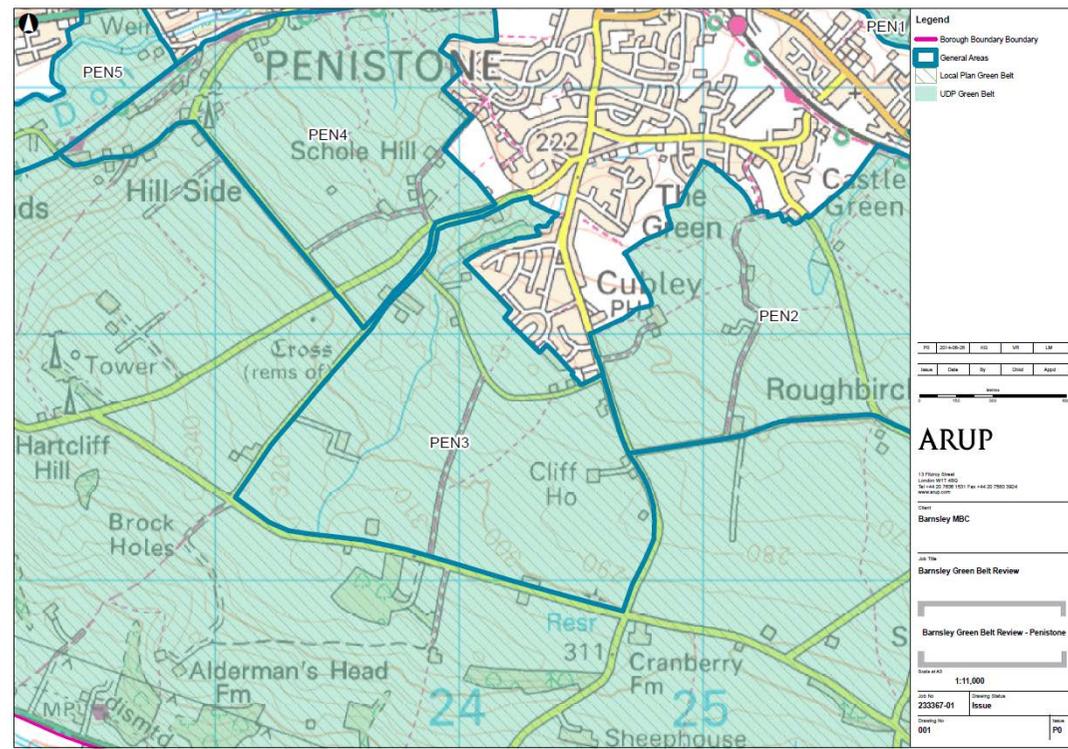
5 General Area – PEN 3

5.1 Stage 1: PEN3 General Area Assessment Proforma

5.1.1 Introduction

PEN3, which comprises a fan-shaped area of Green Belt to the south of Cubley and south west of Penistone, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. PEN3 achieves a score of 13 out of 25; this means that as a whole, the General Area is considered to be moderately fulfilling the purposes of the Green Belt.

Figure 5.1 PEN3 General Area



Site Details	Site Reference	PEN3		
	Location	Fan-shaped General Area to the south of Cubley Hall and Penistone Urban Area		
	Site Area (Ha)	146.1		
	Developed area	Percentage of development within the 'General Area' Relatively Low; General Area comprises Doubting Farm, Edgehill Farm, Edge Hill, Westfield House, Cliff House, Mossley House and Woodend Farm.		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form: Low; General Area adjoins the built form to the south of Cubley and Penistone.		
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 weakly defined by the relatively new, fan-shaped built form at Cubley. Near Chapel Lane, the Green Belt boundary sharply indents around Coal Pit Dike and New Chapel Farm. The existing Green Belt boundary is therefore considered to be weak.</p> <p>The proposed Green Belt boundary would be well-defined by Brockholes Lane and Chapel Lane in the west, Hartcliff Hill Road in the south and Mortimer Road in the East.</p> <p>Internal features, such as Joan Royd Lane form suitably strong internal features, which could represent strong internal 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 Penistone (and villages of Millhouse Green, Thurlstone and Oxpring)	<p>5: Contiguous to Penistone 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 Penistone and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Penistone but which does not protect land considered to be 'open land'.</p>	<p>The northern boundary of PEN3 is contiguous with Penistone Urban Area.</p> <p>The area of Green Belt to the north of Joan Royd Lane, which is undulating and has high levels of built form only weakly supports the openness of the Penistone Green Belt.</p> <p>The areas to the south of Joan Royd Lane, with largely rectilinear ordered field boundaries and low levels of development, would function to protect the openness of Penistone Urban Area.</p>
Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p>5: 'general area' which is fundamental to maintaining a 'strategic gap' of less than 1.5km between the Town Centre and neighbouring larger towns.</p> <p>3: 'general area' which protects a 'strategic gap' which is already more than 1.5km wide.</p> <p>1: 'general area' which does not function to protect a 'strategic gap'.</p>	<p>This General Area does not function to protect a strategic gap between Urban Barnsley and the built form of Penistone</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 north of Joan Royd Lane is partly contained by the existing built form of Cubley. An opportunity exists to support consolidation of the irregular built form of Cubley.</p> <p>The remainder of the General Area to the south is not contained within the existing urban form.</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>The General Area contains a bridleway, a number of public footpaths and a stream which creates interesting changes in the landscape. The General Area also contains the Ancient Woodland of Cubley Wood.</p> <p>The General Area therefore presents an opportunity for the people of Penistone to access the countryside, provides opportunities for outdoor recreation, supports visual amenity and promotes biodiversity.</p>
	Protects the openness of the countryside and is least covered by development.	<p>5 represents a 'general area' which protects the intrinsic openness of the countryside. This may include general areas which are considered locally important to maintaining the openness of the Green Belt or which have a strong unspoilt rural character. These areas will contain less than 5% built form.</p> <p>3 represents a 'general area' which possesses a largely rural, open character with a low level of built form (less than 25% built form).</p> <p>1 represents a 'general area' which possesses a semi-urban character and built form, or which possesses large areas of previously developed land (more than 25% built form).</p>	<p>The levels of openness across the Green Belt General Area are dissected by Joan Royd Lane.</p> <p>The area of Green Belt to the north of Joan Royd Lane, which is undulating and developed, does not support the openness of the Penistone Green Belt.</p> <p>The areas to the south of Joan Royd Lane, with largely rectilinear field boundaries and low levels of development, would function to protect the openness of Penistone Urban 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 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	There is very little built form to the south of PEN3 and therefore this General Area would not result in the merging of two neighbouring towns Beyond the A616 and the Sheffield City Council boundary, the Peak District National Park begins.
	Total Score		1/ 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	A single listed building exists to the north of the Joan Royd Lane, which comprises the Grade II Listed Old Cubley. Similar to the impact on openness and levels of containment, views towards the Penistone Conservation Area from the area to the north of Joan Royd Lane are limited as a result of undulating site topography and existing built form. To the south of Joan Royd Lane, long-line views to the Conservation Area are restricted in part through a mostly flat landscape.

		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.	Whilst the General Area has sought to restrict development within the countryside surrounding Penistone, and reciprocally directed development to locations within the urban area of Penistone, there are areas around Cubley where irregular built form has developed and therefore the perceived strength of the Green Belt in achieving regeneration is reduced.
	Total Score		3 / 5
Total			13/25

5.1.2 Functional Relationship to Existing Built Form

PEN3 attained a score of 13 out of 25, which suggests that this General Area is only moderately fulfilling the five purposes of the Green Belt. The existing Green Belt boundary is relatively well-defined to the south west of Lyttleton Crescent, and less well-defined to the north and west of Geldhill Avenue.

Further analysis of the Green Belt Site Assessment proforma suggests that the strength of the functional relationship to the existing built form of Cubley and levels of openness varies to the north and south of Joan Royd Lane.

To the north of Joan Royd Lane, land is contiguous with Penistone Urban Area. High levels of built form and an undulating topography does not support the openness of the Penistone Green Belt. The area to the south of Joan Royd Lane, with largely rectilinear field boundaries and low l

evels of development, does function to protect the openness of Penistone Urban Area and has a relatively weak function relationship with the built form of Cubley and Penistone. Development within this southern portion of PEN3 could represent unchecked urban sprawl within the sensitive countryside of Penistone.

Joan Royd Lane forms a strongly defined physical feature that is readily recognisable and likely to be permanent, which could form a stronger boundary for the Green Belt 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 PEN3 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 PEN3 is suitable for development, the 'general area' will be assessed against three technical site constraints which would limit opportunities for development. The three technical site constraint criteria used to appraise Green Belt land align with the criteria developed by Barnsley Metropolitan Borough Council as part of the Housing Sites Selection Methodology and Employment Sites Selection Methodology. This ensures that all sites (both within and outside of the Green Belt) are appraised in a consistent and robust manner.

5.2.2 Further Analysis of PEN3

Statutory Designations

PEN3 contains a Public Right of Way and Bridleway which connects to the Penistone Boundary Walk and dissect the site from north to south. There are no other international or national designations within PEN3.

Flood Risk

The Barnsley SFRA (2010) reveals that PEN3 is situated within Flood Risk Zone 1. The Area is therefore unencumbered by flood risk constraints.

Mossley Dike and Coal Pit Dyke comprise two watercourses within the area. The Barnsley SFRA (2010) identifies that these two watercourses experience localised surface water flooding of 0.15 – 0.5m.

Topography / Landscape / Visual

The topography of the land within PEN3 gently slopes towards Joan Royd Lane and is gently undulating to the north of this Lane. The Landscape Typology of PEN3 is described as Rough Pasture and within National Character Area 37 Yorkshire Southern Pennine Fringe. Cubley Wood to the south of Hartcliff Road constitutes an area of Ancient Replanted Woodland.

Similar to the impact on openness and levels of containment, views towards the Penistone Conservation Area from the area to the north of Joan Royd Lane are limited as a result of undulating site topography and existing built form.

To the south of Joan Royd Lane, long-line views to the Conservation Area are restricted in part through a slightly undulating landscape.

Historic Environment

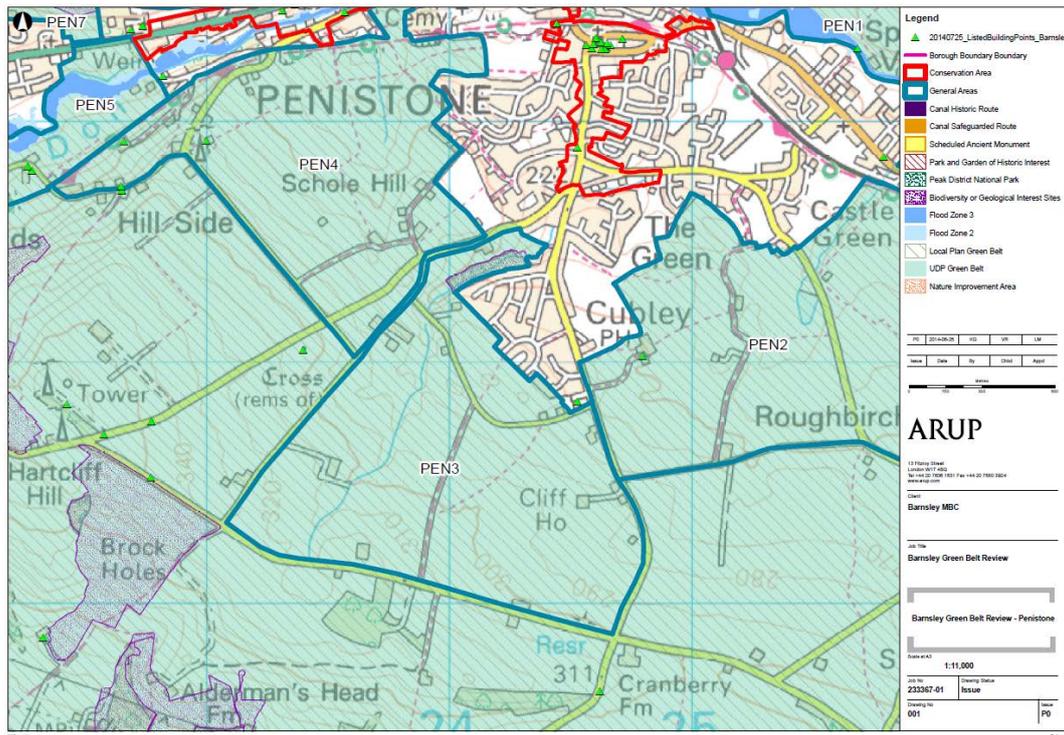
A single listed building exists to the north of the Joan Royd Lane, which comprises the Grade II Listed Old Cubley.

5.2.3 Conclusion

It is clear that PEN3 can be divided into two distinct halves, to the north and south by Joan Royd Lane.

To the north, land is contiguous with Cubley and has a strong functional relationship with Penistone Urban Area. The existing Green Belt boundary is defined by the largely irregular, fan-shaped residential development at Cubley. High levels of built form and an undulating topography does not support the openness of the Penistone Green Belt, however the northern portion of this General Area does contain Cubley Wood which is an Ancient Replanted Woodland.

Areas to the south of Joan Royd Lane, with largely rectilinear field boundaries and low levels of development, fulfil the five Purposes of the Green Belt to a greater extent than the northern portion of this General Area. This southern portion of this General Area has a relatively weak functional relationship with the built form of Cubley and Penistone. Development within this southern portion of PEN3 could represent unchecked urban sprawl within the sensitive countryside of Penistone.

Figure 5.2 PEN3 Technical Site Constraints Assessment

5.2.4 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 a Resultant Land Parcel from PEN3 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology. The aim of this stage is to identify the least constrained Green Belt land, which could be considered suitable for release and to identify a stronger Green Belt boundary.

