

Barnsley Metropolitan Borough
Council

Barnsley Green Belt Review

Green Belt: Hoyland and
Worsborough Village

01

Issue | August 2014

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Ove Arup & Partners Ltd
13 Fitzroy Street
London
W1T 4BQ
United Kingdom
www.arup.com

ARUP

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1 Introduction

This report provides an analysis of the Green Belt surrounding Hoyland, and the village of Worsborough. This document is one of ten¹ Green Belt Review appendices 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).

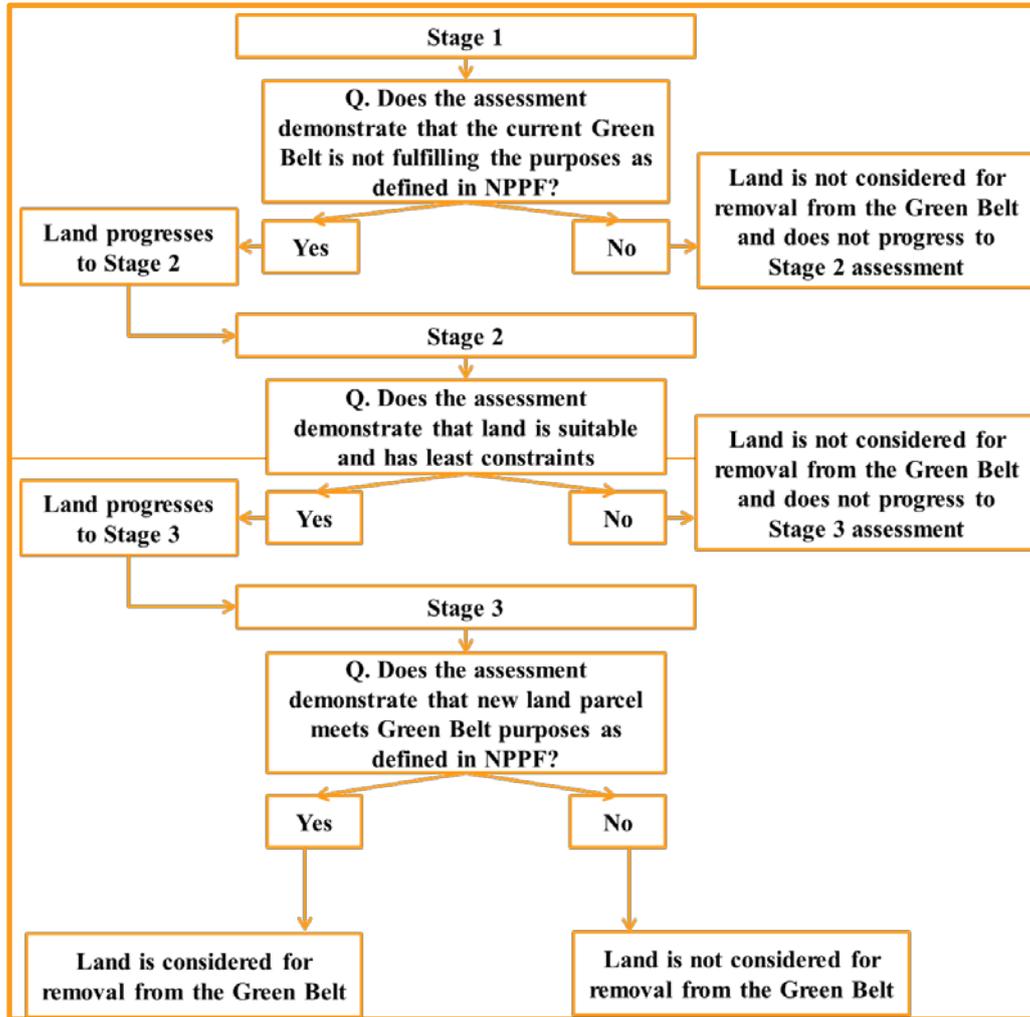
The flow diagram below represents the stages through which Green Belt land surrounding Hoyland, would progress in order to reach a conclusion on whether land should be released from the Green Belt. Both Stage 1 and Stage 2 are detailed within this report, and an indication of whether the land should 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 17.

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

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

Figure 1.1: Methodology Flow Diagram for Green Belt review



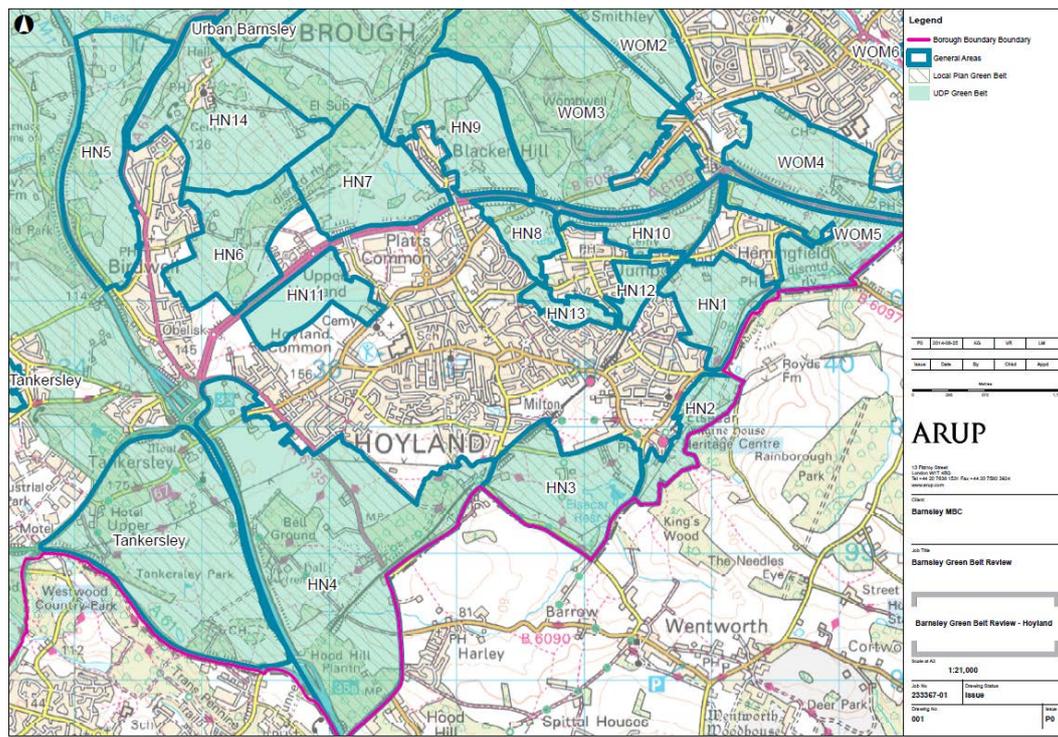
2 Assessment of Green Belt General Areas

2.1 Introduction

This assessment has been produced for land within the Green Belt adjacent to the urban area of Hoyland, and the village of Worsborough.

The recommendations within the Barnsley Settlement Assessment Update (Jacobs 2003 and update 2007), which influenced the Barnsley Core Strategy 2011 Settlement Hierarchy, stipulates that Hoyland is a Principal Town and Worsborough is a Village. To ensure that sections of this Green Belt Review are accessible and user-friendly in length, the Hoyland Principal Town section and the Worsborough Village section have been combined. There are fourteen General Areas identified surrounding Hoyland, which were determined by BMBC officers on the basis of possessing strong, defensible potential Green Belt boundaries.

Figure 2.1: General Areas surrounding Hoyland and the village of Worsborough



2.2 Approach

Each of the fourteen General Areas has been appraised to understand the extent to which the existing Green Belt is fulfilling the five purposes as defined in the NPPF and their interpretation within Phase 1 Green Belt Methodology. If the Green Belt within a General Areas is considered to be weakly fulfilling the purposes, a further assessment of significant site based constraints has been carried out to understand how suitable and developable the land is within the General Area.

From this site-based assessment a series of Resultant Land Parcels has been created, showing the land within the General Area which could be removed from the Green Belt and which could be suitable for development. Where land is identified it has been re-tested against the five purposes of Green Belt to ensure that any re-defined Green Belt boundary meets the purposes and wherever possible strengthens the role of Green Belt within the given location. This final section will be supplemented by a separate justification produced by BMBC officers.

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

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

The Stage 1 assessment confirmed that one General Areas which relatively weakly fulfilled the role of the Green Belt, nine General Areas which moderately fulfilled the role of the Green Belt, four General Areas which relatively strongly or very strongly fulfilling the purposes of the Green Belt.

Table 2.1: Green Belt Assessment of Hoyland

Reference	Proforma	Site Visit	Score
HN1	Complete	December 2013	12
HN2	Complete	December 2013	16
HN3	Complete	December 2013	15
HN4	Complete	December 2013	15
HN5	Complete	December 2013	18
HN6	Complete	December 2013	15
HN7	Complete	December 2013	15
HN8	Complete	December 2013	15
HN9	Complete	December 2013	17
HN10	Complete	December 2013	15
HN11	Complete	December 2013	13
HN12	Complete	December 2013	13
HN13	Complete	December 2013	14
HN14	Complete	December 2013	21

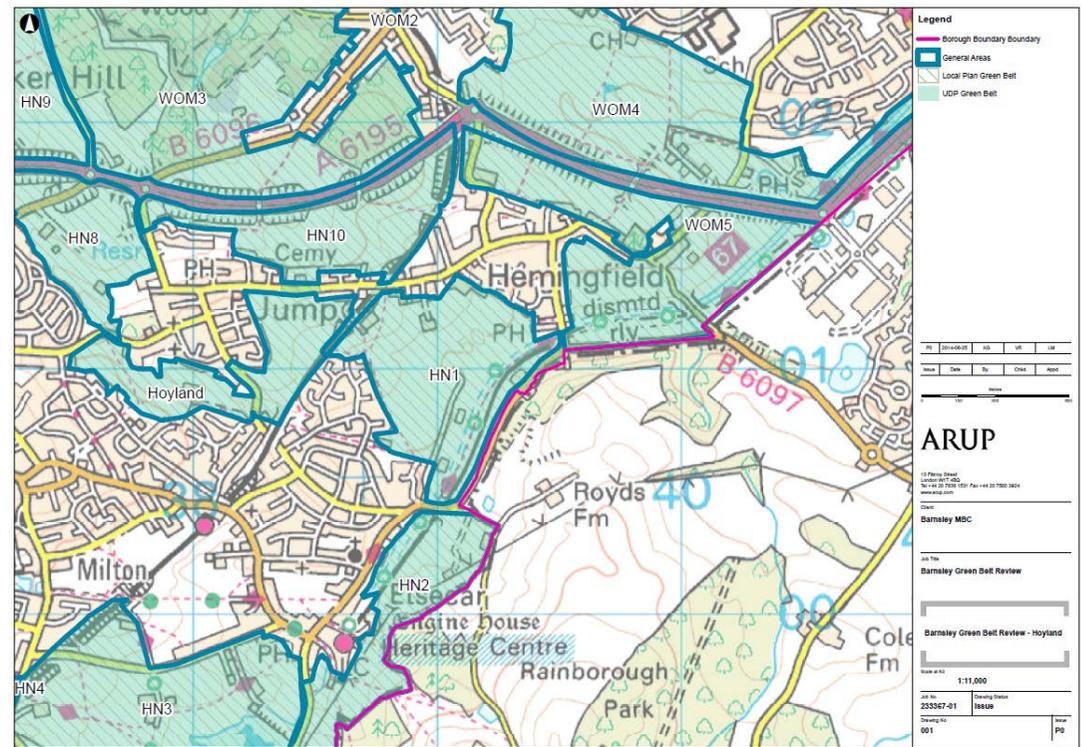
3 General Area HN1

3.1 Stage 1: HN1 Green Belt Assessment Proforma

3.1.1 Introduction

HN1 comprises a triangular area of Green Belt to the east of Hoyland. The site is within the urban area of Hoyland. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. HN1 achieves a score of 12 out of 25; this means that as a whole, the General Area is relatively weakly fulfilling the purposes of the Green Belt.

Figure 3.1 HN1 General Area



Site Details	Site Reference	HN1		
	Location	Land to the north east of Hoyland,		
	Site Area (Ha)	43.5		
	Developed area	15% developed. Hemingfield Farm is in the Green Belt, as are four large houses. There is also an area of informal low rise sheds or industrial units in the north east of the general area.		
	Land adjoining the existing urban area	High: General Area adjoins the built form of Hemingfield to the North and eastern Hoyland to the south.		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	Boundary Definition			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	1: Existing Green Belt boundary at this location is weakly formed by features lacking durability or permanence. One or two boundary features may exist but these may be sparse or intermittent, or the existing built form boundary is very irregular, inconsistent or intermediate. This boundary would not restrict development from sprawling. 3: Existing Green Belt boundary which has two or more boundary features which are fairly prominent. Contains at least one boundary which is weak or lacking permanence.	<p>The existing Green Belt boundary is formed by the following features:</p> <ul style="list-style-type: none"> The existing Green Belt boundary of HN1 is defined in the north by angular residential development along Cemetery Road, Lady Croft Land and Tingle Bridge Lane. This boundary is weakened by the angular and erratic built form off New Street and at Hemingfield Farm. There are a number of informal low rise sheds to the north east of the General Area which has also reduced the perceived strength of the Green Belt at this location. To the south, the Green Belt boundary is defined by residential development off Welland Crescent. A built out UDP housing allocation (HN17) has resulted in residential development off Saxton Close, Fairburn Grove and Hambleton Close. This new angular residential development has weakened the strength of the southern Green Belt boundary. To the south east, a continuous residential boundary is formed by Cortworth Place and Shire Oak Drive. This boundary has been defined by former field boundaries and a hedgerow, however present built form now represents a relatively defensible boundary. <p>Whilst the existing boundary in the south east is fairly well-defined by the residential built form boundary, on the whole, the existing Green Belt boundary is very weak,</p> <p>Proposed Green Belt boundaries could comprise the operational railway line in the west and the Elsecar canal and Knoll Beck in the east. The boundaries could comprise very strong and defensible boundaries which</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				

			are likely to endure the Plan Period. Within the General Area there are no obvious internal features that would allow sub division. There are two footpaths to the west of the general area, but they do not provide any potential for new Green Belt boundaries.
Level of Containment			
Protect open land contiguous to Hoyland	<p>5: Contiguous to 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>3: Connected to Hoyland and would protect ‘open land’ from urban sprawl.</p> <p>1: Connected to Hoyland, but which does not protect land considered to be ‘open land’.</p>	<p>The Barnsley Settlement Assessment (Jacobs, update 2007) identified Hoyland as a strong performing town centre which also supports the smaller linked settlements of Blacker Hill, Birdwell, Jump and Hemingfield.</p> <p>The General Area is therefore contiguous to the village of Hemingfield in the north and Hoyland in the south. As the General Area is relatively small and is developed on two sides, it only has a weak function protecting relatively open land.</p>	
Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p>5: ‘general area’ which is fundamental to maintaining a ‘strategic gap’ of less than 1.5km between the Town Centre and neighbouring larger towns.</p> <p>3: ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide.</p> <p>1: ‘general area’ which does not function to protect a ‘strategic gap’.</p>	The General Area does not function to protect a strategic gap between Hoyland and the built form of Urban Barnsley	
Displays low levels of containment within the existing development patterns.	<p>5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p>3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form.</p> <p>1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .</p>	<p>The General Area is highly contained within the existing built form of Hemingfield to the north and the built form of Hoyland to the south. The operational railway line to the west does add to the level of containment.</p> <p>There is limited potential to round off or ‘neaten’ current development patterns within this General Area. However, given the built form boundaries to the north and south, the General Area as a whole could comprise an opportunity for consolidation of the irregular Green Belt boundaries.</p>	
Total Score			1/ 5

Assisting in safeguarding the countryside from encroachment	Positively enhances the beneficial use of the Green Belt, by providing access to the countryside, provide opportunities for outdoor sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.	<p>5: Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p>3: Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p>1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>The General Area contains land in agricultural use, by Hemingfield Farm. There are two footpaths within the General Area; the first which connects Hoyland to Hemingfield and the second which forms a portion of the Barnsley Boundary Walk.</p> <p>The General Area therefore supports local, and arguably Borough-wide, access to the countryside. The canal corridor also promotes a level of biodiversity and visual amenity.</p>
	Protects the openness of the countryside and is least covered by development.	<p>5 represents a ‘general area’ which protects the intrinsic openness of the countryside. This may include general areas which are considered locally important to maintaining the openness of the Green Belt or which have a strong unspoilt rural character. These areas will contain less than 5% built form.</p> <p>3 represents a ‘general area’ which possesses a largely rural, open character with a low level of built form (less than 25% built form).</p> <p>1 represents a ‘general area’ which possesses a semi-urban character and built form, or which possesses large areas of previously developed land (more than 25% built form).</p>	<p>The general area feels relatively contained within the urban area of Hoyland, which weakens the function of the General Area to safeguard the countryside.</p> <p>The four large new-build houses in the Green Belt and an area of informal sheds/ industrial development also reduces the rural character of the General Area. There is approximately 15% built form within the General Area.</p> <p>The site is particularly flat, offers limited views and is contained within the urban area of Hoyland.</p>
Total Score:			2/ 5
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of ‘essential gaps’ between these larger settlements or settlements outside the borough.	<p>5: would represent an ‘essential gap’, where development would visually or physically reduce this to an unacceptable width.</p> <p>3: would represent a ‘largely essential gap’ or a ‘narrow gap’ where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging</p>	<p>The Barnsley Settlement Assessment (Jacobs, update 2007) identified Hoyland as a strong performing town centre which also supports the smaller linked village settlements of Blacker Hill, Birdwell, Jump and Hemingfield.</p> <p>As this General Area protects a ‘largely essential gap’ and very ‘narrow gap’ of approximately 300m between Hoyland and the village of Hemingfield (which are connected within the Core Strategy Settlement Hierarchy). The score reflects the narrow nature of this separation and the</p>

		1: a 'wide gap' or an area of Green Belt which does protect a land gap between settlements	importance of the General Area in maintaining this land gap. Removal of this land from the Green Belt would result in the coalescence of Hoyland and Hemingfield, however the proximity of new UDP development and Hemingfield Farm does reduce this perceived separation.
Total Score			4/ 5
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	5: 'General area'. contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or land has a significant historic relationship with its countryside setting and would be highly sensitive to development 3: The 'General Area' contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area 1: This 'General area' contains no listed buildings in or near the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value	There are no Historic Towns within Barnsley, however there is one Grade II listed building within the General Area which comprises the Canal Basin and Associated Culvert. Green belt at this location does have some role in preserving the setting and nature of the Hemingfield
Total Score			2/ 5
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt. 2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	General Area HN1 has sought to direct development towards Hoyland and Hemingfield, and assist in the regeneration of Hoyland. However, moderate levels of built form within the General Area (including Hemingfield Farm and residential development in the north) does detract from the overall perceived strength of the Green Belt in supporting regeneration.
Total Score			3 / 5
Total			12/ 25

3.1.2 Functional Relationship to Existing Built Form

HN1 achieved a score of 12 out of 25 for the General Area Green Belt Assessment Proforma. Scoring less than a total of 15 indicates that the Green Belt within HN1 is weakly fulfilling the five purposes of the Green Belt

The General Area is weakly defined by the irregular built form of Hemingfield to the north and Hoyland to the south. Given the relatively high levels of containment and irregularity of the existing Green Belt boundaries, Green Belt land within HN1 has a strong functional relationship with Hoyland.

The eastern boundary of the site is strongly defined by a tree-buffered boundary along Knoll Beck / Elsecar Canal and to the west by the operational railway line. These permanent features provide an opportunity to refine the Green Belt using permanent features that will restrict future urban sprawl.

3.2 Stage 2: Technical Site Assessment

3.2.1 Overview

An overall score of 12 indicates that the Green Belt in HN1 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 HN1 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.

3.2.2 Further Analysis of HN1

Statutory Designations

The Barnsley Boundary Walk/ Trans-Pennine Trail runs along the eastern border of HN1 and is a nationally designated walking cycle route. There are no other international or national designations within HN1.

Flood Risk

The Barnsley SFRA (2010) reveals that the majority of HN1 is situated within Flood Risk Zone 1. The majority of this Area is therefore unencumbered by flood risk constraints.

The Knoll Beck runs along the eastern boundary of the site, and is in Flood Risk Zone 3. This would not significantly reduce the developable area of the HN1.

Topography / Landscape / Visual

The topography within HN1 slopes from a height of 70m in the north west to 40m in the south east. The General Area is fairly open, however modern residential

3.2.4 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 HN1 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology.

Resultant Land Parcel HN1a

The resulting land parcel identified as a potential option to be released from the Green Belt consists of the full extent of the General Area.

The land parcel provides the opportunity to re-define the Green Belt boundary by utilising an operational railway line to the west and Knoll Beck / strong tree planting to the east. This resulting land parcel has been coded as HN1a

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

3.3.1 Overview

The following assessment is made on the basis that the land parcel in HN1a 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.

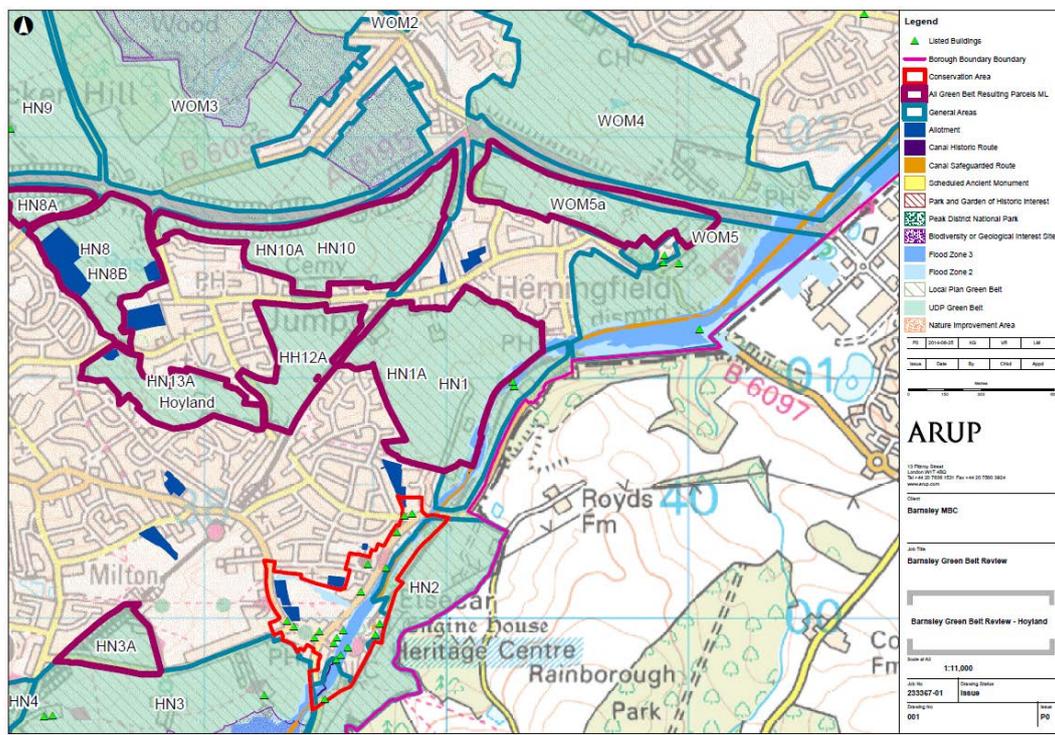
Any resulting land parcels proposed for release from the Green Belt will then subsequently be put forward for assessment using the Barnsley Housing Site Selection Methodology or Employment Site Selection Methodology.

3.3.2 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 an operational railway line and Elsecar Canal/heavy planting. This boundary will check unrestricted sprawl with development unable to go further than the railway and Elsecar Canal boundaries. On this basis the boundary would be significantly stronger than what currently exists at HN1.
	HN1 protects a largely essential and narrow gap between Hoyland and the village of Hemingfield. The newly defined Green Belt boundary would result in coalescence between Hoyland and the village of Hemingfield. However, the new residential development to the south, Hemingfield Farm and the four residential buildings within the Green Belt has reduced the perceived separation between these settlements.

<p>To assist in safeguarding the countryside from encroachment</p>	<p>The new boundary based on the Knoll Beck to the east would serve to safeguard the countryside beyond the canal from encroachment.</p>
<p>To preserve the setting and special character of historic towns.</p>	<p>Development in the land parcel may have some impact on the setting and character of the nature of Hemingfield and listed asset, however new residential development and the irregular boundary have already reduced the value of the setting of Hemingfield.</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 3.3 HN1a Resulting Land Parcel



3.4 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.

The defined General Area of HN1 has a strong functional relationship with Hoyland. The General Area is contained on two sides (to the north and south) by residential area of Hoyland. To the east the site is defined by a strong and permanent boundary in the form of Knoll Beck / Elsecar Canal and extensive tree planting and to the west the site is contained by an operational railway line. These permanent features provide an opportunity to refine the Green Belt using permanent features that will represent a permanent defensible boundary and has restricted urban sprawl. The existing Green Belt boundary to the north and south

of HN1 is weakly defined by the irregular built form and does not represent a permanent defensible boundary and has not restricted urban sprawl.

An assessment of relevant site constraints reveals that the site is unencumbered by any significant technical constraints. Therefore an opportunity exists to strengthen the existing Green Belt boundary based on the boundaries of the Resultant Land Parcel, HN1a. This redefines the Green Belt along the permanent boundaries in of the railway line to the west and Knoll Beck / strong tree planting to the east.

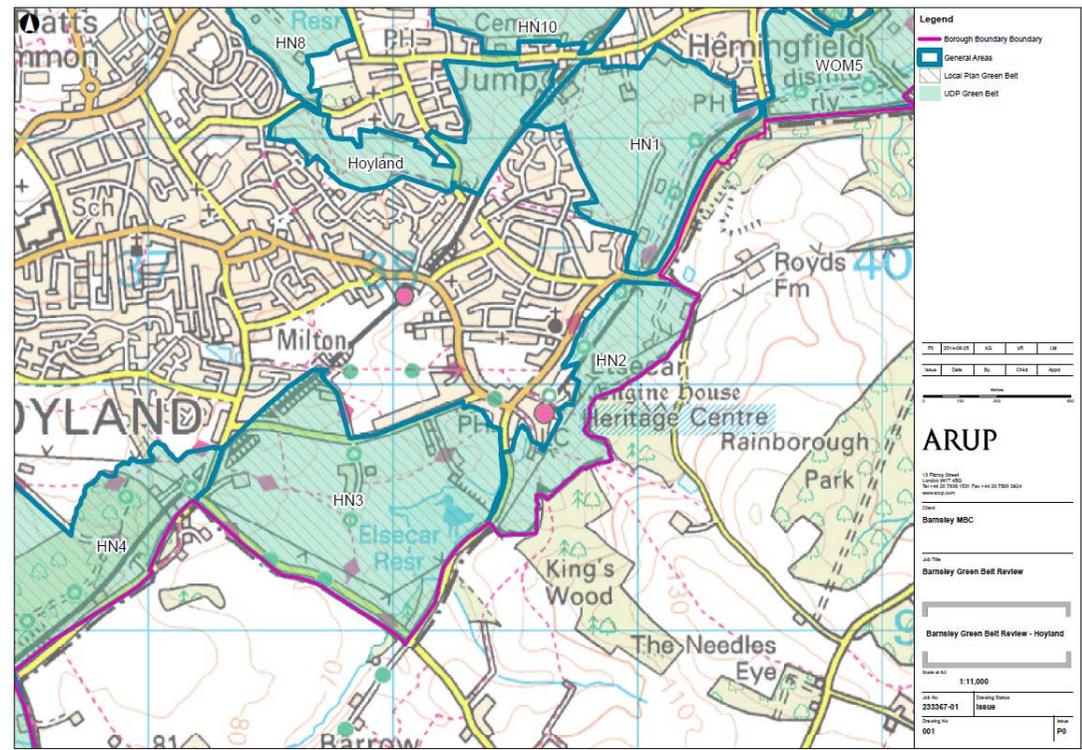
4 General Area HN2

4.1 Stage 1: HN2 Green Belt Assessment Proforma

4.1.1 Introduction

HN2 comprises a linear area of Green Belt to the east of Hoyland. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. HN2 achieves a score of 16 out of 25; this means that as a whole, the General Area is relatively strongly fulfilling the purposes of the Green Belt.

