

THE SHEFFIELD PLAN

Our City, Our Future

Green Belt Review
September 2020



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1. Introduction

- 1.1 This report sets out the process by which the Council has assessed the Sheffield Green Belt as part of the preparation of its new Local Plan (the Sheffield Plan). The outcomes of the review will be used to determine Green Belt boundaries for the long term. The review will enable spatial opportunities for growth to be identified in order to meet Sheffield's future housing needs. This is required should exceptional circumstances be demonstrated that require land to be removed from the Green Belt to help meet the need for new homes.
- 1.2 The main aim of the review has been to assess whether land within the adopted Sheffield Green Belt satisfies the purposes of Green Belt, as set out in national planning policy. Other open land on the edge of the built-up areas that is not currently in the Green Belt has also been included in the review in order to assess whether there has been any change in circumstances since the Green Belt boundary was originally established. If it is shown that such land now performs Green Belt purposes then it might, exceptionally, justify land being added to the Green Belt. We have, however, also been mindful of the Government's other key planning objectives, namely achieving sustainable development and meeting future development needs.
- 1.3 This Green Belt Review considers only those areas of Green Belt that fall within Sheffield's local planning authority boundary. The current adopted Sheffield Green Belt covers 9,175 hectares. It covers 40% of the total Sheffield local planning authority area (22,693 hectares). The Green Belt does not cover areas of Sheffield that are within the Peak District National Park.
- 1.4 Sheffield's Green Belt forms part of the larger South Yorkshire and North Derbyshire Green Belt, which covers much of the countryside within Sheffield City Region. Although this review only covers the Green Belt in the Sheffield local planning authority area, the possible implications for the Green Belt in neighbouring districts are discussed. As part of the duty to co-operate¹, a number of specific sites and parcels have been considered jointly with officers in adjoining authorities to ensure consistent appraisal. More information on this is provided in Section 8.
- 1.5 The review also includes consideration of land where development has taken place within the Green Belt since the Unitary Development Plan (1998) confirmed the boundary. Where the review shows that the land no longer performs Green Belt purposes, we note that there is potential for land to be removed from the Green Belt (see section 7). The review also includes details

¹ As part of Local Plan preparation, the duty to co-operate is a legal test that requires co-operation between local planning authorities and other public bodies to ensure that strategic matters are considered on a cross-boundary basis.



of minor amendments to the Green Belt boundary to correct untenable anomalies.

- 1.6 This Green Belt Review only covers the assessment of land according to how it performs against Green Belt purposes. The Site Selection Methodology Background Paper will explain how site deliverability, land ownership and other suitability considerations would be balanced alongside the impact on Green Belt purposes if land does need to be released from the Green Belt, and exceptional circumstances can be demonstrated. The Sheffield Plan Integrated Impact Assessment will consider a range of environmental criteria affecting land in the Green Belt, including the likely impact of development on landscape character, archaeology, and ecology.

Structure of the Background Paper

- 1.7 In Section 2, we set out the national policy context for the protection of Green Belts and outline the process for demonstrating exceptional circumstances for carrying out a Green Belt review.
- 1.8 Section 3 summarises the history of the Green Belt in Sheffield to provide local context, and section 4 sets out the overall methodology. It begins by describing the relationship of the review to the Sheffield City Region Common Approach, which aims to ensure that Green Belt reviews are carried out consistently across Sheffield City Region. It also sets out the steps used to undertake the review in Sheffield.
- 1.9 The Green Belt review is split into two parts, and section 5 sets out how part 1 has been carried out, looking broadly at large areas of the Green Belt. It summarises the results and explains how this can be used to inform part 2 of the review.
- 1.10 Part 2 of the Green Belt review looks in more detail at smaller parcels of land. Section 6 explains how these sites have been identified, and indicates how well they perform against Green Belt purposes. However, details of how we would select options for site allocation, if the Local Plan needs to remove land from the Green Belt for new homes, will be set out in the Site Selection Methodology Background Paper.
- 1.11 Section 7 discusses a list of possible deletions and additions to the Green Belt boundary that are separate to those that might be required to meet Sheffield's future development needs. Broadly these are 'untenable anomalies' where the Green Belt boundary needs an amendment in order to better reflect the position on the ground.
- 1.12 Section 8 considers the relationship to adjoining local authorities' Green Belt reviews through the Duty to Cooperate, whilst next steps are set out in Section 9.





2. National Policy Context and Exceptional Circumstances

2.1 Green Belt policy is set out in the Government's National Policy Framework (NPPF), revised 2019. This section reviews the parameters set out in national policy for ensuring that Green Belt boundaries are robust; which has helped to determine and influence the methodology for the Green Belt review.

2.2 Paragraph 133 of the NPPF states that:

'The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.'

2.3 Paragraph 134 of the NPPF then goes on to set out the five purposes that are served by the Green Belt, as follows:

- *to check the unrestricted sprawl of large built-up areas;*
- *to prevent neighbouring towns merging into one another;*
- *to assist in safeguarding the countryside from encroachment;*
- *to preserve the setting and special character of historic towns; and*
- *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land*

2.4 Furthermore, paragraph 136 makes it clear that it is the role of strategic policies in the local plan to establish the Green Belt boundary and the need for any change:

'Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period.'

2.5 Paragraph 138 makes it clear that when reviewing Green Belt boundaries:

'... the need to promote sustainable patterns of development should be taken into account. Strategic policy-making authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.'

2.6 Paragraph 139 sets out six key principles that local planning authorities should adhere to when defining Green Belt boundaries, as follows:

- *ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;*



- *not include land which it is unnecessary to keep permanently open;*
- *where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;*
- *make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;*
- *be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and*
- *define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.*

2.7 Revisions to Green Belt boundaries including allocating land for development, should only take place through the Local Plan process. National policy is clear that Green Belt boundaries may only be altered in exceptional circumstances. At this stage, we have not determined through consultation and evidence gathering whether it will be necessary to release land from the Green Belt to deliver new homes. However, there is an outline of the principles that underpin any successful demonstration of exceptional circumstances below.

2.8 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development and clearly states that 'strategic policies should Provide for objectively assessed needs for housing unless (i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type of distribution in the plan area'. The policies referred to include land designated as Green Belt. In theory therefore, the presence of Green Belt provides a strong reason to not meet objectively assessed needs. It is critical therefore, that the Council can demonstrate a strong case for the exceptional circumstances required to carry out a Green Belt review.

2.9 It is clear from local plans prepared elsewhere in the country that a lack of development land can represent the exceptional circumstances needed to justify altering Green Belt boundaries. The Inspector's Report into the West Lancashire Local Plan (September 2013) stated that:

'The NPPF, at paragraph 83, envisages that Green Belt boundaries may be altered in exceptional circumstances, through the preparation or review of a Local Plan. The lack of any other available and suitable land to meet the objectively-assessed need for housing and employment development constitutes such exceptional circumstances.'

2.10 The Inspector in Barnsley's Local Plan examination also clearly noted that meeting housing need is justification for Green Belt release:

'... I conclude that there is a compelling case in principle for the release of land from the Green Belt to meet the objectively assessed need for employment and



housing and for additional safeguarded land. This is, however, subject to exceptional circumstances being demonstrated for the alteration of Green Belt boundaries to justify the removal of specific sites from the Green Belt for development ...²

Exceptional Circumstances for Green Belt Review

2.11 The NPPF is clear that ‘before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development’ (paragraph 137). It sets out three key tests to be applied to the local plan strategy, to ensure that it:

- a. *Makes as much use as possible of suitable brownfield sites and underutilised land;*
- b. *Optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and*
- c. *Has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.*

2.12 The Sheffield Plan Issues and Options document (2020) sets out the options for delivering sufficient new homes in Sheffield and explores the case for developing a greater number of new homes in the City Centre. It provides the number of new homes needed in Sheffield and how they could be distributed, with the option of releasing land in the Green Belt if insufficient sites can be delivered within the urban area, including more intensive residential uses in the City Centre.

2.13 An addendum to this Green Belt Review will be published alongside the Draft Sheffield Plan (Regulation 19), if there is found to be a need to release land from the Green Belt to meet development needs. At that point, exceptional circumstances will be set out for releasing individual sites from the Green Belt, as appropriate.

² <https://www.barnsley.gov.uk/media/9746/inspectors-report-on-the-examination-of-the-barnsley-local-plan.pdf> paragraph 118



3. The history of the Green Belt in Sheffield

Origins of the Sheffield Green Belt

- 3.1 In 1938, the former Sheffield County Borough Council drew up a Provisional Green Belt Map covering the rural land to the south and south west of the city and open areas between Sheffield and Rotherham. The map was prepared prior to the Town and Country Planning Act of 1947 and before the current purposes of Green Belt had been firmly established. Consequently, it also included a large number of public parks and open spaces in the city, even where these were surrounded by built development. No formal plan for the entire Green Belt was prepared until the Sheffield Green Belt Plan was adopted by the City Council in December 1983.
- 3.2 Prior to local government reorganisation in 1974, West Riding County Council administered the areas to the north and north-west of Sheffield and the Green Belt in this area was a result of four separate plans. The Green Belt Plan³ summarised previous coverage as follows:

'The area around Stocksbridge was shown as an "Area of Great Landscape Value" on the Stocksbridge Town Map, approved by Government in 1963. A Green Belt around Chapeltown, Grenoside, Oughtibridge and Stannington was first mapped out in the Interim Green Belt. This was submitted to the Minister for Housing and Local Government in 1961, and approved in 1972. Areas of Green Belt were added in the R.D.C. area in the Wortley Town Map (First Review). This was submitted to the Minister in 1963 but was subsequently withdrawn. Finally, small areas on the periphery of what is now Sheffield District were included in the statutory Green Belt shown on the West Riding County Development Plan (First Review), submitted in 1960 and approved in 1966. Along with the Sheffield County Borough Council Provisional Green Belt, all four maps have been adopted by Sheffield City Council as the basis for controlling development in the rural areas and have been recognised as having the status of an approved Green Belt by the Secretary of State for the Environment.

Finally, a review of the whole Green Belt was undertaken by the City Council in January, 1978. This proposed a number of changes including the addition to the Green Belt of land north of High Green, Parkin Wood, Hartley Brook, land east of Handsworth, north of Shirtcliff Brook, north of Normanton Spring and around Stocksbridge. All of the proposed additional areas were also protected as Green Belt by the City Council prior to the approval of the Draft Green Belt Plan in January, 1982.'

³ Sheffield City Council : Green Belt Plan, adopted by Sheffield City Council, December 1983, paragraphs 2.6 and 2.7



- 3.3 The Sheffield Green Belt Plan, adopted by the City Council in December 1983, was prepared in the context of the South Yorkshire County Structure Plan (1980), and the various old style Development Plans outlined above. Many policies in the Structure Plan provided important context for the Sheffield Green Belt Plan, including the framework for defining the Green Belt and protecting it from urban encroachment.
- 3.4 A number of district and subject plans were also being prepared/ approved in the 1970s and 1980s which had a bearing on the designated Green Belt or activities carried out within its boundaries. At the time of the adoption of the Green Belt Plan, these included:
- the Stocksbridge District Plan (approved by the City Council in February 1983);
 - the Chapeltown/High Green District Plan (approved in draft form in 1976);
 - the Lower Don Valley District Plan (approved in October 1981); and
 - the Woodhouse District Plan (approved in 1976).
- 3.5 The strategic planning framework of adjoining areas was also taken into account; namely, the Derbyshire Structure Plan and the Peak District National Park Structure Plan.
- 3.6 Many of the policies in the 1983 Green Belt Plan were subsequently included in the Sheffield Unitary Development Plan (UDP) which was adopted in 1998. The UDP made only two small changes to the Green Belt boundary; firstly to include land off Rushley Avenue, Dore and secondly a site at Clifton Lane, Handsworth. In these cases, exceptional circumstances existed that warranted changes to the boundary. The UDP stated at the time that:

'The Government sees the Green Belt as helping the process of regeneration. Its Strategic Guidance envisages changes to Green Belt boundaries only in exceptional circumstances when economic regeneration may be constrained by the lack of suitable industrial sites. The Secretary of State regards Green Belt as an overriding factor in Sheffield and has said that any shortage of housing land should be met elsewhere in South Yorkshire.'

More recent Green Belt changes

- 3.7 The current Sheffield Local Plan (formerly Sheffield Development Framework) Core Strategy, adopted in March 2009, maintained the strategic extent of the Green Belt. Policy CS71 'Protecting the Green Belt' states that:

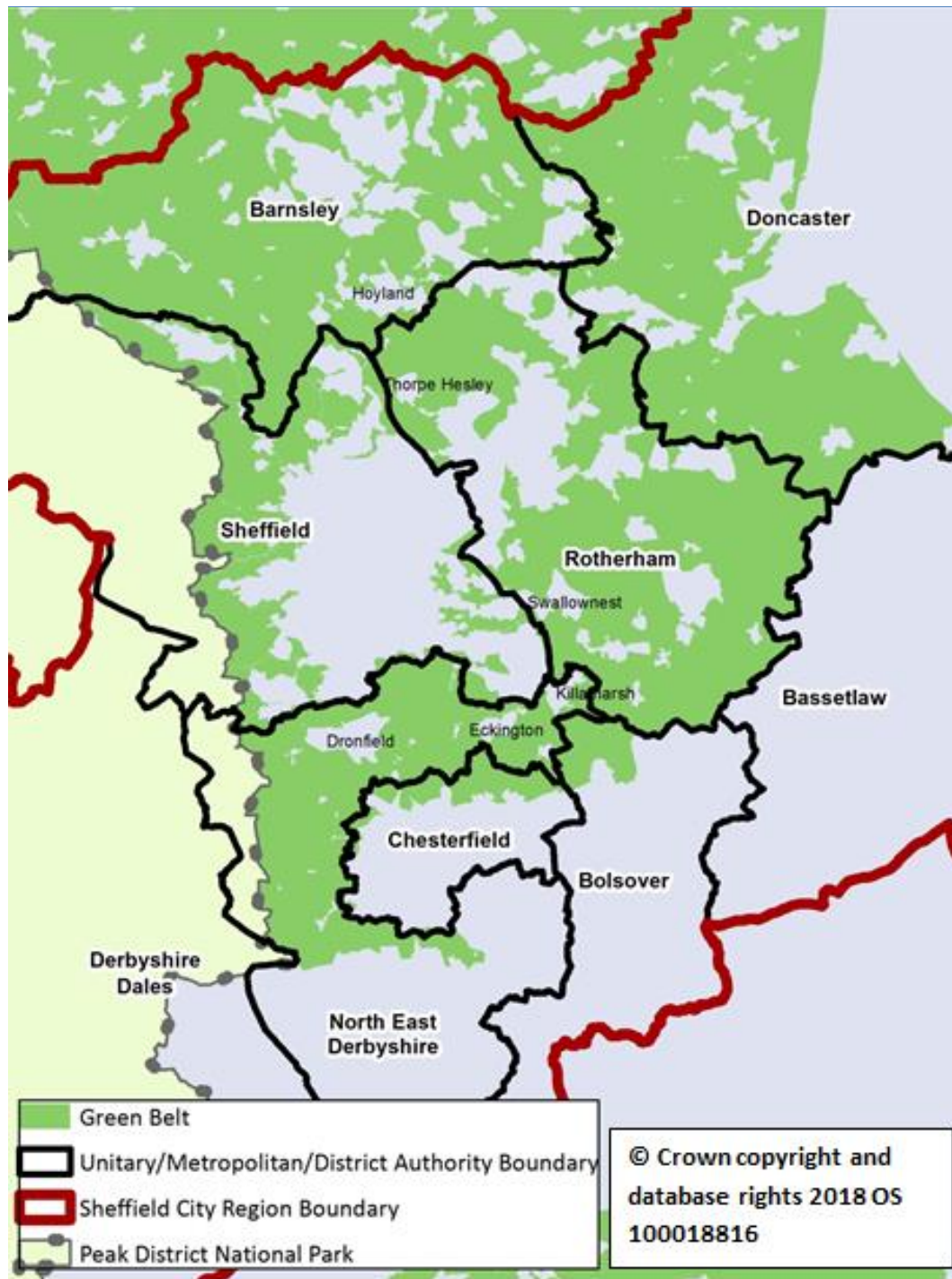
'Countryside and other open land around the existing built-up areas of the city will be safeguarded by maintaining the Green Belt, which will not be subject to strategic or local review. Exceptionally, changes may be made to remove untenable anomalies where the change would not undermine the purposes or objectives of the Green Belt in that area. Development needs will be met principally through the re-use of land and buildings rather than through expansion of the urban areas and villages.'



- 3.8 Our intention had been to confirm the detailed Green Belt boundaries on the Sheffield Development Framework Proposals Map. A Pre-Submission Draft of that Map was published for consultation in 2013, alongside a Draft City Policies and Sites document. It proposed a series of minor amendments to correct 'untenable anomalies' in the Green Belt boundary.
- 3.9 A larger alteration at the airport was also proposed. Supporting text to policy CS71 stated that 'the only non-minor change will be at the airport runway, which will be resolved with a land swap, excluding land on the runway and adding a larger area to the south, which also satisfies the purposes of Green Belt'.
- 3.10 In December 2013, however, the Council took the decision not to submit the Draft City Policies and Sites document or Proposals Map for public examination. This was on the grounds that certain housing policies in the Core Strategy were out of date and a new Local Plan was needed in order to comply with the NPPF (2012) at that time. At that point, the City Council also stated its intention to undertake a Green Belt review as part of preparing the new Plan.
- 3.11 This report sets out more detail in section 7 about how untenable anomalies will be dealt with through the Local Plan, where appropriate; separately to any decisions that may be made through the local plan process about release of larger areas of land from the Green Belt.



Figure 1: Extent of Green Belt in Sheffield City Region



4. Methodology

Sheffield City Region Common Approach

- 4.1 Sheffield City Region local planning authorities have agreed a 'common approach' for undertaking Stage 1 of Green Belt Reviews⁴. This first stage suggests options for scoring large 'general areas' against Green Belt purposes. It also specifies potential areas to be excluded from assessment prior to identifying smaller ('resultant') parcels for more detailed assessment in Stage 2. The Common Approach does not include a mechanism for carrying out site selection as this is unique to each local planning authority depending on individual circumstances and methods of plan preparation.
- 4.2 Sheffield has signed up to this approach and it has informed the methodology outlined below. It also forms a key part of the Duty to Co-operate in respect of Green Belt issues, ensuring an appropriate level of consistency between authorities. It demonstrates that there has been constructive and active engagement on this key planning issue that crosses local authority boundaries. During the process of developing Sheffield's methodology, authorities in the Sheffield City Region were able to benefit from a workshop session facilitated by Peter Brett Associates on behalf of the Planning Advisory Service. This considered practical issues around designing methodologies and carrying out Green Belt reviews, as well as considering issues of consistency.

Overview of the Sheffield Methodology

- 4.3 There is no nationally prescribed methodology for undertaking a Green Belt Review. Sheffield's Green Belt Review follows the principles set out in the Sheffield City Region 'Common Approach' outlined above.

⁴ Proposed Sheffield City region Combined Green Belt Review – A Common Approach – August 2014
<https://www.sheffield.gov.uk/content/sheffield/home/planning-development/green-belt-review.html>



Figure 2: Green Belt Review Flowchart

- 4.4 **Stage 1** involves assessing large '**general areas**', covering the entire Green Belt, against the five purposes of Green Belt set out in the NPPF. Smaller '**resultant land parcels**' are then drawn up at **Stage 2**, taking account of excluded areas. The resultant smaller parcels are then also assessed against Green Belt purposes (Stage 3). The final stage (Stage 4) has not yet been completed. It will report on which parcels are proposed as options for release from the Green Belt, if this approach is taken through the Local Plan, following review of evidence relating to housing land supply, and demonstration of exceptional circumstances for Green Belt release.
- 4.5 At both Stages 1 and 2, parcels of land have been drawn using defensible boundaries, wherever possible. This will ensure that, when final decisions are made about whether land should be removed from the Green Belt, the boundaries are robust and defensible in the long term.



