

# **Draft Sheffield Plan**

## **Green Belt Review Update (November 2024)**

### **1. Introduction**

- 1.1 During the examination of the Draft Sheffield Plan, it was agreed that, in order to establish whether there are strong reasons for not providing for objectively assessed needs for housing and other uses, it is necessary to carry out further assessment of lower scoring Green Belt sites (within Green Belt parcels identified within the Green Belt Review 2020 and the Addendum 2022).
- 1.2 The objective is to inform decisions on whether, in accordance with national policy, exceptional circumstances exist to amend the Green Belt boundary and release sites to meet objectively assessed needs.
- 1.3 The Green Belt Review does not by itself determine whether exceptional circumstances exist to release land from the Green Belt for development. Any decision would be based on a balanced appraisal of other factors that include, but are not restricted too, its impact on environmental and heritage assets, its accessibility from public transport and the benefits it would bring to communities.
- 1.4 Having considered all these factors, exceptional circumstances may exist to release sites from the Green Belt. This could include higher performing sites, if the benefits of removing land outweigh the harm to the Green Belt.

## 2. Methodology

2.1 The methodology involves 3 stages:

- Stage 1 Matching promoted sites with Green Belt parcels.
- Stage 2 Reviewing parcels to determine whether any:
  - o perform relatively poorly against Green Belt purposes; and/or
  - o would result in a stronger boundaries.
- Stage 3 Carrying out sustainability appraisal of sites (undertaken separately).

### **Stage 1: Matching Promoted sites with Green Belt parcels**

2.2 In order to review the promoted sites and where necessary undertake additional appraisals, this exercise first aligned the boundaries of development sites submitted during Regulation 19 consultation (omission sites) and those promoted during previous consultations or call for sites, to check whether their boundaries align with Green Belt parcels identified in the Green Belt Review and Green Belt Review Addendum. If a promoted site's boundary is different from a Green Belt parcel within which it is located or overlaps and it is likely that it would perform differently against Green Belt purposes or boundary strength, it has then been appraised separately (these are referenced GBOMXX). These appraisals can be found in Appendix C.

2.3 Where Green Belt parcel and promoted site boundaries are the broadly the same, the parcel scores from the Green Belt Review or Addendum for that site have remained the same and no further appraisal has been undertaken. This approach accords with the Inspector's direction that there is no need to reappraise Green Belt parcels unless this would resolve a boundary inconsistency between a submitted site and a Green Belt parcel. All site scores can be found in Appendix A.

2.4 All the sites/parcels are identified within sub area maps in Appendix B and can be viewed on the Council's website at:

<https://sheffieldcc.maps.arcgis.com/apps/instant/sidebar/index.html?appid=eef176e3322e4afca1073ff6a2d33b46>

### **Parcels not included in the 2024 Update**

2.5 Readers of the update may notice that five parcels, within the Green Belt Review, have not been included in the 2024 Update. These comprise parcels that are either not in the Green Belt (originally appraised to determine whether they should be added to the Green Belt), have been redeveloped, or are proposed to be removed from the Green Belt within the draft Sheffield Plan. These parcels are:

- WSN-4-b – Hollins Busk (Not in GB)
- CSS02401 – Fulwood Hospital (Not in GB)
- OU-1-a – Oughtibridge (Not in GB)
- STW-1-e – Already developed (Dyson Refractory, Stannington)
- SE-1-a and SE-1-b – Europa Way (proposed to be removed)

## **Stage 2: Reviewing promoted sites within lower performing parcels against Green Belt purposes**

### **Performance against Green Belt purposes**

- 2.6 This update comprised visits to promoted sites where boundaries do not correspond with Green Belt parcels, to determine whether the promoted site scores differently to the original parcel against the four Green Belt purposes (pertinent to Sheffield's Green Belt (1, 2, 3 and 5)).
- 2.7 All sites that have been reassessed include a justification for their score, in line with the methodology set out in Green Belt Review and the Addendum (See Appendix C). A written justification is provided for the confirmed score, whether a site performs relatively poorly against Green Belt purposes or whether its removal would undermine the Green Belt in that area.
- 2.8 Mitigation measures are not considered within a Green Belt Review as it can only focus on the performance of parcels in their current form against Green Belt purposes.

### **Establishing a defensible and permanent boundary**

- 2.9 In addition to the assessment against Green Belt purposes, and in accordance with paragraph 148 of the NPPF, the assessment examined boundaries determine whether a robust and defensible boundary would be achieved if the site was removed. Failure to establish a defensible boundary would harm the Green Belt.
- 2.10 In some cases, a change in the boundary and removal of a site from the Green Belt could, by virtue of the level of harm, fundamentally constrain release of the land.
- 2.11 As with the appraisal of sites against Green Belt purposes, mitigation, including the establishment of permanent, defensible boundaries through development, is not considered as part of the review.
- 2.12 The following criteria is used to determine the strength of a site's Green Belt boundary:

<b>Score</b>	<b>Criteria</b>
<b>1</b>	Development of the site, or removal from the Green Belt, would result in a strong, defensible Green Belt boundary.
<b>2</b>	If the site is developed or removed from the Green Belt, a defensible boundary could be defined, with elements of weaker boundary.
<b>3</b>	If the site is developed or removed from the Green Belt the result would be a weaker Green Belt boundary than currently exists in that location.