Figure 4.1 HN2 General Area



Site Details	Site Reference	HN2		
	Location	Land to the east of Hoyland, bordered to the west by the Elsecar Steam Railway and the Elsecar Canal.		
	Site Area (Ha)	28.1		
	Developed area	Moderate; the General Area contains the remains of the Elsecar Main Colliery and a relatively large area of previously development land.		
	Land adjoining the existing urban area	Moderate – Low; General Area adjoins the built form to the east of Hoyland		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	Boundary Definition			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p>1: Existing Green Belt boundary at this location is weakly formed by features lacking durability or permanence. One or two boundary features may exist but these may be sparse or intermittent, or the existing built form boundary is very irregular, inconsistent or intermediate. This boundary would not restrict development from sprawling.</p> <p>3: Existing Green Belt boundary which has two or more boundary features which are fairly prominent. Contains at least one boundary which is weak or lacking permanence.</p> <p>5: would represent an existing Green Belt boundary which is bordered by prominent features in the landscape, 'hard' infrastructure or existing development, and the existing built form boundary is considered to be strongly established, regular or consistent. This boundary would adequately restrict urban sprawl .and provides a sense of permanence.</p>	<p>The existing Green Belt boundary is broadly defined by the disused Elsecar Canal to the east, the Elsecar Steam Railway in the west, the built form of Elsecar in the central western area and the Wentworth Road in the south west. The existing boundaries are therefore mixed in strength: in the north, the boundaries are strongly defined by the Steam Railway and the Canal; in the south, the Green Belt boundary is strongly defined by Wentworth Road; and in the Central section, the Green Belt boundary is weakly defined by the fairly irregular built form of Elsecar.</p> <p>Although this boundary is formed by a number of features, this Green Belt boundary is therefore considered to be relatively well-defined and likely to continue to restrict urban sprawl.</p> <p>The proposed boundary of the Green Belt could be defined by Royds Lane to the north, a track to the east and a weakly defined field boundary to the south which adjoins the Barnsley Borough Boundary. Proposed boundaries are therefore very weak.</p> <p>Within the general area there are no obvious internal features that would allow sub division.</p>
		Landform: Stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; existing development with strong established boundaries.		
	Features lacking in durability/ Soft boundaries	Infrastructure: private/ unmade roads; power lines; development with weak or intermediate boundaries.		
Natural: Field Boundary, Tree line				
Level of Containment				

	Protect open land contiguous to Hoyland	<p>5: Contiguous to 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>3: Connected to Hoyland and would protect ‘open land’ from urban sprawl.</p> <p>1: Connected to Hoyland but which does not protect land considered to be ‘open land’.</p>	<p>The Barnsley Settlement Assessment (Jacobs, update 2007) identified Hoyland as a strong performing town centre which also supports the smaller linked settlements of Blacker Hill, Birdwell, Jump and Hemingfield.</p> <p>HN2 is contiguous to Hoyland. Immediately to the east of the General Area is open countryside, and therefore the General Area does protect open Green Belt land which is contiguous to Hoyland.</p>
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p>5: ‘general area’ which is fundamental to maintaining a ‘strategic gap’ of less than 1.5km between the Town Centre and neighbouring larger towns.</p> <p>3: ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide.</p> <p>1: ‘general area’ which does not function to protect a ‘strategic gap’.</p>	The General Area does not protect any strategic gaps between Hoyland and Urban Barnsley.
	Displays low levels of containment within the existing development patterns.	<p>5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p>3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form.</p> <p>1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .</p>	As this General Area is not contained within the built form of Hoyland, built form at this location would be largely independent of current development patterns. There is no development to the east of this boundary.
Total Score			4 / 5
Assisting in safeguarding the countryside from encroachment	Positively enhances the beneficial use of the Green Belt, by providing access to the countryside, provide opportunities for outdoor sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.	<p>5: Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p>3: Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p>1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>There are a number of footpaths which travel across the General Area from west to east. Immediately to the east of the General Area there are areas of woodland comprising Simon Wood, Gorse Wood and King’s Wood. The General Area consists of open countryside.</p> <p>The General Area therefore promotes access to the countryside and Green Belt at this location has improved the previously damaged landscape of Elsecar Main Colliery. The canal corridor is also likely to improve the biodiversity value of the General</p>

			Area
	Protects the openness of the countryside and is least covered by development.	<p>5 represents a ‘general area’ which protects the intrinsic openness of the countryside. This may include general areas which are considered locally important to maintaining the openness of the Green Belt or which have a strong unspoilt rural character. These areas will contain less than 5% built form.</p> <p>3 represents a ‘general area’ which possesses a largely rural, open character with a low level of built form (less than 25% built form).</p> <p>1 represents a ‘general area’ which possesses a semi-urban character and built form, or which possesses large areas of previously developed land (more than 25% built form).</p>	<p>The General Area does protect the openness of the countryside and contains no built form. The gently increasing topography to the east of the General Area which raises towards a wooded area further to the east, enhances the level of openness within the General Area.</p> <p>However, the General Area contains a number of areas of hard-standing which relate to its existing use as the Elsecar Colliery.</p>
	Total Score:		3/ 5
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of ‘essential gaps’ between these larger settlements or settlements outside the borough.	<p>5: would represent an ‘essential gap’, where development would visually or physically reduce this to an unacceptable width.</p> <p>3: would represent a ‘largely essential gap’ or a ‘narrow gap’ where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging</p> <p>1: a ‘wide gap’ or an area of Green Belt which does protect a land gap between settlements</p>	<p>The General Area could assist in protecting an essential gap between Wentworth (a Green Belt village in Rotherham), Thorpe Hesley (and a Local Service Centre in the south, also within Rotherham) and Hoyland. Whilst t this is an essential gap, it is a very wide gap which is significantly over 1.5km.</p> <p>The General Area does not protect any essential gaps between Hoyland and any of the other Principal Towns within Barnsley.</p>
	Total Score		3/ 5
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	<p>5: ‘General area’. contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or land has a significant historic relationship with its countryside setting and would be highly sensitive to development</p> <p>3: The ‘General Area’ contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area</p> <p>1: This ‘General area’ contains no listed buildings in or near</p>	<p>The General Area adjoins the boundary of the Elsecar Conservation Area. Whilst the Conservation Area has undergone some limited infill development in more recent years, the historic core and character of the village remains intact.</p> <p>The General Area contains the Grade II listed Elsecar Footrill and the Grade II listed Distillery Side. Development within this General Area could impact on the setting of these features.</p>

		the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value	
	Total Score		4/ 5
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt. 2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	General Area HN2 is on the eastern edge of the town of Hoyland, which is a Principal Town. The Green Belt designation in this area is focusing development towards central Hoyland and the site is therefore assisting in channelling development into the urban area. The large area of Previously Developed Land which, if released, could support regeneration. Therefore the scoring offered for this General Area reflects the large previously developed area.
	Total Score		2 / 5
Total			16/ 25

4.1.2 Functional Relationship to Existing Built Form

HN2 achieved a score of 16 out of 25 within the General Area Green Belt Assessment Proforma. This General Area is performing a strong Green Belt function.

The site is separated from the town by Water Lane and Wentworth Road. Strong existing Green Belt boundaries and low levels of containment mean that HN2 has a weak functional relationship with the urban form of Hoyland.

Whilst some industrial development has occurred to the east of Wentworth Road at Wath Road the general area is open in nature. Along the remainder of the parcel Water Lane, Knoll Beck and the Elsecar Canal form a strong boundary and an appropriate Green Belt Boundary.

4.2 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 will not be considered for release from the Green Belt.

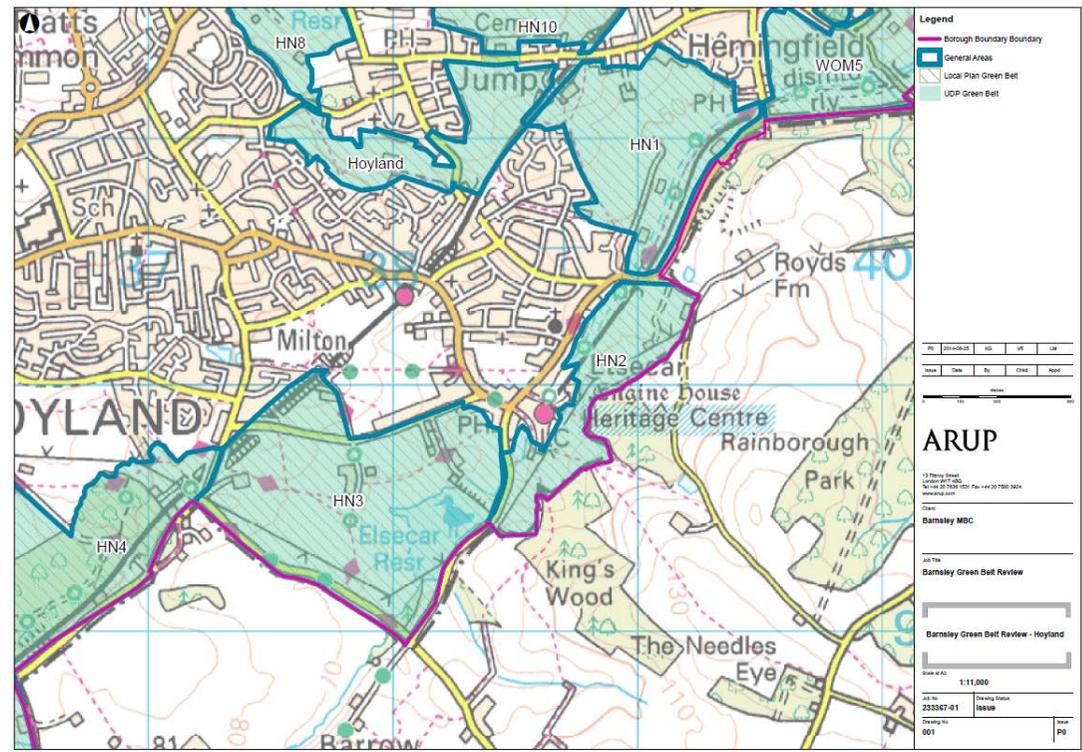
5 General Area: HN3

5.1 Stage 1: HN3 Green Belt Assessment Proforma

5.1.1 Introduction

HN3 comprises a triangular area of Green Belt to the south of Hoyland. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. HN3 achieves a score of 15 out of 25; this means that as a whole, the General Area is moderately fulfilling the purposes of the Green Belt.

Figure 5.1 HN3 General Area



Site Details	Site Reference	HN3		
	Location	Land to the south of Hoyland, bordered to the south by Burying Lane, to the west by Broadcarr Road, to the north by the railway line and Skiers Hall and Armthorpe Lane and to the east by Wentworth Road.		
	Site Area (Ha)	78.5		
	Developed area	Very Low; 5% - the general area includes a farm, Skiers Hall and a small number of houses.		
	Land adjoining the existing urban area	Low – Moderate; The General Area adjoins the built form to the south of Milton, Hoyland		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	Boundary Definition			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p>1: Existing Green Belt boundary at this location is weakly formed by features lacking durability or permanence. One or two boundary features may exist but these may be sparse or intermittent, or the existing built form boundary is very irregular, inconsistent or intermediate. This boundary would not restrict development from sprawling.</p> <p>3: Existing Green Belt boundary which has two or more boundary features which are fairly prominent. Contains at least one boundary which is weak or lacking permanence.</p> <p>5: would represent an existing Green Belt boundary which is bordered by prominent features in the landscape, 'hard' infrastructure or existing development, and the existing built form boundary is considered to be strongly established, regular or consistent. This boundary would adequately restrict urban sprawl .and provides a sense of permanence.</p>	<p>The existing Green Belt boundary is strongly defined to the north by Armroyd Lane, an area of UDP safeguarded land, a track way to Milton House and the operational railway line. To the east, the Green Belt boundary is less-well defined by the built form at Fitzwilliam Street.</p> <p>The strength of the existing Green Belt is therefore relatively strong: strongly defined by the operational railway line and Armroyd Lane, and less well-defined by the angular access track to Milton House</p> <p>The proposed boundaries of the Green Belt could comprise Burying Lane to the south west and Water Lane to the south east. Armroyd Lane forms the only strongly defined internal features which could form a durable boundary should the General Area be considered for sub-division.</p>
		Landform: Stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; existing development with strong established boundaries.		
	Features lacking in durability/ Soft boundaries	Infrastructure: private/ unmade roads; power lines; development with weak or intermediate boundaries.		
Natural: Field Boundary, Tree line				
Level of Containment				
Protect open land contiguous to Hoyland	5: Contiguous to Hoyland and would generally protect the Green Belt from urban sprawl. These Green Belt areas	The Barnsley Settlement Assessment (Jacobs, update 2007) identified Hoyland as a strong performing town centre which also		

		<p>could protect ‘Green Arcs’ or ‘Green Swathes which distinguish villages.</p> <p>3: Connected to Hoyland and would protect ‘open land’ from urban sprawl.</p> <p>1: Connected to Hoyland but which does not protect land considered to be ‘open land’.</p>	<p>supports the smaller linked settlements of Blacker Hill, Birdwell, Jump and Hemingfield.</p> <p>The General Area therefore protects open land contiguous to Hoyland Urban 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>5: ‘general area’ which is fundamental to maintaining a ‘strategic gap’ of less than 1.5km between the Town Centre and neighbouring larger towns.</p> <p>3: ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide.</p> <p>1: ‘general area’ which does not function to protect a ‘strategic gap’.</p>	<p>The General Area does not function to protect a strategic gap between Hoyland and Urban Barnsley.</p>
	<p>Displays low levels of containment within the existing development patterns.</p>	<p>5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p>3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form.</p> <p>1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .</p>	<p>The area to the north of Armroyd Lane is partly contained within the existing built form of Hoyland.</p> <p>The area to the south of Armroyd Lane is poorly contained within the existing urban form, and built form would be largely independent of current development patterns.</p>
		Total Score	3 / 5
<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>5: Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p>3: Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p>1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>The General Area contains a number of beneficial uses, including a farm and agricultural land, the Trans-Pennine Trail and the Barnsley Boundary Walk, and a number of linked footpaths which traverse the site with linked footpaths to the east and west. The General Area also includes a recreational area with a golf course and Elsecar Reservoir.</p> <p>The General Area therefore supports four or more beneficial uses which are valued by a local and arguably Borough-wide audience.</p>
	<p>Protects the openness of the countryside and is least covered</p>	<p>5 represents a ‘general area’ which protects the intrinsic openness of the countryside. This may</p>	<p>To the south of Armroyd Lane, the General Area is very flat and long-line views do support the openness of the countryside, and has</p>

	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. 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).	strong unspoilt rural character. However, to the north of Armroyd Lane where the topography increases, the General Area appears less open. The Elsecar Reservoir is identified as a Local Nature Reserve
Total Score:			3/ 5
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of ‘essential gaps’ between these larger settlements or settlements outside the borough.	5: would represent an ‘essential gap’, where development would visually or physically reduce this to an unacceptable width. 3: would represent a ‘largely essential gap’ or a ‘narrow gap’ where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging 1: a ‘wide gap’ or an area of Green Belt which does protect a land gap between settlements	The General Area could assist in protecting an essential gap between Harley (defined as an ‘other village’ in Rotherham Core Strategy), Wentworth (a Green Belt village in Rotherham), Thorpe Hesley (and a Local Service Centre in the south) and Hoyland. This essential land gap between Hoyland and Harley is approximately 1.6km, and therefore it is fundamental that development does not reduce this land gap.
Total Score			4/ 5
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	5: ‘General area’. contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or land has a significant historic relationship with its countryside setting and would be highly sensitive to development 3: The ‘General Area’ contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area 1: This ‘General area’ contains no listed buildings in or near the Green Belt area and/or land at this location has very little historic character recognised	The General Area contains a number of Listed Buildings which cluster around Alderthwaithe Farmhouse. Listed buildings include: <ul style="list-style-type: none"> • Grade II listed barn approximately 10m to the north east of Alderthwaithe Farmhouse, • Grade II listed cowshed with Hayloft approximately 15 metres to the north west of Alderthwaithe Farmhouse • Grade II listed Park House

		as being of conservation value	
	Total Score		2/ 5
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt. 2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	General Area HN3 is on the southern edge of the town of Hoyland, which is a Principal Town. The Green Belt designation in this area is focusing development towards central Hoyland. The site is therefore assisting in channelling development into the urban area.
	Total Score		3 / 5
Total			15/ 25

5.1.2 Functional Relationship to Existing Built Form

HN3 achieved a score of 15 out of 25 within the General Area Green Belt Assessment Proforma. This score demonstrates the HN3 is fulfilling the five purposes of the Green Belt to a moderately strong degree.

To the north of Armroyd Lane, the General Area has a strong functional relationship with the built form of Hoyland.

The land to the south of Armroyd Lane is separated from Hoyland by Armroyd Lane and Wentworth Road, which results in a very weak functional relationship between the southern area and the existing built form. This part of the General Area is open in nature and contains very low levels of development. This part of the General Area also includes Elsecar Park, playing pitches and Elsecar Reservoir.

5.2 Stage 2: Technical Site Assessment

5.2.1 Overview

An overall score of 15 indicates that the Green Belt in HN3 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 HN3 is suitable for development, the General Area will be assessed against three technical site constraints which would limit opportunities for development. The three technical site constraint criteria used to appraise Green Belt land align with the criteria developed by Barnsley Metropolitan Borough Council as part of the Housing Sites Selection Methodology and Employment Sites Selection Methodology. This ensures that all sites (both within and outside of the Green Belt) are appraised in a consistent and robust manner.

5.2.2 Further Analysis of HN3

Statutory Designations

The Trans-Pennine Trail runs along through the centre of HN3 from north to south along Skiers Hall Road. Elsecar Reservoir is located in the east of the General Area and is designated as a Local Nature Reserve. There are no other international or national designations within HN3.

Flood Risk

The Barnsley SFRA (2010) reveals that the eastern part of the site is situated within Flood Risk Zone 3. This part of the site consists of Elsecar Reservoir and Elsecar Park.

Topography / Landscape / Visual

The topography within HN3 slopes gently from north to south. The southern part of the General Area is open and rural in character.

The field pattern in the western section of HN3 indicates a history and legacy of agriculture. The eastern section is in recreation use, including a reservoir and park.

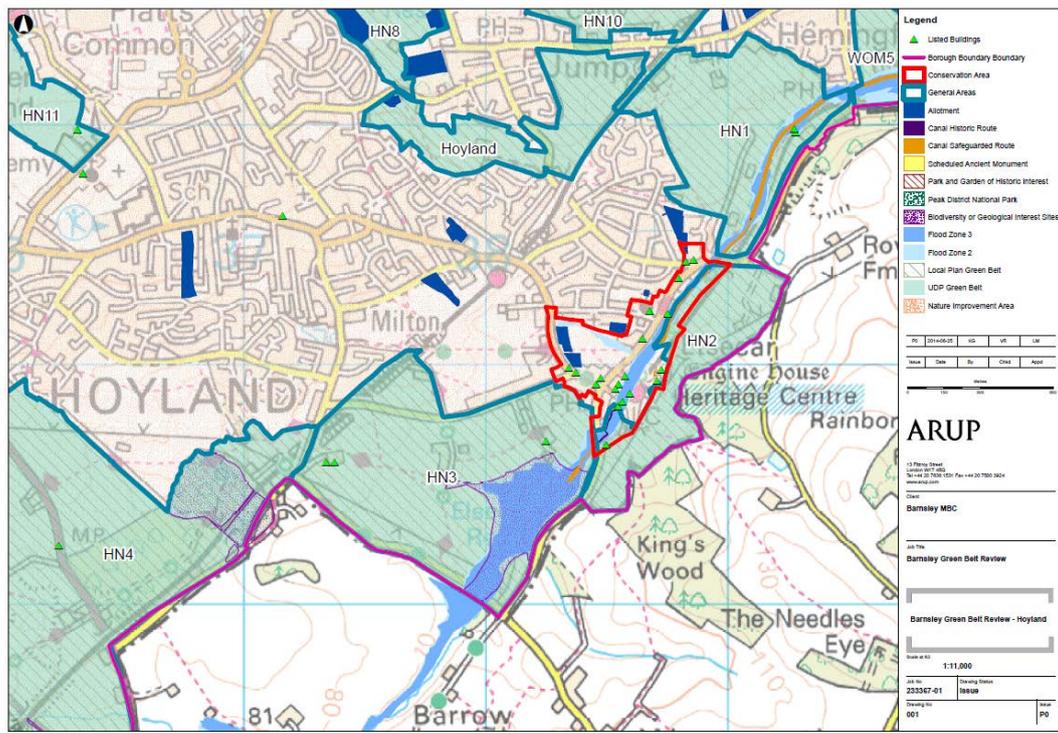
Historic Environment

There are three listed buildings within the HN3 General Area. They are:

- A Grade II Listed barn approximately 10 metres to the north east of Alderwaithe Farmhouse (reference 1151085) in the south west of the General Area.
- A Grade II Listed Cowhouse with Hayloft approximately 15 metres to north west of Alderthwaite Farmhouse (reference 1151086) in the south west of the General Area.
- A Grade II Listed building called Park House (reference 333735) in the south east of the General Area.

There are no Scheduled Ancient Monuments or Conservations areas.

Figure 5.2 HN3 Technical Site Constraint Assessment



5.2.3 Conclusion

It is clear that HN3 can be divided into two distinct halves by Armroyd Lane.

The section of the Green Belt to the north Armroyd Lane is at its weakest. This northern section is not effective in checking unrestricted sprawl and has little role in safeguarding the countryside from encroachment. Armroyd Lane offers an opportunity to create a new permanent Green Belt boundary.

The section of the Green Belt to the south of Armroyd Lane performs a stronger Green Belt function. This southern section has a strong role in safeguarding the countryside from encroachment, preserving the setting or special character of

listed buildings and preventing neighbouring towns from merging into one another.

5.2.4 Defining a Resultant Land Parcel

Overview

Based on the assessment of the extent to which the existing Green Belt is fulfilling the purposes as set out in the NPPF, and the analysis of site based constraints, it is possible to define a Resultant Land Parcel from HN3 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology.

Resultant Land Parcel

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

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

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

5.3.1 Overview

The following assessment is made on the basis that the land parcel in HN3a 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.

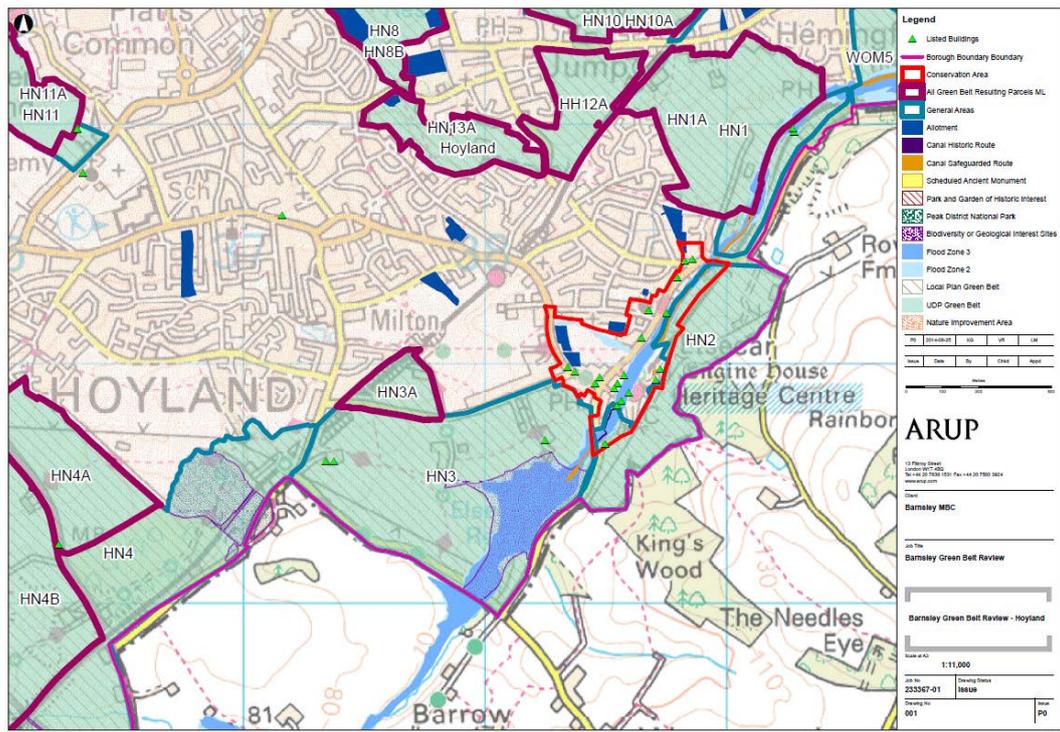
Any resulting land parcels proposed for release from the Green Belt will then subsequently be put forward for assessment using the Barnsley Housing Site Assessment Methodology.

5.3.2 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 and durable feature of Armroyd Lane. This boundary will check unrestricted sprawl with development unable to go further than this road boundary. On this basis the boundary would be significantly stronger than currently exists in HN3a.
To prevent neighbouring towns merging into one another	Armroyd Lane would prevent development from reducing the separation of Hoyland and the settlements within Rotherham. The proposed new Green Belt boundary would not materially reduce the gap between towns.

To assist in safeguarding the countryside from encroachment	The new boundary based on the road network would serve to safeguard the valued countryside in the south 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 Hoyland.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	In creating a stronger, permanent boundary the newly defined Green Belt would continue to assist the overall objective to deliver urban regeneration.

Figure 5.3 HN3a Resultant Land Parcel



5.4 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.

The Green Belt to the north Armroyd Lane performs the weakest function within the General Area. Armroyd Lane offers an opportunity to create a new permanent Green Belt boundary which would ensure that future development would not encroach on the essential land gap between Hoyland and settlements within Rotherham

The section of the General Area to the south of Armroyd Lane performs a stronger Green Belt function. This section of the Green Belt strongly assists in safeguarding the countryside from encroachment and preserving the setting of listed buildings.

An assessment of relevant site constraints reveals that the northern portion of General Area is unencumbered by any significant technical constraints. Therefore an opportunity exists to strengthen the existing Green Belt boundary along Armroyd Lane, to provide a new southern Green Belt boundary. This would create a more permanent, defensible boundary which is likely to endure beyond the lifetime of the Local Plan.

Site Details	Site Reference	HN4		
	Location	Land to the south west of Hoyland, bordered to the south by the M1, to the west by Parkside Road, to the north by Stead Lane, the edge of Skiers Spring Wood and a footpath connecting to Broadcarr Lane and to the east by Broadcarr Lane.		
	Site Area (Ha)	275.5		
	Developed Area	Very Low; The General area includes a single house between Burying Lane and the Railway line.		
	Land adjoining the existing urban area	Low – Moderate; General Area adjoins the built form to the south of Hoyland		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	Boundary Definition			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p>1: Existing Green Belt boundary at this location is weakly formed by features lacking durability or permanence. One or two boundary features may exist but these may be sparse or intermittent, or the existing built form boundary is very irregular, inconsistent or intermediate. This boundary would not restrict development from sprawling.</p> <p>3: Existing Green Belt boundary which has two or more boundary features which are fairly prominent. Contains at least one boundary which is weak or lacking permanence.</p>	<p>The existing Green Belt Boundary is defined by the following features:</p> <ul style="list-style-type: none"> The existing Green Boundary for HN4 is defined to the north west by the 'hard infrastructure' boundary of the Sheffield Road A613 and angular built form surrounding Tankersley in the north. The current northern Green Belt boundary is defined by residential built form along Parkside Road and Stead Lane. Stead Lane offers a defensible and permanent boundary which is supported by a UDP safeguarded land allocation. This allocation is currently undeveloped; however following development of the safeguarded land this boundary would be strengthened. The far eastern boundary is defined by Skiers Wood, a former tip and a strongly defined tree buffer. <p>The existing Green Belt boundaries are therefore mixed: strongly defined in the north and east, and less well-defined by the angular built form and the school in the north west.</p> <p>The proposed Green Belt boundaries could be formed by the operational railway line in the south, the M1 in the west and the border with Skiers Wood in the south. This portion of the General Area is therefore well-linked to the main urban area of Hoyland.</p> <p>There are a number of features within the General Area which could form strongly defined Green belt boundaries should 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.	<p>5: would represent an existing Green Belt boundary which is bordered by prominent features in the landscape, 'hard' infrastructure or existing development, and the existing built form boundary is considered to be strongly established, regular or consistent. This boundary would adequately restrict urban sprawl and provides a sense of permanence.</p>		
	Natural: Field Boundary, Tree line			

			be considered for sub-division: <ul style="list-style-type: none"> • Sheffield Road offers a potential new southern Green Belt Boundary. Beyond Sheffield Road there are limited opportunities to create a permanent boundary, until the M1. • Tankersley Lane forms a second strongly defined internal feature to the north • To the south of Meadowfield Drive, the tree buffer forms a further boundary for sub-division.
Level of Containment			
Protect open land contiguous to Hoyland	<p>5: Contiguous to 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>3: Connected to Hoyland and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Hoyland but which does not protect land considered to be 'open land'.</p>		<p>The Barnsley Settlement Assessment (Jacobs, update 2007) identified Hoyland as a strong performing town centre which also supports the smaller linked settlements of Blacker Hill, Birdwell, Jump and Hemingfield. The Green Belt boundary within the General Area does protect land contiguous to Hoyland from urban sprawl.</p> <p>The level of openness within the General Area is mixed: just to the south of Tankersley Lane and north of Bell Ground Wood, the General Area is relatively open; whilst the area to the south of Bell Ground Wood contains large areas of previously developed land and Bell Ground House.</p> <p>The same is the case for the area to the north east of Sheffield Road and Stead Lane: the area to the north of the tip and Skiers Wood is relatively open, whilst the respective areas to the south are less open.</p>
Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p>5: 'general area' which is fundamental to maintaining a 'strategic gap' of less than 1.5km between the Town Centre and neighbouring larger towns.</p> <p>3: 'general area' which protects a 'strategic gap' which is already more than 1.5km wide.</p> <p>1: 'general area' which does not function to protect a 'strategic gap'.</p>		<p>The General Area does not function to protect a strategic land gap between Hoyland and Urban Barnsley.</p>
Displays low levels of containment within the existing development patterns.	<p>5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p>3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built</p>		<p>There are a number of areas where Green Belt is well-contained within the existing built form of Hoyland:</p> <ul style="list-style-type: none"> • The area to the north of Tankersley Lane is contained by the angular built form of the school playing fields and the M1 motorway. • The area to the west of the safeguarded land is well

		<p>form.</p> <p>1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .</p>	<p>contained by Skiers Wood, the allocation, the built form and the operational railway line.</p> <p>Secondly, it could be argued that the General Area as a whole (defined as the area to the north of the operational rail line and the A6135 and the area to the north west of the M1) is highly contained by strongly defined ‘hard infrastructure’ boundaries which offer a sense of containment.</p>
Total Score			4 / 5
Assisting in safeguarding the countryside from encroachment	<p>Positively enhances the beneficial use of the Green Belt, by providing access to the countryside, provide opportunities for outdoor sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.</p>	<p>5: Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p>3: Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p>1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>The General Area is currently in use as agricultural land. The General Area also contains the Hood Hill Plantation, Bell Ground Wood, the Skiers Spring Wood (a Local Wildlife Site) and a number of playing pitches in the north. The Barnsley Boundary Walk crosses the site from south to north. The woodland on the site is considered to be ‘Deciduous Woodland BAP Priority Habitat’.</p> <p>The General Area therefore supports local access to the countryside, provides opportunities for outdoor sport and recreation, retains and enhances landscapes and supports visual amenity.</p>
	<p>Protects the openness of the countryside and is least covered by development.</p>	<p>5 represents a ‘general area’ which protects the intrinsic openness of the countryside. This may include general areas which are considered locally important to maintaining the openness of the Green Belt or which have a strong unspoilt rural character. These areas will contain less than 5% built form.</p> <p>3 represents a ‘general area’ which possesses a largely rural, open character with a low level of built form (less than 25% built form).</p> <p>1 represents a ‘general area’ which possesses a semi-urban character and built form, or which possesses large areas of previously developed land (more than 25% built form).</p>	<p>The General Area does protect the openness of the countryside.</p> <p>The level of openness within the General Area is mixed. Just to the south of Tankersley Lane and north of Bell Ground Wood, the General Area is relatively open and the General Area displays strong rural characteristics. The area to the south of Bell Ground Wood, however, contains large areas of previously developed land, heavily wooded areas and Bell Ground House which reduce the level of openness.</p> <p>The same is the case for the area to the north east of Sheffield Road and Stead Lane: the area to the north of the tip and Skiers Wood is relatively open, whilst the respective areas to the south are less open.</p> <p>Given the dense tree-buffer surrounding the land to the far east of the General Area, this area is not considered to display high levels of openness.</p>
Total Score:			3/ 5
Prevent neighbouring towns merging	Prevent development that would result in a merging of or a	5: would represent an ‘essential gap’, where development would visually or physically reduce this to an unacceptable	This General Area protects an essential land gap between Hoyland and Harley which is located in Rotherham District. Harley is identified as a ‘Other Village’ in the Rotherham Settlement

into one another	significant erosion of 'essential gaps' between these larger settlements or settlements outside the borough.	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	Hierarchy. As Harley is a relatively small-scale settlement, this is considered to be an 'essential land gap' for which the degree of separation between Hoyland and s proportionally large compared to the size of the village.
Total Score		4/ 5	
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	5: 'General area'. contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or land has a significant historic relationship with its countryside setting and would be highly sensitive to development 3: The 'General Area' contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area 1: This 'General area' contains no listed buildings in or near the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value	There are no historic towns within Barnsley, however, this General Area does contain a number of Listed Buildings: <ul style="list-style-type: none"> • Grade II listed milepost (approximately 100m to the north of driveway to Bell Ground House) • Grade II Old Hall Farmhouse and the Cottage Development within this General Area may impact on the setting of these Listed Assets.
Total Score		2/ 5	
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt. 2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	General Area HN4 is on the southern edge of the town of Hoyland, which is a Principal Town. The Green Belt designation in this area is focusing development towards central Hoyland. However the three areas of previously developed land (including two disused tips and a colliery) could suggest that release of this Green Belt land may support regeneration of the southern portion of Hoyland. For this reason, the General Area attains score of 2.
Total Score		2/ 5	
Total		15/ 25	

6.1.2 Functional Relationship to Existing Built Form

HN4 achieved a score of 15 out of 25 within the Green Belt Assessment Proforma. This score demonstrates the HN4 is fulfilling the five purposes of the Green Belt to a moderate extent.