5. Stage 1: Assessment of General Areas

5.1 The key starting point for the review is to undertake a comprehensive assessment of ‘general areas’ against the purposes of Green Belt as set out in the NPPF. The objective of this stage is to establish what roles different areas of Green Belt play, and which areas of Green Belt perform a particularly important ‘strategic’ role in maintaining openness around the existing main built up areas. Through this assessment large areas were identified, but no assessment is made of whether land may be appropriate for removal from the Green Belt if exceptional circumstances are demonstrated. The base date for this element of the assessment was 2015, and reflects attributes of land at that time⁵.

Identification of the General Areas

5.2 The first step was to define ‘general areas’ around the edge of the existing built-up areas, following the principles set out in the Common Approach. The full extent of the Green Belt is included within general areas, which spread outwards from the following settlements as identified in the settlement hierarchy set out in the Core Strategy.

- a. the main urban area of Sheffield;
- b. the Principal Towns of Chapeltown/High Green and Stocksbridge/Deeple; and
- c. the three larger villages in north west Sheffield (Oughtibridge, Worrall and Wharnccliffe Side) which are inset within the Green Belt.

5.3 Smaller settlements that are ‘washed over’ by the Green Belt were included within general areas. Ordnance Survey maps and aerial photographs were used to define large, general areas of land within the Green Belt. Not all general areas were therefore of the same size. On the boundary of the local planning authority area, particularly adjoining North East Derbyshire District, some general areas were drawn which would logically form part of a larger area extending outside Sheffield’s boundary. No assessment was made of land outside Sheffield’s local planning authority area but discussions have been held with neighbouring authorities to consider cross-boundary implications of each local authority’s Green Belt review (see section 8).

5.4 The boundaries for the general areas (and the subsequent smaller resultant parcels described in section 6) were drawn based on advice in the NPPF (paragraph 139). That states that local planning authorities should ‘define boundaries clearly using physical features that are readily recognisable and likely to be permanent’. The Common Approach gives examples of durable and soft (less durable) boundaries (see Table 1 below). Wherever possible,

⁵ We note that development has taken place on two sites within general area ST-3 since the base date (at Loxley College and Dysons), however this does not alter the scoring against purpose 5 which already reflected the presence of previously developed land, or purpose 3 as the new developments still make up a relatively small part of the larger area.



durable features were used to define boundaries. This also reflects guidance provided by the Planning Advisory Service which advises that land which might be considered for development through a review of the Green Belt would be where a strong boundary could be created with a clear distinction between ‘town’ and ‘country’⁶.

Table 1: Durable and soft boundaries for Green Belt parcels

Durable/ likely to be ‘permanent’ features	Infrastructure: motorway; public and made roads; a railway line; river; 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 (e.g. hedge, wall), tree line

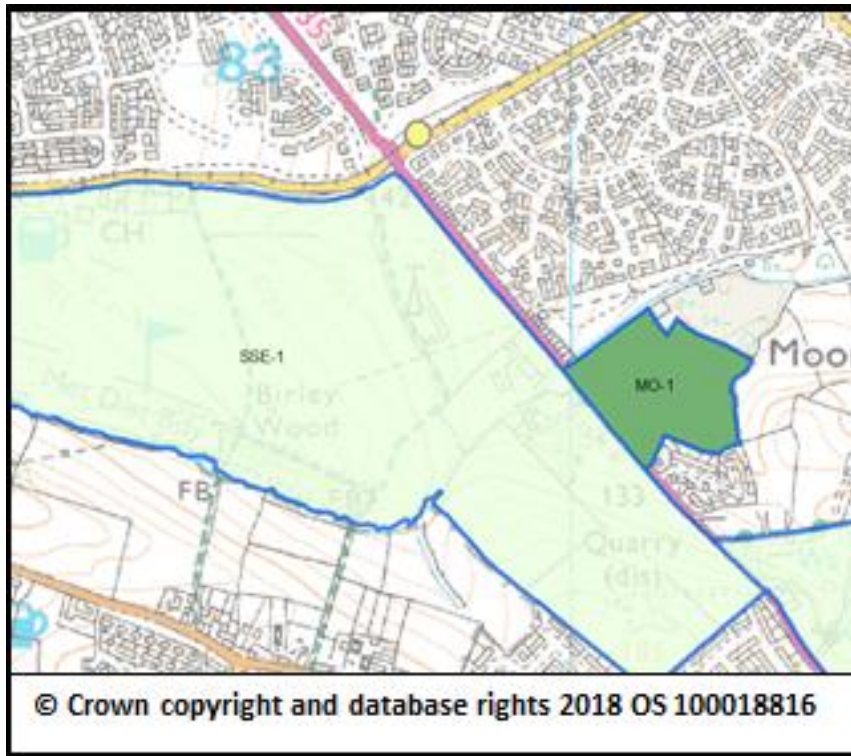
5.5 72 general areas were defined for assessment against Green Belt purposes. In addition, three parcels of land outside the Green Belt were also included in the assessment because they are open land on the edge of the built-up area. Sixteen areas were previously shown as ‘**Countryside Area: Non Green Belt**’ designation in the Pre-Submission Draft City Policies and Sites document (2013). An example MO-1 is shown in Figure 3 below. They were included on the grounds that they could potentially be added to the Green Belt if they were found to be performing the purposes of Green Belt.

5.6 Where countryside areas are adjacent to the Green Belt general areas, they were assessed as part of the relevant general area, rather than separately. Three form separate general areas as they did not adjoin a Green Belt general area. The countryside areas and general areas to which they relate are listed in Appendix 9. An A3 map showing the location of the general areas can be found in Appendix 1.

⁶ Planning Advisory Service, Planning on the Doorstep: The Big Issues – Green Belt, updated February 2015 <https://www.local.gov.uk/sites/default/files/documents/green-belt-244.pdf>



Figure 3: Relationship of Countryside Area MO-1 to Green Belt General Area SSE-1



Assessment against Green Belt purposes – scoring methodology

- 5.7 When undertaking Green Belt Reviews, different local planning authorities have assessed their Green Belt against these five purposes in different ways. Some have opted not to assess all five purposes. The Common Approach states that 'to reflect local circumstances, each individual authority will decide the approach and weighting by which the Green Belt is appraised against the NPPF purposes'. For example, Rotherham did not assess land against the fifth purpose (urban regeneration). In Sheffield, the fourth purpose relating to the setting of historic towns has not been used because there are no historic towns within Sheffield's local planning authority area. This is discussed further in paragraph 5.25 below.
- 5.8 The scoring system described in the following paragraphs has been used for assessing both the general areas of Green Belt, that cover the whole Green Belt area, and the smaller resultant parcels that will feed into the Site Selection Methodology process if a need to release land from the Green Belt is evidenced. The scoring system is used as a tool for identifying those areas and parcels within the Green Belt that perform most robustly against the purposes of Green Belt as set out in the NPPF. However, the process is not solely mechanistic, and throughout there are opportunities to apply sound



professional judgement and officer appraisal, whilst using consistent criteria to aid the process and prevent inclusion of erroneous results.

- 5.9 Whilst the combined score for all purposes is a useful way of understanding the relative contribution of different areas of Green Belt to its stated purposes, the NPPF does not require all purposes of the Green Belt to be met simultaneously. A parcel of land can make a significant contribution to the Green Belt where it meets one purpose strongly. Paragraphs 6.17 to 6.19 below discuss in more detail how scoring against Green Belt purposes has been used to make judgements about which Green Belt parcels most robustly fulfil its purposes.

Purpose 1: To check the unrestricted sprawl of large built-up areas

- 5.10 The SCR Common Approach suggests that assessment against this purpose should consider how contained areas are in relation to the urban area. Sprawl would be defined in this context as development spread out over a large area in an irregular way. Assessment of containment therefore also relates to the degree of integration that any future development would have with the urban area; the rationale being that largely enclosed areas would, if developed, continue to have a clear cut off between the development and open countryside.
- 5.11 We took account of two key considerations here. The first involved assessing the proportion of the area that lies adjacent to the urban area, in order to measure contiguity. Where a greater proportion of the area is directly adjacent to existing built form it is more likely that there would be an opportunity to ‘fill in’ or encircle any new development without significant further encroachment into open countryside. Conversely, where an area only adjoins the existing urban area with a small part of its perimeter, any new development would represent a more significant encroachment into the open countryside beyond. These areas perform a stronger role in preventing unrestricted sprawl.
- 5.12 The second consideration was the extent to which any future development of the area would consolidate (or ‘round off’) existing patterns of development. We have devised the scoring system below to identify the extent to which areas in Sheffield meet this Green Belt purpose. This is based on professional judgement, and is a relatively common approach in Green Belt Reviews⁷.

1	More than $\frac{3}{4}$ of the parcel adjoins the urban area; significant opportunities to ‘round off’ existing patterns of development. Performs a weak role in checking the sprawl of the urban area.
2	Between $\frac{1}{2}$ to $\frac{3}{4}$ of the parcel adjoins the urban area; some opportunities to ‘round off’ existing patterns of development.

⁷ For example see Calderdale’s Green Belt Methodology (2015)
<https://www.calderdale.gov.uk/v2/sites/default/files/green-belt-method-15.pdf>



	Performs a relatively weak role in checking the sprawl of the urban area.
3	Between ¼ to ½ of the parcel adjoins the urban area; limited opportunities to ‘round off’ existing patterns of development. Performs a moderate role in checking the sprawl of the urban area.
4	Up to ¼ of the parcel adjoins the urban area; only minor opportunities to ‘round off’ existing patterns of development. Performs a strong role in checking the sprawl of the urban area.
5	Does not adjoin the urban area; no opportunities to ‘round off’ existing patterns of development. Performs a critical role in checking the sprawl of the urban area.

5.13 Figure 4 below illustrates an area of open land which is largely surrounded by the existing built-up area. A general area such as this would score 1 for this Green Belt purpose. The Green Belt in that location is not performing a strong role in checking unrestricted sprawl. At the other end of the scale, the general area illustrated in Figure 5 would score 5. This area of Green Belt is performing a very important role in checking the unrestricted sprawl of the built-up area, and any development in that location would have the effect of urbanising an open area.

Figure 4: Example of an area significantly contiguous with the built-up area

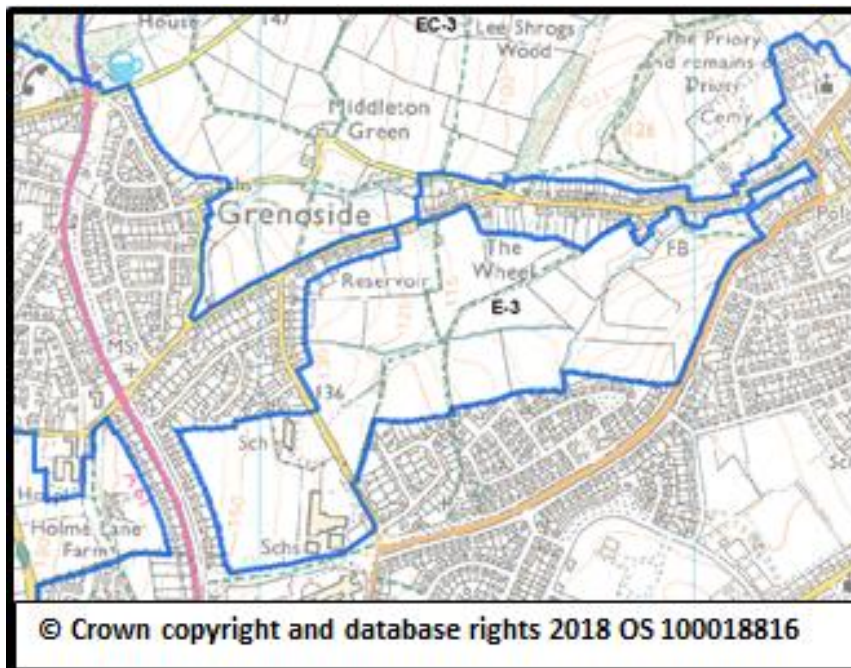
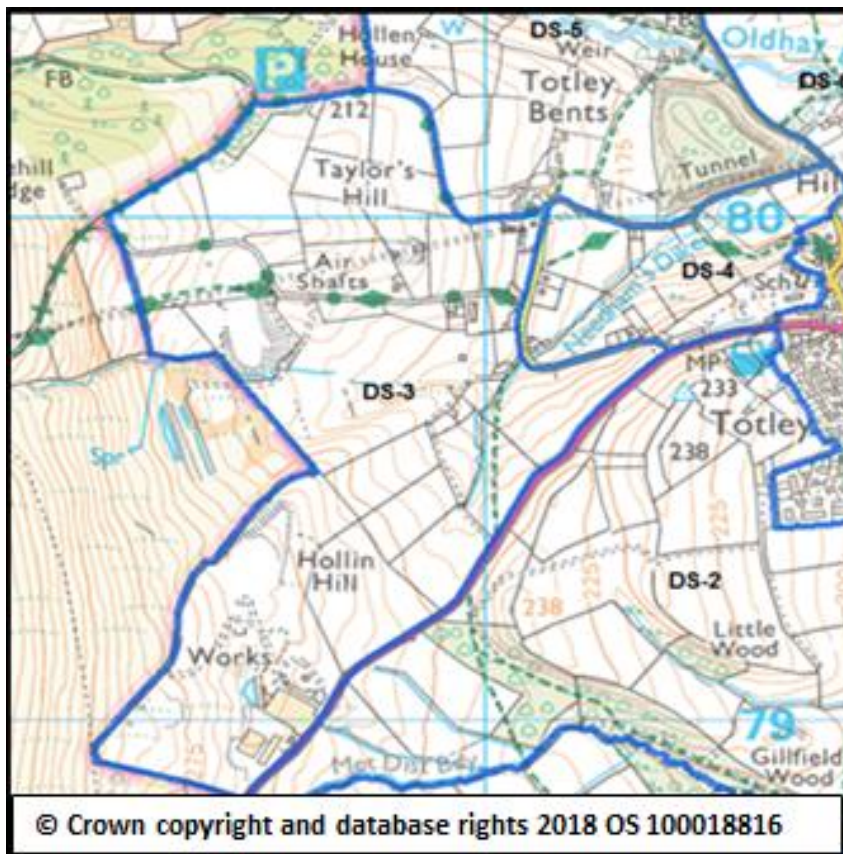


Figure 5: Example of a general area that does not adjoin the built-up area



Purpose 2: To prevent neighbouring towns merging into one another

5.14 For this part of the assessment, we considered the role that each Green Belt parcel plays in maintaining a gap between distinct settlements. The Common Approach allows each local authority to define what they consider the 'towns' to be assessed against this purpose. For Sheffield, 'towns' are defined as the main urban area of Sheffield, the Principal Towns of Chapeltown/High Green and Stocksbridge/Deepcar, as well as the three larger villages of Oughtibridge, Wharnccliffe Side and Worrall, which are inset within the Green Belt. This approach reflects the settlement hierarchy as set out in the Core Strategy. Gaps between those 'towns' listed and other smaller villages are also assessed, as encroachment into those gaps could jeopardise the distinctiveness and stand-alone nature of the smaller villages. The methodology also takes into account gaps between settlements in Sheffield and settlements in neighbouring districts that are close to Sheffield's boundary (see figure 1).

5.15 We initially considered whether value should be attached to gaps between distinct suburbs. For example, the area shown below in Figure 6 between Crosspool and Stannington includes two general areas (CW-1 and ST-1) which provide clear separation between distinct suburban areas. However, whilst gaps between suburbs are important to the character of those areas (and likely to be important to local people), the NPPF refers only to preventing



neighbouring towns from merging into one another. Consequently, our view is that they do not contribute to that Green Belt purpose and therefore the scoring has not taken this into account.

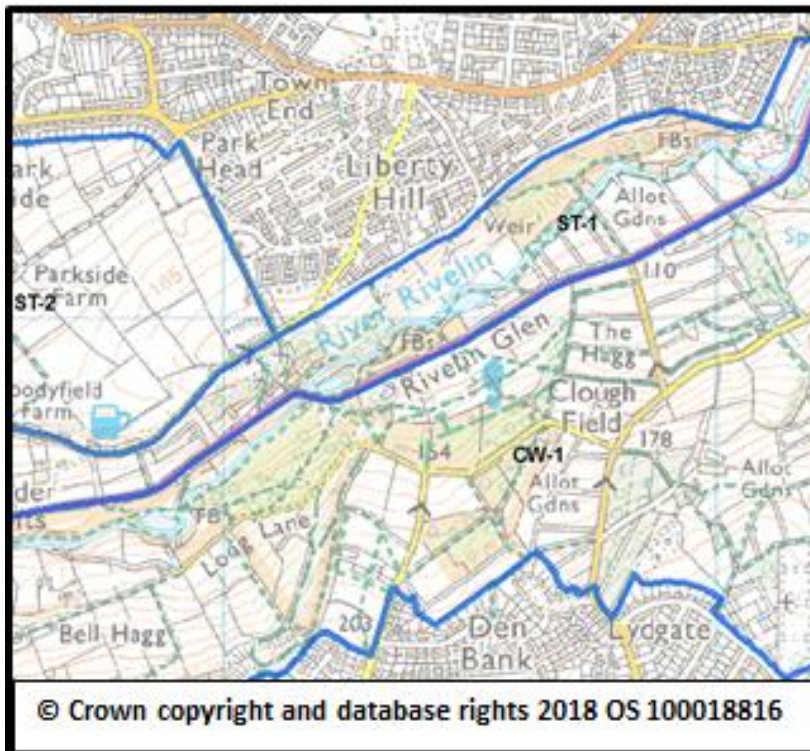
5.16 The value of gaps between suburbs may be reflected through other elements of the site selection process, if exceptional circumstances are demonstrated to remove land from the Green Belt through the Local Plan process. The Landscape Character and Green Belt Capacity Study recognises that gaps are an important visual feature in the wider landscape (e.g. the view into Ecclesall Woods from the Peak District National Park). Many valleys forming gaps between distinct suburban areas are also protected by nature conservation designations.

5.17 For the purpose of assessment 'towns' within other local planning authorities are defined as:

- Thorpe Hesley, Rotherham MBC (local service centre)
- Aston, Aughton and Swallownest, Rotherham MBC (principal settlement)
- Waverley, Rotherham MBC (principal settlement)
- Catcliffe, Treeton and Orgreave, Rotherham MBC (local service centre)
- Rotherham urban area, Rotherham MBC
- Killamarsh, North East Derbyshire DC (Level 1 Town)
- Dronfield, North East Derbyshire DC (Level 1 Town)
- Eckington, North East Derbyshire DC (Level 1 Town)
- Ridgeway, North East Derbyshire DC (Level 3 Settlement with limited sustainability)



Figure 6: Example of gaps between suburbs



5.18 The scoring mechanism we have used reflects the size of existing gaps between settlements. It also draws on established practice elsewhere⁸, although uses Sheffield-specific examples. Examples of existing gaps between distinct settlements include:

- Oxclose (in Sheffield) to Eckington (in North East Derbyshire) – less than 500m
- Woodhouse (in Sheffield) to Swallownest (in Rotherham) – 600m
- Chapeltown (in Sheffield) to Thorpe Hesley (in Rotherham) – 500m
- Chapeltown to the main urban area of Sheffield – 500m
- Worrall and Oughtibridge – less than 500m

5.19 The areas between these settlements are the narrowest existing gaps between distinct settlements. We have therefore defined any gap of less than 500m as an ‘essential gap’ but the degree to which this is important reduces as the gap between settlements widens (see scoring table on page 25 below). Given that general areas and resultant smaller parcels are irregular in shape, they may contain areas that could be more, or less, important in forming part of an essential gap. This is reflected in the scoring mechanism where a score of 3 is used for narrow gaps with some areas within those gaps forming part of an essential gap. This also reflects the fact that, depending on topography, some

⁸ Examples of methodologies considering distances between settlements include: Epping Forest District Council, Green Belt Review Stage One (2015); Purbeck District Council Green Belt Review (2015); Green Belt Review Purposes Assessment, Prepared for Dacorum Borough Council, St. Albans City and District Council and Welwyn and Hatfield Borough Council (2013)



gaps may appear wider or narrower which would impact on the score given to that parcel. Measurements are taken from the edge of land parcels. Furthermore, a score of 2 reflects those areas with close proximity but where the gap has been effectively eroded by development.

