

Barnsley Metropolitan Borough  
Council

**Barnsley Green Belt Review**

Green Belt: Rural Western Villages

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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# Contents

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	Page	
<b>1</b>	<b>Introduction</b>	<b>3</b>
<b>2</b>	<b>Assessment of Green Belt ‘General Areas’</b>	<b>5</b>
	2.1 Introduction	5
<b>3</b>	<b>General Areas: Cawthorne</b>	<b>7</b>
	3.1 General Area: CA1	7
	3.3 General Area: CA2	13
<b>4</b>	<b>General Area: Crow Edge</b>	<b>22</b>
	4.1 Overview	22
	4.2 Stage 2: Technical Site Assessment	27
	4.3 Stage 3: Evaluating the Potential Newly Defined Green Belt Boundary	29
	4.4 Conclusion	31
<b>5</b>	<b>General Area: Crane Moor</b>	<b>32</b>
	5.1 Stage 1: CM1 Green Belt Assessment Proforma	32
	5.2 Conclusion	37
<b>6</b>	<b>General Areas: Green Moor</b>	<b>38</b>
	6.1 General area: GM1	38
	6.2 Conclusion	42
	6.3 General Area: GM2	43
	6.4 Stage 2: Technical Site Assessment	48
	6.5 Stage 3: Evaluating the Potential Newly Defined Green Belt Boundary	50
	6.6 General Area: GM3	52
	6.7 Conclusion	56
<b>7</b>	<b>General Area: High Hoyland</b>	<b>57</b>
	7.1 Stage 1: HH1 Green Belt Assessment Proforma	57
	7.2 Conclusion	62
<b>8</b>	<b>General Area: Hood Green</b>	<b>63</b>
	8.1 Stage 1: HG1 Green Belt Assessment Proforma	63
	8.2 Conclusion	68
<b>9</b>	<b>General Areas: Hoylandswaine</b>	<b>69</b>
	9.1 General Area: HW1	69
	9.2 General Area HW2	75

9.3	Conclusion HW2	80
9.4	General Area HW3	81
9.5	Conclusion	86
<b>10</b>	<b>General Area: Ingbirchworth</b>	<b>87</b>
10.1	Stage 1: ING1 Green Belt Assessment Proforma	87
10.2	Conclusion for ING1	92
<b>11</b>	<b>General Areas: Pilley and Tankersley</b>	<b>93</b>
11.1	General Area: TAN1	93
11.2	Conclusion	98
11.3	General Area: TAN2	99
11.4	General area: TAN3	105
11.5	Stage 2: Technical Site Assessment	110
11.6	Stage 3: Evaluating the Potential Newly Defined Green Belt Boundary	113
<b>12</b>	<b>General Areas: Silkstone</b>	<b>115</b>
12.1	General Area: SS1	115
12.2	Conclusion	120
12.3	General Area: SS2	121
12.4	Conclusion	126
12.5	General Area: SS3	127
<b>13</b>	<b>General Areas: Silkstone Common</b>	<b>133</b>
13.1	Stage 1: SC1 Green Belt Assessment Proforma	133
13.2	Conclusion	138
13.3	General Area: SC2	139
13.4	Stage 2: Technical Site Assessment	144
13.5	Stage 3: Evaluating the Potential Newly Defined Green Belt Boundary	146
13.6	General Area: SC3	148
13.7	General Area: SC4	154
<b>14</b>	<b>General Area: Thurgoland</b>	<b>163</b>
14.1	General area: TL1	163
14.2	Stage 2: Technical Site Assessment	168
14.4	General Area: TL2	172
<b>15</b>	<b>General Areas: Wortley</b>	<b>178</b>
15.1	General Area: WOR1	178
15.3	General Area: WOR2	184
<b>16</b>	<b>Summary</b>	<b>190</b>

# 1 Introduction

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This report provides an analysis of the Green Belt surrounding the individual Western Rural Villages. It forms one of ten<sup>1</sup> 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 the Western Rural Villages, 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 16.

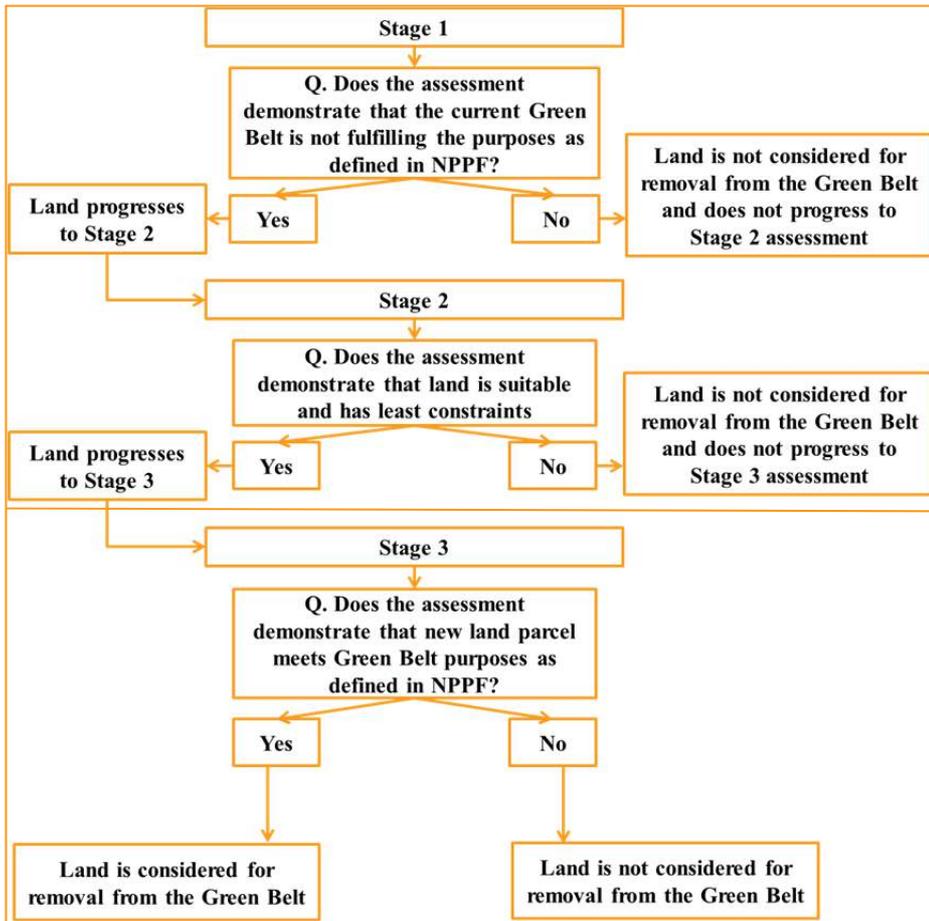
Stage 3 is supplemented by a separate justification produced by BMBC Officers, which was in progress during Spring/Summer 2014.

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<sup>1</sup> 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’

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### 2.1 Introduction

This assessment has been produced for land within the Green Belt adjacent to the individual Western Rural Villages

The recommendations within the Barnsley Settlement Assessment Update (Jacobs 2003 and update 2007), which influenced the Barnsley Core Strategy (adopted 2011) Settlement Hierarchy confirm that the following settlements to the west of the M1 have been defined as Villages. This portion of the Green Belt Review therefore appraises land surrounding Cawthorne, Crow Edge, Crane Moor, Green Moor, Hood Green, Ingbirchworth, Pilley and Tankersley, Silkstone, Silkstone Common, Thurgoland and Wortley.

There are twenty seven General Area surrounding the Western Rural Villages, which were determined by BMBC officers on the basis of possessing strong, defensible potential Green Belt boundaries. Unlike other areas within Barnsley, General Area boundaries are likely to be less strong given the lower occurrence of ‘hard infrastructure’ boundaries.

### 2.2 Approach

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

From this site-based assessment a series of Resultant Land Parcels has been created, showing the land within the General Area which could be removed from the Green Belt and which could be suitable for development. Where land is identified as being *not significantly constrained* by technical site constraints, it has been re-tested against the five purposes of Green Belt to ensure that any 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 one General Area is relatively weakly fulfilling the role of the Green Belt; six General Areas are moderately fulfilling

the role of the Green Belt and twenty General Areas which were relatively strong or very strongly fulfilling the purposes of the Green Belt.

**Table 2.1: Green Belt Assessment of Rural West Villages**

Reference	Sub-Area	Proforma	Site Visit	Proforma Score
Cawthorne	CA1	Complete	December 2013	16
	CA2	Complete	December 2013	15
Crow Edge	CE1	Complete	December 2013	14
Crane Moor	CM1	Complete	December 2013	16
Green Moor	GM1	Complete	December 2013	16
	GM2	Complete	December 2013	15
	GM3	Complete	December 2013	17
High Hoyland	HH1	Complete	December 2013	20
Hood Green	HG1	Complete	December 2013	17
Hoylandswaine	HW1	Complete	December 2013	16
	HW2	Complete	December 2013	16
	HW3	Complete	December 2013	17
Ingbirchworth	ING1	Complete	December 2013	17
Pilley and Tankerley	TA1	Complete	December 2013	20
	TA2	Complete	December 2013	17
	TA3	Complete	December 2013	13
Silkstone	SS1	Complete	December 2013	17
	SS2	Complete	December 2013	16
	SS3	Complete	December 2013	18
Silkstone Common	SC1	Complete	December 2013	19
	SC2	Complete	December 2013	14
	SC3	Complete	December 2013	16
	SC4	Complete	December 2013	15
Thurgoland	TL1	Complete	December 2013	15
	TL2	Complete	December 2013	16
Wortley	WO1	Complete	December 2013	20
	WO2	Complete	December 2013	17

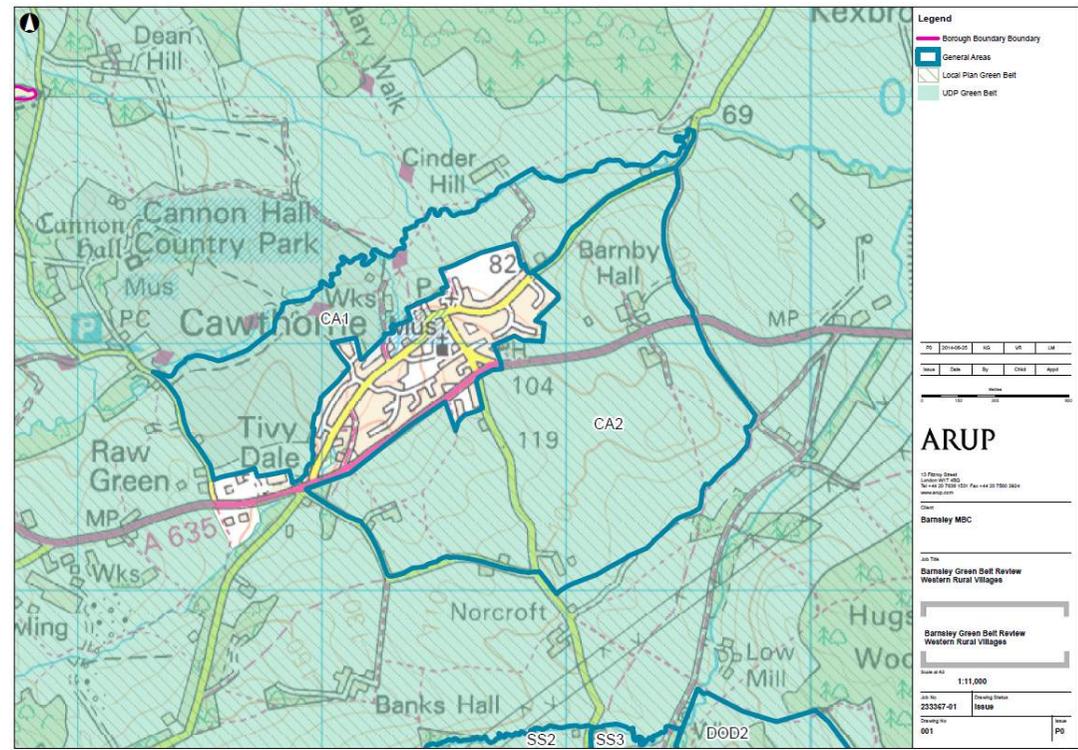
### 3 General Areas: Cawthorne

#### 3.1 General Area: CA1

##### 3.1.1 Stage 1: CA1 Green Belt Assessment Proforma

CA1 comprises an area of Green Belt to the north of Cawthorne. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. CA1 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 3.1 CA1 General Area



Site Details	Site Reference	CA1		
	Location	North of Cawthorne		
	Site Area (Ha)	67.6		
	Developed area	General Area contains Cricket Ground, Football Ground and The Rowlands Sewage Works		
	Land adjoining the existing urban area	The General Area adjoins the angular built form to the north of the General Area		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	1: Existing Green Belt boundary at this location is weakly formed by features lacking durability or permanence. One or two boundary features may exist but these may be sparse or intermittent, or the existing built form boundary is very irregular, inconsistent or intermediate. This boundary would not restrict development from sprawling.  3: Existing Green Belt boundary which has two or more boundary features which are fairly prominent. Contains at least one boundary which is weak or lacking permanence.	<p>The existing Green Belt boundary is moderately well defined by the following features:</p> <ul style="list-style-type: none"> <li>• Continuous and consistent residential built form off Tivy Dale and Tivy Dale Drive;</li> <li>• Angular and isolated residential built form off The Park; and</li> <li>• Continuous and linear residential built form along Darton Road.</li> </ul> <p>The existing Green Belt boundary is therefore considered to be moderately strong and likely to restrict urban sprawl. However, allotments off Darton Road, the sewage works off Dark Lane and built form off Cliffe Hill are considered to weaken the perceived strength of the existing Green Belt.</p> <p>Proposed Green Belt boundaries could comprise Daking Brook and weir in the north, Bark House Lane in the west and Cawthorne Lane in the east. The propose Green Belt boundaries are therefore strong and likely to restrict future urban sprawl.</p> <p>Dark Lane, Cliffe Hill and a very strongly-defined unnamed track in the north east are considered to be strongly defined internal features which could form strong Green Belt boundaries 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.	5: would represent an existing Green Belt boundary which is bordered by prominent features in the landscape, 'hard' infrastructure or existing development, and the existing built form boundary is considered to be strongly established, regular or consistent. This boundary would adequately restrict urban sprawl .and provides a sense of permanence.	
Natural: Field Boundary, Tree line				
<b>Level of Containment</b>				

	Protect open land contiguous to Cawthorne	<p><b>5:</b> Contiguous to Cawthorne 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><b>3:</b> Connected to Cawthorne and would protect 'open land' from urban sprawl.</p> <p><b>1:</b> Connected to Cawthorne, but which does not protect land considered to be 'open land'.</p>	The boundary within CA1 does strongly protect open land contiguous to Cawthorne and protects the countryside from urban sprawl.
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p><b>5:</b> '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><b>3:</b> 'general area' which protects a 'strategic gap' which is already more than 1.5km wide.</p> <p><b>1:</b> 'general area' which does not function to protect a 'strategic gap'.</p>	The General Area does not have a role in protecting a strategic gap between Urban Barnsley and any of the other large built up areas within the Borough.
	Displays low levels of containment within the existing development patterns.	<p><b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p><b>3:</b> 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><b>1:</b> 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>On the whole, development within the General Area would be largely independent of existing development patterns, however there are two areas within the General Area which are partially contained within the existing built form:</p> <ul style="list-style-type: none"> <li>• The Park estate currently protrudes into the Green Belt. There is an opportunity to round off this partly contained area between The Park and Dark Lane using strongly defined field boundaries.</li> <li>• In addition the land immediately to the west of the Safeguarded Land (to the north of Cliff Hill and Horn Croft) could be considered to be partially contained.</li> </ul>
	<b>Total Score</b>		<b>3 / 5</b>
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,	<p><b>5:</b> Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience.</p> <p><b>3:</b> Supports two or three 'beneficial uses' which may be less well promoted and be valued by a Local or Borough audience</p> <p><b>1:</b> Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>CA1 is in agricultural use and provides opportunities for recreation, as well as retaining and enhancing the openness of the immediate rural landscape.</p> <p>The General Area contains three public rights of way and the Barnsley Boundary Walk adjoins the General Area boundary. The General Area also contains a large area of allotments, a cricket ground and football ground.</p> <p>The General Area therefore supports access to the countryside,</p>

	visual amenity and biodiversity or to improve damaged and derelict land.		provides opportunities for outdoor recreation, possesses high local amenity and is likely to possess high biodiversity value by containing the Daking Brook and weir.
	Protects the openness of the countryside and is least covered by development.	<p><b>5</b> 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><b>3</b> 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><b>1</b> 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>CA1 protects the countryside from encroachment and represents an area which safeguards a predominantly rural area.</p> <p>The topography of the north-western edge of Cawthorne slopes from the south to the north and is open. Views north across the Cannon Hall Country Park and westwards across the rural countryside support a high level of openness.</p> <p>To the north-east, the topography is relatively flat however views to Cawthorne Park still support a high level of openness. The General Area therefore contains low levels of built form and strongly protects the openness of the countryside.</p>
	<b>Total Score:</b>		<b>4/ 5</b>
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>	Approximately 2.2km to the east is the neighbourhood of Barugh Green which is connected to Urban Barnsley. Therefore this General Area protects a largely essential and wide land gap.
	<b>Total Score</b>		<b>3/5</b>
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</p>	The north-west of this general area has views towards Cannon Hall, which is a Grade II* Listed Building and Grade II listed Park and Garden. Cannon Hill sits on a hill above Cawthorne and the north-west part of the general area strong views towards it. The north-east of the General Area does not impact on any listed buildings.

		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 borders the Cawthorne Conservation Area. The Conservation Area is considered to be an exceptionally fine example of an agricultural village set within a rural landscape.
	<b>Total Score</b>		<b>3/ 5</b>
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt. 2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	The designation of Green Belt has assisted in urban regeneration in within the existing built form of Cawthorne and within Barnsley.
	<b>Total Score</b>		<b>3 / 5</b>
<b>Total</b>			<b>16/ 25</b>

### 3.1.2 Functional Relationship to Existing Built Form

CA1 achieved a score of 16 out of 25 within the Green Belt Assessment Proforma. This General Area is therefore performing a stronger Green Belt function than elsewhere within the Borough.

CA1 has a relatively weak functional relationship with the urban form of Cawthorne. This is as a result of the relatively strong Green Belt boundary and in part due to the topography, which rises from south to north at the edge of the current urban form, is undulating that then rises up towards Canon Hall.

The land to the north of Cawthorne is very open and possesses strong views towards the Grade II\* listed Cannon Hall and the Grade II listed Park and Garden, which means that the General Area has a strong role in safeguarding the countryside from encroachment.

The current Green Belt boundary is relatively strongly defined and on the whole performs a strong role in assisting in safeguarding the countryside from encroachment. The exception to this is residential development at 'The Park', which protrudes into the Green Belt. This Green Belt boundary could be strengthened by release of Green Belt bounded by field boundaries.

## 3.2 Conclusion

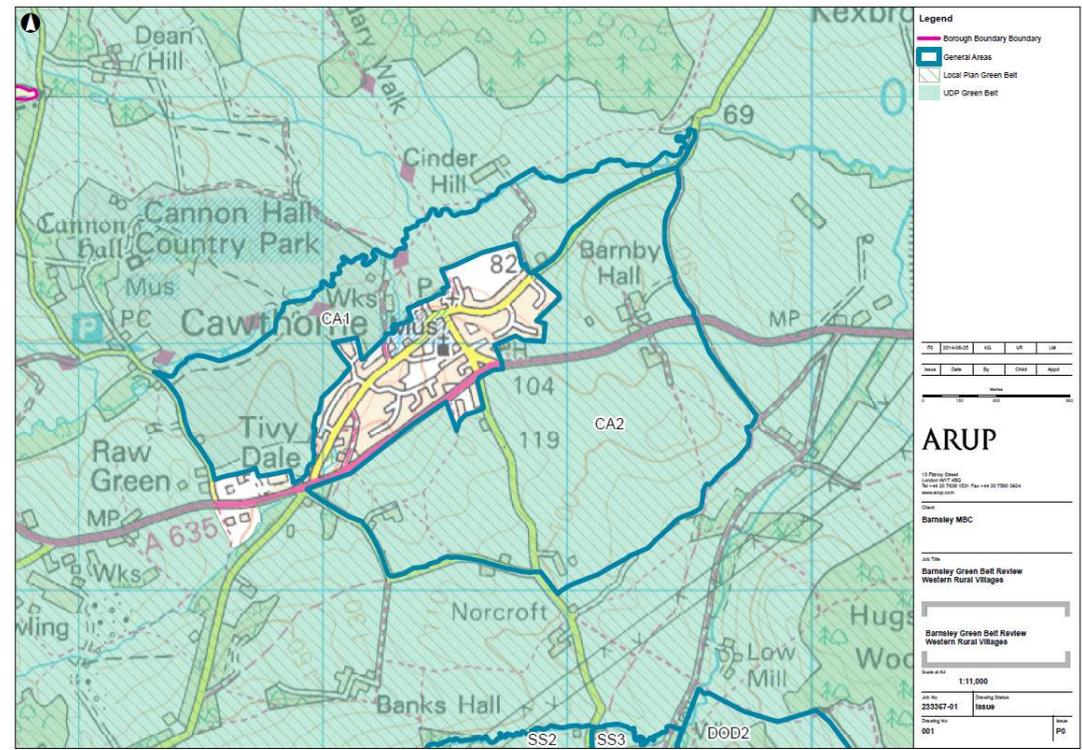
This General Area is currently performing a strong Green Belt function and therefore this General Area has not been assessed further for 'Resulting Land Parcels'.

### 3.3 General Area: CA2

#### 3.3.1 Stage 1: CA2 Green Belt Assessment Proforma

CA2 comprises a triangular area of Green Belt to the south of Cawthorne. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. CA2 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 3.2 CA2 General Area



Site Details	Site Reference	CA2		
	Location	South of Cawthorne		
	Site Area (Ha)	145.7		
	Developed area	General Area contains Hill House Farm and Barnaby Hall, but no other built form		
	Land adjoining the existing urban area	Moderate- Low; General Area adjoins the built form to the south of Cawthorne.		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p><b>1:</b> 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><b>3:</b> 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><b>5:</b> 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 within CA2 is strong along defined by Lane Head Road. Very angular and protruding residential built form at Windmill Hill has sought to reduce the strength of this existing Green Belt boundary,</p> <p>To the east, the Green Belt boundary is weakly defined by angular residential development at Stanhope Avenue and Five Acres. The nature of this residential development follows former field boundaries and is unlikely to be permanent.</p> <p>The existing Green Belt boundary is therefore relatively strong, but weaker in the east.</p> <p>Proposed boundaries could comprise Norcroft Lane and Woolstocks Lane in the west, Adam Lane, a strongly defined footpath and a track in the south, a strongly defined track in the east and Cawthorne Lane in the north.</p> <p>A number of strongly defined paths and Silkstone Lane form two strongly defined internal features which could form suitable Green Belt boundaries 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				
<b>Level of Containment</b>				
Protect open land contiguous to Cawthorne	<p><b>5:</b> Contiguous to Cawthorne 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>The boundary within CA2 does protect open land contiguous to Cawthorne and protects the countryside between Silkstone and Cawthorne village.</p> <p>The boundary along Stanhope Avenue and Five Acres is protecting the</p>	

		<p><b>3:</b> Connected to Cawthorne and would protect ‘open land’ from urban sprawl.</p> <p><b>1:</b> Connected to Cawthorne, but which does not protect land considered to be ‘open land’.</p>	<p>countryside of Cawthorne from sprawl, but this is noticeably to a lesser extent than in the south.</p>
	<p>Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.</p>	<p><b>5:</b> ‘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><b>3:</b> ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide.</p> <p><b>1:</b> ‘general area’ which does not function to protect a ‘strategic gap’.</p>	<p>The General Area does not function to protect a strategic gap between Urban Barnsley and any of the other Principal Towns within the General Area.</p>
	<p>Displays low levels of containment within the existing development patterns.</p>	<p><b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p><b>3:</b> 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><b>1:</b> 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 levels of containment within the General Area are varied.</p> <p>The area to the south of Lane Head Road is not contained within the existing built form and therefore development beyond these boundaries would be largely independent of current development patterns.</p> <p>To the west of Five Acres and Stanhope Avenue, the General Area is partly contained within the existing built form of Cawthorne and development at this location could represent a natural rounding of the built form.</p>
<p><b>Total Score</b></p>			<p><b>3 / 5</b></p>
<p>Assisting in safeguarding the countryside from encroachment</p>	<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><b>5:</b> Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p><b>3:</b> Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p><b>1:</b> Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>CA2 is in agricultural use and does provide opportunities for outdoor sport and recreation, as well as retaining and enhancing the immediate rural landscape.</p> <p>There are three Public Rights of Way within the Area which connect Cawthorne to Silkstone. However, there are no opportunities for outdoor recreation or landscape features which may enhance the biodiversity value in the area.</p> <p>The General Area therefore supports access to the countryside and local amenity.</p>
	<p>Protects the openness of the countryside and is least covered by development.</p>	<p><b>5</b> represents a ‘general area’ which protects the intrinsic openness of the countryside. This may include general areas which are considered locally important to</p>	<p>CA2 does serve to protect the countryside from encroachment and represents an area which safeguards a predominantly rural area.</p> <p>The land to the north of Lane Head Road is undulating, and raises to</p>

		<p>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><b>3</b> 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><b>1</b> 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>Barnaby Hall in the east. This limits long-line views and means the General Area is semi-rural in nature.</p> <p>To the south of Lane Head Road the land slopes downwards from north to south and provides strong views. This southern portion of the General Area is open in character and is open land. Development in these areas would be detrimental to safeguarding the countryside from encroachment.</p>
<b>Total Score:</b>			<b>3/ 5</b>
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>Approximately 2.2km to the east is the neighbourhood of Barugh Green which is connected to Urban Barnsley. This General Area therefore represents a largely essential land gap, however as this gap is relatively wide, development is unlikely to materially reduce this separation.</p> <p>If development occurred to the south of Cawthorne this could also reduce the gap between Cawthorne and Silkstone. Again, this land gap s significantly over 1.5km.and development within this General Area is therefore unlikely to materially reduce this land gap.</p>
<b>Total Score</b>			<b>3/ 5</b>
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	<p>5: ‘General area’. contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or land has a significant historic relationship with its countryside setting and would be highly sensitive to development</p> <p>3: The ‘General Area’ contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area</p> <p>1: This ‘General area’ contains no listed buildings in or near the Green Belt area and/or land at this location has very little historic character recognised as being of</p>	<p>There are no listed buildings within the General Area.</p> <p>However, the General Area borders the Cawthorne Conservation Area and Grade II listed buildings at Barnaby Hall. The Conservation Area is considered to be an exceptionally fine example of an agricultural village set within a rural landscape, and therefore development within this General Area would need to respect the setting of this Conservation Area.</p>

		conservation value	
	<b>Total Score</b>		<b>3 / 5</b>
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt. 2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	The designation of Green Belt has assisted in urban regeneration in Penistone, and within Barnsley.
	<b>Total Score</b>		<b>3 / 5</b>
<b>Total</b>			<b>15 / 25</b>

### 3.3.2 Functional Relationship to Existing Built Form

CA2 achieved a score of 15 out of 25 within the General Area Green Belt Assessment Proforma. This score demonstrates the CA2 is fulfilling the five purposes of the Green Belt to a moderately strong degree.

As a whole, the Green Belt within CA2 has a weakly defined functional relationship with the built form of Cawthorne. This is as a result of the relatively strongly defined Lane Head Road, which has also sought to safeguard the countryside from encroachment in the south.

The northern portion of CA2, to the north of Lane Head Road has a strong functional relationship with residential development to the north and west. This area provides an opportunity to round off current development patterns in Cawthorne, whilst providing a permanent and long term boundary at Lane Head Road.

### 3.3.3 Stage 2: Technical Site Assessment

#### Overview

An overall score of 15 indicates that the Green Belt in CA2 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 CA2 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.

#### Further Analysis of CA2

##### Statutory Designations

There are a number of footpaths crossing the southern part of the General Area. There are no other international or national designations within CA2.

##### Flood Risk

The Barnsley SFRA (2010) reveals that the General Area is situated within Flood Risk Zone 1.

##### Topography / Landscape / Visual

To the north of Lane Head Road the General Area slopes upwards from north to south and is undulating. To the south of Lane Head Road the general area slopes downwards from north to south and is open and rural in character.

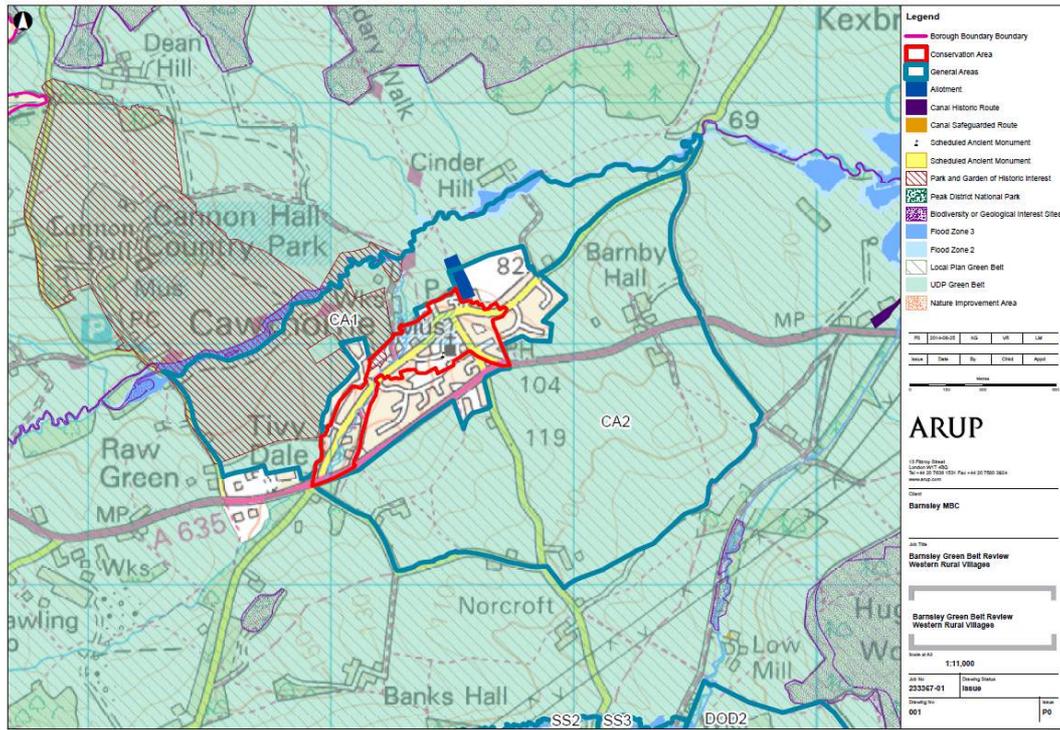
The field pattern in the southern section of CA2 indicates a history and legacy of agriculture.

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

### Historic Environment

The General Area borders the Cawthorne Conservation Area and Grade II listed buildings at Barnaby Hall. The Conservation Area is considered to be an exceptionally fine example of an agricultural village set within a rural landscape. Development in CA2 may impact these heritage assets.

**Figure 3.3 CA2 Technical Site Constraints Assessment**



### Conclusion

It is clear that CA2 can be divided into two distinct halves by Lane Head Road.

To the north of Lane Head Road, the strength of the existing Green Belt boundary is weakly defined by former field boundaries and the Green Belt is highly contained. Here, an opportunity exists to create a permanent potential Green Belt boundary along Lane Head Road and a strongly defined tree buffered boundary and pond which would mirror the extent of the built form to further to the north.

The southern section of the General Area is defined by the relatively strong Lane Head Road. Green Belt to the south of Lane Head Road is very open and the road boundary has a strong function is safeguarding the countryside from encroachment.

### 3.3.4 Defining a Resultant Land Parcel

#### Overview

Based on the assessment of the extent to the existing Green Belt is fulfilling the purposes as set out in the NPPF, and the analysis of site based constraints, it is possible to define two Resultant Land Parcels from CA2 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology.

#### Resultant Land Parcel CA2a and CA2b

There are two land parcels identified as potential options to be released from the Green Belt. They are both situated to the north of Lane Head Road.

The land parcel provides the opportunity to re-define the Green Belt boundary by utilising Lane Head Road as a southern Green Belt boundary. This would create a more permanent, defensible boundary which is likely to endure beyond the lifetime of the Local Plan.

### 3.3.5 Stage 3: Evaluating the Potential Newly Defined Green Belt Boundary

#### Overview

The following assessment is made on the basis that the land parcels in CA2a and CA2b are 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.

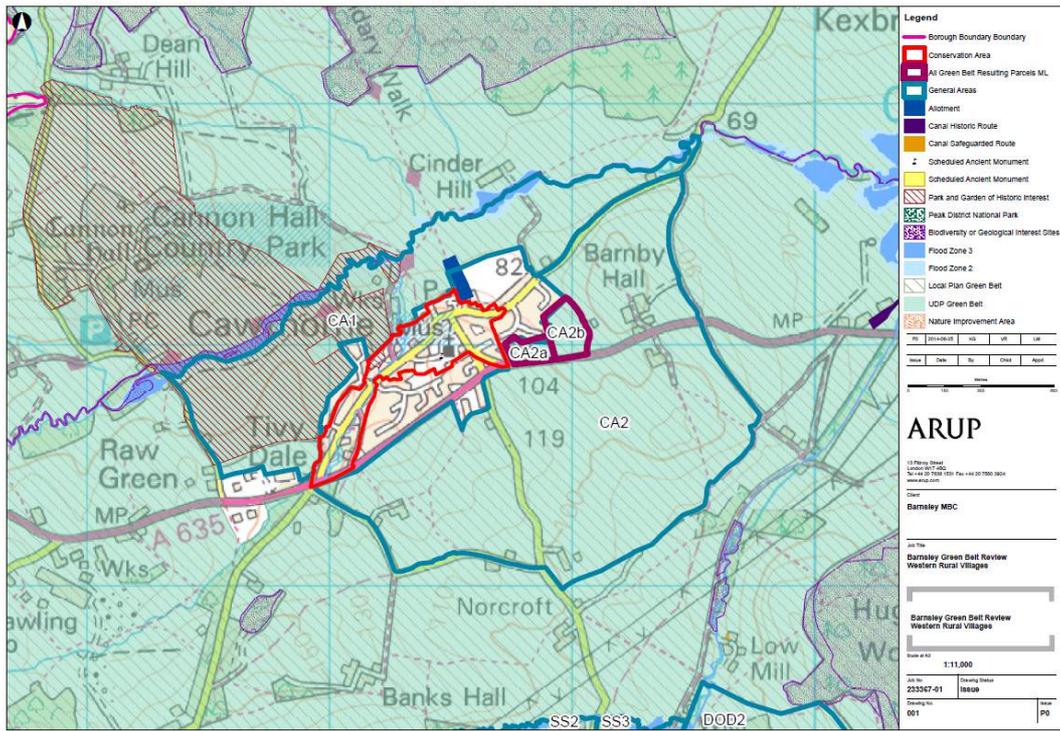
Any resulting land parcels proposed for release from the Green Belt will then subsequently be put forward for assessment using the Barnsley Housing Site Assessment Methodology.

#### Re-appraisal of Resultant Land Parcel CA2a and CA2b

Green Belt Purpose	Assessment
To check the unrestricted sprawl of large built-up areas	The newly defined Green Belt boundary could be defined by the permanent features of Lane Head Road to the south. This boundary will check unrestricted sprawl with development unable to go further than this road boundary. To the east the boundary of both resulting parcel CA2a and CA2b would be two lines of heavy tree planting, a pond and the existing line of the built form. On this basis the boundary would be stronger than currently exists.
To prevent neighbouring towns merging into one another	Lane Head Road would prevent development from materially reducing the largely essential gap between Cawthorne and Silkstone

To assist in safeguarding the countryside from encroachment	The new boundary based on the road network would serve to safeguard the more valued countryside to the south of Lane Head Road 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 Cawthorne.
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 3.4 Resultant Land Parcel CA2a and CA2b**



### 3.3.6 Conclusion

From analysis of the Green Belt Site Assessment Proforma it is evident that the current Green Belt boundaries are not fulfilling the purpose of the Green Belt. There is an opportunity to consolidate residential development patterns in Cawthorne to the north and west of the general area. A permanent and long-term boundary could be located at Lane Head Road; this boundary would restrict urban sprawl as development would not exceed over the Green Belt boundary. Additionally the boundary would prevent neighbouring towns from merging into one another and the gap between towns would not be reduced. A stronger boundary would assist in delivering urban regeneration.

The site is unencumbered by technical constraints however there are heritage assets located in the village and development would have to take these into consideration.