### Types of boundaries and their strengths

#### **Very Strong Defensible Green Belt Boundaries**

- Railway Lines
- Motorways and Roads
- Rivers/Canals

#### **Strong Defensible Green Belt Boundaries**

- Property boundaries (identifiable by fencing and hedges)
- Stone walls
- Streams and ditches
- Other linear features which are clearly identifiable on the ground, separate different land uses and/or visual character, and likely to remain in place in perpetuity.

#### Weak Defensible Green Belt Boundaries

- Agricultural fences (other than those defining the edge of urban land uses)
- Farm tracks
- Hedges (other than those defining the edge of urban land uses)
- Edges of woodland
- Rights of way

#### Very Weak

- Power lines or other overhead cables
- Boundaries drawn between features that do not follow features on the ground (e.g. across fields or gardens, or through woodland).

### **Identifying lower performing sites**

2.13 Once Green Belt parcel boundaries have been reviewed against the promoted sites, and those promoted sites that are significantly different from the existing parcel have been reassessed, the identification of lower performing parcels (sites) is determined according to their performance against Green Belt purposes and their boundary strengths. Critically lower performing sites are considered to be:

- Sites within relatively low scoring parcels (total score 12 or less out of 20); and
- Sites within parcels that score poorly against purposes 1 and 2 (2 or less).

2.14 These thresholds correspond with the approach within the previous Green Belt Reviews, notably the importance of the first two purposes to Sheffield's Green Belt, and the difficulty differentiating the performance of a site against the last two purposes where they broadly score the same.

### **Stage 3: Sustainability Appraisal of Lower Scoring Green Belt Parcels (Undertaken Separately)**

2.15 During the Stage 1 of the Sheffield Plan examination, it was agreed that the Integrated Impact Assessment (IIA) should include assessment of an additional reasonable alternative in relation to developing smaller sites in the Green Belt for new homes. This will be covered in the IIA update.

2.16 The IIA update will also include sustainability appraisal of those sites which have been promoted for development in the Green Belt. The appraisal criteria will be the same as those set out in the Suitability Assessment (Stage 3) of the Site Selection Methodology (CD56) – see Table 1 Sustainability Appraisal Themes.

### **Outputs**

- 2.17 The appraisal of sites' performance against Green Belt purposes and the ability to establish a robust and defensible boundary are combined in order to establish whether there are sites which do not make or make a limited contribution to Green Belt purposes. This is based on the quantitative scores and where appropriate a qualitative judgement, which includes the land's contribution to the purposes of the wider Green Belt in that area.

### 3. Stage 1: Matching promoted sites with Green Belt parcels

#### Review of sites promoted during Regulation 18 consultations and Call for Sites

- 3.1 Green Belt parcels were reviewed prior to consultation on the pre-submission draft plan (Regulation 19). This review, undertaken alongside a landscape character assessment, considered sites submitted previously during consultation on the Sheffield Plan Issues and Options (at Regulation 18) and during Call for Sites exercises. This confirmed their Green Belt scores against purposes and boundary strengths.
- 3.2 As a result of this pre-submission review, set out in the Green Belt Review Addendum, the promoted sites submitted prior to regulation 19, are broadly consistent with current Green Belt parcels. There are however examples where the boundaries are slightly different, but this does not affect their Green Belt scores.
- 3.3 Given this consistency, no sites submitted prior to regulation 19 require a reassessment and their scores have been carried forward within this document.
- 3.4 During the review of Green Belt parcels, it was discovered that one Green Belt parcel, which should have been assessed within the Green Belt review, was not reviewed. This parcel is S04242 (Birley Golf Course). It is now included in this update and its score can be found in Appendix A and site assessment in Appendix D.

#### Review of omission sites promoted during Regulation 19 consultation

- 3.5 During consultation on the Pre-Submission (Regulation 19) Draft Sheffield Plan 38 omission sites (sites not allocated in the plan) were submitted as additional/alternative locations for development.
- 3.6 Within these 38 omission sites, 32 are within Sheffield's Green Belt.
- 3.7 As set out in Table 1 below, 10 omission sites are identified as being sufficiently different from the Green Belt parcel(s) within which they are located and therefore they have been assessed separately from the parcel(s) they are within or overlap. These are identified within the sub area maps in Appendix B. Within the maps, sites that have been reassessed are identified using their GBOMXX reference, those that have not been assessed have retained their original parcel reference(s) (in the third column).

