

Barnsley Metropolitan Borough
Council

Barnsley Green Belt Review

Green Belt: Darton and Mapplewell

01

Issue | August 2014

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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1 Introduction

This report provides an analysis of the Green Belt surrounding Darton and Mapplewell. It forms one of ten¹ Green Belt Review Documents forming the wider Green Belt Review undertaken for the extent of South Yorkshire Green Belt which falls within the Barnsley Metropolitan Borough Council's administrative local authority area.

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

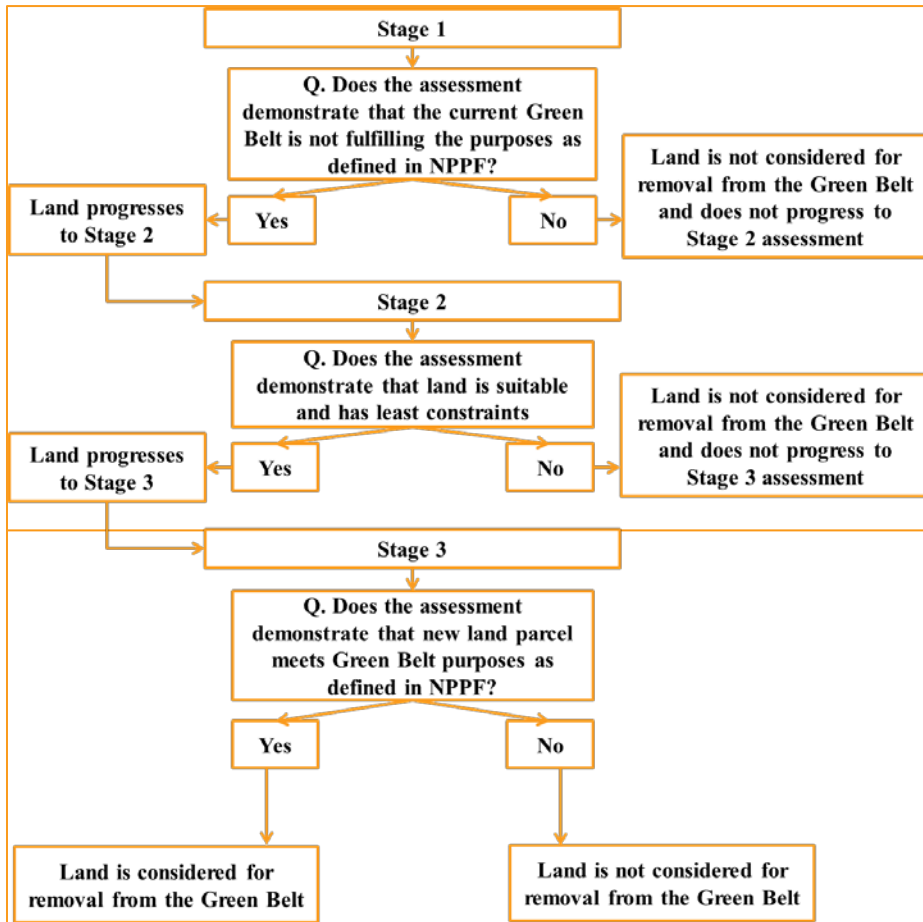
The flow diagram below represents the stages through which Green Belt land surrounding Darton and Mapplewell, would progress in order to reach a conclusion on whether land should be released from the Green Belt. Both Stage 1 and Stage 2 are detailed within this report, and an indication of whether the 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 10.

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

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

Figure 1.1: Methodology Flow Diagram for Green Belt review



2 Assessment of Green Belt ‘General Areas’

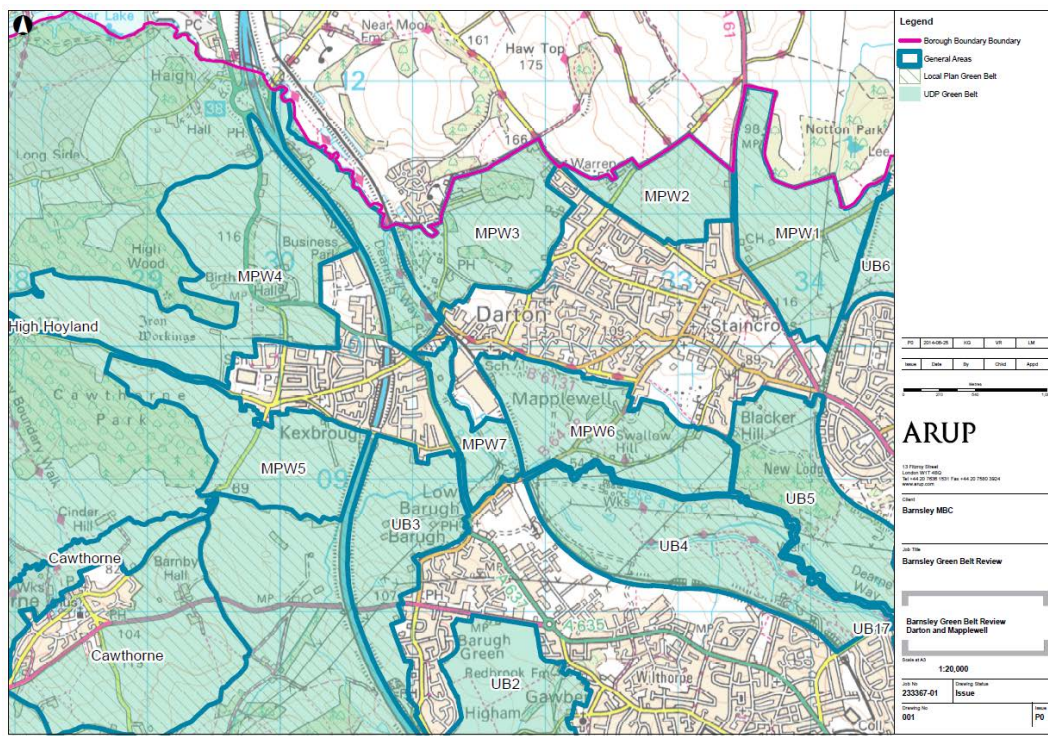
2.1 Introduction

This assessment has been produced for land within the Green Belt adjacent to the urban area of Darton and Mapplewell.

The recommendations within the Barnsley Settlement Assessment Update (Jacobs 2003 and update 2007), which influenced the Barnsley Core Strategy (adopted 2011) Settlement Hierarchy, Darton, alongside Mapplewell, Kexborough and Staincross, have all been classed as a single settlement connected to Urban Barnsley.

There are seven General Area surrounding Darton and Mapplewell, which were determined by BMBC officers on the basis of possessing strong, defensible potential Green Belt boundaries.

Figure 2.1 All General Areas surrounding Mapplewell and Darton



2.2 Approach

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

From this site-based assessment a series of Resultant Land Parcels has been created, showing the land within the General Area which could be removed from

the Green Belt and which could be suitable for development. Where land is identified as being *not significantly constrained* by technical site constraints, it has been re-tested against the five purposes of Green Belt to ensure that any re-defined Green Belt boundary meets the purposes and wherever possible strengthens the role of Green Belt within the given location. This final section will be supplemented by a separate justification produced by BMBC officers.

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

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

The Stage 1 assessment confirmed that four General Areas which were moderately fulfilling the role of the Green Belt and three General Areas which were relatively strong or very strongly fulfilling the purposes of the Green Belt.

Table 2.1: Green Belt Assessment of Darton and Mapplewell

Reference	Proforma	Site Visit	Score
MPW1	Complete	December 2013	16
MPW2	Complete	December 2013	15
MPW3	Complete	December 2013	14
MPW4	Complete	December 2013	16
MPW5	Complete	December 2013	16
MPW6	Complete	December 2013	15
MPW7	Complete	December 2013	15

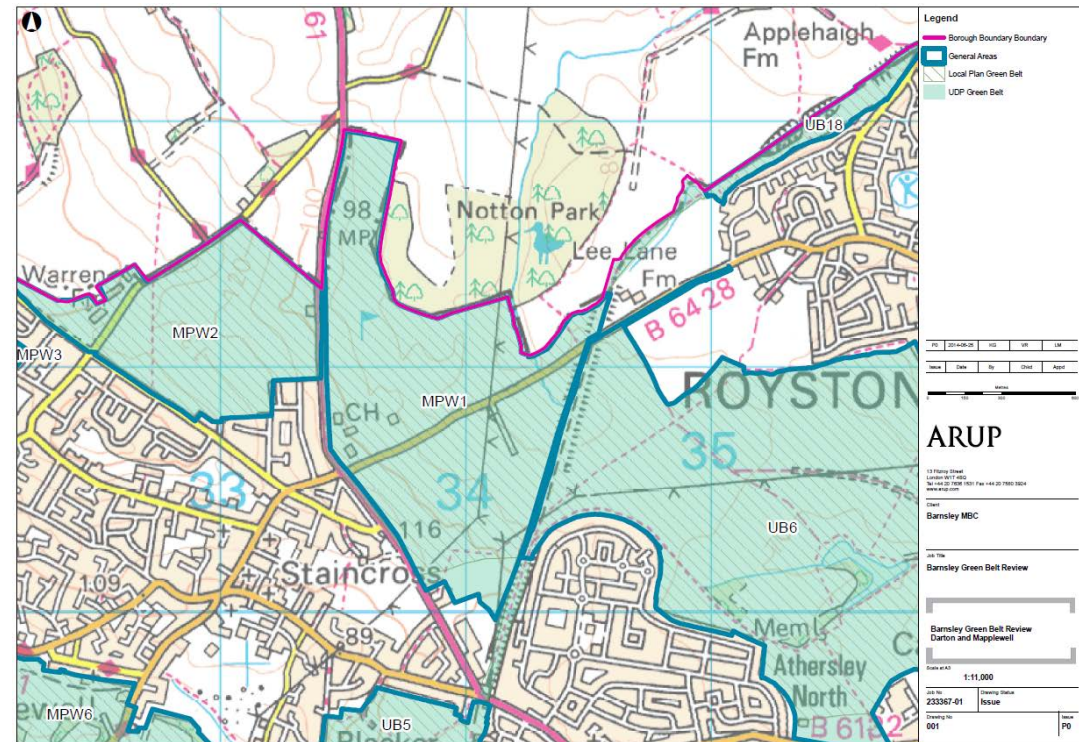
3 General Area: MPW1

3.1 Stage 1: MPW1 Site Assessment Proforma

3.1.1 Introduction

MPW1, which comprises a V-shaped area of Green Belt to the north east of Staincross and west of Athersley North, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. MPW1 achieves a score of 16 out of 25 which means that as a whole, the General Area is considered to be strongly fulfilling the purposes of the Green Belt.

Figure 3.1 MPW1 General Area



Site Details	Site Reference	MPW1		
	Location	Land to the North East of Staincross		
	Site Area (Ha)	107.4		
	Developed area	Percentage of development within the 'General Area' Low; General Area contains the Barnsley Municipal Golf Club and Club House		
	Land adjoining the existing urban area	Moderate – Low; General Area adjoins the built form of Staincross in the south west and the built form of Athersley North in the south east.		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	Boundary Definition			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p>1: Existing Green Belt boundary at this location is weakly formed by features lacking durability or permanence. One or two boundary features may exist but these may be sparse or intermittent, or the existing built form boundary is very irregular, inconsistent or intermediate. This boundary would not restrict development from sprawling.</p> <p>3: Existing Green Belt boundary which has two or more boundary features which are fairly prominent. Contains at least one boundary which is weak or lacking permanence.</p> <p>5: would represent an existing Green Belt boundary which is bordered by prominent features in the landscape, 'hard' infrastructure or existing development, and the existing built form boundary is considered to be strongly established, regular or consistent. This boundary would adequately restrict urban sprawl and provides a sense of permanence.</p>	<p>The existing Green Belt boundary for this General Area is defined by the A61 Wakefield Road to the west, the dismantled railway line to the east and the irregular built form of a factory and a number of residential dwellings to the south. The existing Green Belt boundary is therefore relatively strong to the east and west, and less strong to the south.</p> <p>The proposed Green Belt boundary could be defined by the A61 Wakefield Road to the west, the weakly defined borough boundary defined by Notton Wood to the north and a series of field boundaries in the north east, and the dismantled railway in the east. Proposed boundaries are therefore of varying strengths, with stronger boundaries being those defined by the existing Green Belt.</p> <p>Lee Lane forms a strong internal feature which would form an appropriate boundary should the General Area be subdivided. There are no additional features by which the General Area could be subdivided.</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 Urban Barnsley	<p>5: Contiguous to Urban Barnsley and would generally protect the Green Belt from urban sprawl. These Green Belt areas could protect 'Green Arcs' or 'Green Swathes' which distinguish villages.</p> <p>3: Connected to Urban Barnsley and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Urban Barnsley but which does not protect land considered to be 'open land'.</p>	<p>The Barnsley Settlement Assessment (Jacobs, update 2007) identified Staincross, Mapplewell and Athersley as forming part of the Barnsley Urban Area.</p> <p>MPW1 is connected to Staincross and Athersley North, although the A61 reduces the perception of full contiguity.</p> <p>MPW1 does function to protect the countryside to the north of Barnsley Urban Area from urban sprawl.</p>
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p>5: 'general area' which is fundamental to maintaining a 'strategic gap' of less than 1.5km between the Town Centre and neighbouring larger towns.</p> <p>3: 'general area' which protects a 'strategic gap' which is already more than 1.5km wide.</p> <p>1: 'general area' which does not function to protect a 'strategic gap'.</p>	<p>Development within this General Area would reduce the strategic gap of 1.5km between Barnsley Urban Area and Royston in the north by approximately 600m.</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 portion of MPW1 to the south of Lee Lane is highly contained within the existing built form, between Staincross and Athersley North. Previous development to the south of MPW1 has already reduced the perceived separation of Staincross and Athersley North and this area is considered to have a fairly strong functional relationship to the built form of StaincrossMPW3</p> <p>To the north of Lee Lane, Green Belt within the General Area is not contained within the existing built form.</p>
	Total Score		3 / 5
Assisting in safeguarding the countryside from	Positively enhances the beneficial use of the Green Belt, by providing access to	5: Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience.	The General Area contains the Barnsley Municipal Golf Course and a series of pathways which connect Urban Barnsley to Royston in the north. The General

encroachment	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>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>	Area therefore supports access to the wider countryside to the north, provides opportunities for outdoor sport and recreation and provides 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>Low levels of built form and long-line views from Lee Lane in all directions results in a strong rural character with a high level of exposedness and openness.</p> <p>Land form rises from the employment site in the south and falls away down to Lee Lane. This southern area contributes less towards protecting the openness of the countryside from development.</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 where 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 this General Area would reduce the essential gap of 1.5km between Barnsley Urban Area and Royston in the north by approximately 600m.</p> <p>Whilst previous development to the south of MPW1 has already reduced the physical separation of Staincross and Athersley North it is also important that there is some perceived separation retained between Staincross and Ardsley North. The General Area therefore protects a narrow gap.</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>	There are no historic towns in Barnsley and there are no historic assets within this General Area.
	Total Score		1/ 5
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	<p>3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt.</p> <p>2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.</p>	The designation of the land in MPW1 means that it is assisting urban regeneration and reciprocally maintaining the openness of the countryside. However previously developed land to the south, does reduce the perceived strength of the Green Belt at this location.
	Total Score		3 / 5
Total			16/ 25

3.1.2 Functional Relationship to Existing Built Form

Having received an overall score of 16, the Green Belt in MPW1 is considered to be strongly fulfilling the five purposes of the Green Belt.