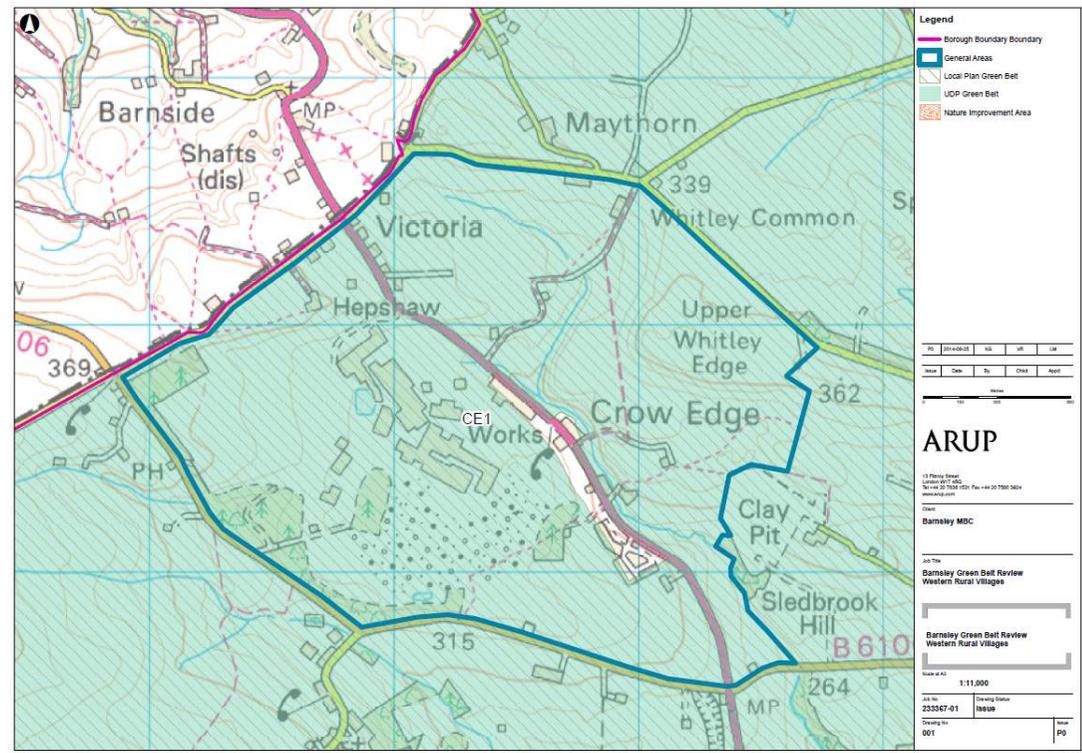
## 4 General Area: Crow Edge

### 4.1 Overview

#### 4.1.1 Stage 1: CE1 Green Belt Assessment Proforma

CE1 comprises the Green Belt around Crow Edge. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. CE1 achieves a score of 13 out of 25; this means that as a whole, the general area is not strongly fulfilling the purposes of the Green Belt.

Figure 4.1 CE1 General Area



Site Details	Site Reference	CE1		
	Location	Land surrounding Crow Edge		
	Site Area (Ha)	392.8		
	Developed area	General Area contains a large scale pipeworks, which is considered to be a very large developed site in the Green Belt		
	Land adjoining the existing urban area	The Green Belt boundary surrounds the built form of Crow Edge		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p><b>1:</b> 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><b>3:</b> 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><b>5:</b> 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 following features:</p> <ul style="list-style-type: none"> <li>• The northern boundary of the Green Belt is defined by the A616, which is a strong and permanent boundary. A protruding area of new residential development at Pennine Edge does punctuate the strongly defined A616 to the north.</li> <li>• The southern Green Belt boundary is strongly defined by a dismantled railway line. However, the southern Green Belt boundary is weakened by the large scale industrial development of the Hepworth Building Products Ltd pipe works. Location of this large scale industrial use within the Green Belt has reduced the perceived strength of the Green Belt at this location.</li> <li>• The western Green Belt boundary is weak and is not defined by any features; the pipe works continues beyond the Green Belt boundary, further weakening this boundary.</li> <li>• The eastern boundary of the Green Belt is defined by Middlecliffe Drive, which is a relatively strong linear boundary.</li> </ul> <p>The existing Green Belt boundaries of this linear built form are therefore relatively strong (with the exception of the impact of the Pipe Works on the existing Green Belt boundary).</p> <p>Proposed Green Belt boundaries could be defined by Flint Lane to the South, Bents Road, Lower Maythorn Lane to the north, Whitley</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			

			Road to the east and Bedding Edge Road to the north. There are no strongly defined internal features within the General Area.
<b>Level of Containment</b>			
Protect open land contiguous to Crow Edge	<p><b>5:</b> Contiguous to Crow Edge 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><b>3:</b> Connected to Crow Edge and would protect 'open land' from urban sprawl.</p> <p><b>1:</b> Connected to Crow Edge but which does not protect land considered to be 'open land'.</p>	<p>All Green Belt within the General Area is contiguous to Crow Edge.</p> <p>The northern Green Belt boundary does protect the western rural countryside from urban sprawl, however because of the large scale pipeworks to the south of Crow Edge the existing Green Belt boundary has had very little role in protecting open land contiguous to Crow Edge.</p>	
Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p><b>5:</b> '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><b>3:</b> 'general area' which protects a 'strategic gap' which is already more than 1.5km wide.</p> <p><b>1:</b> 'general area' which does not function to protect a 'strategic gap'.</p>	<p>The General Area does not function to protect a strategic gap between a large urban area and Barnsley Town Centre.</p>	
Displays low levels of containment within the existing development patterns.	<p><b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p><b>3:</b> 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><b>1:</b> 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>Given the linear nature of Crow Edge, development beyond the Green Belt boundary would be largely independent of current development patterns. There is limited potential to round off development.</p>	
<b>Total Score</b>			<b>3 / 5</b>
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</p>	<p><b>5:</b> Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience.</p> <p><b>3:</b> Supports two or three 'beneficial uses' which may be less well promoted and be valued by a Local or Borough audience</p> <p><b>1:</b> Supports one beneficial use of the Green Belt or less,</p>	<p>To the north, the General Area comprises land in agricultural use and Whitely Edge Local Wildlife Site forms a dense wooded area in the north. There are three public rights of way to the north of the General Area. The General Area therefore supports local access to the valuable northern countryside, an enhanced level of biodiversity to the north and a relatively high level of visual amenity.</p>

	amenity and biodiversity or to improve damaged and derelict land.	which may be valued by a local or no audience.	
	Protects the openness of the countryside and is least covered by development.	<p><b>5</b> 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><b>3</b> 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><b>1</b> 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>To the north, the General Area does protect the openness of the countryside. However as the General Area contains more than 25% built form, the openness is impacted by a large scale industrial use in the Green Belt.</p> <p>The General Area, despite being in a very rural part of Barnsley has semi-rural feel.</p>
<b>Total Score:</b>			<b>2/ 5</b>
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>Release of Green Belt land within this General Area could reduce the land gap between Crow Edge, Catshaw and Millhouse Green. However this largely essential land gap is significantly more than 3km.</p> <p>The General Area also has some role in protecting an essential land gap between Hepworth and Holmfirth in Kirkees which is approximately 2.5km. This essential land gap could be reduced to 1.5km if development took place within this General Area. Therefore, the score offered against this purpose reflects this separation.</p>
<b>Total Score</b>			<b>4/ 5</b>
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</p>	<p>There are two Grade II listed milestones with the General Area.</p> <p>Green Belt land within the General Area has had a weak role in protecting the setting and character of Crow Edge. The development of Pipeworks within the Green Belt has weakened the linear nature of Crow Edge.</p>

		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	
<b>Total Score</b>			<b>2/ 5</b>
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 northern boundary of the Green Belt does perform a strong role in assisting in urban regeneration, the southern portion of the General Area contains a large operating developed site in the Green Belt. The site reduces the strength of the existing Green Belt boundary in supporting urban regeneration.
<b>Total Score</b>			<b>2 / 5</b>
<b>Total</b>			<b>13/ 25</b>

### 4.1.2 Functional Relationship to Existing Built Form

CE1 achieved a score of 13 out of 25 within the General Area Green Belt Assessment Proforma. This score demonstrates the CE1 is fulfilling the five purposes of the Green Belt to a moderately strong degree.

The Green Belt around Crow Edge is tightly defined around linear residential development along the A616. Protruding residential built form off Pennine Way does weaken the continuity of this northern boundary, however on the whole the northern boundary of the Green belt does strongly assist in safeguarding the countryside from encroachment.

To the west of Crow Edge there is a large Pipe Works which is within the Green Belt. Residential built form does not appear to strongly interrelate with the relatively isolated Pipeworks. Release of a small area of Green Belt land to the north east of the Pipeworks could encourage the industrial site in the Green Belt to have a more positive functional relationship with the village of Crow Edge.

The boundary to the south east is defined by a linear area of residential built form. Redefinition of this Green Belt boundary using the farm track to the south could offer the opportunity to deliver a very strong Green Belt boundary which is likely to be more durable.

## 4.2 Stage 2: Technical Site Assessment

### 4.2.1 Overview

An overall score of 14 indicates that the Green Belt in CE1 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 CE1 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.

### 4.2.2 Further Analysis of CE1

#### Statutory Designations

The General Area contains two Public Rights of Way which connect Crow Edge to Hepworth and Thurlstone.

#### Flood Risk

The Barnsley SFRA (2010) reveals that CE1 is situated within Flood Risk Zone 1. The Area is therefore unencumbered by flood risk constraints.

### Topography / Landscape / Visual

The topography within CE1 is undulating to the west. There may have been former quarrying or a pit in this location, as the land appears to have been re-profiled.

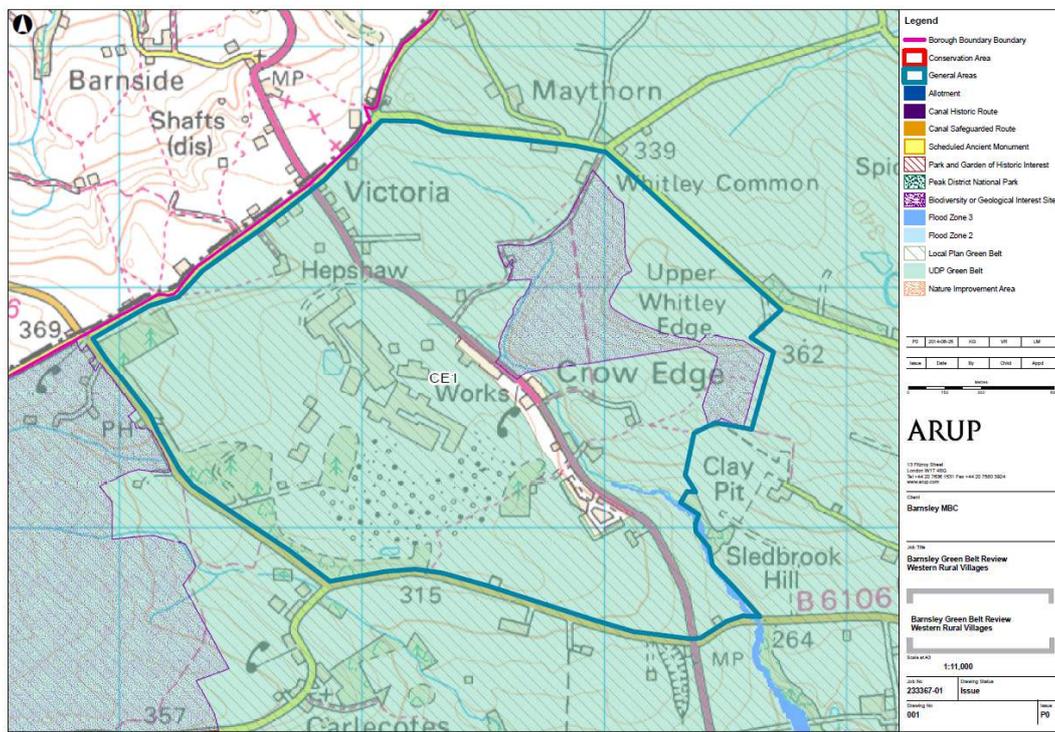
The topography to the east is also undulating and the Green Belt land to the south is relatively flat.

The General Area contains Deciduous Woodland BAP Priority Habitat and Whitley Edge Local Wildlife Site.

### Historic Environment

There are two Grade II listed milestones with the General Area.

Figure 4.2 CE1 Technical Site Constraints



### 4.2.3 Conclusion

There are no significant technical or environmental constraints affecting CE1. The Green Belt surrounding Crow Edge varies in strength from north to south.

To the north, the boundary is relatively well defined and the Green Belt has a strong role in safeguarding the countryside from encroachment. The existing Green Belt boundary has a strong role in preventing sprawl of Crow Edge.

To the south, the function of the Green Belt has been significantly reduced by the large Pipeworks off the A616. The existing Green Belt boundary has only a very weak role in checking the unrestricted sprawl of Crow Edge and the Pipeworks therefore functions as a large industrial site in the Green Belt. This southern portion of the Green Belt boundary also has a weak role in safeguarding the countryside from encroachment or preserving the setting of any heritage assets.

The western boundary is moderately well-defined by the linear residential development at Middlecliffe Drive. An opportunity exists to re-define this Green Belt boundary using the farm access track to the south east, Muck Lane to the south west and the A616 to the north.

#### **4.2.4 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 CE1 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology.

##### **Resultant Land Parcel CE1a**

The land parcel identified as a potential option to be released from the General Area is situated to the south of the dismantled railway line and contains the land currently operating as the Pipeworks.

By utilising Bedding Edge Road in the west, Flint Lane in the south and a strongly defined footpath in the west, the boundary to the Resultant Land Parcel could form a significantly stronger Green Belt boundary than currently exists within Barnsley.

##### **Resultant Land Parcel CE2b**

The land parcel identified as a potential option to be released from the Green Belt is situated to the south of the current urban form of Crow Edge and functions to extend the linear form of Crow Edge. This has been labelled as CE1b.

The land parcel provides the opportunity to re-define the Green Belt boundary by utilising Bents Lane to the south. This would create a more permanent, defensible boundary which is likely to endure beyond the lifetime of the Local Plan.

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

#### **4.3.1 Overview**

The following assessment is made on the basis that the land parcel in CE1a 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.

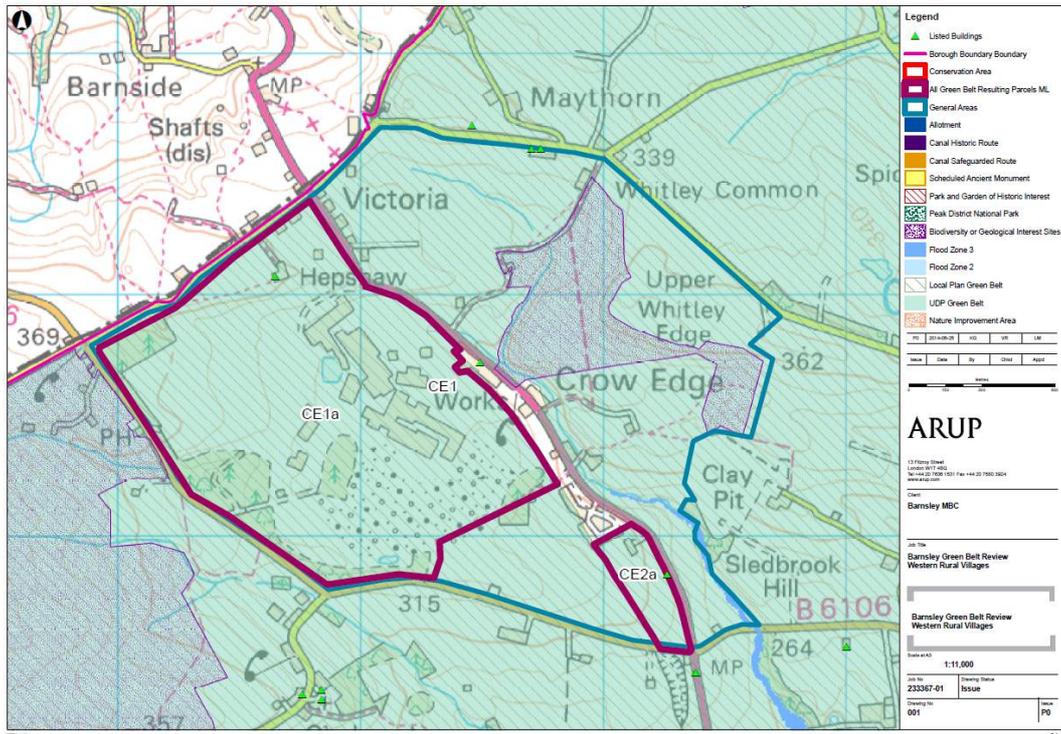
### 4.3.2 Re-appraisal of Resultant Land Parcel CE2a

Green Belt Purpose	Assessment
To check the unrestricted sprawl of large built-up areas	The newly defined Green Belt boundary could be defined by Bedding Edge Road in the north, Flint Lane in the west and the extent of the Pipeworks in the south. These new Green Belt boundaries would represent strong boundaries that are likely to restrict future urban sprawl.
To prevent neighbouring towns merging into one another	CE1a has a very weak role in protecting a land gap between large settlements within Barnsley. Release of this Green Belt land may require conversations with neighbouring authorities to the west.
To assist in safeguarding the countryside from encroachment	The new boundary would serve to safeguard the more valued countryside and landscape to the north from encroachment.
To preserve the setting and special character of historic towns.	Development in the Resultant Land Parcel is not likely to impact on any heritage assets, but will have some impact on the setting of Crow Edge
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.

### 4.3.3 Re-appraisal of Resultant Land Parcel CE2b

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 farm track to the south east, Muck Lane to the south west and the A616 to the north west. This boundary will check unrestricted sprawl with development unable to go further than this track boundary.
To prevent neighbouring towns merging into one another	CE1a has a very weak role in protecting a land gap between large settlements within Barnsley.
To assist in safeguarding the countryside from encroachment	The new boundary based on the road/track network would serve to safeguard the more valued countryside and landscape to the north from encroachment.
To preserve the setting and special character of historic towns.	Development in the Resultant Land Parcel would serve to 'round-off' the linear nature of Crow Edge.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	In creating a stronger, permanent boundary the newly defined Green Belt would continue to assist the overall objective to deliver urban regeneration.

**Figure 4.3 CE1a and CE2b Resultant Land Parcels**



## 4.4 Conclusion

From analysis of the Green Belt Site Assessment Proforma it is evident that the current Green Belt boundaries are not fulfilling the purpose of the Green Belt. The Green Belt is defined around residential development and there is an industrial use located in the general area. Although there is a lack of opportunity to consolidate development, a new boundary for CE1 may be warranted by the presence of the industrial use.

The new boundary would be defined by Bents Farm and track, which represents a strong and durable boundary. This new boundary would ‘round off’ the linear nature of the built form and check the unrestricted sprawl of Crow Edge. This new boundary would also assist to safeguard the valuable countryside to the north from encroachment.

The assessment of relevant site constraints has shown the site in unencumbered by any significant technical constraints.

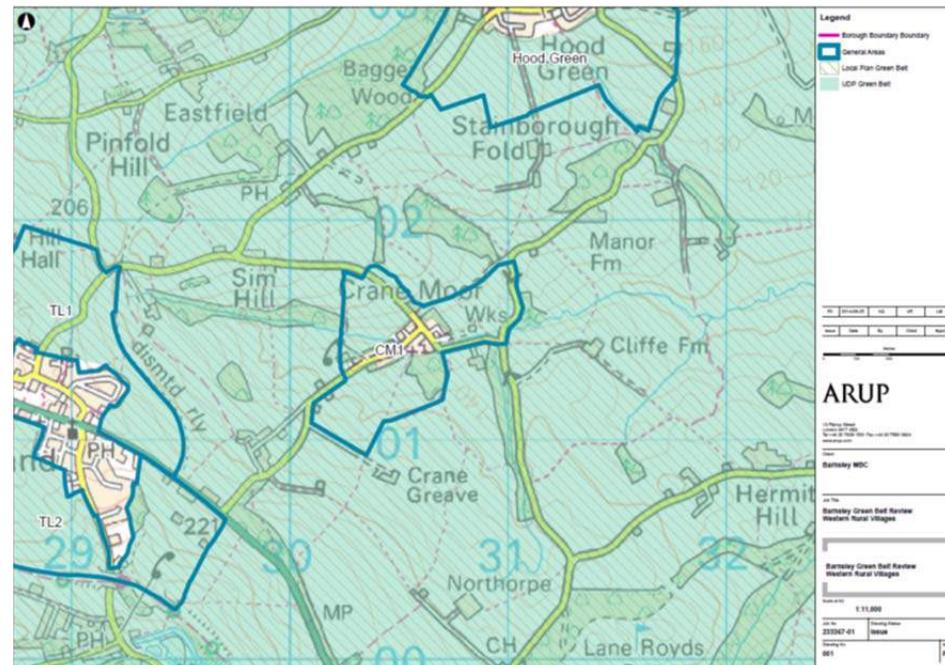
## 5 General Area: Crane Moor

### 5.1 Stage 1: CM1 Green Belt Assessment Proforma

#### 5.1.1 Introduction

CM1 comprises the Green Belt surrounding the village of Crane Moor. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. CM1 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 5.1 CM1 General Area



Site Details	Site Reference	CM1		
	Location	Land to Crane Moor, Crane Moor		
	Site Area (Ha)	33.3		
	Developed area	No development in Green Belt. However the gardens of properties along Crane Moor Road are partly within the Green Belt.		
	Land adjoining the existing urban area	Green Belt boundary surrounds the residential built form of Crane Moor.		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p><b>1:</b> 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><b>3:</b> 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><b>5:</b> 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 of General Area is defined by the continuous linear residential development of Crane Moor. The village has developed along Crane Moor Road and is linear in nature. Whilst this boundary is only defined by residential built form, the existing Green Belt boundary is relatively strong.</p> <p>In the north of the village, residential gardens exist within the Green Belt. Residential Gardens in the Green Belt do not appear to weaken the strength of the Green Belt.</p> <p>The Proposed Green Belt boundaries could be weakly defined to the north west, west and south west by public footpaths. Boundaries to the east and north east could be weakly defined by a track road or Gudgeon Hole Lane.</p> <p>There are relatively few internal features which could form strongly defined Green Belt boundaries 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				
<b>Level of Containment</b>				
Protect open land contiguous to Crane Moor	<p><b>5:</b> Contiguous to Crane Moor 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>Green Belt land is contiguous to Crane Moor</p> <p>The Green Belt boundary does protect the open countryside from urban sprawl.</p>	

		<p><b>3:</b> Connected to Crane Moor and would protect ‘open land’ from urban sprawl.</p> <p><b>1:</b> Connected to Crane Moor but which does not protect land considered to be ‘open land’.</p>	
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p><b>5:</b> ‘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><b>3:</b> ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide.</p> <p><b>1:</b> ‘general area’ which does not function to protect a ‘strategic gap’.</p>	The General Area does not function to protect a strategic gap between a large urban area and Barnsley Town Centre.
	Displays low levels of containment within the existing development patterns.	<p><b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p><b>3:</b> 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><b>1:</b> 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>	Given the linear nature of Crane Moor, development within this General Area could be considered to be largely independent of current development patterns.
<b>Total Score</b>			<b>4 / 5</b>
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><b>5:</b> Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p><b>3:</b> Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p><b>1:</b> Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	The General Area contains land in agricultural use and residential gardens. The General Area also contains three Public Rights of Way which connect Crane Moor to surrounding villages. The General Area does not however contain any areas for outdoor recreation. Ayton Wood, ancient replanted woodland, is located immediately to the south of Crane Moor. This means that the General Area is likely to have a higher biodiversity value.
	Protects the openness of the countryside and is least covered by development.	<b>5</b> 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	The general area does protect the openness of the countryside and has a strong unspoilt character. Land at this location is intrinsic to the openness of the wider western countryside.

		<p>rural character. These areas will contain less than 5% built form.</p> <p><b>3</b> 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><b>1</b> 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 is a triangle of land to the east of the gardens in the Green Belt site is relatively contained by a mature line of trees and is would not be considered open land.</p>
<b>Total Score:</b>			<b>4/ 5</b>
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 development of this General Area would reduce the land gap between Crane Moor, Thurgoland and Hood Green.</p> <p>However whilst this is a largely essential gap, it is still a wide gap of more than 1.5km between the two settlements.</p>
<b>Total Score</b>			<b>3/ 5</b>
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	<p>5: ‘General area’. contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or land has a significant historic relationship with its countryside setting and would be highly sensitive to development</p> <p>3: The ‘General Area’ contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area</p> <p>1: This ‘General area’ contains no listed buildings in or near the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value</p>	<p>There are no listed buildings within this General Area. Release of land within this General Area is unlikely to impact on any heritage asset, but the General Area does have a role in protecting the setting of the Ancient Woodland.</p>
<b>Total Score</b>			<b>2/ 5</b>

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 designation in CM1 serves to promote urban regeneration, by tightly defining the village of Hood Green to focus development towards larger settlements such as urban Barnsley and the Principal Towns.
	<b>Total Score</b>		<b>3 / 5</b>
<b>Total</b>			<b>16 / 25</b>

### **5.1.2 Functional Relationship to Existing Built Form**

CM1 achieved a score of 16 out of 25 within the general area Green Belt Assessment Proforma. This General Area is therefore performing a stronger Green Belt function compared to other General Areas within the Borough.

The existing Green Belt boundary surrounding Crane Moor is relatively strong and well-defined by features which are likely to be durable. The weakest part of the Green Belt in CM1 is to the north west of the village, where residential gardens are in the Green Belt. Residential Gardens in the Green Belt does not provide any opportunities to identify a permanent boundary at the end of the gardens.

The existing Green Belt boundary has a strong role in checking the unrestricted sprawl of Crane Moor and safeguarding the openness of the surrounding. The General Area scores 16 in the Green Belt Assessment Proforma and therefore no further assessment will be sustained.

## **5.2 Conclusion**

This General Area is currently performing a strong Green Belt function. Therefore this General Area has not been assessed against the Stage 2: Technical Site Constraints and no Resultant Land Parcels have been identified.

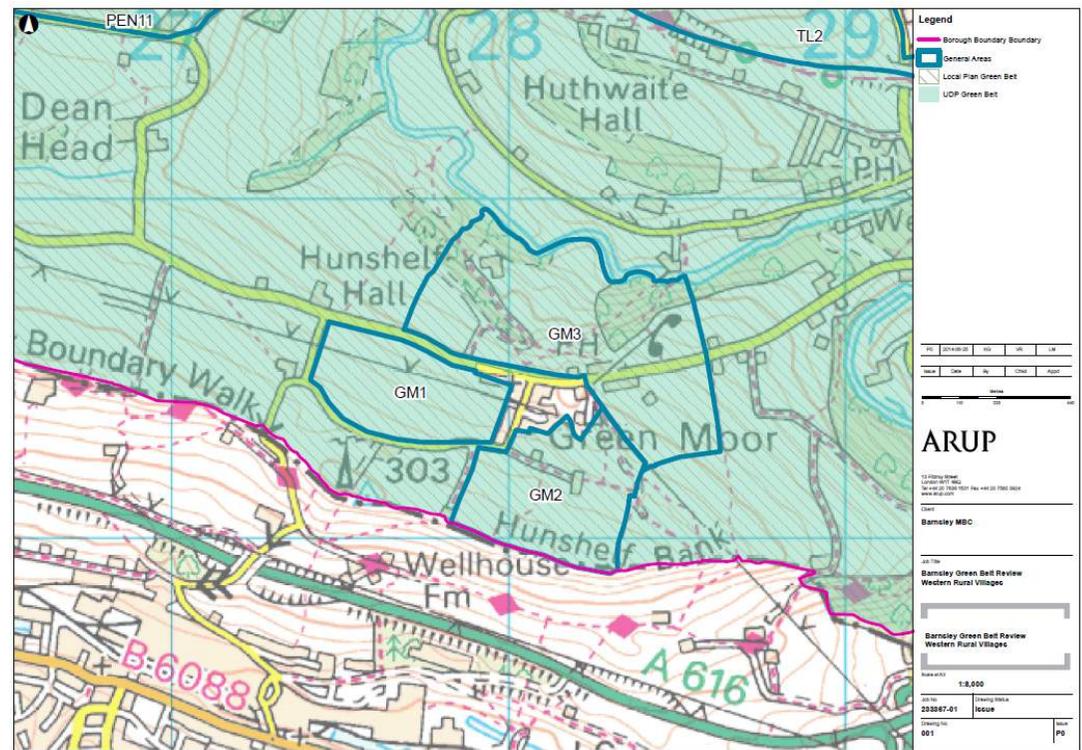
## 6 General Areas: Green Moor

### 6.1 General area: GM1

#### 6.1.1 Stage 1: GM1 Green Belt Assessment Proforma

GM1 comprises the Green Belt to the south west of Green Moor. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. GM1 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 6.1 GM1 General Area**



Site Details	Site Reference	GM1		
	Location	Land to the south west of Green Moor		
	Site Area (Ha)	13.7		
	Developed area	None; No built form within the General Area		
	Land adjoining the existing urban area	Approximately 300 metres of the built form of the General Area adjoins Green Moor		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p><b>1:</b> 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><b>3:</b> 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><b>5:</b> 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 of General Area is very well defined by the consistent and linear built form of f Chapel Lane to the east. The existing Green Belt is considered to be strongly and likely to be durable.</p> <p>The potential new Green Belt boundary within GM1 could comprise Green Moor Road to the North, Don Hill Height to the west and Hill Top Lane to the south. There are no internal features which would form suitable boundaries for subdivision of the 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		
<b>Level of Containment</b>				
Protect open land contiguous to Green Moor	<p><b>5:</b> Contiguous to Green Moor 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><b>3:</b> Connected to Green Moor and would protect 'open land' from urban sprawl.</p> <p><b>1:</b> Connected to Green Moor but which does not protect land considered to be 'open land'.</p>		The General Area is contiguous with the built form of Green Moor and the current Green Belt boundary does protect the open countryside from urban sprawl.	

	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p><b>5:</b> ‘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><b>3:</b> ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide.</p> <p><b>1:</b> ‘general area’ which does not function to protect a ‘strategic gap’.</p>	The General Area does not function to protect a strategic gap between Barnsley Town Centre and any of the larger urban areas within Barnsley.
	Displays low levels of containment within the existing development patterns.	<p><b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p><b>3:</b> 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><b>1:</b> 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>Given the built form to the north and east of the General Area, the General Area is partially contained within the existing built form.</p> <p>However, given the open nature, the size of the settlement and the views to the west, development within this General Area is unlikely to constitute ‘rounding off’ of current development patterns.</p>
<b>Total Score</b>			<b>3 / 5</b>
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><b>5:</b> Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p><b>3:</b> Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p><b>1:</b> Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	The General Area contains land in agricultural use. There are no footpaths or public rights of way in the General Area.
	Protects the openness of the countryside and is least covered by development.	<p><b>5</b> 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><b>3</b> 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><b>1</b> 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>	Although there are a number of large pylons, the General Area contains less than 5% built form and does support views to the in western countryside. The topography slopes gradually downwards from south to north.

	<b>Total Score:</b>		<b>4/ 5</b>
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	Green Belt land within this General Area would reduce an essential gap between Green Moor and Stocksbridge (within the jurisdiction of Sheffield). This essential land gap is approximately 0.7km wide.
	<b>Total Score</b>		<b>5/ 5</b>
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 does not offer any views towards any designated heritage assets, however Green Belt land at this location will have some function in protecting the setting and nature of the village of Green Moor.
	<b>Total Score</b>		<b>1/ 5</b>
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 designation in GM1 serves to promote urban regeneration, by tightly defining the village of Green Moor to focus development towards larger settlements such as urban Barnsley and the Principal Towns.
	<b>Total Score</b>		<b>3 / 5</b>
<b>Total</b>			<b>16/ 25</b>

### **6.1.2 Functional Relationship to Existing Built Form**

GM1 achieved a score of 16 out of 25 within the Green Belt Assessment Proforma, which indicates that land at this location is strongly fulfilling the purposes of the Green Belt.

Relatively high levels of containment on two sides would indicate that GM1 has a reasonably strong functional relationship with the urban form of Green Moor. However, Green Belt land within this General Area has a strong role in preventing neighbouring towns from merging and does support an essential gap between Stocksbridge and Green Moor. The Green Belt boundary also has a strong role in safeguarding the countryside to the west of Barnsley from encroachment.

## **6.2 Conclusion**

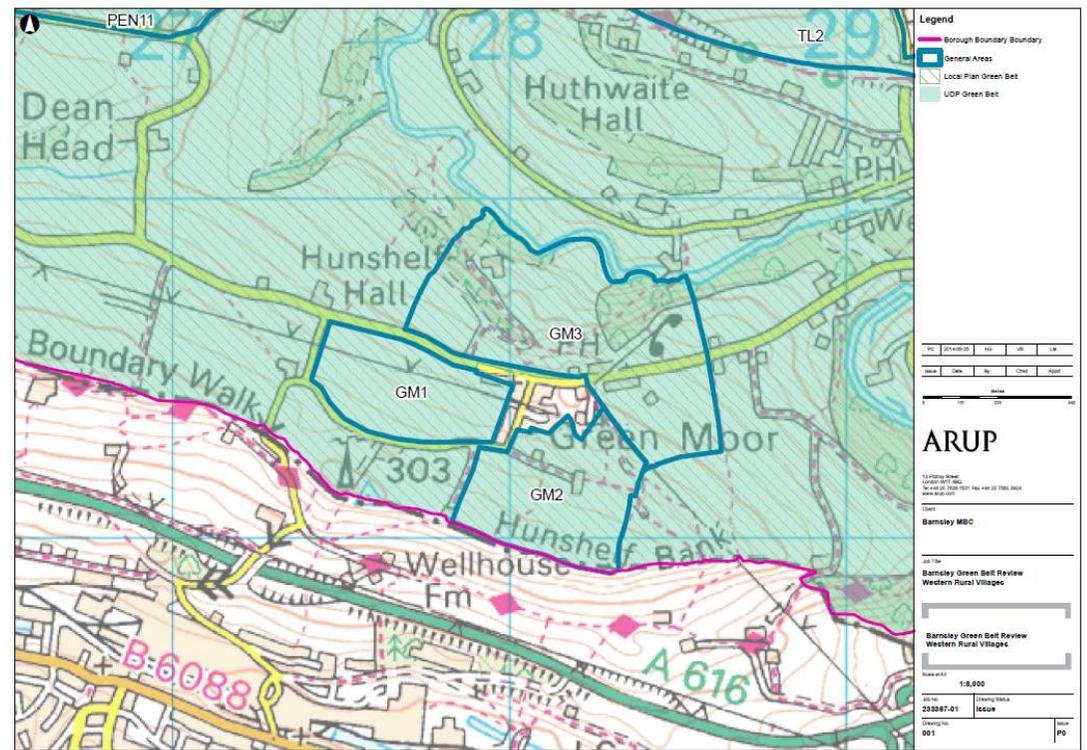
This General Area is currently performing a strong Green Belt function. Therefore, land within this General Area has not been included in the Stage 2 Assessment and no Resultant Land Parcels will be considered for release from the Green Belt.

## 6.3 General Area: GM2

### 6.3.1 Stage 1: GM2 Green Belt Assessment Proforma

GM2 comprises the Green Belt to the south Green Moor. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. GM2 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 6.2 GM2 General Area**



Site Details	Site Reference	GM2		
	Location	Land to the south of Green Moor		
	Site Area (Ha)	19.7		
	Developed area	General Area contains Windy Bank Hill and five residential units off Hill Top Lane		
	Land adjoining the existing urban area	Moderate; General Area adjoins the angular built form to the south of Delph Edge and Delph Mews		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p><b>1:</b> 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><b>3:</b> 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><b>5:</b> 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 angular and irregular residential development along Delph Edge and Chapel Lane. The existing boundary is irregular, angular and weak, and unlikely to restrict sprawl of Green Moor.</p> <p>The potential new Green Belt boundary within GM2 could be defined by the access track to Windy Bank Hall in the west, the Borough Boundary (which is defined by the brow of a hill in the south) and Green Moore Delf in the east.</p> <p>Hill Top Lane comprises a strong defined internal feature which would form a suitable 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				
<b>Level of Containment</b>				
Protect open land contiguous to Green Moor	<p><b>5:</b> Contiguous to Green Moor 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><b>3:</b> Connected to Green Moor and would protect 'open land' from urban sprawl.</p>	<p>The General Area is contiguous with the built form of Green Moor. Whilst the current boundary does have a role in protecting open countryside from sprawl, the Borough Boundary (strongly defined by the brow of a hill) does reduce the role the General Area has in protecting open sprawl.</p>		

		<b>1:</b> Connected to Green Moor but which does not protect land considered to be 'open land'.	
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<b>5:</b> 'general area' which is fundamental to maintaining a 'strategic gap' of less than 1.5km between the Town Centre and neighbouring larger towns. <b>3:</b> 'general area' which protects a 'strategic gap' which is already more than 1.5km wide. <b>1:</b> 'general area' which does not function to protect a 'strategic gap'.	The General Area does not function to protect a strategic gap between Barnsley Town Centre or any of the larger urban areas within Barnsley.
	Displays low levels of containment within the existing development patterns.	<b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns. <b>3:</b> 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. <b>1:</b> 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 .	The General Area is bordered by urban form on two sides (north and west) with protected woodland to the east. The northern portion of the General Area is well contained within the built form. Land immediately to the north west of Delph Mews comprises a vacant Public House with Planning Permission for 12 houses, development within this northern portion of the General Area could be considered to 'round-off' existing development patterns The area to the south of Hill Top Lane is not contained within the existing built form, and therefore development within this southern portion is considered to be independent of current built form patterns.
<b>Total Score</b>			<b>2 / 5</b>
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.	<b>5:</b> Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience. <b>3:</b> Supports two or three 'beneficial uses' which may be less well promoted and be valued by a Local or Borough audience <b>1:</b> Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.	The General Area contains land within agricultural uses, a number of footpaths and a sports pitch. The General Area also contains Green Moor Quarry which is a Regionally Important Geological Site. The General Area therefore supports local access to the countryside, opportunities for recreation and enhanced landscapes.
	Protects the openness of the countryside and is least covered by development.	<b>5</b> 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.	The General Area contains the Borough Boundary (which is defined by the brow of a hill) with strong views across towards Stocksbridge in Sheffield. Similarly it is likely that views towards the Barnsley boundary would be devalued should development take place along the brow of this hill.