**Table 1: Omission sites within the Green Belt and their consistency with Green Belt parcels.**

Green Belt Omission Site Reference	Site Name and Location	Green Belt Parcels	Consistent with a Parcel
OM01	Starbuck Farm, Beighton	SE-4-a / S03049	No
OM02	Aldene Road, Wadsley	WW-1-e / S03260	Yes
OM03	Springwood Lane, High Green	CN-2-c / S03040	No
OM04	High Riggs Farm, Stannington	STW-1-b / S04128	Yes

OM05	Langsett Road South, Oughtibridge	O-3-a	Yes
OM06	Land south of Hathersage Road, Dore	DW-2-a / S01883	No
OM07	Land bordered by M1, Junction 35A, High Green	CN-3-b / S03112	Yes
OM08a	Oakes Park, Norton	S-2-a / S01219 / S01220	Yes
OM09	Adjacent Moor Valley, Mosborough	SSE-2-a, SSE-2-b / S02904, S04030	No
OM10	Land East of Long Lane, Worrall	C4SS02433 / S03482	Yes
OM11	The Elms, Dore	DS-6-b / S03069	No
OM12	Dore Moor Nursery, Dore	DW-3-b / S03068	No
OM13	Old Hay Lane, Dore	DS-6-b / S03069	No
OM15	Land at Chapeltown Road, Chapeltown	EC-2-b / S03038	Yes
OM16	Land between Whitely Land and Cinder Hill Lane, Grenoside	EC-3-a / S04098	Yes
OM17	Loicher Lane, Ecclesfield	C4SS02431 / S02833	Yes
OM19	Penny Lane and Hill Foot Road, Totley	DS-4-a	Yes
OM21	Adjacent to 456 Loxley Road, Wisewood	ST-3-d	No
OM22	Spa Lane, Woodhouse	C4SS02468	No
OM23	Moorview Golf Centre, Bradway	C4SS02437	Yes
OM24	Holme Lane Farm, Grenoside	G-3-c, G-3-d / S03100	Yes
OM25	Orgreave Park, Handsworth	SE-2-a / S03061	Yes
OM26	Myres Grove Lane, Malin Bridge	S03061	Yes
OM27	Hesley Wood, Chapeltown	S03856	Yes
OM30	Land to the rear of 439 Sicey Avenue, Shiregreen	C4SS02506	No
OM31	Green Lane, Shiregreen	S04108	Yes
OM32	Totley Hall Park, Totley	C4SS01586	Yes
OM33	Land to the south of the M1, Ecclesfield	S04101	Yes
OM34a	Townend Lane, Deepcar	WSN-3-a / S03031	Yes
OM34b	Whitley Lane	EC-3-e	Yes
OM35	Top Warren, High Green	CN-3-b / S03112	Yes
OM37	Land at Wheel Lane and Middleton Lane	EC-3-b	Yes

3.8 The assessment of those omission sites which are different from their Green Belt parcel can be found in Appendix C.

3.9 Stage 2 of this Green Belt update has combined these new assessment scores with those retained for the other omission sites, that are consistent with their parcels, identifying which sites /parcels are relatively low performing against Green Belt purposes and/or have weak boundaries.

## 4. Stage 2: Reviewing promoted sites within lower performing parcels against Green Belt purposes

- 4.1 The complete lists of all Green Belt parcels (sites), their performance against Green Belt purposes and boundary strength can be found in Appendix A.
- 4.2 Maps identifying the location of Green Belt parcels and their performance against Green Belt purposes can be found in Appendix B. They are also available to view on the Council's website at:

<https://sheffieldcc.maps.arcgis.com/apps/instant/sidebar/index.html?appid=eef176e3322e4afca1073ff6a2d33b46>

### Omission Sites

- 4.3 In order to assist the identification of Green Belt land that is currently known to be available and therefore potentially deliverable (provided it is required, suitable and sustainable), Table 2 below identifies the performance of every Green Belt omission site (submitted at Regulation 19) against Green Belt purposes and their boundary strengths.

**Table 2: Omission Sites submitted during consultation on the Pre-Submission Sheffield Plan**

Omission Site	Sub Area	GB Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 5	Total Score	Boundary Strength
OM01**	SE	GBOM01**	3	1	5	5	14	3
OM02	NW	WW-1-e	2	2	5	5	14	2
OM03**	C&H	GBOM03**	5	1	5	5	16	3
OM04	NW	STW-1-b	4	1	5	5	15	2
OM05	NW	O-3-a	2	1	5	5	13	2
OM06**	SW	GBOM06**	4	1	5	5	15	3
OM07	C&H	CN-3-b	3	3	5	5	16	3
OM8b	S	S-2-a	3	1	5	5	14	2
		S01220	2	1	5	5	13	1
		S01219	2	1	5	5	13	1
OM09**	SE	GBOM09**	4	1	5	5	14	3
OM10	NW	C4SS02433	4	3	3	5	15	2
OM11**	SW	GBOM11**	3	1	5	5	14	3
OM12**	SW	GBOM12**	4	1	3	5	13	3
OM13**	SW	GBOM13**	3	1	5	5	14	2
OM15	C&H	EC-2-b	3	4	5	5	17	2
		EC-3-f	3	5	5	5	18	2
OM16	C&H / NE	EC-3-a	4	2	5	5	16	2
	C&H	S04099	5	2	5	5	17	3
OM17	NE	C4SS02431	4	1	1	4	10	3
OM19	S	DS-4-a	4	1	5	5	15	2
OM21**	NW	GBOM21**	2	1	2	3	8	2
OM22**	SE	GBOM22**	2	1	3	5	11	2