Aside from the weak function the General Area holds in contributing to the setting and special character of historic towns or the function of the existing Green Belt in preventing urban sprawl, analysis of the site assessment proforma indicates that MPW1 has a relatively strong role in safeguarding the countryside from encroachment and maintaining a strategic gap between the neighbouring towns of Royston and Urban Barnsley.

Although residential and employment development to the east of Wakefield Road reduces the perceived strength of the Green Belt to the south, low levels of built form and long-line views from Lee Lane and beyond the central rise in the topography, results in a strong rural character with a high level of exposedness and openness. The northern portion of this General Area has a weak functional relationship with the existing built form of Darton.

Green Belt land within this General Area does therefore fulfil the purposes defined within the National Planning Policy Framework.

3.2 Conclusion

Release of Green Belt land within MPW1 could reduce the strategic gap between Urban Barnsley and Royston and development at this location would constitute encroachment into open countryside. Green Belt Land within this General Area strongly fulfils the purposes defined within the National Planning Policy Framework, and no further Resultant Land Parcels have been identified.

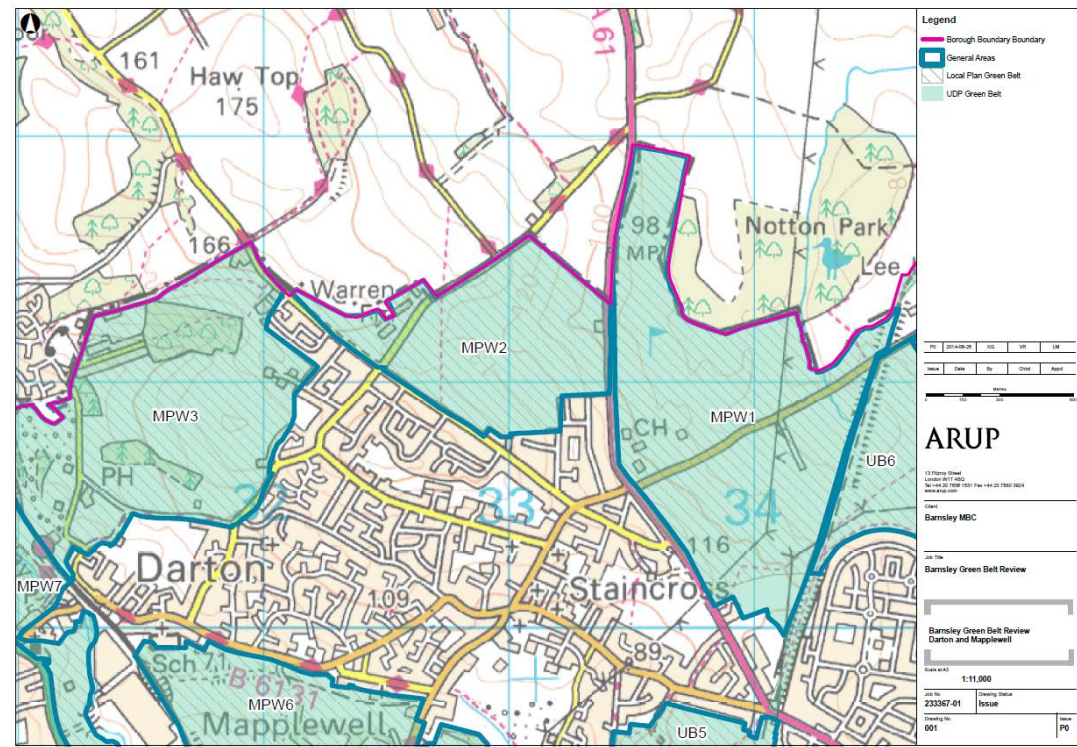
4 General Area MPW2

4.1 Stage 1: MPW2 Site Assessment Proforma

4.1.1 Introduction

MPW2, comprises an irregularly-shaped Green Belt area which adjoins the Barnsley Borough Boundary to the north of Staincross, was visited and appraised against five equally-weighted purposes of the Green Belt. MPW2 achieves a score of 15 out of 25; this means that as a whole, the General Area is considered to be moderately fulfilling the purposes of the Green Belt.

Figure 4.1 MPW2 General Area



Site Details	Site Reference	MPW2		
	Location	Land to the North of Staincross		
	Site Area (Ha)	56.1		
	Developed area	Low; 'general area' contains number of residential dwellings off Warren Lane		
	Land adjoining the existing urban area	Low; General Area adjoins built form to the north of Mapplewell		
Purpose	Fulfilment of the Purpose	Assessment	Qualitative Summary and Score	
Check unrestricted sprawl of large built-up areas	Boundary Definition			
	Durable/ 'Likely to be Permanent' Features	Infrastructure: Motorway; public and made roads; a railway line; river;	<p>1: Existing Green Belt boundary at this location is weakly formed by features lacking durability or permanence. One or two boundary features may exist but these may be sparse or intermittent, or the existing built form boundary is very irregular, inconsistent or intermediate. This boundary would not restrict development from sprawling.</p> <p>3: Existing Green Belt boundary which has two or more boundary features which are fairly prominent. Contains at least one boundary which is weak or lacking permanence.</p> <p>5: would represent an existing Green Belt boundary which is bordered by prominent features in the landscape, 'hard' infrastructure or existing development, and the existing built form boundary is considered to be strongly established, regular or consistent. This boundary would adequately restrict urban sprawl and provides a sense of permanence.</p>	<p>The existing Green Belt boundary comprises Windhill Lane to the south and the fairly angular built form off Bourne Walk, Fairway Avenue and Limes Close. The existing Green Belt boundary is considered to be relatively strong, although with somewhat decreasing strength to the south eastern corner.</p> <p>The proposed Green Belt boundary would be formed by the Warren Lane and a weakly defined footpath to the west, Spring Lane to the north and Wakefield Road to the west. This boundary is considered to be strongly defined and durable.</p> <p>There are no strongly defined internal features which would form appropriate boundaries, should the 'general area' be considered for sub-division.</p>
		Landform: Stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; existing development with strong established boundaries.		
	Features lacking in durability/ Soft boundaries	Infrastructure: private/ unmade roads; power lines; development with weak or intermediate boundaries.		
Natural: Field Boundary, Tree line				
Level of Containment				

	Protect open land contiguous to Urban Barnsley	<p>5: Contiguous to Urban Barnsley and would generally protect the Green Belt from urban sprawl. These Green Belt areas could protect 'Green Arcs' or 'Green Swathes' which distinguish villages.</p> <p>3: Connected to Urban Barnsley and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Urban Barnsley but which does not protect land considered to be 'open land'.</p>	<p>The Barnsley Settlement Assessment (Jacobs, update 2007) identified Staincross, Mapplewell and Athersley North as forming part of Darton in the Barnsley Urban Area.</p> <p>MPW2 is contiguous with Staincross and Mapplewell and does function to protect the countryside to the north of Barnsley Urban Area from urban sprawl.</p>
	Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p>5: 'general area' which is fundamental to maintaining a 'strategic gap' of less than 1.5km between the Town Centre and neighbouring larger towns.</p> <p>3: 'general area' which protects a 'strategic gap' which is already more than 1.5km wide.</p> <p>1: 'general area' which does not function to protect a 'strategic gap'.</p>	<p>This General Area does not function to protect a 'strategic gap' between Urban Barnsley and any of the Principal Towns within the General Area.</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>Built form along Warren Lane and angular development off Limes Close results in an area which is partially contained with the existing built form of Mapplewell and Staincross. This area would have a strong functional relationship with the built form of Mapplewell and Staincross.</p> <p>There are however no strongly defined features within this General Area to allow for small-scale release of this area of containment. Other portions of Green Belt within the General Area are considered to be not contained within the built form.</p>
	Total Score		3 / 5
Assisting in safeguarding the countryside from encroachment	Positively enhances the beneficial use of the Green Belt, by providing access to the countryside, provide opportunities for outdoor	<p>5: Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience.</p> <p>3: Supports two or three 'beneficial uses' which may</p>	<p>This General Area contains a series of pathways which connect to the West Yorkshire Cycle Route and beyond. Access to this General Area and the countryside, from built form in the south east is</p>

	<p>sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.</p>	<p>be less well promoted and be valued by a Local or Borough audience</p> <p>1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>moderate.</p> <p>The General Area therefore provides moderate access to the countryside, but high levels of local 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>This General Area contains low levels of built form off Warren Lane.</p> <p>The undulating topography of the General Area and low levels of development do however offer a strong rural character and high visual amenity with long-line views towards Wakefield Borough.</p>
	Total Score:		4/ 5
Prevent neighbouring towns merging into one another	<p>Prevent development that would result in a merging of or a significant erosion of 'essential gaps' between these larger settlements or settlements outside the borough.</p>	<p>5: would represent an 'essential gap', where development would visually or physically reduce this to an unacceptable width.</p> <p>3: would represent a 'largely essential gap' or a 'narrow gap' where there may be scope for some development, but where the overall openness and the scale of the gap is important to restrict settlements from merging</p> <p>1: a 'wide gap' or an area of Green Belt which does protect a land gap between settlements</p>	<p>This General Area does protect an essential gap between settlements.</p> <p>Approximately 1.6km to the north west lies the Wakefield Village of Woolley and approximately 1.6km to the north east lies the Wakefield Village of Notton. The scoring offered to this purpose reflects the scale of these villages and the size of this land gap.</p>
	Total Score		4/ 5
Preserve the setting and special character	<p>Make a positive contribution to the</p>	<p>5: 'General area' contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/</p>	<p>There are no historic towns within Barnsley and no</p>

of historic towns	setting or protect key views to conservation area or historic assets	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	historic assets within this 'general area'.
	Total Score		1 / 5
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt. 2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	The designation of the land in MPW2 means that it is assisting urban regeneration and reciprocally maintains the openness of the countryside.
	Total Score		3 / 5
Total			15 / 25

4.1.2 Functional relationship of MPW2 to existing built form

MPW2 achieved a score of 15 out of 25 within the General Area Green Belt Assessment Proforma. This score demonstrates the MPW2 is fulfilling the five purposes of the Green Belt to a moderately strong degree.

With no listed features or conservation areas, the General Area provides little function in a preserving the setting or character of historic towns or Barnsley's historic assets. Further analysis of the site assessment proforma identified that the perceived strength of Green Belt boundaries and the ability of the 'general area' Green Belt boundary prevent towns from merging result in the 'general area' scored weaker

The south eastern section of MPW2 has a fairly strong functional relationship with the existing built form of Staincross and Mapplewell. Release of land surrounding Limes Close and Limes Avenue could present an opportunity to strengthen the Green Belt boundary at this location. Isolated residential development in the north west of the 'general area' has a weaker functional relationship with the urban area of Mapplewell

MPW2 attains the greatest score for the ability to assist in safeguarding the countryside from encroachment. Levels of openness and the strongest rural character are sustained to the north, however Spring Lane would form a defensible boundary which would check unrestricted urban sprawl of Barnsley Urban Area.

Owler well and a Public Right of Way are not considered to form strong boundaries, and use of Warren Lane to divide the 'general area' would result in a small disconnected 'general area'. Sub-division of the 'general area' would therefore not be appropriate in this location.

4.1 Stage 2: Technical Site Assessment

4.1.1 Overview

An overall score of 15 indicates that the Green Belt in MPW2 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 MPW2 is suitable for development, the General Area is assessed against three technical site constraints which would limit opportunities for development. The Three technical site constraint criteria used to appraise Green Belt land align with the criteria developed by Barnsley Metropolitan Borough Council as part of the Housing Sites Selection Methodology and Employment Sites Selection Methodology. This ensures that all sites (both within and outside of the Green Belt) are appraised in a consistent and robust manner.

Statutory Designations

The General Area contains two Public Rights of Way, which connect from Mapplewell to the West Yorkshire Cycle Route in Wakefield. There are no other international or national designations within MPW2.

Flood Risk

The Barnsley SFRA (2010) reveals that MPW2 is situated within Flood Risk Zone 1. The Area is therefore unencumbered by flood risk constraints.

Topography / Landscape / Visual

The topography within MPW2 is fairly undulating and slopes towards the A61 in the north east.