		<p>These areas will contain less than 5% built form.</p> <p><b>3</b> 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><b>1</b> 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 therefore protects open land which is important to maintaining the openness of countryside.</p>
<b>Total Score:</b>			<b>4/ 5</b>
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 General Area does have a role in protecting an essential gap between Green Moor and Stocksbridge (within the jurisdiction of Sheffield).</p> <p>This essential gap is approximately 0.7km; however the change in topography at the Barnsley Borough boundary does mean that development would be unlikely to materially reduce this gap.</p>
<b>Total Score</b>			<b>5/ 5</b>
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	<p>5: ‘General area’. contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or land has a significant historic relationship with its countryside setting and would be highly sensitive to development</p> <p>3: The ‘General Area’ contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area</p> <p>1: This ‘General area’ contains no listed buildings in or near the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value</p>	<p>The General Area does not offer any views towards any designated heritage assets.</p> <p>Given the level of new built form off Delph Edge and the consenting of planning permission off Green Moor Road, Green Belt at this location is likely to have a weak role in preserving the setting of Green Moor.</p>
<b>Total Score</b>			<b>1/ 5</b>
Assist in urban regeneration, by encouraging the	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt.	The Green Belt designation in GM2 serves to promote urban regeneration, by tightly defining the village of Green Moor to focus development towards larger settlements such as urban Barnsley and the

recycling of derelict and other urban land	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.	Principal Towns.
<b>Total Score</b>		<b>3 / 5</b>	
<b>Total</b>		<b>15/ 25</b>	

### **6.3.2 Functional Relationship to Existing Built Form**

GM2 achieved a score of 15 out of 25 within the General Area Green Belt Assessment Proforma. This score demonstrates the GM2 is fulfilling the five purposes of the Green Belt to a moderately strong degree

Given the high level of containment and irregular Green Belt boundaries, the Green Belt land to the north of Hill Top Lane has a reasonably strong functional relationship with the existing built form of Green Moor. Hill Top Lane and Green Moor Delph could provide strongly defined new southern and eastern Green Belt Boundaries.

The south of the General Area has a limited functional relationship with Green Moor, as Hill Top Lane provides a strongly defined edge to existing development patterns. The southern portion of the General Area also has a very strong role in safeguarding the countryside from encroachment.

## **6.4 Stage 2: Technical Site Assessment**

### **6.4.1 Overview**

An overall score of 15 indicates that the Green Belt in GM2 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 GM2 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.

### **6.4.2 Further Analysis of GM2**

#### **Statutory Designations**

Two Public Rights of Way traverses Hill Top Lane in the south.

#### **Flood Risk**

The Barnsley SFRA (2010) shows that the site is in Flood Risk Zone 1 and therefore the General Area is unencumbered by flood constraints.

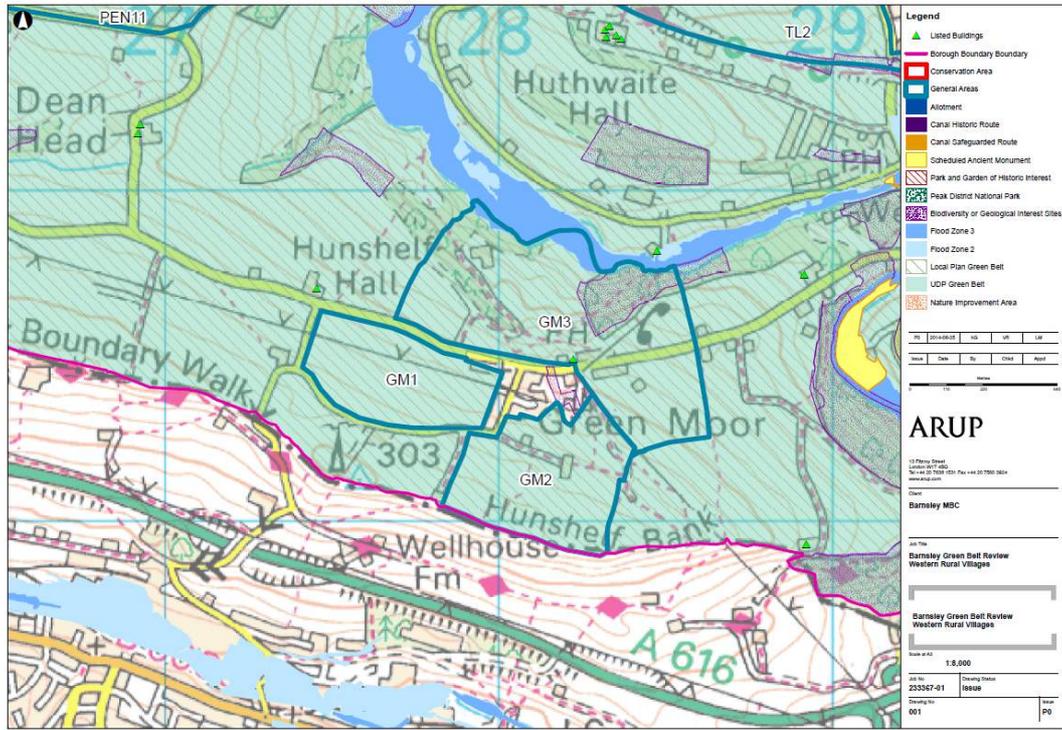
#### **Topography / Landscape / Visual**

The topography within the northern part GM2 slopes gently from 275m in the south to 255m in the north. To the south of Hill Top Lane, the topography is steeply sloping from north to south. This topography supports very strong views from Barnsley to Sheffield.

## Historic Environment

There are no listed buildings, Scheduled Ancient Monuments or Conservation areas in GM2.

**Figure 6.3 GM2 Technical Site Constraints**



### 6.4.3 Conclusion

It is clear that GM2 can be divided into two distinct halves by Hill Top Lane.

The section of the Green Belt to the north of Hill Top Lane is relatively weak and is unlikely to check unrestricted sprawl of Green Moor; development within this northern portion would have a strong functional relationship with the existing built form. This portion of the General Area also has a very weak role in preserving the setting of any historic assets, a weak role in safeguarding the countryside from encroachment and a weaker role, than the south, in preventing neighbouring towns from merging.

The southern portion of the General Area has a strong role in safeguarding the countryside from encroachment and protecting an essential gap. Development in this southern portion of the Green Belt would have a weak functional relationship with the built form of Green Moor.

## 6.4.4 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 GM2 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology.

### Resultant Land Parcel GM2a

The land parcel identified as a potential option to be released from the Green Belt is situated to the north of Hill Top Lane. This has been labelled as GM2a.

The land parcel provides the opportunity to re-define the Green Belt boundary by utilising Hill Top Lane to the south. This would create a more permanent, defensible boundary which is likely to endure beyond the lifetime of the Local Plan.

## 6.5 Stage 3: Evaluating the Potential Newly Defined Green Belt Boundary

### 6.5.1 Overview

The following assessment is made on the basis that the land parcel in GM2a 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.

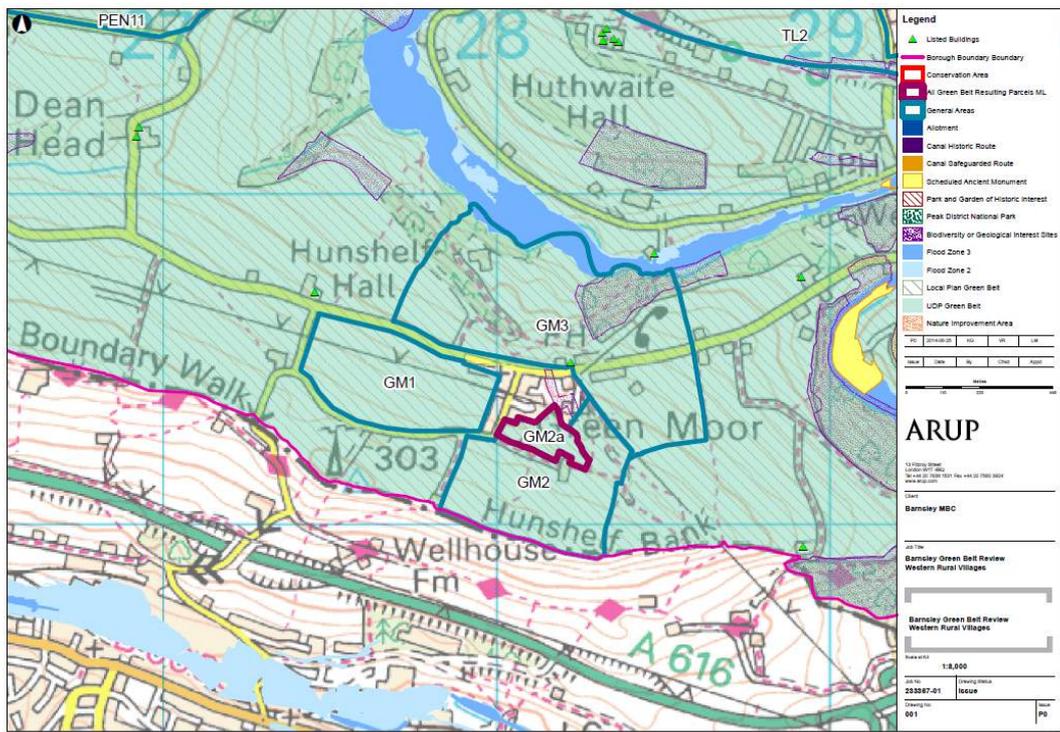
Any resulting land parcels proposed for release from the Green Belt will then subsequently be put forward for assessment using the Barnsley Housing Site Assessment Methodology.

#### 6.5.1.1 Re-appraisal of Resultant Land Parcel

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 Hill Top Lane to the south and the forested boundary of Green Moor Delph to the east. This boundary will check unrestricted sprawl with development unable to go further than this road and natural boundary. On this basis the boundary would be significantly stronger than currently exists in GM2.
To prevent neighbouring towns merging into one another	The General Area does have some role in protecting an essential gap between Green Moor and Stocksbridge (within the jurisdiction of Sheffield). This essential gap is approximately 0.7km however residential development off Hill Top Lane has already established the principle of built form at this location.

<p>To assist in safeguarding the countryside from encroachment</p>	<p>The new boundary based on the road network and Green Moor Delph would serve to safeguard the countryside from encroachment.</p>
<p>To preserve the setting and special character of historic towns.</p>	<p>Residential built form off Hill Top Lane and new built form along Delph Edge suggests that development within the Resultant Land Parcel would not have a detrimental impact on the character and nature of Green Moor.</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 6.4 GM2a Resultant Land Parcel**



### 6.5.2 Conclusion

From analysis of the Green Belt Site Assessment Proforma it is evident that the current Green Belt boundaries are not strongly fulfilling the purposes of the Green Belt. The northern and western boundaries are defined by irregular residential development and are unlikely to restrict future urban sprawl. By utilising Hill Top Lane as a newly defined Green Belt boundary presents an opportunity to significantly strengthen the existing boundary.

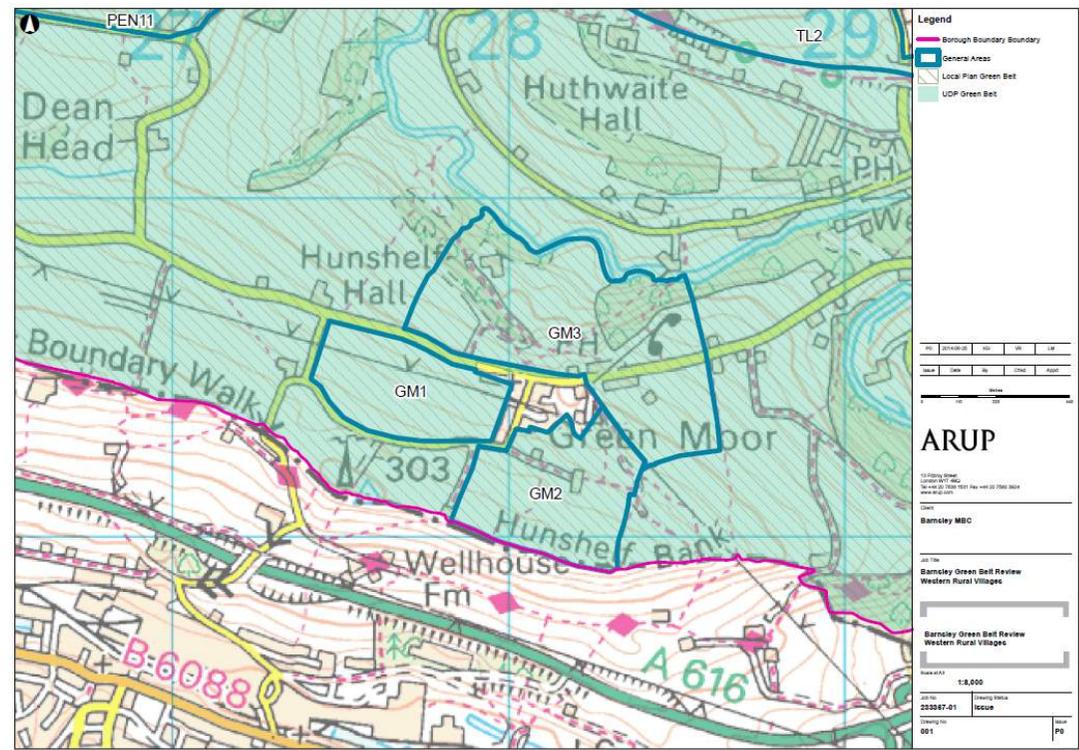
The assessment of relevant site constraints has shown the site in unencumbered by any significant technical constraints. The Resultant Land Parcel with the potential for release from the Green Belt therefore comprises the area to the south of Delph Edge and north of Hill Top Lane.

## 6.6 General Area: GM3

### 6.6.1 Stage 1: GM3 Green Belt Assessment Proforma

GM3 comprises the Green Belt to the north and east of Green Moor. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. GM3 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 6.6 GM3 General Area



Site Details	Site Reference	GM3		
	Location	Land to the north and east of Green Moor.		
	Site Area (Ha)	65.2		
	Developed area	Moderate; General Area contains relatively high levels of residential built form along Green Moor Road		
	Land adjoining the existing urban area	Moderate; General Area adjoins built form to the north of Green Moor		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p><b>1:</b> 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><b>3:</b> 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><b>5:</b> 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 a very strongly defined bank of mature trees which form part of Wier Wood, the very strongly defined Green Moor Road along the northern edge of Green Moor and a weaker boundary to the east which is by some residential development.</p> <p>The strength of the existing boundaries is therefore considered to be relatively strong.</p> <p>Weir wood does form a strongly defined internal feature, 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				
<b>Level of Containment</b>				
Protect open land contiguous to Green Moor	<p><b>5:</b> Contiguous to Green Moor 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><b>3:</b> Connected to Green Moor and would protect 'open land' from urban sprawl.</p> <p><b>1:</b> Connected to Green Moor but which does not protect land considered to be</p>	<p>The General Area is contiguous with the built form of Green Moor and the existing Green Belt boundary has a strong role in protecting the western rural countryside of Barnsley. Land falls within the South Yorkshire Forest and Stepping Stones Wood is identified as an area of Ancient Woodland.</p>		

		'open land'.	Built form off Green Moor Road does limit the level of openness in this eastern portion of the General Area.
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p><b>5:</b> '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><b>3:</b> 'general area' which protects a 'strategic gap' which is already more than 1.5km wide.</p> <p><b>1:</b> 'general area' which does not function to protect a 'strategic gap'.</p>	The General Area does not function to protect a strategic gap between larger settlements and Barnsley Town Centre.
	Displays low levels of containment within the existing development patterns.	<p><b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p><b>3:</b> 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><b>1:</b> 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>	Whilst some development has occurred to the north of Green Moor Road, this boundary along with Stepping Stones Wood, has performed relatively strongly in restricting urban form. Development beyond this boundary would therefore be largely independent of current development patterns within Green Moor.
<b>Total Score</b>			<b>4 / 5</b>
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><b>5:</b> Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience.</p> <p><b>3:</b> Supports two or three 'beneficial uses' which may be less well promoted and be valued by a Local or Borough audience</p> <p><b>1:</b> 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 land in agricultural uses and the Stepping Stones Wood Ancient Woodland. The General Area also contains three PRoWs which connect Green Moor to Thurogland in the north.</p> <p>The General Area therefore supports local access to the countryside, provides opportunities for outdoor recreation, enhanced biodiversity and high levels of local amenity.</p>
	Protects the openness of the countryside and is least covered by development.	<p><b>5</b> 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><b>3</b> 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>The topography slopes steeply downwards from Green Moor in the south to the River Don before rising up Huthwaithe in the north. This valley is heavily wooded and the General Area provides strong views in all directions.</p> <p>The General Area therefore protects the intrinsic openness of the countryside.</p>

		<b>1</b> 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).	
	<b>Total Score:</b>		<b>5/ 5</b>
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 General Area does not function to protect an essential gap between two settlements. The development of this General Area would reduce the largely essential, and relatively wide, gap between Green Moor and Thurgoland.
	<b>Total Score</b>		<b>3/ 5</b>
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 Green Belt boundary to the north of Green Moor has had a relatively strong role in preserving the setting of the village. The General Area also contains Grade II listed stocks to the north of Green Moor.
	<b>Total Score</b>		<b>2/ 5</b>
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 designation in GM3 serves to promote urban regeneration, by tightly defining the village of Green Moor to focus development towards larger settlements such as urban Barnsley and the Principal Towns.
	<b>Total Score</b>		<b>3 / 5</b>
<b>Total</b>			<b>17/ 25</b>

## 6.6.2 Functional Relationship to Existing Built Form

GM3 achieved a score of 17 out of 25 within the General Area Assessment Proforma. Green Belt within this General Area is strongly fulfilling the purposes identified within the National Planning Policy Framework.

Low levels of containment and a relatively strong existing Green Belt boundary indicates that development within GM3 would have a weak functional relationship with the urban form of Green Moor. The existing Green Belt Boundary is performing a strong function in checking the sprawl of Green Moor.

Whilst there are residential properties in the Green Belt, land within GM3 has a strong role in protecting the openness of the Green Belt and these properties have a limited relationship with the main urban area of Green Moor. There are limited opportunities to create a Green Belt boundary further to the east that could be stronger than the existing Green Belt boundary.

## 6.7 Conclusion

This General Area is currently performing a strong Green Belt function. Therefore this General Area has not been included in the Stage 2 Assessment and no Resultant Land Parcels will be considered for release from the Green Belt.

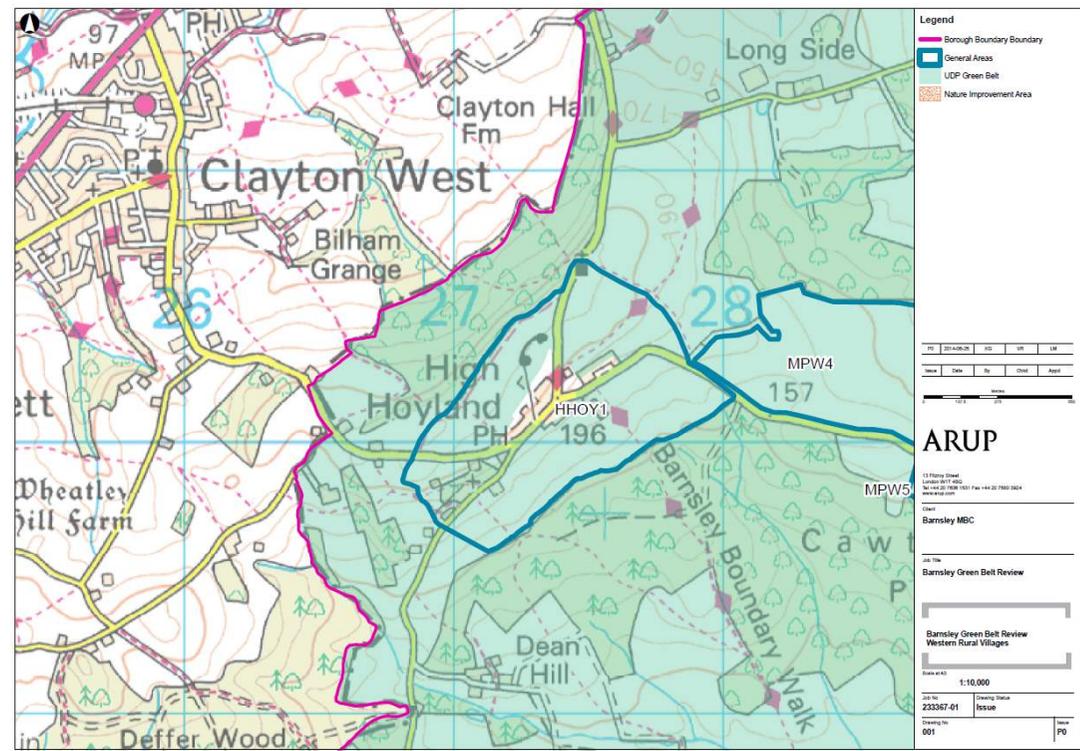
## 7 General Area: High Hoyland

### 7.1 Stage 1: HH1 Green Belt Assessment Proforma

#### 7.1.1 Introduction

HHOY1 comprises the Green Belt surrounding High Hoyland. This General Area was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. HH1 achieves a score of 20 out of 25; this means that as a whole, the general area is very strongly fulfilling the purposes of the Green Belt.

Figure 7.1 HHOY1 General Area



Site Details	Site Reference	HHOY1		
	Location	Village to the south west of Clayton West and West of the M1, High Hoyland		
	Site Area (Ha)	65.2		
	Developed area	Very Low; 'General area' comprises High Hoyland Farmstead and a very small level of built form around Bank End Lane		
	Land adjoining the existing urban area	Low; whilst the village of High Hoyland is completely subsumed in the General Area, the existing Green Belt boundary is relatively short		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p><b>1:</b> 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><b>3:</b> 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><b>5:</b> 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 organic and irregular built form of High Hoyland, and is defined in part by the High Hoyland Conservation area. An area of safeguarded land, at the convergence of Upper Field Lane and Church Lane, also forms part of the existing eastern boundary. The existing Green Belt boundary is considered to be weak.</p> <p>A new Green Belt boundary could be formed by Hoyland Bank wood to the north, Margery Wood to the south and a series of weakly defined footpaths to the east and west.</p> <p>Back End Lane, High Hoyland Lane, Church Lane and Upperfield Lane represent strongly defined internal features which could form appropriate Green Belt 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				
<b>Level of Containment</b>				
Protect open land contiguous to High Hoyland	<p><b>5:</b> Contiguous to High Hoyland 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><b>3:</b> Connected to High Hoyland and would protect 'open land' from urban sprawl.</p>	<p>The village of High Hoyland is not connected to a large built-up area, however, this Green Belt boundary has strongly preserved the openness of the countryside surrounding High Hoyland and has protected the village from further development.</p> <p>Therefore, the General Area protects open land contiguous to the village of High Hoyland.</p>		

		<b>1:</b> Connected to High Hoyland but which does not protect land considered to be ‘open land’.	
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<b>5:</b> ‘general area’ which is fundamental to maintaining a ‘strategic gap’ of less than 1.5km between the Town Centre and neighbouring larger towns. <b>3:</b> ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide. <b>1:</b> ‘general area’ which does not function to protect a ‘strategic gap’.	This General Area does not protect a strategic gap between Urban Barnsley and any of the built up areas within Barnsley.
	Displays low levels of containment within the existing development patterns.	<b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns. <b>3:</b> 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. <b>1:</b> 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 .	Given the small-scale and organic nature of the High Hoyland village form and the safeguarding of land between Upper Field Lane and Church Lane to the south, new built form would be larger independent of development patterns and there are no further areas which would constitute a natural ‘rounding off’ of High Hoyland.
<b>Total Score</b>			<b>3/ 5</b>
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.	<b>5:</b> Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience. <b>3:</b> Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience <b>1:</b> Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.	This General Area supports a number of footpaths, including the Barnsley Boundary Walk and two bridleways. Margery Wood, Lower Stub Nooks Plantation and Hoyland Bank Wood are three areas of Ancient Woodland. The visual amenity of the Green Belt at this location assists in safeguarding the countryside from encroachment. The General Area therefore supports access to the countryside, provides opportunities for recreation and visual amenity. Presence of Ancient Woodland and Local Wildlife Sites, suggests that the General Area also supports an enhanced level of biodiversity. The General Area therefore supports four or more beneficial uses.
	Protects the openness of the countryside and is least covered by development.	<b>5</b> 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	This Green Belt General Area comprises less than 5% built form and has a strong unspoilt rural character. The Barnsley Landscape Character Assessment 2002 identified this General Area as a Settled Woodland Farmland, which is

		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).	characterised by unspoilt, open countryside with small settlements and villages.
<b>Total Score:</b>			<b>5/ 5</b>
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of 'essential gaps' between these larger settlements or settlements outside the borough.	5: would represent an 'essential gap', where development would visually or physically reduce this to an unacceptable width. 3: would represent a 'largely essential gap' or a 'narrow gap' where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging 1: a 'wide gap' or an area of Green Belt which does protect a land gap between settlements	Approximately 1km to the north west of High Hoyland exists the village of Clayton West, within the Kirklees Council jurisdiction. Development along Bank End Lane would significantly reduce this land gap. This General Area therefore protects an essential gap, which is maintained in part by the Woodland surrounding the village of High Hoyland.
<b>Total Score</b>			<b>5/ 5</b>
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 Core Strategy identifies the setting for the High Hoyland Conservation Area as being within an entirely rural upland landscape. Alongside the topography of High Hoyland, the unspoilt rural nature of this General Area strongly promotes the setting of the Conservation area. The General Area also contains the following listed features: <ul style="list-style-type: none"> <li>• Grade II listed Hoyland Hall</li> <li>• Grade II listed Field Barn</li> <li>• Grade II listed Two Tomb Chests and Four Raised Graves</li> <li>• Grade II listed Church of All Hallows</li> </ul>
<b>Total Score</b>			<b>4/ 5</b>
Assist in urban regeneration, by encouraging the recycling of derelict	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into	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	This Green Belt General Area has assisted in concentrating development within High Hoyland and restricted sprawl into the surrounding area.

and other urban land	the urban area.	development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	
<b>Total Score</b>		<b>3 / 5</b>	
<b>Total</b>		<b>20/ 25</b>	

### **7.1.2 Functional Relationship to Existing Built Form**

HHOY1 achieved a score of 20 out of 25 within the General Area Green Belt Assessment Proforma, and therefore Green Belt at this location is very strongly fulfilling the purposes identified within the National Planning Policy Framework.

The General Area has succeeded in concentrating development in the urban area of High Hoyland and has restricted urban sprawl into the open and unspoilt countryside. HHOY1 preserves the setting of the conservation area in High Hoyland and development in the General Area would likely have a negative impact on the open and rural character.

There are no areas which would be suitable for consolidation in HHOY1 and development would encroach on the open and rural character of the area.

## **7.2 Conclusion**

This General Area is currently performing a very strong Green Belt function. Therefore this General Area has not been included in the Stage 2 Assessment and no Resultant Land Parcels will be considered for release from the Green Belt..

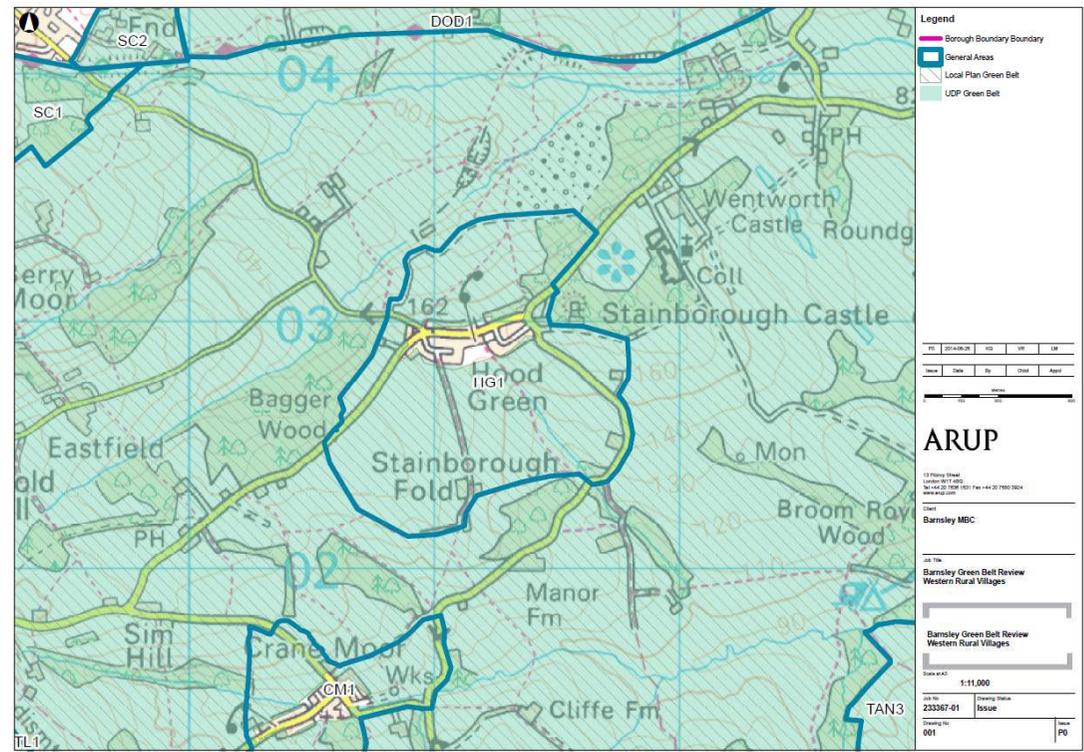
## 8 General Area: Hood Green

### 8.1 Stage 1: HG1 Green Belt Assessment Proforma

#### 8.1.1 Introduction

HG1 comprises the Green Belt around Hood Green. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. HG1 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 8.1 HG1 General Area**



Site Details	Site Reference	HG1		
	Location	Hood Green		
	Site Area (Ha)	107.7		
	Developed area	General Area contains no built form		
	Land adjoining the existing urban area	General Area adjoins the relatively linear nature of Hood Green		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p><b>1:</b> 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><b>3:</b> 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><b>5:</b> 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 consists of continuous residential development and a recreational area / park to the south. As the village has developed along Hood Green Road and is linear in nature, this Green Belt boundary is considered to be relatively strong.</p> <p>The proposed Green Belt boundary could be defined by the boundary with Baggert Wood in the west, a weakly defined footpath in the south, Stainborough Lane in the south east and forested edge of Stainborough Wood in the east. Proposed boundaries are considered to be weak.</p> <p>There are limited internal features which would form suitable boundaries should the Green Belt General Area be considered for subdivision.</p>
		Features lacking in durability/ Soft boundaries		
	Infrastructure: private/ unmade roads; power lines; development with weak or intermediate boundaries.			
	Natural: Field Boundary, Tree line			
<b>Level of Containment</b>				
	Protect open land contiguous to Hood Green	<p><b>5:</b> Contiguous to Hood Green 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><b>3:</b> Connected to Hood Green and would protect 'open land' from urban sprawl.</p> <p><b>1:</b> Connected to Hood Green but which does not protect land</p>	Land within this General Area is contiguous to Hood Green. The existing Green Belt boundary does protect the 'open land' from urban sprawl.	

		considered to be ‘open land’.	
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p><b>5:</b> ‘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><b>3:</b> ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide.</p> <p><b>1:</b> ‘general area’ which does not function to protect a ‘strategic gap’.</p>	The General Area does not function to protect a strategic gap with Barnsley Town Centre or with remaining larger towns within the Borough.
	Displays low levels of containment within the existing development patterns.	<p><b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p><b>3:</b> 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><b>1:</b> 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>	Given the linear nature of the existing built form, future development would be largely independent of current development patterns.
<b>Total Score</b>			<b>4 / 5</b>
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><b>5:</b> Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p><b>3:</b> Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p><b>1:</b> 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 consists of land in agricultural uses and four Public Rights of Way which connect Hood Green to Silkstone, Stainborough and Crane Moor.</p> <p>Bagger Wood (Ancient Woodland), Falthwaithe and Lowe Wood (Local Wildlife Site), Stainborough Park (Local Wildlife site) and Walker Wood (Ancient Woodland) surround the site and are likely to result in higher biodiversity levels within the General Area.</p> <p>Whilst the general area does not provide formal facilities for outdoor play and recreation, the General Area strongly fulfils this purpose.</p>
	Protects the openness of the countryside and is least covered by development.	<b>5</b> 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>The General Area does protect the intrinsic openness of the countryside. There are strong views to the west and the area is rural in nature.</p> <p>Views to Lowe Wood create a strong rural character within the General Area.</p>

		<p><b>3</b> 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><b>1</b> 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>	
<b>Total Score:</b>			<b>4/ 5</b>
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 General Area does not protect a strategic gap between two settlements.</p> <p>The development of this General Area would reduce the land gap between Hood Green and Silkstone Common, however this is significantly over 1.5km. Therefore this land gap is considered to be a largely essential but wide gap.</p>
<b>Total Score</b>			<b>3/ 5</b>
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	<p>5: ‘General area’. contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or land has a significant historic relationship with its countryside setting and would be highly sensitive to development</p> <p>3: The ‘General Area’ contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area</p> <p>1: This ‘General area’ contains no listed buildings in or near the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value</p>	<p>The Wentworth Castle and Stainborough Park Conservation Area exists to the east of this General Area. There are a number of listed buildings within the Conservation Area and Wentworth Castle is a Grade I listed structure.</p> <p>Uninterrupted views of the surrounding and predominantly rural and agricultural areas are visible from many areas within the Conservation Area. Therefore, it is likely that this General Area will support external from the Conservation Area.</p>
<b>Total Score</b>			<b>3/ 5</b>
Assist in urban regeneration, by encouraging the	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature	The Green Belt designation in HG1 serves to promote urban regeneration, by tightly defining the village of Hood Green to focus development towards larger settlements such as

recycling of derelict and other urban land	channelling development activity into the urban area.	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.	urban Barnsley and the Principal Towns.
<b>Total Score</b>		<b>3 / 5</b>	
<b>Total</b>		<b>17/ 25</b>	

### **8.1.2 Functional Relationship to Existing Built Form**

HG1 achieved a score of 17 out of 25 within the general area Green Belt Assessment Proforma. This general area is performing a strong Green Belt function.

The Green Belt around Hood Green is tightly defined around the urban form and the Green Belt boundary has performed a strong role in restricting urban sprawl and safeguarding the countryside from encroachment. Given the strength of the existing Green Belt boundary and the relatively low levels of containment, the land within the Green Belt around Hood Green has a limited relationship with the urban form of the village.

The existing Green Belt boundaries at this location are strongly preserving the setting of the Stainborough Castle Conservation Area and the Listed Buildings within it.

## **8.2 Conclusion**

This General Area is currently performing a strong Green Belt function. Therefore this General Area has not been included in the Stage 2 Assessment and no Resultant Land Parcels will be considered for release from the Green Belt.