Omission Site	Sub Area	GB Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 5	Total Score	Boundary Strength
OM23	S	C4SS02437	1	1	5	5	12	2
OM24	NE	G-3-c	2	1	5	5	13	2
		G-3-d	1	1	5	5	12	2
OM25	SE	SE-2-a	2	2	4	5	13	3
OM26**	NW	GBOM26**	4	1	5	5	15	2
OM27	C&H	S03856	5	3	3	4	15	3
		S03856	5	3	3	4	15	3
OM30**	NE	GBOM30**	1	1	1	3	6	3
OM31	NE	S04108	3	1	5	5	14	3
OM32	S	C4SS01586	1	1	5	5	12	2
OM32	NE	S04101	5	2	5	5	17	2
OM34	S&D	WSN-3-a	3	1	5	5	14	2
OM34b	C&H	EC-3-e	4	5	5	5	19	2
OM35	C&H	CN-3-b	3	3	5	5	16	3
OM37	NE	EC-3-b	2	2	5	5	14	3

\*\* Omission sites that are significantly different from their Green Belt parcel and therefore reviewed separately (these have been given a new Green Belt parcel reference with the format (GBOMXX)).

4.4 Reviewing the omission sites, only OM17, OM21, OM22, OM23, OM24, OM30 and OM32 score less than 13 in total against Green Belt purposes (deemed to be relatively lower performing). Of these OM21 and OM30 score below 10 and are considered very low performing Green Belt sites. These are small sites, that include a significant proportion of previously developed land. These sites can be identified within their corresponding sub-area map in Appendix B.

4.5 Further analysis of these omission sites, alongside all the other parcels, is included below.

### Lower performing sites against Green Belt purposes

4.6 As set out in the methodology, parcels (sites) with a combined score of less than 13 against the 4 purposes are deemed to be relatively lower performing Green Belt parcels overall. Table 3 below identifies 33 parcels within Sheffield's Green Belt that score below 13. These parcels can be identified within their corresponding sub-area map in Appendix B.

**Table 3: Sites which score below a combined score of 13 against the 4 purposes pertinent to Sheffield's Green Belt.**

GB Parcel	Sub Area	Purpose 1	Purpose 2	Purpose 3	Purpose 5	Total Score	Boundary Strength
C4SS01098	SS	1	1	5	5	12	2
C4SS01265	SW	1	1	5	5	12	3
C4SS02240	C & H	4	4	1	3	12	3
C4SS02397	E	2	1	4	5	12	2
STW-1-f	NW	5	1	2	4	12	3
S02920	SW	1	1	5	5	12	2
BG-1-e	SW	2	1	4	5	12	2
ST-3-e	NW	3	1	5	3	12	2

GB Parcel	Sub Area	Purpose 1	Purpose 2	Purpose 3	Purpose 5	Total Score	Boundary Strength
C4SS02365	SW	1	1	5	5	12	1
C4SS02398	S	1	1	5	5	12	3
GB-4-a	S	3	3	1	5	12	3
O-4-a	NW	3	1	5	3	12	2
WSN-2-a	S & D	4	2	2	4	12	3
C4SS02437	S	1	1	5	5	12	2
OW-3-a	NW	3	1	5	3	12	1
OW-3-a	NW	3	1	5	3	12	1
G-3-d	NE	1	1	5	5	12	2
C4SS01586	S	1	1	5	5	12	2
S02879	NW	1	1	5	5	12	1
ST-3-d	NW	3	1	4	3	11	2
DS-3-a	S	5	1	1	4	11	3
E-3-a	NE	2	1	5	3	11	3
GBOM22	SE	2	1	3	5	11	2
BG-1-d	SW	3	1	1	5	10	3
C4SS02431	NE	4	1	1	4	10	3
F-1-c	SW	3	1	1	5	10	3
C4SS02877	SW	2	1	3	4	10	2
S-3-a	S	2	1	2	3	8	2
C4SS01120	SE	1	1	1	5	8	3
GBOM21	NW	2	1	2	3	8	2
C4SS02451	SE	3	1	1	3	8	3
S-3-a	S	2	1	2	3	8	2
GBOM30	NE	1	1	1	3	6	3

- 4.7 Of the 33 lower performing Green Belt parcels, only 6 score below 10 and, as such, their contribution to Green Belt purposes is limited. This includes S-3-a, which covers two HELAA parcels (and is therefore recorded twice in the table and elsewhere). This Green Belt parcel comprises Norton Aerodrome which is proposed as a residential site allocation in the Plan (SS17), and other land outside the allocation boundary. The boundary of this parcel would have elements of both robust and weaker boundaries.
- 4.8 Two of the remaining five sites scoring below 10 are omission sites - on Loxley Road (GBOM21) and Sicey Avenue (GBOM30). Removal of GBOM30 would result in a weaker boundary, as it would no longer follow the rear of residential properties. Removal of GBOM21 would result in a boundary that follows both robust and weaker features.
- 4.9 The two remaining sites scoring below 10 in total are located south of Handsworth Road (between residential development and the Old Rectory at Handsworth (C4SS01120)) and south of Birley Lane (comprising residential properties east of Birleywood Farm (C4SS02451)).
- 4.10 The removal of C4SS01120 from the Green Belt would result in a weaker boundary. Removal of C4SS02451 would weaken the strategic southern Green Belt boundary along Birley Lane.