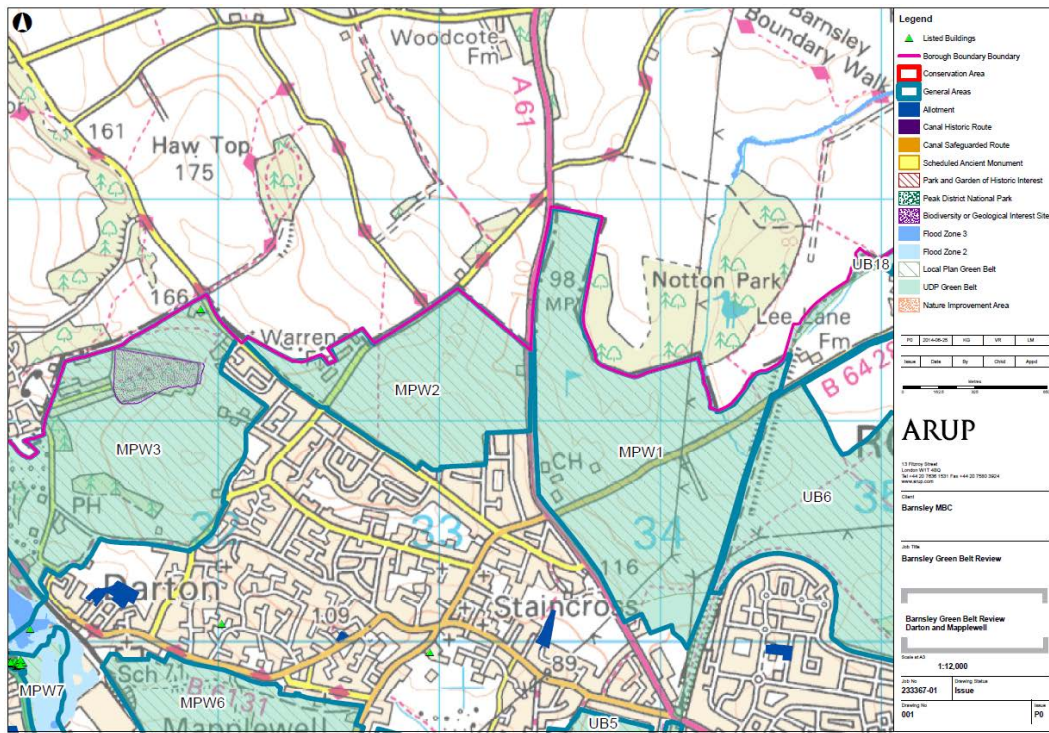
The character of the General Area is strongly rural and offers high levels of visual amenity across sporadic settlements within Wakefield.

Green Belt land forms part of the National Character Area 38 and contains areas of Deciduous Woodland BAP Priority Habitat

Historic Environment

There are no historic towns within Barnsley and no historic assets within this General Area’.

Figure 4.2: MPW2 Technical Site Constraints Assessment



4.1.2 Conclusion

The capacity of the Green Belt in MPW2 to fulfil the purposes defined within the National Planning Policy Framework is relatively weak; however the presence of technical site constraints within the area is low.

Whilst areas to the east and west of Warren Lane do have a role in safeguarding the countryside from encroachment, both portions of the General Area are considered to have a weak function in preserving the setting of historic assets and

the existing Green Belt boundary is considered to have a moderate role in restricting urban sprawl.

Both areas to the east and west of Warren Lane are relatively unconstrained by technical site constraints.

4.1.3 Defining a Resultant Land Parcel

Overview

Based on the assessment of the extent to which the existing Green Belt is fulfilling the purposes as set out in the NPPF, and the analysis of site based constraints, it is possible to define a Resultant Land Parcel from MPW2 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology.

Resultant Land Parcel MPW2a

The land parcel identified as a potential option to be released from the Green Belt is situated to the east of Warren lane

The land parcel provides the opportunity to re-define the Green Belt boundary by utilising Wakefield Road and Spring Lane in the north, Warren Lane in the west and the existing built form in the south east. This would create a more permanent, defensible boundary which is likely to endure beyond the lifetime of the Local Plan.

Resultant Land Parcel MPW2b

The second land parcel identified as a potential option to be released from the Green Belt is situated to the west of Warren lane

The land parcel provides the opportunity to re-define the Green Belt boundary by utilising Warren Lane in the east and the extent of the built form in the south west. This would create a more permanent, defensible boundary which is likely to endure beyond the lifetime of the Local Plan.

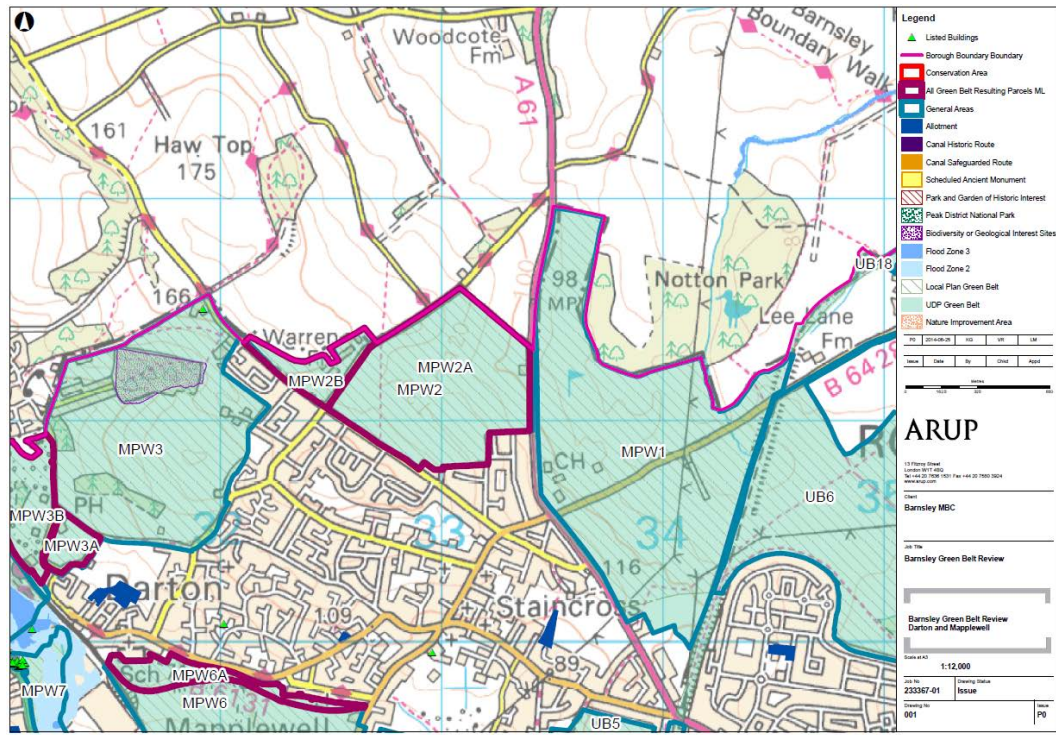
4.2 Stage 3: Evaluating the Potential Newly Defined Green Belt Boundary

4.2.1 Overview

The following assessment is made on the basis that the land parcel in MPW2 is removed from the Green Belt. This allows the 'new' Green Belt boundary to be tested against the five Green Belt purposes as defined within the NPPF, and to ensure that the 'new' Green Belt boundary is appropriate, defensible and likely to be permanent. This stage is reported in a qualitative style. Any resulting land parcels proposed for release from the Green Belt will then subsequently be put forward for assessment using the Barnsley Housing Site Assessment Methodology.

4.2.2 Re-appraisal of Resultant Land Parcel MPW2a and MPW2b

Green Belt Purpose	Assessment
To check the unrestricted sprawl of large built-up areas	<p>The newly defined Green Belt boundary for MPW2a would be well-defined by the permanent features of Wakefield Road and Spring Lane in the north, and Warren Lane in the west. This boundary will check unrestricted sprawl with development unable to go further than the road boundaries.</p> <p>The newly-defined Green Belt boundary for MPW2b would be defined by the extent of the built form in the north west and the Borough boundary in the north. Whilst this boundary is relatively weak, land within MPW2b weakly fulfils the remaining purposes of the Green Belt and therefore release of this Green Belt land could strengthen the role of the Green Belt beyond this boundary.</p>
To prevent neighbouring towns merging into one another	<p>Approximately 1.6km to the north west of both MPW2a and MPW2b lies the Wakefield Village of Woolley and approximately 1.6km to the north east lies the Wakefield Village of Notton. The scoring offered to this purpose reflects the scale of these villages and the size of this land gap, and therefore release of this General Area is unlikely to impact on this essential gap between Barnsley and settlements in Wakefield.</p>
To assist in safeguarding the countryside from encroachment	<p>Land within MPW2 displays high levels of openness. Release of this land will reduce the level of openness, but serve to safeguard valued land to the east from development. Employment place-making principles at this location could ensure that levels of openness are not perceivably lost.</p>
To preserve the setting and special character of historic towns.	<p>Development in the land parcel would not have a detrimental impact on the character and nature of Mapplewell or impact on the setting of any listed heritage assets.</p>
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	<p>In creating a stronger, permanent boundary the newly defined Green Belt would continue to assist the overall objective to deliver urban regeneration.</p>

Figure 4.3 MPW2a and MPW2b Resultant Land Parcels

4.3 Conclusion for MPW2

The capacity of the Green Belt in MPW2 to fulfil the purposes defined within the National Planning Policy Framework is relatively weak; however the presence of technical site constraints within the area is low.

Whilst the existing Green Belt boundary functions to preserve the land gap between Urban Barnsley and settlements in Wakefield and the General Area maintains high levels of openness, the General Area has a weak role in preserving the setting of heritage assets and restricting urban sprawl.

To the east of Warren Lane, Wakefield Road and Spring Lane present an opportunity to redefine the existing Green Belt boundary to the east of the General Area and provide a boundary which is significantly stronger than what currently exists.

To the west of Warren Lane, the General Area contains higher levels of built form and therefore has a weaker role in safeguarding the countryside from encroachment. Whilst the Borough boundary forms a fairly weak boundary for this Resultant Land Parcel, release of this land could strengthen the role of this Green Belt beyond this boundary.

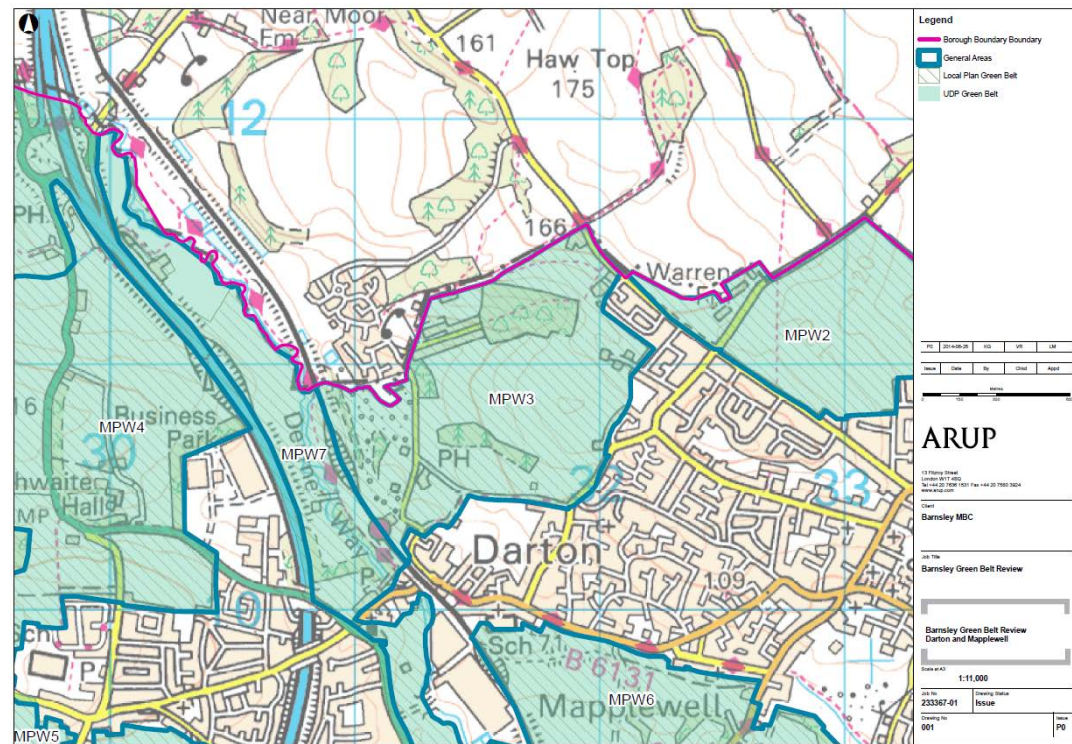
5 MPW3 ‘General Area’

5.1 Stage 1: MPW3 Site Assessment Proforma

5.1.1 Introduction

MPW3, comprises an irregularly shaped area of Green Belt to the north west of Mapplewell and to the south of Woolley, was visited and appraised against five equally-weighted purposes of the Green Belt. MPW3 achieves a score of 14 out of 25; this means that as a whole, the General Area is moderately fulfilling the purposes of the Green Belt.