1	Land where there would be no perceived increase in proximity with a different settlement (e.g. no settlement within 2km) and the area does not protect a land gap between settlements. It performs a weak role in preventing settlements from merging.
2	Land between settlements (wide gaps between 1- 2km) where some limited increase in proximity may be perceived but where there would be no impact on an essential gap, or land where the gap has been eroded by development ⁹ and effectively no longer exists. It performs a relatively weak role in preventing settlements from merging.
3	Land between settlements (narrow gaps between 500m-1km) where some perception of narrowing separation between settlements could be likely and there are elements of essential gaps. It performs a moderate role in preventing settlements from merging.
4	Parcel contains areas of land which form part of an essential gap (less than 500m between urban areas) but where limited development elsewhere within the parcel would not impact on the perceived or actual coalescence with another settlement. It performs a strong role in preventing settlements from merging.
5	Areas of Green Belt where even limited development could result in actual or perceived coalescence with another settlement – where the essential gap is less than 500m. It performs a critical role in preventing settlements from merging.

Purpose 3: To assist in safeguarding the countryside from encroachment

5.20 The SCR Common Approach proposes assessing this purpose in relation to the extent of ‘beneficial’ Green Belt uses within a general area. It equates beneficial uses to the area’s role as ‘countryside’ that should be safeguarded. ‘Beneficial uses’ are those listed in paragraph 141 of the NPPF, including opportunities for access; opportunities for outdoor sport and recreation; retaining and enhancing landscapes, visual amenity and biodiversity. For clarity, assessment of this purpose does not include a judgement on the quality of the natural landscape, only the impact on countryside uses.

⁹ For clarity, this also includes land in areas where an essential gap no longer exists, but there is a relationship with another settlement



5.21 The Common Approach differentiates between the number of beneficial uses within an area. However, we considered it would be more meaningful to use a scoring mechanism which ranks land on a scale of 1-5 depending on the proportion of an area of Green Belt which is covered by beneficial uses. A combination of desktop assessments, aerial photographs, land use designations and site visits was used to quantify this and to determine the scores.

1	Up to 20% of area covered by beneficial/appropriate countryside uses. It performs a weak role in assisting in safeguarding the countryside from encroachment.
2	20%-40% of area covered by beneficial/appropriate countryside uses. It performs a relatively weak role in assisting in safeguarding the countryside from encroachment.
3	40%-60% of area covered by beneficial/appropriate countryside uses. It performs a moderate role in assisting in safeguarding the countryside from encroachment.
4	60%-80% of area covered by beneficial/appropriate countryside uses. It performs a strong role in assisting in safeguarding the countryside from encroachment.
5	Over 80% of area covered by beneficial/appropriate countryside uses. It performs a very strong role in assisting in safeguarding the countryside from encroachment.

5.22 Beneficial/appropriate countryside uses that were used for the purpose of this assessment include:

- Access – public rights of way/cycle paths – identified using mapping data and site visits
- Outdoor sport and recreation e.g. playing fields, informal open space, parks – identified using land use designations, aerial photography and site visits
- Biodiversity/natural history – e.g. Local Nature Reserves, Local Wildlife Sites, Sites of Special Scientific Interest, waterways – identified using mapping data, land use designations, site visits and aerial photography
- Agriculture – identified using aerial photography and site visits
- Equine uses - identified using aerial photography and site visits
- Woodland - identified using mapping data, aerial photography and site visits
- Cemeteries - identified using mapping data, land use designations and site visits.



- 5.23 Beneficial uses relating to retaining and enhancing landscapes, and to improving damaged and derelict land, have not been assessed in relation to this purpose. These beneficial uses do not link directly to safeguarding countryside from encroachment and do not in themselves reflect countryside uses. Some beneficial uses may also have 'urban' as well as countryside connotations, for example parks. However, these are included within the uses assessed for this purpose, as they form part of the suite of land uses that provide opportunities for outdoor sport and recreation.
- 5.24 The vast majority of Green Belt land in Sheffield strongly reflects this purpose. There are, however, a small number of exceptions where the general area or resultant parcel includes a significant proportion of previously developed land. Overall, therefore, our view is that, whilst an important function of Green Belt, this purpose does not play a significant role in differentiating between how strongly land performs against Green Belt purposes overall.

Purpose 4: To preserve the setting and special character of historic towns

- 5.25 As noted above (paragraph 5.7), this purpose has not been assessed in Sheffield because there are no historic towns within the local planning authority area. There are historic cores to Sheffield City Centre and suburbanised former rural settlements within Sheffield (such as Dore or Ecclesfield). In most cases these are typically surrounded by more recent developments, meaning that the Green Belt does not provide a setting to these historic areas, in the way for example that Green Belt may provide a setting to historic cities such as Bath or York. Furthermore, PAS guidance notes that this purpose is generally accepted as relating to very few settlements in practice, with most towns having recent development between the historic core and Green Belt.

Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

- 5.26 Some local planning authorities have decided not to assess land against the purpose relating to urban regeneration. This is on the basis that the restrictive nature and presumption against built development in the Green Belt effectively channels development into the urban area. This assumes that all areas of Green Belt encourage regeneration and re-use of urban land on an equal basis. In Sheffield, as there are areas of previously developed or urban uses within the Green Belt itself, which may benefit from regeneration or re-use, we considered it was appropriate to assess land against this purpose.
- 5.27 The SCR Common Approach states that areas of Green Belt should be assessed for their relative contribution to urban regeneration but does not suggest how performance against this purpose might be scored. In Sheffield, we have used three separate categories to score land against this purpose. Firstly, re-use of previously developed land in the Green Belt can have a positive impact on urban regeneration where it is adjacent to the urban area, and therefore it is less likely that such areas perform strongly in relation to this particular purpose. Secondly, there are some significant previously developed



sites, with extensive buildings remaining onsite, within the Green Belt that are remote from existing urban areas¹⁰ which need to be considered. Redevelopment of these sites would recycle derelict land but their location means it would do very little to assist in urban regeneration, and therefore by being protected as part of the Green Belt they are performing a more important Green Belt function, by directing development into the urban area instead, than previously developed sites adjoining the urban area. General areas and smaller parcels containing this type of land would score more highly in relation to this purpose than areas where derelict land adjoins the urban area. The third category relates to Green Belt parcels that include no derelict land; these score most highly against this purpose as they channel development towards the urban area.

5.28 This purpose was assessed by site visits and a desktop exercise using both mapping resources and aerial photography. The scoring does not include categories 1 or 2 as no areas would score weakly against this purpose, as all Green Belt land contributes towards urban regeneration to a certain extent, by its very designation and restrictions on development.

1	n/a
2	n/a
3	Green Belt that contains previously-developed / urban land ¹¹ adjacent to the urban area, where redevelopment would contribute to regeneration.
4	Green Belt that contains previously-developed /urban land which is not adjacent to the urban area.
5	Green Belt that does not contain derelict land.

Assessment results – general areas

5.29 The results for the 75 general areas that were scored against the Green Belt purposes are set out in Appendix 3. The maximum score for a general area, which contributes highly to Green Belt purposes, would be 20. The minimum score would be 6 (for areas contributing very weakly to the purposes of Green Belt). The general areas assessed scored between 9 and 19, with the lowest score being for an area in the south of Sheffield containing a large area of

¹⁰ Hepworths, Loxley Valley; Dysons, Baslow Road; Dysons, Griff Works, Storrs (new homes now under construction.).

¹¹ This excludes active uses that are envisaged to remain in their current use e.g. schools, fire stations, existing dwellings but would include derelict buildings whether previously developer or not..



previously developed land (parcel S-3). The highest scoring general area (RV-2) is a smaller area of land (6.8 hectares) within south east Sheffield; this forms part of a larger tract of land between the southern suburb of Oxclose and the north-eastern part of Eckington (within North East Derbyshire District).

- 5.30 A large proportion (41%) of the general areas scored 15 and 16 out of 20¹². The most variation came in relation to Green Belt purposes 1 and 2 (see Table 2 below). This means that, for Sheffield’s Green Belt Review, purposes 3 and 5, whilst important, are less helpful for differentiating between the relative performance of general areas. The reasons for this mainly relate to the fact that Sheffield’s Green Belt is largely open countryside such as agricultural land, open space and woodlands, with relatively little development within it. Most general areas therefore score highly against the proportion of ‘beneficial’ countryside uses and relatively few contain any substantial areas of previously developed land.

Table 2: Summary of Green Belt purpose scores for general areas

	Number of general areas in each scoring band (out of 5)				
	1	2	3	4	5
Purpose 1 To check the unrestricted sprawl of large built-up areas	9	19	26	15	6
Purpose 2 To prevent neighbouring towns merging into one another	39	16	9	6	5
Purpose 3 To assist in safeguarding the countryside from encroachment	0	0	1	4	70
Purpose 5 To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	0	0	3	2	70

- 5.31 Stage 1 assessments of general areas have not been used to rule out any areas from further consideration at subsequent stages. This was on the basis that they cover broad areas and, consequently, the smaller parcels of land within them could perform quite differently against Green Belt purposes.

- 5.32 The scores for general areas provide a strategic level view of the purposes of different parts of Sheffield’s Green Belt. Just under 40% of the general areas perform strongly against purposes 1 or 2 (a score of 4 or 5). Some areas of

¹² 63% of sites score 14, 15 or 16 out of 20.



Sheffield's Green Belt perform a very important role in separating settlements (11 general areas) and would be more sensitive to change, for example between Worrall and Oughtibridge, Chapeltown and Ecclesfield and Halfway and Eckington. However, the shape of the urban areas is such that in most places, this is not a critical function. More of the general areas play a very important role in checking unwanted sprawl (21 parcels).

- 5.33 Almost all of the general areas perform the roles of safeguarding the countryside from encroachment and assisting in urban regeneration. We conclude that the primary role for Sheffield's Green Belt is in preventing unrestricted sprawl of the built-up area and in certain locations, preventing settlements from merging. In some of those locations, such as to the south of Chapeltown, there are critical gaps between settlements where the Green Belt is performing a very important role.



6. Stage 2: Identification of smaller Green Belt parcels

- 6.1 This section sets out how smaller Green Belt parcels were identified for further, more detailed, consideration through the Green Belt review. If there is a need to identify land for potential release from the Green Belt to deliver new homes, sites from this stage would be entered into the Site Selection Methodology, as part of development of the Draft Local Plan.
- 6.2 The approach to drawing up resultant parcels, as distinct from general areas, builds on the overall settlement hierarchy (set out in the Core Strategy). This is a similar approach to identifying smaller parcels of Green Belt land for detailed consideration to that taken by neighbouring Local Planning Authorities, as reflected in the SCR Common Approach. Very small settlements, defined as 'smaller villages' within the overall spatial strategy, or substantially developed road frontages that are 'washed over' by the Green Belt and have not been used to identify resultant parcels, as they are not locations where additional growth would be sought.

Excluded Areas

- 6.3 The general areas identified through Stage 1 cover the entire Sheffield Green Belt. However, the general areas include significant areas of land that is physically undevelopable, such as large areas of tree cover, or areas where development would be in clear conflict with other policies in the National Planning Policy Framework¹³. We therefore excluded certain areas before identifying small Green Belt parcels for more detailed assessment.
- 6.4 The SCR Common Approach sets out, in broad terms, the process of refining general areas in order to identify smaller parcels of land for further assessment. An initial sift of general areas excluded land that falls within formal national-level statutory designations, such as SSSIs and RAMSAR. Further refinement of these areas was then carried out using a list of site-based constraints. The SCR Common Approach does not give a prescriptive list of constraints. It includes a 'common list of site-based constraints' but says that authorities may vary a further list of 'suggested site based constraints' according to local circumstances and priorities. These are listed in Appendix 3 of the SCR Common Approach as follows:

List of common constraints

- Internationally important nature conservation sites, e.g. RAMSAR, SAC, SPA
- Sites of Special Scientific Interest (SSSI) and National Nature Reserves
- Local Nature Reserves
- Ancient woodland
- Regionally Important Geological Sites (RIGS)

¹³ For example designated sites of importance for biodiversity (NPPF, paragraph 174); areas at risk of flooding (NPPF, paragraph 155)



- Scheduled Ancient Monuments
- Waterways, reservoirs, lakes, ponds and dams
- Cemeteries, graveyards and crematoria

Suggested site-based constraints

- Flood risk
- Scheduled archaeological sites
- Parks and gardens of historic interest
- Air Quality Management Areas (AQMA)
- Mature woodland (not covered by nature conservation designations)
- Land in active recreational use
- Land in close proximity to overhead power lines
- Locally important nature conservation sites, e.g. Local Wildlife Sites

6.5 These two lists broadly align with the constraints used in the joint Sheffield and Rotherham Strategic Housing Land Availability Assessment (SHLAA) methodology, which then informed work on the selection of site options. A key difference is that AQMAs are not a criterion for exclusion in Sheffield because the entire local planning authority area is covered by an AQMA. This is why it is listed within the suggested site-based constraints, rather than a common constraint, as it would effectively rule out all development in Sheffield.

6.6 Sheffield's Green Belt Review has used the following list of 'Excluded Areas':

- Flood zones 3a and 3b
- Sites of Special Scientific Interest
- Local Nature Reserves
- Cemeteries, graveyards and crematoria
- Scheduled Monuments
- Local Wildlife Sites
- Ancient /mature woodland
- Land in active recreational use (using open space audit)
- Land within 200m of the M1
- Land within 60m of high voltage power lines
- Historic Parks, Gardens and Cemeteries

6.7 The Excluded Areas were mapped in order to provide a base for identifying smaller parcels of Green Belt land, within the general areas, for further consideration.

Identification of the smaller Green Belt parcels

6.8 We used the settlement hierarchy to inform the mapping of smaller 'resultant' Green Belt parcels for further consideration. This is reflected in the settlement pattern set out in the Core Strategy¹⁴ which states that the focus for

¹⁴ Sheffield Core Strategy paragraphs 4.4, 4.27 and policy CS23
<https://www.sheffield.gov.uk/content/dam/sheffield/docs/planning-and-development/core-strategy/Core-Strategy---adopted-March-2009--pdf--6-55-MB-.pdf>



development will be the main urban area of Sheffield and the Principal Towns of Chapeltown/High Green and Stocksbridge/Deepcar. It also indicates that some growth may also be appropriate in the larger villages (Oughtibridge, Wharnccliffe Side and Worrall). In light of this, we identified smaller parcels of land adjoining the urban areas and larger villages. The parcels extended up to a distance of approximately 400m¹⁵ from the edge of the built-up areas.

- 6.9 In addition to resultant parcels identified around the edge of the built-up areas, three large previously developed sites within the Green Belt were also included (DS-3-a, STW-1-e and STW-1-f) for consideration in stage 3. Paragraph 145 of the NPPF provides exceptions to the rule that construction of new buildings in the Green Belt is inappropriate. In principle, all three sites would be covered by paragraph 145 (g) of the NPPF despite being isolated sites (more than 400 metres from the edge of the built-up area)¹⁶. Other isolated, previously developed sites with no existing built form were not included within the Review, as any development would increase the impact on the openness of the Green Belt.
- 6.10 As with the general areas, smaller parcels were drawn using durable features to define boundaries wherever possible. However, in some cases, the boundaries correspond with the boundary of a 'designation' such as a Local Wildlife Site, which might not always be a physical boundary on the ground. In these situations, if a parcel is subsequently determined to be suitable as an option for release from the Green Belt, the boundary would be checked to ensure it is congruent with a durable/permanent feature on the ground. The effect of this is that some parts of excluded areas could be removed from the Green Belt to ensure a durable boundary, although the excluded area would remain protected by its designation. This process initially resulted in identification of **127 parcels** of land.
- 6.11 Through the Council's '**Call for Sites**'¹⁷ in 2014, a range of sites for development were proposed by landowners and agents. These were in a variety of locations, including within the Green Belt. Although some of these sites overlapped with the excluded areas, they were included in the Stage 2 assessment where they adjoined the urban area or where they were linked to one of the initial 127 parcels. This is to allow full consideration of their suitability for development where there is an active promoter of the site. This led to additional parcels of land being identified for assessment. Subsequent to this a further set of parcels of land were identified through late responses to the Call for Sites or as a result of responses to the Citywide Options for Growth Consultation in 2015. In total 173 parcels of land were therefore initially assessed at stage 2. Additional assessments have been carried out since the

¹⁵ 400m is commonly used as a 'reasonable' 5 minute walking distance

¹⁶ STW-1-e has subsequently gained full planning permission for new homes on this basis, and is under construction at the time of publication.

¹⁷ A call for sites exercise is aimed at as wide an audience as possible, to encourage landowners, developers and other bodies to submit potential sites for development, for consideration through the SHLAA.



initial assessments were completed in December 2015, where sites have been identified to the Council, including through the 2019 Call for Sites. These sites are identified separately in Appendix 5.

- 6.12 Appendix 5 lists all resultant smaller parcels, with original Green Belt Review reference numbers and reference numbers used in the Housing and Economic Land Availability Assessment (HELAA). The assessments against Green Belt purposes were carried out for whole sites, including any areas that would subsequently need to be protected from development due to existing designations (see 'excluded areas' above). Land parcels suggested through the Call for Sites process, which do not adjoin or strongly relate to edge of the urban area or adjoin any of the existing resultant parcels, were initially screened out and not assessed. The reason for this was that they were not considered to fulfil the strategic approach set out in paragraph 6.2 above to extend existing urban areas rather than creating new settlements separately within the Green Belt. However, for completeness the scores for these sites are now listed separately at the end of Appendix 5. In total 204 parcels have now been scored.
- 6.13 Planning officers visited all resultant parcels, initially during 2015, and recorded details relating to the current Green Belt boundary in evidence. This included landscape features, access, existing uses, adjoining uses and general commentary, as well as making a photographic record where necessary. This was combined with desk-based assessment, using maps and aerial photography to assist in scoring sites against Green Belt purposes.
- 6.14 Fifteen of the original general areas did not contain any of the original Stage 2 resultant parcels. Largely, these general areas were either remote from the urban area or were near to the urban area but have significant excluded areas. There was no direct relationship between general areas containing no resultant parcels and their Green Belt purpose scores, as it is recognised that a smaller resultant parcel could have a very different assessment against Green Belt purposes than the 'parent' general area.

Stage 3: Assessment of smaller parcels against Green Belt purposes

- 6.15 As with general areas, the smaller parcels were scored against the four Green Belt purposes which are relevant to Sheffield. The boundary of each parcel was also assessed to ascertain how robust the Green Belt boundary would be if the parcel were removed from the Green Belt. This was compared to the relative strength of the current boundary.
- 6.16 The Green Belt purpose scores were combined to generate a total score for each parcel. The higher the score (out of 20), the greater the parcel's overall contribution to Green Belt purposes. The total scores for each smaller parcel are presented graphically in Appendix 6 indicating the overall contribution each parcel makes to fulfilling Green Belt purposes. Those parcels that most



strongly fulfil Green Belt purposes are highlighted in red, with the lowest scores identified as dark green.