## Lower performing sites against Green Belt purposes 1 and 2

- 4.11 As set out in the Green Belt Review 2020 (paragraph 6.20) purposes 1 and 2 are the most helpful in determining whether a site contributes to Sheffield's Green Belt when compared against other parcels. The majority of sites score very highly against purposes 3 and 5 as they are often in rural/countryside use and not previously developed (and therefore direct development towards opportunities for urban regeneration).
- 4.12 Table 4 below identifies 46 parcels that score below 3 against both purposes 1 and 2. These parcels can be identified within their corresponding sub-area map in Appendix B.

**Table 4: Sites which score below 3 against the purposes 1 and 2.**

GB Parcel	Sub Area	Purpose 1	Purpose 2	Purpose 3	Purpose 5	Total Score	Boundary Strength
EC-2-a	CH	2	2	5	5	14	3
C4SS02397	ES	2	1	4	5	12	2
C4SS02506	NE	2	1	5	5	13	3
E-3-b	NE	2	1	5	5	13	3
EC-3-b	NE	2	2	5	5	14	3
E-3-a	NE	2	1	5	3	11	3
G-3-c	NE	2	1	5	5	13	2
G-3-d	NE	1	1	5	5	12	2
GBOM30	NE	1	1	1	3	6	3
S04111	NE	2	1	5	5	13	2
S03465	NE	2	1	5	5	13	1
S02055	NW	2	1	5	5	13	2
WW-1-e	NW	2	2	5	5	14	2
O-3-a	NW	2	1	5	5	13	2
OW-1-b	NW	2	1	5	5	13	3
GBOM21	NW	2	1	2	3	8	2
OW-1-b	NW	2	1	5	5	13	3
S02879	NW	1	1	5	5	12	1
C4SS02468	SE	2	1	5	5	13	2
C4SS01119	SE	2	1	5	5	13	2
C4SS02426	SE	2	1	5	5	13	2
SE-4-b	SE	2	1	5	5	13	1
S03021	SE	2	1	5	5	13	2
C4SS01120	SE	1	1	1	5	8	3
C4SS02505	SE	2	1	5	5	13	2
GBOM22	SE	2	1	3	5	11	2
SE-2-a	SE	2	2	4	5	13	3
S03021	SE	2	1	5	5	13	2
C4SS01098	S	1	1	5	5	12	2
S01219	S	2	1	5	5	13	1
S01220	S	2	1	5	5	13	1
C4SS02503	S	2	1	5	5	13	2

GB Parcel	Sub Area	Purpose 1	Purpose 2	Purpose 3	Purpose 5	Total Score	Boundary Strength
S-3-a	S	2	1	2	3	8	2
C4SS02398	S	1	1	5	5	12	3
C4SS02437	S	1	1	5	5	12	2
S04031	S	2	1	5	5	13	2
C4SS01586	S	1	1	5	5	12	2
S-3-a	S	2	1	2	3	8	2
C4SS01265	SW	1	1	5	5	12	3
C4SS02383	SW	2	1	5	5	13	2
C4SS02877	SW	2	1	3	4	10	2
S02920	SW	1	1	5	5	12	2
DW-2-b	SW	2	1	5	5	13	2
BG-1-e	SW	2	1	4	5	12	2
C4SS02365	SW	1	1	5	5	12	1
DS-5-a	SW	2	1	5	5	13	2

- 4.13 There are 11 sites that score 1 against both purposes (highlighted in grey), indicating that they perform weakly against the two purposes that most differentiate the role of sites within Sheffield's Green Belt; preventing urban sprawl and the merging of settlements. Whilst they scored less against these purposes, with the exception of C4SS01120 and GBOM30, these sites scored a maximum of 5 against the two remaining purposes, indicating that they are still important in relation to the other Green Belt purposes.

**Sites that have a combined score below 13 and also score below 3 against purposes 1 and 2.**

- 4.14 Having identified sites that score less overall against Green Belt purposes and those that score less against purposes 1 and 2, these have been combined in the table below. This identifies the lowest performing Green belt parcels that contribute least to the purposes of Sheffield's Green Belt.
- 4.15 19 sites (S-3-a covers two HELAA sites) have been identified. This includes the Norton Aerodrome which is proposed as a housing allocation (SS17). These parcels can be identified within their corresponding sub-area map in Appendix B

**Table 5: Combined performance overall and against purposes 1 and 2 specifically.**

GB Parcel	Sub Area	Purpose 1	Purpose 2	Purpose 3	Purpose 5	Total score	Boundary Strength
C4SS02397	E	2	1	4	5	12	2
E-3-a	NE	2	1	5	3	11	3
G-3-d	NE	1	1	5	5	12	2
GBOM30	NE	1	1	1	3	6	3
GBOM21	NW	2	1	2	3	8	2
S02879	NW	1	1	5	5	12	1
C4SS01120	SE	1	1	1	5	8	3
GBOM22	SE	2	1	3	5	11	2
C4SS01098	S	1	1	5	5	12	2