Resultant Land Parcel

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

This Resultant Land Parcel provides the opportunity to redefine the relatively weak boundary to the south of the residential built form of Cubley, by utilising Hartcliff Road and Brockholes Lane in the north and Joan Road Lane in the west and 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

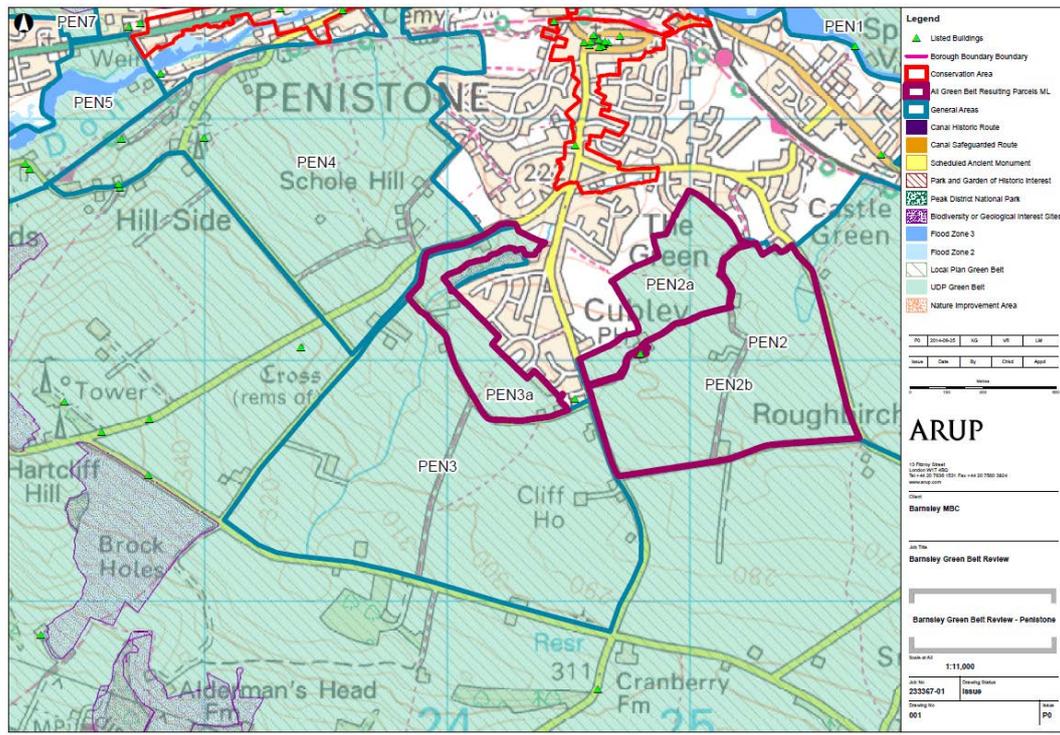
5.3.1 Overview

The following assessment is made on the basis that the land parcel in PEN3 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 PEN3a

Green Belt Purpose	Assessment
To check the unrestricted sprawl of large built-up areas	The newly defined Green Belt boundary would be defined by the permanent features of Hartcliff Road and Brockholes Lane in the north and by Joan Royd Lane in the west and south. The boundary would be drawn around Cubley Wood. This boundary will check the unrestricted sprawl of Penistone and Cubley, with development unable to extend beyond the proposed road boundaries. On this basis the boundary would be significantly stronger than currently exists at Penistone.
To prevent neighbouring towns merging into one another	There is very little built form to the south or west of PEN3. Therefore, release of this Resultant Land Parcel from the Green Belt will not result in the coalescence of neighbouring towns or reduction in a strategic gap.
To assist in safeguarding the countryside from encroachment	High levels of built form and an undulating topography do not support the openness of the Penistone Green Belt to as great an extent as the southern portion of the General Area, however the northern portion of this General Area does contain Cubley Wood which is an Ancient Replanted Woodland. The Resultant Land Parcel boundary is drawn to exclude the Ancient Woodland. Development in the northern section of the General Area, immediately adjoining Penistone would not result in encroachment into the highly valued countryside of Penistone.
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 Penistone. North of Joan Royd Lane, views towards the Penistone Conservation Area are limited as a result of undulating site topography and existing built form, however development within this northern portion of PEN3 would need to respect the Grade II Listed Old Cubley and area of Ancient Replanted Woodland.
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 PEN3a Resultant Land Parcel

5.4 Conclusion for PEN3

PEN3 attained a score of 13 out of 25, which suggests that this General Area is only moderately fulfilling the five purposes of the Green Belt

It is clear that PEN3 can be divided into two distinct halves, to the north and south by the strongly defined Joan Royd Lane. To the north of Joan Royd Lane, land is contiguous with Penistone Urban Area however the irregular Green Belt boundary surrounding the built form of Cubley is only moderately well-defined in part. High levels of built form and an undulating topography weakens the function of the Green Belt in safeguarding the countryside from encroachment.

Few significant site based constraints present on the site indicates that the potential exists to strengthen the existing Green Belt boundary through the use of Joan Royd Lane as a strongly defined boundary which is likely to be permanent beyond the Plan Period. Development to the north of Joan Royd Lane must be sensitively designed to respect the area of Ancient Replanted Woodland and the Grade II Listed Cubley Hall.

The Resultant Land Parcel would therefore be defined by Hartcliff Road and Brockholes Lane in the north and Joan Road Lane in the west and south.

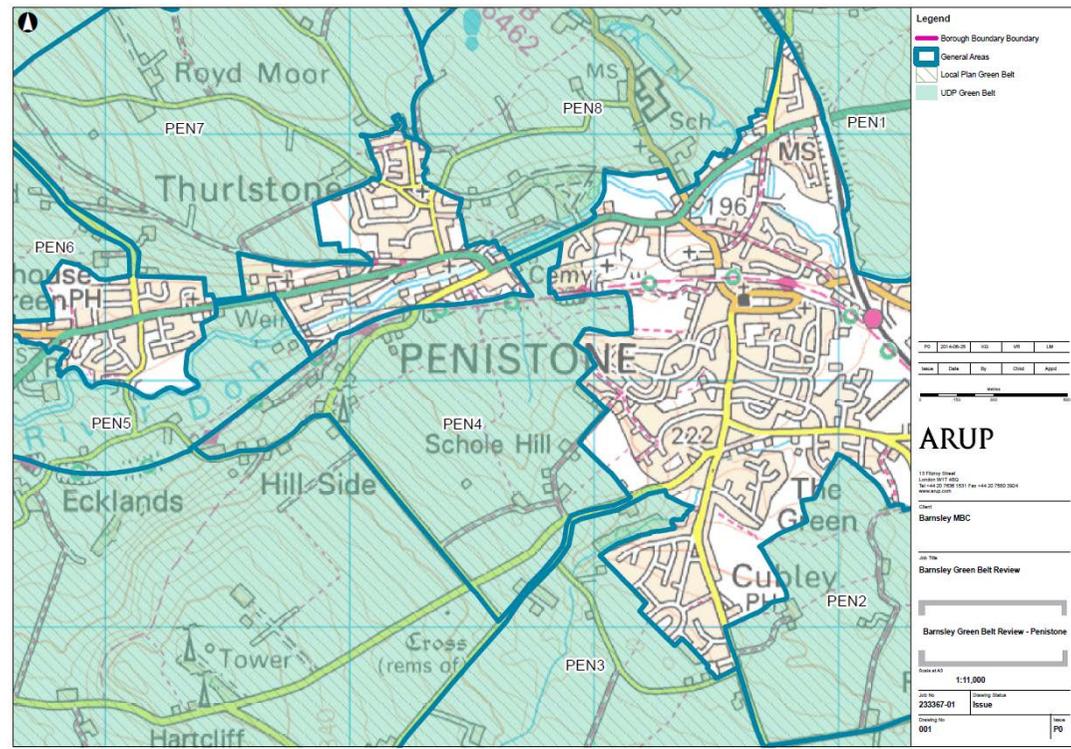
6 General Area – PEN 4

6.1 Stage 1: PEN4 General Area Assessment Proforma

6.1.1 Introduction

PEN4, which comprises an irregularly shaped General Area to the west of Penistone, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. PEN4 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 PEN4 General Area



Site Details	Site Reference	PEN4		
	Location	West of Penistone and South of Thurlstone		
	Site Area (Ha)	115.6		
	Developed area	Percentage of development within the 'General Area' Very Low; Site comprises Sike House Farm, Bank House Farm and Cross Royd Head farm.		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form; Moderate;		
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 formed by the dismantled railway and Trans-Pennine Trail to the north and west, the existing built form of Penistone to the north and an area of safeguarded land with residential planning permission to the north west. The strength of the existing Green Belt boundaries are therefore mixed: the Trans-Pennine Trail and Dismantled Railway in the north form a strong and permanent 'hard infrastructure' boundary, whilst the area to the west is weakly defined by intermittent built form.</p> <p>The proposed Green Belt boundary could be formed by Cross Lane to the south, Brockholes Lane to the east and the Trans-Pennine Trail to the north. This is considered to be more durable and represent a more regular boundary. There are few relatively strong internal features within the Green Belt General Area.</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 Penistone (and villages of Millhouse Green, Thurlstone and Oxspring)	<p>5: Contiguous to Penistone 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 Penistone and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Penistone but which does not protect land considered to be 'open land'.</p>	PEN4 is contiguous with Penistone Urban Area and the village of Thurlstone. This General Area strongly supports the openness of the Green Belt.
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>	Green Belt within this General Area does not function to protect a strategic gap between Penistone 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>Levels of containment within the General Area are mixed. The Trans-Pennine Trail forms a strongly defined and defensible boundary, and development within this location would be independent of current development patterns and not be contained within the existing built form. Towards Cross Lane, the General Area is largely open and uncontained. There are areas around the intermittent and irregular built form boundary to the west which result in partly contained areas of Green Belt.</p> <p>In particular, there are two areas around the north western border of this General Area, which are relatively contained within the urban form:</p> <ul style="list-style-type: none"> • North of Schole Avenue, before the Thurlstone/ Penistone Gap, there is a small highly contained area which is bounded by built form and the Trans-Pennine

			<p>Trail (disused railway).</p> <ul style="list-style-type: none"> North of Chapel Lane and north east of Sike Lane could constitute an area of containment. If development came forward within the area to the north east of Joan Royd Road in PEN3 and within the Safeguarded Land south of St Johns Close, this would support this area of containment.
Total Score			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.</p> <p>3: Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p>1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>This General Area contains the Trans-Pennine Trail and a number of footpaths.</p> <p>The General Area therefore supports access to the countryside and promotes visual amenity.</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.</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 General Area contains very low levels of development and the Green Belt boundary at this location protects the intrinsic openness of the countryside.</p> <p>Long-line external views are possible towards regular field boundaries in the south west from residential areas within New Chapel. Looking down hill, views towards the Penistone urban area are possible from Chapel Lane.</p>

	Total Score:		4/ 5
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of 'essential gaps' between these larger settlements or settlements outside the borough.	5: would represent an 'essential gap', where development would visually or physically reduce this to an unacceptable width. 3: would represent a 'largely essential gap' or a 'narrow gap' where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging 1: a 'wide gap' or an area of Green Belt which does protect a land gap between settlements	The Barnsley Settlement Assessment (Jacobs, Update 2007) identified the Principal Town of Penistone as comprising Penistone, Cubley and Springvale. Thurlstone was identified as a distinct village. There are areas to the north of the General Area where development would result in infringement into a 'largely essential and narrow' gap which is considered to be locally important between Penistone and Thurlstone. Given this land gap is less than 70m, it is fundamentally important that no development takes place which would reduce this separation. The score reflects the scale of this very narrow gap.
	Total Score		4/ 5
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or 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	Looking down hill, views towards the Penistone Conservation area are possible from Chapel Lane. The General Area also contains a number of Listed Buildings surrounding Hill Side, including the Grade II listed Cross Royd Head Farmhouse and Attached Barn, Grade II listed Bank House, Grade II listed Bank House Farmhouse and the Grade II listed Hillside.
	Total Score		3/ 5
Assist in urban regeneration, by encouraging the recycling of derelict	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt.	Whilst the General Area has sought to restrict development sprawling into the countryside surrounding Penistone, and reciprocally directed development to locations within the urban area of Penistone, there are areas New Chapel and the north east

and other urban land	strategic level, by channelling development activity into the urban area.	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.	area boundary, where irregular built form has developed and therefore the perceived strength of the Green Belt in achieving regeneration is reduced.
Total Score		3 / 5	
Total		17/ 25	

6.1.2 Functional Relationship to Existing Built Form

PEN4 attains a score of 17 out of 25, which suggests that this General Area is strongly fulfilling the purposes of the Green Belt.

Existing Green Belt boundaries as defined by the Trans Pennine Trail in the north and the existing built form of Penistone and an area of safeguarded land with residential planning permission in the west. These boundaries are mixed: weakly defined and unlikely to be durable in the west and strongly defined in the north. As a result of this irregular built form boundary in the west, the General Area is perceived to have a moderate functional relationship with the existing built form of Penistone.

Lack of development, long-line external views towards the ordered field boundaries in the south west and internal views from Chapel Lane back to Penistone result in a General Area which is assisting in safeguarding the countryside from encroachment and preserving the setting and special character of the Penistone Conservation Area.

PEN4 is also considered to be protecting a locally-important 'very narrow and largely essential gap' which restricts coalescence of Penistone and the village of Thurlstone.

6.1 Conclusion for PEN4

Although this General Area has a moderate functional relationship with the built form of Penistone, PEN4 does play a strong role in assisting in safeguarding the countryside from encroachment, protecting a locally-important 'very narrow and largely essential gap' and preserving the setting and special character of the Penistone Conservation Area and Listed Buildings. This General Area therefore strongly fulfils the role the Green Belt.