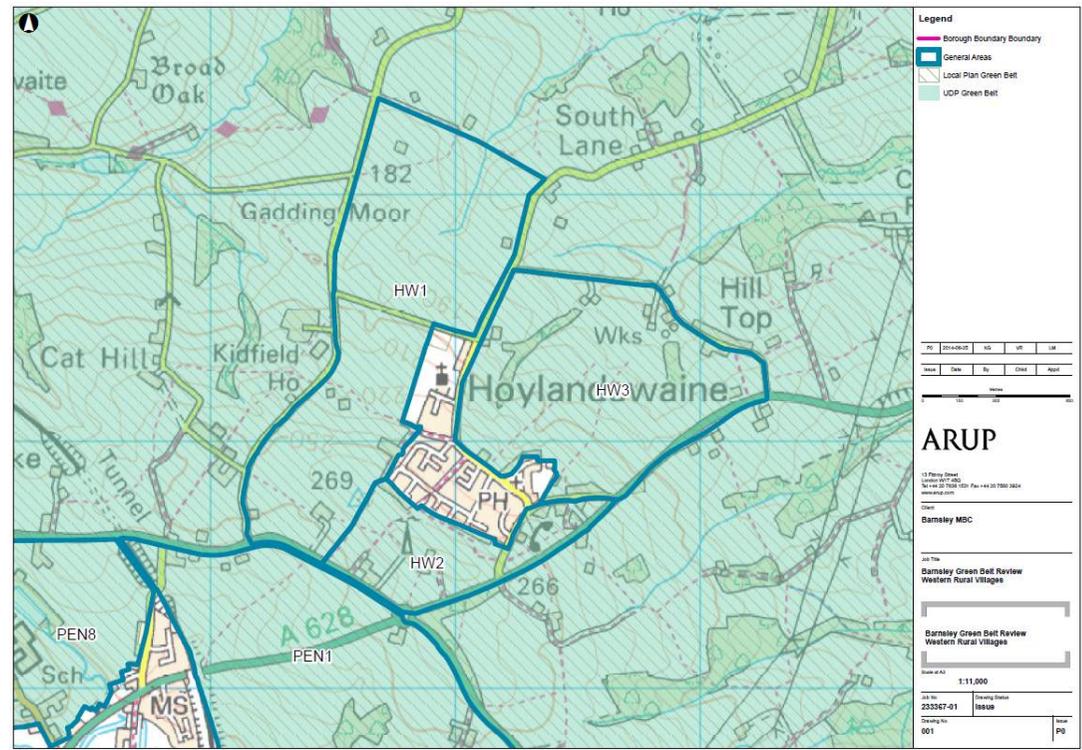
## 9 General Areas: Hoylandswaine

### 9.1 General Area: HW1

#### 9.1.1 Stage 1: HW1 Green Belt Assessment Proforma

HW1 comprises the Green Belt to the west and south west of Hoylandswaine. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. HW1 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 9.1 HW1 General Area



Site Details	Site Reference	HW1		
	Location	Hoylandswaine		
	Site Area (Ha)	97.2		
	Developed area	Low; General Area contains three farms with the general area boundary.		
	Land adjoining the existing urban area	Low; General Area adjoins a small portion of the existing Green Belt boundary to the west of Hoylandswaine.		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p><b>1:</b> 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><b>3:</b> 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><b>5:</b> 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 HW1 adjoins the residential built form along Church Heights, Highfields and Haigh Close and provides a strong boundary. The Green Belt boundary to the east is complicated by the extent of safeguarded land and Hoylandswaine Primary School, however this boundary is linear and would provide a largely continuous built form boundary once developed. Built form is concluded by the strongly defined Cross Lane in the north. The Green Belt boundary is considered to be relatively strong.</p> <p>Proposed Green Belt boundaries could include Renald Lane and Gadding Moor Road in the west, Crab Tree Hill Lane in the south west, Halifax Road in the south, Hamper Lane in the south east and a weakly defined footpath in the north.</p> <p>Cross Lane could form a strongly-defined internal 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				
<b>Level of Containment</b>				
Protect open land contiguous to Hoylandswaine	<p><b>5:</b> Contiguous to Hoylandswaine 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><b>3:</b> Connected to Hoylandswaine and would protect 'open land' from urban sprawl.</p> <p><b>1:</b> Connected to Hoylandswaine but which does not protect land</p>	The Green Belt boundary within this General Area protects very open land contiguous with Hoylandswaine.		

		considered to be ‘open land’.	
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p><b>5:</b> ‘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><b>3:</b> ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide.</p> <p><b>1:</b> ‘general area’ which does not function to protect a ‘strategic gap’.</p>	The General Area does not function to protect a strategic gap with Barnsley Town Centre or with other large urban areas within the Borough.
	Displays low levels of containment within the existing development patterns.	<p><b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p><b>3:</b> 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><b>1:</b> 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>Presently, the only area considered to be partially contained within the existing built form comprises the safeguarded land allocation. Once this land allocation is built out, development beyond this boundary will be independent of current development patterns.</p> <p>Therefore there are no opportunities for consolidation or for ‘rounding’ off of current development plans.</p>
<b>Total Score</b>			<b>4 / 5</b>
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><b>5:</b> Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p><b>3:</b> Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p><b>1:</b> 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 comprises land in agricultural use, with three farms within the area. There are three PRoWs within the General Area, but no other landscape features or opportunities for recreation.</p> <p>The General Area therefore supports access to the countryside.</p>
	Protects the openness of the countryside and is least covered by development.	<b>5</b> 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>The General Area does protect the openness of the countryside and a strong rural character. There are strong views to the west across the rural western countryside and the General Area contains very low levels of built form.</p> <p>The site offers strong views to the west. The topography is slopes gradually downwards from 265m in the south to</p>

		<p><b>3</b> 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><b>1</b> 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>	240m in the north.
<b>Total Score:</b>			<b>4/ 5</b>
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>	The Barnsley Settlement Assessment (Jacobs, 2007) identified Penistone as a principal town and Hoylandswaine as a defined village. The General Area does not function to protect an essential gap; however this gap is less than 1.5km wide and could be considered to be a ‘largely essential gap’. Halifax Road (A629) and Barnsley Road (A628) provide a strong defensible boundary which separates Hoylandswaine and Penistone.
<b>Total Score</b>			<b>3/ 5</b>
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	<p>5: ‘General area’. contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or land has a significant historic relationship with its countryside setting and would be highly sensitive to development</p> <p>3: The ‘General Area’ contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area</p> <p>1: This ‘General area’ contains no listed buildings in or near the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value</p>	<p>There are no historic assets within Barnsley, however there is one Grade II listed building approximately 5m west of the boundary.</p> <p>Green Belt at this location may also have some role in protecting the setting and nature of the Hoylandswaine Conservation Area.</p>
<b>Total Score</b>			<b>2/ 5</b>
Assist in urban regeneration, by encouraging the	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature	The Green Belt designation in HW1 serves to promote urban regeneration, by tightly defining the village of Hoylandswaine to focus development towards larger

recycling of derelict and other urban land	channelling development activity into the urban area.	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.	settlements such as urban Barnsley and the Principal Towns.
<b>Total Score</b>		<b>3 / 5</b>	
<b>Total</b>		<b>16/ 25</b>	

### **9.1.2 Functional Relationship to Existing Built Form**

HW1 achieved a score of 16 out of 25 within the General Area Assessment Proforma. This general area is therefore performing a relatively strong Green Belt function.

The General Area has a limited functional relationship with Hoylandswaine. Although the areas of safeguarded land complicates the existing boundary, once built out, this allocation alongside the residential built form along Church Heights, Highfields and Haigh Close will provide a strong boundary in protecting the countryside from urban sprawl.

HW1 can be considered to be open land, with strong views to the west. The Green Belt boundary at this location has a strong role in safeguarding the Barnsley western rural countryside from encroachment.

### **9.1.3 Conclusion**

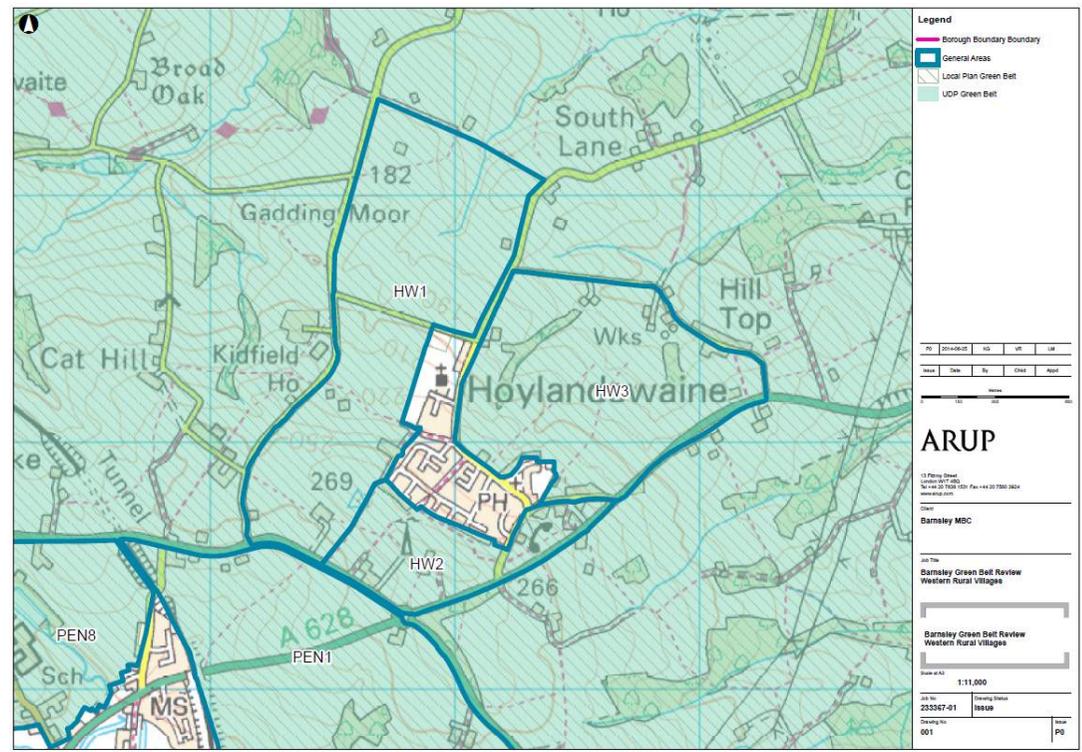
This General Area is currently performing a strong Green Belt function. Therefore this General Area has not been included in the Stage 2 Assessment and no Resultant Land Parcels will be considered for release from the Green Belt.

## 9.2 General Area HW2

### 9.2.1 Stage 1: HW2 Green Belt Assessment Proforma

HW2 comprises the Green Belt to the south and south east of Hoylandswaine. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. HW2 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 9.2 HW2 General Area



Site Details	Site Reference	HW2		
	Location	Hoylandswaine		
	Site Area (Ha)	30.2		
	Developed area	General Area contains two farms, development along Skinpit Lane and a discrete development of approximately 5 houses		
	Land adjoining the existing urban area	Low-Moderate; General Area adjoins the built form to the south east of Hoylandswaine		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p><b>1:</b> 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><b>3:</b> 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><b>5:</b> 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 along Chapell Close, Cawthorne Drive, Greenside Gardens and Hall Farm Grove. Given the linear and consistent nature of the residential built form along these boundaries, the Green Belt boundary to the south west is therefore considered to be strong defined.</p> <p>To the east of the local Barnsley Road, the Green Belt boundary is weakly defined by intermittent residential development along Barnsley Road and Skinpit Lane and approximately five houses off Barnsley Road.</p> <p>The existing Green Belt boundary is therefore mixed.</p> <p>Proposed Green Belt boundaries could comprise the Hamper Lane, Halifax Road, Barnsley Road (A628) and Barnsley Road.</p> <p>Skinpit Lane and Barnsley Road form two strongly defined internal features which could comprise well-defined Green Belt 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				
<b>Level of Containment</b>				
Protect open land contiguous to Hoylandswaine	<p><b>5:</b> Contiguous to Hoylandswaine 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><b>3:</b> Connected to Hoylandswaine and would protect 'open land' from urban sprawl.</p>	<p>The General Area does protect relatively open land contiguous to Hoylandswaine from urban sprawl. The western section of the General Area does function as open land, including two farms. However the eastern section does not function as open land, and has been partly developed.</p>		

		<b>1:</b> Connected to Hoylandswaine but which does not protect land considered to be ‘open land’.	
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<b>5:</b> ‘general area’ which is fundamental to maintaining a ‘strategic gap’ of less than 1.5km between the Town Centre and neighbouring larger towns. <b>3:</b> ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide. <b>1:</b> ‘general area’ which does not function to protect a ‘strategic gap’.	The General Area does not function to protect a strategic gap with Barnsley Town Centre or with other large urban areas within the Borough.
	Displays low levels of containment within the existing development patterns.	<b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns. <b>3:</b> 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. <b>1:</b> 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 .	This existing Green Belt boundaries result in the formation of two discrete parts within the General area. The western portion comprises the strongly defined boundaries of Hamper Lane to the west, Halifax Road (A629) and Barnsley Road (A628) to the south and Barnsley Road to the east. Development at this location would be largely independent of current built form patterns. The eastern part is contained within Barnsley Road and Barnsley Road (A628). The Green Belt boundary within this part of the General Area has been weakened by residential development in the Green Belt. Green Belt land at this location is highly contained to the north and west. Barnsley Road (A628) offers a strong potential boundary to this part of the site.
<b>Total Score</b>			<b>3 / 5</b>
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.	<b>5:</b> Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience. <b>3:</b> Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience <b>1:</b> Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.	The General Area contains land in agricultural use and there are four Public Right of Ways connecting Barnsley Road and residential areas to the east. There are no playing pitches within the area and no landscape features which would possess high local amenity value.
	Protects the openness of the countryside and is least covered by development.	<b>5</b> represents a ‘general area’ which protects the intrinsic openness of the countryside. This may include general areas which are considered locally	The topography of the General Area undulates, with land sloping away from a point of higher land to the south of Hall Farm Grove. As a whole Hoylandswaine is set with a rural

		<p>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><b>3</b> 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><b>1</b> 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>upland location, however, relatively high levels of built form in the eastern portion do reduce the levels of openness.</p>
<b>Total Score:</b>			<b>3/ 5</b>
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of ‘essential gaps’ between these larger settlements or settlements outside the borough.	<p>5: would represent an ‘essential gap’, where development would visually or physically reduce this to an unacceptable width.</p> <p>3: would represent a ‘largely essential gap’ or a ‘narrow gap’ where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging</p> <p>1: a ‘wide gap’ or an area of Green Belt which does protect a land gap between settlements</p>	<p>The Barnsley Settlement Assessment (Jacobs, 2007) identified Penistone as a principal town and Hoylandswaine as a defined village. The General Area does not function to protect an essential gap, however this gap is less than 1.5km wide and could be considered to be a ‘largely essential gap’. Halifax Road (A629) and Barnsley Road (A628) provides a strong defensible boundary which separates Hoylandswaine and Penistone.</p>
<b>Total Score</b>			<b>3/ 5</b>
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	<p>5: ‘General area’ contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or land has a significant historic relationship with its countryside setting and would be highly sensitive to development</p> <p>3: The ‘General Area’ contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area</p> <p>1: This ‘General area’ contains no listed buildings in or near the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value</p>	<p>The area to the east of the local Barnsley Road falls within the Hoylandswaine Conservation Area. This Conservation Area is important for the industrial heritage of Hoylandswaine in iron working and nail production. It is noted that there has been significant infill development, notably at Hall Farm Grove.</p> <p>The General Area contains a single listed building, which comprises the Grade II listed Outbuilding Range in Garden of No. 355.</p> <p>The score offered to this purpose therefore reflects the extent of the Conservation Area which falls within the Green Belt.</p>

	<b>Total Score</b>		<b>4 / 5</b>
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 designation in HW2 serves to promote urban regeneration, by tightly defining the village of Hoylandswaine to focus development towards larger settlements such as urban Barnsley and the Principal Towns
	<b>Total Score</b>		<b>3 / 5</b>
<b>Total</b>			<b>16 / 25</b>

### **9.2.2 Functional Relationship to Existing Built Form**

Further analysis reveals that the General Area attains a score of 16 out of 25 within the Green Belt Assessment Proforma, which suggests that Green Belt at this location is strongly fulfilling the purposes defined within the National Planning Policy Framework.

The strength of the General Area in fulfilling the purposes of the Green Belt is divided by Barnsley Road.

Given the high level of built form within the Green Belt, it is evident that the area to the north east of Barnsley Road has a stronger functional relationship with the existing built form of Hoylandswaine. However, this portion of the General Area also has the strongest role in preserving the setting of the Hoylandswaine Conservation Area. The area to the south west of Barnsley Road has a strong role in preventing sprawl of Hoylandswaine and a relatively strong role in safeguarding the countryside from encroachment.

Given the existing strength of the Green Belt boundary in the south west and the strength of the Green Belt in preserving the setting of the Hoylandswaine Conservation Area, the General Area has not been considered further for assessment of technical site constraints.

### **9.3 Conclusion HW2**

This General Area is currently performing a strong Green Belt function. Therefore this General Area has not been included in the Stage 2 Assessment and no Resultant Land Parcels will be considered for release from the Green Belt

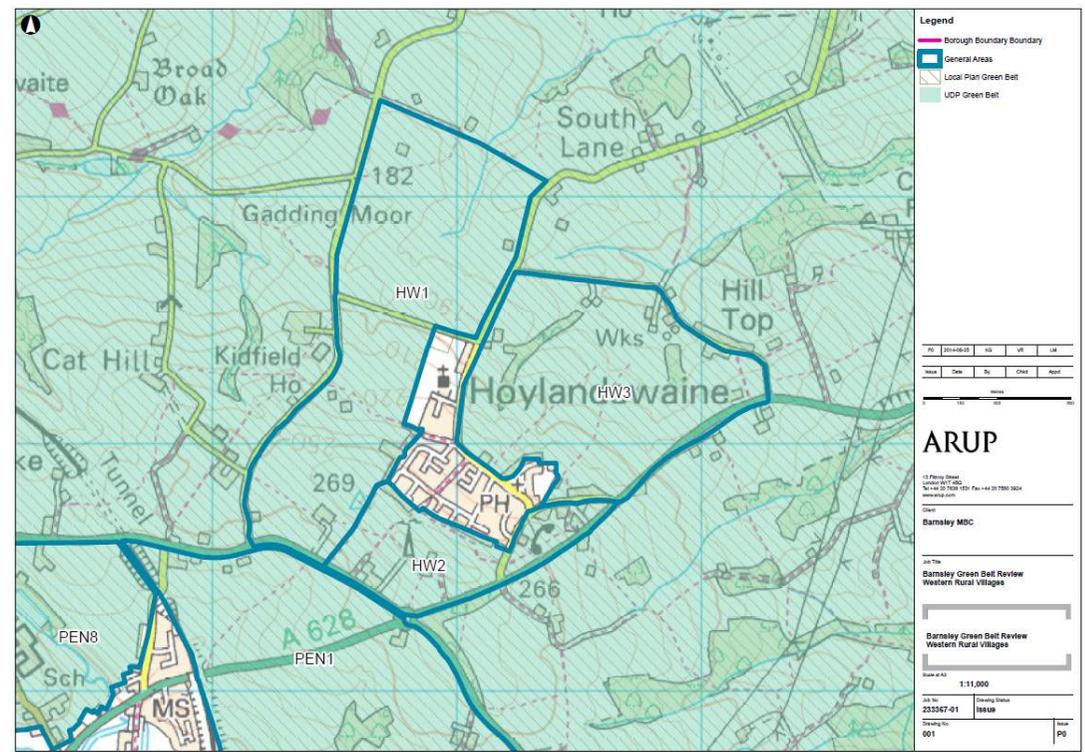
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## 9.4 General Area HW3

### 9.4.1 Stage 1: HW3 Green Belt Assessment Proforma

HW3 comprises the Green Belt to the north and east of Hoylandswaine. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. HW3 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 9.3 HW3 General Area



Site Details	Site Reference	HW3		
	Location	Hoylandswaine		
	Site Area (Ha)	77.7		
	Developed area	Less than 10%, including farms, a commercial chicken farm and a hamlet on Cooper Lane which is washed over with Green Belt.		
	Land adjoining the existing urban area	Low-Moderate; General Area adjoins the built form to the north of Hoylandswaine.		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p><b>1:</b> 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><b>3:</b> 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><b>5:</b> 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 of HW3 is strongly defined by Haigh Lane to the south and west.</p> <p>In the east, the Green Belt boundary adjoins 'The Nook': a small residential development that is within the settlement boundary. Residential development of 'the Nook' weakens the Green Belt boundary along Haigh Lane.</p> <p>Further to the east, the Green Belt boundary is strongly-defined by Barnsley Road.</p> <p>Apart from the residential built form at the Nook, the existing Green Belt boundary is therefore relatively strongly defined.</p> <p>Proposed new boundaries could include Cooper Lane to the north and Barnsley (A628) to the east. There are no internal features which would constitute strongly defined boundaries, 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		
<b>Level of Containment</b>				
Protect open land contiguous to Hoylandswaine	<p><b>5:</b> Contiguous to Hoylandswaine 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><b>3:</b> Connected to Hoylandswaine and would protect 'open land' from urban sprawl.</p> <p><b>1:</b> Connected to Hoylandswaine but which does not protect land</p>	<p>Land within the General Area is contiguous with the village of Hoylandswaine.</p> <p>Green Belt within the General Area has had a relatively strong role in protecting relatively open land. The level of openness is lessened by the built form of the Nook, dense tree-buffered internal boundaries and the commercial</p>		

		considered to be ‘open land’.	chicken farm.
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p><b>5:</b> ‘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><b>3:</b> ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide.</p> <p><b>1:</b> ‘general area’ which does not function to protect a ‘strategic gap’.</p>	The General Area does not function to protect a strategic gap with Barnsley Town Centre or with other large urban areas within the Borough.
	Displays low levels of containment within the existing development patterns.	<p><b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p><b>3:</b> 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><b>1:</b> 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 General Area is bordered by residential built form to the south west, west and east, and therefore the area bordering the Green Belt boundary is considered to be partly contained within the built form.</p> <p>However, the Green Belt boundary within HW3 is currently strong, and therefore there is limited opportunity to consider a ‘rounding off’ of current development patterns.</p>
	<b>Total Score</b>		<b>3 / 5</b>
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><b>5:</b> Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p><b>3:</b> Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p><b>1:</b> 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 land within agricultural use, remote single houses and a hamlet on Cooper Lane. There are areas of mature planting that may offer some amenity value. To the east of the General Area there is a playing pitch and a commercial animal farm.</p> <p>There are three Public Rights of Way within the General Area which connect Hoylandswaine to a hamlet on Cooper Lane.</p> <p>The General Area is therefore considered to be promote access to the countryside, providing opportunities for recreation and possesses local amenity value. The General Area is also likely to have some biodiversity value with the dense tree-buffers.</p>
	Protects the openness of the countryside and is least covered by development.	<b>5</b> 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	<p>There are strong views along Haigh Lane to the north.</p> <p>The topography of the area from Haigh Lane slopes steeply from south to north and is partially undulating. The village</p>

		<p>Green Belt or which have a strong unspoilt rural character. These areas will contain less than 5% built form.</p> <p><b>3</b> 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><b>1</b> 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>of Hoylandswaine is set with a rural upland location, and despite relatively high levels of built form within this General Area, Green Belt within this area protects the intrinsic openness of the countryside to the north.</p>
	<b>Total Score:</b>		<b>5/ 5</b>
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of 'strategic gaps' between these larger settlements or settlements outside the borough.	<p>5: would represent an 'essential gap', where development would visually or physically reduce this to an unacceptable width.</p> <p>3: would represent a 'largely essential gap' or a 'narrow gap' where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging</p> <p>1: a 'wide gap' or an area of Green Belt which does protect a land gap between settlements</p>	<p>The Barnsley Settlement Assessment (Jacobs, update 2007) identified Hoylandswaine and Silkstone as two villages. Development within this General Area could protect a largely essential, but wide, gap between these two settlements.</p> <p>Silkstone currently lies approximately 2.5km to the east of Hoylandswaine and therefore development within this General Area is not likely to physically or visually reduce this land gap.</p> <p>There is also a hamlet on Cooper Lane that is currently within the Green Belt. Development of this general area could result in coalescence of Hoylandswaine with the hamlet.</p>
	<b>Total Score</b>		<b>3/ 5</b>
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	<p>5: 'General area'. contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or land has a significant historic relationship with its countryside setting and would be highly sensitive to development</p> <p>3: The 'General Area' contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area</p> <p>1: This 'General area' contains no listed buildings in or near the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value</p>	<p>The General Area borders Hoylandswaine Conservation Area. This Conservation Area is important for the industrial heritage of Hoylandswaine in iron working and nail production. It is noted that there has been significant infill development, notably at Hall Farm Grove.</p> <p>The General Area contains two Grade II listed farmhouses.</p>
	<b>Total Score</b>		<b>3/ 5</b>

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 designation in HW3 serves to promote urban regeneration, by tightly defining the village of Hoylandswaine to focus development towards larger settlements such as urban Barnsley and the Principal Towns
	<b>Total Score</b>		<b>3 / 5</b>
<b>Total</b>			<b>17/ 25</b>

## 9.4.2 Functional Relationship to Existing Built Form

HW3 achieved a score of 17 out of 25 within the Green Belt Assessment Proforma, which indicates that land within this General Area is strongly fulfilling the purposes set out within the National Planning Policy Framework.

Strongly defined Green Belt boundaries suggest that development within HW3 would have a weak functional relationship with the urban form of Hoylandswaine.

The existing Green Belt boundary is relatively strongly defined by Haigh Lane to the south and west. A small residential development at 'the Nook' does weaken the Green Belt boundary along Haigh Lane. However, the current Green Belt boundary is performing strongly at checking the unrestricted sprawl of Hoylandswaine and safeguarding the countryside from encroachment. There are limited opportunities to create a new Green Belt boundary that would be as strong as the current boundary.

## 9.5 Conclusion

This General Area is currently performing a strong Green Belt function. Therefore this General Area has not been included in the Stage 2 Assessment and no Resultant Land Parcels will be considered for release from the Green Belt.

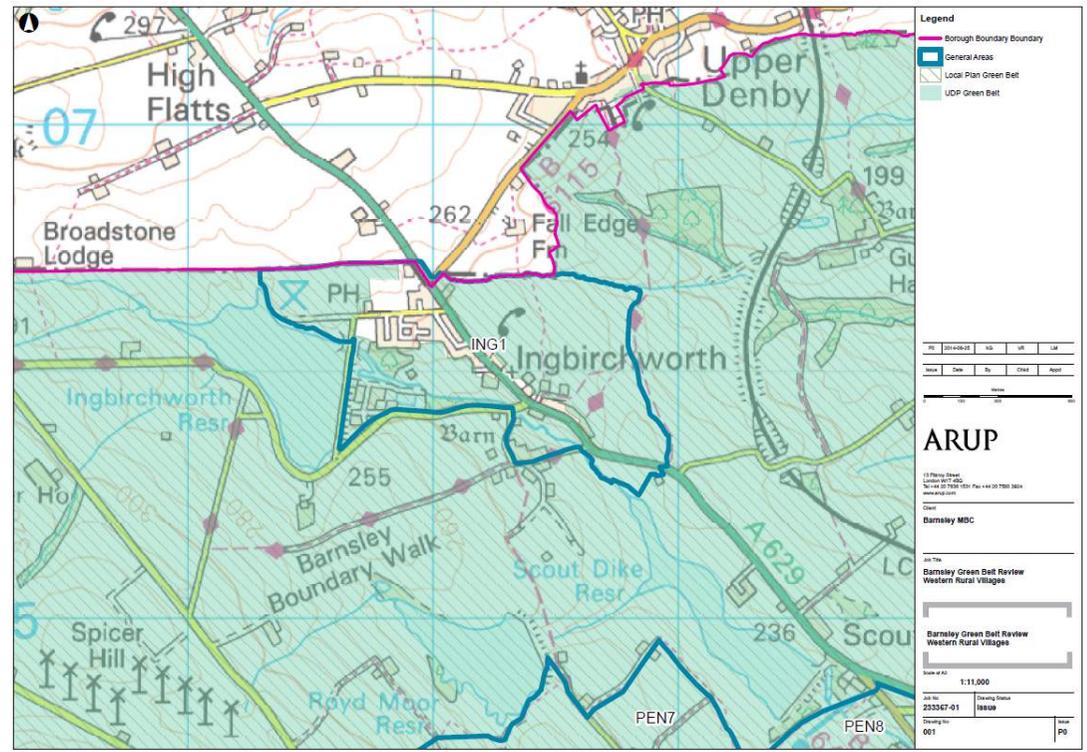
# 10 General Area: Ingbirchworth

## 10.1 Stage 1: ING1 Green Belt Assessment Proforma

### 10.1.1 Introduction

ING1 comprises the Green Belt surrounding Ingbirchworth. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. ING1 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 10.1 ING1 General Area



Site Details	Site Reference	ING1		
	Location	Land surrounding Ingbirchworth		
	Site Area (Ha)	88.3		
	Developed area	Moderate; Green Belt contains a cluster of residential and industrial built form along New Row Lane and High Lane and Yorkshire Water works which service the Ingbirchworth reservoir.		
	Land adjoining the existing urban area	Moderate; General Area adjoins the angular and inconsistent built form of Ingbirchworth		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p><b>1:</b> 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><b>3:</b> 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><b>5:</b> 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 following features:</p> <ul style="list-style-type: none"> <li>To the west of the built form of Ingbirchworth, the boundary is defined by the angular built form of Wellthorne Lane, Ings Way and Wellthorne Avenue.</li> <li>To the south west of the built form of Ingbirchworth, the General Area is defined by the strongly defined Huddersfield Road.</li> <li>To the east of the built form of Ingbirchworth, the Green Belt is defined by linear and continuous residential built form along Huddersfield Road.</li> <li>To the north east of built form of Ingbirchworth, the Green Belt is defined by the strongly defined and uncompromised Huddersfield Road.</li> <li>To the north of the built form of Ingbirchworth, the Green Belt is weakly defined by the Borough boundary and irregular agricultural built form.</li> </ul> <p>The existing Green Belt boundary strength is considered to be mixed: weaker in the west and north and stronger in the south and east.</p> <p>The proposed new Green Belt boundary could be defined by High Lane and New Row Lane in the south, Ingbirchworth Reservoir in the west, the weakly defined Borough boundary in the north and a weakly defined footpath in the west.</p> <p>Mill Lane, Annat Royd Lane and High Lane form three strongly defined internal features which could form suitably strong internal boundaries</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	<p>Infrastructure: private/ unmade roads; power lines; development with weak or intermediate boundaries.</p> <p>Natural: Field Boundary, Tree line</p>			

			should the General Area be considered for subdivision.
<b>Level of Containment</b>			
Protect open land contiguous to Ingbirchworth	<p><b>5:</b> Contiguous to Ingbirchworth 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><b>3:</b> Connected to Ingbirchworth and would protect ‘open land’ from urban sprawl.</p> <p><b>1:</b> Connected to Ingbirchworth but which does not protect land considered to be ‘open land’.</p>	<p>The General Area is not contiguous to any of the large built up areas within the Borough, however it is contiguous to the built form of Ingbirchworth.</p> <p>To the west and south of Ingbirchworth, high levels of built form do limit the role of the Green Belt in protecting the openness of the countryside. To the east, the General Area does protect very open land.</p>	
Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p><b>5:</b> ‘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><b>3:</b> ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide.</p> <p><b>1:</b> ‘general area’ which does not function to protect a ‘strategic gap’.</p>	<p>The General Area does not function to protect a strategic gap between Barnsley and any of the other built up areas within the Borough.</p>	
Displays low levels of containment within the existing development patterns.	<p><b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p><b>3:</b> 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><b>1:</b> 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 levels of containment vary within the General Area.</p> <p>To the west of Huddersfield road, high levels of built form and strong internal potential boundaries mean that there are areas which are partially contained within the existing built form, in particular the area to north of Mill Lane.</p> <p>To the east of Huddersfield road, low levels of built form and strongly defined Green Belt boundaries mean that development at this location would be largely independent of current built form patterns.</p>	
<b>Total Score</b>			<b>2 / 5</b>
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><b>5:</b> Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p><b>3:</b> Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p><b>1:</b> 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 comprise of land agricultural use, a wind farm that stretches to the north and south of Ingbirchworth, a playing pitch, a playground and a reservoir.</p> <p>This is one Public Right of Way, connecting Ingbirchworth to Upper Denby, and the Barnsley boundary walk.</p> <p>The General Area therefore supports access to the countryside, opportunities for recreation and the reservoir provides some amenity value.</p>

	Protects the openness of the countryside and is least covered by development.	<p><b>5</b> 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><b>3</b> 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><b>1</b> 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>	ING1 is considered to be rural in nature; however built form to the south and west has reduced the openness and rural character of this General Area.
<b>Total Score:</b>			<b>3/ 5</b>
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of ‘strategic gaps’ between these larger settlements or settlements outside the borough.	<p><b>5:</b> would represent an ‘essential gap’, where development would visually or physically reduce this to an unacceptable width.</p> <p><b>3:</b> 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><b>1:</b> a ‘wide gap’ or an area of Green Belt which does protect a land gap between settlements</p>	<p>The General Area functions to protect an essential gap between Ingbirchworth and Denby Dale, which is within the jurisdiction of Kirklees.</p> <p>This land gap is currently less than 1km wide and therefore development within this General Area should not further reduce this land gap. The scoring offered to this purpose reflects the relative wideness of the General Area against the size of the villages.</p>
<b>Total Score</b>			<b>5/ 5</b>
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><b>5:</b> ‘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><b>3:</b> 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><b>1:</b> This ‘General area’ contains no listed buildings in or</p>	<p>Green Belt land within the General Area falls within the Ingbirchworth Conservation Area. The Conservation Area is revered for a cluster of farmsteads. A small amount of infill development has taken place over recent years, including a number of new residential properties developed at the eastern edge of the boundary along Huddersfield Road.</p> <p>There are a cluster of Grade II listed buildings surrounding New Row Lane and High Lane. There is one Grade II* listed building at the Barn at Ingfield Farm.</p>

		near the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value	
	<b>Total Score</b>		<b>4 / 5</b>
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 designation in HW3 serves to promote urban regeneration, by tightly defining the village of Hoylandswaine to focus development towards larger settlements such as urban Barnsley and the Principal Towns
	<b>Total Score</b>		<b>3 / 5</b>
<b>Total</b>			<b>17 / 25</b>

### **10.1.2 Functional Relationship to Existing Built Form**

Further analysis reveals that the General Area attains a score of 17 out of 25, which suggests that land at this location is strongly fulfilling the purposes of the Green Belt.

The strength to which the General Area fulfils the purposes of the Green Belt is dissected by Huddersfield Road.

To the west of ING1, the General Area has a strong role in checking unrestricted sprawl and safeguarding the wider rural countryside of Barnsley from encroachment. Development at this location would have a weak functional relationship with the built form of Ingbirchworth. This portion of the General Area has a strong role in protecting an essential, yet relatively wide gap, between Ingbirchworth and Denby Dale.

To the east and south of ING1, the existing Green Belt boundary is more angular and inconsistent, and unlikely to restrict sprawl of Ingbirchworth. Land at this location would have a strong functional relationship with the existing built form of Ingbirchworth. The land to the north of Mill Lane contains a water treatment facility and the land between New Row Lane and High Lane contains a large farm and residential development. This highlights that the Green Belt in this location is not checking urban sprawl or safeguarding the countryside from encroachment, and a new boundary including this development would allow a defensible and permanent boundary to be identified. However, this western and southern area has the strongest role in preserving the setting of the Ingbirchworth Conservation Area and the historic assets within it.

On the whole, the General Area is considered to be strongly fulfilling the purposes of the Green Belt.

## **10.2 Conclusion for ING1**

This General Area is currently performing a strong Green Belt function. Therefore this General Area has not been included in the Stage 2 Assessment and no Resultant Land Parcels will be considered for release from the Green Belt

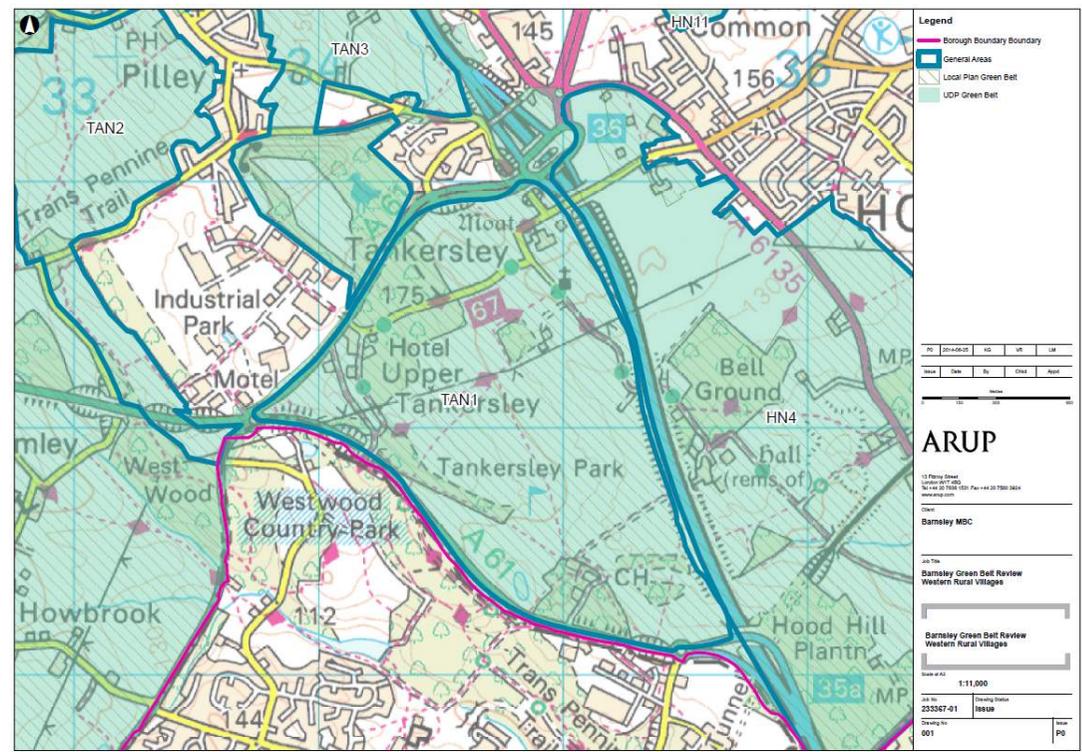
# 11 General Areas: Pilley and Tankersley

## 11.1 General Area: TAN1

### 11.1.1 Stage 1: TAN1 Green Belt Assessment Proforma

TAN1 comprises the Green Belt to the south of Tankersley. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. TAN1 achieves a score of 20 out of 25; this means that as a whole, the General Area is very strongly fulfilling the purposes of the Green Belt.

**Figure 11.1 General Area TAN1**



Site Details	Site Reference	TAN1		
	Location	South of Tankersley, south of A61		
	Site Area (Ha)	188.2		
	Developed area	Percentage of development within the 'General area': Low; The General Area contains two isolated farmsteads, a hotel complex and the Tankersley Park Golf Club		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form: General Area does not adjoin the built form of Tankersley		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p><b>1:</b> 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><b>3:</b> 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><b>5:</b> 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 to the north of the General Area and south of Tankersley is defined by the A61 Westwood New Road. This provides a strong and permanent boundary to the Green Belt.</p> <p>Proposed boundaries of the Green Belt could comprise the A616 to the south west, and the M1 to the east. The proposed Green Belt boundary could be considered to be very strong.</p> <p>Church Lane and Tankersley Lane form two strongly defined internal features which could constitute appropriate Green Belt boundaries 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		
<b>Level of Containment</b>				
Protect open land contiguous to Tankersley	<p><b>5:</b> Contiguous to Tankersley 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><b>3:</b> Connected to Tankersley and would protect 'open land' from urban sprawl.</p>	<p>The Green Belt boundary within TAN1 has an important role in protecting open land contiguous to Tankersley from unrestricted urban sprawl.</p> <p>The M1 and A616 do however function to reduce the level of openness within the General Area.</p>		

		<b>1:</b> Connected to Tankersley but which does not protect land considered to be 'open land'.	
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<b>5:</b> 'general area' which is fundamental to maintaining a 'strategic gap' of less than 1.5km between the Town Centre and neighbouring larger towns. <b>3:</b> 'general area' which protects a 'strategic gap' which is already more than 1.5km wide. <b>1:</b> 'general area' which does not function to protect a 'strategic gap'.	The location of TAN1 means that the General Area does not have a role in protecting a strategic gap between Urban Barnsley and any other Principal Towns within the Borough
	Displays low levels of containment within the existing development patterns.	<b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns. <b>3:</b> 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. <b>1:</b> Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .	There is limited opportunity to consolidate the existing built form. The A61 provides a permanent and strong Green Belt boundary and development beyond this boundary would be largely independent of current development patterns.
<b>Total Score</b>			<b>4 / 5</b>
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.	<b>5:</b> Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience. <b>3:</b> Supports two or three 'beneficial uses' which may be less well promoted and be valued by a Local or Borough audience <b>1:</b> Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.	TAN1 is in active agricultural use. It also provides opportunities for outdoor sport and recreation, as it contains the Tankersley Park Golf Course, a hotel complex and a number of footpaths including the Trans Pennine Trail. The north of the general area is heavily forested. The General Area therefore provides opportunities for recreation, access to the wider western rural countryside, high levels of local amenity and enhanced levels of biodiversity through the location of Bull Wood Ancient Woodland.
	Protects the openness of the countryside and is least covered by development.	<b>5</b> 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.	TAN1 does serve to protect the openness of the countryside from encroachment and represents an area which safeguards a predominantly rural area. The General Area declines from west to east, and therefore views to the western rural countryside are limited. The rural character is also limited by the location of the Hotel Complex.