Figure 5.1 MPW3 General Area



Site Details	Site Reference	MPW3		
	Location	Land to the west of Mapplewell and south of Woolley Grange		
	Site Area (Ha)	98.4		
	Developed area	Percentage of development within the 'General Area' Moderate; General Area contains development off Bluebell Road, the Woolley public house, sheds off Bloomhouse Lane and farm off Coniston Avenue,		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form Moderate; General Area adjoins the built form of Mapplewell to the east and Darton 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;	<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 this General Area is formed by the irregular built form to the west of Mapplewell, built form of Staincross to the east and north east, and area of safeguarded land to the south of Bloomhouse Lane. The built form is particularly irregular surrounding Bloomhouse Lane and Woolley Colliery Road in the south west. The existing Green Belt boundaries are therefore considered to be weak.</p> <p>The proposed Green Belt boundary could be formed by the operational rail line in the west (with services travelling from Leeds to Sheffield), Bloomhouse Road including the area of Safeguarded Land to the south, the Borough boundary to the north which follows a weakly defined pathway and Windhill Lane to the north. Bloomhouse Lane and Woolley Colliery Road form two strongly defined, internal features which would from suitable boundaries should the General Area be considered for sub-division. Husband Wood and</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</p>	
Natural: Field Boundary, Tree line				

		sprawl .and provides a sense of permanence.	Windhill Wood would also form relatively strong internal features, which would effectively divide the General Area into two halves.
Level of Containment			
Protect open land contiguous to Urban Barnsley	<p>5: Contiguous to Urban Barnsley and would generally protect the Green Belt from urban sprawl. These Green Belt areas could protect ‘Green Arcs’ or ‘Green Swathes which distinguish villages.</p> <p>3: Connected to Urban Barnsley and would protect ‘open land’ from urban sprawl.</p> <p>1: Connected to Urban Barnsley but which does not protect land considered to be ‘open land’.</p>	<p>The Barnsley Settlement Assessment (Jacob, update 2007) identified Mapplewell and Staincross in Darton as forming part of Barnsley Urban Area.</p> <p>MPW3 is contiguous to Staincross and Mapplewell and does function to protect the countryside to the north of Barnsley Urban Area from urban sprawl. The level of openness reduces within the western portion of the General Area.</p>	
Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p>5: ‘general area’ which is fundamental to maintaining a ‘strategic gap’ of less than 1.5km between the Town Centre and neighbouring larger towns.</p> <p>3: ‘general area’ which protects a ‘strategic gap’ which is already more than 1.5km wide.</p> <p>1: ‘general area’ which does not function to protect a ‘strategic gap’.</p>	<p>As Mapplewell and Staincross form part of Darton, in Urban Barnsley, this General Area does not maintain a ‘strategic gap’ between Urban Barnsley and the other Principal Towns within Barnsley.</p>	
Displays low levels of containment within the existing development patterns.	<p>5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p>3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form.</p> <p>1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural</p>	<p>As a whole, MPW3 is partly contained to the north, east and south within the built form of Staincross and Mapplewell. Residential dwellings at Bluebell Road and Woolley Grange to the north of the Borough boundary also function to contain the northern portion of the general area.</p> <p>Alongside the area of safeguarded land to the east, the area to the east of Woolley Colliery Road and west of Bloomhouse Lane could form a suitable area of consolidation which would round-off the built form of Darton.</p>	

		rounding of the built form .	
Total Score			2 / 5
Assisting in safeguarding the countryside from encroachment	Positively enhances the beneficial use of the Green Belt, by providing access to the countryside, provide opportunities for outdoor sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.	<p>5: Supports four or more ‘beneficial uses’ of the Green Belt which serve a Local, Borough and Regional audience.</p> <p>3: Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience</p> <p>1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.</p>	<p>MPW3 contains a sports ground, play area, football ground and allotment gardens. There are also a number of footpaths which traverse the site and Husband Wood which is an Ancient Woodland.</p> <p>The General Area therefore supports access to the wider countryside, provides opportunities for outdoor sport and recreation, supports an enhanced level of biodiversity and provides local 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 openness and rural character of the General Area varies from north to south, with patterns reflecting the levels of built form.</p> <p>Land within the General Area falls away to the south, which allows for long-line views from the north across Darton and to the west of Barnsley.</p> <p>To the north, these long-line views support a sense of openness, whilst dense pockets of woodland at Pye Wood and Husband Wood provide a high amenity value. The topography also limits the detrimental impact of built form in the east.</p> <p>The central area of MPW3, to the north of Pye Wood and south of Husband Wood maintains a high level of openness as a result of a sloping topography.</p> <p>To the south and west of Pye Wood, the openness and rural character of MPW3 is reduced. Views are interrupted by development at Woolley Grange and the perceived openness is lessened by a flatter topography. Previously developed land and greater levels of built form within the south western section also reduce the rural character of this south western section.</p>
Total Score:			3/ 5

Prevent neighbouring towns merging into one another	Prevent development that would result in a merging of or a significant erosion of 'essential gaps' between these larger settlements or settlements outside the borough.	5: would represent an 'essential gap', where development would visually or physically reduce this to an unacceptable width. 3: would represent a 'largely essential gap' or a 'narrow gap' where there may be scope for some development, but were the overall openness and the scale of the gap is important to restrict settlements from merging 1: a 'wide gap' or an area of Green Belt which does protect a land gap between settlements	Development within MPW3 would result in coalescence of the 500m land gap between the built form of Barnsley and Woolley Grange in Wakefield.
	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 Barnsley, however there is one Listed Building within the General Area which comprises the grade II Listed Windhill Gate Farmhouse and attached outbuildings.
	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	The designation of the land in MPW3 means that it should assist urban regeneration in Darton and Mapplewell and reciprocally maintain the openness of the Barnsley countryside. However, a large area of previously developed land to the south of Woolley Colliery Road detracts from the perceived strength of the Green Belt boundary in support urban regeneration. Removal

		developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	of this area from the Green Belt may encourage regeneration and re-use of this land.
	Total Score		2 / 5
Total			14/25

5.1.2 Functional relationship of MPW3 to existing built form

MPW3 achieved a score of 14 out of 25 within the General Area Green Belt Assessment Proforma. This score demonstrates the MPW3 is fulfilling the five purposes of the Green Belt to a moderately strong degree.

With no listed features or conservation areas, the General Area provides little function in preserving the setting or character of historic towns or Barnsley's historic assets. Areas of previously developed land and fragmented development plots in the south west resulted in the General Area scoring lower in its ability to assist in urban regeneration, by encouraging the recycling of derelict land,. Weakly defined boundaries to the northeast and south, also resulted in the General Area retaining a weak function in its ability to check unrestricted sprawl of Barnsley Urban Area.

The north eastern and south western sections of MPW3 do have a stronger functional relationship with the existing built form of Mapplewell.

To the south, release of areas of previously developed land and the area of safeguarded land to the south of Bloomhouse Lane could allow for development which could have a strong functional relationship with the Barnsley Urban Area. Development at this location could result in the coalescence of Urban Barnsley with Woolley; however a token of separation could be included into any development proposals. Woolley Colliery Road and Bloomhouse Lane are permanent features which could form a strong boundary for the Green Belt which would endure beyond the plan period

Whilst the boundary of the Green Belt in the north is weakly defined by the irregular built form off Conistone Avenue and Windhill Drive, the northern portion of the General also displays the strongest rural character and long-line views to western Barnsley support the highest level of openness. Large-scale land release at this location would represent unchecked urban sprawl as this land is currently assisting in the safeguarding of the countryside from encroachment. A very small area of containment may be appropriate to the north of Coniston Avenue and bounded to the east by a fairly prominent field boundary.

5.2 Stage 2: Technical Site Assessment

5.2.1 Overview

An overall score of 14 indicates that the Green Belt in MPW3 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 MPW3 is suitable for development, the General Area is assessed against three technical site constraints which would limit opportunities for development. The three technical site constraint criteria used to appraise Green Belt land align with the criteria developed by Barnsley Metropolitan Borough Council as part of the Housing Sites Selection Methodology and Employment Sites Selection Methodology. This ensures that all sites (both within and outside of the Green Belt) are appraised in a consistent and robust manner.

Statutory Designations

There are two Public Rights of Way within the General Area, which connect Woolley Grange to Urban Barnsley. There are no other international or national designations within MPW3.

Flood Risk

The Barnsley SFRA (2008) reveals that MPW3 is situated within Flood Risk Zone 1. The Area is therefore unencumbered by flood risk constraints.

Topography / Landscape / Visual

The openness of the General Area varies and land within the General Area falls away to the south from a peak of 130m to a low of 75m in the south west. This change in topography allows for long-line views from the north across Darton and to the west of Barnsley.

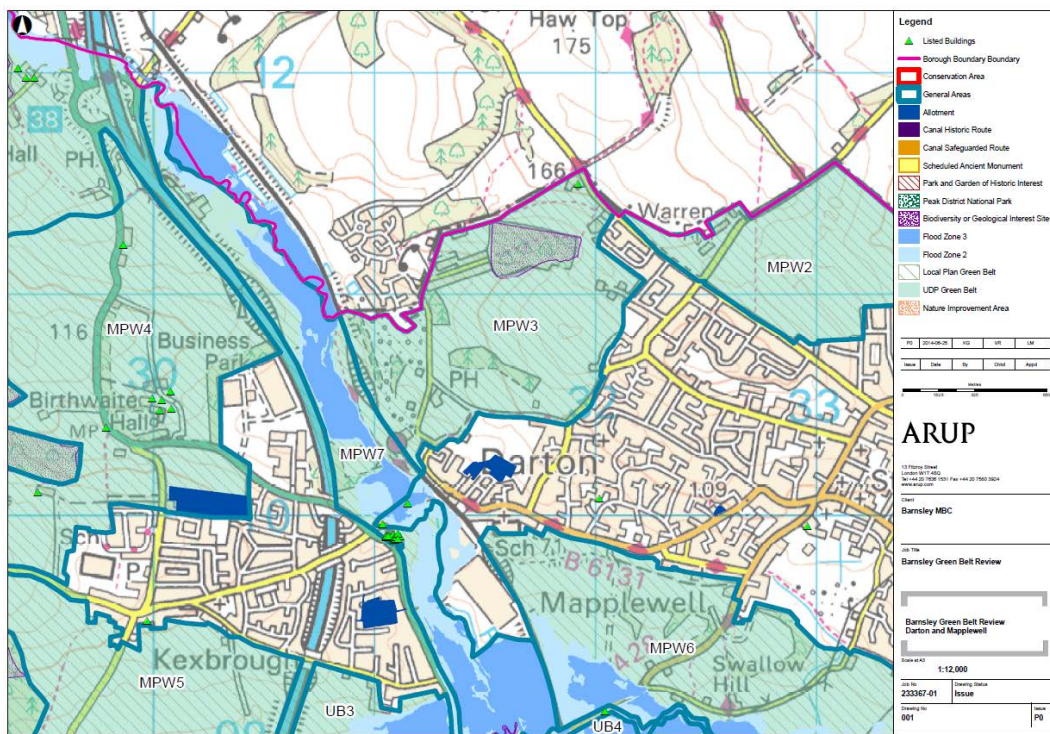
Husband Wood forms an area of Ancient Woodland. The General Area contains Traditional Orchard BAP Habitat and Deciduous Woodland BAP Priority Habitat.

Historic Environment

There is one Listed Building within the General Area which comprises the grade II Listed Windhill Gate Farmhouse and attached outbuildings

There is one area of Ancient Woodland within the General Area.

Figure 5.2 MPW3 Technical Site Constraints



5.2.2 Conclusion

The capacity for the Green Belt in MPW3 to fulfil the purposes defined within the National Planning Policy Framework varies. The level of technical site constraints also differs across the General Area.

Although the existing Green Belt boundary to the north west is angular and relatively weak in definition, the northern portion of the Green Belt is very open, supports long-line views across western Barnsley and has a strong role in safeguarding the countryside from encroachment. The northern portion of the General Area is relatively more constrained by the presence of a Grade II listed building and areas of Ancient Woodland.

To the south, areas of previously developed land, low levels of openness and a relatively weak Green Belt boundary result in a weaker function in fulfilling the purposes defined within the NPPF. Whilst Woolley Colliery Road and Bloomhouse Lane form strong permanent features, development of this Green Belt land would result in coalescence of Staincross and Woolley Grange, within the jurisdiction of Wakefield. Land to the south of the General Area is less constrained by technical site constraints.

5.2.3 Defining a Resultant Land Parcel

Overview

Based on the assessment of the extent to which the existing Green Belt is fulfilling the purposes as set out in the NPPF, and the analysis of site based constraints, it is possible to define two Resultant Land Parcels from MPW3 that could be put forward for consideration in the Housing Sites Selection Methodology and the Employment Sites Selection Methodology.

Resultant Land Parcel MPW3a

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

The land parcel provides the opportunity to re-define the Green Belt boundary by utilising Woolley Colliery Road in the west and Bloomhouse Lane in the north. Using the area of safeguarded land as an existing Green Belt boundary, the proposed boundaries are strongly defined and likely to be durable.

Resultant Land Parcel MPW3b

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

In combination with MPW3, the land parcel provides an opportunity to re-define the existing Green Belt boundary by utilising Woolley Colliery Road and the weakly defined Borough boundary in the north.

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 MPW3 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 MPW3a

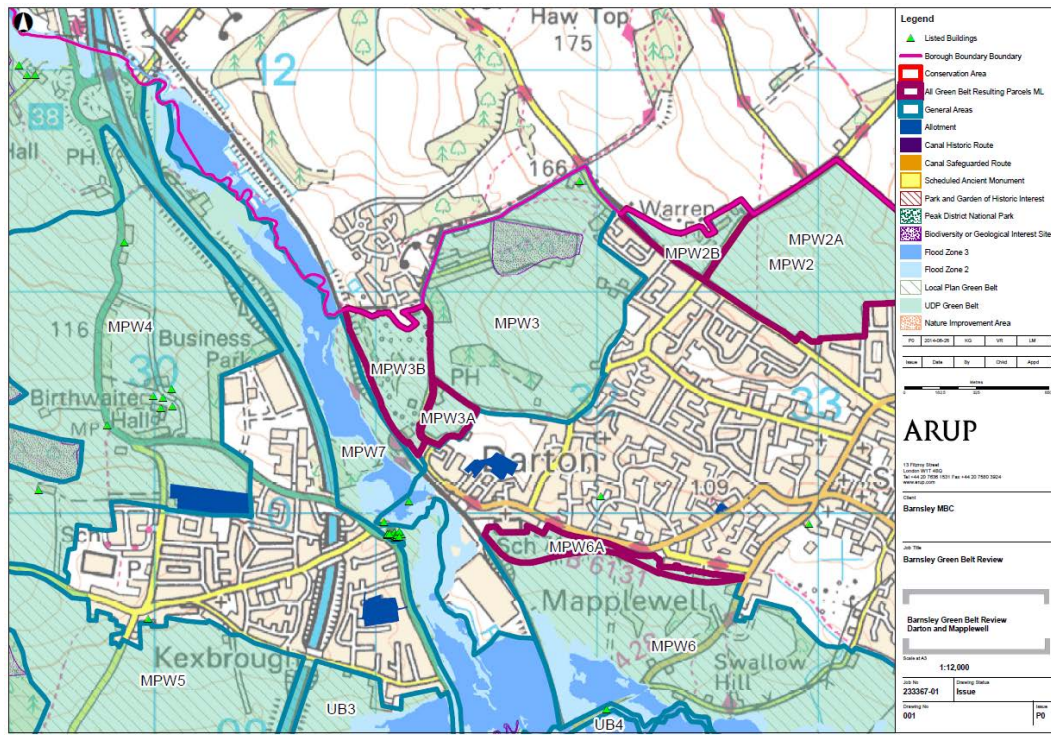
Green Belt Purpose	Assessment
To check the unrestricted sprawl of large built-up areas	The newly defined Green Belt boundary would be defined by the permanent features of Bloomhouse Lane in the north and Woolley Colliery Road in the west. Alongside the area of safeguarded land, these boundaries are significantly stronger than what currently exists at Bloomhouse Lane.
To prevent neighbouring towns merging into one another	Woolley Colliery Road and Bloomhouse Lane would prevent Bloomhouse from merging with Woolley Grange in the north. This is an essential gap and therefore the separation should be maintained.
To assist in safeguarding the countryside from encroachment	High levels of previously developed land and high levels of containment, mean that the new boundary based on the road network would serve to safeguard the countryside from encroachment. The built form at the convergence of Bloomhouse Lane and Woolley Colliery Road indicate that no further encroachment would occur.
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 Mapplewell and Darton, or on the listed building within the General Area.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	In creating a stronger, permanent boundary which removes areas of previously developed land from the Green Belt, the newly defined boundary would continue to assist the overall objective to deliver urban regeneration.