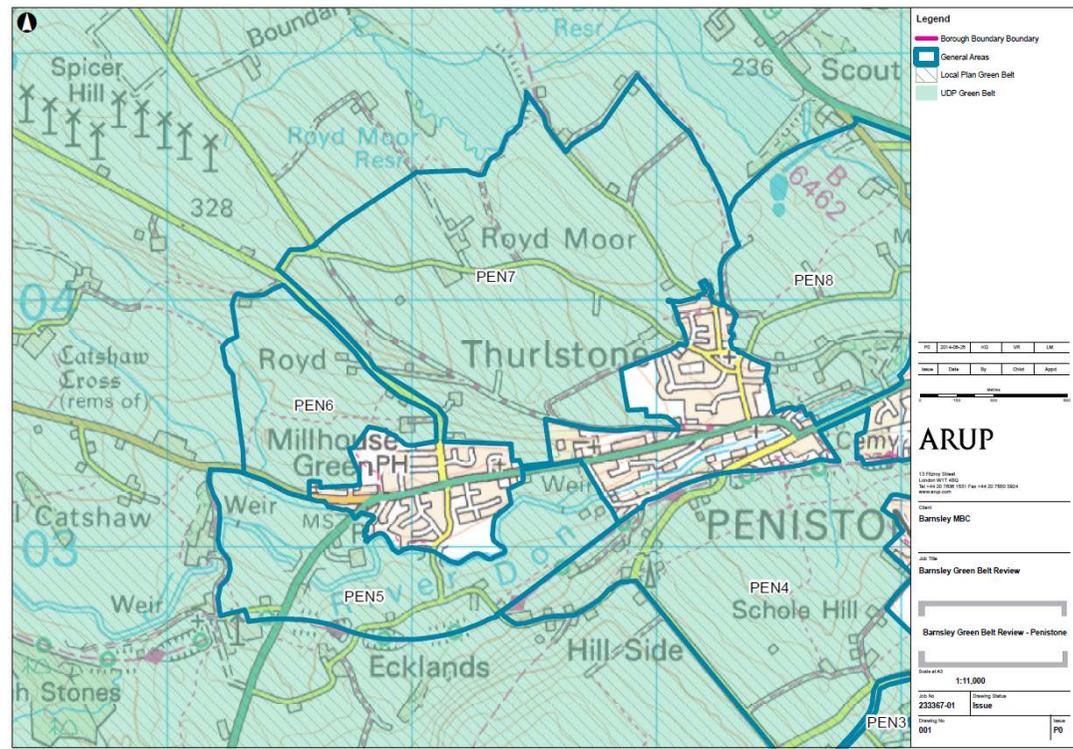
7 General Area – PEN5

7.1 Stage 1: PEN5 General Area Assessment Proforma

7.1.1 Introduction

PEN5, which comprises a linear-shaped area of Green Belt to the south of Millhouse Green and west of Thurlstone, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. PEN5 attained 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 7.1 PEN5 General Area



Site Details	Site Reference	PEN5		
	Location	South of Millhouse Green and South West of Thurlstone		
	Site Area (Ha)	67.3		
	Developed area	Percentage of development within the 'General Area': Very Low; Bullace Grange Farm, Bullhouse Mill and built form surrounding Shore Hall Lane		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban 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 built form to the south of Millhouse Green and by the course of the River Don. Although the built form around the Lee Lane and Ecklands Croft is more irregular, the boundary is generally well defined by the defensible natural boundary of the River Don Corridor and new residential development off Birks Lane. The existing Green Belt boundaries are therefore considered to be strong.</p> <p>The proposed Green Belt boundary could be defined by the B6106 to the north, a footpath to the west and the Trans-Pennine Trail in a disused railway cutting to the south. To the east, the General Area boundary is defined by the urban form of Thurlstone. The proposed boundary is therefore also relatively strong in areas (to the south and north) and weaker at the western boundary. The River Don green corridor forms a strong internal boundary.</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 Penistone (and villages of Millhouse Green, Thurlstone and Oxspring)	<p>5: Contiguous to Penistone 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 Penistone and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Penistone but which does not protect land considered to be 'open land'.</p>	<p>This General Area is connected to Millhouse Green. Millhouse Green and Thurlstone are identified as two distinct villages within the Barnsley Settlement Assessment (Jacobs, Update 2007). The villages connect to Penistone Urban Area as part of a linear chain of settlements.</p> <p>PEN5 is not connected to the Penistone Urban Area, but is connected to the village of Millhouse Green and is therefore likely to have some role in protecting the openness of the Green Belt at this location.</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>The General Area does not have a role in protecting a strategic gap between Penistone and Urban Barnsley.</p>
Displays low levels of containment within the existing development patterns.	<p>5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p>3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form.</p> <p>1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form.</p>	<p>The River Don Corridor forms a fairly strong boundary that limits the level of urban containment that could be achieved around Millhouse Green. Built form within the Green Belt to the south of the River Don corridor would constitute development which is largely independent of current patterns.</p> <p>Areas to the north of the river corridor which would constitute natural consolidation (surrounding Birks Lane) have recently been developed for residential uses.</p>
Total Score		4 / 5
Assisting in safeguarding the	Positively enhances the beneficial use of the	5: Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and
		The General Area contains a number of footpaths, Lee Lane

countryside from encroachment	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.	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.	Dike and the River Don corridor. The General Area therefore provides opportunities to access the countryside, supports visual amenity and helps enhance biodiversity by protecting the River Don Corridor.
	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).	As with PEN_4, PEN_5, PEN_1 and PEN_9, the River Corridor dissects the openness of the General Area. The levels of built form within the General Area as a whole are low. To the north of the River Don and the east of the Manchester Road, the openness of the General Area is limited by the existing built form and topography. To the south of the River Don Corridor, the General Area displays a more rural character and is largely open. Views towards Royd Moor and areas of higher ground to the north of Penistone are possible from the southern portion of PEN5.
	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	This General Area is connected to Millhouse Green. Millhouse Green and Thurlstone are identified as two distinct villages within the Barnsley Settlement Assessment (Jacobs, Update 2007). The villages connect to Penistone Urban Area as part of a linear chain of settlements. Distance between Millhouse Green and Thurlstone is approximately 100metres. Therefore, PEN5 protects a 'largely essential gap and very narrow gap', which is locally important to protecting the identity of the villages of Thurlstone and

		protect a land gap between settlements	Millhouse Green. The small-scale nature of this land gap is reflected in the scoring of the Green Belt within the General Area against this purpose. Beyond the hamlet of Ecklands, there are very low levels of urban form to the south of PEN5.
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	This General Area contains four Grade II Listed Buildings comprising: Shore Hall Farmhouse and Barn to the south of the River Don, the Grade II listed buildings in Starling Bridge over River Don and Grade II listed milestone.
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 and River Corridor in PEN5 has largely assisted in focussing development to other land within Millhouse Green. The strength of the Green Belt is somewhat lessened by the presence of the Bullace Grange Farm to the south of Manchester Road
Total Score			3 / 5
Total			17/ 25

7.1.2 Functional Relationship to Existing Built Form

PEN5 attains a score of 17 out of 25, which suggests that this General Area is strongly fulfilling the purposes of the Green Belt.

The River Don corridor forms a strong internal boundary which effectively divides the character of the General Area. To the north of the River Don and the east of the Manchester Road, the area has a strong functional relationship with the built form of Millhouse Green and levels of openness are limited by the existing built form. To the south of the River Don Corridor, the functional relationship of the General Area with the built form of Millhouse Green diminishes and the area displays a more rural character and is largely open. Views towards Royd Moor and areas of higher ground to the north of Penistone are possible from the southern portion of PEN5.

Whilst the built form surrounding Lee Lane and Ecklands Croft is more irregular, the existing Green Belt boundary is generally fairly-well defined by the River Don Corridor and new residential development off Birks Lane. The existing Green Belt boundary, as defined by the built form of Millhouse Green and the River Don Corridor, is therefore restricting sprawl of Millhouse Green.

The separation between Millhouse Green and Thurlstone is approximately 100metres. Whilst PEN5 is not connected to the Penistone Urban Area, the General Area protects a very narrow gap, which is locally important to protecting the identity of Thurlstone and Millhouse Green

7.2 Conclusion for PEN5

Although this General Area has a moderate functional relationship with the built form of Thurlstone, areas of PEN5 play a strong role in assisting in safeguarding the countryside from encroachment, protecting a locally-important and 'largely essential gap' and preserving the setting of a number of listed heritage assets. This General Area' therefore strongly fulfils the role the Green Belt.

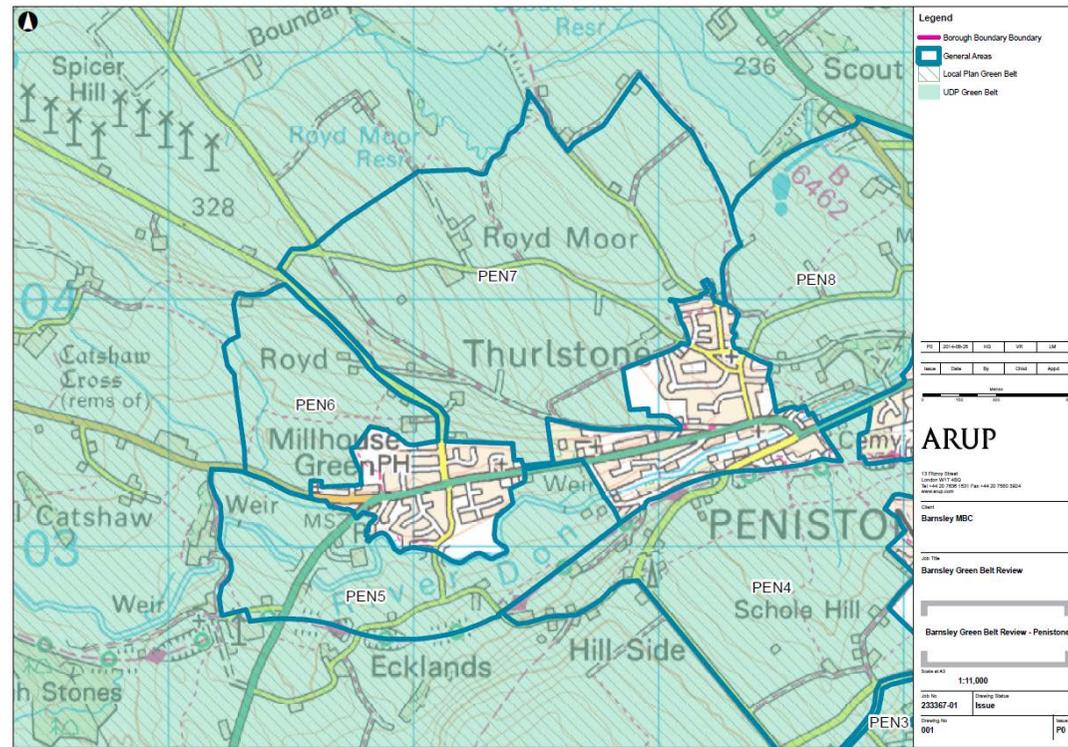
8 General Area – PEN 6

8.1 Stage 1: PEN6 General Area Assessment Proforma

8.1.1 Introduction

PEN6, which comprises triangular area to the north of the Millhouse Green, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. PEN6 achieves a score of 16 out of 25; this means that as a whole, the General Area is strongly fulfilling the purposes of the Green Belt.

Figure 8.1 PEN6 General Area



Site Details	Site Reference	PEN6		
	Location	North West of Millhouse Green and West of Penistone		
	Site Area (Ha)	41.6		
	Developed area	Percentage of development within the 'General Area': Very Low; the General Area comprises Little Royd Farm and a number of small farm-holdings.		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form: Low-Moderate (approximately 25%) of the General Area boundary adjoins the built form of Millhouse Green		
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 irregular built form at Millhouse Green. Inclusive of the area of green space (which is currently operating as a football pitch), the boundary is formed by development off Royd Avenue and Lee Lane. The existing Green Belt boundary is therefore considered to be relatively weak.</p> <p>The proposed Green Belt boundary would comprise Royd Lane to the north, the B6106 to the south and a footpath to the west. The proposed boundaries are therefore of varying strengths and levels of durability</p> <p>There are few internal features within the General Area which are of any strength; however a footpath to the north of New Royd could represent a 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 Penistone (and villages of Millhouse Green, Thurlstone and Oxpring)	<p>5: Contiguous to Penistone 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 Penistone and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Penistone but which does not protect land considered to be 'open land'.</p>	<p>This General Area is connected to Millhouse Green. Millhouse Green and Thurlstone are identified as two distinct villages within the Barnsley Settlement Assessment (Jacobs, Update 2007). These villages connect to Penistone Urban Area as part of a linear chain of settlements.</p> <p>PEN6 is not connected to the Penistone Urban Area, but is connected to the village of Millhouse Green and is therefore likely to have some role in protecting the openness of the Green Belt at this location.</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 function to protect a strategic gap between Penistone and Urban Barnsley.</p>	
Displays low levels of containment within the existing development patterns.	<p>5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p>3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form.</p> <p>1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .</p>	<p>The boundary of the Green Belt which adjoins Millhouse Green is irregular in part, particularly neighbouring the school and playing field, which may be considered for 'rounding off' of the Millhouse Green settlement. This portion of the site is therefore partly contained and does have a moderately strong functional relationship with existing built form and</p>	
Total Score		3 / 5	
Assisting in	Positively enhances the	5: Supports four or more 'beneficial uses' of the	The General Area contains a number of footpaths which provide

safeguarding the countryside from encroachment	beneficial use of the Green Belt, by providing access to the countryside, provide opportunities for outdoor sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.	Green Belt which serve a Local, Borough and Regional audience. 3: Supports two or three 'beneficial uses' which may be less well promoted and be valued by a Local or Borough audience 1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.	recreational value and allow for visual appreciation of the landscape.
	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).	Very Low levels of development and the topography of the site result in very high levels of openness with particularly valuable views back towards Millhouse Green, Thurlstone, Penistone and rural Barnsley. Green Belt within this General Area strongly protects the intrinsic openness of the countryside.
	Total Score:		5/ 5
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of 'essential gaps' between these larger settlements or	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	This General Area is connected to the village of Millhouse Green. Millhouse Green and Thurlstone are defined villages which connect to Penistone Urban Area as part of a linear chain of settlements. There are no settlements to the north of PEN6 and the only built form comprises the employment site at Crow Edge in the east. This employment site is significantly over 4km to the west.

	settlements outside the borough.	from merging 1: a 'wide gap' or an area of Green Belt which does protect a land gap between settlements	Therefore, release of this General Area is unlikely to impinge on any 'essential gap' or to result in coalescence of neighbouring towns merging.
	Total Score		1/ 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	Areas surrounding Royd Moor and Little Royd Farm provide long-line views to Penistone Urban Area and neighbouring hills, and therefore have the potential to support the setting and special character of the Penistone Conservation Area. The topography of the General Area may permit some small scale development nearer to Millhouse Green settlement. Three Grade II buildings comprising the Carr House and Royd Farmhouse and Barn also exist within the General Area.
	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.	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.	Whilst the playing pitch adds to the irregularity of the built form at Millhouse Green, the Green Belt boundary has largely assisted in maintaining the shape of settlement.
	Total Score		3 / 5
Total			16/ 25

8.1.2 Functional Relationship to Existing Built Form

PEN6 attains a score of 16 out of 25, which indicates that this General Area is strongly fulfilling the purposes of the Green Belt.

The existing Green Belt boundary which adjoins the built form of Millhouse Green is irregular in part. In particular, south eastern areas of this General Area do have a moderately strong functional relationship with the built form of Millhouse Green.

Very Low levels of built form and a steeply inclining topography to the north result in very high levels of openness with particularly valuable views back towards Millhouse Green, Thurlstone, Penistone Conservation Area and rural Barnsley. With two Grade II listed building within the General Area, PEN6 does strongly assist in safeguarding the countryside from encroachment and preserving historically valuable views back towards the settlements of Millhouse Green, Thurlstone and Penistone.

8.2 Conclusion for PEN6

Although this General Area has a moderate functional relationship with the built form of Millhouse Green, areas of PEN6 play a very strong role in assisting in safeguarding the countryside from encroachment, and preserving historically valuable views back towards the settlements of Millhouse Green, Thurlstone and Penistone and the setting of a number of listed heritage assets.

This General Area therefore strongly fulfils the role the Green Belt.