		<p><b>3</b> 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><b>1</b> 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>	
<b>Total Score:</b>			<b>4/ 5</b>
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>	TAN1 has an important role in protecting an essential gap between Tankersley and High Green/Chapelton (Sheffield). This land gap is 1km at its narrowest point.
<b>Total Score</b>			<b>5/ 5</b>
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	<p>5: ‘General area’. contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or land has a significant historic relationship with its countryside setting and would be highly sensitive to development</p> <p>3: The ‘General Area’ contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area</p> <p>1: This ‘General area’ contains no listed buildings in or near the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value</p>	<p>There are no historic towns within Barnsley and TAN1 does not directly contribute to preserving the setting and special character of a historic town or area.</p> <p>The General Area does however contain a series of listed buildings, including:</p> <ul style="list-style-type: none"> <li>• Grade II listed Dovecote at Glebe Farm</li> <li>• Grade II listed Sundial, Mounting Platform and Farm building</li> <li>• Grade II listed Tankersley Farmhouse</li> <li>• Grade II* listed Church of St Peter</li> </ul> <p>The General Area also has a role in protecting the Dovecote at Glebe Farm Scheduled Ancient Monument.</p>
<b>Total Score</b>			<b>4/ 5</b>
Assist in urban regeneration, by encouraging the recycling of derelict	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into	<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</p>	The designation of Green Belt has assisted in urban regeneration in Silkstone Common, Penistone, and within Barnsley.

and other urban land	the urban area.	development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	
<b>Total Score</b>		<b>3 / 5</b>	
<b>Total</b>		<b>20 / 25</b>	

### **11.1.2 Functional Relationship to Existing Built Form**

TAN1 achieved a score of 20 out of 25 within the Green Belt Assessment Proforma. This general area is performing a stronger Green Belt function than elsewhere within the Borough.

Development within TAN1 would have a weak functional relationship with the urban form of Tankersley. The A61 provides a clear boundary between the Tankersley and the Green Belt boundary has a strong role in safeguarding open land from encroachment,

## **11.2 Conclusion**

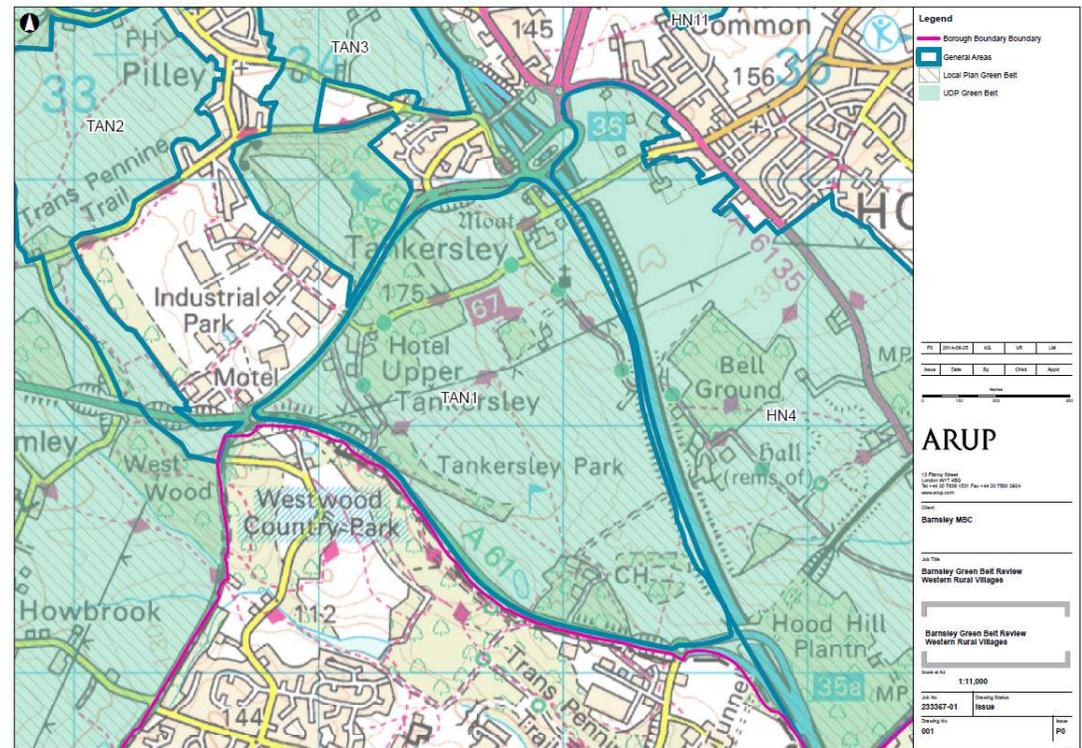
This General Area is currently performing a strong Green Belt function. Therefore this General Area has not been included in the Stage 2 Assessment and no Resultant Land Parcels have been identified.

## 11.3 General Area: TAN2

### 11.3.1 Stage 1: TAN2 Green Belt Assessment Proforma

TAN2 comprises the Green Belt to the west of Pilley and Tankersley. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. TAN2 achieves a score of 17 out of 25; this means that as a whole, the general area is strongly fulfilling the purposes of the Green Belt

Figure 11.2 TAN2 General Area



Site Details	Site Reference	TAN2		
	Location	West of Tankersley and Pilley		
	Site Area (Ha)	86.0		
	Developed area	Percentage of development within the 'general area': Low, the General Area contains very low levels of development.		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form: General Area adjoins the built form to the west of the Industrial Parka and Tankersley.		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p><b>1:</b> 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><b>3:</b> 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><b>5:</b> 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 following features:</p> <ul style="list-style-type: none"> <li>• A strongly defined tree buffer to the west of Tankersley Industrial Park;</li> <li>• Strongly defined Carr Lane to the north of the Tankersley Industrial Park;</li> <li>• Irregular built form to the west of Pilley.</li> </ul> <p>The existing Green Belt boundary is considered to be mixed: strong in the central and southern locations and weak in the north.</p> <p>Proposed Green Belt boundaries could be defined by Westwood Lane in the west , a strongly defined tree-buffer which forms part of Parks Plantation in the north west, Pilley Hills road in the north and the built form of Pilley in the east. Proposed Green Belt boundaries are therefore likely to be strong.</p> <p>Carr Lane forms the only strongly defined internal buffer which could be considered as an appropriate Green Belt 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		
<b>Level of Containment</b>				
Protect open land contiguous to	<b>5:</b> Contiguous to Tankersley and would generally protect the Green Belt from urban sprawl. These Green Belt areas could protect 'Green		The Green Belt boundary within TAN2 has an important role in protecting open land contiguous to Tankersley from	

	Tankersley	<p>Arcs' or 'Green Swathes which distinguish villages.</p> <p><b>3:</b> Connected to Tankersley and would protect 'open land' from urban sprawl.</p> <p><b>1:</b> Connected to Tankersley but which does not protect land considered to be 'open land'.</p>	<p>unrestricted urban sprawl.</p> <p>The Wentworth Industrial Estate to the south east does however function to reduce the level of openness within the General Area.</p>
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p><b>5:</b> '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><b>3:</b> 'general area' which protects a 'strategic gap' which is already more than 1.5km wide.</p> <p><b>1:</b> '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 Barnsley Town Centre or larger towns in the Barnsley Borough.</p>
	Displays low levels of containment within the existing development patterns.	<p><b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p><b>3:</b> 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><b>1:</b> 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 west of the General Area is partly contained by Wentworth Office Park and the strongly defined tree boundaries in the west.</p> <p>Beyond Carr lane, there are limited opportunities to consolidate the existing built form and development at this location would be largely independent of current development patterns.</p>
<b>Total Score</b>			<b>3 / 5</b>
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><b>5:</b> Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience.</p> <p><b>3:</b> Supports two or three 'beneficial uses' which may be less well promoted and be valued by a Local or Borough audience</p> <p><b>1:</b> Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>TAN2 is in active agricultural use. It also provides opportunities for recreation with the Trans Pennine Trail along Carr Lane and a number of other footpaths running across the general area.</p> <p>The General Area therefore supports access to the countryside, opportunities for outdoor recreation and possess local visual amenity.</p>
	Protects the openness of the countryside and is least covered by development.	<b>5</b> 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	TAN2 does serve to protect the openness of the countryside from encroachment and represents an area which safeguards a predominantly rural. Potterholes Plantation is identified as a

		<p>character. These areas will contain less than 5% built form.</p> <p><b>3</b> 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><b>1</b> 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>	Local Nature Reserve.
	<b>Total Score:</b>		<b>4 / 5</b>
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>This General Area protects the settlements of Tankersley and Pilley from merging with the village Wortley. The Barnsley Green Belt Settlement Assessment (Jacobs, update 2007) identified these three places as defined villages. This is therefore considered to be a largely essential gap.</p> <p>TAN2 also has an important role in protecting an essential gap between Tankersley and High Green/Chapelton (Sheffield). This land gap is 1km at its narrowest point.</p>
	<b>Total Score</b>		<b>5/ 5</b>
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>TAN2 does not directly contribute to preserving the setting and special character of a historic town or area.</p> <p>There is one Grade II listed building within the General Area (Grade II listed Old Manor House).</p>
	<b>Total Score</b>		<b>2/ 5</b>
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	<p>3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt.</p> <p>2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.</p>	The designation of Green Belt has assisted in urban regeneration in Silkstone Common, Penistone, and within Barnsley.

	development activity into the urban area.		
	<b>Total Score</b>		<b>3 / 5</b>
<b>Total</b>			<b>17 / 25</b>

### **11.3.2 Functional Relationship to Existing Built Form**

TAN2 achieved a score of 17 out of 25 within the general area Green Belt Assessment Proforma. This general area is performing a strong Green Belt function.

The northern Green Belt boundary is north of Tankersley Industrial Park along Carr Lane and Pilley Green and the western boundary is defined Potter Holes Plantation. On the whole, these Green Belt boundaries are relatively strong and likely to check unrestricted urban sprawl. The boundary is somewhat weaker where the built form has extended north of Carr Lane at Princess Grove.

TAN2 is open and slopes downwards from north to south, and the Green Belt in this location has a strong role in safeguarding the countryside from encroachment. There are limited opportunities to create a new permanent Green Belt boundary that would respect the character of Pilley and Tankersley.

### **11.3.3 Conclusion**

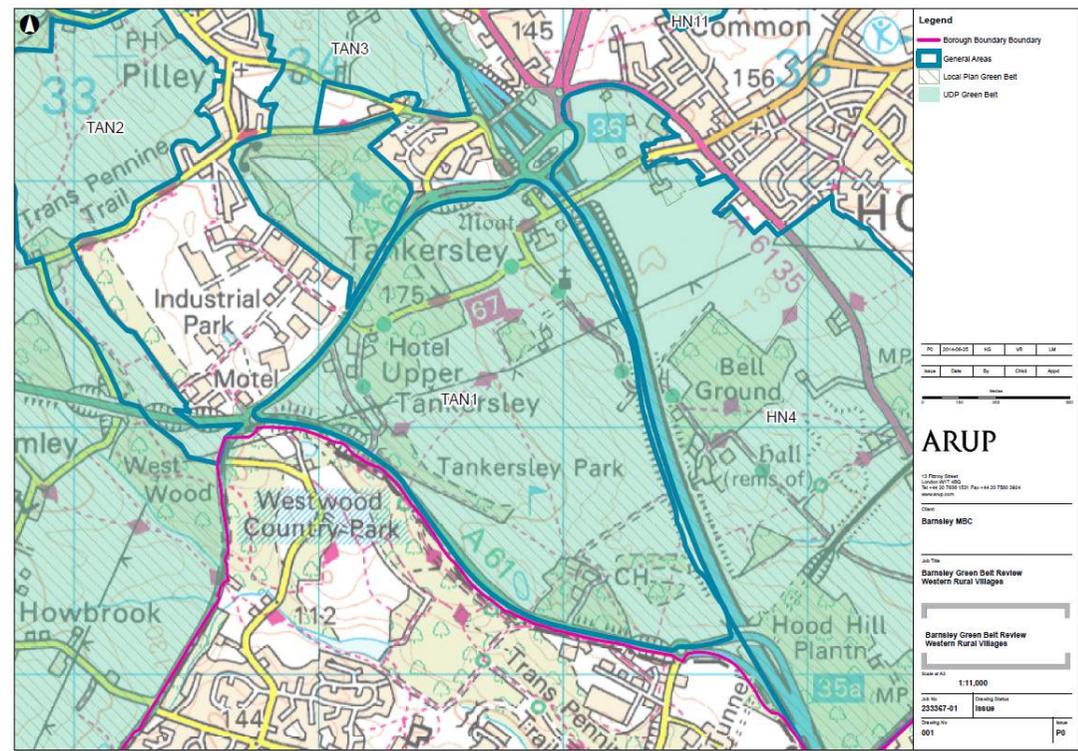
This General Area is currently performing a strong Green Belt function. Therefore this General Area has not been included in the Stage 2 Assessment and no Resultant Land Parcels have been identified.

## 11.4 General area: TAN3

### 11.4.1 Stage 1: TAN3 Green Belt Assessment Proforma

TAN3 comprises the Green Belt to the north of Pilley and Tankersley. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. TAN3 achieves a score of 13 out of 25; this means that as a whole, the General Area is moderately fulfilling the purposes of the Green Belt.

Figure 11.3 TAN3 General Area



Site Details	Site Reference	TAN3		
	Location	North of Tankersley and east of Pilley		
	Site Area (Ha)	157.0		
	Developed area	Percentage of development within the 'General area': Low; General Area contains less than 5% built form, there is a farm and two houses of Lidget Lane, and a small sewage works.		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form: High; General Area adjoins the angular built form of Pilley and Tankersley in the north.		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p><b>1:</b> 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><b>3:</b> 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>The existing Green Belt boundary exists to the north of Tankersley is fragmented around Pilley Green with built form to both the west and east. The existing Green Belt boundary is therefore considered to be weak.</p> <p>Proposed Green Belt boundary could be defined by Pilley Hills in the west, Parks Plantation in the north west and the Old Park forest in the north east. The M1 could form a strongly defined Green Belt boundary in the east and the A61 could form a well-defined boundary in the south, There are opportunities to create a permanent Green Belt boundary by excluding land within New Road, Pilley Green and Lidget Green.</p>
		Landform: Stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; existing development with strong established boundaries.		
	Features lacking in durability/ Soft boundaries	Infrastructure: private/ unmade roads; power lines; development with weak or intermediate boundaries.	<p><b>5:</b> 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>	
		Natural: Field Boundary, Tree line		
<b>Level of Containment</b>				
Protect open land contiguous to Tankersley	<p><b>5:</b> Contiguous to Tankersley 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>The Green Belt boundary within TAN3 has an important role in protecting open land contiguous to Tankersley and Pilley from unrestricted urban sprawl.</p> <p>The M1 to the south east does however function to reduce the</p>	

		<p><b>3:</b> Connected to Tankersley and would protect ‘open land’ from urban sprawl.</p> <p><b>1:</b> Connected to Tankersley but which does not protect land considered to be ‘open land’.</p>	level of openness within the General Area.
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p><b>5:</b> ‘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><b>3:</b> ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide.</p> <p><b>1:</b> ‘general area’ which does not function to protect a ‘strategic gap’.</p>	The location of TA3 means that the General Area does not have role in protecting a strategic gap between Urban Barnsley and the Principal Towns within the Borough.
	Displays low levels of containment within the existing development patterns.	<p><b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p><b>3:</b> 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><b>1:</b> 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, the General Area is well-contained within the existing built form of Pilley, particularly to the south around Lidget Lane and New Road.</p> <p>Development within this southern portion of the General Area would represent a ‘natural rounding’ of the built form of Tankersley and Pilley.</p>
		<b>Total Score</b>	<b>2 / 5</b>
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><b>5:</b> Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p><b>3:</b> Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p><b>1:</b> Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>TA3 appears to be in active agricultural use and used for recreation. Pilley Green and Pilley Sports Field offers recreational value and a strong local amenity.</p> <p>The General Area contains one Public Right of Way which connects from Pilley to Birdwell and Stainborough, and borders the Trans Pennine Trail in the south.</p> <p>Rockley Woods (local wildlife site), Green Springs Wood (Ancient Woodland) and The Old Park Wood (Ancient Woodland) form areas of high local amenity and enhanced local biodiversity.</p> <p>The General Area therefore supports access to the countryside, high local amenity, enhanced biodiversity value and</p>

			opportunities for outdoor recreation.
	Protects the openness of the countryside and is least covered by development.	<p><b>5</b> 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><b>3</b> 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><b>1</b> represents a ‘general area’ which possesses a semi-urban character and built form, or which possesses large areas of previously developed land (more than 25% built form).</p>	<p>The openness of the General Area is varied:</p> <p>The land to the south of Lidget Lane slopes downwards from north to south. The area to the south of New Road has a very rural character, but General this portion of the General Area is considerably less open than the most northern portion.</p> <p>The central portion of the General Area between Pilley Lane and Lidgett Lane is maintains low levels of openness and the rural character is detracted from by the M1</p> <p>To the north of Lidget Lane, land slopes steeply downwards from 165m in the west to 110m in the east. There are reasonably strong views from Lidget Lane looking north and east, however not west over the rural countryside. This portion of the General Area maintains the highest level of openness.</p>
	<b>Total Score:</b>		<b>4/ 5</b>
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><b>5:</b> would represent an ‘essential gap’, where development would visually or physically reduce this to an unacceptable width.</p> <p><b>3:</b> 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><b>1:</b> a ‘wide gap’ or an area of Green Belt which does protect a land gap between settlements</p>	<p>This existing land gap between the villages of Tankersley and Pilley, and Hoyland, is approximately 0.6km. This is a narrow and largely essential gap.</p> <p>Development within this General Area could reduce this narrow and largely essential gap, however the M1 would restrict total coalescence.</p>
	<b>Total Score</b>		<b>3/ 5</b>
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><b>5:</b> ‘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><b>3:</b> 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><b>1:</b> This ‘General area’ contains no listed buildings in</p>	<p>TA3 does not directly contribute to preserving the setting and special character of a historic town or area.</p> <p>There are no listed buildings or conservation areas in TAN3.</p>

		or near the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value	
	<b>Total Score</b>		<b>1/ 5</b>
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt. 2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	The designation of Green Belt has assisted in urban regeneration in Silkstone Common, Penistone, and within Barnsley.
	<b>Total Score</b>		<b>3 / 5</b>
<b>Total</b>			<b>13/ 25</b>

## 11.4.2 Functional Relationship to Existing Built Form

TAN3 achieved a score of 15 out of 25 within the General Area Green Belt Assessment Proforma. This score demonstrates the TAN3 is fulfilling the five purposes of the Green Belt to a moderately strong degree.

Further analysis reveals that the northern sections of TAN3 have a weaker functional relationship with the existing built form of Pilley and Tankersley, and the area to the south of Lidgett Lane has a strong functional relationship with the built form of Tankersley and Pilley.

The area to the north of the General Area does have a strong role in safeguarding the countryside from encroachment; however, this role is limited by the dominance of the M1 motorway. The northern and eastern portion of the General Area has the strongest role in preserving a largely essential gap between Tankersley and Hoyland.

The central portion of the General Area has a strong role in preserving the largely essential gap between Tankersley and Hoyland, which is less than 1km wide at this point. This portion of the General Area has the weakest role in safeguarding the countryside from encroachment and preserving any historic assets, however built form at this location would have the weakest functional relationship with the existing built form of Tankersley and Pilley.

To the south of the General Area, the existing Green belt boundary is very weak and has resulted in very high levels of containment. Development at this location would have the strongest functional relationship with the existing built form. However land at this location has historically provided separation between Tankersley and Pilley, and this openness has strong local amenity and therefore has some role in safeguarding the countryside from encroachment.

Given the General Area is considered to be fulfilling the purposes of the Green Belt to a weaker degree than elsewhere within the Borough, the General Area is therefore to be tested against technical site constraints.

## 11.5 Stage 2: Technical Site Assessment

### 11.5.1 Overview

An overall score of 13 indicates that the Green Belt in TAN3 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 TAN3 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.

## 11.5.2 Further Analysis of TAN3

### Statutory Designations

There are no statutory designations located in TAN3, however there are three public rights of way and the Trans-Pennine Trail.

### Flood Risk

The Barnsley SFRA (2010) reveals that TAN3 is situated within Flood Risk Zone 1. The Area is therefore unencumbered by flood risk constraints.

### Topography / Landscape / Visual

The topography within TAN3 is undulating in the south and the northern portion slopes steeply from west to east.

The northern and eastern portion of the General Area has the strongest role in preserving a largely essential gap between Tankersley and Hoyland. Rockley Woods (local wildlife site), Green Springs Wood (Ancient Woodland) and The Old Park Wood (Ancient Woodland) form areas of high local amenity and enhanced local biodiversity.

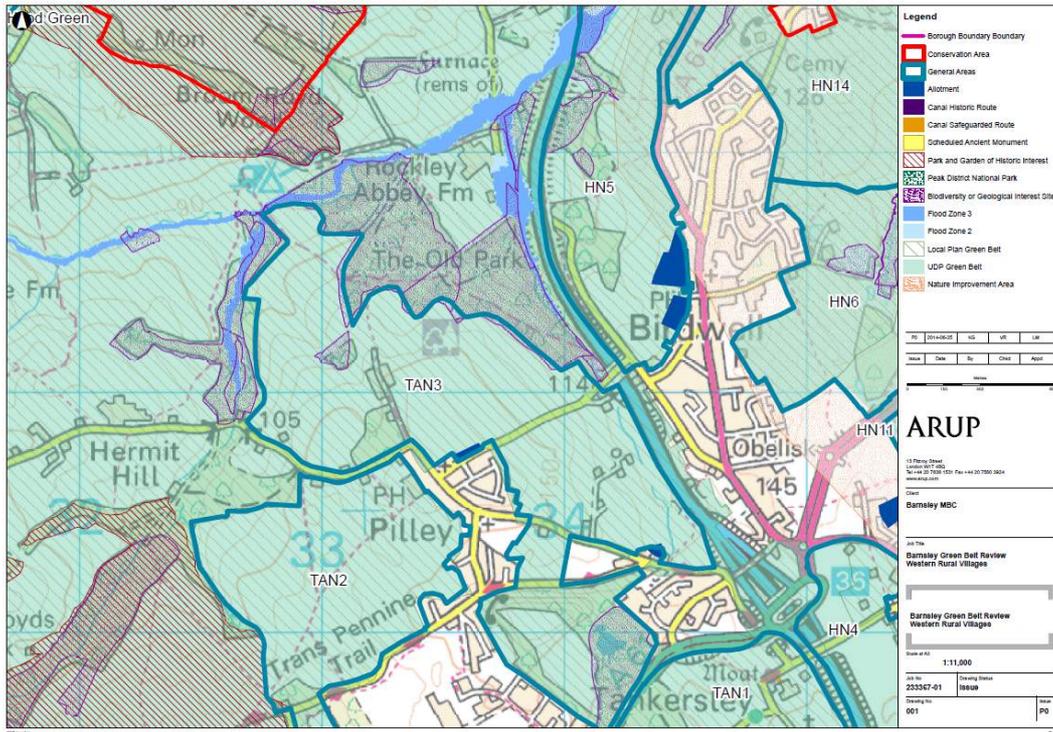
The central portion is heavily dominated by the M1 motorway, and therefore this General Area has the weakest role in safeguarding the countryside from encroachment

To the south of the General Area, land has historically provided separation between Tankersley and Pilley, and this openness has strong local amenity and therefore has some role in safeguarding the countryside from encroachment.

### Historic Environment

There are no historical assets in TAN3.

**Figure 11.4 TAN3 Technical Site Constraints Assessment**



### 11.5.3 Conclusion

It is clear that TAN3 can be divided into three distinct parts: north of Pilley lane, the area between Pilley Lane and Lidgett Lane and the area to the south of Lidgett Lane. There are no significant environmental and technical constraints at TAN3.

Whilst the central portion has the strongest role in preserving a land gap between Tankersley and Hoyland, the General Area has the weakest built form boundary and the weakest role in safeguarding the countryside from encroachment. This area of Green Belt between Pilley Lane and Lidgett Lane has a relatively strong functional relationship with the urban area and there is an opportunity to create a defensible boundary linked to heavy planting and the Birdwell Dyke.

### 11.5.4 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 TAN3 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology.

#### Resultant Land Parcel TAN3a

The land parcel identified as a potential option to be released from the Green Belt is situated between Pilley Lane and Lidgett Lane. This has been titled TAN3a.

The land parcel provides the opportunity to re-define the Green Belt boundary by utilising the heavy planting and the Birdwell Dyke to the east and Pilley Lane to the north. This would create a more permanent, defensible boundary which is likely to endure beyond the lifetime of the Local Plan.

## 11.6 Stage 3: Evaluating the Potential Newly Defined Green Belt Boundary

### 11.6.1 Overview

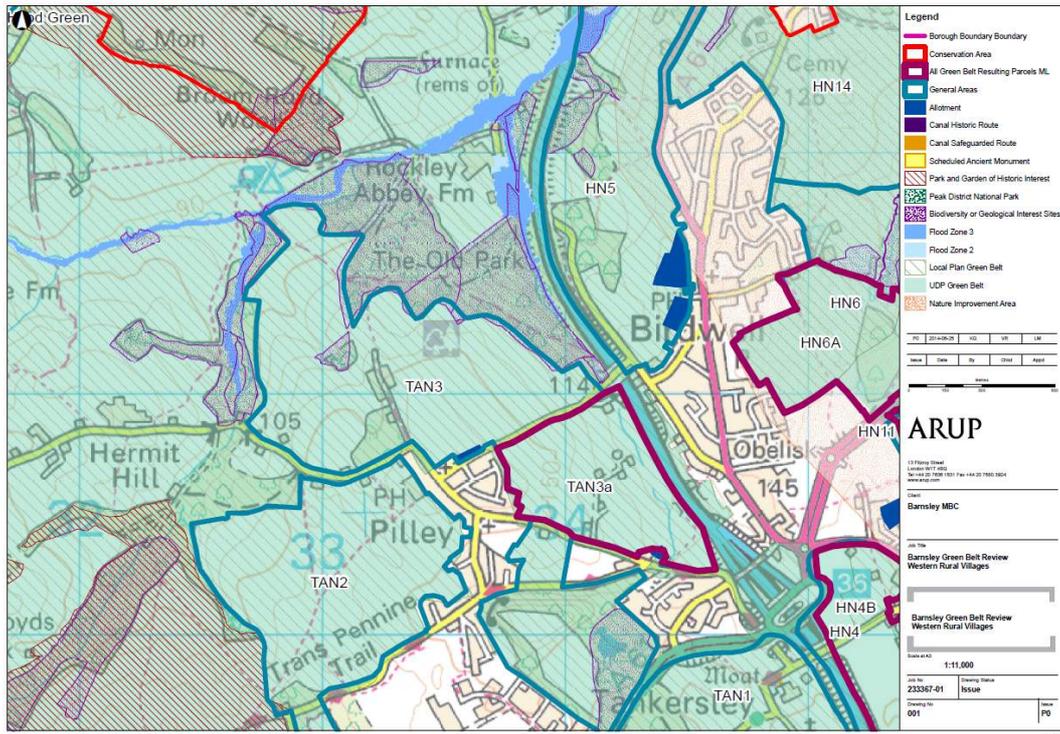
The following assessment is made on the basis that the land parcel in TAN3a is removed from the Green Belt. This allows the 'new' Green Belt boundary to be tested against the five Green Belt purposes as defined within the NPPF, and to ensure that the 'new' Green Belt boundary is appropriate, defensible 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.

### 11.6.2 Re-appraisal of Resultant Land Parcel

Green Belt Purpose	Assessment
To check the unrestricted sprawl of large built-up areas	The new Green Belt boundary would be defined by the permanent feature of a Pilley Lane in the north, heavy tree planting / Birdwell Dyke with the M1 further to the east and Lidgett Lane in the south.. On this basis the boundary would be significantly stronger than current boundary which has been weakened by residential development to the west.
To prevent neighbouring towns merging into one another	This existing land gap between the villages of Tankersley and Pilley, and Hoyland, is approximately 0.6km. This is a narrow and largely essential gap. Development within this General Area would reduce this narrow and largely essential gap; however the M1 would restrict total coalescence.
To assist in safeguarding the countryside from encroachment	The new boundary based on the Pilley Lane and Lidgett Lane would serve to safeguard the 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
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 11.5: TAN3a Resultant Land Parcel**



### 11.6.3 Conclusion

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

The Green Belt passes through the two settlements of Pilley and Tankersley. There is an opportunity to strengthen the Green Belt boundaries by utilising Pilley Lane, heavy tree planting, Birdwell Dyke and the M1 to the east. The new boundary based on the Pilley Lane and Lidgett Lane would serve to safeguard the countryside from encroachment and the new boundaries would prevent urban sprawl and prevent towns from merging.

The assessment of relevant site constraints has shown the site in unencumbered by any significant technical constraints.

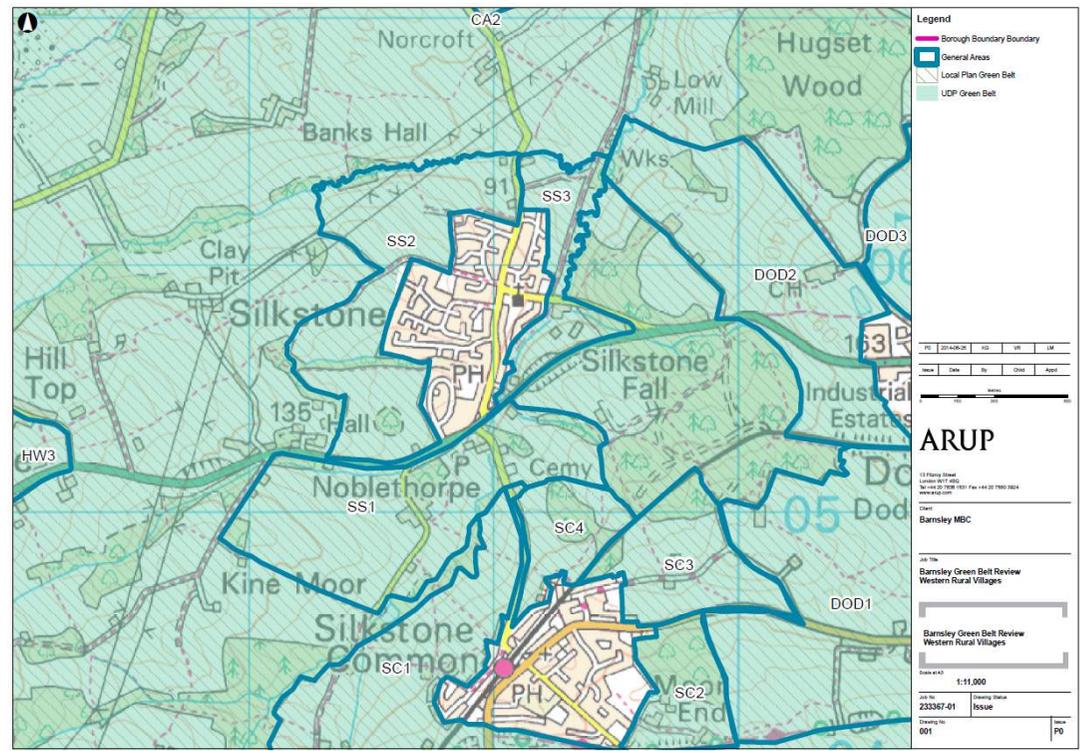
## 12 General Areas: Silkstone

### 12.1 General Area: SS1

#### 12.1.1 Stage 1: SS1 Green Belt Assessment Proforma

SS1 comprises the Green Belt to the south of Silkstone. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. SS1 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 SSI General Area



Site Details	Site Reference	SS1		
	Location	South of Silkstone		
	Site Area (Ha)	63.3		
	Developed area	Moderate – Low; General Area contains built form (car wash, petrol station and three farmsteads) at Knoblethorpe to the south of the Barnsley Road and surrounding The Cross		
	Land adjoining the existing urban area	Percentage of development within the ‘General area’: 15% - there are three farmsteads, a car wash and petrol station, and a range of sports pitches.		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ ‘Likely to be Permanent’ Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p><b>1:</b> 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><b>3:</b> 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>The existing Green Belt is well defined by Barnsley Road, which provides a very strong permanent boundary to the built form of Silkstone. However, built form (including a petrol station and car wash and a number of farmsteads) has occurred to the south of the Barnsley Road, which has weakened the perceived strength of the Green Belt.</p> <p>The existing boundary is therefore considered to be reasonably strong, but weakened by the built form within the Green Belt.</p> <p>The proposed Green Belt boundaries could be defined by Blackergreen Lane in the west, a weakly defined footpath in the south and a stream supported a tree-buffer in the south. The eastern boundary could be strongly defined by the dense tree buffer of Hollow Spring Ancient Woodland in the east. Blackergreen Lane to the west and Cone Lane could provide a strongly-defined permanent boundaries should the General Area be considered for subdivision, as could Silkstone Beck which runs east to west through the site</p>
		Landform: Stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; existing development with strong established boundaries.		
	Features lacking in durability/ Soft boundaries	Infrastructure: private/ unmade roads; power lines; development with weak or intermediate boundaries.	<p><b>5:</b> 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>	
Natural: Field Boundary, Tree line				
<b>Level of Containment</b>				
Protect open land contiguous to Silkstone	<p><b>5:</b> Contiguous to Silkstone 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><b>3:</b> Connected to Silkstone and would protect ‘open land’ from</p>	The Green Belt boundary does protect relatively open land contiguous to the built form of Silkstone. Development comprising a petrol station and car wash which has occurred to the south of the Barnsley Road, does weaken the level of		

		<p>urban sprawl.</p> <p><b>1:</b> Connected to Silkstone but which does not protect land considered to be ‘open land’.</p>	<p>openness within this General Area.</p>
	<p>Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.</p>	<p><b>5:</b> ‘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><b>3:</b> ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide.</p> <p><b>1:</b> ‘general area’ which does not function to protect a ‘strategic gap’.</p>	<p>This General Area has a relatively weak role in protecting a strategic gap between Urban Barnsley and Penistone. This strategic land gap is wide and significantly over 3.5km.</p>
	<p>Displays low levels of containment within the existing development patterns.</p>	<p><b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p><b>3:</b> 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><b>1:</b> 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 existing Green Belt is well defined by Barnsley Road, which provides a very strong permanent boundary to the built form of Silkstone. Whilst development beyond this boundary should represent built form that is largely independent of current development patterns, the level of built form beyond this boundary does mean that future development could be partly contained within the existing built form of Silkstone.</p>
<p><b>Total Score</b></p>			<p><b>4 / 5</b></p>
<p>Assisting in safeguarding the countryside from encroachment</p>	<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><b>5:</b> Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p><b>3:</b> Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p><b>1:</b> Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>SS1 is in active agricultural use and also has a number of sport pitches, including football and cricket pitches.</p> <p>SS1 provides the context for a network of large and prominent Ancient Woodland areas. There are well defined tracks providing access directly from the north of Silkstone, and three Public Rights of Way which connect Silkstone to Silkstone Common in the south.</p> <p>The General Area therefore supports access to the countryside, high levels of visual amenity, opportunities for outdoor recreation and an enhanced level of biodiversity arising from connections to the dense areas of woodland.</p>
	<p>Protects the openness of the countryside and is least covered by development.</p>	<p><b>5</b> 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</p>	<p>SS1 does serve to protect the countryside from encroachment and represents an area which safeguards amenity forest walks and playing pitches.</p>

		<p>rural character. These areas will contain less than 5% built form.</p> <p><b>3</b> 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><b>1</b> 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 slopes gently from west to east towards Silkstone Beck, long-line views are limited by the extent of the tree-buffer lining the existing Green Belt boundaries.</p>
<b>Total Score:</b>			<b>4/ 5</b>
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>SS1 forms an important green wedge from the north of Silkstone to Silkstone Common. Whilst this gap is not considered to be an essential gap, this land does support a largely essential gap to avoid the narrowing of the gap between these two settlements.</p>
<b>Total Score</b>			<b>3/ 5</b>
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	<p>5: ‘General area’. contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or land has a significant historic relationship with its countryside setting and would be highly sensitive to development</p> <p>3: The ‘General Area’ contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area</p> <p>1: This ‘General area’ contains no listed buildings in or near the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value</p>	<p>There are no historic towns within Barnsley, however, there are three listed buildings within the General Area which include:</p> <ul style="list-style-type: none"> <li>• Grade II listed Barn at Noblethorpe;</li> <li>• Grade II listed Woolley Manor; and,</li> <li>• Grade II listed Bank House.</li> </ul>
<b>Total Score</b>			<b>3/ 5</b>
Assist in urban regeneration, by encouraging the	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt.	The designation of Green Belt has assisted in urban regeneration in Silkstone Common, Penistone, and within Barnsley.

recycling of derelict and other urban land	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.	
<b>Total Score</b>		<b>3 / 5</b>	
<b>Total</b>		<b>17 / 25</b>	

### **12.1.2 Functional Relationship to Existing Built Form**

SS1 achieved a score of 17 out of 25 within the Green Belt Assessment Proforma. The land at this location is therefore performing a stronger Green Belt function than elsewhere within the General Area.