5.3.3 Re-appraisal of Resultant Land Parcel MPW3b

Green Belt Purpose	Assessment
To check the unrestricted sprawl of large built-up areas	Alongside MPW3a, the newly defined Green Belt boundary would be defined by the permanent features of Bloomhouse Lane in the south and Woolley Colliery Road in the west. Release of this previously developed land from the Green Belt would strengthen the perceived role of the Green Belt in checking the unrestricted urban sprawl of the Mapplewell/ Darton.

<p>To prevent neighbouring towns merging into one another</p>	<p>Release of this Green Belt land would result in coalescence of Woolley Grange with Darton/Mapplewell. However, Woolley Grange in Wakefield, which comprises development of 375 dwellings on the Woodlands Woolley Colliery to the north of the General Area, adjoins the Borough boundary.</p> <p>Development within MPW3 would reduce this essential gap land gap between the built form of Barnsley and Woolley Grange in Wakefield, and would require cross boundary discussions.</p>
<p>To assist in safeguarding the countryside from encroachment</p>	<p>High levels of previously developed land and high levels of containment mean that the new boundary based on the road network would serve to safeguard the countryside from encroachment.</p>
<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 Mapplewell and Darton, or on the listed building within the General Area.</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 which removes areas of previously developed land from the Green Belt, the newly defined boundary would continue to assist the overall objective to deliver urban regeneration.</p>

Figure 5.3 MPW3a and MPW3b Resultant Land Parcels



5.4 Conclusion for MPW3

Having received an overall score of 14, the Green Belt in MPW3 is not considered to be fulfilling the purposes of the Green Belt as thoroughly as other Green Belt areas within Barnsley.

Whilst the northern portion of the General Area is more constrained by the presence of a Grade II listed building and areas of Ancient Woodland, the southern portion of the General Area is less constrained and contains large areas of previously developed land.

Bloomhouse Lane and Woolley Colliery Road, and Woolley Colliery Road and the weakly-defined Borough boundary in the north, represent two relatively well-defined Resultant Land Parcels which represent an opportunity to identify land which is weakly fulfilling the purposes of the Green Belt and re-define the Green Belt boundary.

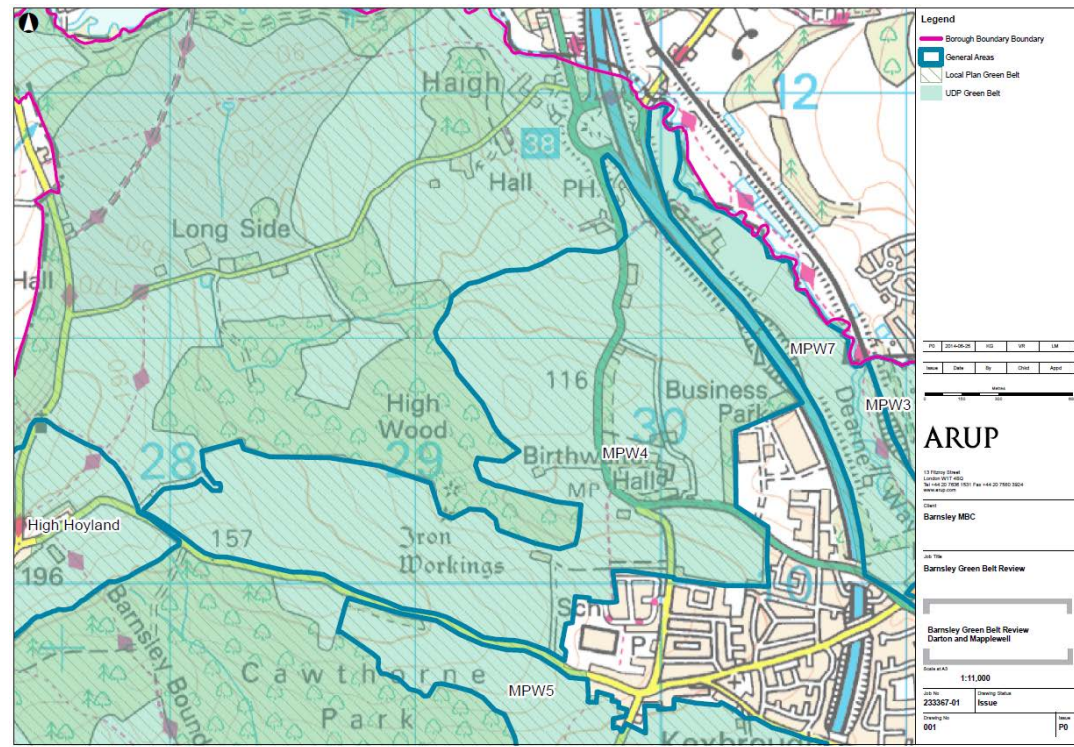
6 General Area: MPW4

6.1 Stage 1: MPW4 General Area Assessment Proforma

6.1.1 Introduction

MP4, which comprises an irregular shaped area to the north of Kexborough, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. MP4 achieves a score of 16 out of 25; this means that as a whole, the General Area is strongly fulfilling the purposes of the Green Belt.

Figure 6.1 MPW4 General Area



Site Details	Site Reference	MPW4		
	Location	North and north west of Kexborough		
	Site Area (Ha)	215.0		
	Developed area	Percentage of development within the 'General Area' Moderate to Low; General Area contains Darton Advanced Learning Centre., Swithen House, Birthwaite Hall, Brook Hill, Highwood Farm and Squirrel Hall		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form Low; General Area' adjoins built form to the north of Kexborough and the Birthwaite Business Park.		
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 moderately irregular and angular built form to the north and west of Kexborough.</p> <p>This irregularity is particularly noticeable to the south of Huddersfield Road and east of Ballfield Lane. To the west of Ballfield Lane, the newly developed Darton ALC and the sharply decreasing topography supports the rounding-off of the existing built-form. The strength of the existing Green Belt boundary therefore varies, but it largely weak.</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</p>	
Natural: Field Boundary, Tree line				

		sprawl .and provides a sense of permanence.	considered for sub-division.
Level of Containment			
Protect open land contiguous to Urban Barnsley	<p>5: Contiguous to Urban Barnsley and would generally protect the Green Belt from urban sprawl. These Green Belt areas could protect 'Green Arcs' or 'Green Swathes which distinguish villages.</p> <p>3: Connected to Urban Barnsley and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Urban Barnsley but which does not protect land considered to be 'open land'.</p>	<p>The Barnsley Settlement Assessment (Jacob, update 2007) identified Kexborough, and the wider Darton, as forming part of Urban Barnsley.</p> <p>MPW4 is contiguous with Kexborough and Green Belt at this location plays a fundamental role in protecting the countryside from the urban sprawl of Barnsley.</p>	
Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p>5: 'general area' which is fundamental to maintaining a 'strategic gap' of less than 1.5km between the Town Centre and neighbouring larger towns.</p> <p>3: 'general area' which protects a 'strategic gap' which is already more than 1.5km wide.</p> <p>1: 'general area' which does not function to protect a 'strategic gap'.</p>	<p>This General Area does not function to protect a strategic 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>As a whole, the General Area is not contained within the existing built form. However there are areas, particularly to the west of Ballfield Lane which would constitute natural rounding of the 'built form'.</p>	
Total Score			3 / 5
Assisting in safeguarding the countryside from	Positively enhances the beneficial use of the Green Belt, by providing access to	5: Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience.	There are a number of footpaths which traverse the General Area and an allotment gardens. The Ancient Woodland of High Wood and Cawthorne Park

encroachment	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>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>provides high levels of local amenity and biodiversity.</p> <p>Access to the countryside from residents of Kexborough is relatively high and the General Area supports high local amenity.</p> <p>The General Area therefore supports access to the wider Barnsley western rural countryside, opportunities for outdoor recreation, high levels of local amenity and enhanced levels of biodiversity.</p>
	Protects the openness of the countryside and is least covered by development.	<p>5 represents a 'general area' which protects the intrinsic openness of the countryside. This may include general areas which are considered locally important to maintaining the openness of the Green Belt or which have a strong unspoilt rural character. These areas will contain less than 5% built form.</p> <p>3 represents a 'general area' which possesses a largely rural, open character with a low level of built form (less than 25% built form).</p> <p>1 represents a 'general area' which possesses a semi-urban character and built form, or which possesses large areas of previously developed land (more than 25% built form).</p>	<p>Despite the decline of the topography within the General Area to the M1 motorway in the east, MPW4 displays a high level of openness and a strongly rural character. Green Belt at this location protects the intrinsic openness of the countryside to the north of Barnsley.</p> <p>The undulating topography within the General Area produces long line views eastwards towards Urban Barnsley and westwards towards Gowcroft Wood and West Royd Holt.</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>Approximately, 1.7km to the north of MPW4 is the hamlet of Haigh in Kirklees, and approximately 3.1km is Clayton West in Kirklees.</p> <p>Whilst this General Area does have some role in protecting an essential gap, this is very wide and is therefore not likely to be impacted by release of Green Belt land surrounding Kexborough. The score for the General Area against this purpose reflects this large land gap.</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 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 MPW4 contains a number of listed features, including:</p> <ul style="list-style-type: none"> Grade II listed Birthwaite Hall and listed ancillary features (Statue of John Silvester, Pair of Gate Piers, Gardener's Cottage, East West Range of Farm Buildings) Grade II Squirrel Hall Farm <p>Development within MPW4 would need to have regard to the setting of these listed features. Given the size and scale of the Birthwaite Hall, it is likely that setting will be relatively sensitive.</p>
	Total Score		3/ 5
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	<p>3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt.</p> <p>2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.</p>	<p>The designation of the land in MPW4 means that it should assist urban regeneration in Darton and Mapplewell and reciprocally maintain the openness of the Barnsley countryside.</p> <p>However, development of the Darton ALC has reduced the perceived strength of the Green Belt at this location.</p>
	Total Score		3 / 5
Total			16/ 25

6.1.2 Functional relationship of MPW4 to existing built form

MPW4 attains a score of 16 out of 25, which suggests that the General Area is fulfilling the purposes of the Green Belt. Whilst there are areas to the south of the A637 Huddersfield Road and east of Ballfield Lane which do have a strong functional relationship to Darton, this General Area is considered to be strongly assisting in safeguarding the countryside from encroachment and preserving the setting of Birthwaite Hall.

6.2 Conclusion for MPW4

Relatively strong existing Green Belt boundaries, a strong contribution to preserving the setting of historic assets and a contribution towards assisting in safeguarding of the western countryside of Barnsley from encroachment, results in a General Area which strongly fulfils the purposes of the Green Belt boundary. Therefore, no Resultant Land Parcels have been identified for further appraisal.

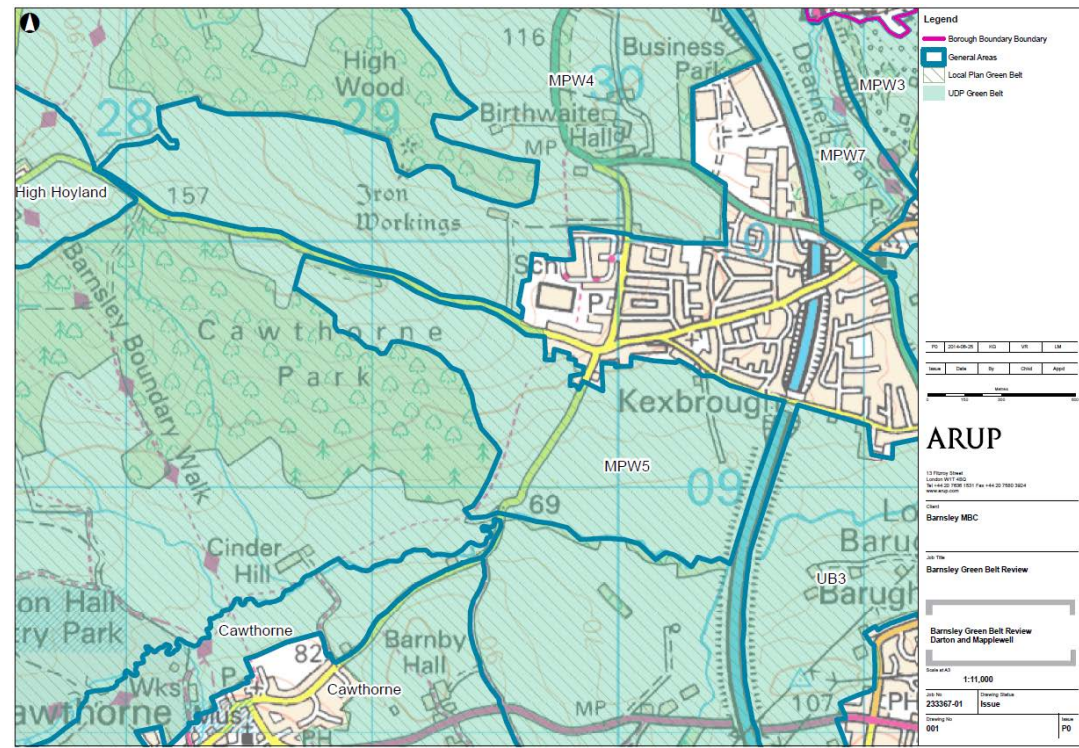
7 General Area: MPW5

7.1 Stage 1: MPW5 Green Belt Assessment Proforma

7.1.1 Introduction

MPW5, which comprises a rectilinear shaped area to the south of Kexborough, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. MPW5 achieves a score of 16 out of 25; this means that as a whole, the General Area is deemed to be strongly fulfilling the purposes of the Green Belt.