Further analysis reveals that the northern sections of HN4, have a stronger functional relationship with the existing built form of Hoyland due to the construction of residential development to the north-west and the safeguarded land to the north east. The current Green Belt boundary is moderately strong and defined by Sheffield Road, Stead Lane to the north, residential development to the north-west, safeguarded land to the north east and a tree buffer to the far east.. Whilst Stead Lane provides a moderately permanent boundary, Sheffield Road or the operational railway line could provide a stronger Green Belt boundary.

The section of the General Area to the south of the operational rail line has a weaker functional relationship with Hoyland. Whilst this portion of the General Area has a weaker role in safeguarding the countryside from encroachment, this portion has the strongest role in preventing the Hoyland from merging with 'Other Village' of Harley in Rotherham

Whilst Green Belt within HN4 maintains an essential gap between the settlements of Hoyland and Harley and has some role in safeguarding the countryside from encroachment, the General Area weakly fulfils the remaining purposes of the Green Belt.

6.2 Stage 2: Technical Site Assessment

6.2.1 Overview

An overall score of 15 indicates that the Green Belt in HN4 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 HN4 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.

6.2.2 Further Analysis of HN4

Statutory Designations

The Trans Pennine Trail passes across this General Area from the west to east across HN4. The area is designated as 'Deciduous Woodland BAP Priority Habitat'.

There are no other statutory designations within the General Area.

Flood Risk

The Barnsley SFRA (2010) reveals that HN4 is situated within Flood Risk Zone 1. The Area is therefore unencumbered by flood risk constraints.

Topography / Landscape / Visual

The topography within HN4 is relatively flat, with a gently slope downwards from east to west beyond Sheffield Road.

The character of the landscape to the east of Sheffield Road has been diluted by modern residential development to the north-west. Beyond Sheffield Road the General Area is more open.

The field pattern in HN4 indicates a history and legacy of agriculture. There is also an area of heavy wooded development to the north Black Lane.

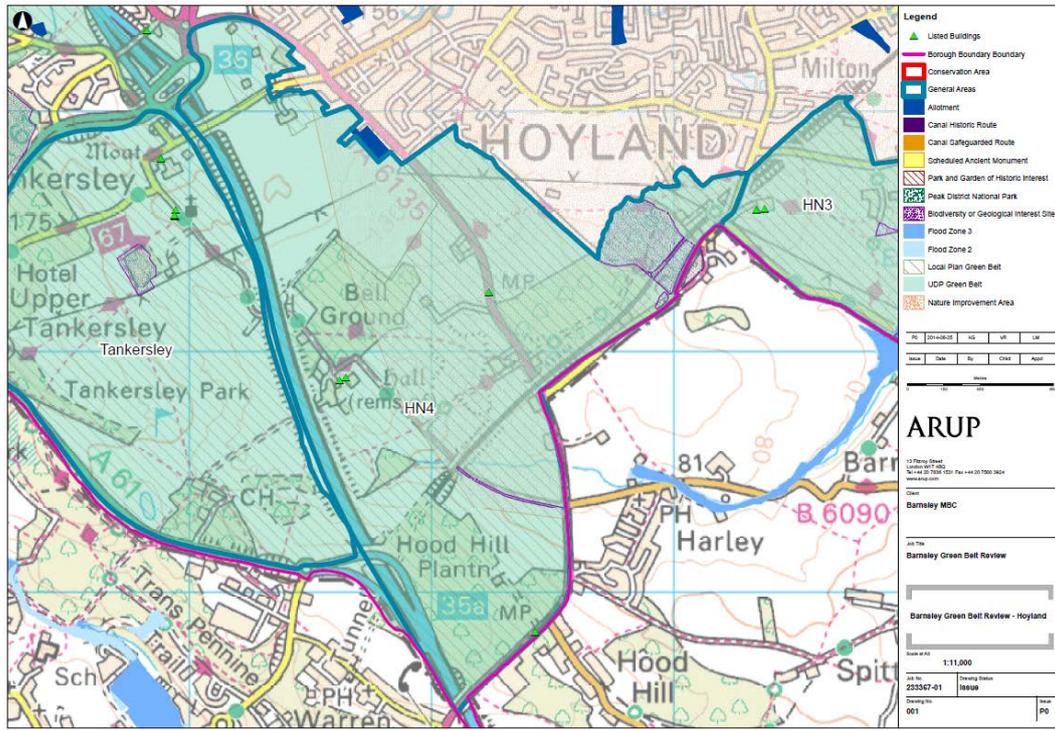
Historic Environment

There are three listed structures in HN4, including:

- The Grade II Listed milepost, approximately 100 metres to the north of driveway to Bell Ground House, (reference 1315063) on Sheffield Road.
- The Grade II Listed Old Hall Farmhouse and the Cottages (reference 333939) in the south west of the General Area.
- The Grade II Listed Tankersley Old Hall (reference 1151073) in the south west of the General Area.

The site is not in a conservation area and includes no Scheduled Ancient Monuments.

Figure 6.2 HN4 Technical Site Constraints Assessment



6.2.3 Conclusion

Residential development to the north-west of the General Area is not fulfilling the purposes of Green Belt and is not effective in checking unrestricted sprawl or safeguarding the countryside from encroachment. Whilst Stead Lane provides a moderate permanent boundary, Sheffield Road or the operational rail line could provide a stronger Green Belt boundary.

To the west of Sheffield Road, the functional relationship with Hoyland is weaker, but permanent new Green Belt boundaries are possible in the form of the M1 and the operational railway line.

The area to the far east of the General Area and to the south of Church Lea Road is equally well-contained by the railway line and the strong defined tree buffer. The far eastern portion of the General Area has a strong functional relationship with the built form of Hoyland and would form an area of natural consolidation.

6.2.4 Defining a Resultant Land Parcel

Overview

Based on the assessment of whether the existing Green Belt is fulfilling the purposes as set out in the NPPF, and the analysis of site based constraints, it is possible to define three Resultant Land Parcels from HN4 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology. Resultant Land Parcels are re-assessed against the five purposes of the Green Belt.

To be sympathetic to the urban form of Hoyland, it is envisaged that Resultant Land Parcels could be released on a phased basis: HN4a and HN4c, followed by HN4b.

Resultant Land Parcel HN4a

The first resultant land parcel is land to the west of Sheffield Road and to the south of residential built form at Parkside Road. This Resultant Land Parcel provides the opportunity to re-define the Green Belt boundary by utilising the Sheffield Road as the western boundary and the disused tip as the southern boundary. This would create a more permanent and defensible boundary which is likely to endure beyond the lifetime of the Local Plan.

Resultant Land Parcel HN4b

The second resultant land parcel identified as a potential option to be released from the Green Belt comprises the land to the west of Sheffield Road and north of the operational railway line. This land parcel provides the opportunity to re-define the Green Belt boundary by utilising Sheffield Road in the east, the M1 in the west and the operational railway line to the south. This would create a more permanent, defensible boundary which is likely to endure beyond the lifetime of the Local Plan.

Resultant Land Parcel HN4c

The third resultant land parcel could comprise Green Belt to the far east of the General Area, to the south of Church Lea Road and north west of the operational railway line. This will offer an opportunity to re-define the Green Belt boundary by using the border of Skiers Wood and the tree border to the south of safeguarded land allocation.

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

6.3.1 Overview

The following assessment is made on the basis that the land parcels in HN4a, HN4b and HN4c 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.

6.3.2 Re-appraisal of Resultant Land Parcel HN4a

Green Belt Purpose	Assessment
To check the unrestricted sprawl of large built-up areas	The newly defined Green Belt boundary of HN4a would be defined by the permanent features of Sheffield Road in the west, the border of the disused tip in the south and the boundary with the safeguarded land in the east. This boundary will check future unrestricted sprawl of Hoyland and represents a strong and durable Green Belt boundary.
To prevent neighbouring towns merging into one another	The newly defined Green Belt boundary (comprising Sheffield Road and the disused tip) would not result in a perceived reduction of separation between Hoyland and Harley (in Rotherham). The newly defined Green Belt boundary offers an opportunity to prevent any further sprawl from the Principal Town of Hoyland.
To assist in safeguarding the countryside from encroachment	The proposed new Green Belt boundary of HN4a would have a limited impact on the countryside from encroachment. Development at this location could present an opportunity to improve the biodiversity value of the disused tip.
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 Hoyland. There is one listed building on the boundary of the Resultant Land Parcel; future development would need to be respectful of the setting of this listed feature.
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.

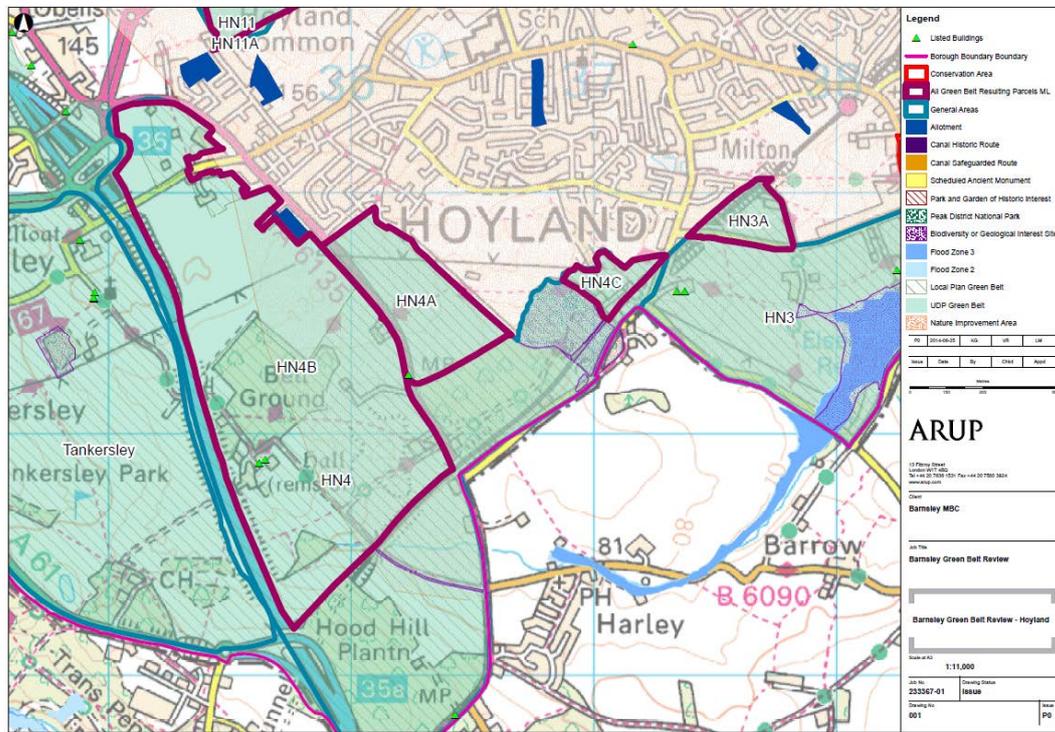
6.3.3 Re-appraisal of Resultant Land Parcel HN4b

Green Belt Purpose	Assessment
To check the unrestricted sprawl of large built-up areas	The newly defined Green Belt boundary of HN4b would be defined by the M1 in the west, the operational railway line in the south and Sheffield Road in the north west. This boundary will check future unrestricted sprawl of Hoyland and represents a significantly stronger Green Belt boundary than the existing boundary.
To prevent neighbouring towns merging into one another	The newly defined Green Belt boundary (the operational rail line, Sheffield Road and the M1) would not result in a perceived reduction of separation between Hoyland and Harley (in Rotherham). The newly defined Green Belt boundary offers an opportunity to prevent any further sprawl from the Principal Town of Hoyland.
To assist in safeguarding the countryside from encroachment	The proposed new Green Belt boundary of HN4a would have a limited impact on the countryside from encroachment. However, it is important that future development within the Resultant Land Parcel respects the setting of the Bell Ground Wood.
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 Hoyland. The context provided by the separation between Hoyland and Tankersley would be maintained by the M1.
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.

6.3.4 Re-appraisal of Resultant Land Parcel HN4c

Green Belt Purpose	Assessment
To check the unrestricted sprawl of large built-up areas	This Resultant Land Parcel could comprise Green Belt to the far east of the General Area, to the south of Church Lea Road and north west of the operational railway line. Release of Green Belt land at this location presents an opportunity to re-define and strengthen the Green Belt boundary.
To prevent neighbouring towns merging into one another	The operational railway line and the extent of the built form to the north of HN4c means that release of this General Area would not result in a reduction of the land gap between Hoyland and the village of Harley in Rotherham.
To assist in safeguarding the countryside from encroachment	Given the dense tree-buffer surrounding the land to the far east of the General Area, this area is not considered to display high levels of openness. However, development would need to respect the setting of the Skiers Wood Local Wildlife Site.
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 Hoyland or the setting of any listed buildings.
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 6.3 HN4a, HN4b and HN4c Resultant Land Parcels



6.4 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.

Residential development to the north-west of the General Area is not fulfilling the purposes of Green Belt and is not effective in checking unrestricted sprawl or safeguarding the countryside from encroachment. Whilst Stead Lane provides a moderate permanent boundary, Sheffield Road or the operational rail line could provide a stronger Green Belt boundary.

To the west of Sheffield Road, the functional relationship with Hoyland is weaker, but permanent new Green Belt boundaries are possible in the form of the M1 and the operational railway line.

The area to the far east of the General Area and to the south of Church Lea Road is equally well-contained by the railway line and the strong defined tree buffer. The far eastern portion of the General Area has a strong functional relationship with the built form of Hoyland and would form an area of natural consolidation.

An assessment of relevant site constraints reveals that the site is unencumbered by any significant technical constraints. The Three Resultant Land Parcels identified represent an opportunity to redefine and strengthen the Green Belt boundary to define a boundary feature which is likely to endure beyond the lifetime of the Local Plan.

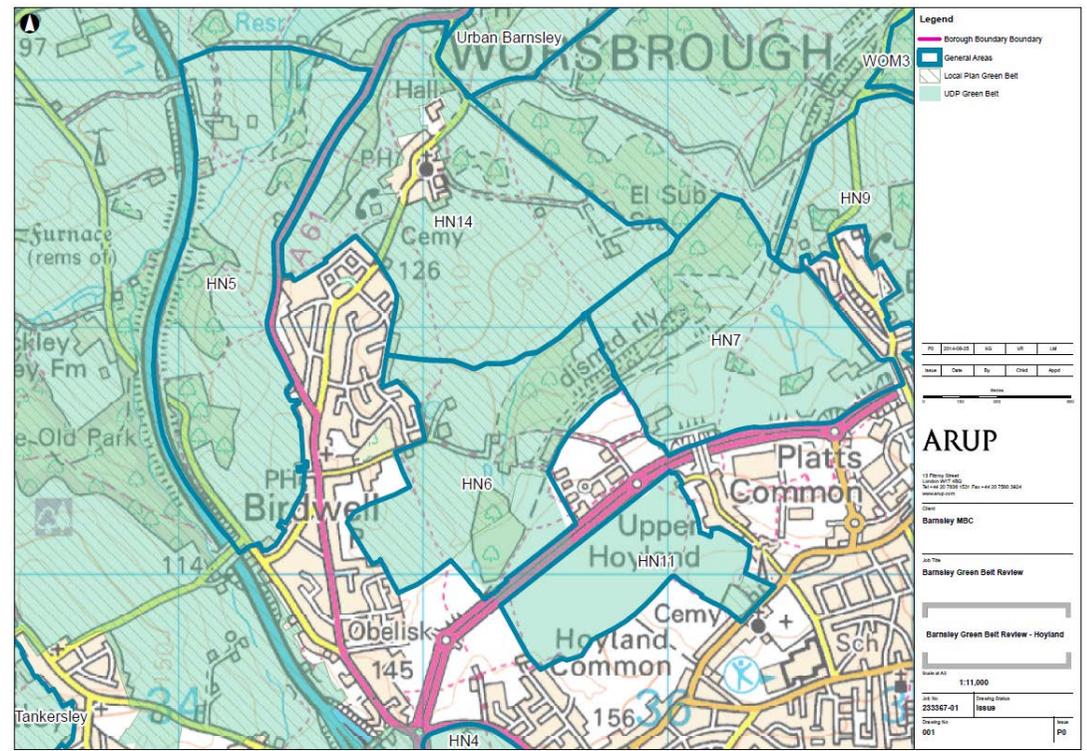
7 General Area: HN5

7.1 Stage 1: HN5 Green Belt Assessment Proforma

7.1.1 Introduction

HN5 comprises a linear area of Green Belt to the north of Hoyland and west of Birdwell. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. HN5 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 7.1 HN5 General Area



Site Details	Site Reference	HN5		
	Location	North west of Birdwell, between Birdwell and the M1		
	Site Area (Ha)	53.0		
	Developed area	Percentage of development within the 'General Area': No development.		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form: 15% - by residential development.		
Purpose	Fulfilment of the Purpose	Assessment		Qualitative Summary and Score
Check unrestricted sprawl of large built-up areas	Boundary Definition			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p>1: Existing Green Belt boundary at this location is weakly formed by features lacking durability or permanence. One or two boundary features may exist but these may be sparse or intermittent, or the existing built form boundary is very irregular, inconsistent or intermediate. This boundary would not restrict development from sprawling.</p> <p>3: Existing Green Belt boundary which has two or more boundary features which are fairly prominent. Contains at least one boundary which is weak or lacking permanence.</p> <p>5: would represent an existing Green Belt boundary which is bordered by prominent features in the landscape, 'hard' infrastructure or existing development, and the existing built form boundary is considered to be strongly established, regular or consistent. This boundary would adequately restrict urban sprawl .and provides a sense of permanence.</p>	<p>The existing Green Belt boundary is defined by residential built form along Sheffield Road in the east and Sheffield Road. The strength of the Green Belt boundary is therefore relatively strong: whilst the boundary defined by the residential built form is partially indented, it is on the whole relatively strong. The 'hard infrastructure' boundary defined by Sheffield Road is very strong.</p> <p>The proposed boundary of the Green Belt could be formed by the strongly defined M1 in the west and Doe Lane in the north. Proposed Green Belt boundaries could therefore be very strong.</p> <p>There are some internal features that could allow the Green Belt to be redefined. These include a spring watercourse between Miller Hill and Birdwell Wood or the boundary of Birdwell Wood.</p>
		Landform: Stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; existing development with strong established boundaries.		
	Features lacking in durability/ Soft boundaries	Infrastructure: private/ unmade roads; power lines; development with weak or intermediate boundaries.		
		Natural: Field Boundary, Tree line		
Level of Containment				
Protect open land contiguous to Hoyland	<p>5: Contiguous to 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>3: Connected to Hoyland and would protect 'open land' from</p>		<p>The Barnsley Settlement Assessment (Jacobs, Update 2007) identified Hoyland as a strong performing town centre which also supports the smaller linked settlements of Blacker Hill, Birdwell, Jump and Hemingfield.</p>	

		<p>urban sprawl.</p> <p>1: Connected to Hoyland but which does not protect land considered to be 'open land'.</p>	<p>HN5 is contiguous with the village of Birdwell, and is by virtue connected to Hoyland through a linear chain of settlements. Beyond the residential built form boundary, the General Area is considered to be largely open.</p>
	<p>Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.</p>	<p>5: 'general area' which is fundamental to maintaining a 'strategic gap' of less than 1.5km between the Town Centre and neighbouring larger towns.</p> <p>3: 'general area' which protects a 'strategic gap' which is already more than 1.5km wide.</p> <p>1: 'general area' which does not function to protect a 'strategic gap'.</p>	<p>HN5 does have a role in protecting the strategic gap of less than 1.5km between Hoyland / Birdwell and Urban Barnsley.</p> <p>Development in the northern / north-eastern section of HN5 would represent unchecked urban sprawl and would compromise the degree of separation between Urban Barnsley and the principal urban area of Hoyland.</p>
	<p>Displays low levels of containment within the existing development patterns.</p>	<p>5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p>3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form.</p> <p>1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .</p>	<p>To the south of the General Area, the Green Belt is partly contained by the residential built form to the north of Sheffield Road and the M1.</p> <p>Any built form beyond Sheffield Road to the north would represent development that would be largely independent of development patterns.</p>
<p>Total Score</p>			<p>4 / 5</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>5: Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience.</p> <p>3: Supports two or three 'beneficial uses' which may be less well promoted and be valued by a Local or Borough audience</p> <p>1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>HN5 is in active agricultural use. There are also a series of mature woodlands that provide recreation and amenity use and are accessible from Birdwell. HN5 features a network of prominent PROWs in the north of this General Area.</p> <p>The Green Belt at this location therefore promotes local access to the countryside, possesses biodiversity value and visual amenity value.</p>
	<p>Protects the openness of the countryside and is least covered by development.</p>	<p>5 represents a 'general area' which protects the intrinsic openness of the countryside. This may include general areas which are considered locally important to maintaining the openness of the Green Belt or which have a strong unspoilt rural character. These areas will contain less than 5% built</p>	<p>The openness of the General Area is varied:</p> <ul style="list-style-type: none"> To the north of the built form, HN5 does protect the intrinsic openness of the Green Belt and is rural in character, with less than 5% urban form. To the south of the extent of the built form along

		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).	Sheffield Road, the General Area is characterised by lower levels of openness.
	Total Score:		4/ 5, mixed
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	Development within HN5 would result in a narrowing of the essential gap between Hoyland / Birdwell and Urban Barnsley.
	Total Score		5/ 5
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	5: ‘General area’. contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or land has a significant historic relationship with its countryside setting and would be highly sensitive to development 3: The ‘General Area’ contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area 1: This ‘General area’ contains no listed buildings in or near the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value	There are no listed buildings within the General Area, however, there are a number of listed buildings, including: <ul style="list-style-type: none"> Grade II listed Rockley Old Hall and Attached Front Garden Wall Grade II listed Barn approximately 15m to south east of Balk Farmhouse (approximately 5m east of the General Area boundary)
	Total Score		2/ 5
Assist in urban regeneration, by encouraging the recycling of derelict	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into	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	Designation does, in part, serve to promote regeneration and recycling of derelict land within Birdwell

and other urban land	the urban area.	or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	
	Total Score		3 / 5
Total			18/ 25

7.1.2 Functional Relationship to Existing Built Form

HN5 achieved a score of 18 out of 25 within the General Area Green Belt Assessment Proforma. This General Area is therefore performing a strong Green Belt function.

HN5 is a weak functional relationship with the urban form of Birdwell. The current Green Belt boundary comprises the A61 and provides a very strong boundary. The land beyond the A61 is very open and includes a number of recreation uses.

7.2 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 will not be considered for release from the Green Belt.