Scoring results – smaller parcels

- 6.17 Appendix 7 includes maps illustrating resultant parcels' relative contribution to Green Belt purposes 1 and 2, highlighting those sites which perform particularly strongly. The differentiation between the scores for individual small parcels is less apparent when scores are aggregated because parcels that score highly against purpose 1 often score less highly against purpose 2 and vice versa¹⁸.
- 6.18 Almost all parcels score the same for purpose 3 and 5 so these are not mapped separately, although individual scores can be found in Appendix 5. 'Discounting' the scores for purposes 3 and 5 is consistent with the interpretation of Green Belt purposes recommended in PAS guidance¹⁹. Their guidance makes clear that, broadly, all Green Belt land can be regarded as safeguarding the countryside, and assisting urban regeneration. Although there are some notable exceptions to this²⁰, most of the smaller parcels score the same (5/5) for these purposes, which do not therefore help in differentiating between the importance of parcels in fulfilling Green Belt purposes.
- 6.19 Taking account of the score for all four Green Belt purposes, smaller parcels scored a range between 8 and 19 out of 20, where 19 strongly performs Green Belt functions and would be considered critical to the Green Belt. The most common score is 14 and 16. Table 3 below shows the distribution of overall scores. This demonstrates that, within Sheffield's Green Belt, there is some land which does not meet Green Belt purposes very strongly, although all areas meet Green Belt purposes to some extent. However, there are other areas where land fulfils all four Green Belt purposes strongly. However, a large number of parcels (more than 60%) have a similar score of between 14 and 16.

Table 3: Distribution of overall scores - smaller parcels

Score (out of 20)	8	9	10	11	12	13	14	15	16	17	18	19
No. of parcels	2	1	2	6	19	26	43	40	43	15	6	1

Scores for purposes 1 and 2

- 6.20 As noted above, most of the resultant parcels score similarly against purposes 3 and 5. It is therefore useful to analyse the findings of assessments against purposes 1 and 2 to highlight those areas of land that perform significantly

¹⁸ See also Joint Green Belt Study – Coventry and North Warwickshire, June 2015, 3.24

¹⁹ Planning Advisory Service, Planning on the Doorstep: The Big Issues – Green Belt, updated February 2015

²⁰ For example removal of Green Belt parcels on the edge of the urban area which include substantial previously developed land would contribute towards urban regeneration.



more strongly against Green Belt purposes. Table 4 below shows how the resultant parcels scored against purposes 1 and 2.

- 6.21 Of the smaller parcels assessed, only 40 (20%) scored 5 out of 5 for either Green Belt purpose 1 or 2. This means a relatively small proportion of resultant parcels perform a very strong Green Belt role against one or other of these key differentiating purposes. A significant number of these sites were assessed after 2015.
- 6.22 Just under a half (100 parcels (49%)), score either 4 or 5 against purposes 1 or 2, meaning they perform a strong or critical role in relation to these Green Belt purposes. The map in Appendix 7 highlights these sites.
- 6.23 Nine parcels were considered to perform a 'weaker' Green Belt role, where they scored only 1 out of 5 against both purposes 1 and 2. Most other parcels perform a moderately important Green Belt function.
- 6.24 If land needs to be identified for release from the Green Belt for delivery of new homes, the site selection process will take account of the Green Belt purposes score for each of the smaller parcels alongside other issues. It is important to be clear that a resultant parcel that strongly performs Green Belt functions could still be proposed as a Site Allocation Option, as the Green Belt Review would be just one element of the decision making process, and there may be sufficient other reasons for proposing removal from the Green Belt. The severity of the overall need for land for new homes may justify harm to the Green Belt. That is a policy choice, dependent upon the exceptional circumstances case – it does not impact on the scoring of resultant parcels within the Green Belt Review itself.

Table 4: Scores for smaller parcels - Green Belt purposes 1 and 2

	Number of resultant parcels in each scoring band (out of 5)				
	1	2	3	4	5
Purpose 1					
To check the unrestricted sprawl of large built-up areas	9	34	71	54	36
Purpose 2					
To prevent neighbouring towns merging into one another	137	30	22	11	4

The potential to create defensible Green Belt boundaries

- 6.25 Wherever possible, defensible boundaries were identified when defining the resultant smaller parcels. However, this was not possible in all cases and it has



been necessary to use softer boundaries for some parcels. The potential boundaries of resultant parcels, if removed from the Green Belt, were assessed in comparison to the current Green Belt boundary in that location.

- 6.26 16 resultant parcels had boundaries where development of the parcel would result in a strong, defensible Green Belt boundary, generally stronger than the current boundary. The majority (124) of resultant parcels would result in a defensible boundary being defined but there would be elements of softer boundaries within this, although not necessarily less defensible than existing boundaries. A further 64 resultant parcels were assessed where development of the parcel would result in a weaker Green Belt boundary than currently exists. For example, this could be in a location where the current Green Belt boundary is a main road, and the new boundary would need to use field boundaries, or where the parcel is remote from the edge of the urban area.

Output from the Green Belt Review process (Stage 4)

- 6.27 Following consultation on Issues and Options for the Sheffield Plan in 2020, we will consider the proposed spatial approach to be taken forward in the Draft Sheffield Plan. If the proposed strategy requires land to be released from the Green Belt to meet the need for new homes then sites in the Green Belt will be considered through the Site Selection Methodology process.
- 6.28 As part of that process, how strongly sites perform against Green Belt purposes will be taken into account alongside other factors such as availability, sustainability and suitability.
- 6.29 If exceptional circumstances are demonstrated for releasing some areas of land from the Green Belt for new development, those parcels of land will then be mapped so as to ensure that the revised Green Belt boundary remains strong, using defensible, durable boundary features as much as possible.



7. Suggested amendments to the Green Belt boundary

- 7.1 Core Strategy policy CS71 states that *‘exceptionally, changes may be made [to the Green Belt] to remove untenable anomalies where the change would not undermine the purposes or objectives of Green Belt in that area.* A number of changes could be made to the Green Belt boundary regardless of whether land is required to meet future development needs. This includes ‘untenable anomalies’ as a result of improved mapping since the Green Belt boundary was initially adopted in 1983 and then mapped for the UDP in 1998. Changes need to be made to ensure a defensible Green Belt boundary on the ground. Many of these untenable anomalies were published in 2013 as part of consultation on the City Policies and Sites document, whilst others have been identified through this Green Belt Review. Several significant areas of land have been identified which could be either:
- a. deleted from the Green Belt because development that has taken place since 1983, or other changes, means that the land no longer performs Green Belt purposes; or
 - b. added to the Green Belt because they have been shown to perform the purposes of Green Belt

Potential deletions from the Green Belt

- 7.2 There are several categories of land that could potentially be deleted from the Green Belt. This includes: large areas of land that no longer perform the purposes of Green Belt, which may include land that has been developed since 1983 and smaller, ‘untenable anomalies’ where the Green Belt boundary could be stronger on the ground. Appendix 8 details potential Green Belt changes that are not related to any possible future development options for which Green Belt boundary changes may be required.

Land that no longer performs the purposes of Green Belt

- 7.3 The two main categories of potential deletion shown in Appendix 8 relate to (a) areas of Green Belt that no longer perform Green Belt functions, due to changing context or development on the ground; and (b) boundary amendments that are necessary to ensure a robust Green Belt boundary. The largest areas of potential change are described below.

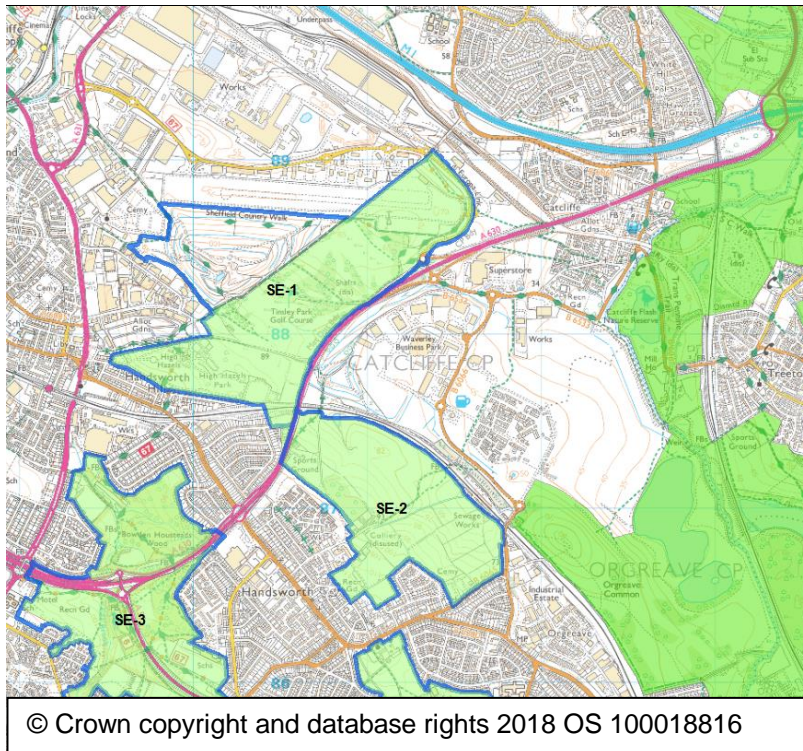
(i) Land around the former Sheffield Airport (107.7 hectares)

- 7.4 There is a strong argument for removing a significant area of land from the Green Belt in the vicinity of the former Sheffield airport. Although much of the land is unsuitable for development, it performs relatively poorly against the Green Belt purposes.
- 7.5 Figure 7 below illustrates the current extent of Green Belt in this part of east Sheffield. It includes the area around the former Sheffield Airport and at Handsworth Hall Farm. This area forms general areas SE-1 and SE-2, and also shows the relationship with Waverley in Rotherham. Also shown is the



new boundary of the Green Belt within Rotherham, as defined by the Rotherham Local Plan Sites and Policies document (adopted June 2018). The map sets the context for potential removal of land from the Green Belt in this area.

Figure 7: Current Green Belt in East Sheffield and adjoining areas in Rotherham

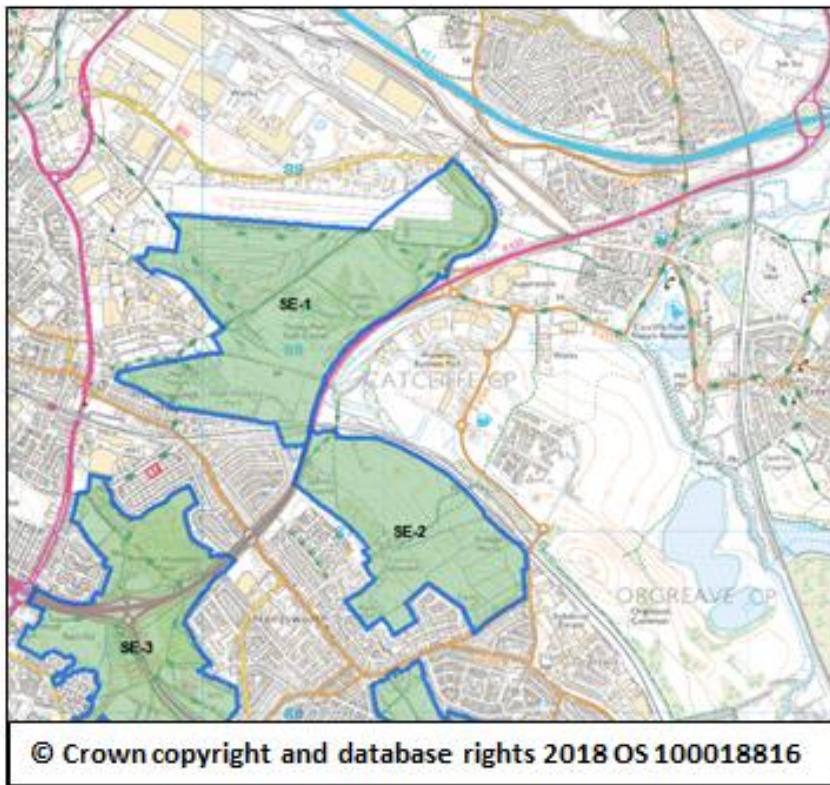


- 7.6 In paragraph 3.9 above, we referred to a potential change to the Green Belt boundary at the former Sheffield airport that was proposed in the Sheffield Core Strategy (2009). This was the only non-minor change proposed in that document and involved a land swap (see Figure 8 below). A small area of land on the airport runway (now Sheffield Business Park phase 2) was to be taken from the Green Belt and designated as a Business and Industrial Area consistent with the surrounding area and sites. This would have rectified an anomaly where the airport runway crossed both a Fringe Industry and Business Area and the Green Belt, as construction of the runway had obliterated the Green Belt boundary on the ground.
- 7.7 The area to the south of the runway (Tinsley Park Hill) is designated as an Open Space Area in the Unitary Development Plan. It was previously used for open cast mining spoil and subsequently restored. The justification given previously for addition of this land to the Green Belt was that it could serve an important function in helping to separate the urban areas of Sheffield and Rotherham. The proposed change would have resulted in a significant net increase in Green Belt area.



7.8 However, the proposed alterations to the Green Belt set out in the Core Strategy were not formalised through a new Proposals Map. The Green Belt review now considers the general area in the context of the current position, taking account of new development within the general area and nearby as well as Green Belt changes in Rotherham.

Figure 8: Previously proposed Green Belt boundary change at former Sheffield Airport



7.9 The Green Belt purpose score for general area SE-1 is 13 out of a possible score of 20, which is a *relatively* low total score. At a more detailed level, the area does not score highly against the purpose of checking the unrestricted sprawl of large built up areas as between half and three quarters of the area adjoins the urban area.

7.10 The former airport is now being redeveloped for business use and the adjoining Waverley development (in Rotherham) will all become 'built up' over the next 10-15 years. This already has an impact on Green Belt in the area. Planning permission has been granted for development of the Advanced Manufacturing Research Centre 2 on resultant parcels SE-1-a and SE-1-b, some of which is already under construction or complete, which further cements the relationship between Sheffield and Rotherham's urban areas. Very special circumstances were demonstrated at the time to support these decisions, which would now form part of the case for the exceptional circumstances to remove this area and

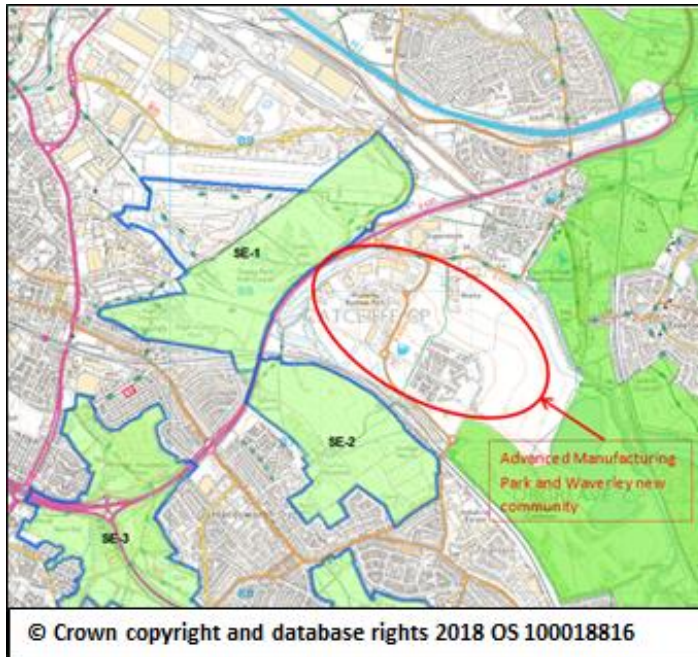


the remainder of SE-1 from the Green Belt, namely that the area is no longer open and does not fulfil Green Belt purposes.

- 7.11 The area also does not score as highly as most general areas in the Green Belt against the purpose of assisting in safeguarding the countryside from encroachment. Some of the area is covered by former airport land (not a beneficial countryside use). This also affects the score against purpose 5; it scores 3/5 because the area contains previously developed land adjacent to the urban area, where redevelopment would contribute to regeneration.
- 7.12 The most important consideration for this parcel is Green Belt purpose 2 (preventing neighbouring towns from merging in to one another). This general area contains some areas of land that could be considered to form part of an essential gap (less than 500m between urban areas). However, in this location, as with general area SE-2, the relationship between the urban areas of Rotherham and Sheffield has changed and continues to change which affects how strongly the land performs against this purpose. Effectively, in this location, Sheffield and Rotherham have merged to the extent that there is little remaining essential gap to protect.
- 7.13 Figure 9 below shows the extent of Green Belt in the wider area, with Sheffield's adopted (UDP) Green Belt boundary and Rotherham's new Local Plan Green Belt boundary. Our conclusion is that adoption of the Rotherham Local Plan Policies Map, would leave SE-1 as an 'island' of partially undeveloped land. The Map shows that once the Advanced Manufacturing Park and Waverley new community have been developed, this will effectively result in the merging of Sheffield and Rotherham's urban area in this location. It will mean that general areas SE-1 and SE-2 would no longer function as an essential gap between settlements. Consequently, the scoring of general area SE-2 and resultant parcel SE-2-a against Green Belt purpose 2 has been revised from 5 to 2. The justification for this is that, whilst there has historically been a narrow, essential gap between the settlements in that location (where even limited development could result in perceived coalescence with Rotherham); this is no longer the case. Going forwards, as the new development at Waverley grows, the functional gap will further reduce, and the score for this Green Belt purpose should reflect how area functions now and will function in the long term.



Figure 9: Green Belt and location of new developments in relation to general areas SE-1 and SE-2



7.14 In conclusion, rather than proposing to make the same changes previously indicated in the Core Strategy, we suggest that there is potential to remove general area SE-1 from the Green Belt. Environmentally sensitive land would continue to be protected by appropriate designations (e.g. Local Wildlife Site).

(ii) Redevelopment of major developed sites on the edge of the built-up area and other developed land

7.15 There are a number of former school sites, currently within the Green Belt, where new homes have been built since the original Green Belt boundary was adopted in 1983. Most of the sites have been redeveloped for housing as a result of schools closing or being rebuilt on different footprints. It is appropriate in these locations to re-draw the Green Belt boundary to reflect better the situation on the ground by removing these homes from the Green Belt. These areas no longer fulfil Green Belt purposes and are no longer open in character. This applies to:

- The former Loxley College/Shooters Grove Primary school (North West Sheffield) (9.1 hectares)
- The former Bents Green School (South West Sheffield) (2.7 hectares)
- The former Stradbroke College (South East Sheffield) (4.7 hectares)

7.16 In addition to former school sites, a small industrial site within the Green Belt at Chapeltown (the former Speedwell works, now called Coppice Close) (0.9 hectares) has been developed for housing since adoption of the UDP. It lies on the western edge of general area CN-1 which performs a strong role in safeguarding the countryside from development, and a moderate role in



preventing sprawl of the urban area. Removal of this site from the Green Belt will not prejudice the role of this wider general area in preventing urban sprawl. It is a contained parcel of land that is now developed for housing and is surrounded by an area of woodland that is protected from development by Local Wildlife Site designation. We would propose that a Housing Area designation covering the site will form an extension to the Housing Area covering dwellings on the western side of White Lane.

- 7.17 A large area (3.49 ha), previously described as a 'substantially developed road frontage' in the UDP, at Storth Lane/ Oowler Gate/ Hilltop Drive at Wharnccliffe Side, also has potential for removal from the Green Belt. This area is effectively joined to the built-up area of Wharnccliffe Side, and almost entirely comprises existing housing. In the period since the Green Belt boundary was drawn up a number of infill plots have been developed, having an urbanising effect, and it has made it increasingly difficult to discern any physical separation from the built-up area of Wharnccliffe Side. It does not constitute a small settlement that should be washed over by the Green Belt, where the open character of the village makes a contribution to the openness of the Green Belt. The area does not therefore perform a Green Belt function, which demonstrates an exceptional circumstance for removing it from the Green Belt.

(iii) Other potential deletions

- 7.18 During the review of smaller Green Belt parcels, some sites were identified that, do not perform Green Belt functions and could potentially be removed from the Green Belt. These are in addition to previously identified untenable anomalies (see below):
- Land to the rear of Handsworth Road C4SS01120 (S03022). This completely enclosed site does not constitute open countryside and, in this location, does not help to prevent urban sprawl or maintain separation between settlements.
 - Land at Ryecroft Glen C4SS02365 (S03048). It does not help to prevent urban sprawl or maintain separation between settlements. Removal of this area from the Green Belt would result in a stronger Green Belt boundary.