GB Parcel	Sub Area	Purpose 1	Purpose 2	Purpose 3	Purpose 5	Total score	Boundary Strength
S-3-a	S	2	1	2	3	8	2
C4SS02398	S	1	1	5	5	12	3
C4SS02437	S	1	1	5	5	12	2
C4SS01586	S	1	1	5	5	12	2
S-3-a	S	2	1	2	3	8	2
C4SS01265	SW	1	1	5	5	12	3
S02920	SW	1	1	5	5	12	2
BG-1-e	SW	2	1	4	5	12	2
C4SS02365	SW	1	1	5	5	12	1
C4SS02877	SW	2	1	3	4	10	2

4.16 Whilst all the sites perform relatively weakly, compared to other Green Belt land in Sheffield, five parcels score below 10 overall (S-3-a covers two parcels) and are the least well performing areas of land in Sheffield's Green Belt (these are highlighted in grey within Table 5). Their poor scores are due to their lower performance against the 3<sup>rd</sup> purpose (safeguarding the countryside) and the presence of non-countryside uses. In addition, scores reflect the existence of significant areas of previously developed land (relative to their size).

- S-3-a (Former Norton Aerodrome, S17 3DQ)
- C4SS01120 (Land to the south of Handsworth Road, S13 9BZ)
- GBOM21 (Adjacent to 456 Loxley Road, S6 6RP)
- GBOM30 (Sickey Avenue, S5 0EN)

4.17 Of these four sites (S-3-a comprises two separate land parcels), removal of the sites at Handsworth Road (C4SS01120) and Sickey Avenue (GBOM30) from the Green Belt would result in a weaker boundary being established.

4.18 With the exception of S-3-a (Former Norton Aerodrome), these parcels are small, and none are greater than one hectare.

4.19 The remaining parcels, which all score highly against either the 3<sup>rd</sup> and 5<sup>th</sup> Green Belt purpose (or both) comprise a range of sites, including larger parcels at Ecclesfield/Grenoside (E-3-a and G-3-d), Fulwood (BG-1-e, S02920 and C4SS01265), Bradway (S04031, C4SS01098, C4SS02437 and C4SS02398) and Totley (C4SS01586).

## **Appendix A: Site/Parcel Performance Against Green Belt Purposes**

### All Green Belt Parcels/Sites and their performance against purposes and their boundary strengths

Sub Area	Site Reference	GB Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 5	Total score	Boundary Strength
Chapelton /High Green	S02240	C4SS02240	4	4	1	3	12	3
Chapelton /High Green	S03077	C4SS02467	3	5	5	3	16	2
Chapelton /High Green	S02476	C4SS02476	3	2	5	5	15	2
Chapelton /High Green	S03108	CN-2-a	3	1	5	5	14	2
Chapelton /High Green	S03110	CN-2-b	3	1	5	5	14	2
Chapelton /High Green	S03040	CN-2-c	3	1	5	5	14	3
Chapelton /High Green	S03111	CN-2-c	3	1	5	5	14	3
Chapelton /High Green	S04067	CN-2-c	3	1	5	5	14	3
Chapelton /High Green	S02926	CN-3-a	3	2	5	5	15	2
Chapelton /High Green	S03060	CN-3-a	3	2	5	5	15	2
Chapelton /High Green	S03112	CN-3-b	3	3	5	5	16	3
Chapelton /High Green	S03312	CN-3-b	3	3	5	5	16	3
Chapelton /High Green	S03114	CN-3-c	3	3	5	5	16	2
Chapelton /High Green	S03124	EC-2-a	2	2	5	5	14	3
Chapelton /High Green	S03038	EC-2-b	3	4	5	5	17	2
Chapelton /High Green	S04640	EC-2-b	3	4	5	5	17	2
Chapelton /High Green	S03125	EC-3-c	3	3	5	5	16	2
Chapelton /High Green	S03127	EC-3-d	3	3	5	5	16	2
Chapelton /High Green	S03050	EC-3-e	4	5	5	5	19	2
Chapelton /High Green	S03039	EC-3-f	3	5	5	5	18	2
Chapelton /High Green	S03101	EC-3-g	3	2	5	5	15	2
Chapelton /High Green	S03093	EC-3-h	3	2	5	5	15	2
Chapelton /High Green	S04382	EC-3-h	3	2	5	5	15	2
Chapelton /High Green	GBOM03	GBOM03	5	1	5	5	16	3
Chapelton /High Green	S02475	S02475	5	3	5	5	18	3
Chapelton /High Green	S02601	S02601	4	2	5	5	16	3