The existing southern Green Belt boundary at Barnsley Road is well defined by Barnsley Road, which provides a strong permanent Green Belt boundary to the south of Silkstone and reduces the functional relationship the General Area has to the existing built form of Silkstone. Whilst a small amount of development has occurred to the south of the Barnsley Road, the Green Belt has a strong role in safeguarding the countryside from encroachment and protecting a largely essential gap between Silkstone and Silkstone Common.

## **12.2 Conclusion**

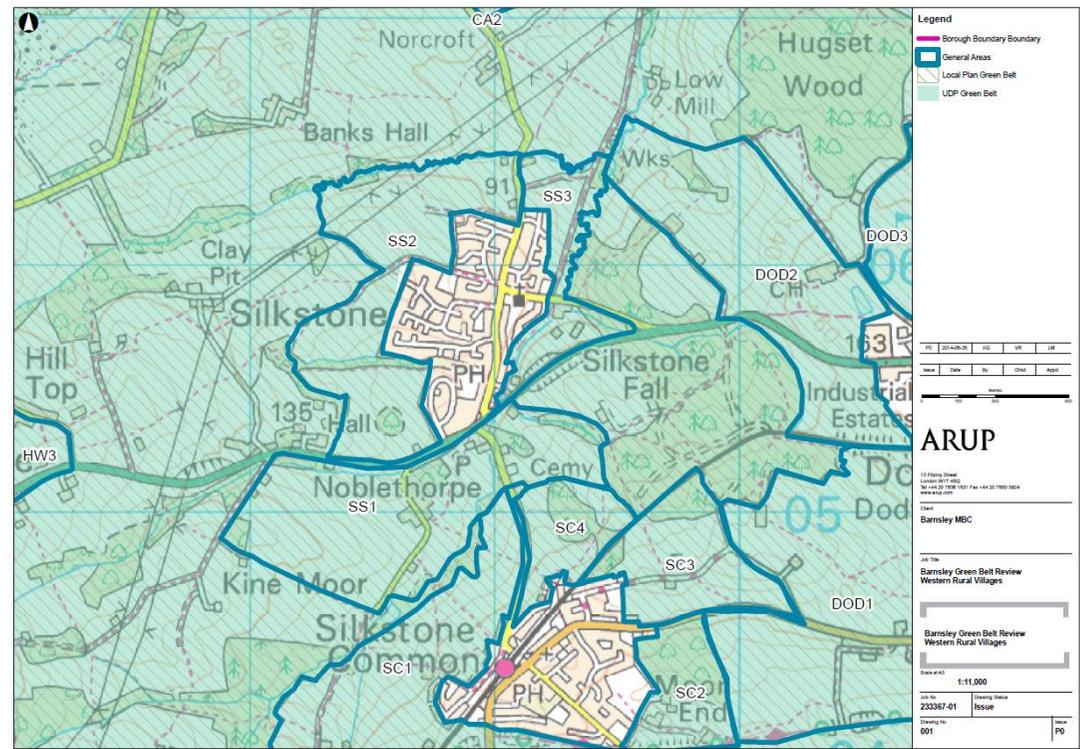
This General Area is currently performing a strong Green Belt function. Therefore this General Area has not been included in the Stage 2 Assessment and no Resultant Land Parcels have been identified.

## 12.3 General Area: SS2

### 12.3.1 Stage 1: SS2 Green Belt Assessment Proforma

SS2 comprises the Green Belt to the north of Silkstone. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. SS2 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 12.2 SS2 General Area



Site Details	Site Reference	SS2		
	Location	West of Silkstone		
	Site Area (Ha)	53.3		
	Developed area	Percentage of development within the 'General area': Low; General Area contains a low level of development however the General Area does contain some development from the hamlet of Noblethorpe and Bull Haw Hall Farm.		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form: Moderate- Low; General Area adjoins the angular built form of Silkstone in west		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p><b>1:</b> 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><b>3:</b> 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><b>5:</b> 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 residential built form off Towngate, Sunny Bank Road, Broad Gates, Whinmoor Way and Whinmoor Drive. Whilst tis existing Green belt boundary is considered to be stepped and angular, each component part is relatively strong.</p> <p>Proposed Green Belt boundaries could be defined by Noblethorpe Lane in the south, a strongly defined Tree Buffer in the west, a weakly defined footpath in the north west and Banks Bottom Dike in the north. The proposed Green Belt boundaries are therefore strong to the north and south, and weak in the west.</p> <p>A strongly defined tree buffer surrounding Silkstone Spring could form a strongly defined internal 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		
<b>Level of Containment</b>				
Protect open land contiguous to Silkstone	<b>5:</b> Contiguous to Silkstone and would generally protect the Green Belt from urban sprawl. These Green Belt areas could protect 'Green Arcs' or 'Green Swathes which distinguish		The boundary within SS2 does protect open land contiguous to Silkstone from sprawl. The General Area is considered to protect open land.	

		<p>villages.</p> <p><b>3:</b> Connected to Silkstone and would protect ‘open land’ from urban sprawl.</p> <p><b>1:</b> Connected to Silkstone but which does not protect land considered to be ‘open land’.</p>	
	<p>Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.</p>	<p><b>5:</b> ‘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><b>3:</b> ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide.</p> <p><b>1:</b> ‘general area’ which does not function to protect a ‘strategic gap’.</p>	<p>The location of SS2 means that it is not protecting a strategic gap between Barnsley and any of the large urban areas within the Borough.</p>
	<p>Displays low levels of containment within the existing development patterns.</p>	<p><b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p><b>3:</b> 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><b>1:</b> 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 existing boundary of the Green Belt is considered to be stepped and angular, and therefore there are a number of partially contained areas within the General Area. In particular:</p> <ul style="list-style-type: none"> <li>• The area to the north of Broad Gates is contained on two sides by existing built form. Banks Bottom Dike could form a strongly defined boundary in the north to contain this General Area.</li> <li>• To the south of Silkstone Spring, there is an area which is highly contained by built form to the north and tree buffered boundaries to the west. This area contains Noblethorpe Park.</li> </ul>
		<b>Total Score</b>	<b>3 / 5</b>
<p>Assisting in safeguarding the countryside from encroachment</p>	<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><b>5:</b> Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p><b>3:</b> Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p><b>1:</b> Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>SS2 is in active agricultural use and provides amenity value through footpaths. The southern part of the site is Noblethorpe Park, providing leisure and amenity uses.</p> <p>Silkstone Spring and Banks Bottom Dike are likely to provide enhanced levels of biodiversity.</p> <p>The General Area therefore supports access to the wider rural countryside (by supporting walks to Hoylandswaine further to the west), opportunities for outdoor recreation at Noblethorpe Park, local amenity value and supports enhanced biodiversity.</p>
	<p>Protects the openness of the countryside and is least</p>	<p><b>5</b> represents a ‘general area’ which protects the intrinsic openness of the countryside. This may include general</p>	<p>SS2 does serve to protect the wider rural countryside from encroachment and represents very open land. This General Area</p>

	covered by development.	<p>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><b>3</b> 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><b>1</b> 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>	therefore protects the intrinsic openness of the western rural countryside.
	<b>Total Score:</b>		<b>5/ 5</b>
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 location of SS2 means that it is not protecting a strategic gap between Barnsley and any of the large urban areas within the Borough.</p> <p>Development of this land would reduce the largely essential gap between Silkstone and Hoylandswaine, however this land gap is significantly over 1.5km and therefore this is a wide gap.</p>
	<b>Total Score</b>		<b>3/ 5</b>
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, there is one historic asset (Grade II listed Noblethorpe Hall) which exists approximately 10m to the south west of the General Area.
	<b>Total Score</b>		<b>2/ 5</b>

Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt.  2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	The designation of Green Belt has assisted in urban regeneration in Silkstone Common, Penistone, and within Barnsley.
	<b>Total Score</b>		<b>3 / 5</b>
<b>Total</b>			<b>16 / 25</b>

### **12.3.2 Functional Relationship to Existing Built Form**

SS2 achieved a score of 16 out of 25 within the Green Belt Assessment Proforma. This General Area is performing therefore performing a stronger Green Belt function than elsewhere within the General Area.

The existing Green Belt boundary runs along the western edge of Silkstone. Whilst stepped and angular, each component part of the existing boundary is relatively strong and likely to restrict urban form. The General Area also has a very strong role in safeguarding the countryside from encroachment and there is limited functional relationship between SS2 and Silkstone urban area.

### **12.4 Conclusion**

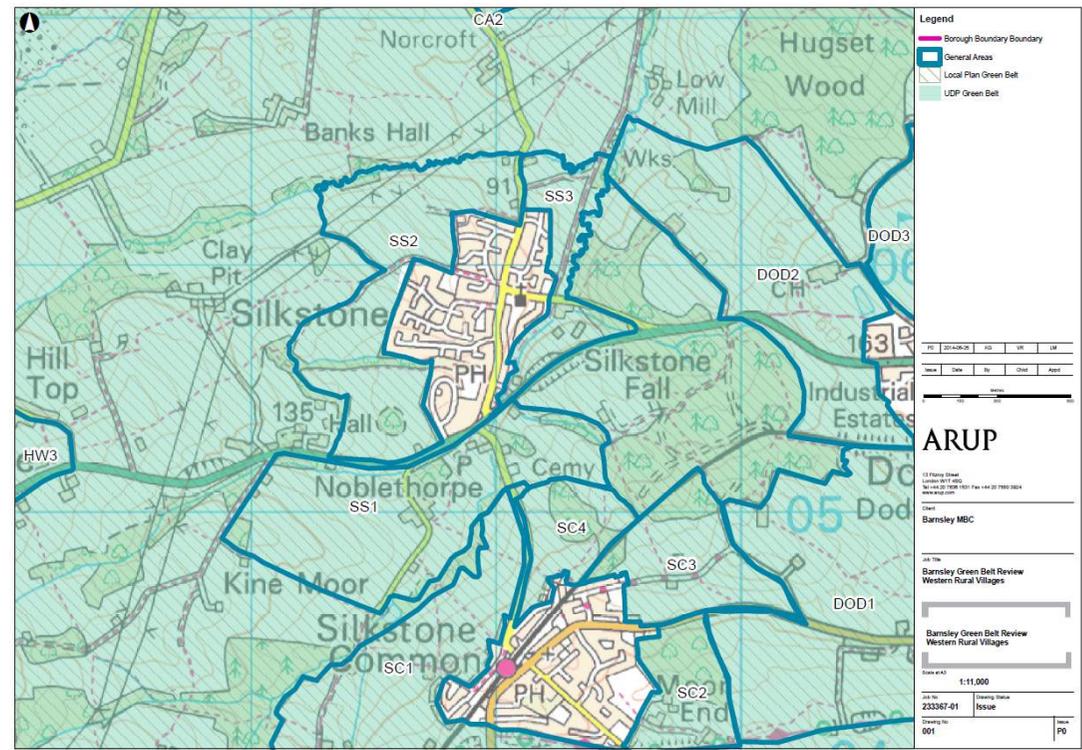
This General Area is currently performing a strong Green Belt function. Therefore this General Area has not been included in the Stage 2 Assessment and no Resultant Land Parcels have been identified.

## 12.5 General Area: SS3

### 12.5.1 Stage 1: SS3 Green Belt Assessment Proforma

SS3 comprises the Green Belt to the east of Silkstone. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. SS3 achieves a score of 18 out of 25; this means that as a whole, the General Area is strongly fulfilling the purposes of the Green Belt.

Figure 12.3 SS3 General Area



Site Details	Site Reference	SS3		
	Location	East of Silkstone		
	Site Area (Ha)	20.2		
	Developed area	Percentage of development within the 'General area': General Area contains a cluster of buildings located around Pot House Farm and Pot House Bridge		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form: General Area adjoins the built form to the east of Silkstone/		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p><b>1:</b> 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><b>3:</b> 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>To the north of Barnsley Road, the existing Green Belt is relatively strongly defined by slightly angular residential built form and Silkstone Lane. To the south of Barnsley Road, the existing Green Belt boundary is defined by Silkstone Beck which is a permanent and strong boundary. The existing Green Belt boundaries are considered to be relatively strong.</p> <p>The proposed Green Belt boundaries could be defined by the A628 in the south, the Silkstone Fall Wood and a well-defined drain to the east and to the north by the a second well-defined drain.</p> <p>A well-defined track in the east could form a strongly defined 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.	<p><b>5:</b> 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>	
		Natural: Field Boundary, Tree line		
<b>Level of Containment</b>				
Protect open land contiguous to Cudworth (and Brierley)	<p><b>5:</b> Contiguous to Cudworth (and Brierley) 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><b>3:</b> Connected to Cudworth (and Brierley)and would protect 'open land'</p>		The General Area is contiguous to Silkstone and would protect the openness of the countryside from urban sprawl.	

		<p>from urban sprawl.</p> <p><b>1:</b> Connected to Cudworth but which does not protect land considered to be 'open land'.</p>	
	<p>Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.</p>	<p><b>5:</b> '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><b>3:</b> 'general area' which protects a 'strategic gap' which is already more than 1.5km wide.</p> <p><b>1:</b> 'general area' which does not function to protect a 'strategic gap'.</p>	<p>The location of SS3 means that it is not protecting a strategic gap between Urban Barnsley or the other larger urban areas within the Borough.</p>
	<p>Displays low levels of containment within the existing development patterns.</p>	<p><b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p><b>3:</b> 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><b>1:</b> 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>Given the relative strength of the existing Green Belt, there are limited opportunities to consolidate the existing built form.</p> <p>However, the area to the south of Barnsley Road contains high amount of built form and results in a relatively highly contained area of the Green Belt. The A628 could provide a strongly defined southern boundary which restricts urban sprawl.</p>
<b>Total Score</b>			<b>4 / 5</b>
<p>Assisting in safeguarding the countryside from encroachment</p>	<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><b>5:</b> Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience.</p> <p><b>3:</b> Supports two or three 'beneficial uses' which may be less well promoted and be valued by a Local or Borough audience</p> <p><b>1:</b> Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>The northern part of SS3 (above Barnsley Road) is in active agricultural use and is heavily wooded. Silkstone Fall Wood is an area of Ancient Woodland. There are two Public Rights of Way within the General Area which connect Silkstone to Cawthorne.</p> <p>The Southern part of SS3 is in viable use as a garden and visitors centre called Pot House Hamlet.</p> <p>The General Area therefore promotes access to the countryside, enhanced biodiversity levels and high levels of local amenity.</p>
	<p>Protects the openness of the countryside and is least covered by development.</p>	<p><b>5</b> 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>SS3 does serve to protect the countryside from encroachment and is largely rural in character. The dense wooded edge of Silkstone Fell and high levels of built form in the southern portion does reduce the perceived openness of the Green Belt.</p>

		<p><b>3</b> 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><b>1</b> 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>	
		<b>Total Score:</b>	<b>4/ 5</b>
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>	The Barnsley Settlement Assessment (Jacobs, update 2007) identifies Dodworth as part of Urban Barnsley and Silkstone as a defined village. Release of this land would reduce the gap between Silkstone, Silkstone Common and Dodworth. This is considered to be a largely essential gap which is approximately 1.3km wide.
		<b>Total Score</b>	<b>3/ 5</b>
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>SS3 does have some function in contributing to preserving the setting and special character of a historic town or area.</p> <p>Pot House Hamlet includes a Grade II listed building and a Scheduled Ancient Monument which surrounds Silkstone 17<sup>th</sup> Century glassworks and 18<sup>th</sup> century Pot House Mill.</p> <p>The General Area is also likely to have some role in protecting the setting of the Grade I listed Church of All Saints which is located approximately 30m west of the General Area</p>
		<b>Total Score</b>	<b>4/ 5</b>
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	<p>3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt.</p> <p>2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.</p>	The designation of Green Belt has assisted in urban regeneration in Silkstone, Penistone, and within Barnsley.

	<b>Total Score</b>	<b>3 / 5</b>
<b>Total</b>		<b>18 / 25</b>

### **12.5.2 Functional Relationship to Existing Built Form**

SS3 achieved a score of 18 out of 25 within the Green Belt Assessment Proforma, which suggests that land within this General Area is performing a stronger Green Belt function than other areas within Barnsley.

The southern section of SS3 has a moderately strong functional relationship with Silkstone, whilst the northern section has a weaker functional relationship with the urban form. This southern section has a very strong role in preserving the setting of the Scheduled Ancient Monument and listed heritage assets.

The residential edge of Silkstone in the north is well defined by the rear of residential properties. This is a linear boundary and provides a strong separation between the urban area and open countryside. Land within this northern portion has a stronger role in safeguarding the countryside from encroachment.

## **12.6 Conclusion**

This general area is currently performing a strong Green Belt function. Therefore this General Area has not been included in the Stage 2 Assessment and no Resultant Land Parcels have been identified.

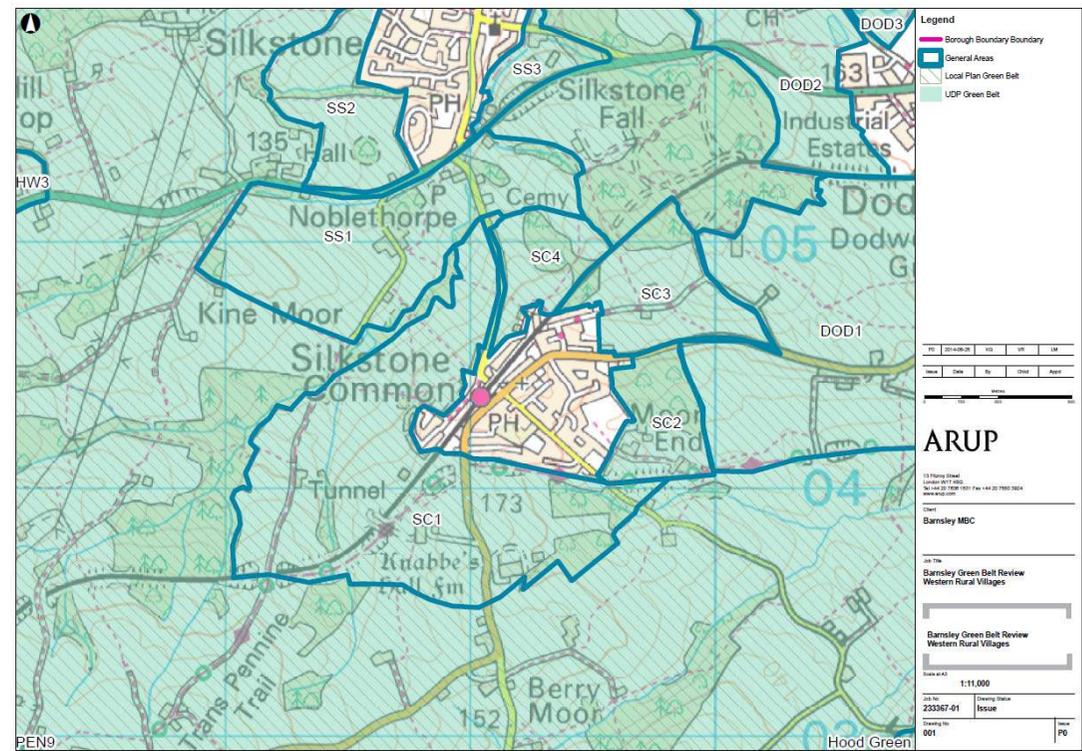
# 13 General Areas: Silkstone Common

## 13.1 Stage 1: SC1 Green Belt Assessment Proforma

### 13.1.1 Introduction

SC1 comprises the Green Belt to the south and west of Silkstone Common. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. SC1 achieves a score of 19 out of 25; this means that as a whole, the General Area is strongly fulfilling the purposes of the Green Belt

Figure 13.1 SC1 General Area.



Site Details	Site Reference	SC1		
	Location	South and west of Silkstone Common		
	Site Area (Ha)	114.5		
	Developed area	Percentage of development within the 'general area': Low; General Area contains a riding centre and Knabs Hall Farm		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form: 600m – adjoins built form to the south of Silkstone Common		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p><b>1:</b> 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><b>3:</b> 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>The existing boundary of the Green Belt within SC1 is moderately well-defined by continuous development along Cone Lane. This boundary is weakened in part by residential development at The Meadows and Ladyroyd.</p> <p>To the south the General Area is well-defined by the densely tree-buffered dismantled railway line and Nether Royd Wood.</p> <p>The existing Green Belt boundaries are considered to be relatively strong, and likely to be permanent particularly in the south.</p> <p>The proposed boundary could be defined by Nor Royd Wood and Gaunt wood in the west, a weakly defined footpath and the strongly defined Stubbin Wood in the south and Nabs Wood or Nether Royd Wood in the east, and Cone Lane, Lindley Wood and Blacker Wood in the north. Proposed boundaries are therefore relatively strong and likely to be durable.</p> <p>The dismantled railway line and operational railway line form strongly defined internal features which could form strong internal boundaries, 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.	<p><b>5:</b> 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>	
		Natural: Field Boundary, Tree line		
<b>Level of Containment</b>				
Protect open land contiguous to	<b>5:</b> Contiguous to Silkstone Common and would generally protect the Green Belt from urban sprawl. These Green Belt areas could protect		The boundary within SC1 does protect open land contiguous to Silkstone Common and protects the countryside from	

	Cudworth (and Brierley)	<p>‘Green Arcs’ or ‘Green Swathes which distinguish villages.</p> <p><b>3:</b> Connected to Silkstone Common and would protect ‘open land’ from urban sprawl.</p> <p><b>1:</b> Connected to Silkstone Common but which does not protect land considered to be ‘open land’.</p>	urban sprawl.
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p><b>5:</b> ‘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><b>3:</b> ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide.</p> <p><b>1:</b> ‘general area’ which does not function to protect a ‘strategic gap’.</p>	The location of SC1 means that it does not help to protect the strategic gap between Barnsley and the larger towns.
	Displays low levels of containment within the existing development patterns.	<p><b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p><b>3:</b> 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><b>1:</b> 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>Generally, built form within SC1 would be largely independent of current development patterns and SC1 features only limited areas which are contained within or adjacent to the existing built form of Silkstone Common.</p> <p>Development near Cone Lane and the Meadows could help to consolidate the built form, particularly in light of the recent new estate at the Meadows, which has disrupted the Green Belt boundary and resulted in a weakening of the boundary.</p> <p>Development in the south-western, western, and north-western section of SC1 would be wholly independent from the current built form and would be detrimental to sustainable development patterns.</p>
	<b>Total Score</b>		<b>4 / 5</b>
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	<p><b>5:</b> Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p><b>3:</b> Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p><b>1:</b> Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>SC1 is in active agricultural use and does provide opportunities for outdoor sport and recreation, as well as retaining and enhancing the immediate rural landscape on the approach to Silkstone Common.</p> <p>Stubbin Wood which is an Ancient Woodland, Knabs House Cutting (A Regionally Important Geological Site), Royd, Vicar, Lindley and Great Coates Woods (Local Wildlife Site) offer enhanced biodiversity value and have high amenity value.</p>

	damaged and derelict land.		
	Protects the openness of the countryside and is least covered by development.	<p><b>5</b> 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><b>3</b> 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><b>1</b> 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>SC1 does serve to protect the intrinsic openness of the countryside from encroachment and represents an area which safeguards a predominantly rural area.</p> <p>South-western and north-western sections of SC1 are very open in character and represent open countryside.</p> <p>Development in these areas would be detrimental to safeguarding the countryside from encroachment.</p>
	<b>Total Score:</b>		<b>5/ 5</b>
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><b>5:</b> would represent an 'essential gap', where development would visually or physically reduce this to an unacceptable width.</p> <p><b>3:</b> 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><b>1:</b> a 'wide gap' or an area of Green Belt which does protect a land gap between settlements</p>	<p>SC1 is part of a wider network of the Green Belt which helps prevent the coalescence of Dodworth and western rural villages. This is therefore considered to be a largely essential gap.</p> <p>The Green Belt at this location does also protect a largely essential gap between Silkstone Common and Silkstone. This land gap is approximately 900 in length.</p>
	<b>Total Score</b>		<b>3/ 5</b>
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><b>5:</b> '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><b>3:</b> 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><b>1:</b> 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>SC1 does not directly contribute to preserving the setting and special character of a historic town or area.</p> <p>There are however a number of listed buildings within the General Area, including:</p> <ul style="list-style-type: none"> <li>• Grade II* listed Knabbe's Hall</li> <li>• Grade II listed Farm Building</li> <li>• Two Grade II listed barns.</li> </ul> <p>The General Area also has a role in preserving the setting of the Ancient Woodlands from development.</p>
	<b>Total Score</b>		<b>4/ 5</b>

Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt. 2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	The designation of Green Belt has assisted in urban regeneration in Penistone, and within Barnsley.
	<b>Total Score</b>		<b>3 / 5</b>
<b>Total</b>			<b>19/ 25</b>

### **13.1.2 Functional Relationship to Existing Built Form**

SC1 achieved a score of 19 out of 25 within the Green Belt Assessment Proforma. This General Area is therefore performing a strong Green Belt function.

SC1 has a weak functional relationship with the existing built form. To the west of Silkstone Common, the Green Belt boundary provided by development along Cone Lane is consistent and does serve to check unrestricted sprawl, although this is weakened by development along The Meadows and Ladyroyd. To the south the existing Green Belt boundary is considered to be strong restricting urban sprawl and safeguarding the countryside from encroachment.

The Green Belt boundary is considered to be checking the unrestricted sprawl of Silkstone Common and Green Belt at this location is strongly safeguarding the countryside from encroachment.

## **13.2 Conclusion**

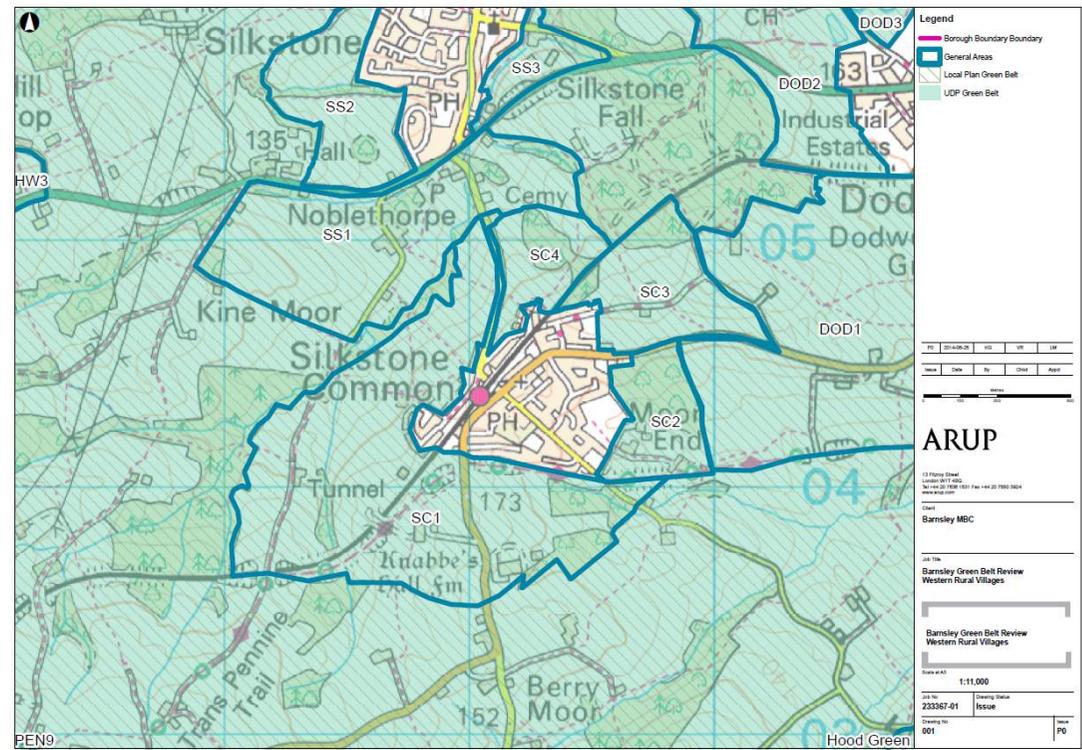
This General Area is currently performing a strong Green Belt function. Therefore this General Area has not been included in the Stage 2 Assessment and no Resultant Land Parcels have been identified.

## 13.3 General Area: SC2

### 13.3.1 Stage 1: SC2 Green Belt Assessment Proforma

SC2 comprises the Green Belt to the east of Silkstone Common. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. SC2 achieves a score of 14 out of 25; this means that as a whole, the General Area is moderately fulfilling the purposes of the Green Belt

Figure 13.2 SC2 General Area



Site Details	Site Reference	SC2		
	Location	Land to the south east of Silkstone Common.		
	Site Area (Ha)	17.8		
	Developed area	Moderate – Low - The General Area contains Throstles Nest (an equestrian centre and farm) and approximately 10 terrace properties in a single row.		
	Land adjoining the existing urban area	Low; General Area borders a recreation ground, allotment gardens and an area of safeguarded land.		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p><b>1:</b> 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><b>3:</b> 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><b>5:</b> 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 defined by the following features:</p> <ul style="list-style-type: none"> <li>• A moderately well-defined border of Hall Royd Wood;</li> <li>• A moderately well-defined boundary formed by a recreation ground, allotments and access track off Horse Carr Lane;</li> <li>• An area of safeguarded land to the south west does complicate the strength of the boundary.</li> </ul> <p>The existing Green Belt boundary is therefore considered to be moderately well defined in strength.</p> <p>Proposed boundaries could comprise Ben Bank Road to the south, the eastern border of Hall Royd Wood and the dismantled railway line in the south.</p> <p>Hall Royd Wood forms a very strong internal feature which could form an appropriately defined Green Belt 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				
<b>Level of Containment</b>				
Protect open land contiguous to Cudworth (and Brierley)		<p><b>5:</b> Contiguous to Cudworth (and Brierley) 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>The boundary within SC2 does protect open land contiguous to Silkstone Common and protects a highly contained area of countryside from urban sprawl.</p> <p>However development has occurred in the Green Belt,</p>	

		<p><b>3:</b> Connected to Cudworth (and Brierley) and would protect 'open land' from urban sprawl.</p> <p><b>1:</b> Connected to Cudworth but which does not protect land considered to be 'open land'.</p>	which has weakened the openness and rural character of the General Area.
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p><b>5:</b> '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><b>3:</b> 'general area' which protects a 'strategic gap' which is already more than 1.5km wide.</p> <p><b>1:</b> 'general area' which does not function to protect a 'strategic gap'.</p>	The location of SC2 means that this General Area only has a weak role in protecting a strategic gap between Dodworth and Penistone. This strategic gap is substantially more than 1.5km wide.
	Displays low levels of containment within the existing development patterns.	<p><b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p><b>3:</b> 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><b>1:</b> 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>	The General Area is not contained within any built form boundaries; however it is highly contained by Hall Royd Wood to the north and the dismantled railway line to the south.
	<b>Total Score</b>		<b>3 / 5</b>
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><b>5:</b> Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience.</p> <p><b>3:</b> Supports two or three 'beneficial uses' which may be less well promoted and be valued by a Local or Borough audience</p> <p><b>1:</b> Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>SC2 is in active agricultural use and does provide opportunities for outdoor sport and recreation, including access to Hall Royd Woods and the Throstles Nest Equestrian Centre. Hall Royd Woods is an Ancient Woodland.</p> <p>There are two public rights of way within the General Area which connect to the Dove Valley Trail along the dismantled railway line.</p> <p>The General Area therefore support access to the countryside, supports opportunities for recreation and retains</p>

			high levels of amenity.
	Protects the openness of the countryside and is least covered by development.	<p><b>5</b> 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><b>3</b> 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><b>1</b> 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>	SC2 does serve to protect the countryside from encroachment, but densely wooded areas and a row of terraced houses do reduce the openness and rural character of the General Area.
<b>Total Score:</b>			<b>3/ 5</b>
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of ‘strategic gaps’ between these larger settlements or settlements outside the borough.	<p><b>5:</b> would represent an ‘essential gap’, where development would visually or physically reduce this to an unacceptable width.</p> <p><b>3:</b> 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><b>1:</b> a ‘wide gap’ or an area of Green Belt which does protect a land gap between settlements</p>	<p>SC2 is part of a wider network of the Green Belt which helps prevent the merger of Dodworth.</p> <p>However, the gap between these towns is very large and development in SC2 would only have a limited impact on neighbouring towns merging in to one another. The gap is considered to be largely essential.</p>
<b>Total Score</b>			<b>3/ 5</b>
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><b>5:</b> ‘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><b>3:</b> 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>SC2 does not directly contribute to preserving the setting and special character of a historic town or area.</p> <p>There are no listed buildings or conservation areas in SC2, however Hall Royd Wood is an Ancient Woodland.</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	
	<b>Total Score</b>		<b>2/ 5</b>
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt. 2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	The designation of Green Belt has assisted in urban regeneration in Penistone, and within Barnsley.
	<b>Total Score</b>		<b>3 / 5</b>
<b>Total</b>			<b>14/ 25</b>

### 13.3.2 Functional Relationship to Existing Built Form

SC2 achieved a score of 14 out of 25 within the General Area Green Belt Assessment Proforma. This score demonstrates the SC2 is fulfilling the five purposes of the Green Belt to a moderately strong degree.

Further analysis of SC2 reveals higher levels of built form and very high levels of containment means that the Green Belt to the west and south of Hall Royd Woods has a relatively strong relationship with the urban form of Silkstone Common. There is a large farm and a row of terrace houses in the Green Belt, and therefore it is perceived that the Green Belt at this location has had a weaker role in safeguarding the countryside from encroachment.

The existing boundary of the Green Belt within SC2 is moderate in strength. The boundary is formed by the edge of Hall Royd Wood, a recreation ground and an access track off Horse Carr Lane. An area of Green Space and safeguarded land do function to complicate this boundary.

Internally within SC2, a potential new Green Belt Boundary could be formed by utilising the boundary of the Hall Royd Woods in the south and east. This offers a permanent feature to re-define and strengthen the Green Belt boundary.

## 13.4 Stage 2: Technical Site Assessment

### 13.4.1 Overview

An overall score of 14 indicates that the Green Belt in SC2 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 SC2 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.

### 13.4.2 Further Analysis of SC2

#### Statutory Designations

The General Area contains three Public Rights of Way: two which connect Silkstone Common to Hall Royd Wood and the Dove Valley Trail in a dismantled railway line cutting.

#### Flood Risk

The Barnsley SFRA (2010) reveals that SC2 is situated within Flood Risk Zone 1. The Area is therefore unencumbered by flood risk constraints.

### Topography / Landscape / Visual

The topography within CS2 is slopes gently from 145m west to 130m east. Beyond Hall Royd Woods the land is more undulating.

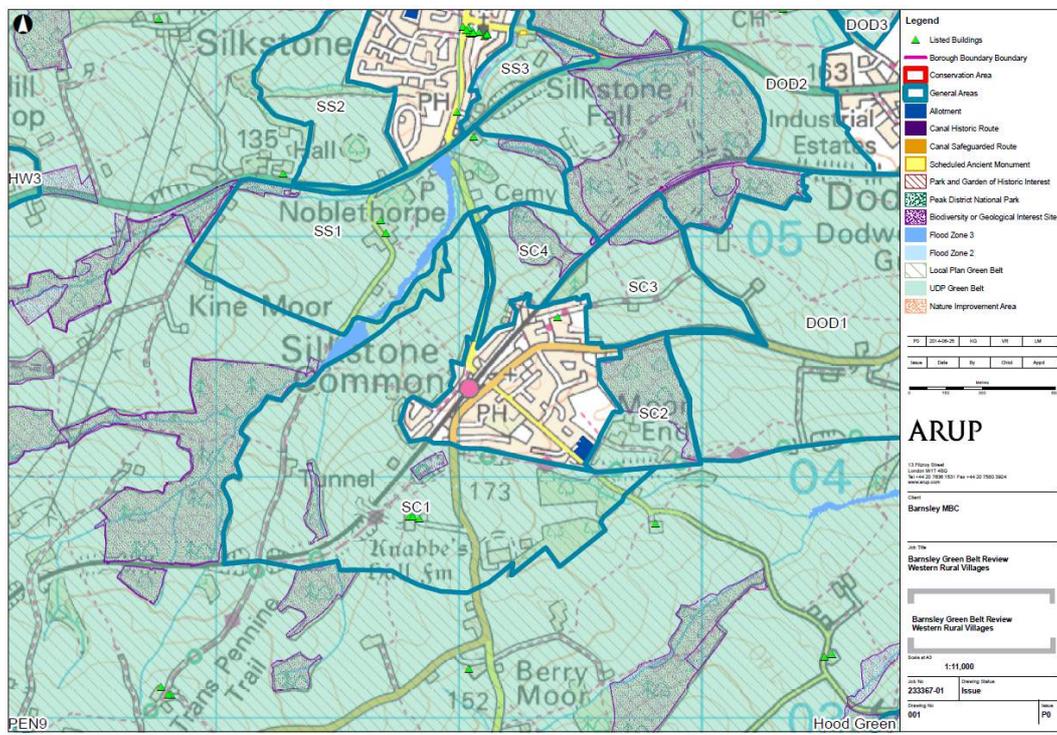
The character of the landscape to the west of Hall Royd Woods has been diluted by residential development and high levels of containment. To the east of Hall Royd Woods the field pattern in the eastern section indicates a history and legacy of agriculture.