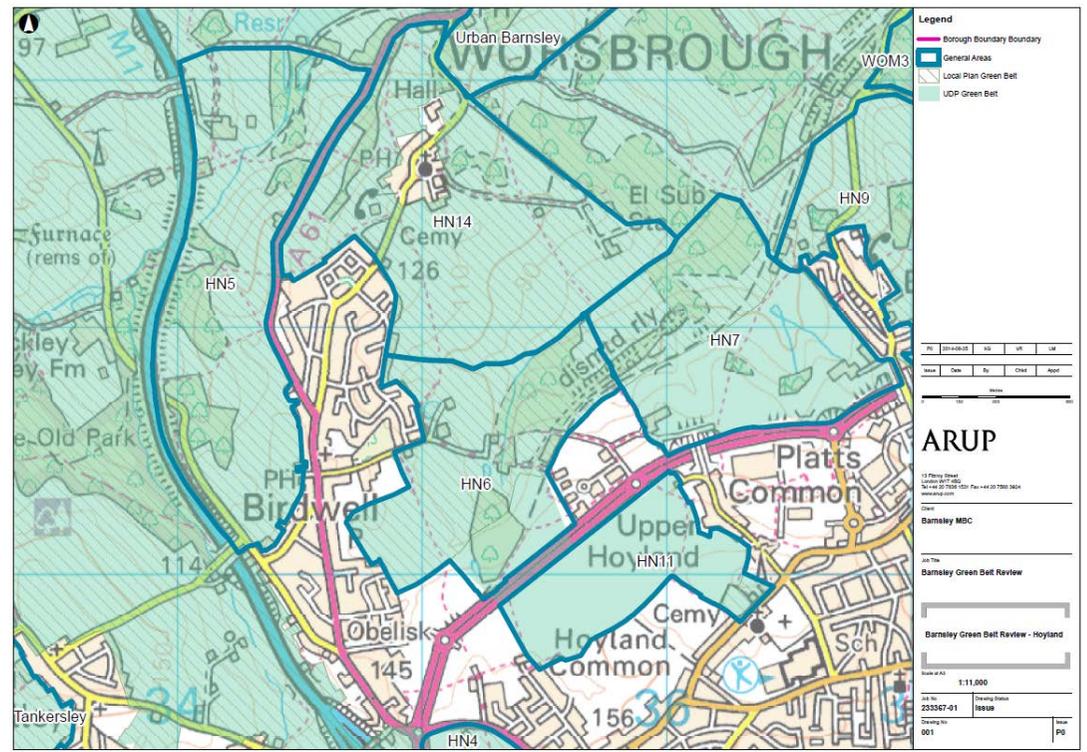
8 General Area: HN6

8.1 Stage 1: HN6 Green Belt Assessment Proforma

8.1.1 Introduction

HN6 comprises an area of Green Belt to the north of Hoyland and east of Birdwell. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. HN6 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 8.1 HN6 General Area



Site Details	Site Reference	HN6		
	Location	East of Birdwell, North West of Hoyland (beyond the motorway)		
	Site Area (Ha)	68		
	Developed area	5 - 10% small collection of houses and development along Hay Green Lane		
	Land adjoining the existing urban area	Percentage of development within the 'General Area': High; General Area adjoins the irregular built form of Birdwell and the industrial built form to the north of Hoyland Common		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	Boundary Definition			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p>1: Existing Green Belt boundary at this location is weakly formed by features lacking durability or permanence. One or two boundary features may exist but these may be sparse or intermittent, or the existing built form boundary is very irregular, inconsistent or intermediate. This boundary would not restrict development from sprawling.</p> <p>3: Existing Green Belt boundary which has two or more boundary features which are fairly prominent. Contains at least one boundary which is weak or lacking permanence.</p>	<p>The existing Green belt boundary for General Area HN6 is defined by the irregular built form to the east of Birdwell and the built form of the isolated Shortwood Business Park industrial development in the east. In particular, the boundary at Chilcombe Place and Alverley Way in the south-west; and along Hay Green Lane is especially weak and does not serve to check unrestricted urban sprawl.</p> <p>The existing boundary is therefore weak in the west and marginally stronger in the east.</p> <p>The proposed Green Belt boundary could be defined by the A6195 Dearne Valley Parkway in the south, Hay Green Lane in the north west and the tree buffered Short Wood Dyke in the north. The proposed boundaries are therefore relatively strong and are likely to be more durable than existing boundaries.</p> <p>Hay Green Lane also forms a strong internal feature which could form a strong defensible 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>5: would represent an existing Green Belt boundary which is bordered by prominent features in the landscape, 'hard' infrastructure or existing development, and the existing built form boundary is considered to be strongly established, regular or consistent. This boundary would adequately restrict urban sprawl .and provides a sense of permanence.</p>	
Natural: Field Boundary, Tree line				
Level of Containment				
Protect open land contiguous to Hoyland	<p>5: Contiguous to 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>3: Connected to Hoyland and would protect 'open land' from urban sprawl.</p>		<p>The Barnsley Settlement Assessment (Jacobs, Update 2007) identified Hoyland as a strong performing town centre which also supports the smaller linked settlements of Blacker Hill, Birdwell, Jump and Hemingfield.</p> <p>HN6 is contiguous with Birdwell and therefore connected to</p>	

		<p>1: Connected to Hoyland but which does not protect land considered to be ‘open land’.</p>	<p>Hoyland. Whilst the General Area functions to protect relatively open land contiguous to Birdwell, the strength of the A6195 limits any role the General Area had in protecting open land connected to Hoyland.</p> <p>The northern portion of HN6, along with HN7, HN14 and areas to the south of Urban Barnsley, contributes to a wider Green Swathe which supports separation between Hoyland and Urban Barnsley.</p>
	<p>Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.</p>	<p>5: ‘general area’ which is fundamental to maintaining a ‘strategic gap’ of less than 1.5km between the Town Centre and neighbouring larger towns.</p> <p>3: ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide.</p> <p>1: ‘general area’ which does not function to protect a ‘strategic gap’.</p>	<p>HN6 does have a role in protecting the strategic gap between Hoyland and Urban Barnsley, which is less than 1.5km.</p>
	<p>Displays low levels of containment within the existing development patterns.</p>	<p>5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p>3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form.</p> <p>1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .</p>	<p>The majority of HN6 is highly contained within the built form of Birdwell and the Shortwood Business Park, particularly the area to the south of Hey Green Lane.</p>
Total Score			2 / 5
<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>5: Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p>3: Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p>1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>HN6 is in active agricultural use and features a series of mature woodlands including Short Wood and Lady Green Wood. The General Area also features a network of prominent PROWs</p> <p>The General Area therefore provides local access to the countryside, supports visual amenity and enhances biodiversity.</p>
	<p>Protects the openness of the countryside and is least covered</p>	<p>5 represents a ‘general area’ which protects the intrinsic openness of the countryside. This may include general areas</p>	<p>The northern and eastern part of the Green Belt in HN6 does assist in safeguarding the countryside from encroachment.</p>

	by development.	which are considered locally important to maintaining the openness of the Green Belt or which have a strong unspoilt rural character. These areas will contain less than 5% built form. 3 represents a 'general area' which possesses a largely rural, open character with a low level of built form (less than 25% built form). 1 represents a 'general area' which possesses a semi-urban character and built form, or which possesses large areas of previously developed land (more than 25% built form).	HN6 forms part of a wider Green Swathe which stretches beyond the A6195 and creates a sense of open countryside between Urban Barnsley and Hoyland.
	Total Score:		3/ 5
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of 'essential gaps' between these larger settlements or settlements outside the borough.	5: would represent an 'essential gap', where development would visually or physically reduce this to an unacceptable width. 3: would represent a 'largely essential gap' or a 'narrow gap' where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging 1: a 'wide gap' or an area of Green Belt which does protect a land gap between settlements	Development within HN6 would result in a narrowing of an essential land gap between Hoyland and Urban Barnsley which is currently less than 1.5km. Whilst Birdwell is connected to Hoyland (see Core Strategy Settlement Hierarchy), development within this General Area would also result in further coalescence between Birdwell and the Principal Town of Hoyland. The A6195 would limit full coalescence.
	Total Score		5/ 5
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	5: 'General area'. contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or land has a significant historic relationship with its countryside setting and would be highly sensitive to development 3: The 'General Area' contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area 1: This 'General area' contains no listed buildings in or near the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value	There are no historic towns within Urban Barnsley, however there is one listed feature within this General Area (Grade II listed Barn Opposite Junction with Herons Way). The northern part of HN6 does form part of a wider open landscape which plays an important role in defining the edge of the urban area of Hoyland and the edge of Urban Barnsley. Views from HN6 look across the valley towards Hoyland, and long distance views are possible of the St Peter's Church spire and Hoyland Lowe Stand.
	Total Score		2/ 5
Assist in urban regeneration, by	The overall restrictive nature of the Green	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt.	Designation does, in part, serve to promote regeneration and recycling of derelict land. Whilst parts of HN6 are adjoined

encouraging the recycling of derelict and other urban land	Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	to Birdwell and commercial / industrial sites off the Dearne Valley Parkway, the majority of it remains undeveloped and open and therefore its designation promotes development elsewhere within the urban areas
Total Score			3 / 5
Total			15/ 25

8.1.2 Functional Relationship to Existing Built Form

HN6 achieved a score of 15 out of 25 within the Green Belt Assessment Proforma. This score demonstrates the HN6 is fulfilling the five purposes of the Green Belt to a moderate extent.

Further analysis reveals that the western section of HN6 has a stronger functional relationship with the existing built form of Hoyland due to its proximity to Birdwell and the angularity of the existing built form. The eastern section of HN6 has a moderately strong relationship with the urban form due to its proximity to an existing industrial estate.

The northern section of HN6 has a weaker functional relationship with the urban area and forms the start of open countryside and functional Green Belt between Hoyland and Urban Barnsley.

8.2 Stage 2: Technical Site Assessment

8.2.1 Overview

An overall score of 15 indicates that the Green Belt in HN6 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 HN6 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.

8.2.2 Further Analysis of HN6

Statutory Designations

There is a network of Public Rights of Way within HN6. Short Wood and Hay Green are locally identified as Local Wildlife Sites.

Flood Risk

The Barnsley SFRA (2010) reveals that HN6 is situated within Flood Risk Zone 1. The Area is therefore unencumbered by flood risk constraints.

Topography / Landscape / Visual

The topography within HN6 is relatively flat and the character of the landscape is relatively open.

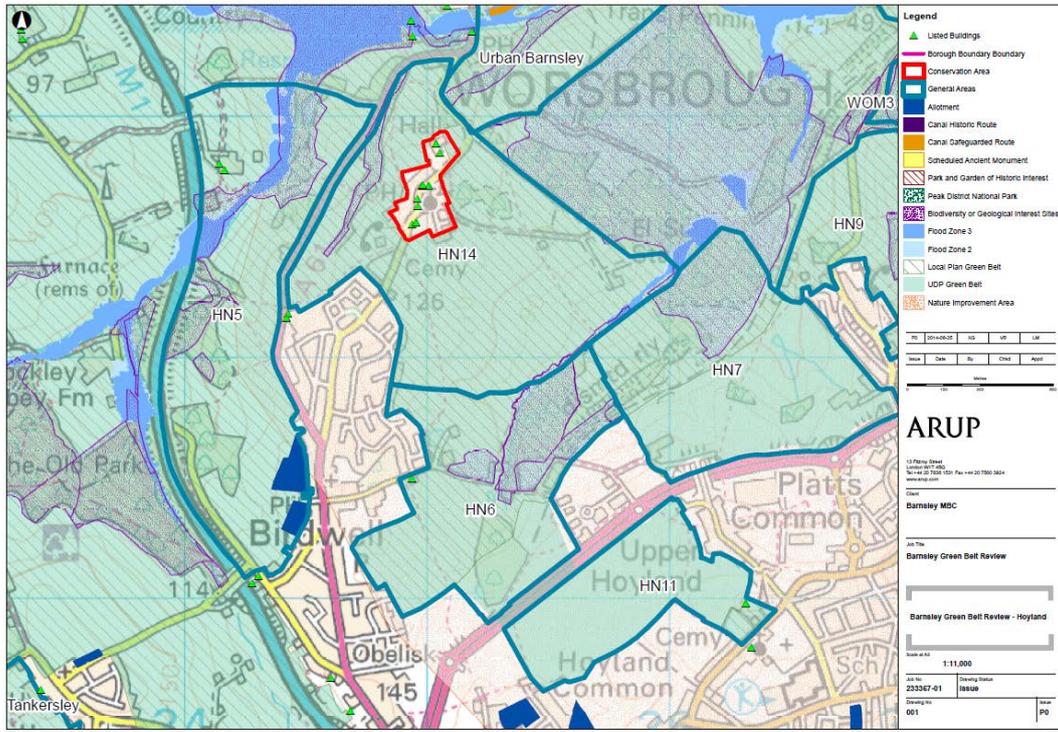
The field pattern in the eastern section of HN6 indicates a history and legacy of agriculture. To the north of the General Area there are large sections of wooded development.

The General Area is designated as forming part of the Nature Improvement Area.

Historic Environment

There is one historic asset in HN6, which comprises the Grade II listed Barn Opposite Junction with Herons Way.

Figure 8.2 HN6 Technical Site Constraints Assessment



8.2.3 Conclusion

The role of the General Area in fulfilling the purposes of the Green Belt is divided by Hay Green Lane.

The northern section of HN6 has a strong role in fulfilling the purpose of safeguarding the countryside from encroachment and a strong role in preventing Hoyland and Urban Barnsley from merging. This northern section has less of a functional relationship with the existing built form of Hoyland and Birdwell.

The southern section of HN6 has a reasonably strong functional relationship with Hoyland and Birdwell. The General Area to the south of Hay Green lane is weakly fulfilling the purposes of Green Belt and is less effective in checking unrestricted sprawl or safeguarding the countryside from encroachment. The continuation of the built form at Birdwell has therefore compromised the strength and effectiveness of the Green Belt boundary.

Hay Green Lane offers an opportunity to redefine a permanent Green Belt boundary for the plan period which would ensure the purposes of the Green Belt are fulfilled.

8.2.4 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 a Resultant Land Parcel from HN6 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology.

Resultant Land Parcel HN6a

The land parcel identified as a potential option to be released from the Green Belt is situated to the south of Hay Green Lane. This resultant parcel has been coded as HN6a.

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

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

8.3.1 Overview

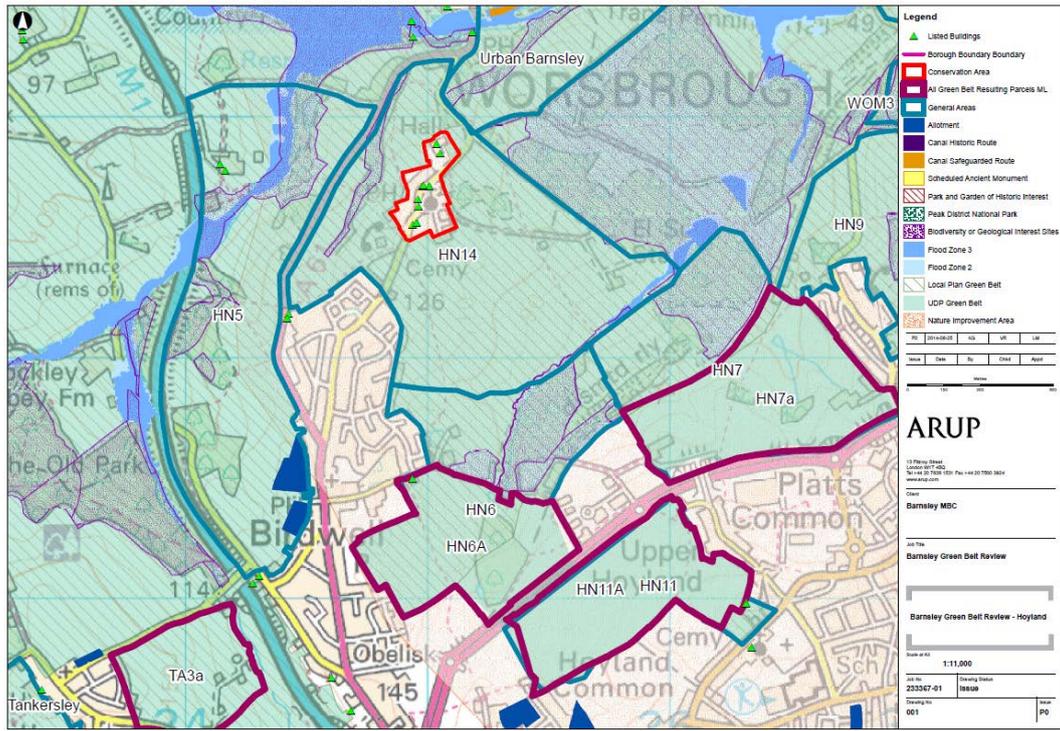
The following assessment is made on the basis that the land parcel in HN6a is removed from the Green Belt. This allows the 'new' Green Belt boundary to be tested against the five Green Belt purposes as defined within the NPPF, and to ensure that the 'new' Green Belt boundary is appropriate, defensible 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 Selection Methodology.

8.3.2 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 feature of Hay Green Lane. This boundary will check unrestricted sprawl and form a substantial stronger Green Belt boundary than presently exists.
To prevent neighbouring towns merging into one another	Hay Green Lane would resist unrestricted sprawl and preserve the essential land gap between Hoyland and Urban Barnsley. Given that built form of Birdwell exists beyond Hay Green Lane further north, development to the south of this General would not materially reduce the gap between towns.
To assist in safeguarding the countryside from encroachment	The new boundary based on the Hay Green Lane would serve to safeguard the more valued countryside to the north from encroachment. Development within this General Area would need to respect the setting of the two Local Wildlife Sites..

<p>To preserve the setting and special character of historic towns.</p>	<p>Development in the land parcel would not have a detrimental impact on the character and nature of Hoyland / Birdwell, however development within this General Area should respect the setting of the Grade II listed building.</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 8.3 HN6a Resultant Land Parcel



8.4 Conclusion

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

The northern section of HN6 has a strong role in fulfilling the purpose of safeguarding the countryside from encroachment and a strong role in preventing Hoyland and Urban Barnsley from merging. This northern section has less of a functional relationship with the existing built form of Hoyland and Birdwell.

The southern section of HN6 has a reasonably strong functional relationship with Hoyland and Birdwell. The General Area to the south of Hay Green lane is weakly fulfilling the purposes of Green Belt and is less effective in checking unrestricted sprawl or safeguarding the countryside from encroachment. The continuation of the built form at Birdwell has therefore compromised the strength and effectiveness of the Green Belt boundary.

Hay Green Lane offers an opportunity to redefine a permanent Green Belt boundary for the plan period. This boundary would ensure that neighbouring settlements remain separate. An assessment of relevant site constraints reveals that

the site is relatively unencumbered by any significant technical constraints. Therefore an opportunity exists to strengthen the existing Green Belt boundary along Hay Green Lane to redefine a permanent Green Belt boundary for the plan period. This would create a defensible boundary which is likely to endure beyond the lifetime of the Local Plan.

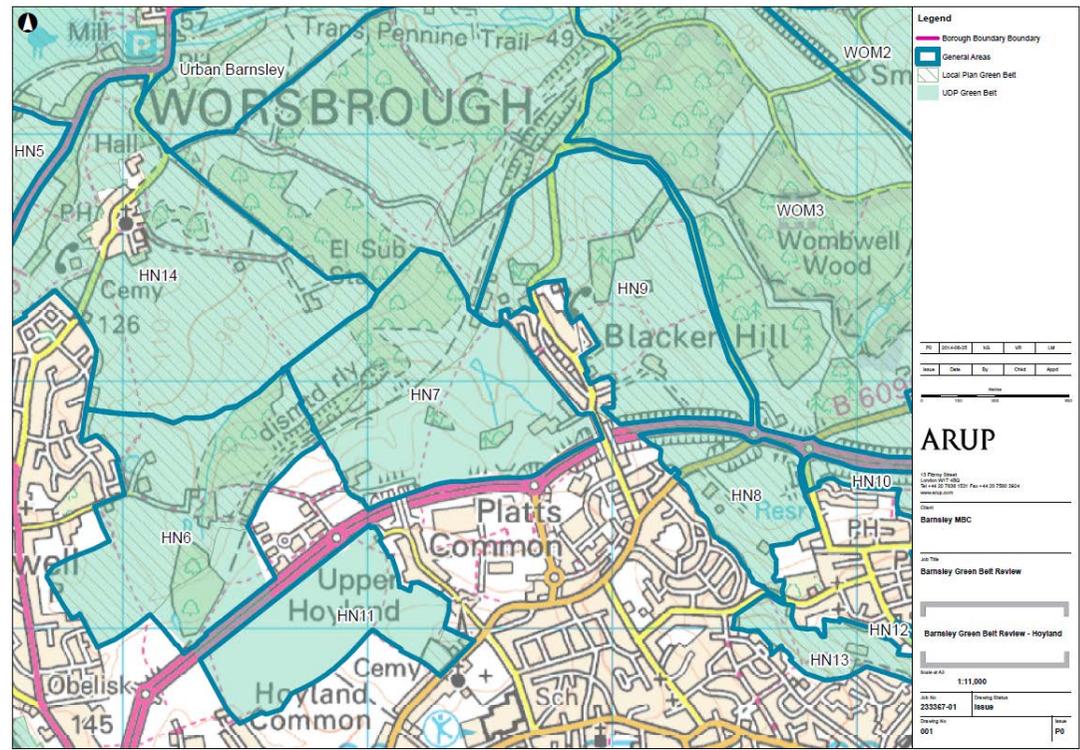
9 General Area: HN7

9.1 Stage 1: HN7 Green Belt Assessment Proforma

9.1.1 Introduction

HN7 comprises an area of Green Belt to the north of Hoyland and west of Blacker Hill. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. HN7 achieves a score of 15 out of 25; this means that as a whole, the General Area is moderately fulfilling the purposes of the Green Belt.

Figure 9.1: HN7 General Area



Site Details	Site Reference	HN7		
	Location	West of Blacker Hill		
	Site Area (Ha)	48.5		
	Developed area	Percentage of development within the 'General Area': < 5% – two small farms, one at Blacker Grange and one at High Royd Farm.		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form: Approximately 5 – 10% adjoining Blacker Hill to the west.		
Purpose	Fulfilment of the Purpose	Assessment		Qualitative Summary and Score
Check unrestricted sprawl of large built-up areas	Boundary Definition			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p>1: Existing Green Belt boundary at this location is weakly formed by features lacking durability or permanence. One or two boundary features may exist but these may be sparse or intermittent, or the existing built form boundary is very irregular, inconsistent or intermediate. This boundary would not restrict development from sprawling.</p> <p>3: Existing Green Belt boundary which has two or more boundary features which are fairly prominent. Contains at least one boundary which is weak or lacking permanence.</p> <p>5: would represent an existing Green Belt boundary which is bordered by prominent features in the landscape, 'hard' infrastructure or existing development, and the existing built form boundary is considered to be strongly established, regular or consistent. This boundary would adequately restrict urban sprawl and provides a sense of permanence.</p>	<p>The existing Green Belt boundary in HN7 is defined by the consistent and regular built form of the village of Blacker Hill in the east and the regular built form of Shortwood Business Park in the west. The Green Belt boundary to the south is strongly defined by the B6195 (Dearne Valley Parkway). The existing Green Belt boundaries are therefore considered to be very strong and are likely to restrict future urban sprawl.</p> <p>The proposed Green Belt boundary could be defined by a footpath to the north east, Short Wood Dyke to the north and a tree-buffered boundary of Barrow Colliery Site to the east.</p> <p>There are some potential features within HN7 which could be used to redefine the Green Belt boundary, including the disused railway line, Blacker Dike and Owler Dike.</p>
		Landform: Stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; existing development with strong established boundaries.		
	Features lacking in durability/ Soft boundaries	Infrastructure: private/ unmade roads; power lines; development with weak or intermediate boundaries.		
		Natural: Field Boundary, Tree line		
Level of Containment				
Protect open land contiguous to	5: Contiguous to Hoyland and would generally protect the Green Belt from urban sprawl. These Green Belt areas could protect		HN7 is contiguous to Hoyland and the connected settlement of Blacker Hill. Whilst the General Area does have a role in protecting open land contiguous to Blacker Hill, it is suggested	

	Hoyland	<p>‘Green Arcs’ or ‘Green Swathes which distinguish villages.</p> <p>3: Connected to Hoyland and would protect ‘open land’ from urban sprawl.</p> <p>1: Connected to Hoyland but which does not protect land considered to be ‘open land’.</p>	<p>that the A6195 serves to separate any functional role the in protecting open land connected to Hoyland.</p> <p>Along with the northern portion of HN6, HN14 and areas to the south of Urban Barnsley, this General Area contributes to a wider Green Swathe which supports separation between Hoyland and Urban Barnsley.</p>
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p>5: ‘general area’ which is fundamental to maintaining a ‘strategic gap’ of less than 1.5km between the Town Centre and neighbouring larger towns.</p> <p>3: ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide.</p> <p>1: ‘general area’ which does not function to protect a ‘strategic gap’.</p>	<p>HN7 has a strong role in protecting a strategic gap between Hoyland and Urban Barnsley.</p> <p>Development in this northern / central section of HN7 would represent unchecked urban sprawl and would compromise the degree of separation between Urban Barnsley and the principal urban area of Hoyland.</p>
	Displays low levels of containment within the existing development patterns.	<p>5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p>3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form.</p> <p>1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .</p>	<p>Levels of containment are mixed across the General Area.</p> <p>The north of HN7 is open in character and displays very low levels of containment. Built form at this location would be largely independent of current development patterns.</p> <p>The south of HN7 is well-contained to the east by Blacker Hill and west by industrial development. There is opportunity to round off development using the disused railway to the north as a new Green Belt boundary.</p>
	Total Score		4 / 5
Assisting in safeguarding the countryside from encroachment	Positively enhances the beneficial use of the Green Belt, by providing access to the countryside, provide opportunities for outdoor sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.	<p>5: Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p>3: Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p>1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>HN7 is in active agricultural use and HN7 features a PRoW running north-south through the central section of HN7. HN7 provides access to more open land beyond the A6195 and provides limited recreational access for residents of Blacker Hill. The General Area therefore promotes access to the countryside, supports biodiversity and visual amenity.</p>
	Protects the openness of the countryside and is least covered by development.	5 represents a ‘general area’ which protects the intrinsic openness of the countryside. This may	The Green Belt in HN7 does assist in safeguarding the countryside from encroachment and contains very low levels of

		include general areas which are considered locally important to maintaining the openness of the Green Belt or which have a strong unspoilt rural character. These areas will contain less than 5% built form. 3 represents a 'general area' which possesses a largely rural, open character with a low level of built form (less than 25% built form). 1 represents a 'general area' which possesses a semi-urban character and built form, or which possesses large areas of previously developed land (more than 25% built form).	built form. HN7 is clearly part of a wider network of the Green Belt which stretches beyond the A6195 and creates a sense of open countryside between Urban Barnsley, Hoyland and Wombwell. The relationship with Blacker Hill to the east, and commercial / industrial premises to the west does lessen the rural character.
	Total Score:		3/ 5
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of 'essential gap' between these larger settlements or settlements outside the borough.	5: would represent an 'essential gap', where development would visually or physically reduce this to an unacceptable width. 3: would represent a 'largely essential gap' or a 'narrow gap' where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging 1: a 'wide gap' or an area of Green Belt which does protect a land gap between settlements	This General Area protects an essential land gap between Hoyland and Urban Barnsley. However, development within HN7 would result in only a modest narrowing of the essential gap between Hoyland and Urban Barnsley, and therefore the gap between the two urban areas would remain sizeable. The score of the General Area against this purpose therefore reflects that separation is likely to be maintained following development. Development within this General Area would also result in the coalescence of Blacker Hill with the Hoyland industrial built form to the west. Coalescence between Blacker Hill and Hoyland has however already taken place these settlements along Barnsley Road.
	Total Score		4/ 5
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	HN7 does not preserve the setting and special character of historic / heritage assets, or any historic towns.	HN7 does not preserve the setting and special character of historic or heritage assets, or any historic towns.
	Total Score		1/ 5
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt. 2: Locations where there is significant new development or large previously developed sites,	Designation does, in part, serve to promote regeneration and recycling of derelict land. Whilst parts of HN7 are adjoined to Blacker Hill, the majority of it remains undeveloped and open and therefore its designation as Green Belt serves to promote development elsewhere within the urban areas.

		Green Belt at this location is not considered to be strongly assisting in urban regeneration.	
	Total Score		3 / 5
Total			15 / 25

9.1.1 Functional Relationship to Existing Built Form

HN7 achieved a score of 15 out of 25 within the General Area Green Belt Assessment Proforma. This score demonstrates that the Green Belt within HN6 is currently fulfilling the five purposes of the Green Belt to a moderately strong extent.

Further analysis reveals that the southern and western sections of HN7 have a stronger functional relationship with the existing built form of Hoyland due to its proximity to Blacker Hill to the east and an industrial estate to the west. To the south of the General Area is Dearne Valley Parkway, which separates the sites from the urban form of Hoyland.

The existing Green Belt boundary is strongly defined by the regular residential built form of Blacker Hill in the east, the linear and consistent boundary of the industrial development in the west and in the south by the Dearne Valley Parkway. Whilst these boundaries are strongly defined and are likely to be durable, high levels of containment do present an opportunity to further strengthen this Green Belt boundary. Development within HN7 would result in a modest narrowing of the relatively wide, but essential gap between Hoyland and Urban Barnsley. Development within this General Area would also result in the coalescence of Blacker Hill with the Hoyland industrial built form to the west.

In the northern section of HN7 the functional relationship with Hoyland is reduced and the land is more open and forms the start of open countryside providing a strategic, and essential, gap between Hoyland and Urban Barnsley.

A disused railway line in the north of the General Area provides a permanent feature, which could form a stronger boundary for the Green Belt and would endure beyond the plan period.

9.2 Stage 2: Technical Site Assessment

9.2.1 Overview

An overall score of 15 indicates that the Green Belt in HN7 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 HN7 is suitable for development, the General Area will be assessed against three technical site constraints which would limit opportunities for development. The three technical site constraint criteria used to appraise Green Belt land align with the criteria developed by Barnsley Metropolitan Borough Council as part of the Housing Sites Selection Methodology and Employment Sites Selection Methodology. This ensures that all sites (both within and outside of the Green Belt) are appraised in a consistent and robust manner.

9.2.2 Further Analysis of HN7

Statutory Designations

The General Area contains four Public Rights of Way which connect Upper Hoyland to Blacker Hill. Green Belt within the General Area is also considered to form part of the locally-designated Dearne Valley Green Heart Nature Improvement Area and the Barrow Colliery Site Local Wildlife Site to the North East.

The General Area contains no other statutory designations.

Flood Risk

The Barnsley SFRA (2010) reveals that HN7 is situated within Flood Risk Zone 1. The Area is therefore unencumbered by flood risk constraints.

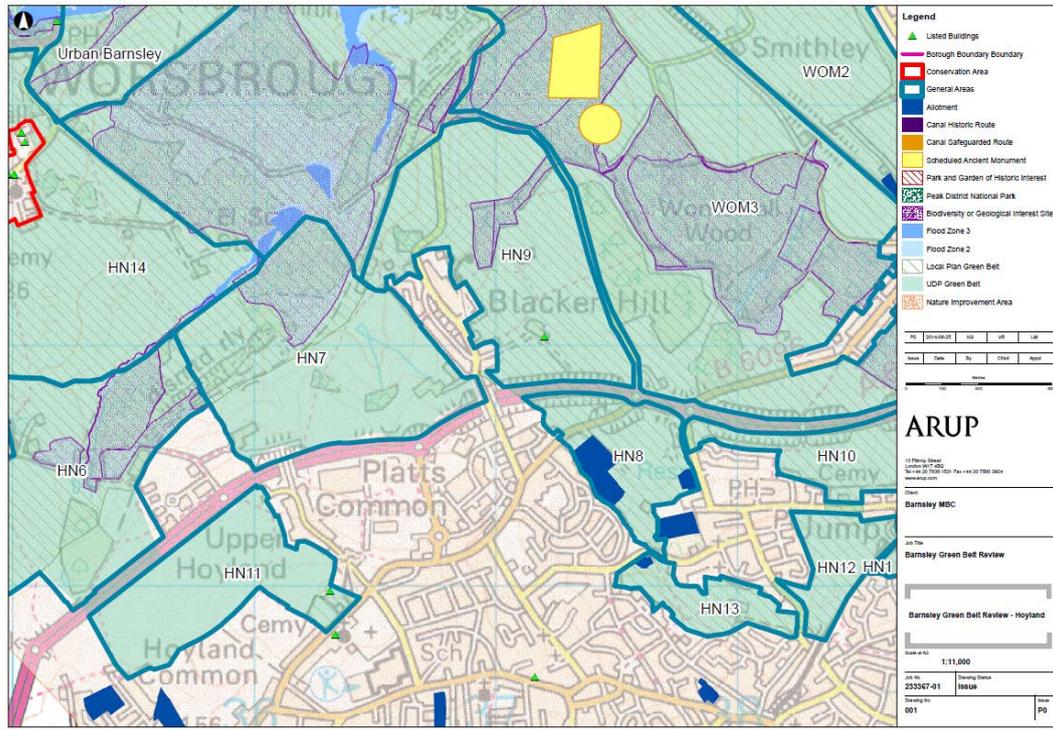
Topography / Landscape / Visual

The topography within HN7 is undulating and slopes from south to north.