Figure 7.1 MPW5 General Area



Site Details	Site Reference	MPW5		
	Location	Land to the south of Kexborough		
	Site Area (Ha)	100.8		
	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 Moderate; 'general area' adjoins built form to the south of Kexborough		
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 largely regular, although ribbon-like built form to the south of Kexborough. This boundary is considered to be relatively strong, although there are small areas of irregularity to the south west of Town Farm.</p> <p>The proposed Green Belt boundaries could comprise the Upper Field Lane in the north, a weakly defined footpath and Cawthorne Park forest to the west, Cawthorne Dike to the south and the M1 in the east. Proposed boundaries therefore vary in strength and are particularly weak in the west.</p> <p>Cawthorne Lane is a strong internal feature, which could form an appropriate 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 Urban Barnsley	<p>5: Contiguous to Urban Barnsley and would generally protect the Green Belt from urban sprawl. These Green Belt areas could protect 'Green Arcs' or 'Green Swathes which distinguish villages.</p> <p>3: Connected to Urban Barnsley and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Urban Barnsley but which does not protect land considered to be 'open land'.</p>	<p>The Barnsley Settlement Assessment (Jacob, update 2007) identified Kexborough, and the wider Darton, as forming part of Urban Barnsley.</p> <p>MPW5 is contiguous with Kexborough and Green Belt at this location plays a fundamental role in protecting the rural western countryside from the urban sprawl of 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>MPW5 does have a very weak role in protecting a strategic gap between Barnsley Urban Area and the Principal Town of Penistone in the south west. Given the scale of this land, the role of this General Area in protecting a strategic gap is very weak and weakened further by the location of Cawthorne in the south west.</p>
Displays low levels of containment within the existing development patterns.	<p>5: Not contained within the existing urban form. Development in this Green Belt area would be largely independent of the existing development patterns.</p> <p>3: Partly contained (between 20% and 50% contained) within the existing form. Development within this green belt area would not constitute a natural rounding of the built form.</p> <p>1: Highly contained within the urban form (approximately 50% and above). Development within this green belt area would represent a natural rounding of the built form .</p>	<p>As a whole, this general area is not contained within the existing urban form.</p> <p>A very small area exists to the south west of Town Farm which could be suitable for consolidation. However, a density of development at this location would be relatively out of character from the existing ribbon-like development within Kexborough.</p>
Total Score		4 / 5
Assisting in safeguarding the countryside from	Positively enhances the beneficial use of the Green Belt, by providing	<p>5: Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and Regional audience.</p> <p>This Green Belt area contains land in agricultural use, a cricket ground and a series of pathways, which are relatively well used by the residents of Kexborough. The</p>

encroachment	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>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>General Area also borders the Ancient Woodland of Cawthorne Wood.</p> <p>The General Area therefore supports access to the countryside, supports enhanced levels of biodiversity and possesses high levels of local 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>This Green Belt General Area slopes gently from north to south, which supports long-line views back to Urban Barnsley.</p> <p>Very low levels of built form and land in agricultural use supports a strong rural character of MPW5. This General Area is fundamental to maintaining the western rural countryside, however the presence of the M1 does restrict this General Area from attaining the highest score against this Green Belt purpose.</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>The village of Cawthorne exists approximately 1.6km to the south of Kexborough. Development within MPW5 could reduce the distance between Urban Barnsley and this village by up to 700m.</p> <p>Therefore, whilst this is a ‘largely essential gap’, it is also a fairly substantial gap. Development within this area is unlikely to result in the coalescence Cawthorne and Kexborough (and Darton).</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 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 historic asset within MPW5.</p> <p>Appropriate development within MPW5 would need to respect the setting of the Grade II Listed Barn at Kexborough Hall Farm off Churchfield Lane.</p>
	Total Score		2/ 5
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	<p>3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt.</p> <p>2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.</p>	The designation of the land in MPW5 means that it should assist urban regeneration in Darton and Mapplewell and reciprocally maintain the openness of the Barnsley countryside.
	Total Score		3 / 5
Total			16/ 25

7.1.2 Functional relationship of MPW5 to existing built form

MPW5 attains a score of 16 out of 25, which suggests that the General Area is strongly fulfilling the purposes of the Green Belt. Whilst there are areas surrounding Town Farm which do have a strong functional relationship to Darton, Green Belt land within this General Area is considered to be strongly assisting in safeguarding the countryside from encroachment and directing development towards Kexborough and the remainder of Urban Barnsley. Land within the General Area is considered to be fulfilling a Green Belt purpose and therefore no 'Resultant Land Parcels' are identified for further analysis.

7.2 Conclusion for MPW5

Relatively strong existing Green Belt boundaries, and a strong contribution towards assisting in safeguarding of the western countryside of Barnsley from encroachment, results in a General Area which fulfils the purposes of the Green Belt boundary.

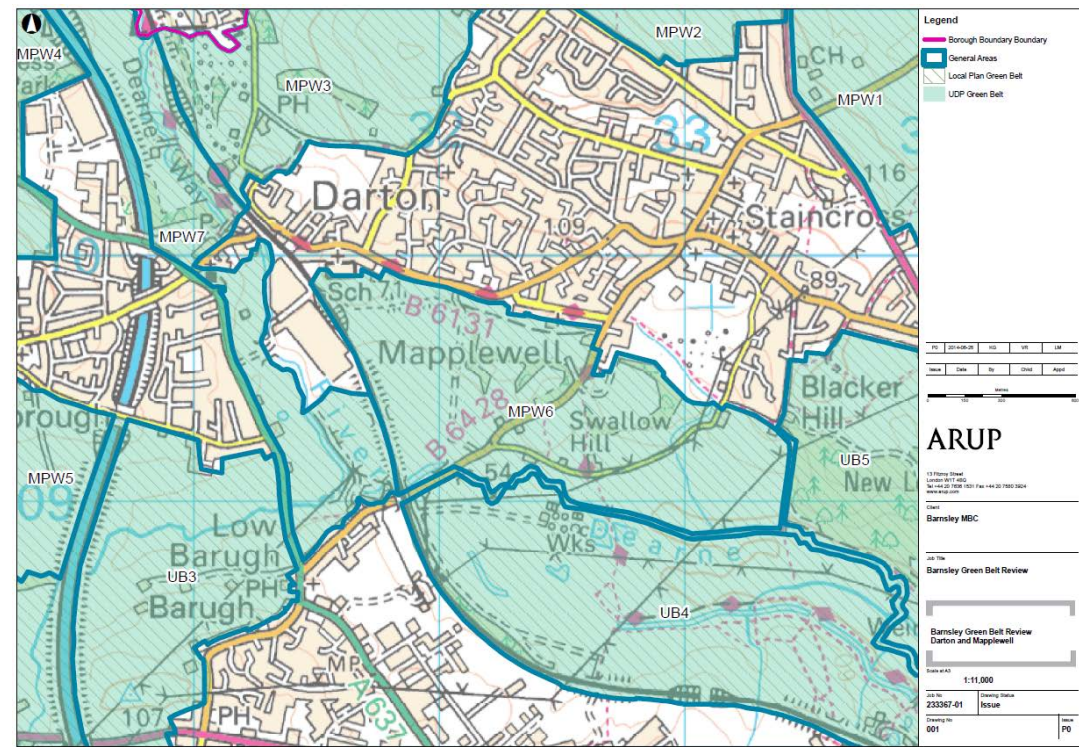
8 General Area: MPW6

8.1 Stage 1: MPW6 Site Assessment Proforma

8.1.1 Introduction

MPW6, which comprises an oval-shaped area of Green Belt to the south of Mapplewell, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. MPW6 achieves a score of 15 out of 25; this means that as a whole, the General Area is deemed to be moderately fulfilling the purposes of the Green Belt.

Figure 8.1 MPW6 General Area



Site Details	Site Reference	MPW6		
	Location	South of Mapplewell and West of Darton		
	Site Area (Ha)	113.3		
	Developed area	Percentage of development within the 'General Area' Very Low; 'general area' contains Swallow Hill Farm and Hill End Farm		
	Land adjoining the existing urban area	Total length of the perimeter adjoining the urban form Moderate; the northern boundary of the 'general area' adjoins the built form to the south of Mapplewell		
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 formed by the well-defined B6131 Darton Lane and the built form of Mapplewell to the north. To the north west, the existing Green Belt boundary is weakly defined by the disused tip. Green Belt boundaries are therefore considered to be mixed, yet relatively strong.</p> <p>Proposed Green Belt boundaries could comprise Dearne Hall Road supported by the well-defined River Dearne and moderately-defined Cawthorne Dike in the south, the Leeds – Sheffield train line in the west and a weakly defined pathway to the east. The proposed boundary therefore varies in strength.</p> <p>Spark Lane, Swallow Hill and the disused railway line are three strong internal features which could form appropriate boundaries should the General Area be sub-divided.</p>
		Landform: Stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; existing development with strong established boundaries.		
	Features lacking in durability/ Soft boundaries	Infrastructure: private/ unmade roads; power lines; development with weak or intermediate boundaries.	<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 Urban Barnsley	<p>5: Contiguous to Urban Barnsley and would generally protect the Green Belt from urban sprawl. These Green Belt areas could protect 'Green Arcs' or 'Green Swathes' which distinguish villages.</p> <p>3: Connected to Urban Barnsley and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Urban Barnsley but which does not protect land considered to be 'open land'.</p>	<p>The Barnsley Settlement Assessment (Jacobs, update 2007) identified Staincross and Mapplewell as forming part of Darton in the Barnsley Urban Area.</p> <p>Alongside UB5 and UB4, MPW6 does function as a green wedge which protects the countryside to the north of Barnsley Urban Area from urban sprawl.</p>
		Protect the strategic gap between Barnsley town centre and the larger towns of Royston, Cudworth, Goldthorpe, Wombwell, Hoyland and Penistone.	<p>5: 'general area' which is fundamental to maintaining a 'strategic gap' of less than 1.5km between the Town Centre and neighbouring larger towns.</p> <p>3: 'general area' which protects a 'strategic gap' which is already more than 1.5km wide.</p> <p>1: 'general area' which does not function to protect a 'strategic gap'.</p>	<p>Approximately 1km to the south of MPW6 is Barugh Green which is connected to Urban Barnsley. Development within this General Area could reduce the distance between Mapplewell and Barugh Green to 200m.</p> <p>The Barnsley Settlement Assessment (Jacobs, update 2007) identified Mapplewell and Barugh Green as forming part of the Barnsley Urban Area, and therefore this land gap is not considered to be strategic.</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 General Area as a whole is partly contained by the existing built form of Mapplewell to the north and north east, and the built of Darton to the west. Development within MPW6 could also assist in 'rounding off' the southern portion of Mapplewell.</p> <p>A small area of land to the north of the disused railway could consolidate the current development patterns between Darton and Mapplewell.</p>
		Total Score		3 / 5
Assisting in safeguarding the	Positively enhances the beneficial use of the	5: Supports four or more 'beneficial uses' of the Green Belt which serve a Local, Borough and	Green Belt General Area contains a number of footpaths and a bridleway. The dismantled railway line to the north of	

countryside from encroachment	Green Belt, by providing access to the countryside, provide opportunities for outdoor sport and recreation, retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land.	Regional audience. 3: Supports two or three ‘beneficial uses’ which may be less well promoted and be valued by a Local or Borough audience 1: Supports one beneficial use of the Green Belt or less, which may be valued by a local or no audience.	MPW6 limits the overall accessibility of this General Area to residents of Mapplewell. The disused railway line has also been identified as a multi-user recreational route. Despite the presence of the large-scale electricity pylons, the General Area does maintain high levels of openness and is highly valued as a Green Wedge into the heart of Barnsley. The General Area therefore supports moderate levels of access to the countryside and provides opportunities for recreation along the multi-user recreational route.
	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).	The openness of this Green Belt General Area varies from north to south. To the north of the disused railway line, the openness of the MPW6 is very limited by a dense tree-buffer. This northern portion of MPW6 does not assist in safeguarding the countryside from encroachment. Whilst there are low levels of built form to the south of the disused railway line, a number of very large pylons seek to reduce the rural character of the area. The topography of MPW6 which slopes gently from north to south does provide long-line although shallow views towards urban Barnsley. Alongside UB5 and UB4, MPW6 does function as a wider green wedge which protects the countryside to the north of Barnsley Urban Area from urban sprawl.
	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	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	Approximately 1km to the south of MPW6 is Barugh Green which is connected to Urban Barnsley. Development within this General Area could reduce the distance between Mapplewell and Barugh Green to 200m. Whilst Mapplewell and Barugh Green are considered to form part of Urban Barnsley, it is important to recognise a degree of separation between these areas. Although this land

	settlements outside the borough.	important to restrict settlements from merging 1: a 'wide gap' or an area of Green Belt which does protect a land gap between settlements	gap is not 'essential', this land gap is less than 400m in the west and therefore it could be considered to be fairly 'narrow and largely essential'.
Total Score			3/ 5
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	5: 'General area'. contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/or land has a significant historic relationship with its countryside setting and would be highly sensitive to development 3: The 'General Area' contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area 1: This 'General area' contains no listed buildings in or near the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value	There are no 'historic towns' within Barnsley, however there is one Grade II listed historic asset in MPW6. Grade II listed Barugh Bridge is located to the south of the General Area off Spark Lane. Development to the south of the area will need to acknowledge any impact on the setting of this asset. MPW6, alongside UB4, UB5 and UB1 provides a green wedge into the heart of Urban Barnsley. This green wedge has value in terms of defining the way the built form in Barnsley has evolved.
Total Score			2/ 5
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.	3: All Green Belt General Areas will be awarded a consistent baseline score for the overall restrictive nature of the Green Belt. 2: Locations where there is significant new development or large previously developed sites, Green Belt at this location is not considered to be strongly assisting in urban regeneration.	The designation of the land in MPW6 means that it is assisting urban regeneration and reciprocally maintains the openness of the countryside.
Total Score			3 / 5
Total			15/ 25

8.1.2 Functional relationship of MPW6 to existing built form

MPW6 achieved a score of 15 out of 25 within the General Area Green Belt Assessment Proforma. This score demonstrates the MPW6 is fulfilling the five purposes of the Green Belt to a moderately strong degree.