### Historic Environment

Silkstone Common has a Grade I and a Grade II listed building and therefore development in SC4 has the potential to impact these heritage features.

The General Area also contains the Hall Royd Wood Ancient Woodland.

Figure 13.3 SC2 Technical Site Constraints Assessment



### 13.4.3 Conclusion

SC2 has no significant technical and environmental constraints. To the west of Hall Royd Wood the Green Belt is semi-rural and well contained by the woods. Green Belt land at this location is not strongly functioning to check unrestricted urban sprawl.

### 13.4.4 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 SC2 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology.

#### Resultant Land Parcel SC2a

The land parcel identified as a potential option to be released from the Green Belt is situated to the west of Hall Royd Woods. This has been titled SC2a.

The land parcel provides the opportunity to re-define the Green Belt boundary by utilising Hall Royd Woods. This would create a more permanent, defensible boundary which is likely to endure beyond the lifetime of the Local Plan.

### 13.5 Stage 3: Evaluating the Potential Newly Defined Green Belt Boundary

#### 13.5.1 Overview

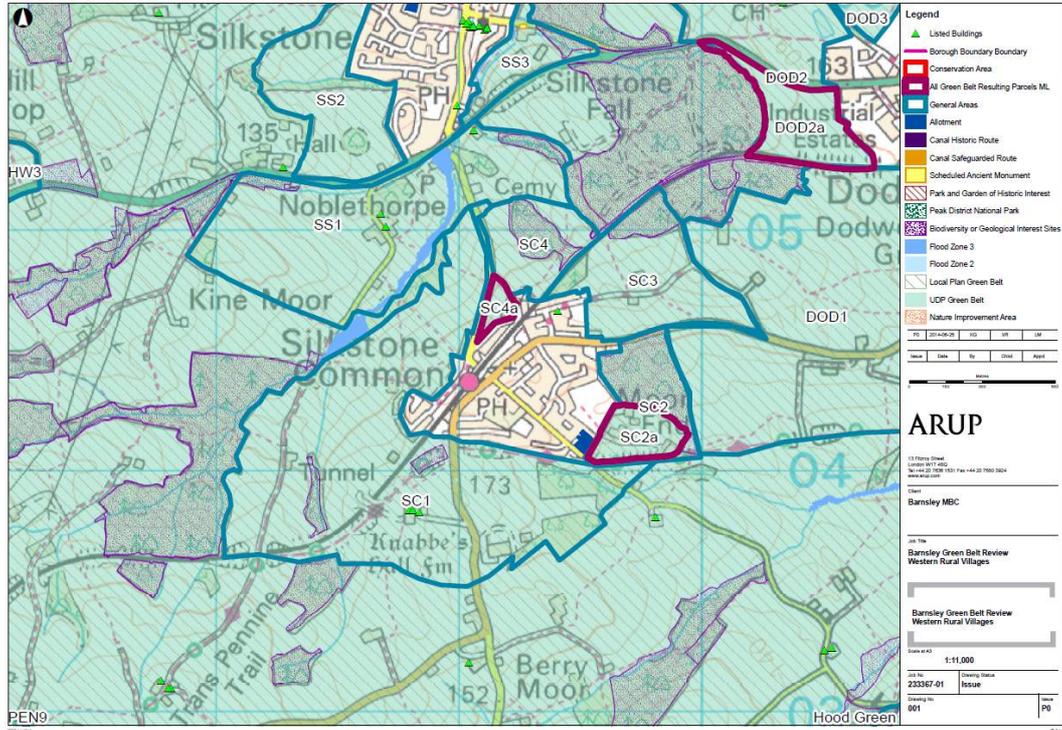
The following assessment is made on the basis that the land parcel in SC2a is removed from the Green Belt. This allows the 'new' Green Belt boundary to be tested against the five Green Belt purposes as defined within the NPPF, and to ensure that the 'new' Green Belt boundary is appropriate, defensible 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.

#### 13.5.2 Re-appraisal of Resultant Land Parcel

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 Hall Royd Woods. This boundary will check unrestricted sprawl with development unable to go further than the wood. On this basis the boundary would be significantly stronger than currently exists at Silkstone Common.
To prevent neighbouring towns merging into one another	Hall Royd Woods would restrict Silkstone Common from merging with the neighbouring town of Dodworth, part of Urban Barnsley.
To assist in safeguarding the countryside from encroachment	The new boundary based on the Hall Royd Wood would serve to safeguard the countryside from encroachment. Development within this General Area would need to respect the biodiversity value of the Wood.
To preserve the setting and special	Development in the land parcel would not have a

character of historic towns.	detrimental impact on the character and nature of Silkstone Common.
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 13.4 SC2a Resultant Land Parcel**



### 13.5.3 Conclusion

From analysis of the Green Belt Site Assessment Proforma it is evident that the current Green Belt boundaries are not fulfilling the purpose of the Green Belt. Development has occurred in the Green Belt in the form of residential development which has diluted the purpose of the general area. The new boundaries would consist of internal features provided by Hall Royd Woods and therefore would be stronger and more durable than the existing boundary. The new boundary would prevent urban sprawl and prevent Silkstone Common from merging with Dodworth.

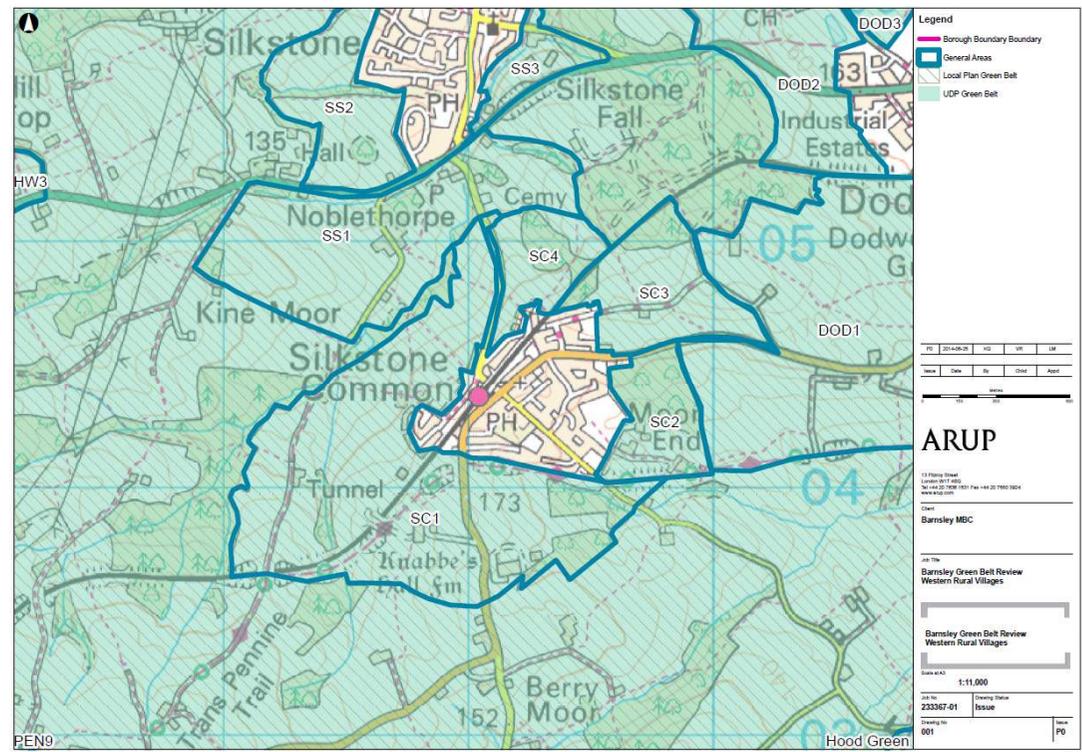
The assessment of relevant site constraints has shown the site in unencumbered by any significant technical constraints.

## 13.6 General Area: SC3

### 13.6.1 Stage 1: SC3 General Area Green Belt Assessment Proforma

SC3 comprises the Green Belt to the north-east of Silkstone Common. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. SC3 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 13.6 SC3 General Area



Site Details	Site Reference	SC3		
	Location	North-east of Silkstone Common, between the railway line, the ancient woodland, and Ben Bank Road (A6449).		
	Site Area (Ha)	26.7		
	Developed area	Percentage of development within the General Area: Low; General Area contains Hall Royd Farm and a second adjacent farmstead, Champney Hill Sub-station		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form: 10 – 15% adjoining the eastern section of Silkstone Common at Hall Royd Lane and Ben Bank Road.		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p><b>1:</b> 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><b>3:</b> 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><b>5:</b> 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 an area of linear residential built form along Beacon Hill and dense tree-buffered built-from off Hall Royd Lane. To the south the existing Green Belt boundary is defined by Ben Bank Road. Existing Green Belt boundaries are considered to be relatively strong</p> <p>The proposed Green Belt boundary could be defined by the operational rail line in the north west, Ben Bank Road in the south and Hall Royd Wood and a weakly defined footpath in the east. The proposed Green Belt boundaries are therefore relatively strong and likely to be durable.</p> <p>Hall Royd Road, the operational railway line and a number of dense tree-buffers could form strongly defined internal features, 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		
<b>Level of Containment</b>				
Protect open land contiguous to Silkstone Common	<p><b>5:</b> Contiguous to Silkstone Common 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><b>3:</b> Connected to Silkstone Common and would protect 'open land' from</p>		The Green Belt boundary within SC3 has an important role in protecting open land from unrestricted urban sprawl.	

		<p>urban sprawl.</p> <p><b>1:</b> Connected to Silkstone Common but which does not protect land considered to be ‘open land’.</p>	
	<p>Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.</p>	<p><b>5:</b> ‘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><b>3:</b> ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide.</p> <p><b>1:</b> ‘general area’ which does not function to protect a ‘strategic gap’.</p>	<p>This General Area only has a very weak role in protecting a strategic gap between Urban Barnsley and Penistone; however this land gap is wide and significantly over 3.5km.</p>
	<p>Displays low levels of containment within the existing development patterns.</p>	<p><b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p><b>3:</b> 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><b>1:</b> Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .</p>	<p>There is one area within the General Area which could be considered to be partially contained within the existing built form of Silkstone Common. This includes the area to the north of the liner built form off Ben Bank, to the south of the operational railway line.</p> <p>However, this area of Green Belt is densely wooded and does contain some residential gardens. Therefore, the extent to which this function as a highly contained area of Green Belt in reality is limited.</p>
<p><b>Total Score</b></p>			<p><b>4 / 5</b></p>
<p>Assisting in safeguarding the countryside from encroachment</p>	<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><b>5:</b> Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p><b>3:</b> Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p><b>1:</b> Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>SC3 is in active agricultural use. However, it does not provide opportunities for outdoor sport and recreation. There are three Public Rights of Way and one cycle route which connects Silkstone Common to Silkstone Fell and Dodworth.</p> <p>SC3 provides the context for a network of large and prominent Ancient Woodland areas (Silkstone Fell and Hall Royd Wood).</p> <p>The General Area therefore supports access to the countryside, high levels of visual amenity and enhanced biodiversity.</p>
	<p>Protects the openness of the countryside and is least covered by development.</p>	<p><b>5</b> 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</p>	<p>SC3 does serve to protect the countryside from encroachment and represents an area which safeguards a predominantly rural and wooded area.</p> <p>The southern section at Ben Bank Road helps provide the</p>

		<p>character. These areas will contain less than 5% built form.</p> <p><b>3</b> 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><b>1</b> 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>context for the Ancient Woodland at Hall Royd Wood. The northern section provides the context for Silkstone Fall Wood.</p>
<b>Total Score:</b>			<b>4/ 5</b>
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 location of SC3 means that it does have an important role in protecting a largely essential land gap of approximately 1.6km between Dodworth, connected to Urban Barnsley, and Silkstone Common, a defined village within the Barnsley Settlement Assessment and the Barnsley Core Strategy</p> <p>The Barnsley Settlement Assessment identified Dodworth as forming part of Urban Barnsley, and Silkstone Common as a defined western rural village. Therefore this gap is not considered to be ‘strategic’ in the context of Barnsley.</p>
<b>Total Score</b>			<b>3/ 5</b>
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>SC3 does not directly contribute to preserving the setting and special character of a historic town or area.</p> <p>There is one Grade II listed building situated approximately 10m outside the General Area to the west.</p>
<b>Total Score</b>			<b>2/ 5</b>
Assist in urban regeneration, by encouraging	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</p>	The designation of Green Belt has assisted in urban regeneration in Silkstone Common, Penistone, and within Barnsley.

the recycling of derelict and other urban land		or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	
<b>Total Score</b>		<b>3 / 5</b>	
<b>Total</b>		<b>16/ 25</b>	

### **13.6.2 Functional Relationship to Existing Built Form**

SC3 achieved a score of 16 out of 25 within the Green Belt Assessment Proforma. This general area is therefore performing a stronger Green Belt function than other areas within Barnsley.

SC3 has a weak functional relationship with the urban form of Silkstone Common. The existing green Belt boundary is defined by linear residential built form along Hall Royd Road and Ben Bank Road. These existing boundaries are supported by two areas of Ancient Woodland and therefore are likely to check unrestricted sprawl of Silkstone. The existing Green Belt boundary has a strong role in safeguarding the countryside from encroachment.

### **13.6.3 Conclusion**

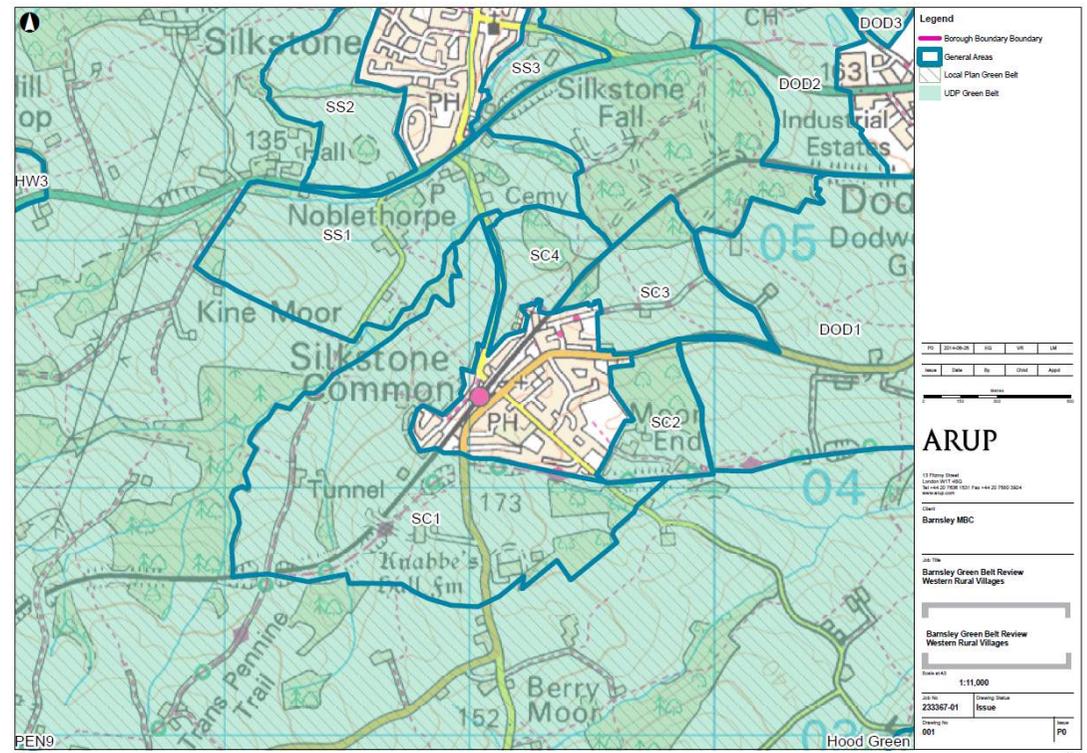
This General Area is currently performing a strong Green Belt function. Therefore this general area has not been included in the Stage 2 Assessment and no Resultant Land Parcels have been identified.

## 13.7 General Area: SC4

### 13.7.1 Stage 1: SC4 Green Belt Assessment Proforma

SC4 comprises the Green Belt to the north -east of Silkstone Common. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. SC4 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 13.7 SC4 General Area



Site Details	Site Reference	SC4		
	Location	North of Silkstone Common, between the railway line and Cone Lane		
	Site Area (Ha)	15.5		
	Developed area	Percentage of development within the 'General area': Low; General Area contains Broad Close Farm and Silkstone Lodge		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form: Moderate-Low levels of Green Belt adjoin the northern part of Silkstone Common at Beacon Hill.		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p><b>1:</b> 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><b>3:</b> 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><b>5:</b> 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 southern boundary of the Green Belt is weakly defined by built development along Beacon Hill and a protruding area of built form to the north east. The existing Green Belt boundary is therefore considered to be relatively weak.</p> <p>Proposed boundaries of the Greene Belt could otherwise be formed by Cone Lane to the west, Hill Top Wood and a series of weakly defined footpaths to the north and the railway line to the east.</p> <p>Internally within SC4 there is a prominent tree-lined track to north of Beacon Hill and adjacent to Hill Top Cottages that could provide a more permanent defensible boundary to the Green Belt. Using this track could strengthen the existing boundary and is likely to endure beyond the lifetime of the Local Plan.</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		
<b>Level of Containment</b>				
Protect open land contiguous to Silkstone Common	<p><b>5:</b> Contiguous to Silkstone Common 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>The Green Belt boundary within SC4 is contiguous with Silkstone Common and does protect open land from urban sprawl.</p> <p>The openness of the Green Belt land within the General Area is lessened by the irregular built form to the south of the SC4.</p>	

		<p><b>3:</b> Connected to Silkstone Common and would protect ‘open land’ from urban sprawl.</p> <p><b>1:</b> Connected to Silkstone Common but which does not protect land considered to be ‘open land’.</p>	
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p><b>5:</b> ‘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><b>3:</b> ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide.</p> <p><b>1:</b> ‘general area’ which does not function to protect a ‘strategic gap’.</p>	This General Area only has a very weak role in protecting a strategic gap between Urban Barnsley and Penistone; however this land gap is wide and significantly over 3.5km.
	Displays low levels of containment within the existing development patterns.	<p><b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p><b>3:</b> 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><b>1:</b> Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .</p>	<p>There are two areas within the General Area which are partly contained within the built form of Silkstone Common, which include:</p> <ul style="list-style-type: none"> <li>• One area to the east of Coe Lane and west of the angular area of built form off Beacon Hill;</li> <li>• One area to the east of this angular built form off Beacon Hill and the operational railway line.</li> </ul> <p>Strong natural features such as Ancient Woodland could serve to create strong boundaries to the existing built form and the Green Belt.</p>
<b>Total Score</b>			<b>3 / 5</b>
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><b>5:</b> Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p><b>3:</b> Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p><b>1:</b> Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>SC4 is in active agricultural use. However, there are limited opportunities for outdoor sport and recreation. There are three Public Rights of Way which connect Silkstone Common to Hill Top Wood and Silkstone.</p> <p>SC4 provides the context for a network of large and prominent Ancient Woodland areas.</p> <p>The General Area therefore supports access to the countryside, high levels of local visual amenity and enhanced levels of biodiversity (as a result of the large area designated as Will Top Wood Ancient Woodland).</p>
	Protects the openness of the countryside and is least covered	<b>5</b> represents a ‘general area’ which protects the intrinsic openness of the countryside. This may	The northern part of SC4 does serve to protect the countryside from encroachment and represents an area which safeguards a predominantly

	by development.	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. <b>3</b> represents a 'general area' which possesses a largely rural, open character with a low level of built form (less than 25% built form). <b>1</b> 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).	rural and wooded area. Areas of Ancient Woodland are found at Tanyard Wood, Hilltop Wood and Silkstone Fall Wood. The southern boundary near Beacon Hill does not assist in safeguarding the countryside from encroachment to as great an extent as the northern portion.
<b>Total Score:</b>			<b>4/ 5</b>
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	SC4 forms part of a green wedge which does serve to prevent Silkstone Common merging with Silkstone and with Dodworth. Therefore SC4 does help protect a land gap between Silkstone Common and Dodworth. The Barnsley Settlement Assessment identified Dodworth as forming part of Urban Barnsley, and Silkstone Common as a defined western rural village. This gap is considered to be a largely essential gap. The General Area does protect a land gap between Silkstone Common and Silkstone,. Again, this is considered to be a largely essential gap and narrow gap which is less than 600m. Limited infill development would be possible without there being a detrimental impact on the gap between these settlements
<b>Total Score</b>			<b>3/ 5</b>
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	SC4 does not directly contribute to preserving the setting and special character of a historic town or area. There are no listed buildings or conservation areas in SC4, however Areas of Ancient Woodland are found at Tanyard Wood, Hilltop Wood and Silkstone Fall Wood.

		very little historic character recognised as being of conservation value	
	<b>Total Score</b>		<b>2/ 5</b>
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt. 2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	The designation of Green Belt has assisted in urban regeneration in Penistone, and within Barnsley.
	<b>Total Score</b>		<b>3 / 5</b>
<b>Total</b>			<b>15/ 25</b>

### **13.7.2 Functional Relationship to Existing Built Form**

SC4 achieved a score of 15 out of 25 within the General Area Green Belt Assessment Proforma. This score demonstrates the SC4 is fulfilling the five purposes of the Green Belt to a moderately strong degree.

An irregular Green Belt boundary and relatively high levels of containment indicates that the southern part of SC4 has a strong functional relationship with Silkstone Common. The built development within the Green Belt (north of Beacon Hill) has weakened the perceived strength of the Green Belt in restricting urban sprawl.

Beyond the residential development to the north of Beacon Hill, the Green Belt is very open and is considered to display characteristics of open countryside. Development within this northern portion of the General Area would constitute encroachment into open countryside.

Internally within SC4 there is a prominent track to north of Beacon Hill and adjacent to Hill Top Cottages that could provide a more permanent defensible boundary to the Green Belt. Using this track would strengthen the existing boundary and is likely to endure beyond the lifetime of the Local Plan.

## **13.8 Stage 2: Technical Site Assessment**

### **13.8.1 Overview**

An overall score of 15 indicates that the Green Belt in SC4 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 SC4 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.

### **13.8.2 Further Analysis of HN3**

#### **Statutory Designations**

The General Area contains three designations of Ancient Woodland and three Public Rights of Way which connect Silkstone Common to Hill Top Wood and Silkstone.

#### **Flood Risk**

The Barnsley SFRA (2010) confirms that SC4 is in Flood Risk Zone 1. Therefore the General Area is considered to be unencumbered by Flood Risk technical site constraints.

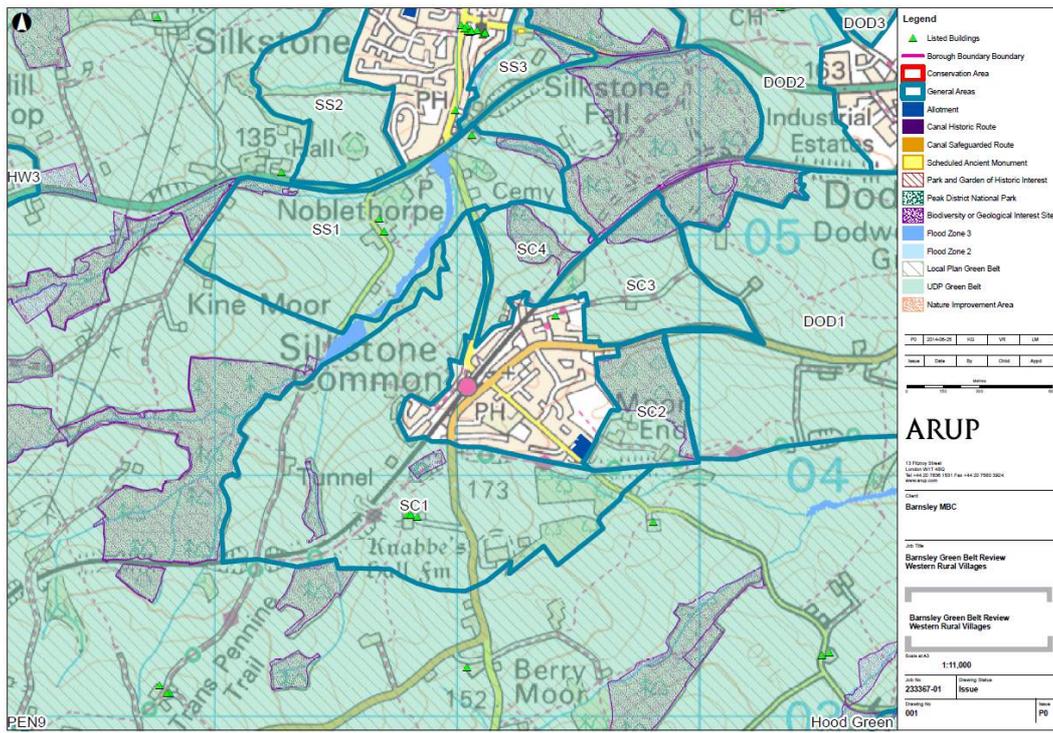
### Topography / Landscape / Visual

The topography within SC1 slopes gently upwards from 150m in the south to 170m in the north. The northern part of the general area is open and rural in character.

### Historic Environment

Whilst the General Area does not contain any listed buildings, Silkstone Common does have a number Grade I and a Grade II listed buildings and therefore development in SC4 has the potential to impact these heritage features. The General Area does contain large areas of Ancient Woodland.

Figure 13.8 SC4 Technical Site Constraints Assessment



### 13.8.3 Conclusion

SC4 contains no significant technical or environmental constraints.

The area to the south of prominent track and adjacent to Hill Top Cottages has a semi-rural feel and is linked to the urban area of Silkstone Common. This southern portion of the General Area has a relatively weaker role in safeguarding the countryside from encroachment and restricting urban sprawl.

The area to the north of this boundary is open countryside and is functioning to protect encroachment into the open countryside. The northern portion of this General Area does have a strong role in safeguarding the countryside from encroachment and has a stronger role in preserving a largely essential gap between Dodworth and Silkstone Common.

## 13.8.4 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 SC4 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology.

### Resultant Land Parcel SC4a

The land parcel identified as a potential option to be released from the Green Belt is situated to the south of the prominent track to the north of Beacon Hill and adjacent to Hill Top Cottages.

The land parcel provides the opportunity to re-define the Green Belt boundary by utilising a prominent track to the north of Beacon Hill and adjacent to Hill Top Cottages. This would create a more permanent, defensible boundary which is likely to endure beyond the lifetime of the Local Plan.

## 13.9 Stage 3: Evaluating the Potential Newly Defined Green Belt Boundary

### 13.9.1 Overview

The following assessment is made on the basis that the land parcel in SC4a 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.

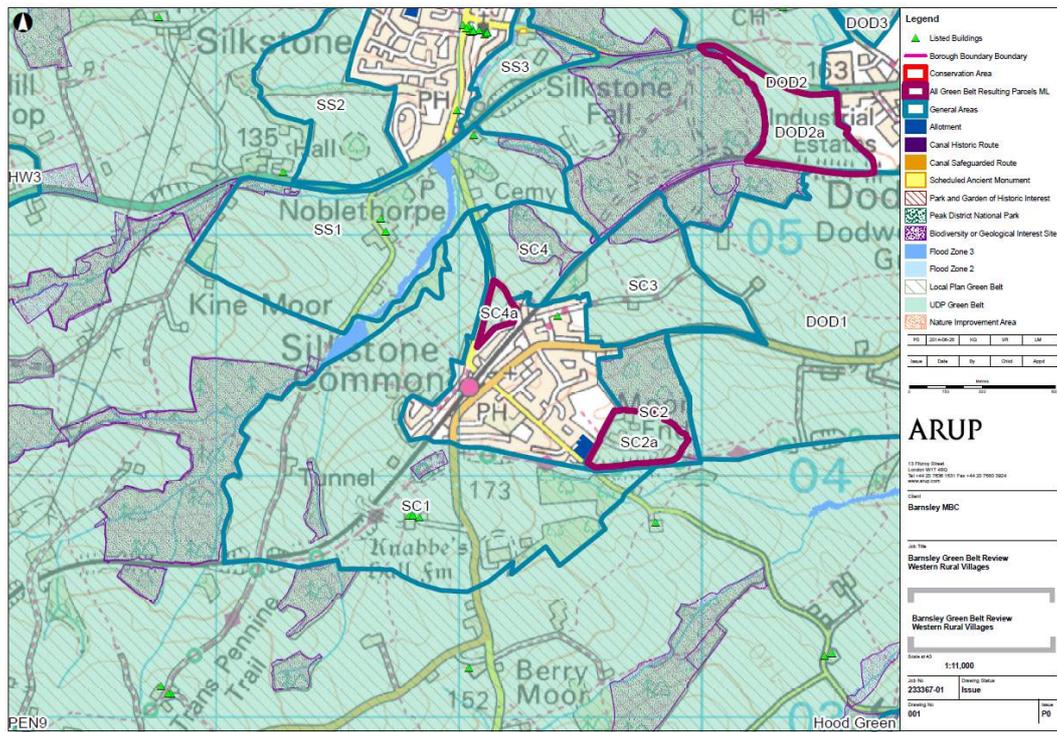
Any resulting land parcels proposed for release from the Green Belt will then subsequently be put forward for assessment using the Barnsley Housing Site Assessment Methodology.

### 13.9.2 Re-appraisal of Resultant Land Parcel

Green Belt Purpose	Assessment
To check the unrestricted sprawl of large built-up areas	The newly defined Green Belt boundary would be defined by a prominent tree-lined track to the north of Beacon Hill and adjacent to Hill Top Cottages. Although this boundary does not represent a 'hard infrastructure' boundary, this boundary is likely to check future unrestricted sprawl. On this basis the boundary would be significantly stronger than currently exists in SC4.
To prevent neighbouring towns merging into one another	The prominent track to the north of Beacon Hill and adjacent to Hill Top Cottages would prevent development from reducing the largely essential gap between Silkstone Common and Silkstone. Development at this location would ensure that the land gap between Silkstone and Silkstone Common remains substantial.

To assist in safeguarding the countryside from encroachment	The new boundary based on the track would serve to safeguard the valued countryside of 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 Silkstone Common or impact on any listed heritage assets within the General Area.
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 13.9 SC4a Resultant Land Parcel**



### 13.9.3 Conclusion

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.

Angular and protruding development to the north of Beacon Hill has reduced the perceived strength of the Green Belt boundary and has limited the effectiveness of the Green Belt boundary in checking unrestricted sprawl or safeguarding the countryside from encroachment. The prominent track offers an opportunity to create a new permanent Green Belt boundary and development within this portion of the General Area would have a strong functional relationship with the built form of Silkstone.

An assessment of relevant site constraints reveals that the site is unencumbered by any significant technical constraints. Therefore, by utilising the prominent tree-line track road to the north west of the General Area there is an opportunity to redefine the Green Belt boundary at this location.

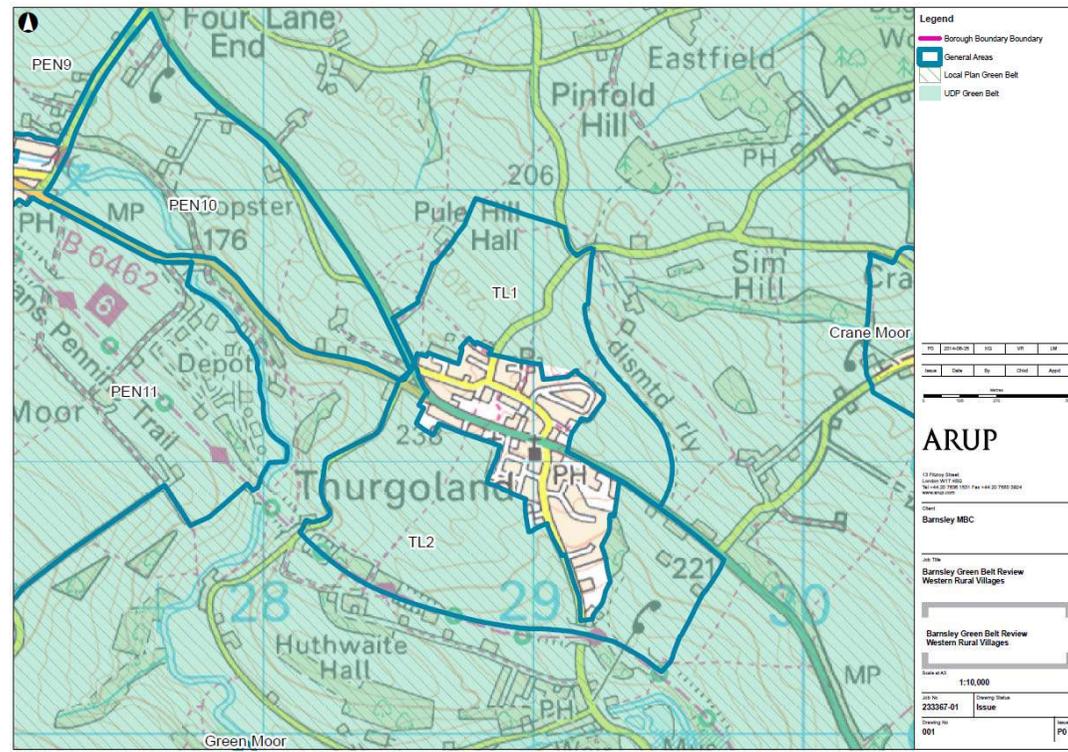
## 14 General Area: Thurgoland

### 14.1 General area: TL1

#### 14.1.1 Stage 1: TL1 General Area Green Belt Assessment Proforma

TL1 comprises the Green Belt to the north and east of Thurgoland. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. TL1 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 14.1 TL1 General Area



Site Details	Site Reference	TL1		
	Location	Land to north and north east of Thurgoland		
	Site Area (Ha)	41.6		
	Developed area	Low; General Area contains a small number of decrepit outbuildings		
	Land adjoining the existing urban area	Moderate –Low; General Area adjoins the built form to the north of Thurgoland.		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p><b>1:</b> 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><b>3:</b> 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><b>5:</b> 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 of TL1 comprises continuous residential development along Smithy Hill, Fir Tree, Holin Moor Road View, Stoncrest Rise and Copster Close. A small section of the boundary in the south west corner is safeguarded land. The existing Green Belt boundary is relatively weakly defined.</p> <p>Proposed Green Belt boundaries could comprise the A629 in the south west, Pule Hill Hall access track in the west, a weakly defined footpath in the north and a dismantled railway in the east. Proposed Green Belt boundaries are considered to be mixed in strength: strongly defined to the west, east and south and weakly-defined to the north.</p> <p>Thurgoland Hall Lane forms the only internal feature which could form 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				
<b>Level of Containment</b>				
Protect open land contiguous to Thurgoland	<p><b>5:</b> Contiguous to Thurgoland 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><b>3:</b> Connected to Thurgoland and would protect 'open land' from</p>	<p>The General Area does not protect land contiguous to any of the large built up areas within the Borough. However, Green Belt at this location does protect open land contiguous to Thurgoland.</p> <p>The Green Belt boundary within the General Area has a role in protecting open land from urban sprawl, however, the south eastern</p>		

		urban sprawl. <b>1:</b> Connected to Thurgoland but which does not protect land considered to be 'open land'.	corner of the General Area, which displays higher levels of containment, has less of a role in protecting open and rural land which is contiguous to Thurgoland
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<b>5:</b> 'general area' which is fundamental to maintaining a 'strategic gap' of less than 1.5km between the Town Centre and neighbouring larger towns. <b>3:</b> 'general area' which protects a 'strategic gap' which is already more than 1.5km wide. <b>1:</b> 'general area' which does not function to protect a 'strategic gap'.	The General Area does not function to protect a strategic gap between Barnsley Town Centre or any of the other large urban areas within the Borough.
	Displays low levels of containment within the existing development patterns.	<b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns. <b>3:</b> 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. <b>1:</b> 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 .	The existing Green Belt boundary has a fairly strong linear urban form and therefore, on the whole, future built form beyond this boundary is likely to largely independent of development patterns. However the eastern portion of the site does offer one opportunity for consolidation. This could effectively match the urban form on the opposite side of Halifax Road and could extend the existing consolidation that has occurred on the safeguarded land.
<b>Total Score</b>			<b>3 / 5</b>
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.	<b>5:</b> Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience. <b>3:</b> Supports two or three 'beneficial uses' which may be less well promoted and be valued by a Local or Borough audience <b>1:</b> Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.	The General Area comprises land in agricultural use. It does not contain any recreational fields or any areas of woodland. The General Area does form the beginning of large swathe of undeveloped Green Belt and possesses Borough-wide amenity value for this purpose. There are a number of footpaths which surround Pule Hill Hall and which connect the area to Silkstone Common and Stainborough. The General Area therefore supports access to the countryside and high Borough-wide amenity.
	Protects the openness of the countryside and is least covered by	<b>5</b> 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	The north of the TL1 General Area is considered to be rural in nature and slopes gently from west to north east. Land within this area forms part of the South Yorkshire Forest and represents the

	development.	openness of the Green Belt or which have a strong unspoilt rural character. These areas will contain less than 5% built form. <b>3</b> represents a ‘general area’ which possesses a largely rural, open character with a low level of built form (less than 25% built form). <b>1</b> 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).	beginning of a large swathe of undeveloped Green Belt which spans land between Thurgoland and Silkstone Common. This northern portion of the General Area is considered to be protecting the intrinsic openness of the Green Belt. However the area to the south east is less open and is more contained within the urban form of Thurgoland.
		<b>Total Score:</b>	<b>4/ 5</b>
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, 2007 update) identified Thurgoland and Crane Moor as two defined villages. This land gap is approximately 1km, and therefore development within this General Area could reduce this largely essential gap.
		<b>Total Score</b>	<b>3/ 5</b>
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	5: ‘General area’. contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or land has a significant historic relationship with its countryside setting and would be highly sensitive to development 3: The ‘General Area’ contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area 1: This ‘General area’ contains no listed buildings in or near the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value	There are no historic towns within Barnsley, however Pule Hall Hill is a Grade II listed heritage asset which exists just beyond the north western boundary of the General Area.
		<b>Total Score</b>	<b>2/ 5</b>
Assist in urban regeneration, by encouraging the	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt.	The Green Belt designation in TL1 serves to promote urban regeneration, by tightly defining the village of Thurgoland to focus development towards larger settlements such as urban Barnsley and

recycling of derelict and other urban land	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.	the Principal Towns
<b>Total Score</b>		<b>3 / 5</b>	
<b>Total</b>		<b>15 / 25</b>	

## 14.1.2 Functional Relationship to Existing Built Form

TL1 achieved a score of 15 out of 25 within the general area Green Belt Assessment Proforma. This score demonstrates the TL1 is fulfilling the five purposes of the Green Belt to a moderately strong degree.