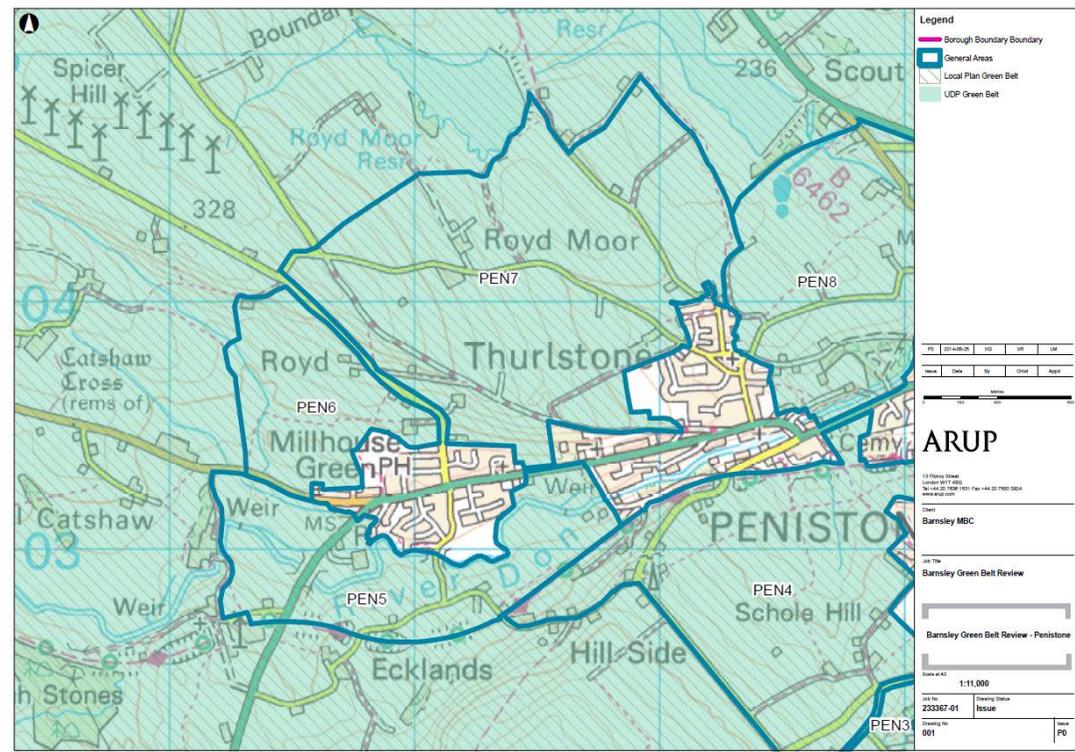
9 General Area – PEN 7

9.1 Stage 1: PEN7 General Area Assessment Proforma

9.1.1 Introduction

PEN7, which comprises a fan-shaped general area to the north of Millhouse Green and Thurlstone, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. PEN7 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 9.1 PEN7 General Area



Site Details	Site Reference	PEN7		
	Location	Land to the north of Millhouse Green and Thurlstone		
	Site Area (Ha)	163.2		
	Developed area	Percentage of development within the 'General Area'		
	Land adjoining the existing urban area	Low; General Area contains High Bank farm, Royd Moor House, Westfield Farm and ancillary buildings to Folly Farm		
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 largely regular built form to the north of Millhouse Green and the very irregular built form of Thurlstone. An area of safeguarded land alongside linear development on Manchester Road means that the Green Belt boundary adjoining Thurlstone is particularly irregular. The existing Green Belt boundary is therefore considered to be weak.</p> <p>Proposed Green Belt boundaries could comprise Royd Lane in the west and Penistone Boundary Walk in the north and east. Proposed boundaries are therefore considered to be fairly weak.</p> <p>Westfield Lane, High Bank Lane, Royd Moor Farm, and Slant Gate form strong 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 Penistone (and villages of Millhouse Green, Thurlstone and Oxspring)	<p>5: Contiguous to Penistone 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 Penistone and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Penistone but which does not protect land considered to be 'open land'.</p>	<p>The Barnsley Settlement Assessment (Jacobs, update 2007) identified Millhouse Green and Thurlstone as forming two distinct village areas.</p> <p>PEN7 protects the open land contiguous with the village areas of Millhouse Green and Thurlstone. The General Area is connected to Penistone via a linear chain of settlements.</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 function to protect a strategic gap between Penistone and Urban Barnsley.
	Displays low levels of containment within the existing development patterns.	<p>5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p>3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form.</p> <p>1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .</p>	<p>Taken as a whole, PEN7 is partially contained to the south by the built form of Millhouse Green and Thurlstone.</p> <p>The area to the south of Westfield Lane and the disused small scale quarry could constitute an appropriate area of consolidation, which could round off current development patterns.</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,	<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</p>	This General Area contains an area of Green Space and a number of Local Wildlife Sites (Royd Moor Reservoir, Small Shaw and High Bank Local Wildlife Site). Westfield Lane Quarry is a Regionally Important Geological Site.

	provide opportunities for outdoor sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.	may be valued by a local or no audience.	The General Area therefore promotes access to the countryside, supports biodiversity and provides visual amenity for local communities.
	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 topography of the site results in very high levels of openness with particularly valuable views back towards Millhouse Green and Thurlstone, and rural Barnsley</p> <p>However there are relatively high levels of built form, particularly surrounding Royd Moor Farm and Royd Moor House and development to the north of built form at Thurlstone.</p>
	Total Score:		3/ 5
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of 'essential gaps' between these larger settlements or settlements outside the borough.	<p>5: would represent an 'essential gap', where development would visually or physically reduce this to an unacceptable width.</p> <p>3: would represent a 'largely essential gap' or a 'narrow gap' where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging</p> <p>1: a 'wide gap' or an area of Green Belt which does protect a land gap between settlements</p>	<p>The Barnsley Settlement Assessment (Jacob, update 2007) identified Millhouse Green and Thurlstone as forming two distinct village areas.</p> <p>This General Area does have a strong function in protecting the 'largely essential and narrow gap' and village form of Thurlstone and Millhouse Green. Development must not result in a reduction of the 120m land gap and the score offered for this purposes reflects the narrow nature of this land gap.</p>
	Total Score		4/ 5
Preserve the setting	Make a positive contribution	5: 'General area'. contains a number of Grade I listed	There are no historic towns within Barnsley, however,

and special character of historic towns	to the setting or protect key views to conservation area or historic assets	<p>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 a number of listed features within PEN7 or in the built form to the south of PEN7, these include:</p> <ul style="list-style-type: none"> • L shaped range of barns immediately north of Royd Moor farmhouse (Grade II listed) • Church of St Saviour (Grade II Listed) and Vicarage (Grade II); and, • Royd Moor Farmhouse (Grade II Listed)
	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>	By the nature of the designation of land within PEN_7, the Green Belt boundary will have assisted in urban regeneration by encouraging the recycling of land within Thurlstone, Millhouse Green and Penistone.
	Total Score		3 / 5
Total			15/25

9.1.2 Functional Relationship to Existing Built Form

PEN7 achieved a score of 15 out of 25 within the General Area Green Belt Assessment Proforma. This score indicates that the Green Belt within PEN7 is only considered to be moderately fulfilling the five purposes of the Green Belt.

Further analysis of the site assessment proforma reveals that the southern sections of PEN7 have a stronger functional relationship with the existing built form of Millhouse Green and Thurlstone. In the east, the existing Green Belt boundary defined by the built form of Millhouse Green is largely regular. However, the area of safeguarded land and linear development along Manchester Road means that the existing Green Belt boundary as defined by the built form of Thurlstone in the east is very irregular.

In the northern sections of PEN7, the functional relationship with the built form of Thurlstone and Millhouse Green is reduced, and the topography of the site results in very high levels of openness with particularly valuable views back towards Millhouse Green and Thurlstone, and rural Barnsley. Development in this northern section of PEN7 would represent unchecked urban sprawl as this land is currently assisting in safeguarding the countryside from encroachment

Westfield Lane, Royd Moor Road and High Bank Lane are permanent features that could form a stronger boundary for the Green Belt which would endure beyond the Plan Period.

9.2 Stage 2: Technical Site Assessment

9.2.1 Overview

An overall score of 15 indicates that the Green Belt in PEN7 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 PEN7 is suitable for development, the 'general area' will be assessed against three technical site constraints which would limit opportunities for development. The three technical site constraint criteria used to appraise Green Belt land align with the criteria developed by Barnsley Metropolitan Borough Council as part of the Housing Sites Selection Methodology and Employment Sites Selection Methodology. This ensures that all sites (both within and outside of the Green Belt) are appraised in a consistent and robust manner.

9.2.2 Further Analysis of PEN7

Statutory Designations

PEN7 contains the Penistone Boundary Walk, a single Public Right of Way which connects to the Boundary Walk and an 'On Road Cycle Route' which connects Thurlstone to Royd Moor. There are no other international or national designations within PEN2.

Flood Risk

The Barnsley SFRA (2010) reveals that PEN7 is situated within Flood Risk Zone 1. The Area is therefore unencumbered by flood risk constraints.

The General Area does contain Royd Moor Reservoir, which is situated to the north of PEN7. The Barnsley SFRA sets out that Scout Dike Reservoir to the east of Royd Moor, is subject to surface water flooding (up to 1-2m).

Topography / Landscape / Visual

The topography within PEN7 is undulating, with land rising to approximately 320 AOD in the north west and sloping gently downwards towards Thurlstone (at 240AOD) in the south east. This topography results in very high levels of openness with particularly valuable views back towards Millhouse Green and Thurlstone, and rural Barnsley. Land steeply slopes towards the A628 Manchester Road in the south, which does provide some context to the separation of Thurlstone and Millhouse Green.

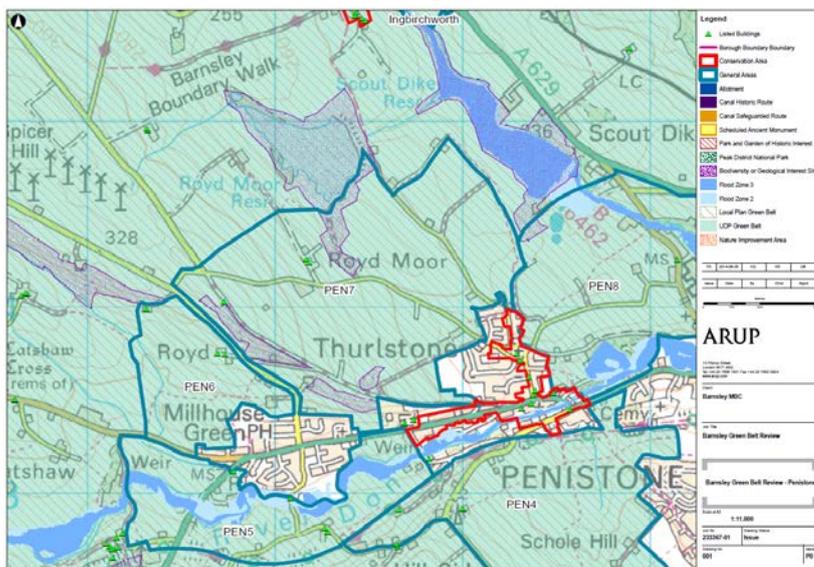
This General Area is identified as National Character Areas 37: Yorkshire Southern Pennine Fringe and 24 Coal Measures. Higher levels of built form to the south have diluted the rural character of the General Area.

Historic Environment

There are a number of listed features within PEN7 or in the built form to the south of PEN7, these include:

- L shaped range of barns immediately north of Royd Moor farmhouse (Grade II listed).
- Church of St Saviour (Grade II Listed) and Vicarage (Grade II).
- Royd Moor Farmhouse (Grade II Listed).

Figure 9.2 PEN7 Technical Site Constraints Assessment



9.2.3 Conclusion

The functional relationship of PEN7 to the existing built form at the site varies from north to south.

To the north, the topography of the site and presence of the reservoir results in very high levels of openness with particularly valuable views back towards Millhouse Green and Thurlstone, and rural Barnsley. Development in this northern section of PEN7 would represent unchecked urban sprawl as this land is currently assisting in safeguarding the countryside from encroachment.

The southern sections of PEN7 do have a stronger functional relationship with the existing built form of Millhouse Green in the west and Thurlstone in the east. In the west, the regular built form of Millhouse Green is already performing a function is restricting urban sprawl of Millhouse Green into the countryside. However areas of safeguarded land and linear development off Manchester Road means that the existing Green Belt boundary as defined by the built form of Thurlstone in the east is very irregular.

In the south east, Westfield Lane in combination with High Bank Lane, provides an opportunity to redefine the existing Green Belt boundary surrounding Thurlstone and strengthen it so that it is permanent, defensible and likely to endure beyond the lifetime of the Local Plan. Release of this area of Green Belt would not result in a reduction of the 'largely essential' gap between Thurlstone and Millhouse Green.

9.2.4 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 a Resultant Land Parcel from PEN7 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology. The aim of this stage is to identify the least constrained Green Belt land, which could be considered suitable for release and to identify a stronger Green Belt boundary.

Resultant Land Parcel – PEN7a

Land to the south of Westfield Lane and north of High Bank Lane is identified as a potential option to be released from the Green Belt. This Resultant Land Parcel provides an opportunity to strengthen the Green Belt boundary and creating a more permanent, defensible boundary which is likely to endure beyond the lifetime of the Local Plan.

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

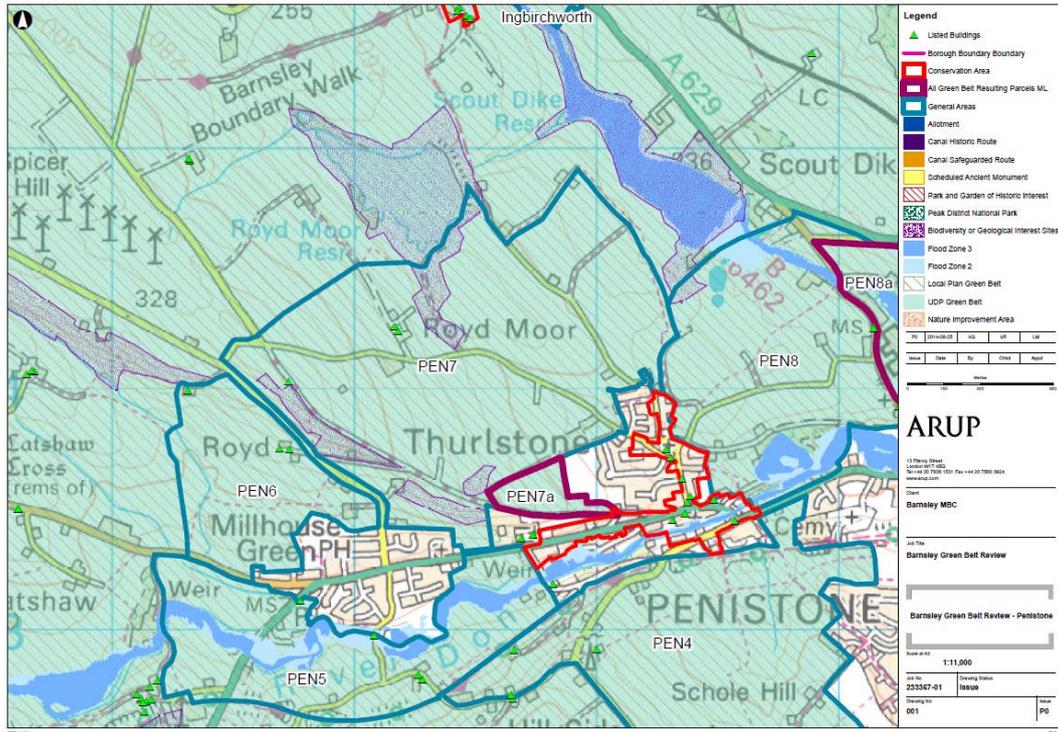
9.3.1 Overview

The following assessment is made on the basis that the land parcel in PEN7 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.