The character of the landscape to the south of the General Area has been diluted by residential development at Blacker Hill and industrial development. Sporadic built form associated with Blacker Grange has also reduced the level of openness and the visual amenity within the Green Belt.

Historic Environment

There are no listed buildings in HN7.

Figure 9.2 HN7 Technical Site Constraints Assessment

9.2.3 Conclusion

It is clear that HN7 can be divided into two distinct halves by the disused railway line.

To the south of the disused railway line the general area has a moderate relationship with the functional urban area, including Blacker Hill and industrial development. Whilst the existing Green Belt boundaries are relatively strong, the portion of the General Area has a weaker function in safeguarding the countryside from encroachment and preventing neighbouring towns from merging.

The section of the General Area to the north of the disused railway line has a strong role in fulfilling the purpose of safeguarding the countryside from encroachment and maintaining the strategic, and essential, land gap between Hoyland and Urban Barnsley. It also has less of a functional relationship with the existing built form of Hoyland and development would be incongruous with the current development pattern.

9.2.4 Defining a Resultant Land Parcel

Overview

Based on the assessment of the extent to which the existing Green Belt is fulfilling the purposes as set out in the NPPF, and the analysis of site based constraints, it is possible to define a Resultant Land Parcel from HN7 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology.

Resultant Land Parcel HN7a

The land parcel identified as a potential option to be released from the Green Belt is situated to the south of the disused railway line and north of the Dearne Valley Parkway.

Whilst the existing Green belt boundary is already very strong, high levels of containment and a weak role in safeguarding the countryside from encroachment presents an opportunity to re-define the Green Belt boundary by utilising the disused railway line to the north. This would create a more permanent, defensible boundary which is likely to endure beyond the lifetime of the Local Plan.

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

9.3.1 Overview

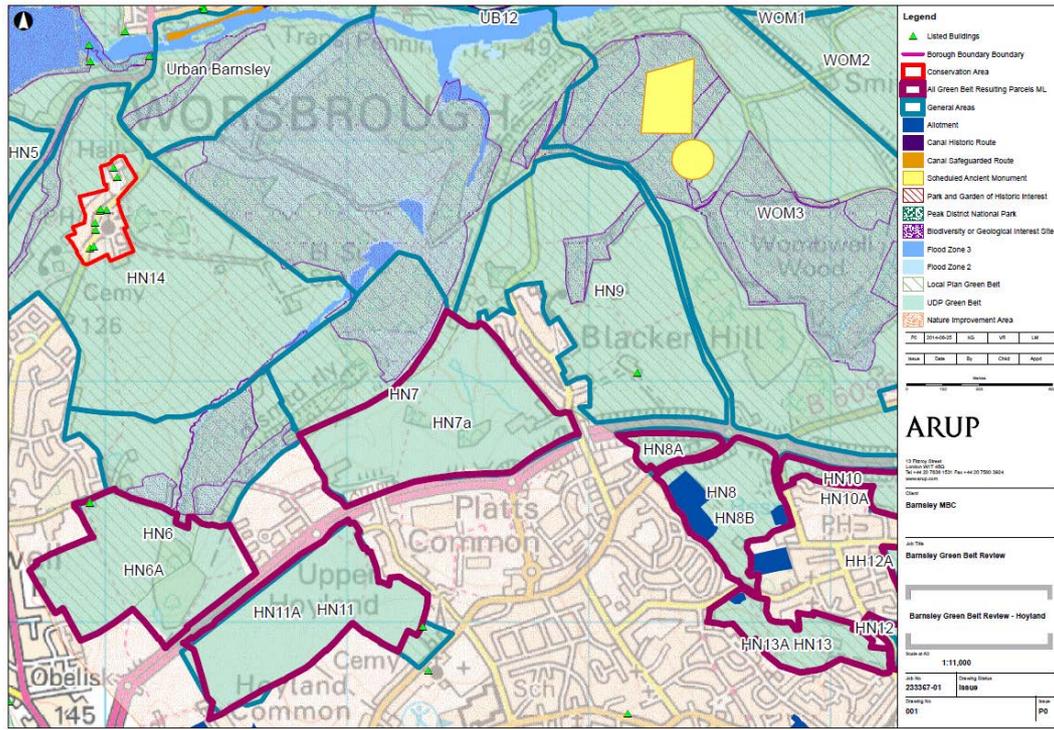
The following assessment is made on the basis that the land parcel in HN1 is removed from the Green Belt. This allows the 'new' Green Belt boundary to be tested against the five Green Belt purposes as defined within the NPPF, and to ensure that the 'new' Green Belt boundary is appropriate, defensible and likely to be permanent.

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

9.3.2 Re-appraisal of Resultant Land Parcel

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 feature of a disused railway line. This boundary will check unrestricted sprawl with development unable to go further than the road boundaries.
To prevent neighbouring towns merging into one another	The disused railway line would restrict future urban sprawl and would prevent Hoyland merging with Urban Barnsley. The built form at Blacker Hill is further north and so development in the land parcel would not materially reduce the gap between towns.
To assist in safeguarding the countryside from encroachment	The new boundary based on the disused railway and heavy planting would serve to safeguard the countryside and the Barrow Colliery Local Wildlife Site from encroachment. The built form at Blacker Hill is further north and so development in the land parcel would not materially reduce the gap between towns.
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 . There are no listed buildings within this 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 9.3 HN7a Resultant Land Parcel



9.4 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.

The General Area has two distinct sections. To the south of the disused railway line, the General Area has a moderate relationship with Hoyland including Blacker Hill and industrial development. Whilst the existing Green belt boundary is already very strong, high levels of containment and a weak role in safeguarding the countryside from encroachment presents an opportunity to re-define the Green Belt boundary by utilising the disused railway line to the north.

To the north of the disused railway line, Green Belt has a strong role in fulfilling the purpose of safeguarding the countryside from encroachment and preserving a strategic and essential gap between Hoyland and Urban Barnsley. It also has less of a functional relationship with the existing built form of Hoyland and development would be incongruous with the current development pattern.

An assessment of relevant site constraints reveals that the site is unencumbered by any significant technical constraints. Therefore an opportunity exists to create a new Green Belt boundary along the disused railway line. This would create a more permanent, defensible boundary which is likely to endure beyond the lifetime of the Local Plan.

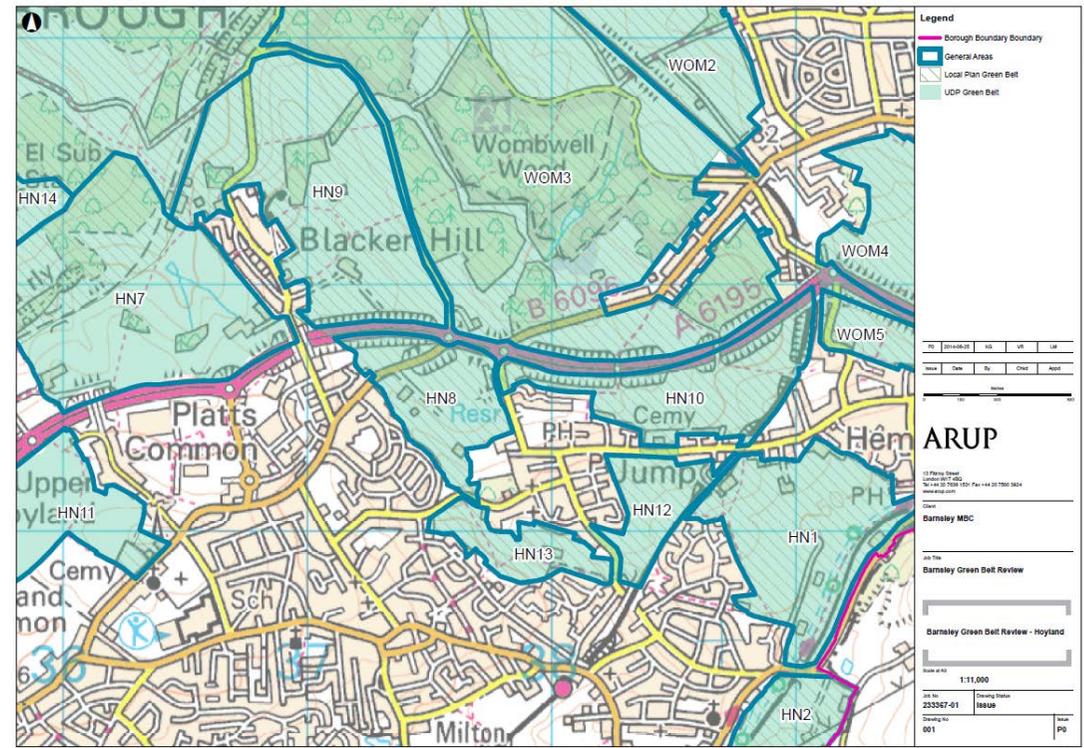
10 General Area: HN8

10.1 Stage 1: HN8 Green Belt Assessment Proforma

10.1.1 Introduction

HN8 comprises an area of Green Belt to the north of Hoyland and south of the Dearne Valley Parkway. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. HN8 achieves a score of 15 out of 25; this means that as a whole, the General Area is moderately fulfilling the purposes of the Green Belt.

Figure 10.1 HN8 General Area



Site Details	Site Reference	HN8		
	Location	North-east of Hoyland , north-west of Jump and south of the Dearne Valley Parkway		
	Site Area (Ha)	23.8		
	Developed area	Percentage of development within the ‘General Area’: < 5% – small farm situated off Wood Walk, allotments, and Yorkshire Water facility are located in HN8.		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form: Approximately 45 - 50% as HN8 adjoins the built development of Jump and Hoyland.		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	Boundary Definition			
	Durable/ ‘Likely to be Permanent’ Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p>1: Existing Green Belt boundary at this location is weakly formed by features lacking durability or permanence. One or two boundary features may exist but these may be sparse or intermittent, or the existing built form boundary is very irregular, inconsistent or intermediate. This boundary would not restrict development from sprawling.</p> <p>3: Existing Green Belt boundary which has two or more boundary features which are fairly prominent. Contains at least one boundary which is weak or lacking permanence.</p> <p>5: would represent an existing Green Belt boundary which is bordered by prominent features in the landscape, ‘hard’ infrastructure or existing development, and the existing built form boundary is considered to be strongly established, regular or consistent. This boundary would adequately restrict urban sprawl .and provides a sense of permanence.</p>	<p>The existing Green Belt boundary is defined by the following features:</p> <ul style="list-style-type: none"> • The angular and irregular built form off Silkstone View, to the north of Wood Walk; • The relatively consistent built form off Guest Street and Lilac Crescent in the west; • The well-defined Church Street in the south; • Angular and irregular built form of Roebuck Hill in the south east; and • The well-defined Roebuck Hill road in the north east. <p>The existing Green Belt boundaries are therefore mixed, but relatively weak. To the north west, at Silkstone View, and south east, at Roebuck Hill allotments and school, the existing boundary is very weak. To the south, defined by Church Lane, and north east, defined by Roebuck Hill Road, the existing Green Belt boundaries are strong. As a result of the layout and nature of residential properties, the built form created by Lilac Crescent in the west does provide a slightly stronger boundary.</p> <p>The proposed Green Belt boundary could comprise the well-defined ‘hard infrastructure’ Dearne Valley Parkway in the north. Wood Lane would also 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.		
Natural: Field Boundary, Tree line				
Level of Containment				

	Protect open land contiguous to Hoyland	<p>5: Contiguous to 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>3: Connected to Hoyland and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Hoyland but which does not protect land considered to be 'open land'.</p>	<p>The Barnsley Settlement Assessment (Jacobs, update 2007) identifies Hoyland as a strong performing town centre which also supports the smaller linked settlements of Blacker Hill, Birdwell, Jump and Hemingfield. HN8 is therefore contiguous to the built form of Hoyland and the village of Jump.</p> <p>Whilst the northern section of HN8 (between Wood Walk and the A6195) does provide a buffer to the A6195 and the southern section has local value as open land, the existing development patterns to the west and east mean the current Green Belt boundary does not serve to reduce the open nature of the land.</p>
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p>5: 'general area' which is fundamental to maintaining a 'strategic gap' of less than 1.5km between the Town Centre and neighbouring larger towns.</p> <p>3: 'general area' which protects a 'strategic gap' which is already more than 1.5km wide.</p> <p>1: 'general area' which does not function to protect a 'strategic gap'.</p>	HN8 does have a very limited role in protecting a strategic gap between Hoyland and Urban Barnsley, however this gap is significantly more than 1.5km and the A6195 would provide a very strong barrier to development reducing this strategic gap any further.
	Displays low levels of containment within the existing development patterns.	<p>5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p>3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form.</p> <p>1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .</p>	<p>The majority of HN8 is highly contained by the built form of Jump and Hoyland and has a direct functional relationship with these locations.</p> <p>Development within HN8 would offer the opportunity to consolidate existing development patterns.</p>
	Total Score		2 / 5
Assisting in safeguarding the countryside from encroachment	Positively enhances the beneficial use of the Green Belt, by providing access to the countryside, provide opportunities for outdoor sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict	<p>5: Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience.</p> <p>3: Supports two or three 'beneficial uses' which may be less well promoted and be valued by a Local or Borough audience</p> <p>1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no</p>	<p>HN8 has a prominent PROW passing through the northern section adjacent to the A6195. This provides access to more open land beyond the A6195 and provides recreation and leisure use for residents in Jump / Hoyland.</p> <p>Wood Walk Allotments, Roebuck Hill Allotments and Church Street Allotments in HN8 are in active use and the General Area contains a play area.</p> <p>The General Area therefore has a strong local value and supports</p>

	land.	audience.	access to open land, opportunities for outdoor sport and recreation and high levels of local visual amenity.
	Protects the openness of the countryside and is least covered by development.	<p>5 represents a ‘general area’ which protects the intrinsic openness of the countryside. This may include general areas which are considered locally important to maintaining the openness of the Green Belt or which have a strong unspoilt rural character. These areas will contain less than 5% built form.</p> <p>3 represents a ‘general area’ which possesses a largely rural, open character with a low level of built form (less than 25% built form).</p> <p>1 represents a ‘general area’ which possesses a semi-urban character and built form, or which possesses large areas of previously developed land (more than 25% built form).</p>	<p>The Green Belt in HN8 has a limited role in safeguarding the countryside from encroachment, although there are very low levels of built form within the General Area.</p> <p>HN8 is part of a wider network of the Green Belt which stretches beyond the A6195 and creates a degree of open countryside between Barnsley, Hoyland and Wombwell.</p> <p>However, HN8 is abounded by existing built development to the west, east and south; and is bordered by major road infrastructure to the north. Therefore the degree to which HN8 assists in safeguarding the countryside from encroachment is modest.</p> <p>Ultimately the A6195 to the north serves as a permanent boundary preventing the countryside from encroachment.</p>
	Total Score:		4/ 5
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of ‘essential gaps’ between these larger settlements or settlements outside the borough.	<p>5: would represent an ‘essential gap’, where development would visually or physically reduce this to an unacceptable width.</p> <p>3: would represent a ‘largely essential gap’ or a ‘narrow gap’ where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging</p> <p>1: a ‘wide gap’ or an area of Green Belt which does protect a land gap between settlements</p>	HN8 does protect a largely essential gap and very narrow between Hoyland and Jump, although built form to the south of Church Street does reduce the perceived separation of these settlements. The score reflects the very narrow (80m) nature of this largely essential gap.
	Total Score		4/ 5
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or 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</p>	HN8 does not preserve the setting of any listed assets, however the Green belt at this location does protect the historic setting and isolated character of the village of Jump

		<p>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>	
	Total Score		2 / 5
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	<p>3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt.</p> <p>2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.</p>	<p>Designation does, in part, serve to promote regeneration and recycling of derelict land.</p> <p>However, the pattern of existing and new development surrounding and adjacent to HN8 demonstrates that it has not been effective in assisting in urban regeneration.</p>
	Total Score		3 / 5
Total			15 / 25

10.1.2 Functional Relationship to Existing Built Form

HN8 achieved a score of 15 out of 25 within the Green Belt Assessment Proforma. This score demonstrates the HN8 is fulfilling the five purposes of the Green Belt to a moderate extent.

HN8 has a strong functional relationship with Hoyland Urban area. The General Area is surrounded on two sides by residential development and to the south by intermittent development along Church Street. The Dearne Valley Parkway to the north provides a strong and permanent potential Green Belt boundary.

The General Area is split into two by Wood Walk; however both the north and south parcels have a strong relationship with the built form. Green Belt land within this General Area does have a strong role in protecting a largely essential gap between Hoyland and Jump and a strong role in safeguarding a locally valued area of Green Belt from encroachment. The General Area does not, however, display a strong rural character or countryside characteristics.

10.2 Stage 2: Technical Site Assessment

10.2.1 Overview

An overall score of 15 indicates that the Green Belt in HN8 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 HN8 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 aligns with the criteria developed by Barnsley Metropolitan Borough Council as part of the Housing Sites Selection Methodology and Employment Sites Selection Methodology. This ensures that all sites (both within and outside of the Green Belt) are appraised in a consistent and robust manner.

10.2.2 Further Analysis of HN8

Statutory Designations

HN8 contains one Public Right of Way which connects Roebuck Hill to Springfield Cottages.

Flood Risk

The Barnsley SFRA (2010) reveals that HN8 is situated within Flood Risk Zone 1. The Area is therefore unencumbered by flood risk constraints.

Topography / Landscape / Visual

The topography within HN8 steeply slopes from 135m in the north west to 100m in the south east. The General Area does not include field boundaries, and the Green Belt at this location has a semi-urban character.

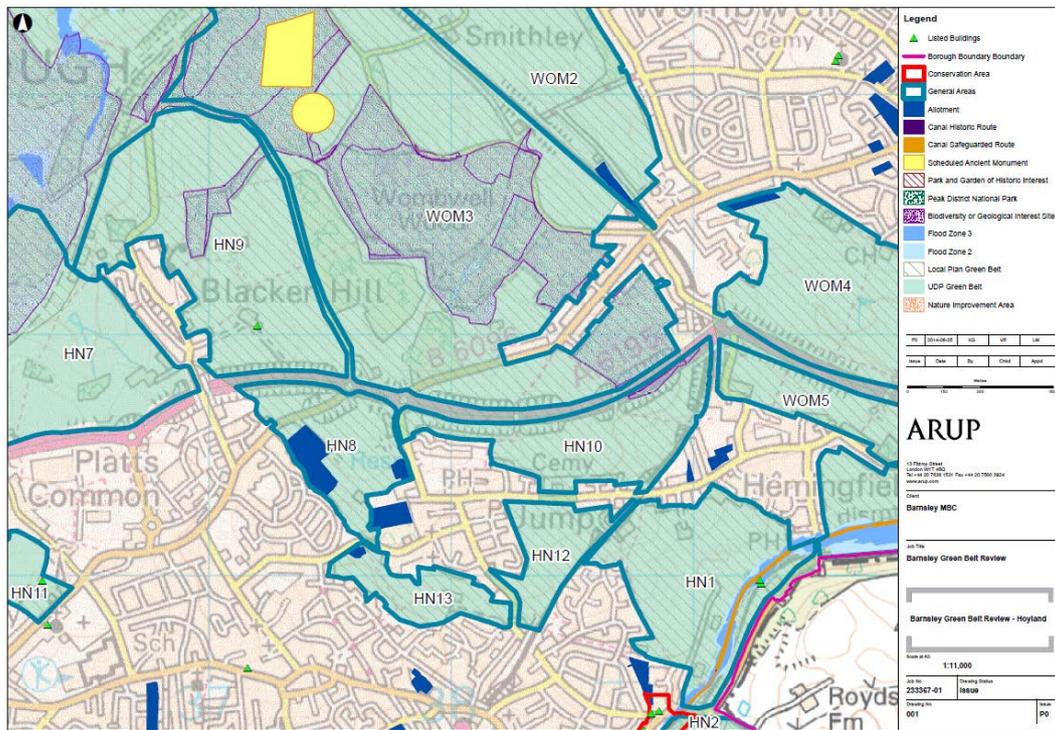
Historic Environment

There are no heritage assets in HN8; however this area of Green Belt may preserve the setting and nature of Jump.

10.2.3 Conclusion

HN8 has a strong relationship with the built area of Hoyland. The current Green Belt boundary is weak and is not effective in checking unrestricted sprawl or safeguarding the countryside from encroachment. The site could be split in to two along Wood Walk to provide two areas for development.

Figure 10.2: HN8 Technical Site Constraints Assessment



10.2.4 Defining a Resultant Land Parcel

Overview

Based on the assessment of whether the existing Green Belt is fulfilling the purposes as set out in the NPPF, and the analysis of site based constraints, it is possible to define two Resultant Lane Parcels from HN8 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology. These have been labelled HN8a and HN8b.

Resultant Land Parcel

The two land Resultant Lane Parcels identified as a potential option to be released from the Green Belt are:

- Land bounded to the north and east by Wood Walk, to the south by the Dearne Valley Parkway and to the west by residential development (HN8a).
- Land bounded to the north by Church Street, the east by Roebuck Hill, to the south by the Dearne Valley Parkway and to the west by residential development and Wood Walk (HN8b).

This would create a more permanent, defensible boundary which is likely to endure beyond the lifetime of the Local Plan.

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

10.3.1 Overview

The following assessment is made on the basis that the land parcel in HN8a and HN8b is removed from the Green Belt. This allows the 'new' Green Belt boundary to be tested against the five Green Belt purposes as defined within the NPPF, and to ensure that the 'new' Green Belt boundary is appropriate, defensible and likely to be permanent. This stage is reported in a qualitative style. Any resulting land parcels proposed for release from the Green Belt will then subsequently be put forward for assessment using the Barnsley Housing Site Assessment Methodology.

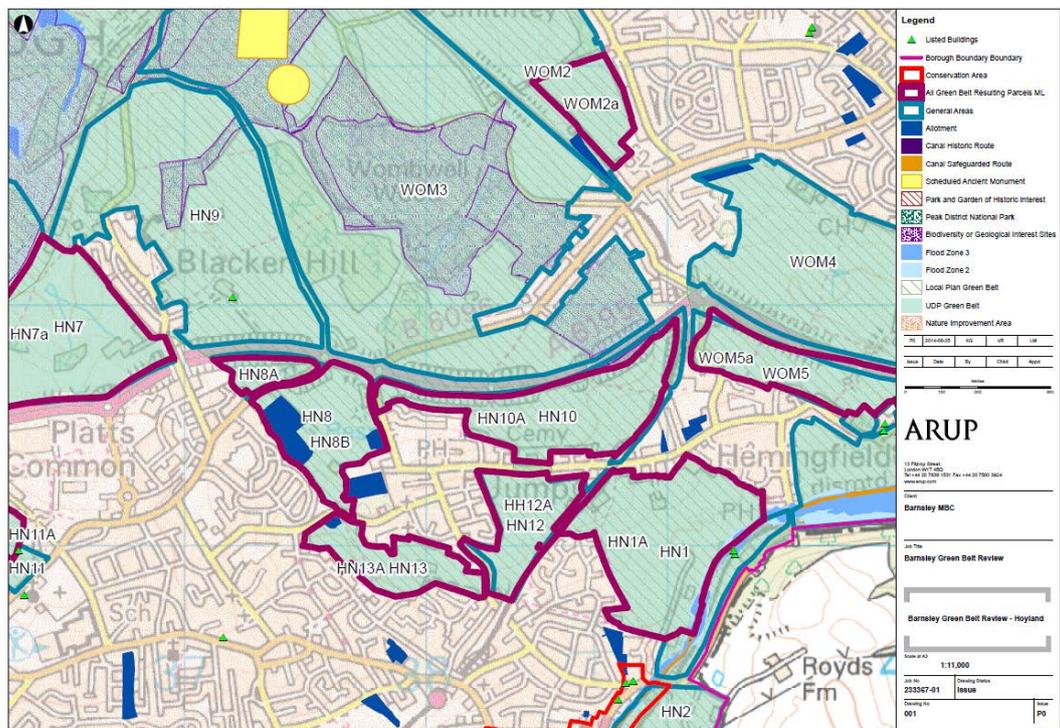
10.3.2 Re-appraisal of Resultant Land Parcel HN8a

Green Belt Purpose	Assessment
To check the unrestricted sprawl of large built-up areas	The newly defined Green Belt boundary of HN8a would be defined by the permanent features of the Dearne Valley Parkway and Wood Walk in the south. These boundaries will check unrestricted sprawl with development unable to go further than the road boundaries. On this basis the boundary would be significantly stronger than currently exists at this location in Hoyland.
To prevent neighbouring towns merging into one another	HN8a does protect a largely essential gap between Hoyland and Jump, although built form to the south of Church Street does reduce the perceived separation of these settlements.
To assist in safeguarding the countryside from encroachment	The new boundary based on the road network would serve to safeguard the countryside from encroachment. The built form surrounding HN8a meets the edge of the Dearne Valley Parkway therefore no further encroachment would occur.
To preserve the setting and special character of historic towns.	HN8a does not preserve the setting of any listed assets, however the Green belt at this location does protect the setting and isolated character of the village of Jump
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.

10.3.3 Re-appraisal of Resultant Land Parcel HN8b

Green Belt Purpose	Assessment
To check the unrestricted sprawl of large built-up areas	The newly defined Green Belt boundary of HN8b would be defined by the permanent features of the Dearne Valley Parkway. These boundaries will check unrestricted sprawl with development unable to go further than the road boundaries. On this basis the boundary would be significantly stronger than currently exists at this location in Hoyland.
To prevent neighbouring towns merging into one another	HN8b does protect a largely essential gap between Hoyland and Jump, although built form to the south of Church Street does reduce the perceived separation of these settlements.
To assist in safeguarding the countryside from encroachment	The new boundary based on the road network would serve to safeguard the countryside beyond the Dearne Valley Parkway from encroachment. The built form surrounding HN8b meets the edge of the Dearne Valley Parkway therefore no further encroachment would occur, however development at this location would need to respect the local value of the current beneficial uses within the Green Belt.
To preserve the setting and special character of historic towns.	HN8b does not preserve the setting of any listed assets, however the Green belt at this location does protect the setting and isolated character of the village of Jump
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 10.3: Resultant Land Parcel HN8a and HN8b



10.4 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 to the same extent as other General Areas within Hoyland.

HN8 has a strong functional relationship with Hoyland Urban Area. The General Area is surrounded on two sides by residential development, with the Dearne Valley Parkway to the north providing a strong and permanent potential Green Belt boundary. The existing boundary does have some role in protecting a 'largely essential gap' between Hoyland and Jump and safeguarding a locally valued area of Green Belt.

The General Area is split into two by Wood Walk; however both the north and south parcels have a strong relationship with the built form. An assessment of relevant site constraints reveals that the site is unencumbered by any significant technical constraints.

An opportunity therefore exists to create a new Green Belt boundary along the Dearne Valley Parkway and Wood Walk. This would create a more permanent, defensible boundary which is likely to endure beyond the lifetime of the Local Plan.

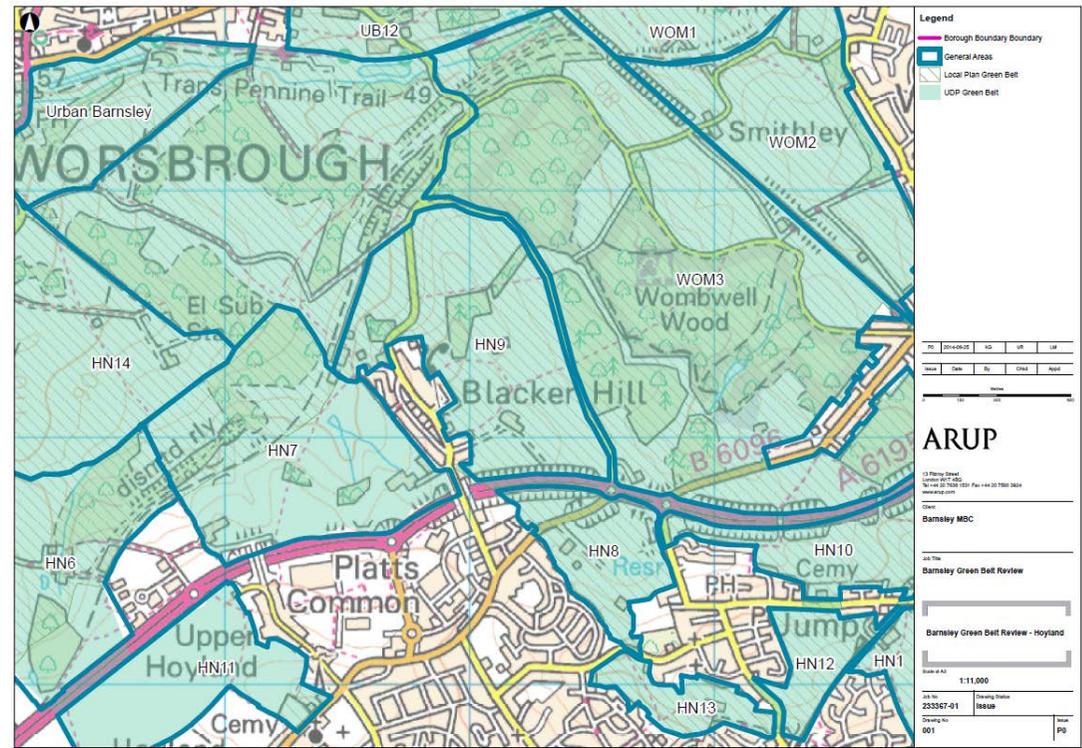
11 General Area: HN9

11.1 Stage 1: HN9 Green Belt Assessment Proforma

11.1.1 Introduction

HN9 comprises an area of Green Belt to the north of Hoyland and to the east of Blacker Hill. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. HN9 achieves a score of 17 out of 25; this means that as a whole, the General Area is strongly fulfilling the purposes of the Green Belt.