The existing Green Belt boundary of TL1 consists of continuous residential built form along Smithy Hill, Fir Tree, Holin Moor Road View, Stoncrest Rise and Copster Close, and a small area of safeguarded land. High levels of containment and an angular Green Belt boundary results in the eastern part of the General Area having a strong functional relationship with Thurgoland, whilst the north western section of the General Area is considered to be open countryside and has a limited functional relationship with the urban area.

Within TL1 there is a potential to create a new Green Belt boundary, by utilising the dismantled railway to the west and north, and a strong public footpath to the west. This would represent an opportunity to match the urban form on both sides of Halifax Road and to significantly strengthen the Green Belt boundary.

## 14.2 Stage 2: Technical Site Assessment

### 14.2.1 Overview

An overall score of 15 indicates that the Green Belt in TL1 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 TL1 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.

### 14.2.2 Further Analysis of TL1

#### Statutory Designations

The General Area contains three Public Rights of Way which connect Thurgoland to Upper Toad Hall, Crane Moor and Silkstone Common. There are no other statutory designations within the General Area.

#### Flood Risk

The Barnsley SFRA (2010) reveals that TL1 is situated within Flood Risk Zone 1. The Area is therefore unencumbered by flood risk constraints.

#### Topography / Landscape / Visual

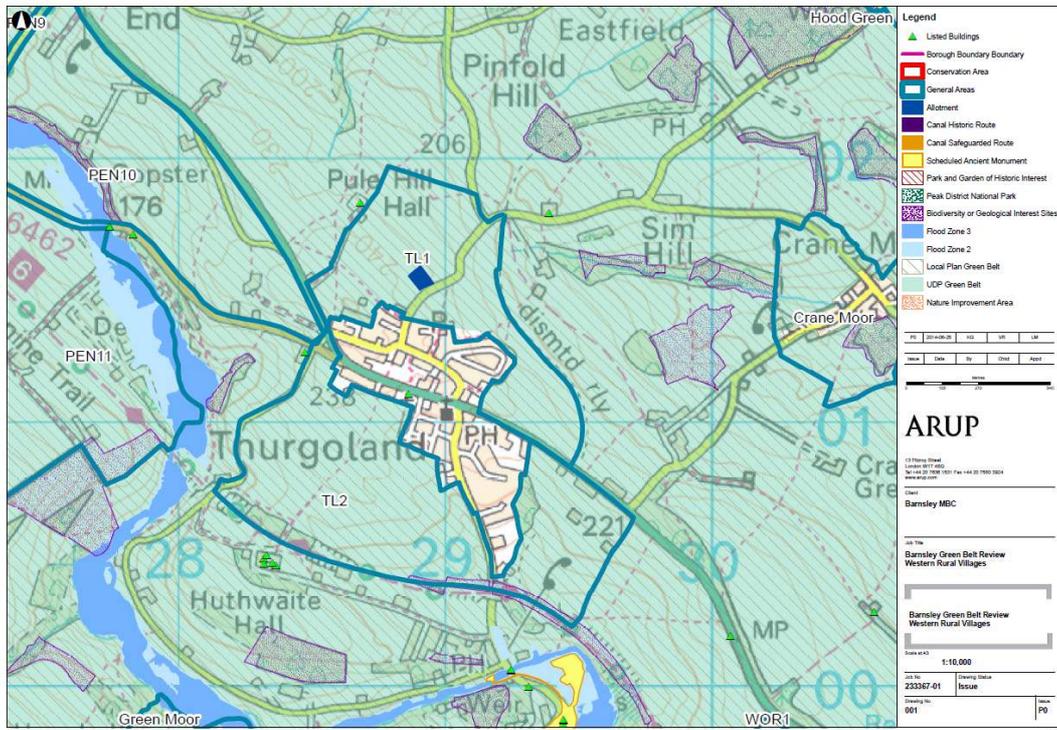
The topography within TL1 slopes from 255m in the south to 200m in the north. The character of the landscape in the east of the general area is semi-rural, whilst the character in the west is more open and is considered to be open countryside.

The General Area contains Deciduous Woodland BAP Priority Habitat.

### Historic Environment

There is one listed buildings located in Thurgoland which may be impacted if development occurs in TL1.

**Figure 14.2: TL1a Technical Site Constraints Assessment**



### 14.2.3 Conclusion

The Green Belt land in the north and west of the General Area displays strongly open characteristics and has a limited functional relationship with Thurgoland. Beyond Thurgoland Hall Road, the functional relationship becomes even weaker and the Green Belt has a very strong role in safeguarding the a wide, undeveloped area of Green Belt from encroachment.

To the east of the General Area, however, irregular Green Belt boundaries and the presence of the disused railway to the north limit the rural character of the countryside. This area displays higher levels of containment and could function to ‘round off’ development in Thurgoland.

There are no significant technical and environmental constraints within the General Area.

### 14.2.4 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 TL1 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology.

### Resultant Land Parcel TL1a

The land parcel identified as a potential option to be released from the Green Belt is situated to the south of the disused railway and to the east of relatively weakly defined footpath. The resulting land parcel has been labelled TL1a.

The land parcel provides the opportunity to re-define the Green Belt boundary by utilising the disused railway to the north and a relatively weak footpath to the west. This would create a more permanent, defensible boundary which is likely to endure beyond the lifetime of the Local Plan. This would also mirror development patterns on the opposite site of Halifax Road and round off the urban form of Thurgoland.

## 14.2.5 Stage 3: Evaluating the Potential Newly Defined Green Belt Boundary

### Overview

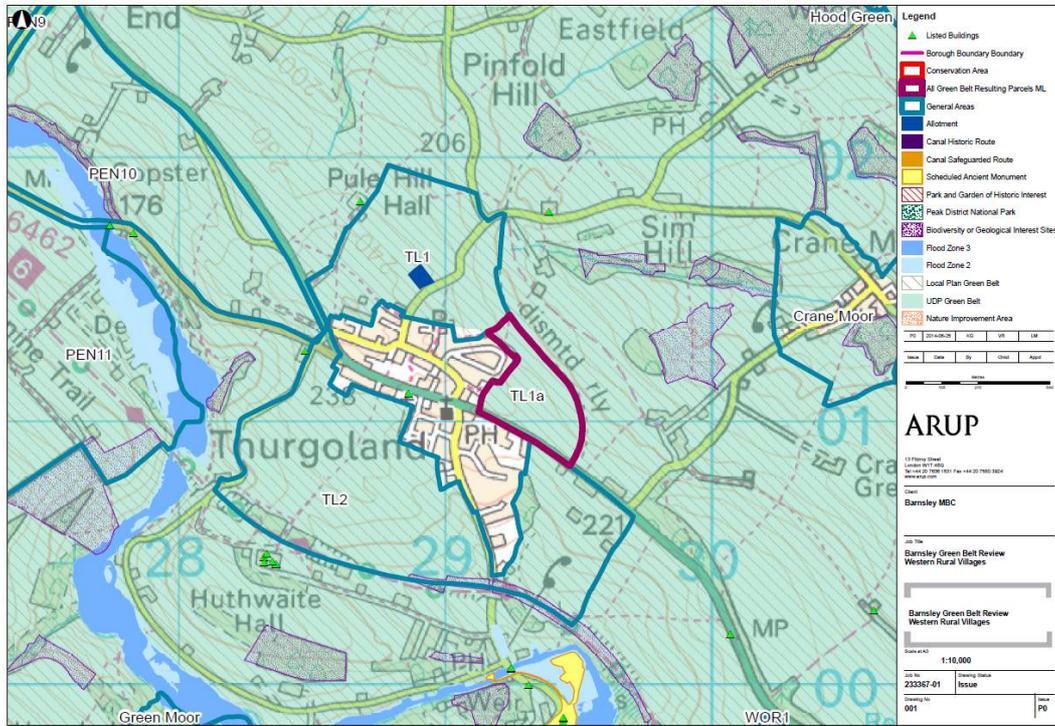
The following assessment is made on the basis that the land parcel in TL1a is removed from the Green Belt. This allows the ‘new’ Green Belt boundary to be tested against the five Green Belt purposes as defined within the NPPF, and to ensure that the ‘new’ Green Belt boundary is appropriate, defensible 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.

### Re-appraisal of Resultant Land Parcel

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 disused railway line in the north and east and a weakly-defined footpath in the north. Although the footpath in the north is relatively weakly defined, the very narrow nature of the land gap between the dismantled railway line and the built form off Fir Tree Close will largely limit future development.
To prevent neighbouring towns merging into one another	The disused railway line would prevent development from sprawling beyond and would prevent neighbouring towns or villages from merging. The proposed new Green Belt boundary would not materially reduce the largely essential gap between Thurgoland and the village of Crane Moor.
To assist in safeguarding the countryside from encroachment	The new boundary based on the disused railway network would serve to safeguard the wider area of high 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 Thurgoland, or on listed assets outside the General Area.

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.
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**Figure 14.3 TL1a Resultant Land Parcel**



## 14.3 Conclusion

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

The existing Green Belt boundary of TL1 consists of an angular, but continuous, residential urban area. There is potential to create a new Green Belt boundary with the dismantled railway to the west and north, and a strong public footpath to the west. There is an opportunity for consolidation in the eastern side of TL1 by matching the urban form on the opposite side of Halifax Road; this would build on the existing consolidation that has occurred in the safeguarded land. The new boundary would prevent urban sprawl and towns from merging.

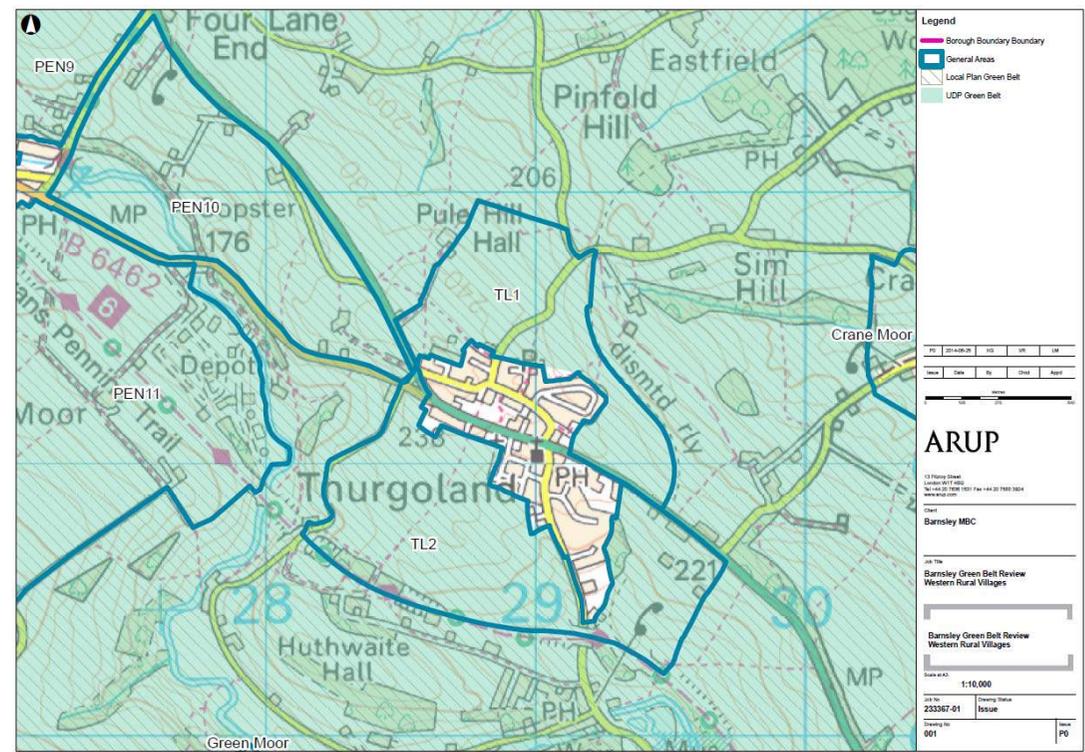
The assessment of relevant site constraints has shown the site in unencumbered by any significant technical constraints.

## 14.4 General Area: TL2

### 14.4.1 Stage 1: TL2 General Area Assessment Proforma

TL2 comprises the Green Belt to the south and west of Thurgoland. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. TL2 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 14.4. TL2 General Area



Site Details	Site Reference	TL2		
	Location	Land to south and west of Thurgoland		
	Site Area (Ha)	71.9		
	Developed area	None; The General Area contains no development		
	Land adjoining the existing urban area	Low – Moderate; General Area adjoins the angular built form to the south of Thurgoland		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p><b>1:</b> 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><b>3:</b> 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><b>5:</b> 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 of TL2 comprises the relatively angular residential built form to the south of Halifax Road, Churchfields and Cote Lane. Given the angularity of this boundary, it is only considered to be moderately strong.</p> <p>The Green Belt boundary to the west of Thurgoland is strongly defined by Thurgobank Lane and Rag Lane.</p> <p>The Green Belt boundary to the east is weakly defined by a small area of employment land, a small scale safeguarded land allocation and Spring House off Cote Lane.</p> <p>The existing Green Belt is considered to be relatively weak.</p> <p>New Green Belt boundaries could be defined by Roper House Lane to the west and Halifax Road to the east. The dismantled railway ling could form a strongly defined and durable southern Green Belt boundary.</p> <p>Cote Lane forms the only strongly defined internal feature which could form an appropriate Green Belt boundary should the General Area be considered for sub-divison.</p>
		Landform: Stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; existing development with strong established boundaries.		
	Features lacking in durability/ Soft boundaries	Infrastructure: private/ unmade roads; power lines; development with weak or intermediate boundaries.	<p><b>5:</b> Contiguous to Thurgoland 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><b>3:</b> Connected to Thurgoland and would protect 'open land' from urban sprawl.</p>	<p>The General Area does not protect land contiguous to any of the large built up areas within the Borough. However, Green Belt at this location does protect open land contiguous to Thurgoland.</p> <p>As topography rises from north to south, the General Area</p>
Natural: Field Boundary, Tree line				
<b>Level of Containment</b>				
Protect open land contiguous to Thurgoland				

		<p><b>1:</b> Connected to Thurgoland but which does not protect land considered to be ‘open land’.</p>	<p>displays relatively lower levels of openness to TL1.</p>
	<p>Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.</p>	<p><b>5:</b> ‘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><b>3:</b> ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide.</p> <p><b>1:</b> ‘general area’ which does not function to protect a ‘strategic gap’.</p>	<p>The General Area does not function to protect a strategic gap between Barnsley Town Centre or any of the other large urban areas within the Borough.</p>
	<p>Displays low levels of containment within the existing development patterns.</p>	<p><b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p><b>3:</b> 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><b>1:</b> 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 existing Green Belt boundary has a fairly strong linear urban form and therefore, there is only one area to the south of Halifax Road and west of Churchfields which is partially contained within the existing built form</p> <p>There are also limited opportunities to consolidate or round off the Green Belt, or to identify features which would provide a stronger boundary than the current form.</p>
	<p><b>Total Score</b></p>		<p><b>3 / 5</b></p>
<p>Assisting in safeguarding the countryside from encroachment</p>	<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><b>5:</b> Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p><b>3:</b> Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p><b>1:</b> 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 is comprises land within agricultural use and a cricket pitch. There is just one public right of way within the General Area which connects Thurgoland to Huthwaite Hall in the south.</p> <p>The General Area therefore supports access to the countryside and some opportunities for recreation.</p>
	<p>Protects the openness of the countryside and is least covered by development.</p>	<p><b>5</b> 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><b>3</b> represents a ‘general area’ which possesses a largely rural, open</p>	<p>TL2 is rural and open in nature and has unspoilt character. Land within this area forms part of the South Yorkshire Forest. Topography within the General Area is undulating but falls steeply from east to west.</p> <p>The General Area displays weaker rural characteristics than the area to the north.</p>

		<p>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>	
<b>Total Score:</b>			<b>3/ 5</b>
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of 'strategic gaps' between these larger settlements or settlements outside the borough.	<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 General Area has some role in protecting an essential land gap between Thurgoland and Stocksbridge, within the jurisdiction of Sheffield.</p> <p>This gap is wide, approximately 1.5km, and therefore this is a relatively wide essential gap, a factor which has been reflected in the scoring.</p>
<b>Total Score</b>			<b>4/ 5</b>
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>Whilst there are no historic towns in Barnsley and there are no listed buildings within the General Area, however, approximately 10m to the south of the General Area is the Grade II* listed Huthwaite Hall and four Grade II listed features.</p> <p>Green Belt land within this General Area is likely to have role in protecting the setting of these Grade II* and Grade II listed features.</p> <p>The score for this General Area against this purpose is considered to reflect the proximity of these assets.</p>
<b>Total Score</b>			<b>3/ 5</b>
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	<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 designation in TL2 serves to promote urban regeneration, by tightly defining the village of Ingbirchworth to focus development towards larger settlements such as urban Barnsley and the Principal Towns

	level, by channelling development activity into the urban area.		
	<b>Total Score</b>		<b>3 / 5</b>
<b>Total</b>			<b>16/ 25</b>

### 14.4.2 Functional Relationship to Existing Built Form

TL2 achieved a score of 16 out of 25 within the Green Belt Assessment Proforma. This General Area is performing a strong Green Belt function.

The existing Green Belt boundary of TL2 is formed by angular residential built form to the north, including Halifax Road, Churchfield and Cote Lane. The General Area therefore has a relatively weak role in restricting urban sprawl or preventing future development.

Whilst the General Area has a weaker role than TL1 in safeguarding the countryside from encroachment, the General Area does have a strong role in protecting an essential, but wide, gap between Thurgoland and Stocksbridge in Sheffield and a strong role in preserving the setting of the Grade II\* listed Huntwaithe Hall.

There are no opportunities to create a stronger boundary than currently exists within the General Area, and therefore no Resultant Land Parcels have been identified.

### 14.4.3 Conclusion

This General Area is currently performing a strong Green Belt function. Therefore this General Area has not been included in the Stage 2 Assessment and no Resultant Land Parcels have been identified for release.

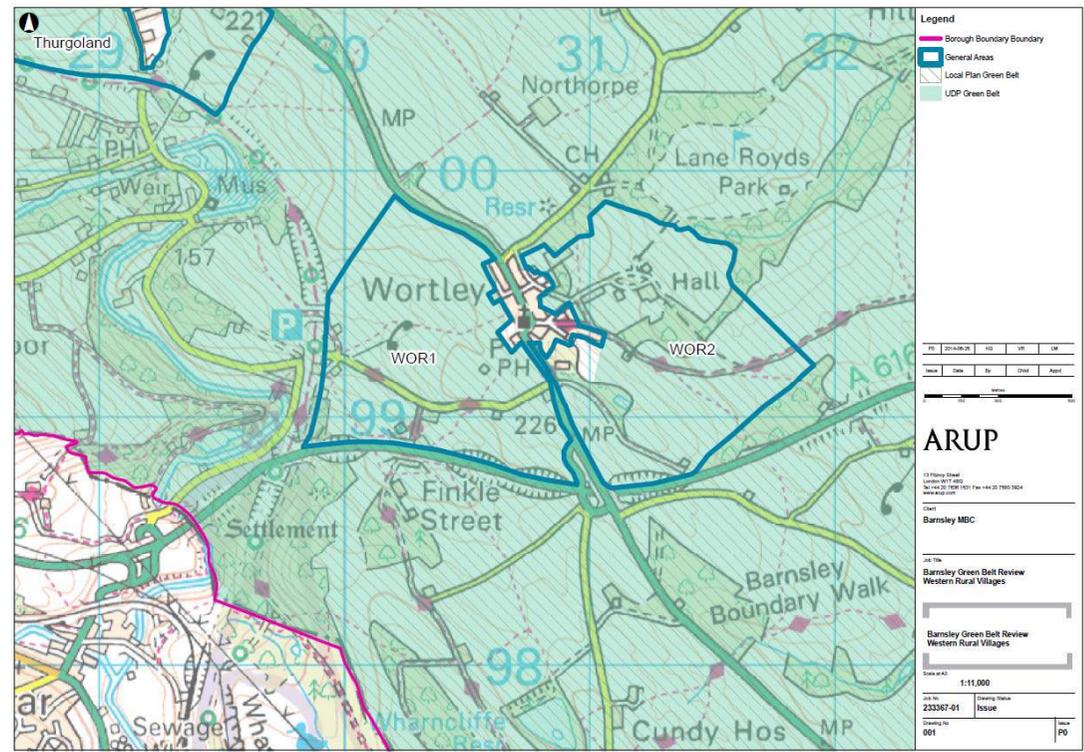
# 15 General Areas: Wortley

## 15.1 General Area: WOR1

### 15.1.1 Stage 1: WOR1 Green Belt Assessment Proforma

WOR1 comprises the Green Belt to the west of Wortley. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. WOR1 achieves a score of 20 out of 25; this means that as a whole, the General Area is very strongly fulfilling the purposes of the Green Belt.

Figure 15.1 WOR1 General Area



Site Details	Site Reference	WOR1		
	Location	South west of Wortley		
	Site Area (Ha)	74.4		
	Developed area	Percentage of development within the 'general area': Low; General Area contains two farmsteads, Sycamore Farm and Four Ends Lane Farm and a number of buildings surrounding Finkle Street		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form: Low; General Area adjoins the built form of Wortley to the east.		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p><b>1:</b> 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><b>3:</b> 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>The existing Green Belt boundary is defined by the rear of residential properties along Halifax Road. The boundary is complicated by an area of green space protrudes out to the south-west, however on the whole this boundary is relatively strong.</p> <p>There are limited internal features to create a new Green Belt boundary. Proposed boundaries to the south and west of the General Area could be defined by disused railway lines in the west and the A616 in the south. The northern could be weakly defined by a public footpath. The proposed boundaries are therefore mixed.</p> <p>Finkle Street Lane could provide a strongly defined internal feature which could form a strong Green Belt 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.	<p><b>5:</b> 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>	
		Natural: Field Boundary, Tree line		
<b>Level of Containment</b>				
Protect open land contiguous to Wortley	<p><b>5:</b> Contiguous to Wortley 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>Whilst this General Area is not contiguous to any of the large built up areas within Borough, WOR1 does have a strong role in protecting open land contiguous to Wortley</p>	

		<p><b>3:</b> Connected to Wortley and would protect ‘open land’ from urban sprawl.</p> <p><b>1:</b> Connected to Wortley but which does not protect land considered to be ‘open land’.</p>	from urban sprawl.
Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p><b>5:</b> ‘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><b>3:</b> ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide.</p> <p><b>1:</b> ‘general area’ which does not function to protect a ‘strategic gap’.</p>		The General Area does not function to protect a strategic gap with Barnsley Town Centre or any of the other large urban areas within the Borough.
Displays low levels of containment within the existing development patterns.	<p><b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p><b>3:</b> 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><b>1:</b> 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>		On the whole, new built form within this General Area would be largely independent of current development patterns. There are limited opportunities to consolidate the existing built form.
<b>Total Score</b>			<b>4 / 5</b>
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><b>5:</b> Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p><b>3:</b> Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p><b>1:</b> Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>WOR1 appears to be in active use as agricultural land and contains a number of rugby grounds/ recreational pitches.</p> <p>There are three Public Rights of Way and a Bridleway which connect Wortley to the Trans Pennine Trail. The western boundary of the General Area adjoins the Local Wildlife Site of Wharncliffe Chase and Wood and provides high local amenity.</p> <p>The General Area therefore supports local access to the wider countryside, provides opportunities for outdoor sport and recreation, retains an enhanced level of biodiversity and possesses a high level of visual amenity.</p> <p>The General Area therefore supports four or more beneficial uses.</p>
	Protects the openness of the countryside and is least covered by development.	<b>5</b> represents a ‘general area’ which protects the intrinsic openness of the countryside. This may include general areas which are considered locally	WOR1 has a fundamental role in protecting the intrinsic openness of the countryside to the south west of Barnsley. The landscape slopes gently from east to west and provides long line views towards Deepcar

		<p>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><b>3</b> 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><b>1</b> 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 Sheffield.</p>
<b>Total Score:</b>			<b>5/ 5</b>
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 General Area has some role in protecting an essential land gap between Wortley and Deepcar, which lies approximately 2.5km to the south west within the jurisdiction of Sheffield.</p> <p>This is therefore a relatively wide essential gap, a factor which has been reflected in the scoring.</p>
<b>Total Score</b>			<b>4/ 5</b>
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>Although there are no listed buildings within WOR1, the General Area contains the Grade II listed Ivy cottage and a Grade II listed Milepost to the east of General Area.</p> <p>The General Area also has some role to play in maintaining the setting of the Wortley Conservation Area which lies just to the east of the Conservation Area boundary. The majority of properties within the General Area are residential. It is noted that only a small amount of infill development has taken place over the years leaving much of the historic core intact.</p> <p>Approximately 5m outside the General Area lies the Romano-British Settlement at Finkle Street which is a Scheduled Ancient Monument.</p>

	<b>Total Score</b>		<b>4 / 5</b>
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt. 2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	The designation of Green Belt has assisted in urban regeneration in Silkstone Common, Penistone, and within Barnsley.
	<b>Total Score</b>		<b>3 / 5</b>
<b>Total</b>			<b>20 / 25</b>

### **15.1.2 Functional Relationship to Existing Built Form**

WOR1 achieved a score of 20 out of 25 within the Green Belt Assessment Proforma. This General Area is performing a strong Green Belt function.

The existing Green Belt boundary west of Wortley is defined by the rear of residential properties along Halifax Road. Whilst an area of Green Space protrudes to the south-west, development within this General Area would be considered to have a very limited relationship with the existing built form. The existing Green Belt boundary is considered to have a strong role in protecting very open land to the south west from encroachment and the boundary has a role in preserving the setting of the Wortley Conservation Area and the Scheduled Ancient Monuments.

There are also limited internal features to create a new Green Belt boundary, and therefore no Resultant Land Parcels have been identified.

## **15.2 Conclusion**

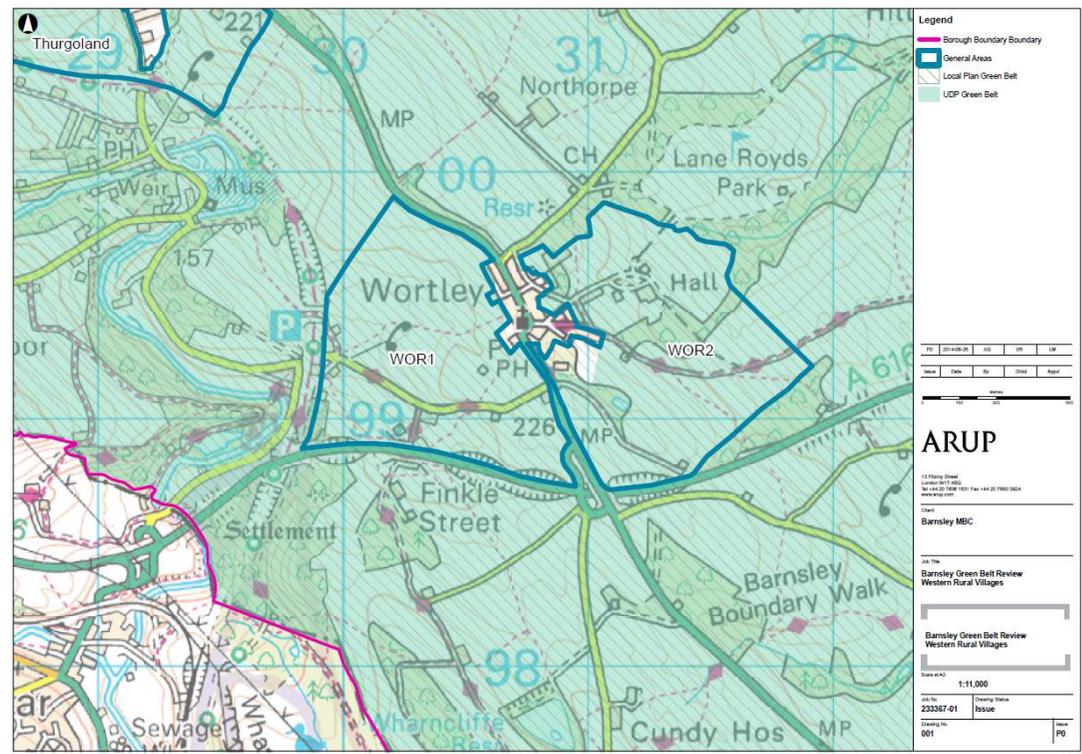
This General Area is currently performing a strong Green Belt function. Therefore this General Area has not been included in the Stage 2 Assessment and no Resultant Land Parcels will be considered for release.

## 15.3 General Area: WOR2

### 15.3.1 Stage 1: WOR2 Green Belt Assessment Proforma

WOR2 comprises the Green Belt to the west of Wortley. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. WOR2 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 15.2 WOR2 General Area



Site Details	Site Reference	WOR2		
	Location	East of the village of Wortley		
	Site Area (Ha)	90.0		
	Developed area	Moderate; General Area contains Wortley Hall Country House Hotel and Event Facilities, a series of agricultural gardens and nine residential dwelling.		
	Land adjoining the existing urban area	Low; General Area adjoins the built form of Wortley to the east.		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	<b>Boundary Definition</b>			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p><b>1:</b> 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><b>3:</b> 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><b>5:</b> 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 following features:</p> <ul style="list-style-type: none"> <li>• By Hermit Hill Lane to the north and a very strongly defined tree buffer which has resisted built form into the open land to the north.</li> <li>• Built form to the east of the Avenue and Halifax Road, and to the south of Park Avenue and The Flats</li> <li>• Dense tree buffers to the west and south of Wortley Hall and east of Halifax Road</li> </ul> <p>Given the indented and angular nature of the existing built form, the existing Green Belt boundary is considered to be weak.</p> <p>The proposed Green Belt boundaries could be defined by the dense tree buffers of High Wood in the north and north east, and Copley Wood in the south. To the east the proposed boundary would be weakly defined by a footpath. The strength of the existing Green Belt boundaries therefore varies; to the north and south the proposed Green Belt boundaries are strong, and to the east, the boundaries are considerably weaker.</p> <p>The Avenue and The Flats could form two strong defined internal features, which could form appropriate Green Belt boundaries, should the General Area be considered for</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	<p>Infrastructure: private/ unmade roads; power lines; development with weak or intermediate boundaries.</p> <p>Natural: Field Boundary, Tree line</p>			

			sub-division.
<b>Level of Containment</b>			
Protect open land contiguous to Wortley	<p><b>5:</b> Contiguous to Wortley 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><b>3:</b> Connected to Wortley and would protect ‘open land’ from urban sprawl.</p> <p><b>1:</b> Connected to Wortley but which does not protect land considered to be ‘open land’.</p>	Whilst this General Area is not contiguous to any of the large built up areas within Borough, WOR2 does have a strong role in protecting open land contiguous to Wortley from urban sprawl.	
Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p><b>5:</b> ‘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><b>3:</b> ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide.</p> <p><b>1:</b> ‘general area’ which does not function to protect a ‘strategic gap’.</p>	The General Area does not function to protect a strategic gap with Barnsley Town Centre or any of the other large urban areas within the Borough.	
Displays low levels of containment within the existing development patterns.	<p><b>5:</b> Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p><b>3:</b> 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><b>1:</b> 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>	Give the indented and angular nature of the existing built form; there are a number of locations within the General Area which are considered to be partly contained within the existing built form. In particular, areas to the west of High Wood are well-contained and areas to the north of Ashes Pond are highly contained within the existing built form.	
<b>Total Score</b>			<b>3 / 5</b>
Assisting in safeguarding the countryside from encroachment	Positively enhances the beneficial use of the Green Belt, by providing access to the countryside, provide opportunities for outdoor sport and recreation, retain and	<p><b>5:</b> Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p><b>3:</b> Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p><b>1:</b> Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>WOR2 appears to contain a number of recreational gardens, three public rights of way and a bridleway which connect form Wortley to Tankersley in the east.</p> <p>The General Area falls within the South Yorkshire Forest Area, and borders the High Wood Ancient Woodland.</p> <p>The General Area therefore supports local access to the wider countryside, provides opportunities for outdoor</p>

	enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.		recreation, retains an enhanced level of biodiversity and possesses a high level of visual amenity. The General Area therefore supports four or more beneficial uses.
	Protects the openness of the countryside and is least covered by development.	<p><b>5</b> 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><b>3</b> 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><b>1</b> 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>WOR2 does serve to protect the openness of the countryside from encroachment.</p> <p>Whilst the General Area possesses characteristics of a rural area, moderately high levels of built form do reduce the level of openness.</p>
	<b>Total Score:</b>		<b>4/ 5</b>
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><b>5:</b> would represent an ‘essential gap’, where development would visually or physically reduce this to an unacceptable width.</p> <p><b>3:</b> 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><b>1:</b> a ‘wide gap’ or an area of Green Belt which does protect a land gap between settlements</p>	This General Area supports a largely essential land gap between Wortley and Tankersley / Pilley, which is less than 1.5km.
	<b>Total Score</b>		<b>3/ 5</b>
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><b>5:</b> ‘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><b>3:</b> 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><b>1:</b> 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</p>	<p>WOR2 is directly adjacent to Wortley Hall, which is a Grade II* Listed Building. There are also a number of Grade II listed features surrounding Wortley Hall.</p> <p>Wortley Hall also falls within a Grade II listed Park and Garden which covers much of WOM2.</p> <p>The General Area also has some role to play in maintaining the setting of the Wortley Conservation Area which lies just to the east of the Conservation Area boundary. The majority of properties within the General Area are residential. It is noted that only a small amount of infill development has</p>

		recognised as being of conservation value	taken place over the years leaving much of the historic core intact.
	<b>Total Score</b>		<b>4 / 5</b>
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt. 2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	The designation of Green Belt has assisted in urban regeneration in Silkstone Common, Penistone, and within Barnsley.
	<b>Total Score</b>		<b>3 / 5</b>
<b>Total</b>			<b>17 / 25</b>

### **15.3.2 Functional Relationship to Existing Built Form**

WOR2 achieved a score of 17 out of 25 within the Green Belt Assessment Proforma, which suggests that land within this General Area is performing a strong Green Belt function.

The existing Green Belt boundary by Hermit Hill Lane to the north, to the east by residential areas along Halifax Road and the Avenue, and to the south by Liberty Lane and The Flats at the edge of the Wortley Hall estate boundary. Although this Green Belt boundary is angular, it is relatively strong and therefore development within this General Area would have a limited functional relationship with the built form of Wortley.

The section of WOR2 to the south-east of Wortley between the Flats and Howbrook Lane has a stronger relationship with Wortley. However there are no features that could create a permanent boundary.

### **15.3.3 Conclusion**

This general area is currently performing a strong Green Belt function. Therefore this general area has not been included in the Stage 2 Assessment and no Resultant Land Parcels have been identified for release.

## 16 Summary

This report provides an analysis of the Green Belt surrounding the Rural West Villages. 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 16.1.

**Table 16.1: Green Belt Assessment of Rural West Villages**

Reference	Sub-Area	Proforma	Site Visit	Proforma Score	Indicative Resultant Land Parcel
Cawthorne	CA1	Complete	December 2013	16	No
	CA2	Complete	December 2013	15	Yes (CA2a and CA2b)
Crow Edge	CE1	Complete	December 2013	14	Yes (CE1a and CE1b)
Crane Moor	CM1	Complete	December 2013	16	No
Green Moor	GM1	Complete	December 2013	16	No
	GM2	Complete	December 2013	15	Yes (GM2a)
	GM3	Complete	December 2013	17	No
High Hoyland	HHOY1	Complete	December 2013	20	No
Hood Green	HG1	Complete	December 2013	17	No
Hoylandswaine	HW1	Complete	December 2013	16	No
	HW2	Complete	December 2013	16	No
	HW3	Complete	December 2013	17	No
Ingbirchworth	ING1	Complete	December 2013	17	No
Pilly and Tankerley	TA1	Complete	December 2013	20	No
	TA2	Complete	December 2013	17	No

	TA3	Complete	December 2013	13	Yes (TA3a)
Silkstone	SS1	Complete	December 2013	17	No
	SS2	Complete	December 2013	16	No
	SS3	Complete	December 2013	18	No
Silkstone Common	SC1	Complete	December 2013	19	No
	SC2	Complete	December 2013	14	Yes (SC2a)
	SC3	Complete	December 2013	16	No
	SC4	Complete	December 2013	15	Yes (SC4a)
Thurgoland	TL1	Complete	December 2013	15	Yes (TL1a)
	TL2	Complete	December 2013	16	No
Wortley	WO1	Complete	December 2013	20	No
	WO2	Complete	December 2013	17	No