Sub Area	Site Reference	GB Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 5	Total score	Boundary Strength
Chapeltown /High Green	S02823	S02823	5	2	5	5	17	3
Chapeltown /High Green	S02850	S02850	4	1	5	5	15	2
Chapeltown /High Green	S03856	S03856	5	3	3	4	15	3
Chapeltown /High Green	S04639	S03856	5	3	3	4	15	3
Chapeltown /High Green	S04099	S04099	5	2	5	5	17	3
East Sheffield	S02397	C4SS02397	2	1	4	5	12	2
North East Sheffield	S02833	C4SS02431	4	1	1	4	10	3
North East Sheffield	S03086	C4SS02506	2	1	5	5	13	3
North East Sheffield	S03051	E-3-a	2	1	5	3	11	3
North East Sheffield	S03034	E-3-b	2	1	5	5	13	3
North East Sheffield	S03096	EC-3-a	4	2	5	5	16	2
North East Sheffield	S04098	EC-3-a	4	2	5	5	16	2
North East Sheffield	S03035	EC-3-b	2	2	5	5	14	3
North East Sheffield	S04059	EC-3-d	3	3	5	5	16	2
North East Sheffield	S03042	G-2-a	4	2	5	5	16	2
North East Sheffield	S03134	G-2-a	4	2	5	5	16	2
North East Sheffield	S03135	G-2-b	4	2	5	5	16	2
North East Sheffield	S03136	G-2-c	4	2	5	5	16	3
North East Sheffield	S03036	G-3-a	3	2	5	5	15	1
North East Sheffield	S03037	G-3-a	3	2	5	5	15	1
North East Sheffield	S03091	G-3-b	3	1	5	5	14	2
North East Sheffield	S03028	G-3-c	2	1	5	5	13	2
North East Sheffield	S03100	G-3-d	1	1	5	5	12	2
North East Sheffield	S03137	G-3-e	4	1	5	5	15	2
North East Sheffield	S03138	G-3-f	4	1	5	5	15	2
North East Sheffield	S03139	G-3-g	4	1	5	5	15	3
North East Sheffield	S04107	G-3-g	4	1	5	5	15	3
North East Sheffield	GBOM30	GBOM30	1	1	1	3	6	3

Sub Area	Site Reference	GB Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 5	Total score	Boundary Strength
North East Sheffield	S03143	O-1-b	3	2	5	5	15	2
North East Sheffield	S03465	S03465	2	1	5	5	13	1
North East Sheffield	S02831	S02831	4	2	5	5	16	2
North East Sheffield	S04101	S04101	5	2	5	5	17	2
North East Sheffield	S04108	S04108	3	1	5	5	14	3
North East Sheffield	S04111	S04111	2	1	5	5	13	2
North East Sheffield	S02506		Unsuitable	Unsuitable	Unsuitable	Unsuitable	Unsuitable	Unsuitable
North East Sheffield	S03465		Unsuitable	Unsuitable	Unsuitable	Unsuitable	Unsuitable	Unsuitable
North West Sheffield	S03067	C4SS02433	4	3	3	5	15	2
North West Sheffield	S03482	C4SS02433	4	3	3	5	15	2
North West Sheffield	S03089	C4SS02539	4	1	5	5	15	3
North West Sheffield	S03115	CW-1-a	3	1	5	5	14	2
North West Sheffield	S03116	CW-1-b	4	1	5	5	15	3
North West Sheffield	GBOM21	GBOM21	2	1	2	3	8	2
North West Sheffield	S03141	O-1-a	3	3	4	3	13	3
North West Sheffield	S04635	O-1-a	3	3	4	3	13	3
North West Sheffield	S03144	O-2-a	3	4	5	5	17	2
North West Sheffield	S03146	O-2-b	4	3	5	5	17	2
North West Sheffield	S03147	O-2-c	4	4	5	5	18	3
North West Sheffield	S03032	O-3-a	2	1	5	5	13	2
North West Sheffield	S03148	O-4-a	3	1	5	3	12	2
North West Sheffield	S03057	O-4-b	4	3	5	5	17	2
North West Sheffield	S03094	O-5-a	3	3	5	3	14	2
North West Sheffield	S03095	O-5-a	3	3	5	3	14	2
North West Sheffield	S03054	O-6-a	4	4	5	3	16	2
North West Sheffield	S04383	O-6-a	4	4	5	3	16	2
North West Sheffield	S03150	O-6-b	3	4	5	5	17	2
North West Sheffield	S03152	OW-1-a	4	1	4	5	14	2