Figure 11.1 HN9 General Area



Site Details	Site Reference	HN9		
	Location	East of Blacker Hill, north of the A6195 and west of Wombwell Wood		
	Site Area (Ha)	74.6		
	Developed area	Very Low: General Area contains Wood Head Farm and Upper Wood Head Farm		
	Land adjoining the existing urban area	Percentage of development within the 'General Area': Low; General Area adjoins the irregular built form of Blacker Hill in the east.		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	Boundary Definition			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p>1: Existing Green Belt boundary at this location is weakly formed by features lacking durability or permanence. One or two boundary features may exist but these may be sparse or intermittent, or the existing built form boundary is very irregular, inconsistent or intermediate. This boundary would not restrict development from sprawling.</p> <p>3: Existing Green Belt boundary which has two or more boundary features which are fairly prominent. Contains at least one boundary which is weak or lacking permanence.</p>	<p>The existing Green Belt boundary is defined by the inconsistent and irregular built form of Blacker Hill. Sections near Wentworth Road, Barnsley Road, and Wood Walk are locations where the existing Green Belt boundary is particularly weak. The existing Green Belt boundary is therefore weak, poorly defined and unlikely to check unrestricted urban sprawl.</p> <p>The proposed Green Belt boundary could be defined by the Woodhead Lane in the north east, Blacker Bridge in the north, the Dearne Valley Parkway in the south and the dismantled railway line in the north west. The proposed Green Belt boundaries are therefore relatively strong.</p> <p>The internal features within HN9 are predominantly soft features such as field boundary hedgerows and dense woodland. However Wentworth Road could present a strongly defined internal features.</p>
		Landform: Stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; existing development with strong established boundaries.		
	Features lacking in durability/ Soft boundaries	Infrastructure: private/ unmade roads; power lines; development with weak or intermediate boundaries.	<p>5: would represent an existing Green Belt boundary which is bordered by prominent features in the landscape, 'hard' infrastructure or existing development, and the existing built form boundary is considered to be strongly established, regular or consistent. This boundary would adequately restrict urban sprawl .and provides a sense of permanence.</p>	
Natural: Field Boundary, Tree line				
Level of Containment				
Protect open land contiguous to Hoyland	<p>5: Contiguous to 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>3: Connected to Hoyland and would protect 'open land' from urban sprawl.</p>	<p>The Barnsley Settlement Assessment (Jacobs, update 2007) identifies Hoyland as a strong performing town centre which also supports the smaller linked settlements of Blacker Hill, Birdwell, Jump and Hemingfield</p> <p>HN9 is contiguous to Blacker Hill and connected to Hoyland. Whilst the northern portion of General Area</p>		

		1: Connected to Hoyland but which does not protect land considered to be 'open land'.	protects open land connected to Blacker Hill and a wider Green Swathe spanning HN6, HN7, HN9 and HN14, the extent to which the southern portion of the General Area protects open land contiguous to Hoyland is limited by the A6195.
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	5: 'general area' which is fundamental to maintaining a 'strategic gap' of less than 1.5km between the Town Centre and neighbouring larger towns. 3: 'general area' which protects a 'strategic gap' which is already more than 1.5km wide. 1: 'general area' which does not function to protect a 'strategic gap'.	HN9 does have a role in protecting the strategic gap between Hoyland and Barnsley. At the northern section of HN9 the gap between Hoyland and Urban Barnsley is narrow and less than 1.5km in places. Development in this northern section would represent unchecked urban sprawl and would compromise the degree of separation between Urban Barnsley and the Principal Town of Hoyland.
	Displays low levels of containment within the existing development patterns.	5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns. 3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form. 1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .	The majority of Green Belt within HN9 is not contained by the existing urban form. On the whole, built form within this General Area would be largely independent of the existing development patterns. There are a number of very small areas of Green Belt which are partially contained by the angular and irregular built form of Blacker Hill.
Total Score			3 / 5
Assisting in safeguarding the countryside from encroachment	Positively enhances the beneficial use of the Green Belt, by providing access to the countryside, provide opportunities for outdoor sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.	5: Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience. 3: Supports two or three 'beneficial uses' which may be less well promoted and be valued by a Local or Borough audience 1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.	HN9 is in active agricultural use and also features a network of prominent PRoW. HN9 provides access to more open land beyond the A6195 and provides recreation and leisure use for residents in Hoyland. The General Area also contains a portion of Wombwell Wood, which has a local amenity value. The General Area therefore promotes local access to a wider Green Swathe of countryside, supports visual amenity and enhanced biodiversity as a result of Wombwell Wood.
	Protects the openness of the countryside and is least covered by development.	5 represents a 'general area' which protects the intrinsic openness of the countryside. This may include general areas which are considered locally	The Green Belt in HN9 does assist in safeguarding the countryside from encroachment and contains a very low level of built form.

		<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>3 represents a ‘general area’ which possesses a largely rural, open character with a low level of built form (less than 25% built form).</p> <p>1 represents a ‘general area’ which possesses a semi-urban character and built form, or which possesses large areas of previously developed land (more than 25% built form).</p>	<p>Alongside HN7, HN14, HN6, and WOM4, HN9 forms part of a wider network of the Green Belt which stretches beyond the A6195 and creates a degree of open countryside between Urban Barnsley, Hoyland and Wombwell. This General Area supports the intrinsic openness of the countryside.</p>
Total Score:			4/ 5
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of ‘essential gaps’ between these larger settlements or settlements outside the borough.	<p>5: would represent an ‘essential gap’, where development would visually or physically reduce this to an unacceptable width.</p> <p>3: would represent a ‘largely essential gap’ or a ‘narrow gap’ where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging</p> <p>1: a ‘wide gap’ or an area of Green Belt which does protect a land gap between settlements</p>	<p>Development within HN9 would have an impact on the essential gap between Hoyland and Urban Barnsley.</p> <p>In particular, the northern section of HN9 is in relative proximity to the southern edge of Worsborough and development would reduce this essential gap between Hoyland and Urban Barnsley. Development in the northern section would result in the built form extending beyond the current development limits of Blacker Hill and so would effect a change on the relationship between Hoyland and Urban Barnsley.</p>
Total Score			5/ 5
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	<p>5: ‘General area’. contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or land has a significant historic relationship with its countryside setting and would be highly sensitive to development</p> <p>3: The ‘General Area’ contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area</p> <p>1: This ‘General area’ contains no listed buildings in or near the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value</p>	<p>There are no Historic Towns within Barnsley, however there is one listed building within the General Area (Grade II Listed Wood Head Hall Farmhouse).</p> <p>HN9 does form part of a wider open landscape which does play an important role in defining the edge of Hoyland and the edge of Barnsley.</p>

	Total Score		2/ 5
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	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.	Designation does, in part, serve to promote regeneration and recycling of derelict land. Whilst parts of HN9 are adjoined to Blacker Hill, the majority of it remains undeveloped and open and therefore its designation as Green Belt serves to promote development elsewhere within the urban areas.
	Total Score		3 / 5
Total			17/ 25

11.1.2 Functional Relationship to Existing Built Form

HN9 achieved a score of 17 out of 25 within the General Area Green Belt Assessment Proforma. This score indicates that the Green Belt within HN9 is considered to be fulfilling the five purposes of the Green Belt to a strong degree.

Whilst the Green Belt boundary at HN9 has been weakened by development along the eastern edge of Blacker Hill the current Green Belt boundary, the existing Green Belt boundary performs a strong role in protecting land which open in nature and preserving the separation between Urban Barnsley and Hoyland.

11.1.3 Conclusion

HN9 has a reactively weak relationship with the built area of Hoyland and has a strong role in safeguarding a wider area of Green Belt from encroachment. The General Area also has a very strong role in preserving the strategic and essential gap between Urban Barnsley and Hoyland. As a result, the General Area is considered to be strongly fulfilling the purposes of the Green Belt, and therefore no Resultant Land Parcels have been identified within the General Area which could be suitable for release from the Green Belt.

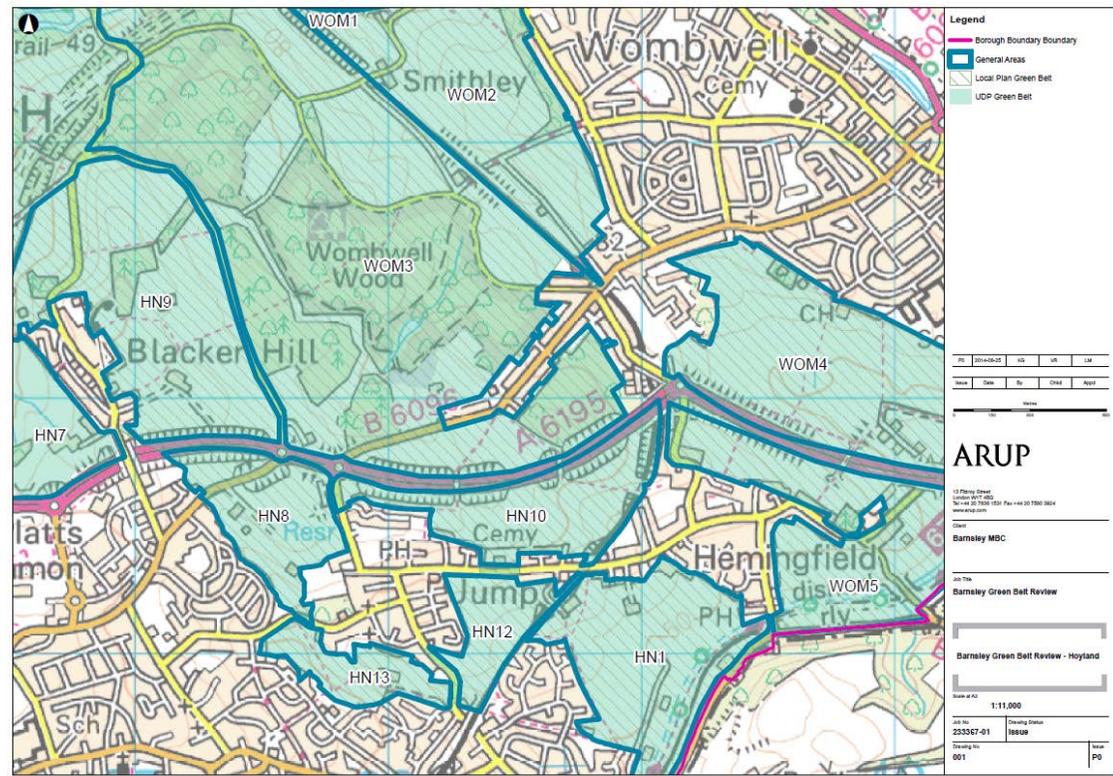
12 General Area: HN10

12.1 Stage 1: HN10 Green Belt Assessment Proforma

12.1.1 Introduction

HN10 comprises an area of Green Belt to the north of Hoyland and to the south of the Dearne Valley Parkway. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. HN10 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 12.1 HN10 General Area



Site Details	Site Reference	HN10		
	Location	North-east of Hoyland, west of Hemingfield, north-east of Jump and south of the Dearne Valley Parkway		
	Site Area (Ha)	30.69		
	Developed area	Percentage of development within the 'General Area': < 1% - cemetery located to the south of the HN10.		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form: 40% - adjoins the built development of Jump and the built development of Hemingfield.		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	Boundary Definition			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p>1: Existing Green Belt boundary at this location is weakly formed by features lacking durability or permanence. One or two boundary features may exist but these may be sparse or intermittent, or the existing built form boundary is very irregular, inconsistent or intermediate. This boundary would not restrict development from sprawling.</p> <p>3: Existing Green Belt boundary which has two or more boundary features which are fairly prominent. Contains at least one boundary which is weak or lacking permanence.</p>	<p>The existing Green Belt boundary is defined by the following features:</p> <ul style="list-style-type: none"> Irregular built form to the east of Roebuck Hill, to the north of Hall Avenue, Arundel View, Preston Avenue and Hallsworth Avenue. The strongly defined 'hard infrastructure' boundary of the operational railway line in the east. <p>The existing Green Belt boundaries are therefore mixed, but mostly weak. In particular, the built form at Roebuck Ridge and off Cemetery Road does not provide a permanent defensible boundary which will restrict urban sprawl.</p> <p>The proposed Green Belt boundary could be defined by the railway line to the east and the Dearne Valley Parkway to the north. Proposed boundaries are therefore very strong boundaries which will restrict urban sprawl.</p>
		Landform: Stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; existing development with strong established boundaries.		
	Features lacking in durability/ Soft boundaries	Infrastructure: private/ unmade roads; power lines; development with weak or intermediate boundaries.	<p>5: would represent an existing Green Belt boundary which is bordered by prominent features in the landscape, 'hard' infrastructure or existing development, and the existing built form boundary is considered to be strongly established, regular or consistent. This boundary would adequately restrict urban sprawl .and provides a sense of permanence.</p>	
Natural: Field Boundary, Tree line				
Level of Containment				
Protect open land	5: Contiguous to Hoyland and would generally protect the Green Belt from urban sprawl. These Green Belt areas could		The Barnsley Settlement Assessment (Jacobs, update 2007) identified Hoyland as a strong performing town centre which also	

	contiguous to Hoyland	<p>protect ‘Green Arcs’ or ‘Green Swathes which distinguish villages.</p> <p>3: Connected to Hoyland and would protect ‘open land’ from urban sprawl.</p> <p>1: Connected to Hoyland but which does not protect land considered to be ‘open land’.</p>	<p>supports the smaller linked village settlements of Blacker Hill, Birdwell, Jump and Hemingfield</p> <p>HN10 is contiguous to Jump and Hemingfield, and therefore connected to Hoyland.</p> <p>Given the shallow nature of the General Area and the dominance of the A6195, the General Area only has a limited role in protecting open land. Development patterns immediately surrounding HN10 have already reduced the level of openness.</p>
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p>5: ‘general area’ which is fundamental to maintaining a ‘strategic gap’ of less than 1.5km between the Town Centre and neighbouring larger towns.</p> <p>3: ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide.</p> <p>1: ‘general area’ which does not function to protect a ‘strategic gap’.</p>	<p>The location of HN10 means that it forms part of a strategic land gap between Hoyland and Barnsley. This gap is large; significantly over 1.5km and therefore development within HN10 would not be of detriment to any strategic gap between Hoyland and Barnsley. Furthermore, the A6195 (Dearne Valley Parkway) is a permanent barrier which would prevent urban sprawl that could significantly reduce this land gap.</p>
	Displays low levels of containment within the existing development patterns.	<p>5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p>3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form.</p> <p>1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .</p>	<p>The majority of HN10 is highly contained by the built form of Jump and Hemingfield. Development within HN10 would offer the opportunity to consolidate existing development patterns.</p>
	Total Score		2 / 5
Assisting in safeguarding the countryside from encroachment	Positively enhances the beneficial use of the Green Belt, by providing access to the countryside, provide opportunities for outdoor sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.	<p>5: Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p>3: Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p>1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>HN10 has two footpaths/ PRow passing through it. There is also a large balancing pond / field pond in the south-east corner adjacent to the railway. The General Area also contains a small portion of Wombwell Wood in the north.</p> <p>A small section of HN1, in between the built form of Jump and Hemingfield, is in active use as a cemetery.</p> <p>The General Area therefore supports local access to the Green Belt and the countryside to the north via a subway under the A6195 and some biodiversity value.</p>

	<p>Protects the openness of the countryside and is least covered by development.</p>	<p>5 represents a ‘general area’ which protects the intrinsic openness of the countryside. This may include general areas which are considered locally important to maintaining the openness of the Green Belt or which have a strong unspoilt rural character. These areas will contain less than 5% built form.</p> <p>3 represents a ‘general area’ which possesses a largely rural, open character with a low level of built form (less than 25% built form).</p> <p>1 represents a ‘general area’ which possesses a semi-urban character and built form, or which possesses large areas of previously developed land (more than 25% built form).</p>	<p>The northern section of HN10 towards the A6195 (Dearne Valley Parkway) contains no built form and does provide some sense of openness. However, this is counteracted by the dominance of the A6195 and the built form to the north of Cemetery Road.</p>
<p>Total Score:</p>			<p>3/ 5</p>
<p>Prevent neighbouring towns merging into one another</p>	<p>Prevent development that would result in a merging of or a significant erosion of ‘essential gaps’ between these larger settlements or settlements outside the borough.</p>	<p>5: would represent an ‘essential gap’, where development would visually or physically reduce this to an unacceptable width.</p> <p>3: would represent a ‘largely essential gap’ or a ‘narrow gap’ where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging</p> <p>1: a ‘wide gap’ or an area of Green Belt which does protect a land gap between settlements</p>	<p>HN10 does protect an essential land gap between Urban Barnsley and Hoyland, which is significantly over 1.5km, and an essential land gap between Hoyland and Wombwell, which could be reduced from approximately 1.3km to 800m.</p> <p>The A6195 (Dearne Valley Parkway) and the railway line provide permanent features which prevent coalescence of Hoyland with Wombwell. However, some ribbon development has already occurred along Hemingfield Road which has reduced this perceived separation.</p> <p>HN10 does also protect a ‘largely essential gap’ between Jump and Hemingfield, however, ribbon development along Cemetery Road has largely led to coalescence between these settlements.</p>
<p>Total Score</p>			<p>5/ 5</p>
<p>Preserve the setting and special character of historic towns</p>	<p>Make a positive contribution to the setting or protect key views to conservation area or historic assets</p>	<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>There are no historic towns in Barnsley, and the General Area contains no listed features. However, HN10 does have some function in preserving the setting and nature of the villages of Jump and Hemingfield.</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	
Total Score			2/ 5
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt. 2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	Designation does, in part, serve to promote regeneration and recycling of derelict land. However, the pattern of existing and new development surrounding and adjacent to HN10 demonstrates that it has not been effective in assisting in urban regeneration.
Total Score			3 / 5
Total			15/ 25

12.1.2 Functional Relationship to Existing Built Form

HN10 achieved a score of 15 out of 25 within the Green Belt Assessment Proforma. This score demonstrates the HN10 is fulfilling the five purposes of the Green Belt to a moderate extent.

A significant area of HN10 is contained by the built form of Jump and Hemingfield. Development within HN10 would offer the opportunity to consolidate existing development patterns and strengthen the existing Green Belt boundary.

The General Area does have some function in protecting a largely essential gap Hemingfield and Jump, and an 'essential gap' between Hoyland, Urban Barnsley and Wombwell.

12.2 Stage 2: Technical Site Assessment

12.2.1 Overview

An overall score of 15 indicates that the Green Belt in HN10 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 HN10 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.

12.2.2 Further Analysis of HN10

Statutory Designations

There are two Public Rights of Way within HN10; one which connects Wombwell Wood to Hemingfield and a second which connects Wombwell Wood to Jump. The land to the north east of the General Area is identified as Wombwell Wood Local Nature Site and Ancient Woodland.

Flood Risk

The Barnsley SFRA (2010) reveals that HN10 is situated within Flood Risk Zone 1. The Area is therefore unencumbered by flood risk constraints.

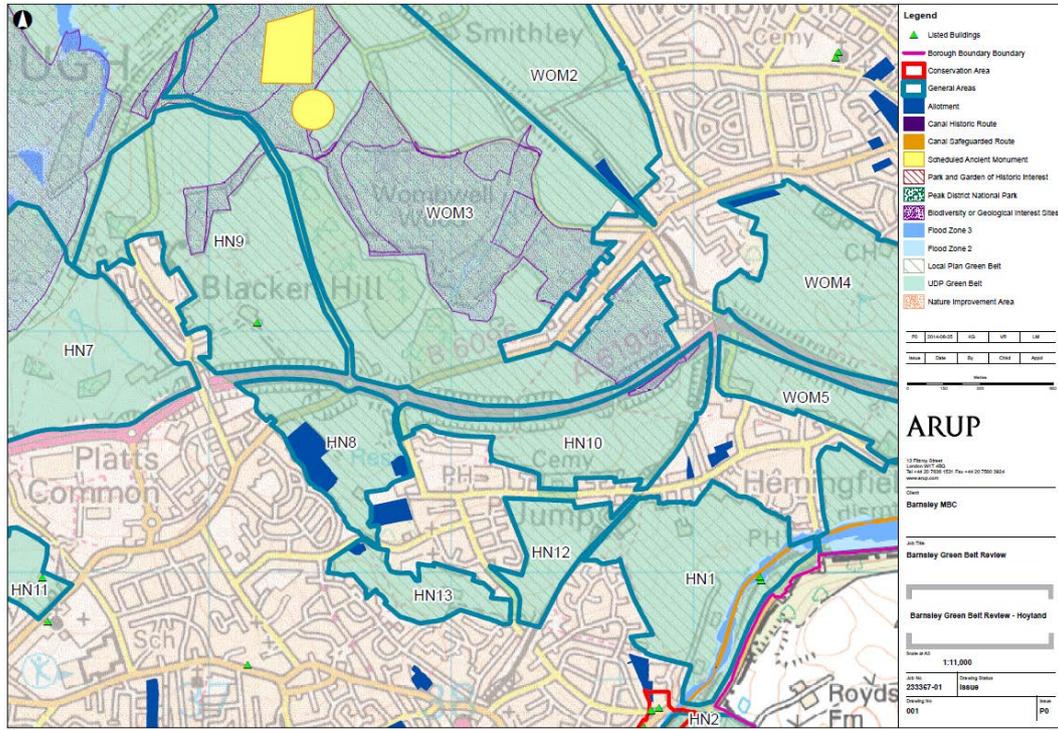
Topography / Landscape / Visual

The topography within HN10 slopes from 120m in the north west to 70m in the south east. Through the dominance of the Dearne Valley Parkway in the north, the character of the landscape is semi-rural.

Historic Environment

There are no listed buildings in HN10.

Figure 12.2 HN10 Technical Site Constraints Assessment



12.2.3 Conclusion

HN10 has no internal boundaries which could allow for subdivision of the General Area. However the full General Area has a strong potential defensible boundary in the form of the Dearne Valley Parkway to the north.

The current Green Belt boundary is not effective in checking unrestricted sprawl and Dearne Valley Parkway could create a stronger boundary.

12.2.4 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 HN10 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology.

Resultant Land Parcel HN10a

The land parcel identified as a potential option to be released from the Green Belt consists of the full General Area.

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

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

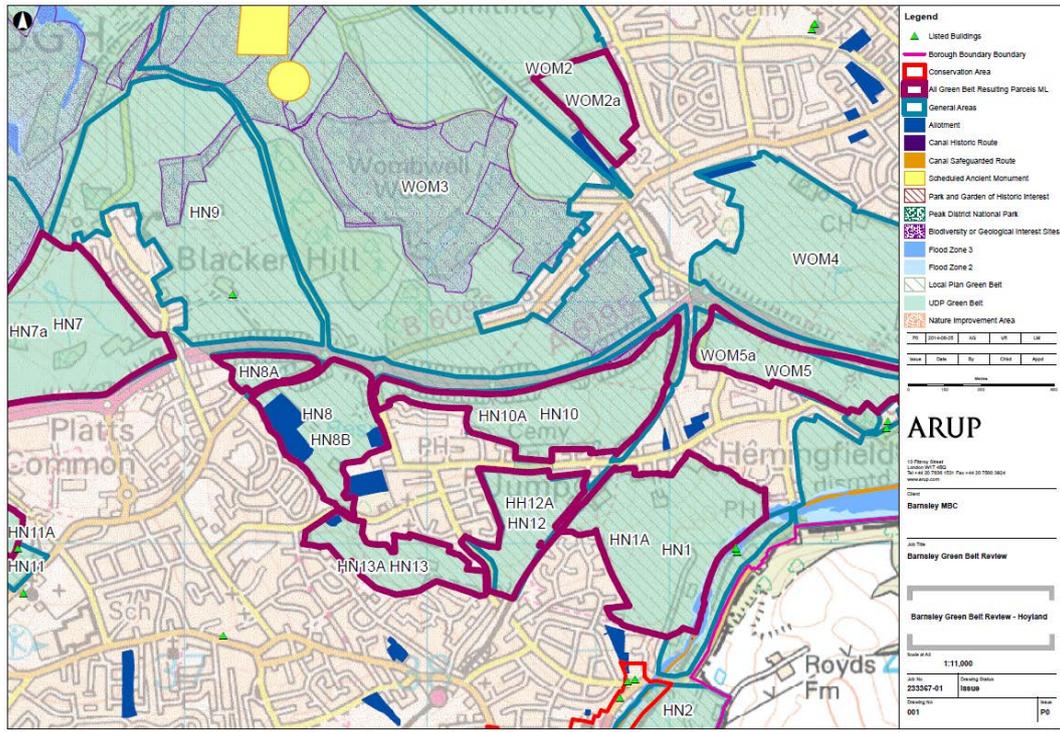
12.3.1 Overview

The following assessment is made on the basis that the land parcel in HN10a 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.

12.3.2 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 of HN10a would check unrestricted sprawl with development unable to go further than the Dearne Valley Parkway
To prevent neighbouring towns merging into one another	Whilst the proposed new Green Belt boundary could materially reduce the gap Hoyland and Wombwell, coalescence has occurred in part along operational rail. The Dearne Valley Parkway would resist full coalescence between these two Principal Towns and would maintain the essential gap between Hoyland and Urban Barnsley. HN10 does also protect a ‘largely essential gap’ between Jump and Hemingfield. However, ribbon development along Cemetery Road has led to the merger of Hemingfield and Jump and so in this sense the railway line has proved ineffective as a defensible boundary to the Green Belt.
To assist in safeguarding the countryside from encroachment	The new boundary would assist in safeguarding the countryside from encroachment.
To preserve the setting and special character of historic towns.	There are no listed buildings within the General Area, however development have some impact on the historic nature of Jump and Hemingfield as isolated villages connected to Hoyland..
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 could continue to assist the overall objective to deliver urban regeneration.

Figure 12.3 HN10a Resultant Land Parcel



12.3.3 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.

Whilst the General Area has a strong role in maintaining an essential gap between Hoyland and Wombwell and a largely essential gap between Hemingfield and HN10 has a strong functional relationship with the built form of Hoyland. The General Area is bounded on three sides by residential development and to the north by the Dearne Valley Parkway. Release of this Green Belt land could be considered to infill current development patterns.

An assessment of relevant site constraints reveals that the site is unencumbered by any significant technical constraints. Therefore this creates an opportunity to create a new Green Belt boundary along the Dearne Valley Parkway. This would create a more permanent, defensible boundary which is likely to endure beyond the lifetime of the Local Plan.