Potential additions to the Green Belt – Countryside Areas

- 7.19 There are a number of areas of rural, open land at the edge of the urban area that are not currently protected by Green Belt designation. These were previously proposed to be protected as 'Countryside Area: Non Green Belt' designation in the Pre-submission Draft Local Plan (2013). Formerly, in the absence of a Green Belt review, these areas were proposed to be protected through this designation as there was no opportunity to incorporate them into the Green Belt. The opportunity is provided by the Green Belt Review to reconsider whether they perform Green Belt purposes and could be added to the Green Belt, if circumstances have changed since the Green Belt boundary was drawn up.



7.20 Appendix 9 lists the 16 areas previously proposed to have the Countryside Area designation and the results of how strongly they score in relation to Green Belt purposes. Those with potential to be added to the Green Belt will be included within the Draft Sheffield Plan Policies Map at Regulation 19 stage. The two most significant areas with potential to be added to the Green Belt are discussed below:

(i) Former Holbrook Colliery – Holbrook Heath (25.5 hectares)

7.21 This former colliery site provides a clear boundary to the east of Sheffield, preventing urban sprawl. It has been through a process of reclamation over recent years and now performs a critical role as a wildlife site, now performing the function of safeguarding the countryside from encroachment. In addition, the area is in an essential gap between Sheffield and Killamarsh, forming part of a major corridor of green space running along the Rother Valley.

7.22 At the time the Green Belt boundary was drawn up (prior to its adoption in 1983), the site would have been vacant, although was still in the ownership of the National Coal Board. The site was shown as proposed public open space as far back as the Mosborough Master Plan in the 1960s and 1970s. However, the site was considered as a possible industrial development area in the early 1990s when preparing early drafts of the Sheffield UDP. Following significant reclamation during the early 2000's that has cemented the role of this site as an open area of heathland, with significant biodiversity, it is clear that the site should now be retained as permanently open.

(ii) Land to the west of Mosborough/ south of Quarry Hill (23 hectares)

7.23 The current pattern of land use designations in this area is confusing and does not accurately reflect the situation on the ground. There is potential for all of the land previously proposed to be designated as Countryside Area: Non Green Belt, to the west of Mosborough in the 2013 Pre-Submission Draft Plan to be designated as Green Belt. This includes land to the south of Quarry Hill, including and adjacent to the reservoir. In addition, the *majority* of land formerly proposed to be designated as Open Space Area to the west of Mosborough could potentially be designated as Green Belt.

7.24 If this potential addition is taken forward, the revised Green Belt boundary would in general follow features on the ground which would mainly be along the rear curtilages of properties comprising the edge of the built-up area. Where there is an area with no physical feature on the ground, but where it would be logical to continue a straight line from one point to another. Green Belt designation of land adjacent to the built-up area of Mosborough would serve to strongly meet the Green Belt purpose of preventing sprawl. In common with much of Sheffield's existing Green Belt it would also safeguard the countryside from encroachment. In the Quarry Hill area, the road acts as a strong Green Belt boundary.

7.25 Although having no direct link to the purposes of Green Belt, much of the land which has potential to be re-designated as Green Belt is protected as Local



Suggested amendments to the Green Belt boundary

Wildlife Site. This provides an additional level of protection from development and highlights the open, rural, nature of the land.

7.26 Figure 10 below shows the current (UDP) Green Belt boundary, in addition to areas protected by open space in the UDP and areas that were proposed in 2013 to be protected as Countryside Areas. To give context on areas protected by other designations, Figure 11 is included, highlighting Local Wildlife Sites and informal open space.

Figure 10: Current Green Belt boundary to the west of Mosborough

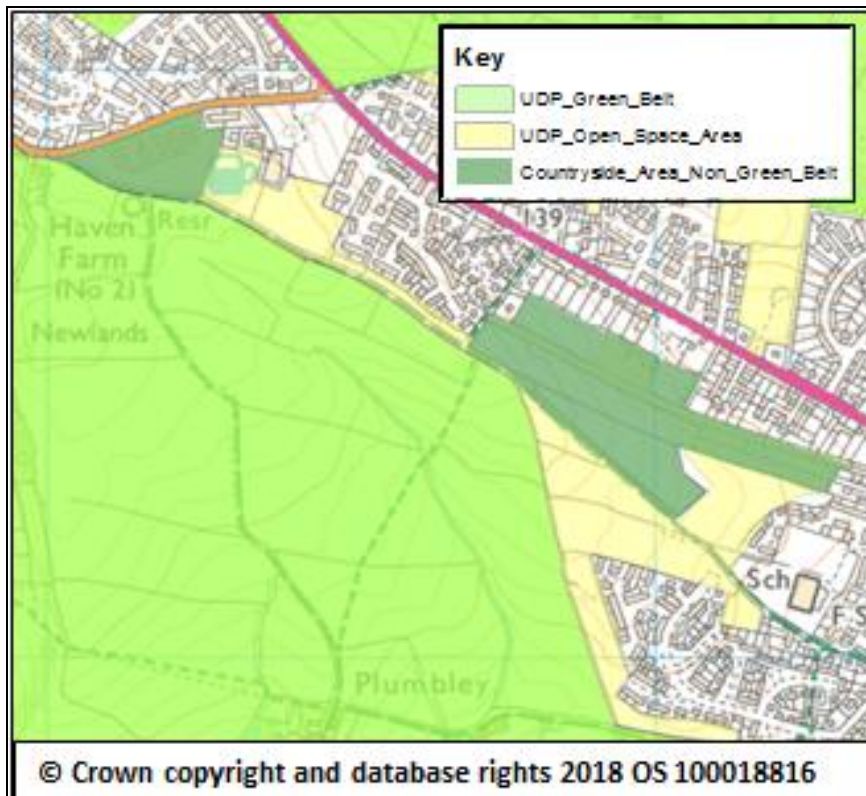
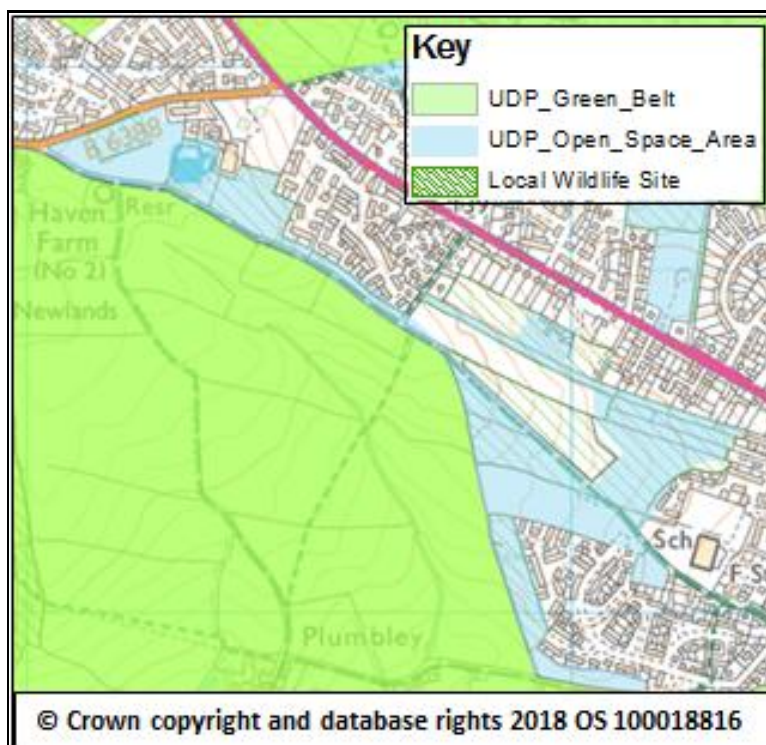


Figure 11: Green Belt and other designations to the west of Mosborough



Other minor changes to correct untenable anomalies

- 7.27 A large number of ‘minor’ changes to the Green Belt boundary were proposed as part of the 2013 Pre-submission Draft Local Plan consultation. These were described as ‘untenable anomalies’ that needed to be rectified, for example where it is no longer possible to trace the Green Belt boundary on the ground. The principles for these changes were that:
- a. With the exception of a major proposed change at the airport (not now being taken forward, see paragraphs 7.6 – 7.8 above), changes should be minor and in all cases should be the minimum necessary to achieve a sensible, defensible boundary;
 - b. Land **added to** the Green Belt should contribute to at least one of the purposes of Green Belts as set out in the NPPF, paragraph 134;
 - c. For land **removed from** the Green Belt, it should not be necessary for that land to be kept permanently open (and it may already be in use for ‘inappropriate Green Belt uses’).
- 7.28 A schedule of these proposed changes is included in Appendix 8 of this report. All of these potential changes are proposed to be taken forward on to the Draft Sheffield Plan Policies Map when we consult at Regulation 19 stage. The proposed boundaries within Appendix 8 may be subject to change should any additional Green Belt sites be proposed for release within the Sheffield Plan



Suggested amendments to the Green Belt boundary

Policies Map which affect the boundaries as provided in Appendix 8 of this report. Any such changes would be highlighted in an addendum to this Review, published alongside the Draft Sheffield Plan.



8. Duty to Co-operate – Cross boundary issues

Duty to Co-operate

- 8.1 Sheffield shares boundaries with four other local planning authorities; Barnsley, North East Derbyshire, Peak District National Park Authority, and Rotherham. All authorities other than the National Park have also carried out Green Belt Reviews over the last few years. In order to fulfil the duty to co-operate and ensure the process is robust, specific discussions relating to Sheffield's Green Belt Review have taken place with both North East Derbyshire and the Peak District National Park Authority. Rotherham's Green Belt Review pre-dates work on Sheffield's Review but is taken into account where land on the boundary is being considered. Barnsley's Green Belt review focussed on settlements that are relatively distant from Sheffield's boundary. Therefore the most critical Green Belt relationships for the purpose of the Duty to Cooperate are Rotherham's and North East Derbyshire's. The Duty to Cooperate Statement details discussions that have been held with adjacent authorities on Green Belt issues.
- 8.2 The section below examines the approaches taken to Green Belt review in adjacent authorities. It highlights the level of consistency with Sheffield's approach, as well as discussing any significant differences. It also documents specific steps the Council has taken to reach an agreed position on sites near to Sheffield's boundary. Finally, it outlines how the Peak District National Park has impacted on the approach in the Green Belt Review.

Comparisons with adjoining Local Authority Green Belt Reviews

Barnsley

- 8.3 Barnsley Metropolitan District Council initially led work on the Sheffield City Region Green Belt Review Common Approach (see Section 4 above) and the Green Belt Review methodology therefore aligns with that approach. Barnsley's approach broadly aligns with Sheffield's, although the stages have some variation.
- 8.4 Stage 1 of Barnsley's review identifies 'general areas' for consideration for release. Stage 2 involved a technical site assessment of smaller parcels and Stage 3 involved re-assessment of the resultant land parcels against Green Belt purposes. Stage 1 is largely similar to Sheffield's Stage 1 set out in this report, as a full and comprehensive review of all Green Belt land. However, in Barnsley general areas were identified only where they surrounded settlements, whereas in Sheffield general areas cover the entire Green Belt area.
- 8.5 Stage 2 is also very similar to Sheffield's Stage 2 in that it identifies site constraints (excluded areas in Sheffield) that would inform identification of



resultant parcels. At Stage 3 there is a variation; in both Sheffield and Barnsley, resultant parcels are re-appraised against Green Belt purposes, but, in Barnsley, only land within those general areas assessed as having a moderate or weak Green Belt function were considered. There are some detailed differences between the scoring criteria for assessing land against each Green Belt purpose, with Barnsley's approach generally attaching greater weight to 'gaps' between settlements. However, overall, the approaches in Sheffield and Barnsley give similar results.

Rotherham

- 8.6 Rotherham's Green Belt Review involved a slightly different approach to that in Barnsley, Sheffield and North East Derbyshire due to the timing of the first stage. Their review was carried out in two parts but the first part was completed prior to work on the SCR Common Approach. The strategic Green Belt Review that informed the Core Strategy was completed in 2012. This looked at all land within the Green Belt and classified parcels according to whether continued inclusion in the Green Belt was of major, moderate, or minor/ negligible importance. The Detailed Green Belt Review followed with versions between 2014 and 2016 informing preparation of the Sites and Policies document.
- 8.7 In Rotherham, the four Green Belt purposes that were assessed were combined into two assessments. One of these looked at purposes 1 and 3, relating to urban sprawl and safeguarding countryside, and considered how the character of land is influenced by the urban area. Combined purposes 2 and 4, relating to gaps and historic towns, looked at the effect of land on particular settlements and categorised land on the basis of the role of those settlements. Although this approach may appear different to Sheffield's, the scoring categorisations broadly resemble the criteria used in Sheffield. For example, in relation to consideration of gaps between settlements and degrees of containment, there are similarities. Rotherham's settlement hierarchy is reflected in Sheffield's methodology in relation to assessment of gaps between settlements (see paragraph 5.17 above).
- 8.8 A critical aspect of the Green Belt Review has been consideration of the effectiveness of the 'gap' between Sheffield and Rotherham in the area around the former airport and Waverley. The 2016 Rotherham Detailed Green Belt Review recognises that the development of Waverley new community has reduced the gap between parts of the Sheffield and Rotherham urban areas. This impact of this on Green Belt purposes is discussed above in paragraphs 7.10 to 7.13.

North East Derbyshire (NEDD)

- 8.9 Work on NEDD's Green Belt has been carried out in two stages. An initial Green Belt Functionality Study (2015) provided a strategic overview and identified areas that are particularly important to the strategic function of the Green Belt. A second, more detailed, Green Belt Review was then undertaken



to assess over 450 parcels around existing settlements, as well as those adjoining the main urban areas of Sheffield and Chesterfield (where they adjoin NE Derbyshire). 49 parcels of land are on the edge of Sheffield, all of which were found to robustly meet Green Belt purposes.

- 8.10 The NEDD methodology excludes Green Belt purpose 3 (safeguarding countryside) from consideration as almost all parcels fulfil this role. Performance against Green Belt purposes was assessed for all identified parcels before constraints were mapped which could affect the likelihood of parcels to support development. This is the reverse of the process in Sheffield but leads to the same outcome (the Sheffield approach saves time by avoiding the need to assess parcels that clearly have little or no development potential). A Statement of Common Ground²¹ has been agreed between North East Derbyshire and Sheffield, documenting agreement on the approach taken and conclusions drawn on land adjoining the boundary. Both authorities currently consider that land along the boundary performs a strategic Green belt role, particularly in relation to preventing neighbouring towns from merging and safeguarding the countryside from encroachment.
- 8.11 We have only identified one parcel of land (RV-2-a) which could not entirely form a defensible boundary within the administrative area, as this parcel crosses the border with North East Derbyshire.

Peak District National Park

- 8.12 As part of the process of producing the Sheffield Plan, it is critical to consider the impact on the Peak District National Park. The Green Belt on the west of the city forms part of the Peak District 'fringe' landscape, which in turn impacts the setting of the National Park. Open land forms transitional landscapes which the Green Belt protects from urban encroachment that may harm the setting of the National Park.
- 8.13 The protection of valuable landscapes is, however, not one of the purposes of Green Belt set out in the NPPF, and has not therefore been considered through this Review. The issue of landscape character will be covered in the Landscape Character and Green Belt Capacity Study. That study will consider the impact of developing the Green Belt parcels identified through the Green Belt Review, and will be taken into account in the Site Selection Methodology.
- 8.14 As part of the duty to co-operate, discussions have been held with officers from the Peak District National Park Authority with the aim of determining the likely impact of Green Belt Review on the National Park. The Duty to Co-operate Statement includes more information about the outcome of those discussions.

²¹ SD 8 Statement of Common Ground Sheffield – North East Derbyshire <https://www.northeastderbyshire.gov.uk/documents/local-plan-examination-library/02-supporting-documents/sd8-statement-of-common-ground-sheffield-north-east-derbyshire>



8.15 Stage 2 of the Green Belt Review, drawing up resultant parcels for assessment focussed on identifying parcels of land adjoining Sheffield's existing urban area, and as such none of the parcels have an immediate relationship with the National Park.

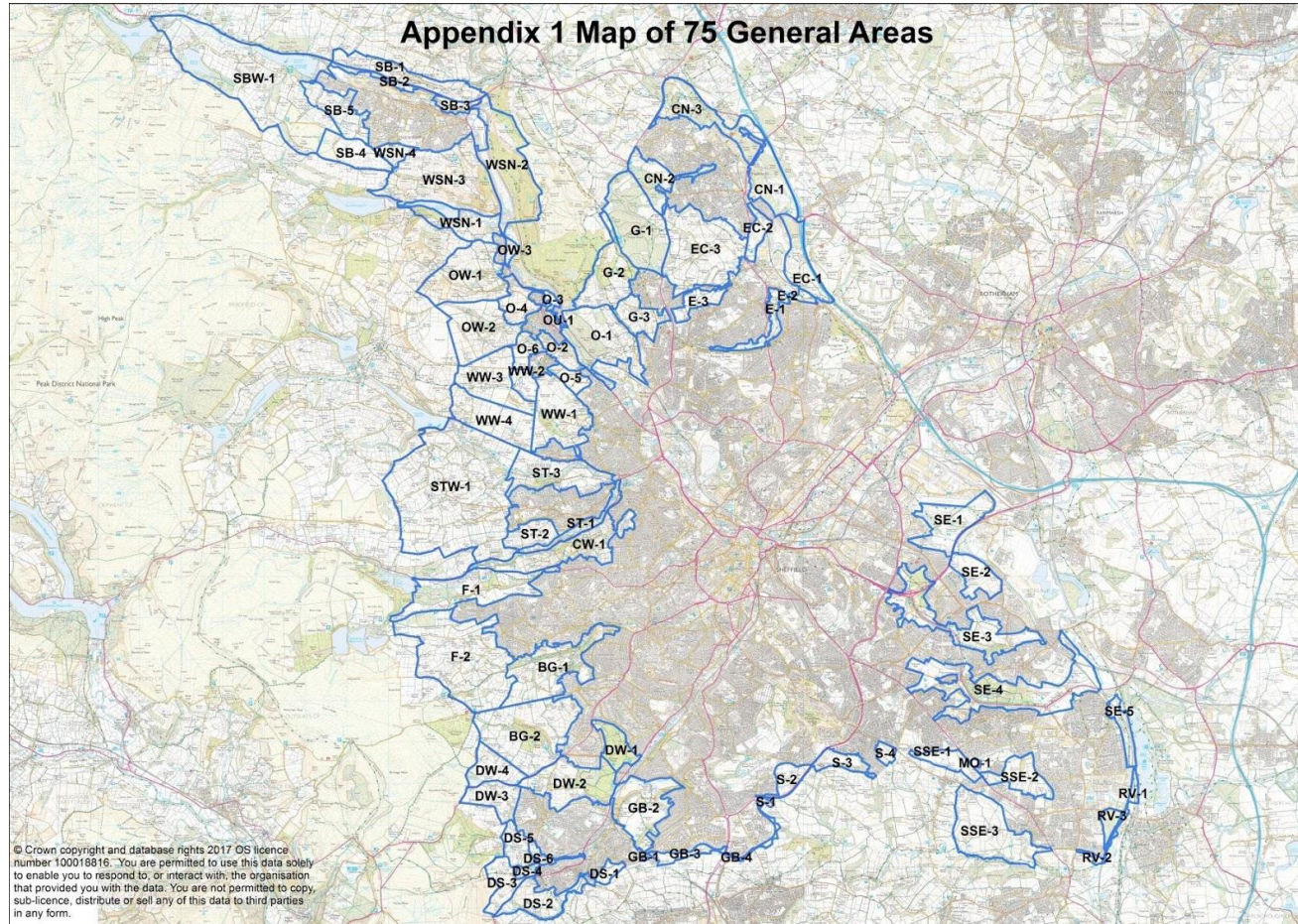


9. Conclusions and next steps

- 9.1 The Green Belt Review demonstrates that all land within Sheffield's Green Belt performs Green Belt functions to some degree. Some areas perform more strongly against Green Belt purposes than others.
- 9.2 Following consultation on the Sheffield Plan Issues and Options (Reg. 18) in 2020, the next step will be to discern the appropriate spatial strategy to take forward into the Draft Sheffield Plan (Reg. 19). If there is a need to remove some land from the Green Belt for development, and exceptional circumstances can be demonstrated for doing this, then Green Belt land will be considered through the site selection methodology.