Analysis of the site assessment proforma indicates that the General Area scores weakest for its ability to preserve the setting of historic assets and special character of historic town and its ability to prevent neighbouring towns from merging. MPW6, alongside UB4, UB5 and UB1, does however protect a Green Wedge into the heart of urban Barnsley which holds historic value in terms of defining the way the built form in Barnsley has evolved and provides separation between neighbourhoods of Urban Barnsley

With a fairly weak existing Green Belt boundary, the area to the north of the dismantled railway line does not perform a function in safeguarding the countryside from encroachment. Release of land at this location would assist in the urban regeneration of Urban Barnsley and would possess a strong functional relationship with the existing built form of Mapplewell.

The area to the south of the disused railway line does have a stronger role in assisting in safeguarding the countryside from encroachment; however a number of very large electrical pylons and the industry in the west do reduce the perceived openness and rural character of the General Area. Release of this area of Green Belt could negatively impact on the Green Wedge which travels into the heart of Barnsley, but Swallow Hill Road and Dearne Hall Road would form a defensible and durable boundary should this southern area be considered a suitable resultant land parcel. Whilst removal of the Green Belt at this southern location could result in a 'rounding off' of the built form of Mapplewell, this southern area is unlikely to have a strong functional relationship with existing built form.

Although the Green Belt boundary is more irregular near Swallow Hill Road, releasing land to the east of this road could result in unrestricted encroachment into a Green Wedge which meanders into the heart of Barnsley Urban Area.

8.2 Stage 2: Technical Site Assessment

8.2.1 Overview

An overall score of 15 indicates that the Green Belt in MPW6 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 MPW6 is suitable for development, the General Area is assessed against three technical site constraints which would limit opportunities for development.

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

Statutory Designations

MPW6 contains the Dearne Way footpath and bridleway. There are no other international or national designations within MPW6.

Flood Risk

The Barnsley SFRA (2010) reveals that the southern portion of MPW6 is situated within Flood Risk Zone 3. An area of Flood Risk Zone 2 also extends north of Dearne Hall Road to a relatively well-defined track. The developable area of MPW6 would therefore be limited by flood risk constraints.

The SFRA does establish the proposed location of a number of flood defences which would ameliorate the Flood Risk posed by the River Dearne at Mapplewell.

Topography / Landscape / Visual

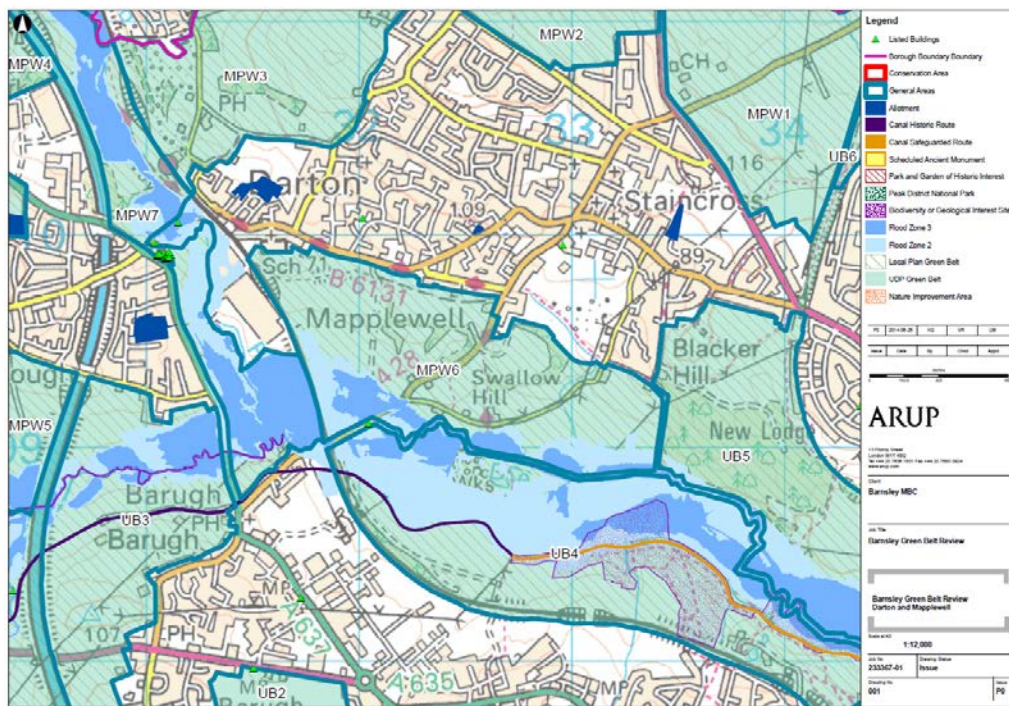
The topography of General Area cascades gently towards the River Dearne in the south. To the south of the dismantled rail line, this topography does support long-line shallow views back towards Urban Barnsley.

To the north of the disused rail line, the character of the Green Belt has been diluted by residential development and the newly-developed Darton ALC which supports a semi-urban character. The character of the landscape to the south of the disused rail line has been diluted by very large scale electrical pylons and the Dearne Mill Industrial Estate.

Historic Environment

The General Area contains one Grade II listed building, Barugh Bridge which exists to the south of General Area off Spark Lane.

Figure 8.2 MPW6 Technical Site Constraints Assessment



8.2.2 Conclusion

It is clear that MPW6 can be divided into three parts: north of the dismantled railway line, south of the dismantled railway line and east of Swallow Hill Lane.

To the north of the dismantled railway line, Green Belt land is currently unconstrained by technical site constraints and has a strong functional relationship with the existing built form of Mapplewell. Green Belt at this location does not perform a function in safeguarding the countryside from encroachment and release of land at this location could assist in the urban regeneration of Urban Barnsley.

The area to the east of Swallow Hill Lane is constrained in part by the area of Flood Risk Zone 3 to the south. Long-line, uninterrupted views to Urban Barnsley and a flat topography, indicate that this portion of MPW6 has a strong role in assisting in safeguarding the countryside from encroachment and has functions to protect the Green Wedge into Barnsley Urban Area.

The area to the south of the disused railway line, north of Dearne Hall Road and west of Swallow Hill Lane is constrained by Flood Risk Zone 3. As a result of the boundary of Flood Risk Zone 3a, the proposed boundary of the Green Belt would need to be defined by a well-defined drain to the south west and Swallow Hill Road in the south west. Removal of the Green Belt at this southern location could result in a 'rounding off' of the built form of Mapplewell, although this southern area is unlikely to have a strong functional relationship with existing built form. Similar to the area to the east of Swallow Hill Lane, this southern area of the MPW6 also has a strong role in safeguarding the Borough-wide valued Green Wedge into the heart of Urban Barnsley.

The disused rail line to the north provides a strong durable boundary which does function to check the unrestricted sprawl of Mapplewell and safeguard the Green Wedge into Barnsley Urban Area.

8.2.3 Defining a Resultant Land Parcel

Overview

Based on the assessment of the extent to which the existing Green Belt is fulfilling the purposes as set out in the NPPF, and the analysis of site based constraints, it is possible to define a Resultant Land Parcel from MPW6.

Resultant Land Parcel – MPW6a

The land parcel identified as a potential option to be released from the Green Belt is situated to the south of Darton Lane and north of the dismantled rail line.

Release of this land parcel from the Green Belt provides the opportunity to strengthen the existing Green Belt boundary by utilising the existing built form to the east and west, and the dismantled railway line to the south. This newly defined Green Belt boundary could 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

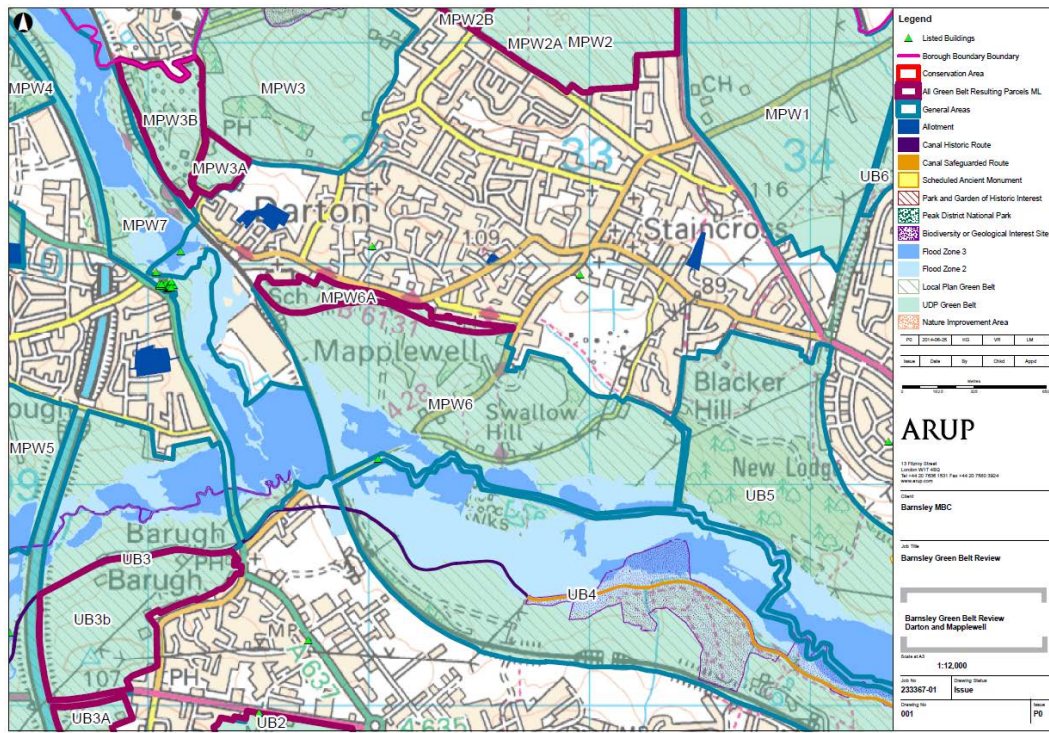
8.3.1 Overview

The following assessment is made on the basis that the land parcel in MPW6 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.

8.3.2 Re-appraisal of Resultant Land Parcel MPW6a

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 the dismantled railway line to the south and the existing built form of Mapplewell to the west and east. The newly defined Green Belt boundaries would check the unrestricted urban sprawl which has occurred to the south of Darton Lane. On this basis, the proposed boundaries would be significantly stronger than what currently exists at Mapplewell.
To prevent neighbouring towns merging into one another	The strongly defined disused railway would prevent neighbouring settlements of Mapplewell and Staincross in the north from merging with Barugh Green and other neighbourhoods of Urban Barnsley in the south/Release of this area of Green Belt land to the south would ensure that the Green Wedge, provided by Green Belt land within UB5, UB4 and MPW6, is maintained.
To assist in safeguarding the countryside from encroachment	To the north of the disused railway line, the openness of the MPW6 is very limited by a dense tree-buffer. This northern portion of MPW6 does not assist in safeguarding the countryside from encroachment. Release of land within MPW6a would not impact the Green Wedge, provided by Green Belt land within UB5, UB4 and MPW6.
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 Mapplewell/Darton. Release of Green Belt within this Resultant Land Parcel could allow for a natural 'rounding off' of the existing built form of Darton.
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 8.3 MPW6a Resultant Land Parcel

8.4 Conclusion for MPW6

From an assessment of the land within MPW6, it is evident that the Green Belt is not strongly fulfilling the purposes defined within the NPPF and the local interpretation of these within the Barnsley Stage 1 Green Belt Methodology.

Whilst the areas to the south and east of Swallow Hill Lane are considered to be strongly functioning to safeguard the Green Wedge into the heart of Urban Barnsley from encroachment, the area to the north of the dismantled railway line is considered to have a weak role in safeguarding the countryside from encroachment, preserving the setting of historic assets and preventing neighbouring towns from merging in to one another.

Although the existing Green Belt boundary is considered to be relatively strong, use of the dismantled railway as a proposed new Green Belt boundary presents an opportunity to further strengthen the Green Belt boundary and provide a permanent defensible features which is likely to be permanent.

The Resultant Land Parcel MPW6a is therefore defined by the dismantled railway line in the south.