9.3.2 Re-appraisal of Resultant Land Parcel PEN7a

Green Belt Purpose	Assessment
To check the unrestricted sprawl of large built-up areas	New Green Belt boundaries would be defined by the permanent and defensible features of High Bank Lane in the south and Westfield Lane in the north. This boundary will check unrestricted sprawl of Thurlstone and result in a stronger, more consolidated Green Belt boundary.
To prevent neighbouring towns merging into one another	Westfield Lane would not result in a material reduction of the 'largely essential' gap between Thurlstone and Millhouse Green.
To assist in safeguarding the countryside from encroachment	The south western portion of the 'general area' displays a weaker rural character and lower levels of openness due to the built form at Westfield Farm. Release of this area of Green Belt land would serve to strengthen the rural character and openness of the General Area as a whole.
To preserve the setting and special character of historic towns.	Development in the land parcel would not impact on the heritage assets identified at Royd Moor Hall Farm or the listed assets within Thurlstone. Development in the land parcel would not have a detrimental impact on the character and nature of the organic form of Thurlstone.
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 9.3 PEN7a Resultant Land Parcel

9.4 Conclusion for PEN7

PEN7 achieves a score of 15 out of 25; this means that as a whole, the General Area is not deemed to be strongly fulfilling the purposes of the Green Belt.

To the north, the topography of the site and presence of the reservoir results in very high levels of openness with particularly valuable views back towards Millhouse Green and Thurlstone, and rural Barnsley. To the south, higher levels of built form and a flat topography reduce the perceived rural character and levels of openness.

The southern sections of PEN7 do have a stronger functional relationship with the existing built form of Millhouse Green in the west and Thurlstone in the east. An area of safeguarded land, linear development off Manchester Road means that the existing Green Belt boundary as defined by the built form of Thurlstone in the east is very irregular.

In the south east, Westfield Lane in combination with High Bank Lane provides an opportunity to redefine the existing Green Belt boundary surrounding Thurlstone and strengthen it so that it is permanent, defensible and likely to endure beyond the lifetime of the Local Plan. Release of this area of this Resultant Land Parcel would not result in a reduction of the 'largely essential' gap between Thurlstone and Millhouse Green or impact the General Area capacity to preserve the setting of listed features or the setting of the Thurlstone Conservation Area.

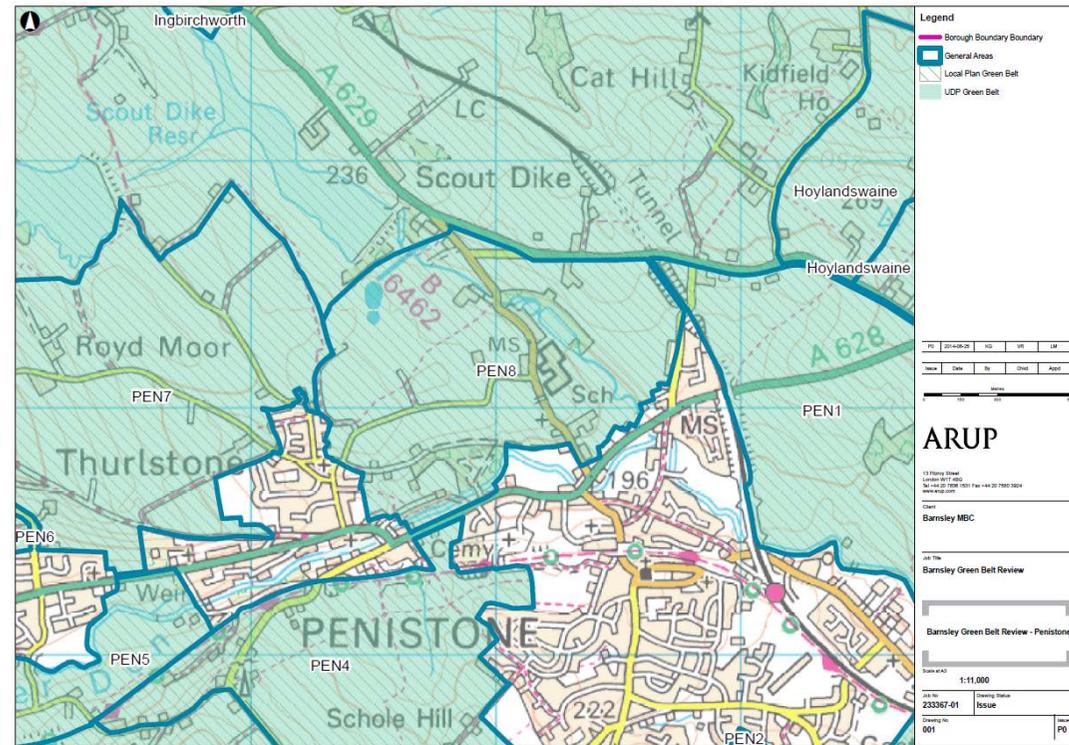
10 General Area – PEN 8

10.1 Stage 1: PEN8 General Area Assessment Proforma

10.1.1 Introduction

PEN8, which comprises a rhombus shaped area of Green Belt to the north east of Thurlstone and north west of Penistone, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. PEN8 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 10.1 PEN8 General Area



Site Details	Site Reference	PEN8		
	Location	North East of Thurlstone and North of Penistone		
	Site Area (Ha)	122.8		
	Developed area	Percentage of development within the 'General Area' Moderate, site comprises the Top of the Town Farm, the new Penistone Grammar School and old Penistone Grammar Buildings, Scout Bridge Farm and development lining Huddersfield Road		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form Moderate; 'general area' adjoins the built form of Thurlstone and Penistone		
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,</p>	<p>The existing Green Belt boundary comprises the intermittent and irregular built form surrounding the village of Thurlstone and the Conservation Area in the west, intermittent and irregular built form to the north of Penistone in the east and the course of the River Don in the south. Whilst the strong natural boundary of the River Don in the south represents a strong Green Belt boundary, both built form boundaries are relatively weak.</p> <p>The proposed boundaries of this General Area comprise the less-defined Penistone Boundary Walk and Ingbirchworth Road to the west, Halifax Road to the north and the railway line to the east. The Scout Bridge pond and Scout Dike, Huddersfield Road, Old Anna Lane and Work Bank Lane represent relatively strong internal features, which are likely to be durable.</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				

		regular or consistent. This boundary would adequately restrict urban sprawl .and provides a sense of permanence.	
Level of Containment			
Protect open land contiguous to Penistone (and villages of Millhouse Green, Thurlstone and Oxpring)	<p>5: Contiguous to Penistone 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 Penistone and would protect ‘open land’ from urban sprawl.</p> <p>1: Connected to Penistone but which does not protect land considered to be ‘open land’.</p>	<p>This General Area is connected to the northern portion of Penistone Urban Area and to the north east of the village of Thurlstone.</p> <p>As a result of the moderate levels of built form within this General Area, particularly around the Grammar School and Huddersfield Road, the level of openness is weakened. Therefore, whilst the General Area is connected to Penistone Urban Area, it is not considered to protect open land from 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>This General Area does not protect a strategic gap between Penistone and the built form of Urban Barnsley.</p>	
Displays low levels of containment within the existing development patterns.	<p>5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p>3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form.</p> <p>1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .</p>	<p>As a whole, PEN8 is only partially contained within the existing built form.</p> <p>The area to the east and west of Huddersfield Road would benefit from consolidation of built form. To the west, the area of consolidation could be defined by the River Don, the playing fields and built form to the north of Huddersfield Road. To the east the area of consolidation could be defined by Scout Dike.</p>	

	Total Score		2 / 5
Assisting in safeguarding the countryside from encroachment	Positively enhances the beneficial use of the Green Belt, by providing access to the countryside, provide opportunities for outdoor sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.	<p>5: Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience.</p> <p>3: Supports two or three 'beneficial uses' which may be less well promoted and be valued by a Local or Borough audience</p> <p>1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>This Green Belt General Area contains the Penistone Boundary Walk, views to the Scout Dike Reservoir and views southwards into Penistone, the River Don corridor and a number of footpaths.</p> <p>The General Area therefore promotes access to the countryside, supports visual amenity and offers enhanced biodiversity as a result of the water bodies.</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>Levels of openness within this General Area are mixed. Moderate levels of development, particularly surrounding the school and Huddersfield Road, reduce the perception of entry into the countryside and reduce the level of openness around the General Area.</p> <p>To the north and north west of this General Area, particularly near the Scout Dike Reservoir, the level of openness is higher. At this location, there is a largely unspoilt rural character.</p>
	Total Score:		3/ 5
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of 'essential gaps' between these larger settlements or settlements outside the borough.	<p>5: would represent an 'essential gap', where development would visually or physically reduce this to an unacceptable width.</p> <p>3: would represent a 'largely essential gap' or a 'narrow gap' where there may be scope for some development, but were the overall openness and the scale of the gap is important</p>	<p>This General Area connects to Thurlstone in the south west and to the Penistone Urban Area.</p> <p>Western portions of this General Area, particularly between Milner Avenue and Stottercliffe Road protect a 'narrow and largely essential gap' which prevents coalescence between Penistone Urban Area and the village of Thurlstone. Scoring reflects the very narrow</p>

		to restrict settlements from merging 1: a 'wide gap' or an area of Green Belt which does protect a land gap between settlements	nature of this land gap, approximately 70m, and it is fundamentally important that the development does not reduce locally important land gap.
	Total Score		4/ 5
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or 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	The General Area contains a number of Grade II listed buildings, including: <ul style="list-style-type: none"> • Milestone built into wall and adjacent to Netherfield Congregational Chapel (Grade II) • Milestone approximately 100m north of Penistone Grammar School The General Area also has some role in protecting the setting of the Thurlstone Conservation Area.
	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.	Whilst the General Area has sought to restrict some development within the countryside surrounding Penistone, and reciprocally directed development to locations within the urban area of Penistone, there are areas around Huddersfield Road and the School which has reduced the perceived strength of the Green Belt in achieving regeneration is reduced.
	Total Score		3 / 5
Total			15/ 25

10.1.2 Functional Relationship to Existing Built Form

PEN8 attains a score of 15 out of 25 within the General Area Assessment Proforma, which suggests that Green Belt at this location is only moderately fulfilling the purposes identified within the National Planning Policy Framework.

Further analysis of the proforma indicates that the strength of the current Green Belt boundary and the functional relationship of the General Area to the existing built form vary across PEN8.

South of Old Anna Lane and west of Huddersfield Road, there is strong functional relationship of Great Belt land to the existing built form of Penistone and Thurlstone. Whilst the south western portion of PEN8 only weakly functions to safeguard the countryside from encroachment, this area does strongly support a very 'narrow and largely essential gap' which prevents coalescence between Penistone Urban Area and the village of Thurlstone and preserves the setting of the Thurlstone Conservation Area.

To the north of Old Anna Lane and particularly near the Scout Dike reservoir, levels of openness are higher and the rural character remains unspoilt. Northern and north western areas of the General Area have a weak functional relationship with existing built form and strongly assist in safeguarding the countryside from encroachment.

To the east of PEN8, the current Green Belt boundary is complicated by the built form of the school and irregular built form off Wellhouse Lane; the strength of the boundary in checking the unrestricted sprawl of urban areas is therefore perceived to be weak. Consolidation of the semi-urban eastern portion of PEN8 could have a strong functional relationship with the built form of Penistone. Development within the eastern portion of the General Area would not result in a reduction of an important land gap between surrounding settlements.

Scout Bridge pond, Scout Dike and Huddersfield Road represent strong internal features which that could form a stronger boundary for the Green Belt which would endure beyond the plan period.

10.2 Stage 2: Technical Site Assessment

10.2.1 Overview

An overall score of 15 indicates that the Green Belt in PEN8 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 PEN8 is suitable for development, the 'general area' will be assessed against three technical site constraints which would limit opportunities for development. The three technical site constraint criteria used to appraise Green Belt land align with the criteria developed by Barnsley Metropolitan Borough Council as part of the Housing Sites Selection Methodology and Employment Sites Selection Methodology. This ensures that all sites (both within and outside of the Green Belt) are appraised in a consistent and robust manner.

10.2.2 Further Analysis of PEN8

Statutory Designations

This General Area contains three Public Rights of Way which connect to the Penistone Boundary Walk and Thurlstone to Penistone.

Flood Risk

The Barnsley SFRA (2010) reveals that PEN8 is partially situated within Flood Risk Zone 3 to the south

Areas to the south of Scout Dike Reservoir are subject to a greater than 1.5m flood inundation from overtopping flood events and Scout Dike is subject to surface water flooding of more than 2 metres.

Topography / Landscape / Visual

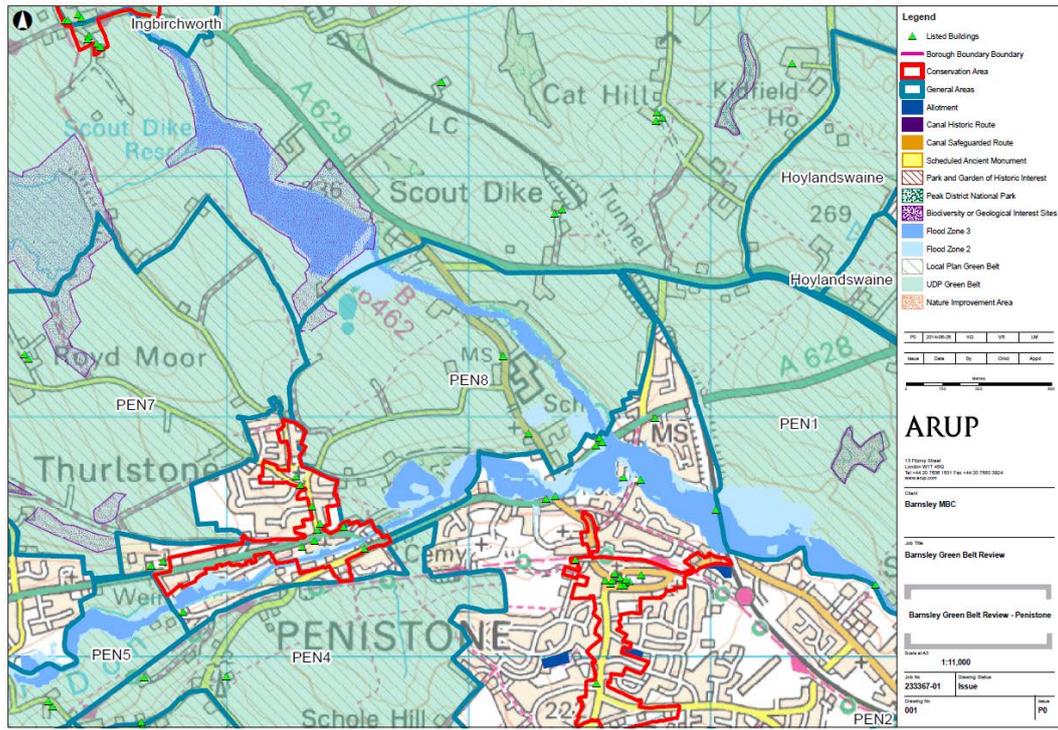
The topography within PEN8 slopes towards the built form of Penistone.