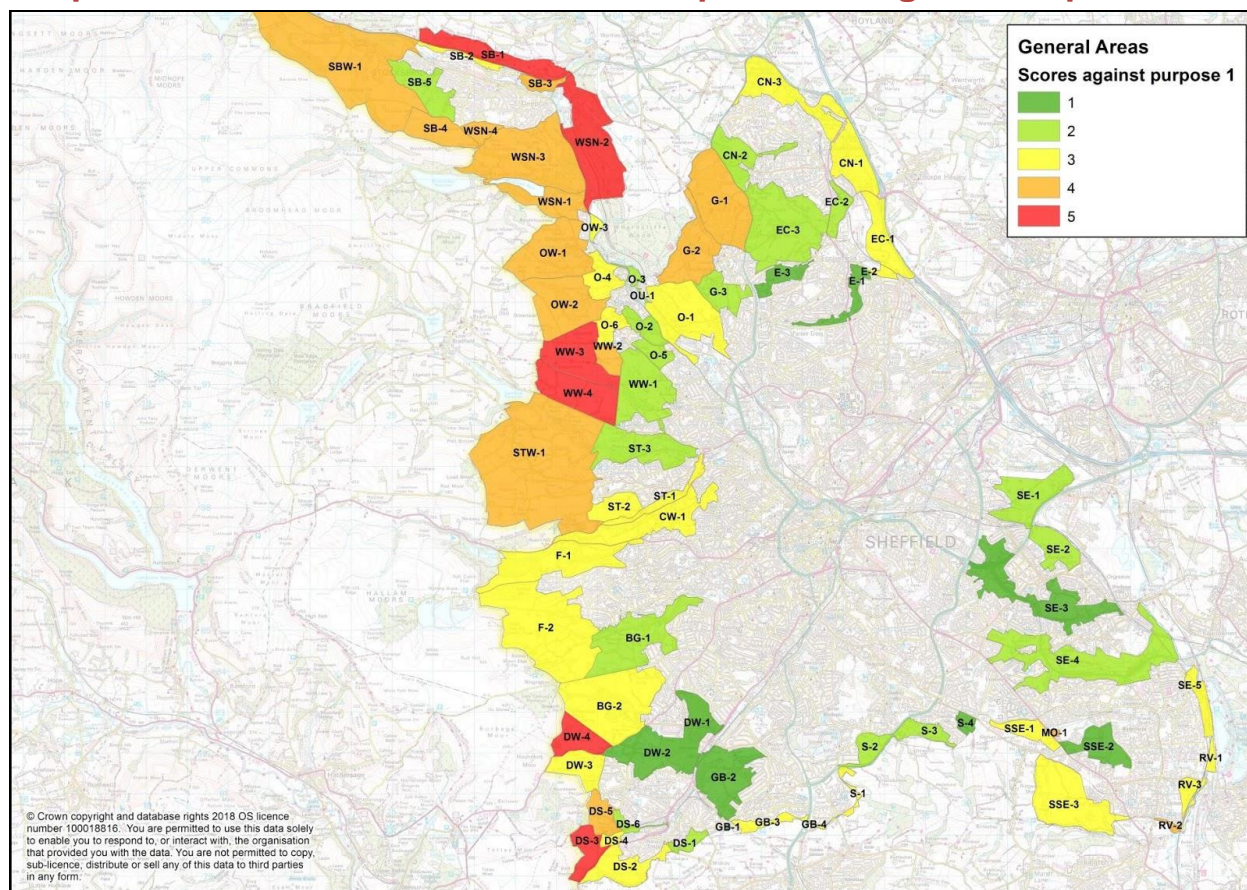


Appendix 1: Map of general areas



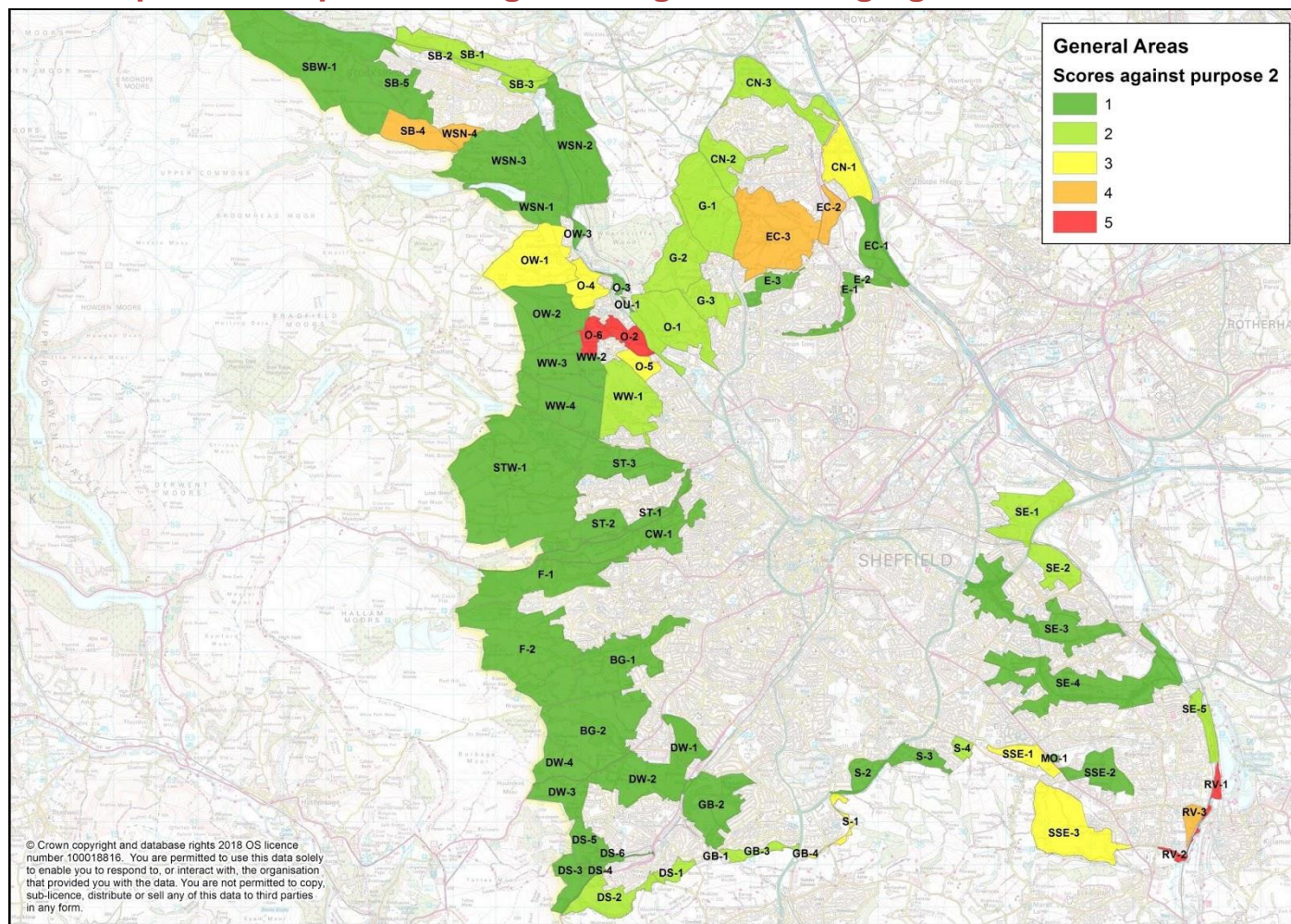
Appendix 2: Maps showing scoring of general areas in relation to Green Belt purposes

Purpose 1: To check the unrestricted sprawl of large built-up areas



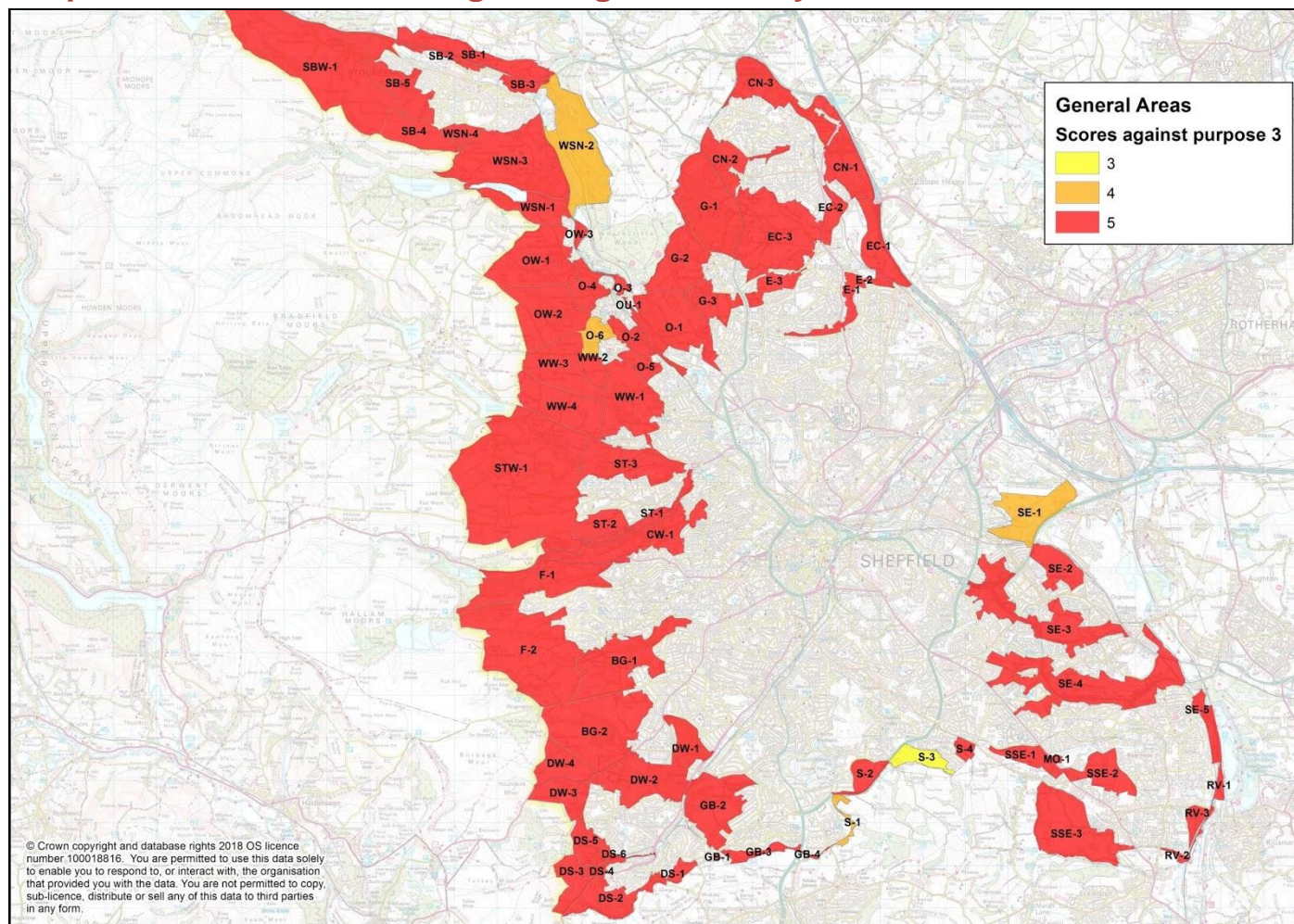
Appendix 2: Maps showing scoring of general areas in relation to Green Belt purposes

Purpose 2: To prevent neighbouring towns merging into one another



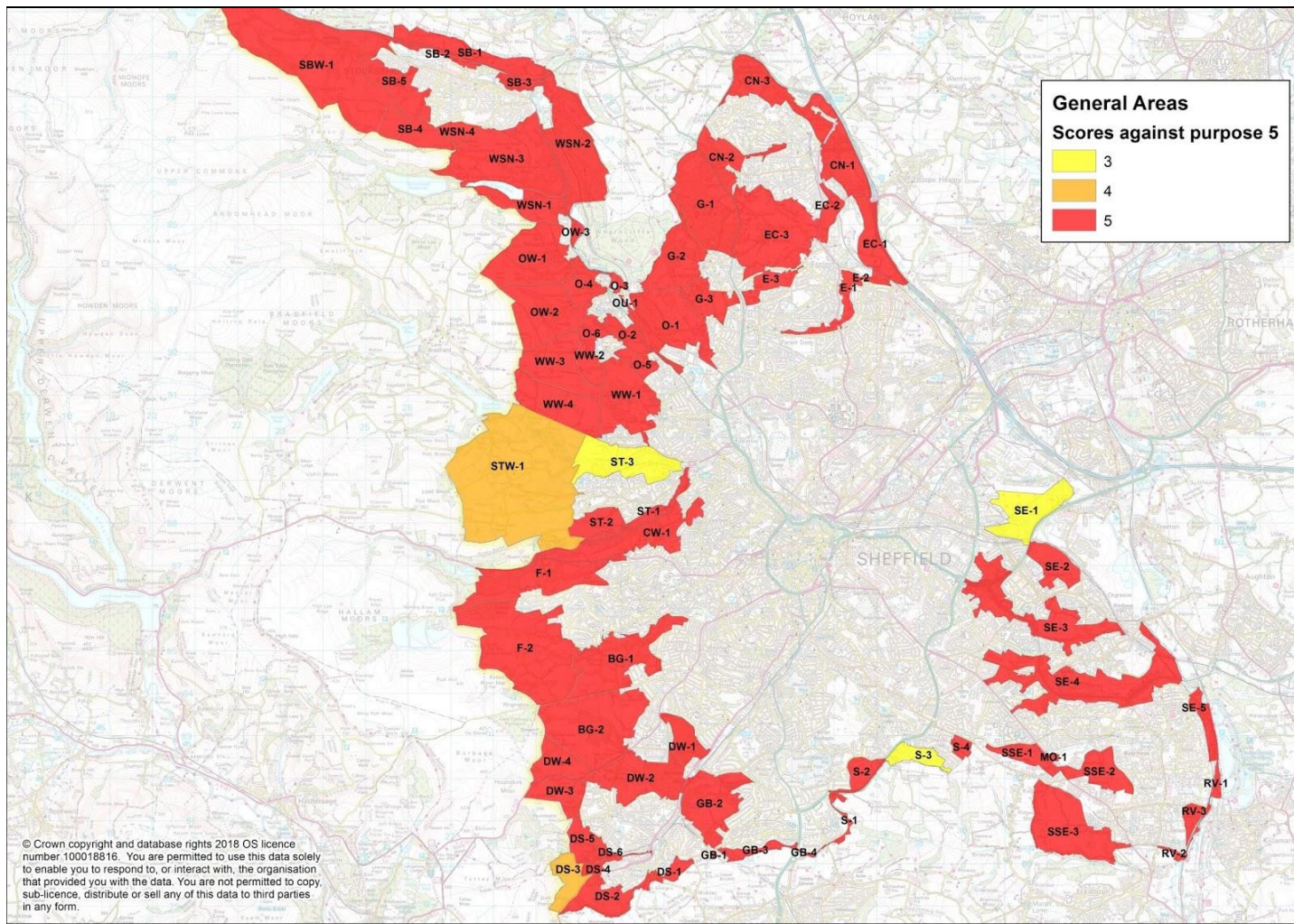
Appendix 2: Maps showing scoring of general areas in relation to Green Belt purposes

Purpose 3: To assist in safeguarding the countryside from encroachment



Appendix 2: Maps showing scoring of general areas in relation to Green Belt purposes

Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land



Appendix 3: Scores for general areas in relation to Green Belt purposes

Map Area	Parcel Code	Purpose 1	Purpose 2	Purpose 3	Purpose 5	Total / 20
Bents Green	BG-1	2	1	5	5	13
	BG-2	3	1	5	5	14
Chapelton North	CN-1	3	3	5	5	16
	CN-2	2	2	5	5	14
	CN-3	3	2	5	5	15
West of Crookes	CW-1	3	1	5	5	14
Dore South	DS-1	2	2	5	5	14
	DS-2	3	2	5	5	15
	DS-3	5	1	5	4	15
	DS-4	3	1	5	5	14
	DS-5	4	1	5	5	15
	DS-6	2	1	5	5	13
Dore Whirlow	DW-1	1	1	5	5	12
	DW-2	1	1	5	5	12
	DW-3	3	1	5	5	14
	DW-4	5	1	5	5	16
Ecclesfield	E-1	1	1	5	5	12
	E-2	3	1	5	5	14
	E-3	1	1	5	5	12
Ecclesfield-Chapelton	EC-1	3	1	5	5	14
	EC-2	2	4	5	5	16
	EC-3	2	4	5	5	16
Fulwood	F-1	3	1	5	5	14
	F-2	3	1	5	5	14
Grenoside	G-1	4	2	5	5	16
	G-2	4	2	5	5	16
	G-3	2	2	5	5	14
Greenhill Bradway	GB-1	1	2	5	5	13
	GB-2	1	1	5	5	12
	GB-3	3	2	5	5	15
	GB-4	3	3	5	5	16
Countryside Area - Moor Valley	MO-1	4	1	5	5	15
Oughtibridge-Worrall	O-1	3	2	5	5	15
	O-2	2	5	5	5	17
	O-3	2	1	5	5	13
	O-4	3	3	5	5	16
	O-5	2	3	5	5	15
	O-6	3	5	4	5	17



Appendix 3: Scores for general areas in relation to Green Belt purposes

Map Area	Parcel Code	Purpose 1	Purpose 2	Purpose 3	Purpose 5	Total / 20
Countryside Area - Oughtibridge	OU-1	2	1	5	5	13
West of Oughtibridge	OW-1	4	3	5	5	17
	OW-2	4	1	5	5	15
	OW-3	3	1	5	5	14
Rother Valley	RV-1	3	5	5	5	18
	RV-2	4	5	5	5	19
Countryside Area - Oxclose	RV-3	3	4	5	5	17
South	S-1	3	3	4	5	15
	S-2	2	1	5	5	13
	S-3	2	1	3	3	9
	S-4	1	2	5	5	13
Stocksbridge	SB-1	5	2	5	5	17
	SB-2	3	2	5	5	15
	SB-3	4	2	5	5	16
	SB-4	4	4	5	5	18
	SB-5	2	1	5	5	13
West of Stocksbridge	SBW-1	4	1	5	5	15
South East	SE-1	2	2	4	3	13
	SE-2	2	2	5	5	17
	SE-3	1	1	5	5	12
	SE-4	2	1	5	5	15
	SE-5	3	2	5	5	15
South South East	SSE-1	3	3	5	5	16
	SSE-2	1	1	5	5	12
	SSE-3	3	3	5	5	16
Stannington	ST-1	3	1	5	5	14
	ST-2	3	1	5	5	14
	ST-3	2	1	5	3	11
West of Stannington	STW-1	4	1	5	4	14
North of Wharncliffe Side	WSN-1	4	1	5	5	15
	WSN-2	5	1	4	5	15
	WSN-3	4	1	5	5	15
	WSN-4	4	4	5	5	18
Worrall-Wadsley	WW-1	2	2	5	5	14
	WW-2	4	1	5	5	15
	WW-3	5	1	5	5	16
	WW-4	5	1	5	5	16