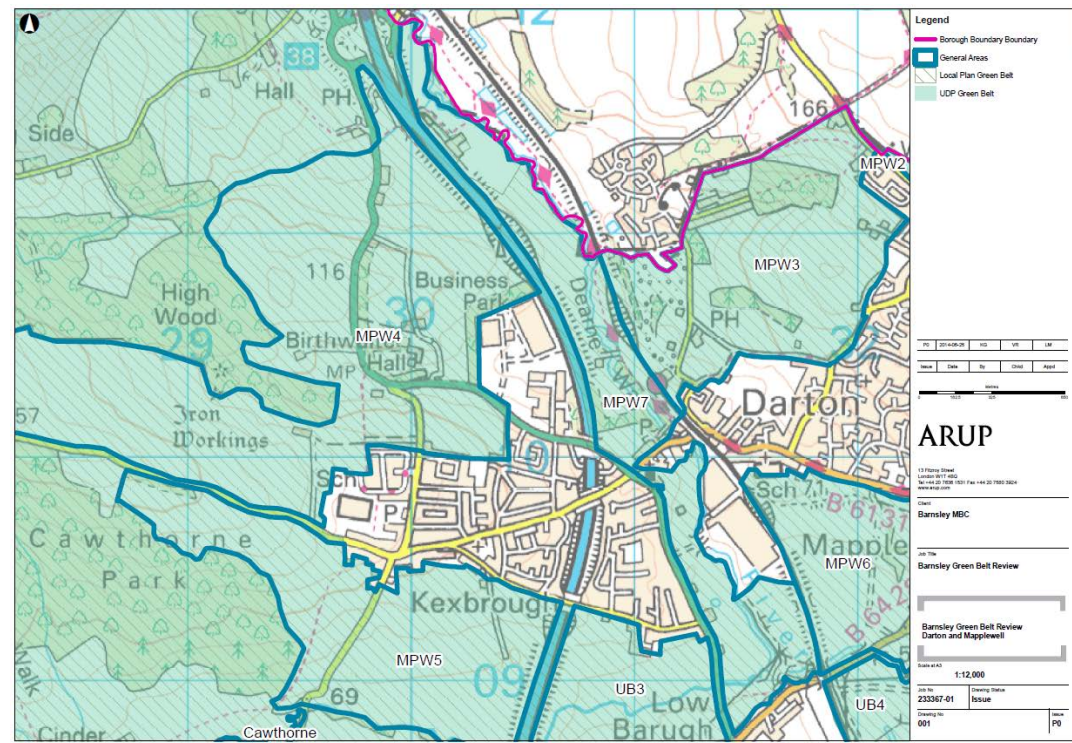
9 MPW7 ‘General Area’

9.1 Stage 1: MPW7 Site Assessment Proforma

9.1.1 Introduction

MPW7, which comprises a linear area of Green Belt to the west of Mapplewell and east of Darton, was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. MPW7 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 MPW7 General Area



Site Details	Site Reference	MPW7		
	Location	Land to the east of Darton and west of Mapplewell		
	Site Area (Ha)	82.3		
	Developed area	Percentage of development within the 'General Area' Low; 'general area' contains riverside farm, cricket ground, car park and Beece Farm		
	Land adjoining the existing urban area	Moderate – Low; General Area adjoins the built form of Darton and Kexborough in the west and Mapplewell 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 irregular built form to at Church Street, Huddersfield Road and the Dearne Mill Industrial Estate. The existing Green Belt boundary is therefore relatively weak and unlikely to remain durable for the lifetime of the plan.</p> <p>The proposed Green Belt boundaries would comprise the M1 motorway, the Leeds-Sheffield railway line to the west, the Borough Boundary to the north and Cawthorne Dike to the south. Proposed boundaries are mostly well-defined and likely to be durable. The northern boundary is less well defined and considered to be weak.</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>	<p>Church Street and the River Deane represent two strong internal features which could form an appropriate boundary should the General Area be considered for sub-division.</p>	
	Natural: Field Boundary, Tree line			

	Level of Containment		
	Protect open land contiguous to Urban Barnsley	<p>5: Contiguous to Urban Barnsley and would generally protect the Green Belt from urban sprawl. These Green Belt areas could protect 'Green Arcs' or 'Green Swathes' which distinguish villages.</p> <p>3: Connected to Urban Barnsley and would protect 'open land' from urban sprawl.</p> <p>1: Connected to Urban Barnsley but which does not protect land considered to be 'open land'.</p>	<p>The Barnsley Settlement Assessment (Jacobs, update 2007) identified Darton, as forming part of Urban Barnsley.</p> <p>MPW7 is contiguous with Mapplewell and Darton. However due to the linear nature of MPW7 and proximity to the M1, this General area does not play a key role in protecting the countryside from the urban sprawl of 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>MPW7 does not protect a strategic gap between Barnsley Urban Area and large urban areas within Barnsley.</p> <p>Development within this General Area would result in the coalescence of Barugh Green and Darton. However, the Barnsley Settlement Assessment (Jacobs, update 2007) identified Darton and Barugh Green as forming part of the Barnsley Urban Area, and therefore this land gap is not considered to be strategic.</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>Due to the form of this General Area, development would partly contained within the existing urban area.</p> <p>The area to the west of the Dearne Mill Industrial Estate and to the north of Beece Farm would form an area suitable for containment; however boundaries do not reflect this.</p> <p>A second well-contained area to the north of Church Street and south of the area of Green Space, would form a further area suitable for consolidation.</p>
	Total Score		2 / 5
Assisting in safeguarding the	Positively enhances the beneficial use of the Green Belt, by providing	5: Supports four or more 'beneficial uses' of the Green Belt which serve a Local,	This General Area contains a Cricket Ground, Recreation Ground, skatepark, cemetery, forested areas and areas of

countryside from encroachment	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.	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.	Green Space (allocated within the UDP). The Dearne river corridor gives the perception of access into the countryside. Although the General Area supports relatively low levels of access to the countryside, it does provide opportunities for outdoor sport and recreation and supports enhanced biodiversity.
	Protects the openness of the countryside and is least covered by development.	5 represents a ‘general area’ which protects the intrinsic openness of the countryside. This may include general areas which are considered locally important to maintaining the openness of the Green Belt or which have a strong unspoilt rural character. These areas will contain less than 5% built form. 3 represents a ‘general area’ which possesses a largely rural, open character with a low level of built form (less than 25% built form). 1 represents a ‘general area’ which possesses a semi-urban character and built form, or which possesses large areas of previously developed land (more than 25% built form).	Given the form of the General Area, detrimental influence of the M1 and rail line and the percentage of the perimeter which adjoins the urban form, the level of openness within this general area is relatively limited. Despite low levels of built form, the General Area possesses a semi-urban character.
	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	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	Development within this ‘general area’ would result in the coalescence of Barugh Green and Darton. Whilst the Barnsley Settlement Assessment (Jacobs, update 2007) identified Darton and Barugh Green as forming part of the Barnsley Urban Area, it is important to recognise a degree of separation between these areas. Although this land gap is not ‘essential’, this gap could be considered to be

	borough.	1: a 'wide gap' or an area of Green Belt which does protect a land gap between settlements	largely essential and very 'narrow'.
Total Score			3/ 5
Preserve the setting and special character of historic towns	Make a positive contribution to the setting or protect key views to conservation area or historic assets	<p>5: 'General area' contains a number of Grade I listed features, conservation areas or SAMs within the Green Belt area and/or land has a significant historic relationship with its countryside setting and would be highly sensitive to development</p> <p>3: The 'General Area' contains two or more Grade II listed buildings within the Green Belt General Area and/or the Green Belt has some role in safeguarding the characteristic historic form, or scale, or setting of a Conservation Area</p> <p>1: This 'General area' contains no listed buildings in or near the Green Belt area and/or land at this location has very little historic character recognised as being of conservation value</p>	<p>There are no 'historic towns' within Barnsley; however there are a number of listed features within MPW_7 which includes the Grade I listed Church of All Saints and 23 grade II listed headstones and three Grade II listed cottages.</p> <p>Development within MPW7 has the potential to impact on the setting of these historic assets, particularly the Grade I listed church.</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>	<p>On the whole, the Green Belt boundary at MAP7 has sought to direct development towards Darton and Mapplewell assist in the regeneration of these urban areas.</p> <p>However, the irregular built form of Deane Mill and built form off Church Street has reduced the perceived strength of the Green Belt.</p>
Total Score			3 / 5
Total			15/ 25

9.1.2 Functional relationship of MPW7 to existing built form

MPW7 achieved a score of 15 out of 25 within the General Area Green Belt Assessment Proforma. This score demonstrates the MPW7 is fulfilling the five purposes of the Green Belt to a moderately strong degree.

Analysis of the site assessment proforma indicates that the General Area scores weakest for its strength in safeguarding the countryside from encroachment and checking unrestricted sprawl of large built up areas. The angular and isolated nature of the Dearne Mill industrial estate and built form off Church Street has reduced the perceived strength of the Green Belt boundary at this location. Although this central area does have the strongest functional relationship with Darton and Mapplewell, this location does preserve the setting of the number of historic assets.

To the northern and southern tips of the General Area, the purpose of the Green Belt in assisting in safeguarding the countryside from encroachment is more apparent. Release of land in the northern and southern areas would have not have a strong functional relationship with the existing built form of Mapplewell or Darton.

9.2 Stage 2: Technical Site Assessment

9.2.1 Overview

An overall score of 15 indicates that the Green Belt in MPW7 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 MPW7 is suitable for development, the 'general area' is assessed against three technical site constraints which would limit opportunities for development.

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

Statutory Designations

MPW7 contains the Dearne Way footpath and bridleway. There are no other international or national designations within MPW7.

Flood Risk

The Barnsley SFRA (2008) reveals that the central portion of MPW7 is situated within Flood Risk Zone 3 and the remainder is within Flood Zone 2 or acts as a functional flood plains. Development within this 'general area' would therefore be limited by flood risk constraints.

There is a small area of flood defence to the south of the 'general area' and north of Dearne Hall Road. The SFRA does establish the proposed location of a number

of flood defences which would ameliorate the Flood Risk posed by the River Dearne at Mapplewell.

Topography / Landscape / Visual

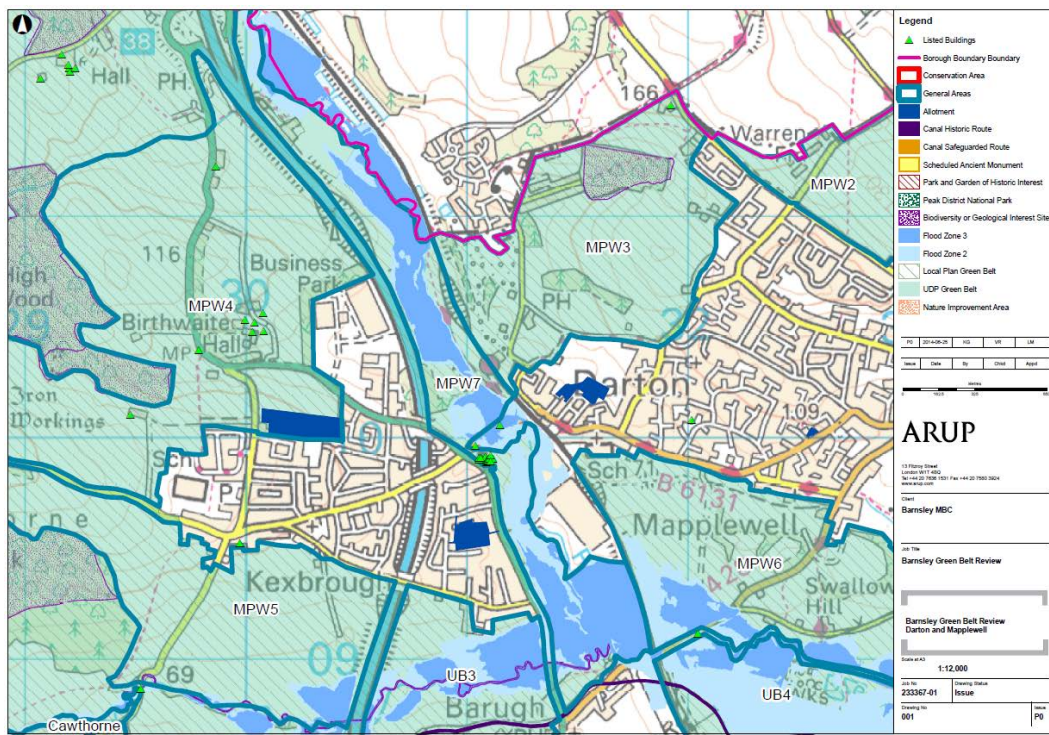
The topography within MPW7 is very flat, with land sloping in part towards the Rive Dearne. Alongside MPW6, UB4, UB5 and UB1, this General Area contributes to a Green Wedge which follows the course of the River Dearne into the heart of Barnsley. This contribution is relatively weak, however, and significantly weaker than the other General Areas.

The Dearne Mill Industrial Estate, M1 motorway and the operational rail line detracts from the rural character of the General Area and limits the visual amenity that MPW7 provides.

Historic Environment

There are no ‘historic towns’ within Barnsley; however there are a number of listed features within MPW7 which includes the Grade I listed Church of All Saints and 23 grade II listed headstones and three Grade II listed cottages.

Figure 9.2 MPW7 Technical Site Constraints Assessment



9.2.2 Conclusion

From an assessment of the technical site constraints, it is clear that MPW7 is highly constrained by the functional flood plain of the River Dearne and Flood Risk Zone 2 and 3. Whilst there is a small area of existing flood defences to the south of the General Area and proposed defences which would ameliorate the

Flood Risk posed by the River Dearne within the Barnsley SFRA (2008), this constraint would significantly limit the level of residential development achievable within the General Area.

Although the central area of MPW7 retains the strongest functional relationship to the existing built form of Mapplewell and Darton, the cluster of Grade I and Grade II listed features surrounding Church Road are likely to require an open space buffer which may restrict the developable area of the 'general area'.

9.3 Conclusion for MPW7

The site assessment proforma indicated that the existing boundary is not strongly fulfilling the purposes of the Green Belt. Whilst the central area of the Green Belt possesses the strongest functional relationship to the existing built form of Mapplewell and Darton, opportunity at this location appears limited by Flood Risk and Historic Environment Technical constraints.

It is as a result of these technical constraints that the 'general area' is not assessed for developable resultant land parcels.

10 Summary

This report provides an analysis of the Green Belt surrounding Mapplewell and Darton. 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 10.1.

Table 10.1: Green Belt Assessment of Mapplewell and Darton

Reference	Proforma	Site Visit	Score	Indicative Resultant Land Parcel
MPW1	Complete	December 2013	16	No
MPW2	Complete	December 2013	15	Yes (MPW2a and MPW2b)
MPW3	Complete	December 2013	14	Yes (MPW3a and MPW3b)
MPW4	Complete	December 2013	16	No
MPW5	Complete	December 2013	16	No
MPW6	Complete	December 2013	15	Yes (MPW6a)
MPW7	Complete	December 2013	15	No