The character of the landscape to the east of Huddersfield Road has been diluted by new Advanced Learning Centre school development.

The General Area is identified as Lowland Meadows, Deciduous Woodland and Undetermined Grassland BAP Priority Habitats. The General Area is within National Character Area 37 Yorkshire Southern Pennine Fringe and National Character Area 38 Nottinghamshire, Derbyshire and Yorkshire Coalfield.

Historic Environment

The General Area is connected to and provides some long-line views towards the northern portion of Penistone Urban Area and the eastern portion of Thurlstone village. It is likely to protect the setting of both the Penistone Conservation Area and the Thurlstone Conservation Area.

Figure 10.2 Technical Site Constraints Assessment

10.2.3 Conclusion

PEN8 can be divided into two distinct halves by Huddersfield Road.

To the east of Huddersfield Road, the existing Green Belt boundary is at its weakest. The boundary provided by the irregular built form to the north of Barnsley Road is not strongly fulfilling the purposes of the Green Belt and is not effective in checking unrestricted sprawl or safeguarding the countryside from encroachment. The continuation of the residential built form and the development of the new school has also compromised the strength and effectiveness of the Green Belt boundary along Huddersfield Road. This eastern section of PEN8 does however have a stronger functional relationship with the existing built form of Penistone and development could represent an opportunity to consolidate the current built form.

In combination, Huddersfield Road, the Huddersfield-Barnsley Railway line and Halifax Road provide an opportunity to redefine the existing Green Belt boundary and strengthen it so that it is permanent, defensible and likely to endure beyond the lifetime of the Local Plan.

To the east of Huddersfield Road, the Green Belt boundary has a strong role in preventing Penistone and the village Thurlstone from merging and safeguarding the countryside from encroachment.

10.3 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 PEN8 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology.

Resultant Land Parcel

The land parcel identified as a potential option to be released from the Green Belt is situated to the east of Huddersfield Road, south of Halifax Road and West of Huddersfield -Barnsley Railway. This would represent an opportunity to consolidate the built form surrounding Huddersfield Road and create a more permanent, defensible boundary which is likely to endure beyond the lifetime of the Local Plan.

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

10.4.1 Overview

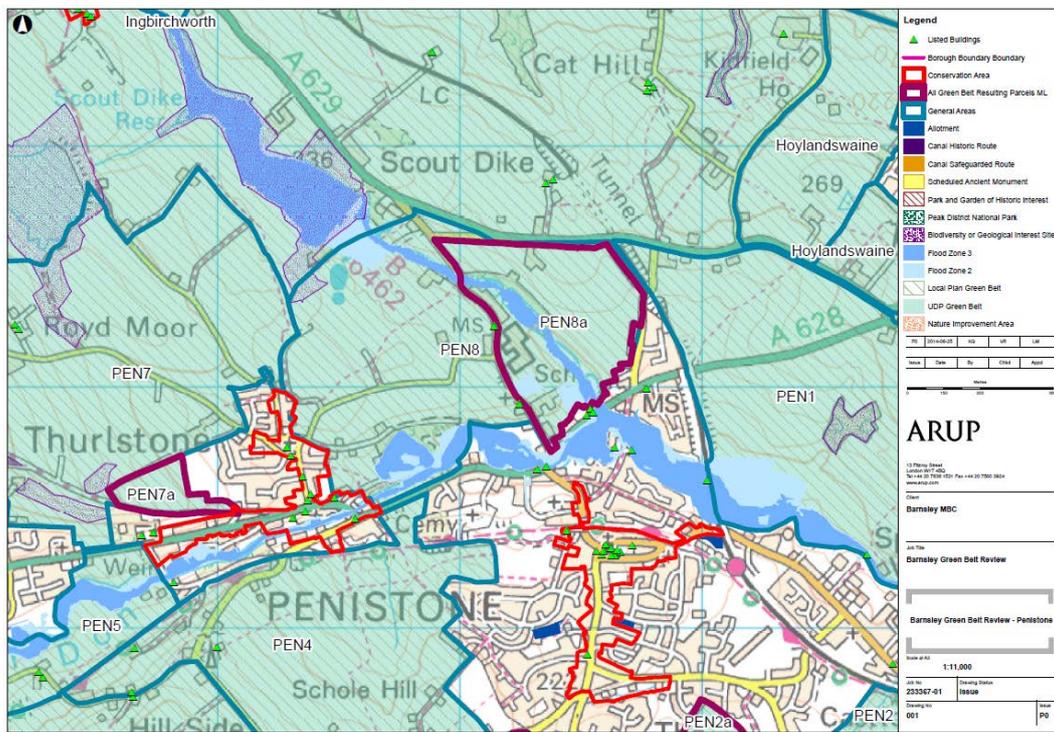
The following assessment is made on the basis that the land parcel in PEN2 is removed from the Green Belt. This allows the ‘new’ Green Belt boundary to be tested against the five Green Belt purposes as defined within the NPPF, and to ensure that the ‘new’ Green Belt boundary is appropriate, defensible and likely to be permanent. 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.

10.4.2 Re-appraisal of Resultant Land Parcel PEN8a

Green Belt Purpose	Assessment
To check the unrestricted sprawl of large built-up areas	The newly defined Green Belt boundary would be defined by the permanent features of Huddersfield Road, Halifax Road and the Sheffield-Barnsley Railway line. This boundary will check unrestricted sprawl with development unable to go further than the road and rail boundaries. On this basis the boundary would be significantly stronger than currently exists at Penistone.
To prevent neighbouring towns merging into one another	Development within the area contained by Huddersfield Road, Halifax Road and the Sheffield- Barnsley railway line would not reduce the ‘narrow and largely essential gap’ between Penistone and Thurlstone. Development within this gap would reduce the land gap between Penistone and Hoylandswaine to 1.3km and reduce the gap between Penistone and Ingbirchworth to 1.6km.

<p>To assist in safeguarding the countryside from encroachment</p>	<p>The new boundary based on the road network would serve to safeguard the countryside from encroachment. Development within the eastern portion of PEN8 would not impact the more valuable open countryside of the west.</p>
<p>To preserve the setting and special character of historic towns.</p>	<p>Given the high levels of built form within the General Area and the recent construction of the ALC school, development in the land parcel is unlikely to have a further detrimental impact on the character and nature of Penistone. The topography does support some views towards Penistone from Halifax Road, which should be encouraged to be preserved.</p>
<p>To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>	<p>In creating a stronger, permanent boundary the newly defined Green Belt would continue to assist the overall objective to deliver urban regeneration.</p>

Figure 10.3 PEN8a Resultant Land Parcel



10.5 Conclusion for PEN8

From analysis of the Green Belt Site Assessment Proforma it appears that the current Green Belt boundaries within PEN8 are not strongly fulfilling the purposes of the Green Belt.

To the east of Huddersfield Road, the existing Green Belt boundary is at its weakest. The boundary provided by the irregular built form to the north of Barnsley Road is not strongly fulfilling the purposes of the Green Belt and is not effective in checking unrestricted sprawl or safeguarding the countryside from encroachment. The continuation of the residential built form and the development of the new school have also compromised the strength and effectiveness of the

Green Belt boundary along Huddersfield Road. This eastern section of PEN8 does however have a stronger functional relationship with the existing built form of Penistone and development could represent an opportunity to consolidate the current built form.

An assessment of relevant site constraints reveals that the eastern portion of the General Area is moderately constrained along Scout Dike by the risk of surface water flooding from Scout Dike Reservoir.

In combination, Huddersfield Road, the Sheffield-Huddersfield Railway line and Halifax Road provide an opportunity to redefine the existing Green Belt boundary and strengthen it so that it is permanent, defensible and likely to endure beyond the lifetime of the Local Plan.

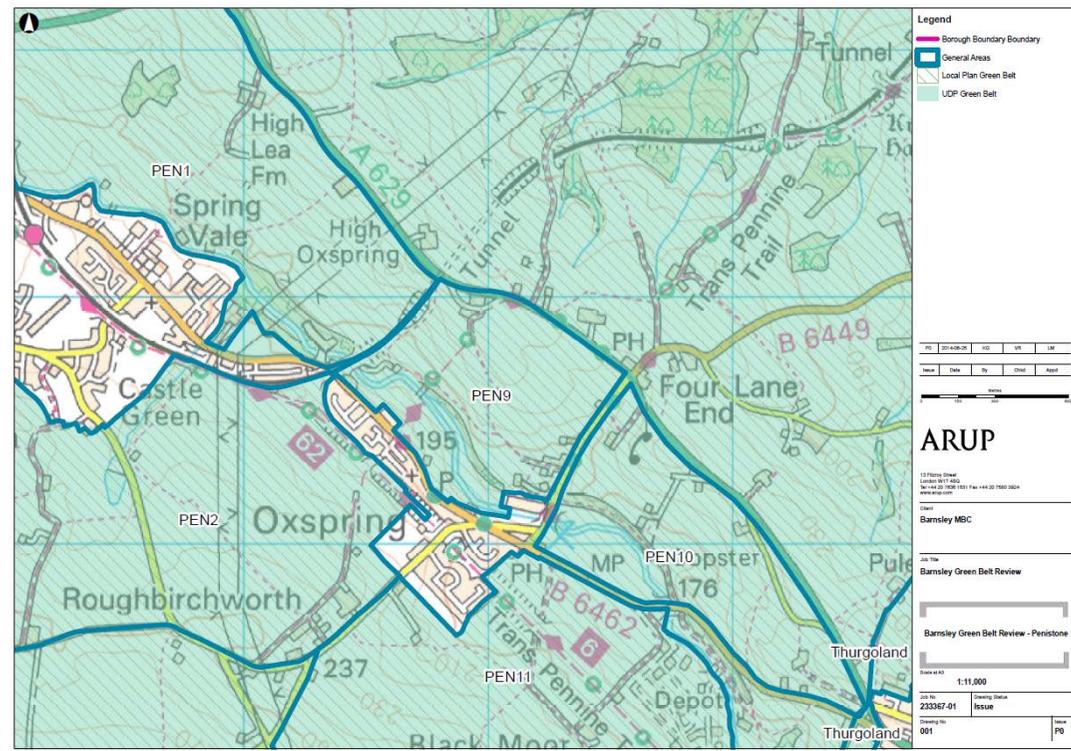
11 General Area PEN9

11.1 Stage 1: PEN9 General Area Assessment Proforma

11.1.1 Introduction

PEN9, which comprises a quadrangular area of Green Belt to the north of Oxspring and south of the A629, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. PEN9 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 11.1 PEN9 General Area



Site Details	Site Reference	PEN9		
	Location	North of Oxspring and south of the A629		
	Site Area (Ha)	641.8		
	Developed area	Percentage of development within the 'General Area': Low – Moderate: Development within this area comprises Willow Lane Top Farm, Bower Hill Farm and a number of dwelling houses to the south west of the site.		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form Low; 'general area' adjoins two small areas of built form to the north east of Oxspring		
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 boundary of the Green Belt is well defined by the 'hard infrastructure' of the B6462 to the south west. This boundary is less defined in places, particularly to the south east, where the existing built form of Oxspring has sprawled beyond this road boundary. The existing Green Belt boundary is therefore mixed, but generally strong.</p> <p>The proposed Green Belt boundary could comprise the Huddersfield-Barnsley rail line to the north west, the A629 to the north and the B6449 to the south east. The proposed boundary of PEN9 is therefore considered to be durable. There are a number of internal features within the general area, including the River Don and associated green corridor, which would constitute strong internal boundaries should further sub-division of the General Area take place.</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 Penistone (and villages of Millhouse Green, Thurlstone and Oxspring)	<p>5: Contiguous to Penistone 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 Penistone and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Penistone but which does not protect land considered to be 'open land'.</p>	<p>This General Area is connected to the village of Oxspring, which is linked via a linear chain of settlements to the urban area of Penistone.</p> <p>PEN9 is therefore connected to the Oxspring and supports relatively 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>This General Area has only a very weak function in protecting a strategic gap between Penistone and Urban Barnsley. The land gap between the north eastern tip of Penistone and Dodworth is approximately 4.5km.</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 rounding of the built form .</p>	<p>Development to the north of the B6462 would be largely independent of current development patterns. However there are two areas which are more contained within the existing built form:</p> <ul style="list-style-type: none"> • Around Bower Hill Farm and Manor Lane, there are a number of farm-buildings and a number of small dwellings which have fractured the strength of the Green Belt. Alongside a small number of dwellings which exist to the north of the B6462, an opportunity exists to remove this fractured area of Green Belt. The level of consolidation and the functional relationship of this parcel would be limited by the presence of the River Don corridor. • A second highly contained area of Green Belt exists to the north east of Sheffield Road and to

			the south of the River Don Corridor. This would allow for consolidation of the irregular residential development to the north east of Sheffield Road.
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>	<p>PEN9 contains the Trans Pennine Trail, a series of Public Rights of Way which traverse the site and allotments. The Don River Corridor provides a level of visual and landscape amenity.</p> <p>The General Area therefore promotes access to the countryside, supports opportunities for outdoor sport and enhances visual amenity.</p>
	Protects the openness of the countryside and is least covered by development.	<p>5 represents a ‘general area’ which protects the intrinsic openness of the countryside. This may include general areas which are considered locally important to maintaining the openness of the Green Belt or which have a strong unspoilt rural character. These areas will contain less than 5% built form.</p> <p>3 represents a ‘general area’ which possesses a largely rural, open character with a low level of built form (less than 25% built form).</p> <p>1 represents a ‘general area’ which possesses a semi-urban character and built form, or which possesses large areas of previously developed land (more than 25% built form).</p>	<p>The River Corridor dissects the perceived level of openness which the General Area provides. To the north of PEN9, the Green Belt has a more rural feel which is complemented by a falling topography to the south. A concentration of farmsteads and a small number of residential dwellings off Bower Hill does assist in reducing the rural character of this General Area.</p> <p>The area to the south of the River Corridor has a weaker rural feel, as a result of a strong tree buffer which follows the course of the river. Moderate levels of built form within this area also seek to reduce the rural nature of this General Area.</p> <p>Long-range, unspoiled views from the north west of PEN9 to the built form of Penistone and Oxspring alongside the declining topography of the site, contribute to the setting of Penistone and perception of a rural village within Barnsley.</p> <p>Views around the southern portion of the site are limited by the dense tree buffer around the River Don.</p>

	Total Score:		3/ 5
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of 'essential gaps' between these larger settlements or settlements outside the borough.	5: would represent an 'essential gap', where development would visually or physically reduce this to an unacceptable width. 3: would represent a 'largely essential gap' or a 'narrow gap' where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging 1: a 'wide gap' or an area of Green Belt which does protect a land gap between settlements	The village of Thurgoland lies 1.5km to the south east of PEN9. Development within this General Area would therefore physically reduce this largely essential gap between Oxspring and Thurgoland, however this land gap is relatively wide. The eastern portion of this General Area alongside the operational rail line does play a role in protecting the 'largely essential gap and very narrow' between Oxspring and Penistone, although coalescence has already mostly occurred.
	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 within Barnsley and there is only one listed building within this General Area which comprises the Grade II Listed Willow Bridge (approximately 300 metres north of Willow Lane Bungalow).
	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	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	The Green Belt in PEN9 has sought to focus development to other land within Oxspring.

	development activity into the urban area.	location is not considered to be strongly assisting in urban regeneration.	
	Total Score		3 / 5
Total			15 / 25

11.1.2 Functional Relationship to Existing Built Form

PEN9 achieved a score of 15 out of 25 within the General Area Green Belt Assessment Proforma. This score indicates that the Green Belt within PEN9 is only considered to be moderately fulfilling the five purposes of the Green Belt.