Appendix 5: Stage 2 Green Belt purpose scores for resultant parcels

Resultant Parcel	Green Belt purpose 1	Green Belt purpose 2	Green Belt purpose 3	Green Belt purpose 5	Total Green Belt score	Robustness of Green Belt boundary	HELAA site references		
BG-1-a	4	1	5	5	15	1	S03043	S03102	
BG-1-b	3	1	5	5	14	2	S03017		
BG-1-c	4	1	5	5	15	2	S03015		
BG-1-d	3	1	1	5	10	3	S02364		
BG-1-e	2	1	4	5	12	2	S03018		
BG-2-a	3	1	5	5	14	2	S03014		
BG-2-b	3	1	5	5	14	3	S03103		
BG-2-c	4	1	5	5	15	3	S03104		
BG-2-d	5	1	3	5	14	3	S03105		
C4SS01072	5	1	5	5	16	3	S03006		
C4SS01073	5	1	5	5	16	3	S03007		
C4SS01098	1	1	5	5	12	2	S01098		
C4SS01119	2	1	5	5	13	2	S01119		
C4SS01120	2	1	1	5	9	3	S03022		
C4SS01265	1	1	5	5	12	3	S01265		
C4SS01586	1	1	5	5	12	2	S01586		
C4SS02240	4	4	1	3	12	3	S02240		
C4SS02365	1	1	5	5	12	1	S03048		
C4SS02383	2	1	5	5	13	2	S02383		
C4SS02397	2	1	4	5	12	2	S02397		
C4SS02398	1	1	5	5	12	3	S03058		
C4SS02401	3	1	5	5	14	3	S02401		
C4SS02426	2	1	5	5	13	2	S02426		
C4SS02431	5	1	1	4	11	2	S02833		
C4SS02433	4	3	3	5	15	2	S03067 S03107	S03106	S03482
C4SS02437	1	1	5	5	12	2	S02437		
C4SS02451	3	1	1	3	8	3	S03071		
C4SS02467	3	5	5	3	16	2	S03077		
C4SS02468	2	1	5	5	13	2	S02468		
C4SS02476	3	2	5	5	15	2	S02476		
C4SS02491	5	1	5	5	16	3	S03016		
C4SS02492	3	1	5	5	14	2	S03082	S02492	
C4SS02497	5	1	5	5	16	3	S02497		
C4SS02500	4	1	5	5	15	3	S02500		

Appendix 5: Stage 2 Green Belt purpose scores for resultant parcels

Resultant Parcel	Green Belt purpose 1	Green Belt purpose 2	Green Belt purpose 3	Green Belt purpose 5	Total Green Belt score	Robustness of Green Belt boundary	HELAA site references		
C4SS02502	3	1	5	5	14	2	S02502		
C4SS02503	2	1	5	5	13	2	S02503		
C4SS02505	2	1	5	5	13	2	S03085		
C4SS02506	2	1	5	5	13	3	S03086		
C4SS02539	4	1	5	5	15	3	S03089		
C4SS02877	2	1	5	5	13	2	S02877		
CN-2-a	3	1	5	5	14	2	S03108	S03109	
CN-2-b	3	1	5	5	14	2	S03110		
CN-2-c	3	1	5	5	14	2	S03040	S03111	
CN-3-a	3	2	5	5	15	2	S02926	S03060	
CN-3-b	3	3	5	5	16	3	S03112	S03113	S03312
CN-3-c	3	3	5	5	16	2	S03114		
CW-1-a	3	1	5	5	14	2	S03115		
CW-1-b	4	1	5	5	15	3	S03116		
DS-1-a	2	3	5	5	15	2	S03117	S03118	
DS-2-a	4	1	5	5	15	2	S03008	S03009	
DS-2-b	3	1	5	5	14	2	S03119	S03010	
DS-3-a	5	1	1	4	11	3	S02895		
DS-4-a	4	1	5	5	15	2	S03070		
DS-5-a	2	1	5	5	13	2	S03120		
DS-6-a	2	1	5	5	13	3	S03011		
DS-6-b	3	1	5	5	14	2	S03069		
DW-2-a	4	1	5	5	15	1	S03045		
DW-2-b	2	1	5	5	13	2	S03012	S03013	
DW-2-c	5	1	5	5	16	2	S03064		
DW-2-d	5	1	5	5	16	1	S03121		
DW-3-a	3	1	5	5	14	3	S03122	S03123	
DW-3-b	4	1	5	5	15	3	S03068		
E-3-a	2	1	5	5	13	2	S03051		
E-3-b	2	1	5	5	13	2	S03034		
EC-2-a	3	2	5	5	15	3	S03124		
EC-2-b	3	4	5	5	17	2	S03038		
EC-3-a	4	2	5	5	16	2	S02925	S03096	
EC-3-b	2	2	5	5	14	2	S03035		
EC-3-c	3	3	5	5	16	2	S03125	S03126	
EC-3-d	3	3	5	5	16	2	S03127		
EC-3-e	4	5	5	5	19	2	S03050		
EC-3-f	3	5	5	5	18	2	S03039		



Appendix 5: Stage 2 Green Belt purpose scores for resultant parcels

Resultant Parcel	Green Belt purpose 1	Green Belt purpose 2	Green Belt purpose 3	Green Belt purpose 5	Total Green Belt score	Robustness of Green Belt boundary	HELAA site references		
EC-3-g	3	2	5	5	15	2	S03101		
EC-3-h	3	2	5	5	15	2	S01278	S03093	S03128
F-1-a	4	1	5	5	15	2	S03129	S03130	
F-1-b	3	1	5	5	14	2	S01094		
F-1-c	3	1	1	5	10	3	S02383		
F-2-a	3	1	5	5	14	1	S03132		
F-2-b	3	1	5	5	14	2	S03052	S03053	S03332
F-2-c	4	1	5	5	15	1	S03133		
F-2-d	3	1	5	5	14	1	S03076		
G-2-a	4	2	5	5	16	2	S03134		
G-2-b	4	2	5	5	16	2	S03135		
G-2-c	4	2	5	5	16	3	S03136		
G-3-a	3	2	5	5	15	1	S03036	S03037	
G-3-b	3	1	5	5	14	2	S03091		
G-3-c	2	1	5	5	13	2	S03028		
G-3-d	1	1	5	5	12	2	S03100		
G-3-e	4	1	5	5	15	2	S03137		
G-3-f	4	1	5	5	15	2	S03138		
G-3-g	4	1	5	5	15	3	S03139		
GB-4-a	3	3	1	5	12	3	S03140		
MO-1-a	4	3	5	5	17	3	S02900		
O-1-a	3	3	4	3	13	3	S03141	S03142	
O-1-b	3	2	5	5	15	2	S02917	S03143	
O-2-a	3	4	5	5	17	2	S03144	S03145	
O-2-b	4	3	5	5	17	2	S02922	S03146	
O-2-c	4	4	5	5	18	3	S03147		
O-3-a	2	1	5	5	13	2	S03032		
O-4-a	3	1	5	3	12	2	S03092	S03148	
O-4-b	4	3	5	5	17	2	S03057		
O-5-a	3	3	5	3	14	2	S03094	S03095	
O-6-a	4	4	5	3	16	2	S03054	S03055	
O-6-b	3	4	5	5	17	2	S03149	S03150	
OU-1-a	1	1	5	5	12	2	S03151		
OW-1-a	4	1	4	3	12	2	S02635	S03152	
OW-1-b	2	1	5	3	11	2	S03084	S03483	
OW-1-c	2	4	5	5	16	2	S03033		
OW-2-a	4	1	5	5	15	2	S02624	S03056	S03153
OW-3-a	3	1	5	3	12	1	S03075	S03486	S03487



Appendix 5: Stage 2 Green Belt purpose scores for resultant parcels

Resultant Parcel	Green Belt purpose 1	Green Belt purpose 2	Green Belt purpose 3	Green Belt purpose 5	Total Green Belt score	Robustness of Green Belt boundary	HELAA site references		
							S03488		
RV-2-a	3	4	5	5	17	3	S03235		
S01177	3	3	5	5	16	2	S01177		
S02055	2	1	5	5	13	2	S02055		
S02511	5	1	5	5	16	2	S02511		
S02823	5	2	5	5	17	3	S02823		
S02831	4	2	5	5	16	2	S02831		
S02850	4	1	5	5	15	2	S02850		
S02880	3	1	5	5	14	2	S02880		
S02920	1	1	5	5	12	2	S02920		
S03021	2	1	5	5	13	2	S03021	S01118	
S03088	5	1	5	5	16	2	S03088		
S03228	5	1	5	5	16	3	S03228		
S03236	5	3	5	5	18	2	S03236	S01175	
S03237	4	3	5	5	17	2	S03277		
S-1-a	3	1	5	5	14	3	S03240		
S-2-a	3	1	5	5	14	2	S03041		
S-2-b	3	1	5	5	14	1	S02899		
S-3-a	2	1	2	3	8	2	S02897	S03241	
S-4-a	3	1	5	5	14	2	S02898		
SB-2-a	4	3	5	5	17	3	S03242		
SB-4-a	4	1	5	5	15	3	S03243		
SB-5-a	3	1	5	5	14	1	S03029		
SB-5-b	4	1	5	5	15	2	S03244		
SB-5-c	4	1	5	5	15	2	S03245		
SB-5-d	4	1	5	5	15	2	S02720	S03246	
SE-1-a	4	3	1	5	13	2	S03073		
SE-1-b	4	3	1	3	11	2	S03074		
SE-2-a	2	2	4	5	13	2	S02407	S03061	
SE-3-a	4	1	5	5	15	2	S03019	S03020	
SE-4-a	3	1	5	5	14	2	S03049		
SE-4-b	2	1	5	5	13	1	S03005		
SSE-1-a	2	3	4	5	14	2	S03004	S03247	
SSE-2-a	3	1	5	5	14	2	S02904	S02910	
SSE-2-b	3	1	5	5	14	2	S02902	S02903	
SSE-3-a	3	4	5	5	17	2	S03248		
SSE-3-b	4	2	5	5	16	2	S03249		
SSE-3-c	4	2	5	5	16	2	S03062	S03485	



Appendix 5: Stage 2 Green Belt purpose scores for resultant parcels

Resultant Parcel	Green Belt purpose 1	Green Belt purpose 2	Green Belt purpose 3	Green Belt purpose 5	Total Green Belt score	Robustness of Green Belt boundary	HELAA site references		
SSE-3-d	4	4	5	5	18	3	S03097		
ST-2-a	3	1	5	5	14	2	S03065		
ST-2-b	3	1	5	5	14	2	S03250		
ST-3-a	3	1	5	5	14	2	S03251		
ST-3-b	3	1	5	5	14	2	S03252		
ST-3-c	3	1	5	5	14	2	S03253		
ST-3-d	3	1	4	3	11	2	S03522	S03098	
ST-3-e	3	1	5	3	12	2	S03024		
ST-3-f	3	1	5	5	14	2	S02924	S03025	
ST-3-g	4	1	5	5	15	2	S03026	S03027	
STW-1-a	4	1	5	5	15	2	S03254		
STW-1-b	4	1	5	5	15	2	S03255		
STW-1-c	3	1	5	5	14	2	S03046		
STW-1-d	4	1	5	5	15	2	S03083		
STW-1-e	5	1	1	4	11	3	S01263		
STW-1-f	5	1	2	4	12	3	S02894		
WSN-1-a	3	4	4	5	16	2	S03256		
WSN-2-a	4	2	2	4	12	2	S03257		
WSN-3-a	3	1	5	5	14	2	S03031	S03484	
WSN-4-a	3	5	5	5	18	2	S03090		
WSN-4-b	2	1	5	5	13	1	S03030		
WW-1-a	3	2	5	5	15	2	S02923	S03059	
WW-1-b	3	2	5	5	15	2	S03023		
WW-1-c	4	2	5	5	16	3	S03258		
WW-1-d	4	2	5	3	14	2	S03259		
WW-1-e	2	2	5	5	14	2	S03260		
WW-2-a	4	2	5	5	16	1	S03087	S03261	

Additional sites assessed – post 2015



Appendix 5: Stage 2 Green Belt purpose scores for resultant parcels

Reference number	Green Belt purpose 1	Green Belt purpose 2	Green Belt purpose 3	Green Belt purpose 5	Total Green Belt score	Robustness of Green Belt boundary
S01219	2	1	5	5	13	1
S01220	2	1	5	5	13	1
S03856	5	3	3	4	15	3
S04020	5	1	5	5	16	3
S04031	2	1	5	5	13	2
S04039	5	1	5	5	16	3
S04054	5	1	5	5	16	3
S04055	3	1	5	5	14	2
S04072	4	1	5	5	15	3
S04099	5	2	5	5	17	3
S04101	5	2	5	5	17	2
S04106	3	3	5	5	16	3
S04108	3	1	5	5	14	3
S04111	2	1	5	5	13	2
S04141	5	1	5	5	16	3
S04262	5	2	5	5	17	3
S04263	5	1	5	5	16	3

Additional sites assessed – sites remote from the urban area

Reference number	Green Belt purpose 1	Green Belt purpose 2	Green Belt purpose 3	Green Belt purpose 5	Total Green Belt score	Robustness of Green Belt boundary
S02342	5	1	5	5	16	3
S02363	4	2	5	5	16	2
S02412	5	1	5	5	16	3
S02425	5	1	5	5	16	3
S02434	5	1	5	5	16	3
S02436	5	1	5	5	16	3
S02439	5	1	5	4	15	3
S02475	5	3	5	5	18	3
S02485	5	1	5	5	16	3
S02601	4	2	5	5	16	3
S02675	5	2	5	5	17	3
S02851	5	1	5	5	16	3

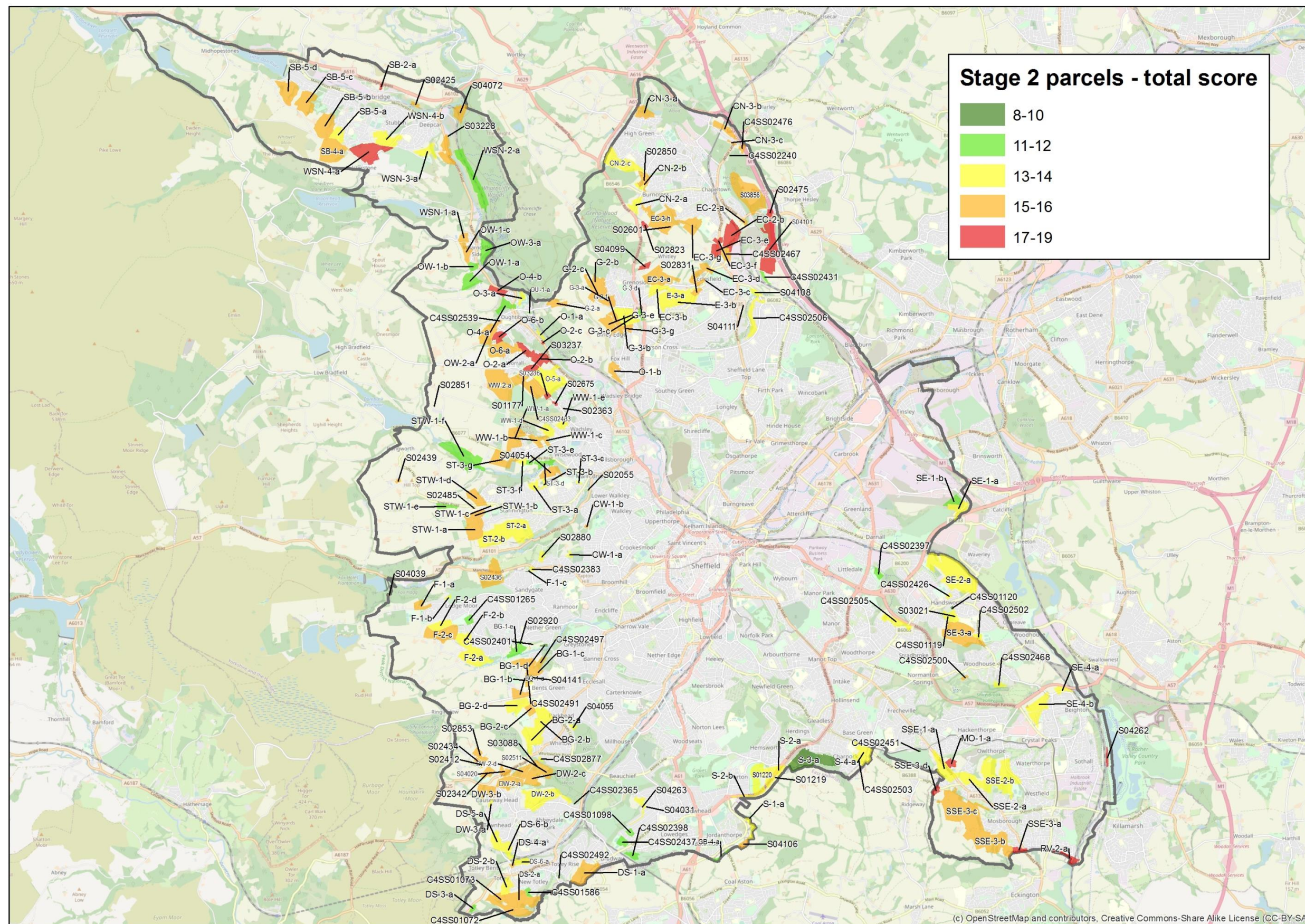


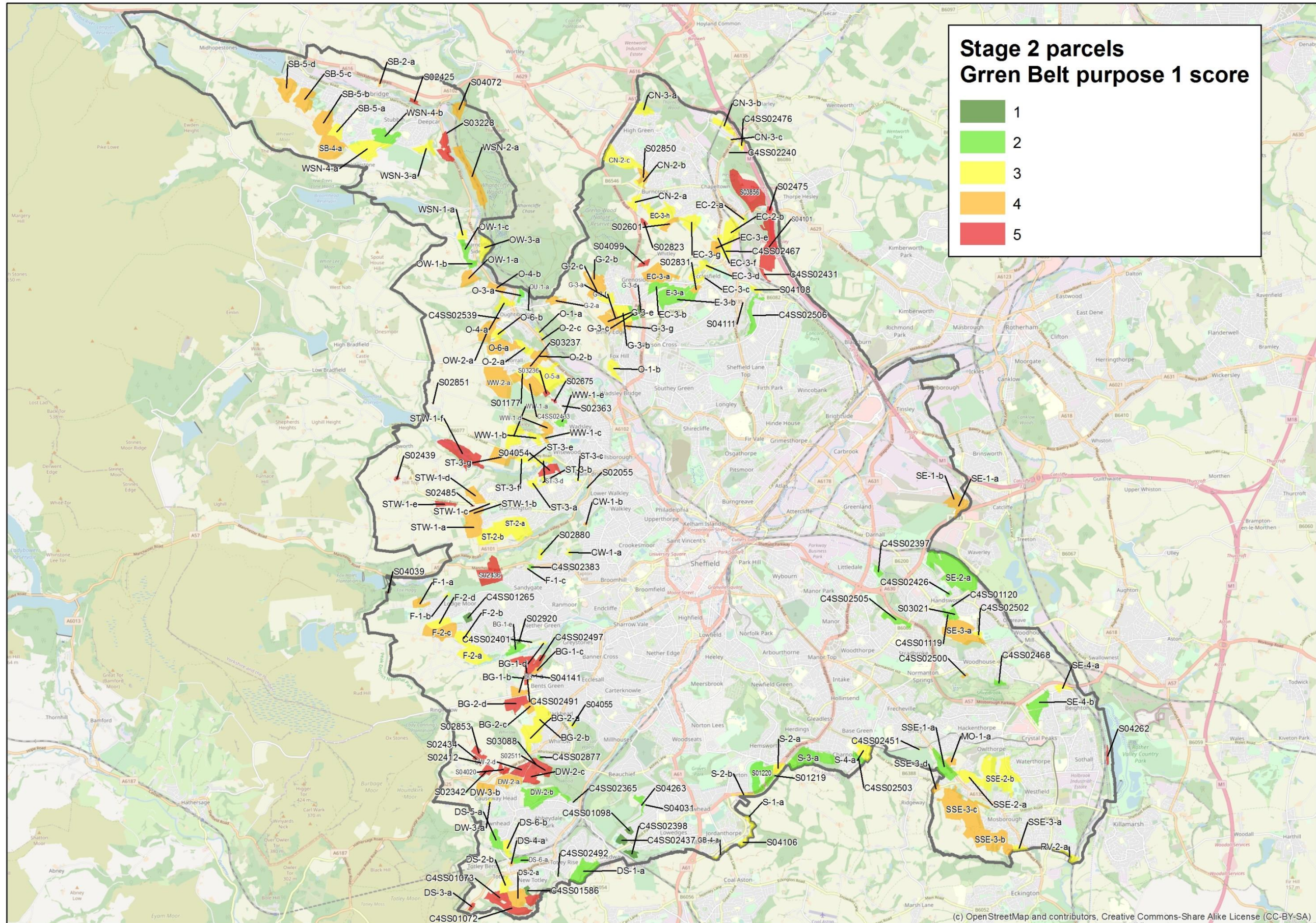
Appendix 5: Stage 2 Green Belt purpose scores for resultant parcels