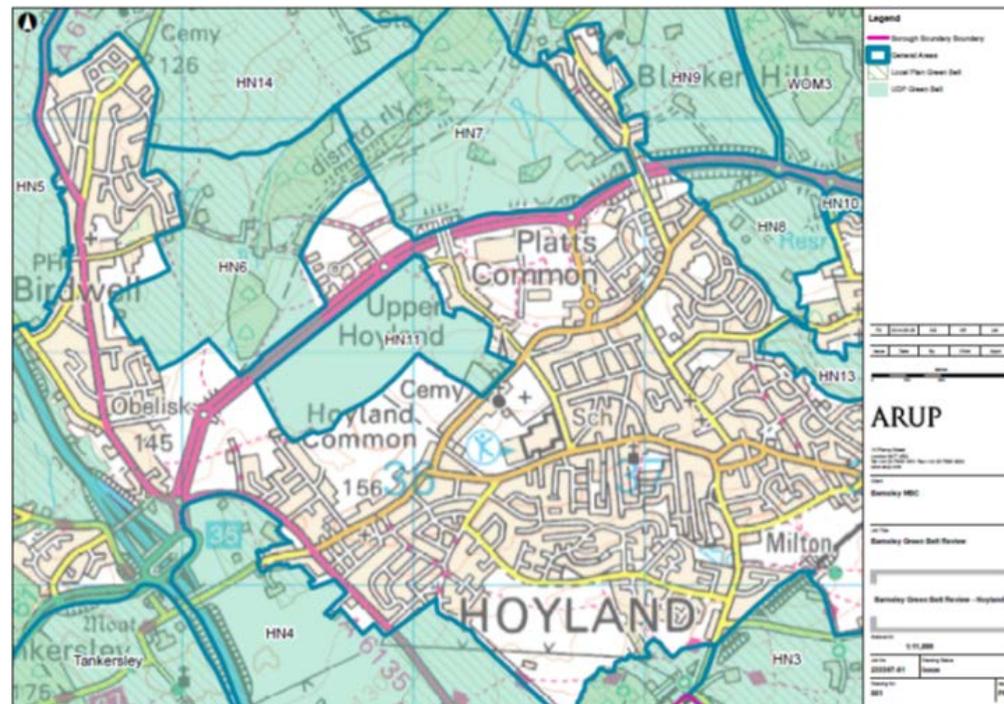
13 General Area: HN11

13.1 Stage 1: HN11 Green Belt Assessment Proforma

13.1.1 Introduction

HN11 comprises an area of Green Belt to the north of Hoyland. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. HN11 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 13.1 HN11 General Area



Site Details	Site Reference	HN11		
	Location	North of Hoyland Common, West of Upper Hoyland, Birdwell, south of the Dearne Valley Parkway.		
	Site Area (Ha)	38.1		
	Developed area	Percentage of development within the 'General Area': Zero – although does include cemetery and Hoyland Lowe Stand		
	Land adjoining the existing urban area	High; General Area adjoins the built form of Hoyland on three sides		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	Boundary Definition			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p>1: Existing Green Belt boundary at this location is weakly formed by features lacking durability or permanence. One or two boundary features may exist but these may be sparse or intermittent, or the existing built form boundary is very irregular, inconsistent or intermediate. This boundary would not restrict development from sprawling.</p> <p>3: Existing Green Belt boundary which has two or more boundary features which are fairly prominent. Contains at least one boundary which is weak or lacking permanence.</p>	<p>The existing Green Belt Boundary is defined by the following features:</p> <ul style="list-style-type: none"> • Regular boundary of the UDP safeguarded land allocation to the north of Hoyland Road; • Indented residential built form boundary to the east of Tinker Lane; • Regular boundary of Rocking Business Park employment land allocation; • Irregular and inconsistent residential built form along Upper Hoyland Road. <p>The existing Green Belt boundary in HN11 is therefore considered to be mixed, but relatively weak, especially at Upper Hoyland Road.</p> <p>The boundary provided by the Dearne Valley Parkway represents an appropriate permanent, defensible boundary that could be used to redefine the Green Belt boundary and ensure that the boundary endures 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.	<p>5: would represent an existing Green Belt boundary which is bordered by prominent features in the landscape, 'hard' infrastructure or existing development, and the existing built form boundary is considered to be strongly established, regular or consistent. This boundary would adequately restrict urban sprawl .and provides a sense of permanence.</p>	
Natural: Field Boundary, Tree line				
Level of Containment				
Protect open land contiguous to Cudworth	<p>5: 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</p>		<p>The Barnsley Settlement Assessment (Jacobs, update 2007) identified Hoyland as a strong performing town centre which also supports the smaller linked village settlements of</p>	

	(and Brierley)	villages. 3: Connected to Cudworth (and Brierley) and would protect 'open land' from urban sprawl. 1: Connected to Cudworth but which does not protect land considered to be 'open land'.	Blacker Hill, Birdwell, Jump and Hemingfield. HN11 is contiguous to Hoyland. Although the land is considered to be relatively open, the Dearne Valley Parkway in the north does reduce the level of openness.
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	5: 'general area' which is fundamental to maintaining a 'strategic gap' of less than 1.5km between the Town Centre and neighbouring larger towns. 3: 'general area' which protects a 'strategic gap' which is already more than 1.5km wide. 1: 'general area' which does not function to protect a 'strategic gap'.	HN11 does have some role in protecting a strategic gap between Hoyland and Urban Barnsley, however this land gap is wide (significantly over 2.5km) and therefore development within HN11 would have a limited impact on the separation between these two urban areas.
	Displays low levels of containment within the existing development patterns.	5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns. 3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form. 1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .	The General Area is highly contained within the existing built form of Hoyland. This level of containment is increased by the Dearne Valley Parkway. Release of this Green Belt land could constitute a natural rounding of the existing built form of Hoyland.
Total Score			2 / 5
Assisting in safeguarding the countryside from encroachment	Positively enhances the beneficial use of the Green Belt, by providing access to the countryside, provide opportunities for outdoor sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.	5: Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience. 3: Supports two or three 'beneficial uses' which may be less well promoted and be valued by a Local or Borough audience 1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.	HN11 has a prominent footpath running along its perimeter and is currently in agricultural use. There is a band of mature woodland to the west and north providing screening to the A6195. Green Belt land at this location falls within the Dearne Valley Green Heart Nature Improvement Area. This General Area therefore supports some access to the countryside (although this is very limited) and the Green Belt has some amenity value.
	Protects the openness of the countryside and is least covered by development.	5 represents a 'general area' which protects the intrinsic openness of the countryside. This may include general areas which are considered locally important to maintaining the openness of the Green Belt or which have a strong unspoilt rural	HN11 does not assist in safeguarding the countryside from encroachment. Whilst HN11 is part of a wider network of the Green Belt

		<p>character. These areas will contain less than 5% built form.</p> <p>3 represents a ‘general area’ which possesses a largely rural, open character with a low level of built form (less than 25% built form).</p> <p>1 represents a ‘general area’ which possesses a semi-urban character and built form, or which possesses large areas of previously developed land (more than 25% built form).</p>	<p>which stretches towards Urban Barnsley, the A6195 serves to limit the extent to which encroachment into the countryside would take place.</p> <p>Whilst there is very little built development in HN11, the Green Belt here provides a limited sense of countryside, nor does it protect the wider countryside from encroachment.</p>
	Total Score:		2/ 5
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of ‘essential gaps’ between these larger settlements or settlements outside the borough.	<p>5: would represent an ‘essential gap’, where development would visually or physically reduce this to an unacceptable width.</p> <p>3: would represent a ‘largely essential gap’ or a ‘narrow gap’ where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging</p> <p>1: a ‘wide gap’ or an area of Green Belt which does protect a land gap between settlements</p>	<p>Development within HN11 would not result in a narrowing of the essential gap between Hoyland and Urban Barnsley. This land gap is wide (significantly over 2.5km) and therefore development within HN11 would have a limited impact on the separation between these two urban areas. Substantial development also exists further north than HN11 and so development could not be seen to reduce the gap between these two towns. The score against this purpose reflects these factors.</p> <p>Development in HN11 would also result in the merger of Hoyland Common and Upper Hoyland, but as these areas are within the defined urban extent of Hoyland this does not represent a detrimental impact.</p>
	Total Score		4/ 5
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	<p>5: ‘General area’. contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or land has a significant historic relationship with its countryside setting and would be highly sensitive to development</p> <p>3: The ‘General Area’ contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area</p> <p>1: This ‘General area’ contains no listed buildings in or near the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value</p>	<p>HN11 does not preserve the setting and special character of historic towns.</p> <p>The General Area does contain the Grade II listed Hoyland Lowe Stan, which future development within the General Area would need to respect the setting of.</p>

	Total Score		2 / 5
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	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.	Designation does, in part, serve to promote regeneration and recycling of derelict land. However, there is substantial built development surrounding HN11 and therefore Green Belt in this location has done little to assist in urban regeneration or encourage the recycling of derelict land.
	Total Score		3 / 5
Total			13 / 25

13.2 Functional Relationship to Existing Built Form

HN11 achieved a score of 13 out of 25 within the Green Belt Assessment Proforma. This score demonstrates the HN11 is fulfilling the five purposes of the Green Belt to a moderate extent.

HN11 has a reasonably strong functional relationship with the built form of Hoyland. However based on current housing and employment allocations surrounding the General Area, it is likely that the site will be increasingly linked the urban form of Hoyland. To the south of the General Area is land safeguarded for residential development. To the east is industrial development and to the west is land allocated for employment purposes. The General Area is bounded to the north by the Dearne Valley Parkway. This provides an opportunity to create a strong and permanent Green Belt boundary.

The current Green Belt boundary is not permanent or defensible, as it is based on field boundaries at the edge of land safeguarded for housing.

13.3 Stage 2: Technical Site Assessment

13.3.1 Overview

An overall score of 13 indicates that the Green Belt in HN11 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 HN11 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

13.3.2 Further Analysis of HN11

Statutory Designations

The General Area contains a number of Public Rights of Way.

Flood Risk

The Barnsley SFRA (2010) reveals that HN11 is situated within Flood Risk Zone 1. The Area is therefore unencumbered by flood risk constraints.

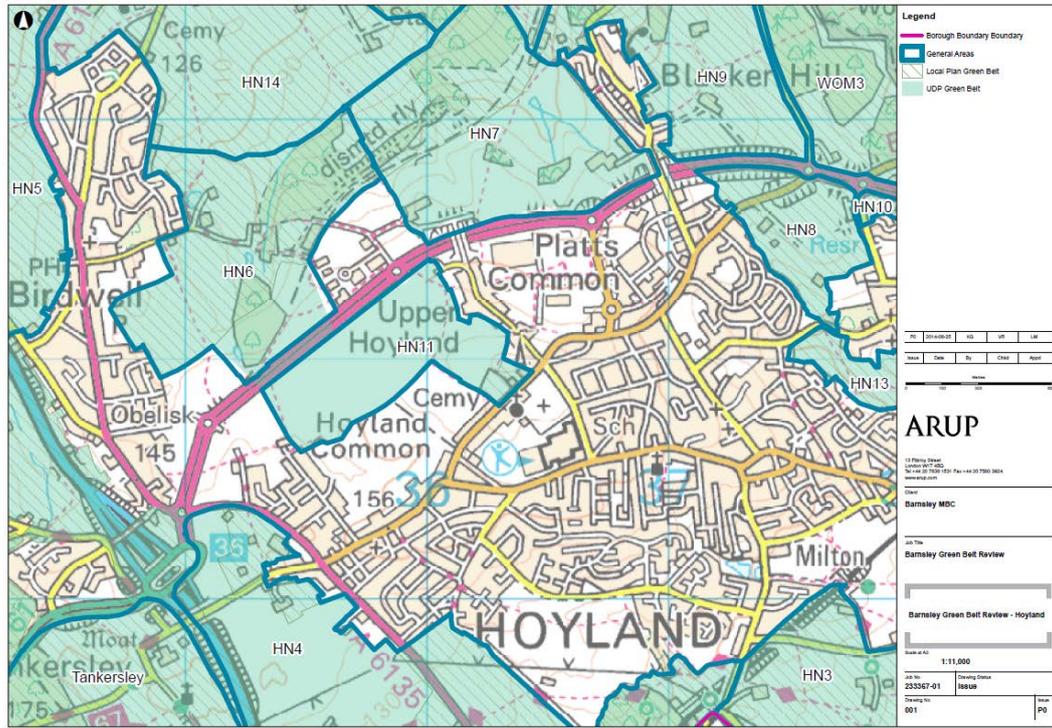
Topography / Landscape / Visual

The topography within HN11 is relatively flat. The character of the landscape has been diluted by modern residential and industrial development surrounding the General Area. The General Area is semi-rural in nature.

Historic Environment

There is one Grade II Listed Building immediately to the south east of the General Area. This is Hoyland Lowe Stand (reference 1151093).

Figure 13.2 HN11 Technical Site Constraints Assessment



13.3.3 Conclusion

HN11 has no internal boundaries that would allow it to be subdivided. However if the full General Area was removed from the Green Belt, the Dearne Valley Parkway would provide a permanent defensible boundary that is likely to endure beyond the lifetime of the Local Plan.

This would provide a stronger Green Belt boundary than the current boundary within HN11, which to the south is defined by the edge of land safeguarded for residential development which was based on field boundaries. The stronger proposed Green Belt boundary of the Dearne Valley Parkway could have some role in preventing the neighbouring towns of Hoyland and Urban Barnsley from merging into one another..

The technical site constraints assessment has identified that the General Area is largely unencumbered by major technical constraints. There is a single listed building to the south east and the impact on this building would need to be considered by any future development.

13.3.4 Defining a Resultant Land Parcel

Overview

Based on the assessment 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 HN11 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology.

Resultant Land Parcel

The land parcel identified as a potential option to be released from the Green Belt is the full HN11 General Area. This has been called HN11a.

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

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

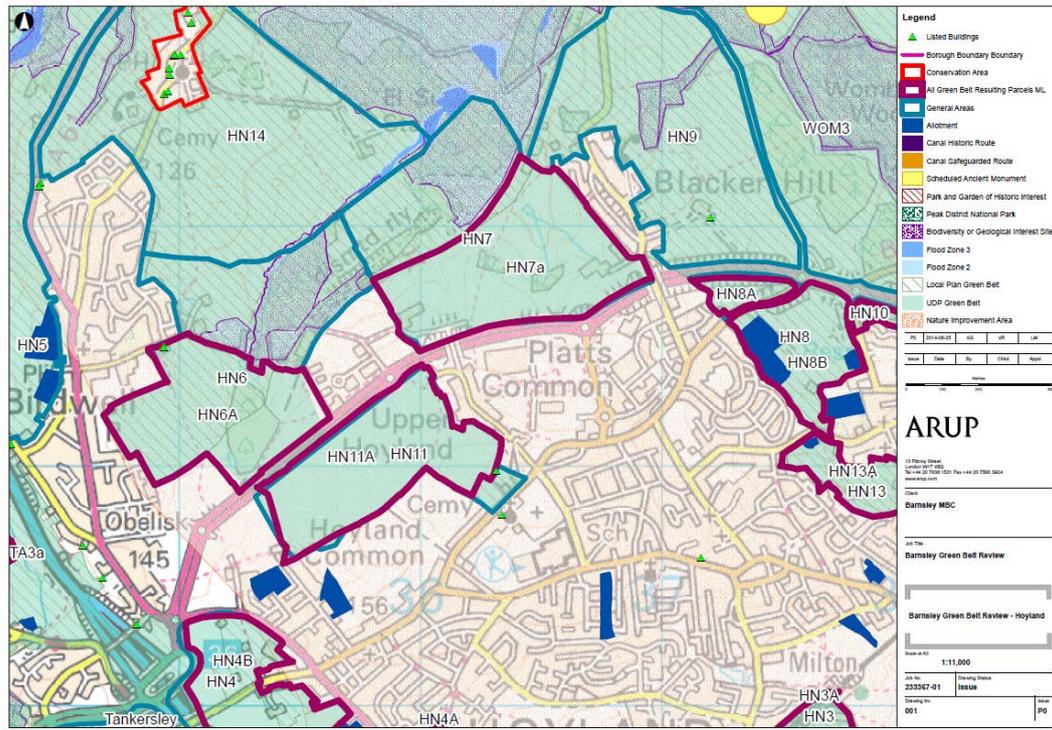
13.4.1 Overview

The following assessment is made on the basis that the land parcel in HN11a 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.

13.4.2 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 of HN11a would check unrestricted sprawl with development unable to go further than the Dearne Valley Parkway to the north.
To prevent neighbouring towns merging into one another	The proposed new Green Belt boundary would not materially reduce the gap between Urban Barnsley and the Principal Town of Hoyland.
To assist in safeguarding the countryside from encroachment	The new boundary would assist in safeguarding the countryside from encroachment.
To preserve the setting and special character of historic towns.	Development in the land parcel is not likely to affect the character and nature of Hoyland, however the setting of the Grade II listed building would need to be respected.
To assist in urban regeneration, by encouraging the recycling of	In creating a stronger, permanent boundary the newly defined Green Belt would continue to assist the overall objective to

derelict and other urban land.	deliver urban regeneration.
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Figure 13.3 HN11A Resultant Land Parcel

13.5 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.

HN11 has a reasonably strong functional relationship with the built form of Hoyland. However based on current housing and employment allocations surrounding the General Area, it is likely that the site will be increasingly linked the urban form of Hoyland. To the east is industrial development and to the west is land allocated for employment purposes. The General Area is bounded to the north by the Deane Valley Parkway. This provides an opportunity to create a strong and permanent Green Belt boundary.

The current Green Belt boundary is not permanent or defensible, as it is based on field boundaries at the edge of land safeguarded for housing. Therefore by strengthening the boundary the purposes of the Green Belt designation in the general area would be better achieved.

An assessment of relevant site constraints reveals that the site is unencumbered by any significant technical constraints. The Deane Valley Parkway to the north of provides an opportunity to create a strong and permanent Green Belt boundary.

This would create a more permanent, defensible boundary which is likely to endure beyond the lifetime of the Local Plan.

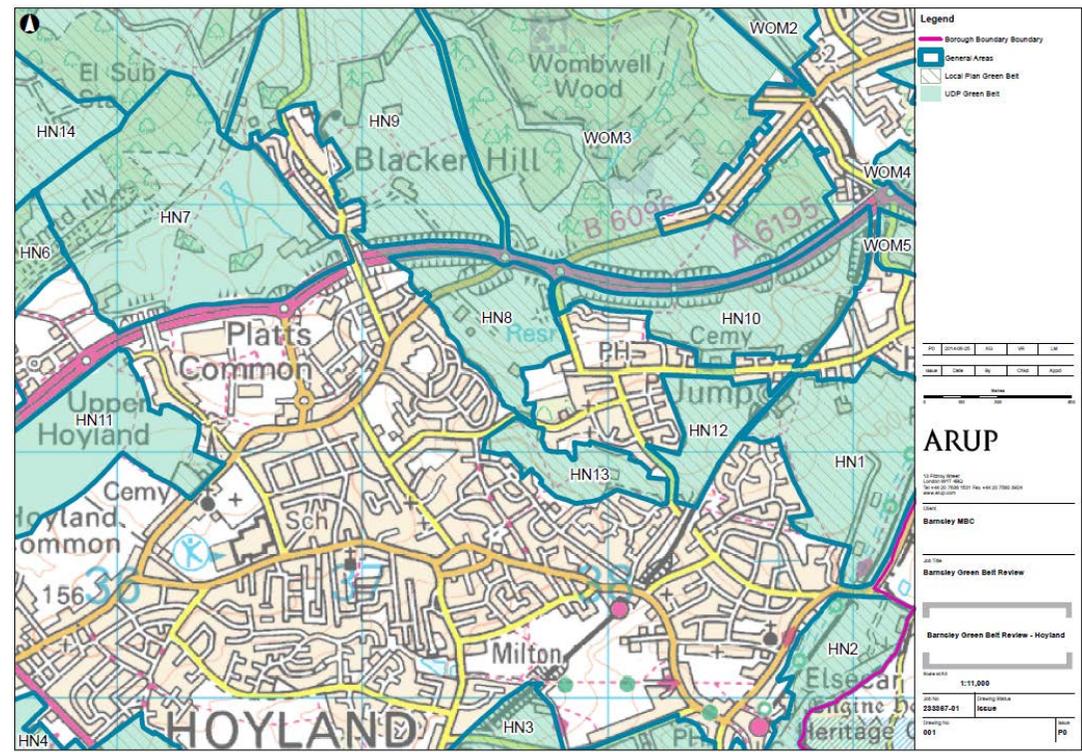
14 General Area: HN12

14.1 Stage 1: HN12 Green Belt Assessment Proforma

14.1.1 Introduction

HN12 comprises an area of Green Belt to the north of Hoyland, south west of Hemingfield and south east of Jump. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. HN12 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 14.1 HN12 General Area



Site Details	Site Reference	HN12		
	Location	South east of Jump and South West of Hemingfield		
	Site Area (Ha)	13.4		
	Developed area	Percentage of development within the 'General Area': Zero – no development within HN12		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form: 85 - 90% - adjoins the built development of Jump, Jump Valley, Hoyland, and Hemingfield.		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	Boundary Definition			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p>1: Existing Green Belt boundary at this location is weakly formed by features lacking durability or permanence. One or two boundary features may exist but these may be sparse or intermittent, or the existing built form boundary is very irregular, inconsistent or intermediate. This boundary would not restrict development from sprawling.</p> <p>3: Existing Green Belt boundary which has two or more boundary features which are fairly prominent. Contains at least one boundary which is weak or lacking permanence.</p>	<p>The existing Green Belt boundary is weakly defined by angular built form off Allot Crescent and linear development along Cemetery Road. These angular built form boundaries do not provide a permanent, defensible boundary to check unrestricted urban sprawl.</p> <p>The railway line to the east of HN12, Cemetery Road to the north and Wentworth Road to the south west could provide permanent defensible boundaries, which are likely to restrict urban sprawl.</p> <p>There are no internal features which could form strong defensible 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.	<p>5: would represent an existing Green Belt boundary which is bordered by prominent features in the landscape, 'hard' infrastructure or existing development, and the existing built form boundary is considered to be strongly established, regular or consistent. This boundary would adequately restrict urban sprawl .and provides a sense of permanence.</p>	
		Natural: Field Boundary, Tree line		
Level of Containment				
Protect open land contiguous to Hoyland	<p>5: Contiguous to 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>3: Connected to Hoyland and would protect 'open land' from</p>	<p>HN12 is contiguous to Hoyland in the south, and Hemingfield and Jump in the north.</p> <p>However, the existing Green Belt boundary only has a limited role in protecting open land. Development patterns immediately</p>		

		urban sprawl. 1: Connected to Hoyland but which does not protect land considered to be ‘open land’.	surrounding HN12 and the proximity of the operational rail line (with such a small-scale General Area) have already reduced the open nature of the land/landscape.
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	5: ‘general area’ which is fundamental to maintaining a ‘strategic gap’ of less than 1.5km between the Town Centre and neighbouring larger towns. 3: ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide. 1: ‘general area’ which does not function to protect a ‘strategic gap’.	The location of HN12 means that it is part of a wider land gap between Hoyland and Urban Barnsley. However, this gap is large; significantly over 1.5km and development within HN12 would not be of detriment to any strategic gap between Hoyland and Barnsley. Furthermore, the A6195 (Dearne Valley Parkway) further to the north is a permanent barrier preventing urban sprawl.
	Displays low levels of containment within the existing development patterns.	5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns. 3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form. 1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .	Green Belt land within HN12 is highly contained within the built form of Jump and Hoyland on all sides. Development within this Green Belt area would represent a natural rounding off of the existing built form, and could offer the opportunity to consolidate existing development patterns.
Total Score			1 / 5
Assisting in safeguarding the countryside from encroachment	Positively enhances the beneficial use of the Green Belt, by providing access to the countryside, provide opportunities for outdoor sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.	5: Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience. 3: Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience 1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.	HN12 contains two footpaths/ PRoW which traverse along the boundaries of the General Area. One in the north-east corner and one in the south-west corner. The General Area also contains allotments. The Green Belt within HN12, therefore promotes local access to open land and provides opportunities for outdoor recreation. The General Area is highly valued locally for these
	Protects the openness of the countryside and is least covered by development.	5 represents a ‘general area’ which protects the intrinsic openness of the countryside. This may include general areas which are considered locally important to maintaining the openness of the Green Belt or which have a strong unspoilt rural character. These areas will contain less than 5% built	The Green Belt in HN12 does not protect the openness of the countryside, despite containing almost no existing built form. Although the Green Belt in HN12 has some connection to the open countryside through HN10 and beyond into a wider network of green space – there is little notion that HN12 represents open

		<p>form.</p> <p>3 represents a 'general area' which possesses a largely rural, open character with a low level of built form (less than 25% built form).</p> <p>1 represents a 'general area' which possesses a semi-urban character and built form, or which possesses large areas of previously developed land (more than 25% built form).</p>	<p>countryside given the level of surrounding built development and the sense of containment by road and rail infrastructure.</p> <p>The General Area is highly valued locally as an area of open land.</p>
	Total Score:		3/ 5
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of 'essential gaps' between these larger settlements or settlements outside the borough.	<p>5: would represent an 'essential gap', where development would visually or physically reduce this to an unacceptable width.</p> <p>3: would represent a 'largely essential gap' or a 'narrow gap' where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging</p> <p>1: a 'wide gap' or an area of Green Belt which does protect a land gap between settlements</p>	HN12 does protect a 'largely essential' and 'very narrow' land gap between Jump and Hemingfield. Albeit the ribbon development along Cemetery Road has led to the merger of Hemingfield. The score reflects the narrow nature (approximately 120m between Jump and Hemingfield, and 70m between Jump and Hoyland) of this land gap.
	Total Score		4/ 5
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	<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>	HN12 does have some role in protecting the setting and nature of the village of Jump and Hemingfield, and the historic separation of these villages. However HN12 does not protect any important landscapes, listed buildings or scheduled ancient monuments.
	Total Score		2/ 5
Assist in urban regeneration, by	The overall restrictive nature of the Green Belt encourages regeneration	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall	Designation does, in part, serve to promote regeneration and recycling of derelict land with Jump and Hemingfield.

encouraging the recycling of derelict and other urban land	and re-use at the strategic level, by channelling development activity into the urban area.	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.	However, the pattern of existing and new development surrounding and adjacent to HN12 demonstrates that it has not been effective in assisting in urban regeneration.
Total Score		3 / 5	
Total		13/ 25	

14.2 Functional Relationship to Existing Built Form

HN12 achieved a score of 13 out of 25 within the Green Belt Assessment Proforma. This score demonstrates the HN12 is fulfilling the five purposes of the Green Belt to a moderate extent.

HN12 has a strong functional relationship with the built form of Hoyland; by virtue of its connections to Hemingfield and Jump. The current Green Belt boundary is relatively weak and comprises angular residential built form to the west and linear built form to the south of Cemetery Road. This boundary is unlikely to restrict future urban sprawl.

Strong proposed boundaries comprise Cemetery Road to the north and the operational rail way line to the east, and present an opportunity to generate a highly contained area of Green Belt which would have a strong functional relationship to the existing built form of Hoyland. This General Area does have a relatively strong function in protecting a 'largely essential' and 'very narrow' gap between Jump and Hemingfield and a role in protecting the setting and character these villages. Development along Cemetery Road has, however, reduced the perceived separation between these two settlements.

14.3 Stage 2: Technical Site Assessment

14.3.1 Overview

An overall score of 13 indicates that the Green Belt in HN12 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 HN12 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

14.3.2 Further Analysis of HN12

Statutory Designations

Two Public Rights of Way traverse the perimeter of the General Area, both connect Hemingfield to Jump. There are no other statutory designations within HN12.

Flood Risk

The Barnsley SFRA (2010) reveals that HN12 is situated within Flood Risk Zone 1. The Area is therefore unencumbered by flood risk constraints.

Topography / Landscape / Visual

The topography within HN12 slopes from 100m AOD in the north west to 65m AOD in the south east.

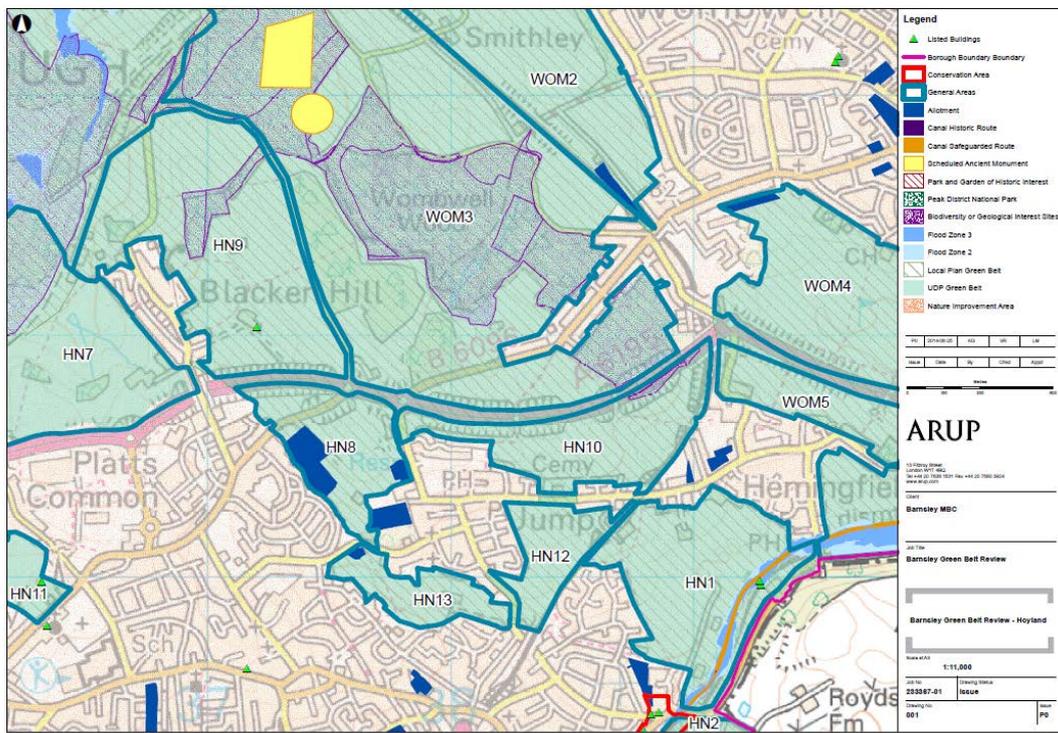
The character of the landscape has been diluted by modern residential development surrounding the General Area.

The site is semi-urban in character and land falls within the Dearne Valley Green Heart Nature Improvement Area.

Historic Environment

There are no heritage assets in HN12.

Figure 14.2: HN12 Technical Site Constraints Assessment



14.3.3 Conclusion

HN12 has no permanent internal boundaries that would allow it to be subdivided. However if the full General Area was removed from the Green Belt, the operational railway line to the east and Wentworth Road to the south would provide a permanent defensible boundary that is likely to endure beyond the lifetime of the Local Plan.

This would provide a stronger Green Belt boundary than the current boundary within HN12, which to the west is defined by the rear of residential properties. The General Area does not appear limited by any major technical constraints and therefore a Resultant Land Parcel can be defined.

14.3.4 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 PEN2 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology.

Resultant Land Parcel HN12a

The land parcel identified as a potential option to be released from the Green Belt is the full General Area.

The removal of the full General Area from the Green Belt provides the opportunity to re-define the Green Belt boundary along an Operational Railway line to the east and Cemetery Road to the north/

This would create a more permanent, defensible boundary which is likely to endure beyond the lifetime of the Local Plan.

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

14.4.1 Overview

The following assessment is made on the basis that the land parcel in HN12a 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.