Further analysis of the site assessment proforma reveals that the southern portion of PEN9 has a stronger functional relationship with the existing built form of Oxspring. To the south of the River Don corridor, a strong tree-buffer and moderate levels of built form reduce the rural nature and levels of openness within this General Area.

Towards the north of PEN9, the Green Belt has a more rural feel which is complemented by a falling topography to the south. Whilst long-range, unspoiled views to the south west from the A629 contribute to the rural setting of Penistone, a concentration of farmsteads and a small number of residential dwellings off Bower Hill does assist in reducing the overall rural character of this General Area.

The River Don forms a strongly defined internal feature that dissects the level of openness within the General Area and the strength of the functional relationship with the existing built form. To the north of the River Don Corridor, the General Area has a weak functional relationship with the built form of Oxspring and high levels of openness and to the south, this General Area has a strong functional relationship with the built form and lower levels of openness.

11.2 Stage 2: Technical Site Assessment

11.2.1 Overview

An overall score of 15 indicates that the Green Belt in PEN9 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 PEN 9 is suitable for development, the 'general area' will be assessed against three technical site constraints which would limit opportunities for development. The three technical site constraint criteria used to appraise Green Belt land align with the criteria developed by Barnsley Metropolitan Borough Council as part of the Housing Sites Selection Methodology and Employment Sites Selection Methodology. This ensures that all sites (both within and outside of the Green Belt) are appraised in a consistent and robust manner.

11.2.2 Further Analysis of PEN9

Statutory Designations

The Trans-Pennine Trail dissects PEN9 to the east and is a nationally designated cycle route. There are no other international or national designations within PEN2. There are two other Public Rights of Way which traverse the General Area from east to west.

Flood Risk

The River Don traverses the General Area from west to east. The Barnsley SFRA (2010) reveals that area surrounding the River Don corridor is Flood Zone 3 with small areas of Flood Zone 2. The Barnsley SFRA (2010) identifies that Green Belt land within PEN9 is unconstrained by Surface Water Flooding.

The developable portion of this General Area is therefore limited by the extent of the Flood Risk Zones. The area to the south west of the River Don corridor and the northern portion of the General Area are surrounding the built form of Oxspring and Green Belt land to the north is relatively unconstrained by Flood Risk.

Topography / Landscape / Visual

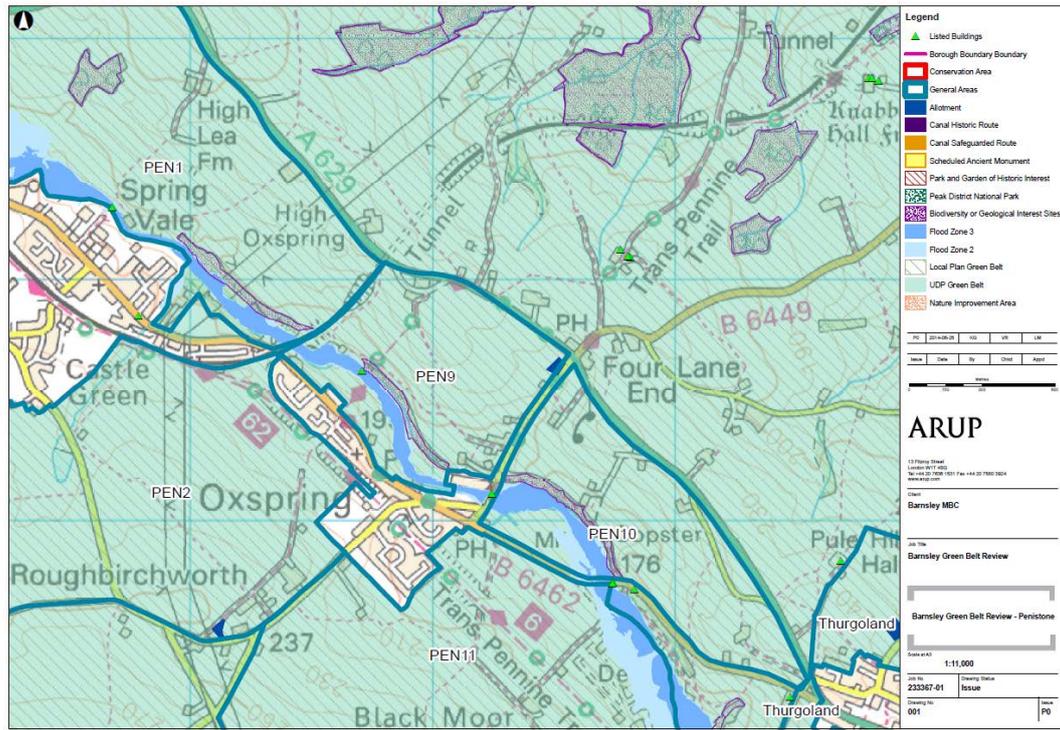
The landscape is identified as National Character Area 37 Yorkshire Southern Pennine Fringe and National Character Area 38 Nottingham, Derbyshire and Yorkshire Coalfield.

The topography within PEN9 rises from the built form and the River Corridor in the south to the largely open area to the north. The River Don forms a strongly defined internal feature that dissects the level of openness within the General Area. To the north, the Green Belt has a more rural feel which is complemented by a falling topography to the south. A concentration of farmsteads and a small number of residential dwellings off Bower Hill does assist in reducing the rural character of this General Area.

The area to the south of the River Corridor has a weaker rural feel, as a result of a strong tree buffer which follows the course of the river. Moderate levels of built form within this area also seek to reduce the rural nature of this general area.

Historic Environment

There is only one listed building within this 'General Area which comprises the Grade II Listed Willow Bridge (approximately 300 metres north of Willow Lane Bungalow).

Figure 11.2 PEN9 Technical Site Constraints

11.3 Conclusion

The River Don Corridor dissects the General Area into two distinct halves.

To the north of the River Don, relatively low levels of development and a gently declining topography leads to a General Area which assists in safeguarding the countryside from encroachment and which supports valuable views back across Oxspring and Penistone, and eastwards towards Thurgoland and rural Barnsley. Development along Bower Hill does reduce the perceived openness and rural character within the General Area’.

To the south of the River Don, the Green Belt has a stronger functional relationship with the existing built form and would result in a natural rounding-off of Oxspring. It is relatively unconstrained by Flood Risk and a strong tree-buffer and moderate levels of built form reduce the rural nature and capacity for the General Area to safeguard the countryside from encroachment.

The River Don there provides an opportunity to redefine the existing Green Belt boundary and strengthen it so that it is permanent, defensible and likely to endure beyond the lifetime of the Local Plan.

11.3.1 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 a Resultant Land Parcel from PEN9 that could be put forward

for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology.

Resultant Land Parcel PEN9a

The land parcel identified as a potential option to be released from the Green Belt is situated to the south of PEN9.

The land parcel provides the opportunity to re-define the Green Belt boundary by utilising the River Don Corridor to create a more permanent, defensible boundary which is likely to endure beyond the lifetime of the Local Plan.

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

11.4.1 Overview

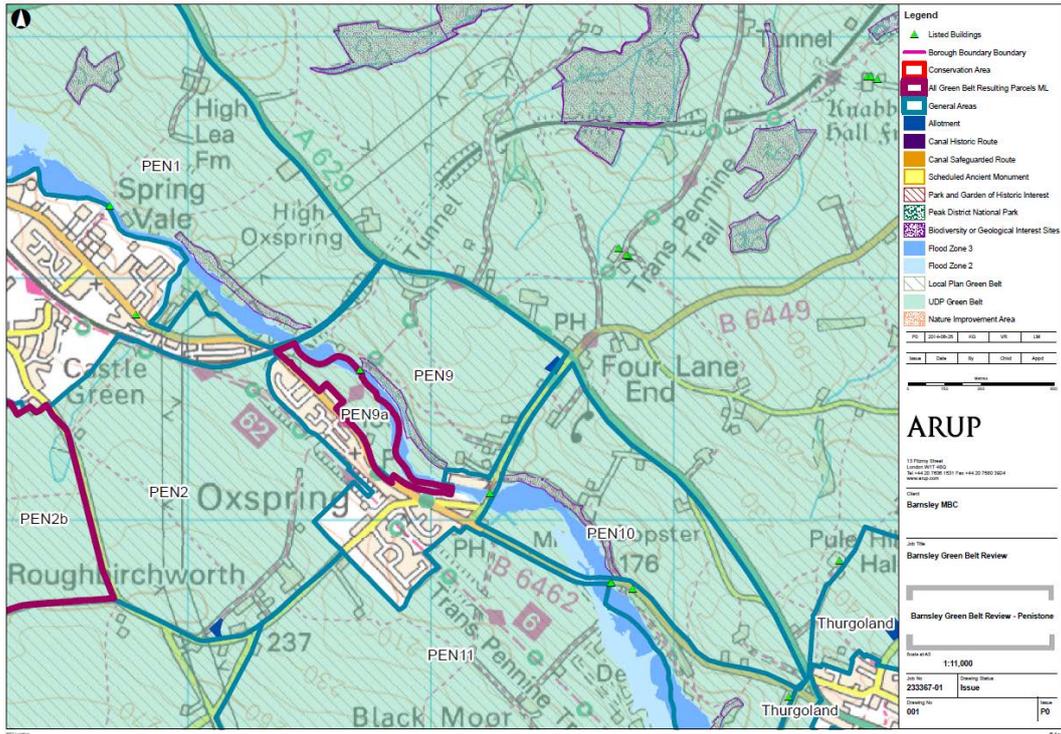
The following assessment is made on the basis that the land parcel in PEN9 is removed from the Green Belt. This allows the 'new' Green Belt boundary to be tested against the five Green Belt purposes as defined within the NPPF, and to ensure that the 'new' Green Belt boundary is appropriate, defensible 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.

11.4.2 Re-appraisal of Resultant Land Parcel PEN9a

Green Belt Purpose	Assessment
To check the unrestricted sprawl of large built-up areas	The newly defined Green Belt boundary would be defined by the permanent River Don Corridor. This boundary will check the unrestricted sprawl of Oxspring and allow for a consolidation of built form along Sheffield Road. On this basis the boundary would be significantly stronger than currently exists at Penistone.
To prevent neighbouring towns merging into one another	Development to the south of the River Don Corridor would imitate the linear residential built form to the south of Sheffield Road. Release of this Green Belt land would not result in any further coalescence between Oxspring and Springvale.
To assist in safeguarding the countryside from encroachment	The new boundary within the highly contained area to the south of the River Don Corridor would serve to safeguard the more valuable countryside to the north from encroachment.
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 Oxspring or Springvale.
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 11.3 PEN9a Resultant Land Parcel



11.5 Conclusion for PEN9

PEN9 attains a score of 15 out of 25 in the General Area Assessment Proforma, which indicates that the Green Belt at this location is only moderately fulfilling the purposes defined within the National Planning Policy Framework.

Whilst the area to the north of the River Don strongly assists in safeguarding the countryside from encroachment, the area to the south of the River Don a stronger functional relationship with the existing built form and would result in a natural rounding-off of Oxspring. This southern portion of the General Area is relatively unconstrained by Flood Risk and a strong tree-buffer and moderate levels of built form reduce the rural nature and capacity for the General Area to safeguard the countryside from encroachment.

The Resultant Land Parcel which could potentially be released from the Green Belt comprises the area to the south of the River Don.