Reference number	Green Belt purpose 1	Green Belt purpose 2	Green Belt purpose 3	Green Belt purpose 5	Total Green Belt score	Robustness of Green Belt boundary
S02853	5	1	5	5	16	3



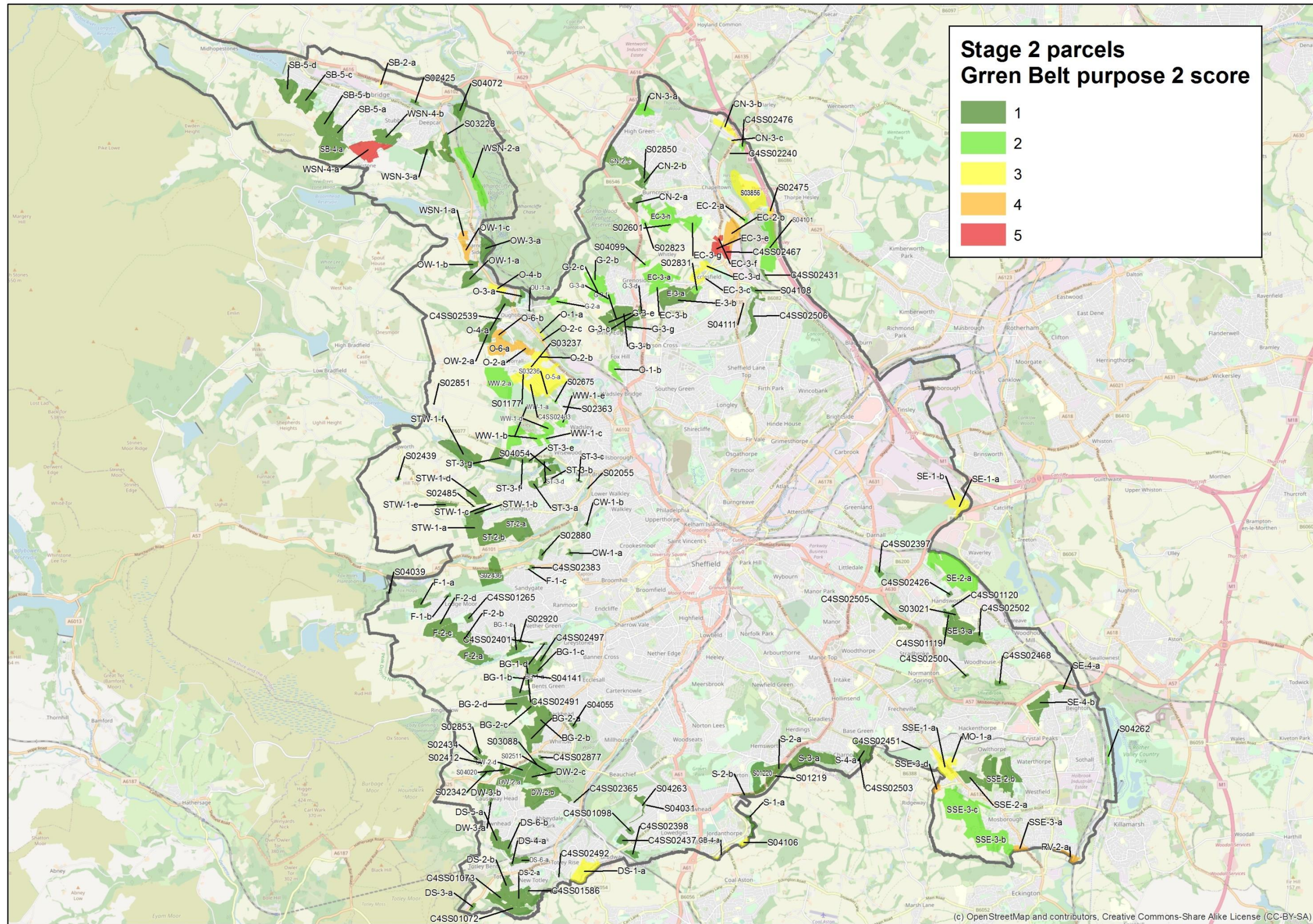
Appendix 6: Maps of Green Belt purpose scores for resultant parcels



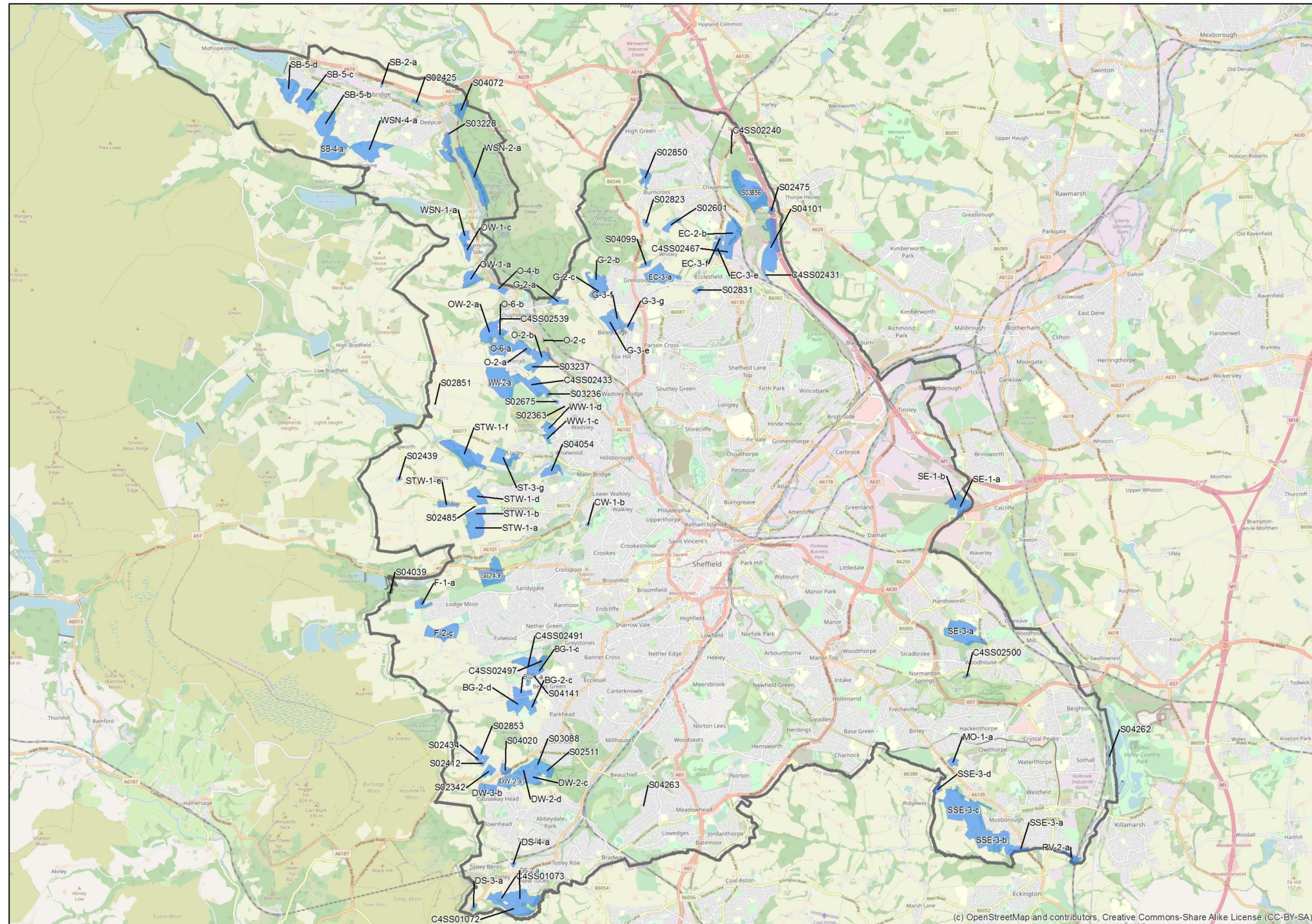


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Appendix 7: Map of resultant parcels scoring strongly against purposes 1 or 2



Appendix 8: Untenable anomalies and other potential Green Belt changes

Ref Number	Address/location	Justification	Potential Addition or Deletion
1	West of Stradbroke School, Richmond	Boundary follows a feature that no longer exists.	Deletion
2	Site of former Stradbroke College, Richmond	Area of former Stradbroke College now redeveloped for housing in a different location.	Deletion
3	East of Castlebeck Avenue, Manor	Boundary follows no identifiable feature on ground so potential for Green Belt to be extended to include all open space area. Land performs Green Belt purposes (a) and (e)	Addition
4	Between 17 and 19 Danewood Avenue, Manor	Boundary follows no identifiable feature on ground so Green Belt could be extended to include all open space area. Land performs Green Belt purposes (a) and (e)	Addition
5	Saxonlea Avenue, Manor	Boundary follows no identifiable feature on ground so Green Belt could be extended to include all open space area. Land performs Green Belt purposes (a) and (e)	Addition
6	Willow Drive, Handsworth	Green Belt boundary drawn erroneously to include 11 houses on east side of Willow Drive.	Deletion
7	Airport	Green Belt boundary obliterated by airport construction, could be changed to follow edge of runway.	Deletion
9	Smithy Moor open space, Stocksbridge	Boundary follows no identifiable feature on ground so Green Belt could be changed to exclude all open space area.	Deletion



Appendix 8: Untenable anomalies and other potential Green Belt changes

10	West of Ridal Croft, Stocksbridge	Boundary follows no identifiable feature on ground so Green Belt could be extended to include all open space area. Performs Green Belt purposes (a) and (e)	Addition
11	Hunshelf Park, Stocksbridge	Boundary follows no identifiable feature on ground so Green Belt could be extended to include all open space/garden area. Land performs Green Belt functions (a) and (e).	Addition
12	North of river at Old Haywoods, Deepcar	Boundary follows no identifiable feature on ground so Green Belt could be extended to include all open space area. Land performs Green Belt purposes (a), (c) and (e).	Addition
13	Off School Lane, Wharnccliffe Side	Boundary follows no identifiable feature on ground so Green Belt could be extended to include all agricultural area north of stream. Land performs Green Belt purposes (a), (c) and (e).	Addition
14	Spring Grove Gardens, Wharnccliffe Side	Green Belt should be changed to exclude land developed for housing.	Deletion
15	38-48 Hawksley Rise, Oughtibridge	Green Belt should be changed to exclude land developed for housing.	Deletion
16	Rear of 98 Church Lane, Oughtibridge	Boundary follows no identifiable feature on ground so Green Belt could be extended to include all agricultural area west of river. Land performs Green Belt purposes (a), (c) and (e).	Addition
17	Stockarth Close, Middlewood	Green Belt should be changed to exclude land developed for housing.	Deletion
18	North of Loxley House Farm, Wadsley	Green Belt boundary could be changed to follow rear garden boundaries. Land performs Green Belt purposes (a), (c) and (e).	Addition



Appendix 8: Untenable anomalies and other potential Green Belt changes

19	Sports Club, Malin Bridge	Green Belt boundary could be changed to follow edge of built-up area.	Deletion
20	Rear of 56-62 High Matlock Road, Stannington	Green Belt boundary could be changed to follow rear garden boundaries of later development.	Deletion
21	Rear of 127-163 Cross Hill, Ecclesfield	Boundary could be adjusted to exclude 163a.	Deletion
22	Rear of 117-126 Cross Hill, Ecclesfield	Green Belt includes a house and part of one so should be moved back to follow rear of buildings.	Deletion
23	Rear of 3-5 Cross Hill, Ecclesfield	Green Belt boundary follows no feature on ground, could be adjusted to follow rear garden boundaries.	Deletion
24	West of Thorncliffe Road, Warren, Chapeltown	Boundary follows no identifiable feature on ground so Green Belt could be extended to include all open space area and Local Nature Site. Land that could be added to the Green Belt performs Green Belt purposes (a), (c) and (e).	Addition/ Deletion
25	Warren Lane railway tunnel, Warren, Chapeltown	Boundary follows no identifiable feature on ground so Green Belt could be extended to include all open space area. Land performs Green Belt functions (a), (c) and (e).	Addition
26	Rear of 39 and 41 Taverner Way, High Green	Boundary follows no identifiable feature on ground so Green Belt could be extended to include all open space area. Land added to the Green Belt performs Green Belt purposes (a), (c) and (e).	Addition



Appendix 8: Untenable anomalies and other potential Green Belt changes

27	Rear of 23 of Merbeck Drive, High Green	Boundary follows no identifiable feature on ground so Green Belt could be extended to include all open space area. Land performs Green Belt purposes (a) and (e).	Addition
28	29 Bracken Hill, Burncross	Boundary follows no identifiable feature on ground across domestic garden so Green Belt should be changed to exclude all domestic curtilage.	Deletion
29	Land to the west of 34 Stephen Lane, Grenoside	Corrects a cartographic error. Green Belt boundary follows no identifiable feature across agricultural land so should be extended to edge of domestic curtilages. Land performs Green Belt purposes (a), (c) and (e).	Addition
30	Land to the rear of 1-11 Cross House Close, Grenoside	Green Belt boundary follows no identifiable feature across agricultural land so should be extended to follow edge of domestic curtilages. Land performs Green Belt purposes (a), (c) and (e).	Addition
31	West of 159 Warren Lane, Warren, Chapelton	Boundary follows no identifiable feature on ground so Green Belt could be extended to include all woodland and Local Nature Site. Land performs Green Belt purposes (a), (c) and (e).	Addition
32	Robin Hood Chase, Stannington	Boundary follows no identifiable feature on ground so Green Belt could be extended to include all open space area and LNS. Land performs Green Belt purposes (a), (c) and (e).	Addition
33	Acorn Drive, Stannington	Boundary follows no identifiable feature on ground so Green Belt could be extended to include all open space area and LNS. Land performs Green Belt purposes (a), (c) and (e).	Addition



Appendix 8: Untenable anomalies and other potential Green Belt changes

34	South of Hall Meadow Drive, Deepwell Avenue and Bright Meadow, Oxclose	Green Belt boundary should be changed to follow rear garden boundaries of later development. Land performs Green Belt purposes (a) and (e).	Addition
35	North of Woodhouse Station, Woodhouse	Boundary should be standardised along east side of railway track. Land performs Green Belt purposes (a), (c) and (e).	Addition
36	Corner Moss Way/Ochre Dike, Owlthorpe	Boundary follows no identifiable feature on ground so Green Belt could be extended to include all open space area. Land performs Green Belt purposes (a), (c) and (e).	Addition
37	Viaduct north of Starbuck Farm, Beighton	Boundary makes no sense at large scale as small area of business/industrial area on north side of road. Land performs Green Belt purposes (a), (c) and (e).	Addition
38	61 Vicar Lane, Woodhouse	UDP Green Belt boundary was wrongly drawn, to include open space/LNS in Housing Area. Green Belt should be extended to follow LNS boundary. Land performs Green Belt purposes (a), (c) and (e).	Addition
39	South of 32 Bramley Park Close, Handsworth	Boundary follows no identifiable feature on ground so Green Belt could be extended to include all open space area/LNS. Land performs Green Belt purposes (a), (c) and (e).	Addition
40	East of Beaver Hill Road, Woodhouse	Boundary follows no identifiable feature on ground so Green Belt could be extended to include all open space area. Land performs Green Belt purposes (a), (c) and (e).	Addition



Appendix 8: Untenable anomalies and other potential Green Belt changes

41	Land to the rear of 132-138 Northfield Road, Crookes	Boundary follows no identifiable feature on ground so Green Belt could be extended to include all open space area. Land performs Green Belt purposes (a), (c) and (e).	Addition
42	Oakbrook Road, Nether Green	Green Belt could be extended to include open space on north side of Porter Brook. Land performs Green Belt purposes (a) and (e).	Addition
43	Rear of 42 and 44 Dore Road, Dore	Green Belt should be changed to follow rear garden boundaries.	Deletion
44	Chapel House, Chapel Lane, Totley	Boundary should be changed to correct a cartographic error. Land added to the Green Belt performs Green Belt purposes (a), (c) and (e).	Addition/ Deletion
45	Rear of 23-29 Overcroft Rise, rear of 7-17 Oldwell Close and rear of 4,5 and 7 Stocks Green Court, Totley	Green Belt boundary should be changed to follow rear garden boundaries of later development. Land performs Green Belt purposes (a), (c) and (e).	Addition
46	Whinfell Quarry Gardens, Whirlow	Part of public gardens shown as Housing Area, no identifiable feature on ground so Green Belt could be extended to include all open space area/ Historic Park. Land performs Green Belt purposes (a) and (e).	Addition
47	1-3 Sandringham Place, Lodge Moor	Boundary should be changed to reflect boundary of residential development permitted as part of redevelopment of the former hospital site	Deletion



Appendix 9: Countryside Areas – scores against Green Belt purposes

Note that scores reflect the extent to which Countryside Areas perform against Green Belt purposes and therefore may differ from the score for the wider general area or smaller parcel they relate to.

Countryside Area location description	Size (ha)	Relationship to general areas	Relationship to smaller parcels	Green Belt purpose 1	Green Belt purpose 2	Green Belt purpose 3	Green Belt purpose 5
Hollin Busk, Deepcar/Stocksbridge	17.48	Included within WSN-4	New parcel WSN-4-b	2	1	5	5
adj Ford Lane, Stocksbridge	5.02	Included within SB-3	Excluded area	3	2	5	5
N of Newton Ave (E), Stocksbridge	0.85	Included within SB-2	Excluded area	5	1	5	5
N of Newton Ave (W), Stocksbridge	1.46	Included within SB-2	Excluded area	5	1	5	5
Rear of Wharnccliffe Arms, Wharnccliffe Side	0.06	Included within OW-3	N/A too small to be considered as a site	2	1	5	5
S of Station Road, Oughtibridge	2.48	Considered separately as OU-1	OU-1-a	1	1	5	5
E of Platts Lane, Oughtibridge	0.56	Included within G-2	Included within G-2-a	4	2	5	5
W of Hanson Road, Loxley	0.18	Included within WW-1	Adjacent to WW-1-a not included within it	2	2	1	5
Holbrook Heath, south of Station Road, Holbrook	25.19	Considered separately as RV-3	Excluded area	3	4	5	5
Bridle Stile, Mosborough	8.32	Included within SSE-3	Mainly excluded area. Some within SSE-3-c	3	2	5	5
S of Quarry Hill, Mosborough	2.35	Included within SSE-3	Mainly within SSE-3-c (some excluded area)	2	2	5	5
N of Mosborough Moor	4.28	Included within SSE-2	Split between SSE-2-a and SSE-2-b	3	1	5	5
Moor Valley, Mosborough	4.2	Considered separately as MO-1	MO-1-a	4	3	5	5



Appendix 9: Countryside Areas – scores against Green Belt purposes

Countryside Area location description	Size (ha)	Relationship to general areas	Relationship to smaller parcels	Green Belt purpose 1	Green Belt purpose 2	Green Belt purpose 3	Green Belt purpose 5
Woodhouse East	5.12	Included within SE-4	Excluded area	5	2	5	5
Woodhouse Lane	0.41	Included within SE-4	Included within SE-4-a	2	1	5	5
E of Eckington Way, Beighton	6.86	Included within SE-4	Included within SE-4-b	2	1	5	5