14.4.2 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 of HN12a would check unrestricted sprawl with development unable to go further than the operational railway line to the east.
To prevent neighbouring towns merging into one another	Release of land within Resultant Land Parcel HN12a would result in coalescence of Hemingfield and Jump, and to some extent Jump and Hoyland. However, development along Cemetery Road and Wentworth has sought to reduce the perceived separation between these settlements.

The Green Belt boundary to the north is Cemetery Road. This is relatively strong boundary. There is potential to redefine the Green Belt with the operational Railway Line to the east providing a new Green Belt boundary.

An assessment of relevant site constraints reveals that the site is unencumbered by any significant technical constraints. The operational railway line to the east provides an opportunity to create a strong and permanent Green Belt boundary.

This would create a more permanent, defensible boundary which is likely to endure beyond the lifetime of the Local Plan/

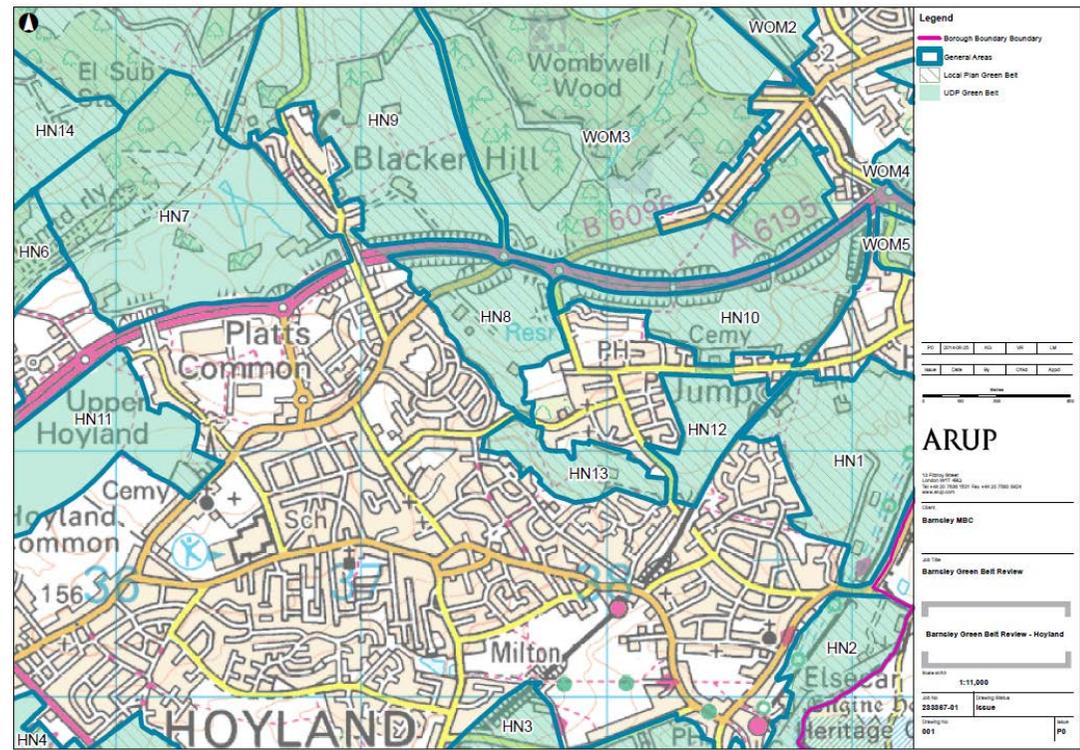
15 General Area: HN13

15.1 Stage 1: HN13 Green Belt Assessment Proforma

15.1.1 Introduction

HN13 comprises an area of Green Belt to the north of Hoyland, situated to the south of Jump. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. HN13 achieves a score of 14 out of 25; this means that as a whole, the general area is moderately strongly fulfilling the purposes of the Green Belt.

Figure 15.1 HN13 General Area



Site Details	Site Reference	HN13		
	Location	North east of Hoyland / Jump Valley, south of Jump		
	Site Area (Ha)	12.2		
	Developed area	Percentage of development within the 'General Area': <1% – small house (Riverside Cottage) is located in HN13.		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form: Approximately 90 – 95% as HN13 adjoins the built development of Jump and Hoyland / Jump Valley.		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	Boundary Definition			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p>1: Existing Green Belt boundary at this location is weakly formed by features lacking durability or permanence. One or two boundary features may exist but these may be sparse or intermittent, or the existing built form boundary is very irregular, inconsistent or intermediate. This boundary would not restrict development from sprawling.</p> <p>3: Existing Green Belt boundary which has two or more boundary features which are fairly prominent. Contains at least one boundary which is weak or lacking permanence.</p>	<p>The existing Green Belt boundary is weakly defined by built form at Turner's Close and Wentworth Road in the north. Development at Sunny Bank does weaken the strength of the Green Belt at this location.</p> <p>The built form to the south at Vizard Road and Birchin Bank is relatively weak and would not restrict future urban sprawl of Hoyland. The boundary formed by Greenside Lane and Greenfield Lane is also relatively weak.</p> <p>The built form along Cherry Tree Street does provide a stronger boundary due to the layout and nature of the residential properties. Albeit overall, these properties and UDP land allocations do not represent a boundary which is permanent, defensible and would check unrestricted urban sprawl.</p> <p>The existing boundary of the Green Belt is therefore considered to be weak.</p> <p>Proposed boundaries of the new Green Belt boundary could comprise Church Street in the north and Wentworth Road in the north east. Proposed boundaries are strongly defined and likely to be durable for the Plan Period.</p>
		Landform: Stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; existing development with strong established boundaries.		
	Features lacking in durability/ Soft boundaries	Infrastructure: private/ unmade roads; power lines; development with weak or intermediate boundaries.	<p>5: would represent an existing Green Belt boundary which is bordered by prominent features in the landscape, 'hard' infrastructure or existing development, and the existing built form boundary is considered to be strongly established, regular or consistent. This boundary would adequately restrict urban sprawl .and provides a sense of permanence.</p>	
		Natural: Field Boundary, Tree line		
Level of Containment				
Protect open land contiguous to	5: Contiguous to Hoyland and would generally protect the Green Belt from urban sprawl. These Green Belt areas	The Barnsley Settlement Assessment (Jacobs, update 2007) identifies Hoyland as a strong performing town centre which also supports the		

	Hoyland	could protect 'Green Arcs' or 'Green Swathes which distinguish villages. 3: Connected to Hoyland and would protect 'open land' from urban sprawl. 1: Connected to Hoyland but which does not protect land considered to be 'open land'.	smaller linked village settlements of Blacker Hill, Birdwell, Jump and Hemingfield. Therefore HN13 does protect a land contiguous to Hoyland and Jump, however the land is not considered to display strong characteristics of open land. To some extent, the General Area holds value as a local Green Arc, but this is less valued than the wider Green Arcs present elsewhere within the Borough.
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	5: 'general area' which is fundamental to maintaining a 'strategic gap' of less than 1.5km between the Town Centre and neighbouring larger towns. 3: 'general area' which protects a 'strategic gap' which is already more than 1.5km wide. 1: 'general area' which does not function to protect a 'strategic gap'.	HN13 does not protect the strategic gap between Hoyland and Urban Barnsley. Substantial built development exists further north between Hoyland and Barnsley and so any additional development in HN13 would not be of detriment to any strategic gap between Hoyland and Barnsley.
	Displays low levels of containment within the existing development patterns.	5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns. 3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form. 1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .	HN13 is highly contained by the built form of Jump and Hoyland and has a direct functional relationship with these locations. Development within this Green Belt area would represent a natural rounding off of the built form and HN13 could offer the opportunity to consolidate existing development patterns.
	Total Score		2 / 5
Assisting in safeguarding the countryside from encroachment	Positively enhances the beneficial use of the Green Belt, by providing access to the countryside, provide opportunities for outdoor sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to	5: Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience. 3: Supports two or three 'beneficial uses' which may be less well promoted and be valued by a Local or Borough audience 1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.	HN13 has a prominent PRoW passing through its centre. This provides a noticeable recreation and leisure use for residents in Jump / Hoyland, which appeared well used during time of visit. The General Area has a strong local amenity value as Jump Valley. The General Area therefore supports local access to open land, opportunities for recreation and strong visual amenity.

	improve damaged and derelict land.		
	Protects the openness of the countryside and is least covered by development.	<p>5 represents a ‘general area’ which protects the intrinsic openness of the countryside. This may include general areas which are considered locally important to maintaining the openness of the Green Belt or which have a strong unspoilt rural character. These areas will contain less than 5% built form.</p> <p>3 represents a ‘general area’ which possesses a largely rural, open character with a low level of built form (less than 25% built form).</p> <p>1 represents a ‘general area’ which possesses a semi-urban character and built form, or which possesses large areas of previously developed land (more than 25% built form).</p>	<p>Whilst containing very low levels of built form, the Green Belt in HN13 does not assist in safeguarding the countryside from encroachment. Whilst part of a wider network of the Green Belt which passes both east and west of Jump, HN13 offers no protection to the countryside from encroachment as substantial built development exists further to the north (Jump), the north-west (rest of Hoyland) and the east (Hoyland and Hemingfield).</p> <p>HN13 is surrounded by existing built development and a variety of road infrastructure which disrupts any sense that land in HN13 is part of the wider countryside. Ultimately the A6195 to the north serves as a permanent boundary preventing the countryside from encroachment.</p> <p>Although the General Area does exhibit semi-urban characteristics, the General Area is strong valued locally as open land,</p>
	Total Score:		3/ 5
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of ‘essential gaps’ between these larger settlements or settlements outside the borough.	<p>5: would represent an ‘essential gap’, where development would visually or physically reduce this to an unacceptable width.</p> <p>3: would represent a ‘largely essential gap’ or a ‘narrow gap’ where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging</p> <p>1: a ‘wide gap’ or an area of Green Belt which does protect a land gap between settlements</p>	<p>The Barnsley Settlement Assessment (Jacobs, update 2007) identifies Hoyland as a strong performing town centre which also supports the smaller linked village settlements of Blacker Hill, Birdwell, Jump and Hemingfield. Therefore HN13 does protect a ‘largely essential gap’ between Hoyland and Jump.</p> <p>The score offered to this purpose reflects the very narrow nature of this largely essential gap (less than 200m for the length of the General Area),</p>
	Total Score		4/ 5
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	<p>5: ‘General area’. contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or land has a significant historic relationship with its countryside setting and would be highly sensitive to development</p> <p>3: The ‘General Area’ contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area</p> <p>1: This ‘General area’ contains no listed buildings in or</p>	<p>HN13 does have some role in protecting the setting and nature of the village of Jump and Hemingfield, and the historic separation of these villages. However HN13 does not protect any important landscapes, listed buildings or scheduled ancient monuments.</p>

		near the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value	
	Total Score		2/ 5
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt. 2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	Designation does, in part, serve to promote regeneration and recycling of derelict land. However, the pattern of existing and new development surrounding and adjacent to HN13 demonstrates that it has not been effective in assisting in urban regeneration.
	Total Score		3 / 5
Total			14/ 25

15.2 Functional Relationship to Existing Built Form

HN13 achieved a score of 14 out of 25 within the Green Belt Assessment Proforma. This score demonstrates the HN13 is fulfilling the five purposes of the Green Belt to a moderate extent.

HN13 has a strong functional relationship with the built form of Hoyland. The General Area is within the built up area of Hoyland. The current Green Belt boundary consists of the residential development to the north, west and south of the General Area. Both these boundaries are relatively weak and are consist of the back of residential properties.

There is potential to create a stronger Green Belt boundary along Church Street to the west and Wentworth Street to the east.

15.3 Stage 2: Technical Site Assessment

15.3.1 Overview

An overall score of 14 indicates that the Green Belt in HN13 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 HN13 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.

15.3.2 Further Analysis of HN13

Statutory Designations

There are no statutory designations in HN13.

Flood Risk

The Barnsley SFRA (2010) reveals that HN13 is situated within Flood Risk Zone 1. The Area is therefore unencumbered by flood risk constraints.

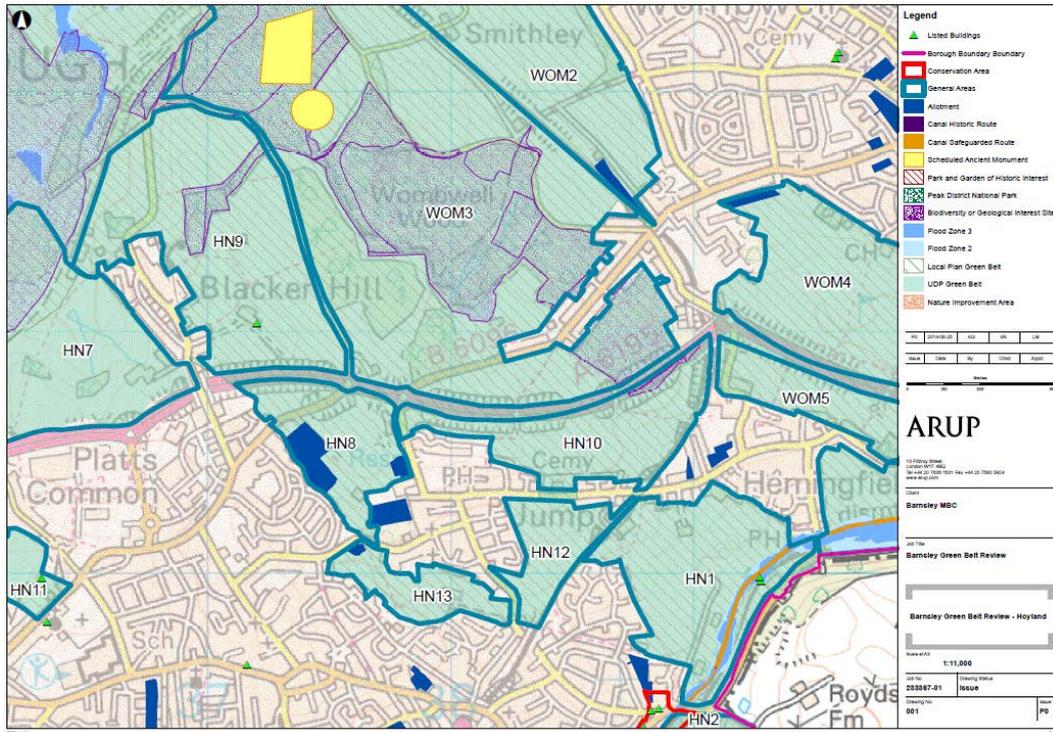
Topography / Landscape / Visual

The topography within HN13 is relatively flat. The character of the landscape to has been diluted by modern residential development surrounding the General Area. The General Area has a semi-rural character and is partly wooded.

Historic Environment

There are no heritage assets in HN13.

Figure 15.2 HN13 Technical Site Constraints Assessment



15.3.3 Conclusion

HN13 has no permanent internal boundaries that would allow it to be subdivided. However if the full General Area was removed from the Green Belt Church Street to the west and Wentworth Street to the east to provide an opportunity to create a permanent and defensible Green Belt boundary.

This would provide a stronger Green Belt boundary than the current boundary within HN13, which to the south and north and is defined by the rear of residential properties.

The site is not flagged up by any major technical constraints.

15.3.4 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 HN13 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology.

Resultant Land Parcel

The land parcel identified as a potential option to be released from the Green Belt is the full General Area.

The removal of the full General Area from the Green Belt provides the opportunity to re-define the Green Belt boundary along Church Street to the west and Wentworth Street to the east.

This would create a more permanent, defensible boundary which is likely to endure beyond the lifetime of the Local Plan.

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

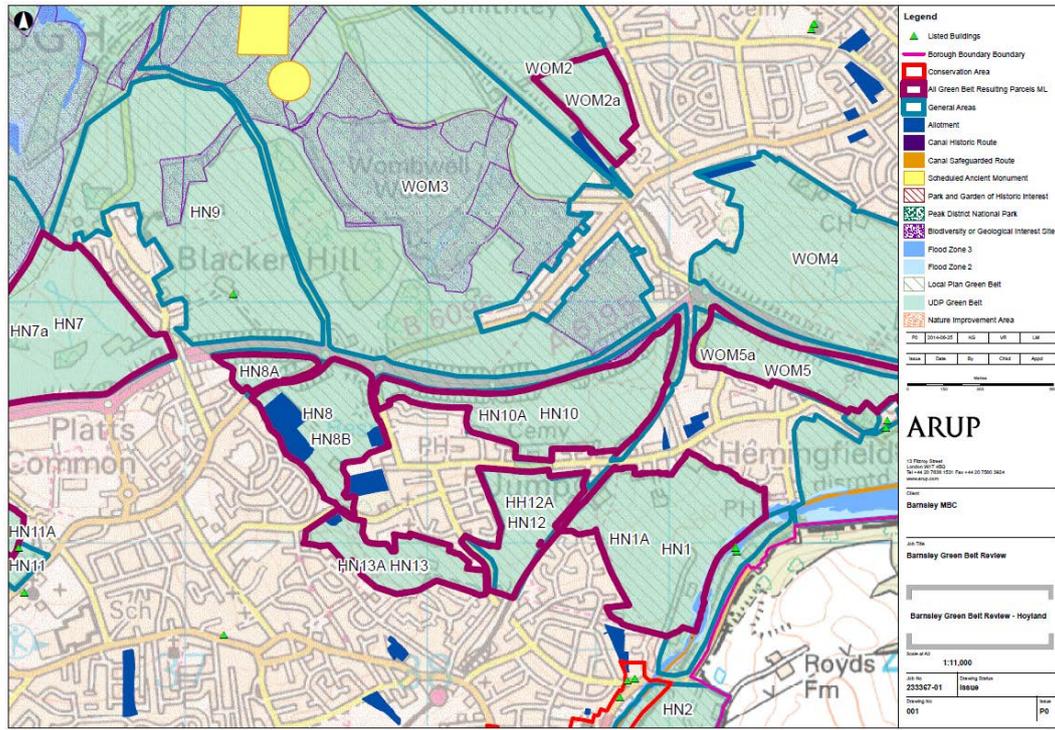
15.4.1 Overview

The following assessment is made on the basis that the land parcel in HN13a 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.

15.4.2 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 of HN13a would check unrestricted sprawl with development unable to go further than the road boundaries to the east and west.
To prevent neighbouring towns merging into one another	The road boundaries would prevent development and would prevent neighbouring towns. The proposed new Green Belt boundary would not materially reduce the gap between towns as the General Area is within the urban area of Hoyland.
To assist in safeguarding the countryside from encroachment	The new boundary would assist in safeguarding the countryside from encroachment.
To preserve the setting and special character of historic towns.	Development in the land parcel would function to ‘round-off’ the historic linear form of Hoyland and would not affect the character and nature of the town.
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 15.3: HN13a Residual Land Parcel



15.5 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.

HN13 has a strong functional relationship with the built form of Hoyland. The General Area is within the built up area of Hoyland. The current Green Belt boundary consists of the residential development to the north, west and south of the General Area. Both these boundaries are relatively weak and are consist of the back of residential properties.

There is potential to create a stronger Green Belt boundary along Church Street to the west and Wentworth Street to the east.

An assessment of relevant site constraints reveals that the site is unencumbered by any significant technical constraints. Church Street to the west and Wentworth Street to the east provide an opportunity to create a strong and permanent Green Belt boundary.

This would create a more permanent, defensible boundary which is likely to endure beyond the lifetime of the Local Plan.

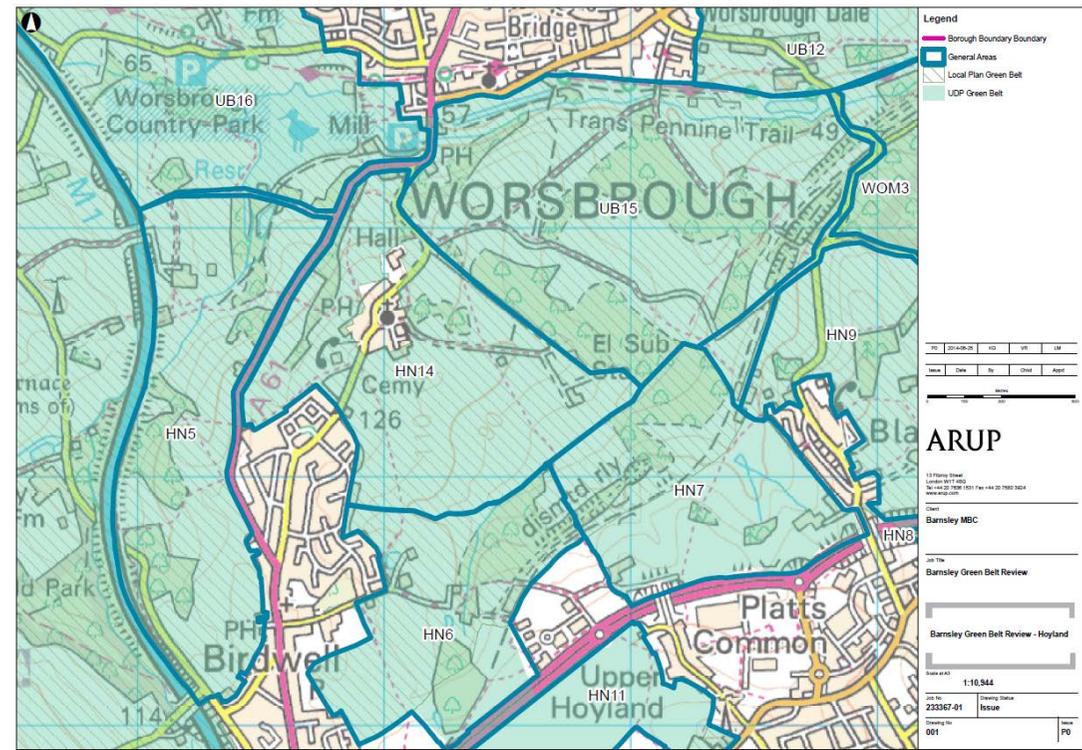
16 HN14

16.1 Stage 1: HN14 Green Belt Assessment Proforma

16.1.1 Introduction

HN14 comprises an area of Green Belt to the north of Hoyland, situated beyond the village of Birdwell. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. HN14 achieves a score of 21 out of 25; this means that as a whole, the General Area is deemed to be very strongly fulfilling the purposes of the Green Belt.

Figure 15.1 HN14 General Area



Site Details	Site Reference	HN14		
	Location	North of Birdwell and south of Worsborough		
	Site Area (Ha)	109.8		
	Developed area	Percentage of development within the 'General Area': None		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form: Low – Green Belt boundary adjoins the built form to the north of Birdwell and the village of Worsborough		
Purpose	Fulfilment of the Purpose	Assessment		Qualitative Summary and Score
Check unrestricted sprawl of large built-up areas	Boundary Definition			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p>1: Existing Green Belt boundary at this location is weakly formed by features lacking durability or permanence. One or two boundary features may exist but these may be sparse or intermittent, or the existing built form boundary is very irregular, inconsistent or intermediate. This boundary would not restrict development from sprawling.</p> <p>3: Existing Green Belt boundary which has two or more boundary features which are fairly prominent. Contains at least one boundary which is weak or lacking permanence.</p> <p>5: would represent an existing Green Belt boundary which is bordered by prominent features in the landscape, 'hard' infrastructure or existing development, and the existing built form boundary is considered to be strongly established, regular or consistent. This boundary would adequately restrict urban sprawl .and provides a sense of permanence.</p>	<p>The existing Green Belt boundary is defined by the angular built form of Worsborough and the angular residential built form to the north of Birdwell. The existing Green Belt boundaries are therefore considered to be relatively weak.</p> <p>Proposed boundaries could comprise Sheffield Road in the west, an adopted track lane to Barrow Farm in the north and Short Wood Dyke in the south east. The proposed Green Belt boundaries are therefore also considered to be relatively weak.</p> <p>There are no internal features of appropriate strength that could constitute a suitable 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				

	Level of Containment		
	Protect open land contiguous to Hoyland	<p>5: Contiguous to 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>3: Connected to Hoyland and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Hoyland but which does not protect land considered to be 'open land'.</p>	<p>The Barnsley Settlement Assessment (Jacobs, update 2007) identifies Hoyland as a strong performing town centre which also supports the smaller linked village settlements of Blacker Hill, Birdwell, Jump and Hemingfield. Worsborough is identified as a Village and Worsborough Dale is identified as part of Urban Barnsley.</p> <p>Therefore HN14 does protect a land contiguous to Birdwell and Worsborough Village. Through the connection to Birdwell, the General Area is therefore also contiguous to Hoyland. Land is considered to display strong characteristics of open land.</p>
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p>5: 'general area' which is fundamental to maintaining a 'strategic gap' of less than 1.5km between the Town Centre and neighbouring larger towns.</p> <p>3: 'general area' which protects a 'strategic gap' which is already more than 1.5km wide.</p> <p>1: 'general area' which does not function to protect a 'strategic gap'.</p>	HN14 does protect the strategic gap between Hoyland and Urban Barnsley.
	Displays low levels of containment within the existing development patterns.	<p>5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p>3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form.</p> <p>1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .</p>	Green Belt land within HN14 is not connected within the existing built form of Hoyland or Urban Barnsley. Development at this location would constitute built form independent of current development patterns.
	Total Score		4 / 5
Assisting in	Positively enhances	5: Supports four or more 'beneficial uses' of the Green	HN14 contains a number of informal footpaths and one

safeguarding the countryside from encroachment	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.	Belt which serve a Local, Borough and Regional audience. 3: Supports two or three 'beneficial uses' which may be less well promoted and be valued by a Local or Borough audience 1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.	strongly defined public right of way. The General Area has a strong local amenity value and contains a portion of the Bell Bank Wood Ancient Woodland. The General Area therefore supports local access to open land, opportunities for recreation and strong visual amenity.
	Protects the openness of the countryside and is least covered by development.	5 represents a 'general area' which protects the intrinsic openness of the countryside. This may include general areas which are considered locally important to maintaining the openness of the Green Belt or which have a strong unspoilt rural character. These areas will contain less than 5% built form. 3 represents a 'general area' which possesses a largely rural, open character with a low level of built form (less than 25% built form). 1 represents a 'general area' which possesses a semi-urban character and built form, or which possesses large areas of previously developed land (more than 25% built form).	HN14 contains very low levels of built form and protects the intrinsic openness of the countryside/ Alongside HN6, HN7, UB15 and UB16; the General Area supports a Green Wedge which dissects Urban Barnsley and Hoyland.
	Total Score:		4/ 5
Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of 'essential gaps' between these larger settlements or settlements outside	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	The Barnsley Settlement Assessment (Jacobs, update 2007) identifies Hoyland as a strong performing town centre which also supports the smaller linked village settlements of Blacker Hill, Birdwell, Jump and Hemingfield. Worsborough is identified as a Village and Worsborough Dale is identified as part of Urban Barnsley. Therefore this General Area protects an 'essential land gap' between Urban Barnsley and Hoyland, but also a 'largely

	the borough.	a land gap between settlements	essential gap' between Worsborough Village and Birdwell.
	Total Score		5/ 5
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	<p>5: 'General area'. contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/ or land has a significant historic relationship with its countryside setting and would be highly sensitive to development</p> <p>3: The 'General Area' contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area</p> <p>1: This 'General area' contains no listed buildings in or near the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value</p>	<p>HN14 contains the Worsborough Conservation and a number of listed buildings, including:</p> <ul style="list-style-type: none"> • Grade II listed Worsborough Hall Flats • Grade II listed Worsborough Hall • Grade II listed Worsborough Vicarage • Grade II listed Number 12, 7, 5 and School • Grade II listed Home Farmhouse and Cowhouse <p>The General Area therefore plays a strong role in preserve the historic setting of Worsborough.</p>
	Total Score		5/ 5
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	<p>3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt.</p> <p>2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.</p>	Designation of land within HN14 serves to promote regeneration and recycling of derelict land in Hoyland and Urban Barnsley.
	Total Score		3 / 5
Total			21/ 25

16.1.2 Functional Relationship to Existing Built Form

HN14 achieved a score of 21 out of 25 within the General Area Green Belt Assessment Proforma. This score indicates that the Green Belt within HN14 is considered to be fulfilling the five purposes of the Green Belt to a strong degree.

16.1.3 Conclusion

HN14 has a reactively weak relationship with the built area of Hoyland and possesses a strong role in safeguarding a wider area of Green Belt from encroachment and preserving the setting of the Worsborough Conservation Area. The General Area also has a very strong role in preserving the strategic and essential gap between Urban Barnsley and Hoyland. As a result, the General Area is considered to be strongly fulfilling the purposes of the Green Belt, and therefore no Resultant Land Parcels have been identified within the General Area which could be suitable for release from the Green Belt.

17 Summary

This report provides an analysis of the Green Belt surrounding Hoyland. 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 17.1.

Table 17.1: Green Belt Assessment of Hoyland

Reference	Proforma	Site Visit	Score	Indicative Resultant Land Parcel
HN1	Complete	December 2013	12	Yes (HN1a)
HN2	Complete	December 2013	16	No
HN3	Complete	December 2013	15	Yes (HN3a)
HN4	Complete	December 2013	15	Yes (HN4a, HN4b and HN4c)
HN5	Complete	December 2013	18	No
HN6	Complete	December 2013	15	Yes (HN6a)
HN7	Complete	December 2013	15	Yes (HN7a)
HN8	Complete	December 2013	15	Yes (HN8a and HN8b)
HN9	Complete	December 2013	17	No
HN10	Complete	December 2013	15	Yes (HN10a)
HN11	Complete	December 2013	13	Yes (HN11a)
HN12	Complete	December 2013	13	Yes (HN12a)
HN13	Complete	December 2013	14	Yes (HN13a)
HN14	Complete	December 2013	21	No