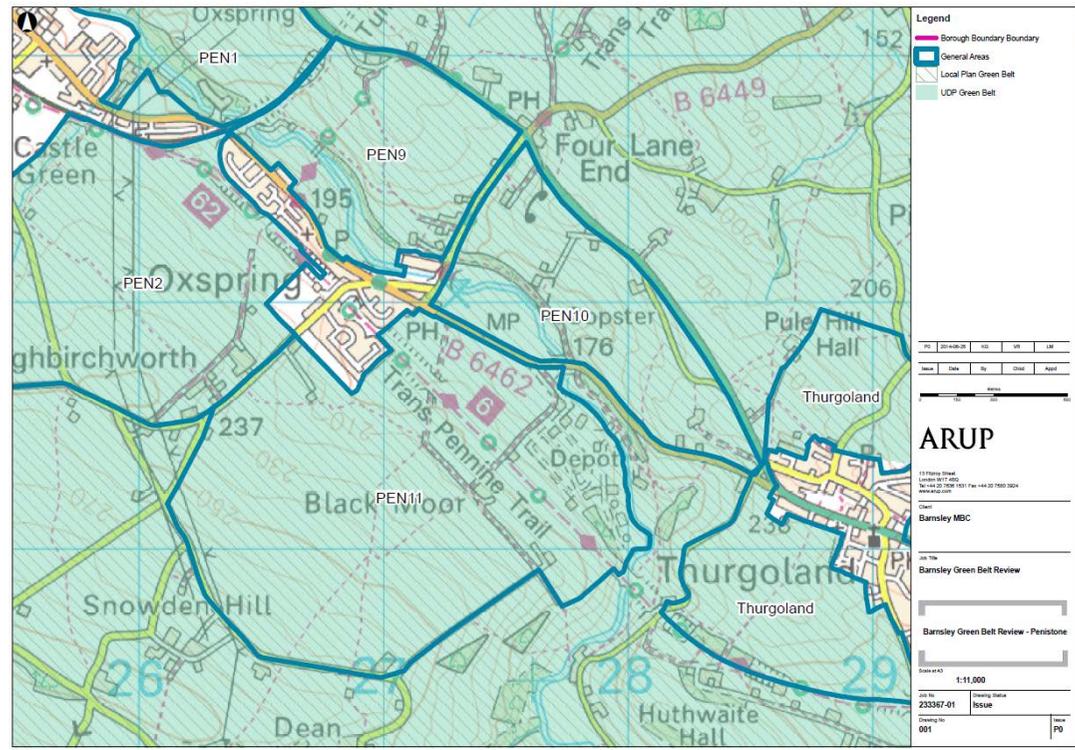
12 General Area – PEN 10

12.1 Stage 1: PEN10 General Area Assessment Proforma

12.1.1 Introduction

PEN10, which comprises the linear area of Green Belt to the east of Oxspring, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. PEN10 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 PEN10 General Area



Site Details	Site Reference	PEN10		
	Location	East of Oxspring and West of Thurgoland.		
	Site Area (Ha)	67.5		
	Developed area	Percentage of development within the 'General Area': Low; Upper Pickliffes Farm, Lowe Picliffes Farm, Copster Farm and Copster Farm House		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form Very Low; small portion of Oxspring adjoins the Green Belt 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 formed by the B6449 and the conclusion to the built form east of Oxspring. Although there are a small number of buildings within the Green Belt at the junction between Bower Hull and the B6462, this Green Belt boundary is considered to be strong and support a natural conclusion to Oxspring.</p> <p>The proposed boundary could consist of the B6449 to the west, the A629 to the north and the B6462 to the south. The proposed boundary is well-defined and durable.</p> <p>The River Corridor, supported by the rising topography to the east of the General Area represents a strong internal boundary.</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 Penistone (and villages of Millhouse Green, Thurlstone and Oxspring)	<p>5: Contiguous to Penistone 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 Penistone and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Penistone but which does not protect land considered to be 'open land'.</p>	<p>This General Area adjoins the tip of the village of Oxspring, which in turn connects to Penistone Urban Area.</p> <p>Aside from the land south of the River Corridor, the General Area is largely rural and open in nature. This is supported by the low levels of development within the area.</p>
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p>5: 'general area' which is fundamental to maintaining a 'strategic gap' of less than 1.5km between the Town Centre and neighbouring larger towns.</p> <p>3: 'general area' which protects a 'strategic gap' which is already more than 1.5km wide.</p> <p>1: 'general area' which does not function to protect a 'strategic gap'.</p>	<p>This General Area has only a very weak function in protecting a strategic gap between Penistone and Urban Barnsley. The land gap between the north eastern tip of Penistone and Dodworth is approximately 4.5km.</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 rounding of the built form.</p>	<p>Apart from the Cheese Bottom Sewage Works and a small number of buildings to the east of the B6449, there is no development on the southern side of the B6462 and therefore development to the north of this road will not be contained within the existing development patterns.</p> <p>There is little opportunity for consolidation within this area.</p>
	Total Score		4 / 5
Assisting in safeguarding the countryside from encroachment	Positively enhances the beneficial use of the Green Belt, by providing access to the countryside, provide opportunities for outdoor	<p>5: Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience.</p> <p>3: Supports two or three 'beneficial uses' which may</p>	<p>This General Area contains a number of Rights of Way and the River Don Corridor.</p> <p>This General Area therefore promotes access to the countryside, supports visual amenity and the River</p>

	<p>sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.</p>	<p>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>Corridor enhances biodiversity value.</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.</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>Similar to PEN9, the openness of this General Area is dissected by the River Don Corridor.</p> <p>To the north of the area, the Green Belt has a strongly rural feel which is complemented by a falling topography to the south west. This General Area protect the intrinsic openness of the countryside to the east of the linear chain of settlements including Penistone, Millhouse Green, Thurlstone and Oxspring.</p> <p>The area to the south of the River Corridor has a weaker rural feel, as a result of a strong tree buffer which follows the course of the river and restricts views to the higher rural ground in the north.</p>
	Total Score:		4/ 5
Prevent neighbouring towns merging into one another	<p>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>	<p>5: would represent an 'essential gap', where development would visually or physically reduce this to an unacceptable width.</p> <p>3: would represent a 'largely essential gap' or a 'narrow gap' where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging</p> <p>1: a 'wide gap' or an area of Green Belt which does protect a land gap between settlements</p>	<p>The settlement of Thurgoland adjoins the south eastern tip of the PEN10.</p> <p>Development within this General Area could result in coalescence of Oxspring and Thurgoland. As this gap is approximately 1.5km wide, this would represent a 'largely essential gap'.</p>
	Total Score		3/ 5
Preserve the setting	<p>Make a positive contribution</p>	<p>5: 'General area'. contains a number of Grade I listed</p>	<p>There are no historic towns within Barnsley, however</p>

and special character of historic towns	to the setting or protect key views to conservation area or historic assets	<p>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 listed buildings within the General Area.</p> <p>Along the western boundary of the General Area, the Bower Hill Road crosses the Grade II listed Oxspring Bridge over the River Don. Approximately 5m to the south of Copster, along the B6462, exists the Grade II Listed Thurgoland Bridge and a Grade II listed milestone/</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 in PEN10 has sought to focus development to other land within Oxspring.
	Total Score		3 / 5
Total			17 / 25

12.1.2 Functional Relationship to Existing Built Form

PEN10 attains a score of 17 out of 25 in the General Area Assessment Proforma, which suggests that the Green Belt at this location is strongly fulfilling the purposes of the Green Belt.

The current Green Belt boundary in PEN10, which is formed by the B6449 Bower Hill, has a strong function in checking the unrestricted sprawl of the village of Oxspring and has provided a defined conclusion to the linear chain of settlements around Penistone. Development beyond the existing Green Belt boundary would have a weak functional relationship with the built form of Oxspring. The General Area also has a strong role in safeguarding the countryside from encroachment.

Therefore PEN10 is considered to be fulfilling a Green Belt purpose and is not assessed further for 'Resultant Land Parcels'.

12.2 Conclusion for PEN10

PEN10 does play a strong role in safeguarding the Penistone countryside from encroachment and the current Green Belt boundary functions to safeguard the countryside from encroachment. This General Area therefore strongly fulfils the role the Green Belt.

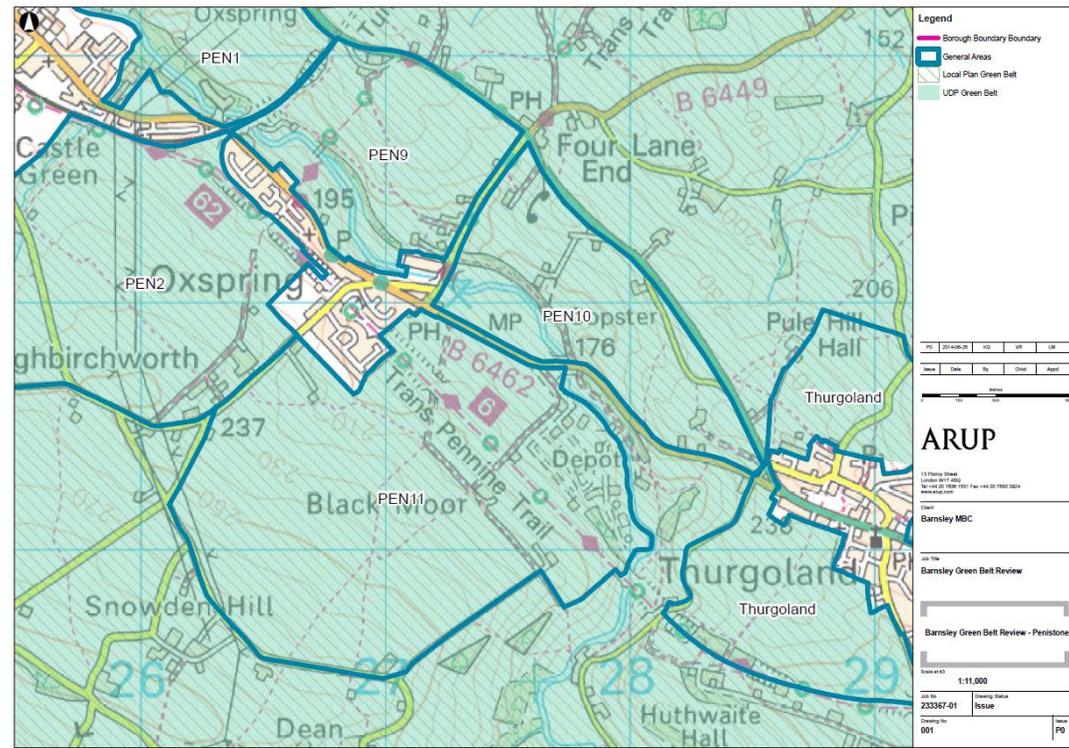
13 PEN11 – General Area

13.1 PEN11 General Area Assessment Proforma

13.1.1 Introduction

PEN11, which comprises an irregular area of Green Belt to the south of Oxspring, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. PEN11 achieves a score of 16 out of 25; this means that as a whole, the General Area is strongly fulfilling the purposes of the Green Belt.

Figure 13.1 PEN11 General Area



Site Details	Site Reference	PEN11		
	Location	East of Oxspring and West of Thurgoland.		
	Site Area (Ha)	190.8		
	Developed area	Percentage of development within the 'General Area': Low; Contains the Cheese Bottom Sewage Works and Depot		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form Very Low; small portion of Oxspring adjoins the Green Belt 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 formed by the B6462 in the north and the built form of Oxspring and safeguarded land off Roughbirchworth Lane in the west. The Green Belt boundary is therefore angular in part, yet relatively strong.</p> <p>Proposed Green Belt boundaries could comprise Roughbirchworth Lane and Park Lane in the west, Cross Lane and Pond Common Lane in the south and the relatively well-defined Penistone Sewage Works and Black Moor in the east.</p> <p>The Trans Pennine Trail within a dismantled railway could represent a strong internal boundary, 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 Penistone (and villages of Millhouse Green, Thurlstone and Oxpring)	<p>5: Contiguous to Penistone 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 Penistone and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Penistone but which does not protect land considered to be 'open land'.</p>	<p>This General Area adjoins the tip of the village of Oxpring, which in turn connects to Penistone Urban Area.</p> <p>The General Area has a strong role in supporting the openness of the countryside of Oxpring.</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 function to protect a strategic gap between Penistone and Urban Barnsley.</p>
	Displays low levels of containment within the existing development patterns.	<p>5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p>3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form.</p> <p>1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .</p>	<p>Whilst the Green Belt boundary is slightly irregular to the north and south of the Trans-Pennine Trail and produced land which is partially contained within the built form, the resulting development is unlikely to have a strong functional relationship with the existing built form of Oxpring. Therefore, there is little opportunity for consolidation within this area.</p>
Total Score			4 / 5

Assisting in safeguarding the countryside from encroachment	Positively enhances the beneficial use of the Green Belt, by providing access to the countryside, provide opportunities for outdoor sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.	<p>5: Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p>3: Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p>1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>This General Area contains a number of Rights of Way and the Trans-Pennine Trail.</p> <p>The General Area therefore provides access to the countryside and enhance the visual amenity at the entrance to Oxspring.</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>In the west, the General Area contains very low levels of built form, low levels of vegetation and a gently sloping topography which increases the openness of PEN11 and the strength of the rural character.</p> <p>In the east, the topography raises sharply to Black Moor and Common Weir. Large wooded areas reduce the level of openness and the large sewage works at Cheese Bottom reduces the rural character.</p>
	Total Score:		3/ 5
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of ‘essential gaps’ between these larger settlements or settlements outside the borough.	<p>5: would represent an ‘essential gap’, where development would visually or physically reduce this to an unacceptable width.</p> <p>3: would represent a ‘largely essential gap’ or a ‘narrow gap’ where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging</p> <p>1: a ‘wide gap’ or an area of Green Belt which does</p>	<p>The Barnsley Settlement Assessment identified Oxspring and Thurgoland as two distinct villages.</p> <p>Thurgoland exists approximately 1.5km to the north east of Oxspring. Ribbon development along Sheffield Road could reduce this largely essential gap to 1.1km</p>

		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>	There are no historic towns within Barnsley, however the General Area contains the Grade II listed Thurgoland Bridge.
	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 in PEN10 has sought to focus development to other land within Oxspring, although the area of safeguarded land off Roughbirchworth road will appear to weaken the integrity of the Green Belt.
	Total Score		3 / 5
Total			16/25

13.1.2 Functional Relationship to Existing Built Form

PEN11 attains a score of 16 out of 25 in the General Area Assessment Proforma, which suggests that the Green Belt at this location is strongly fulfilling the purposes of the Green Belt.

The current Green Belt boundary in PEN11, which is formed by the angular built form and safeguarded land within Oxspring, has a relatively strong function in checking the unrestricted sprawl of the village of Oxspring and has supported a defined conclusion to the linear chain of settlements around Penistone. Development beyond the existing Green Belt boundary would have a weak functional relationship with the built form of Oxspring.

The General Area also has a strong role in safeguarding the countryside from encroachment and long-line views would have a relatively strong role in preserving the setting of Oxspring and Penistone.

Therefore PEN11 is considered to be fulfilling a Green Belt purpose and is not assessed further for 'Resultant Land Parcels'.

13.2 Conclusion for PEN11

PEN11 does play a strong role in safeguarding the Penistone countryside from encroachment and the current Green Belt boundary functions to safeguard the countryside from encroachment. This General Area therefore strongly fulfils the role the Green Belt.

14 Summary

This report provides an analysis of the Green Belt surrounding Penistone and the Neighbouring Villages of Oxspring, Thurlstone and Millhouse Green. 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 14.1.

Table 14.1: Green Belt Assessment of Penistone and the Neighbouring Villages of Oxspring, Thurlstone and Millhouse Green

General Area	Proforma	Site Visited	Proforma Score	Resultant Land Parcel
PEN1	Complete	December 2013	17	No
PEN2	Complete	December 2013	15	Yes (PEN2a/ PEN2b)
PEN3	Complete	December 2013	13	Yes (PEN3a)
PEN4	Complete	December 2013	17	No
PEN5	Complete	December 2013	17	No
PEN6	Complete	December 2013	16	No
PEN7	Complete	December 2013	15	Yes (PEN7a)
PEN8	Complete	December 2013	15	Yes (PEN8a)
PEN9	Complete	December 2013	15	Yes (PEN9a)
PEN10	Complete	December 2013	17	No
PEN11	Complete	December 2013	16	No