Sub Area	Site Reference	GB Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 5	Total score	Boundary Strength
North West Sheffield	S03084	OW-1-b	2	1	5	5	13	3
North West Sheffield	S03483	OW-1-b	2	1	5	5	13	3
North West Sheffield	S03033	OW-1-c	2	4	5	5	16	2
North West Sheffield	S03056	OW-2-a	4	1	5	5	15	2
North West Sheffield	S03153	OW-2-a	4	1	5	5	15	2
North West Sheffield	S03486	OW-3-a	3	1	5	3	12	1
North West Sheffield	S03487	OW-3-a	3	1	5	3	12	1
North West Sheffield	S01177	S01177	3	3	5	5	16	2
North West Sheffield	S02055	S02055	2	1	5	5	13	2
North West Sheffield	S02363	S02363	4	2	5	5	16	2
North West Sheffield	S02439	S02439	5	1	5	4	15	3
North West Sheffield	S02485	S02485	5	1	5	5	16	3
North West Sheffield	S02675	S02675	5	2	5	5	17	3
North West Sheffield	S02851	S02851	5	1	5	5	16	3
North West Sheffield	S02879	S02879	1	1	5	5	12	1
North West Sheffield	S02880	S02880	3	1	5	5	14	2
North West Sheffield	S03236	S03236	5	3	5	5	18	2
North West Sheffield	S03237	S03237	4	3	5	5	17	2
North West Sheffield	S03625	S03625	4	1	5	5	15	2
North West Sheffield	S04054	S04054	5	1	5	5	16	3
North West Sheffield	S03065	ST-2-a	3	1	5	5	14	2
North West Sheffield	S03250	ST-2-b	3	1	5	5	14	2
North West Sheffield	S03251	ST-3-a	3	1	5	5	14	2
North West Sheffield	S04047	ST-3-a	3	1	5	5	14	2
North West Sheffield	S03252	ST-3-b	3	1	5	5	14	2
North West Sheffield	S03253	ST-3-c	3	1	5	5	14	2
North West Sheffield	S03098	ST-3-d	3	1	4	3	11	2
North West Sheffield	S03024	ST-3-e	3	1	5	3	12	2

Sub Area	Site Reference	GB Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 5	Total score	Boundary Strength
North West Sheffield	S02924	ST-3-f	3	1	5	5	14	2
North West Sheffield	S03025	ST-3-f	3	1	5	5	14	2
North West Sheffield	S03027	ST-3-g	4	1	5	5	15	2
North West Sheffield	S03254	STW-1-a	4	1	5	5	15	2
North West Sheffield	S03255	STW-1-b	4	1	5	5	15	2
North West Sheffield	S04128	STW-1-b	4	1	5	5	15	2
North West Sheffield	S03046	STW-1-c	3	1	5	5	14	2
North West Sheffield	S03083	STW-1-d	4	1	5	5	15	2
North West Sheffield	S02894	STW-1-f	5	1	2	4	12	3
North West Sheffield	S03256	WSN-1-a	3	4	4	5	16	2
North West Sheffield	S02923	WW-1-a	3	2	5	5	15	2
North West Sheffield	S03059	WW-1-a	3	2	5	5	15	2
North West Sheffield	S03023	WW-1-b	3	2	5	5	15	2
North West Sheffield	S04384	WW-1-b	3	2	5	5	15	2
North West Sheffield	S03258	WW-1-c	4	2	5	5	16	3
North West Sheffield	S04261	WW-1-c	4	2	5	5	16	3
North West Sheffield	S03259	WW-1-d	4	2	5	3	14	2
North West Sheffield	S03260	WW-1-e	2	2	5	5	14	2
North West Sheffield	S03087	WW-2-a	4	2	5	5	16	1
North West Sheffield	S03261	WW-2-a	4	2	5	5	16	1
South East Sheffield	S01119	C4SS01119	2	1	5	5	13	2
South East Sheffield	S03022	C4SS01120	1	1	1	5	8	3
South East Sheffield	S02426	C4SS02426	2	1	5	5	13	2
South East Sheffield	S02468	C4SS02468	2	1	5	5	13	2
South East Sheffield	S03071	C4SS02451	3	1	1	3	8	3
South East Sheffield	S02500	C4SS02500	4	1	5	5	15	3
South East Sheffield	S02502	C4SS02502	3	1	5	5	14	2
South East Sheffield	S03085	C4SS02505	2	1	5	5	13	2

Sub Area	Site Reference	GB Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 5	Total score	Boundary Strength
South East Sheffield	GBOM01	GBOM01	3	1	5	5	14	3
South East Sheffield	GBOM09	GBOM09	4	1	5	5	14	3
South East Sheffield	GBOM22	GBOM22	2	1	3	5	11	2
South East Sheffield	S03235	RV-2-a	3	4	5	5	17	3
South East Sheffield	S03021	S03021	2	1	5	5	13	2
South East Sheffield	S04385	S03021	2	1	5	5	13	2
South East Sheffield	S04262	S04262	5	2	5	5	17	3
South East Sheffield	S03061	SE-2-a	2	2	4	5	13	3
South East Sheffield	S03019	SE-3-a	4	1	5	5	15	2
South East Sheffield	S03020	SE-3-a	4	1	5	5	15	2
South East Sheffield	S03049	SE-4-a	3	1	5	4	13	3
South East Sheffield	S03005	SE-4-b	2	1	5	5	13	1
South East Sheffield	S03004	SSE-1-a	2	3	4	5	14	2
South East Sheffield	S03247	SSE-1-a	2	3	4	5	14	2
South East Sheffield	S02904	SSE-2-a	3	1	5	5	14	3
South East Sheffield	S02910	SSE-2-a	3	1	5	5	14	3
South East Sheffield	S04628	SSE-2-a	3	1	5	5	14	3
South East Sheffield	S02903	SSE-2-b	3	1	5	5	14	3
South East Sheffield	S04030	SSE-2-b	3	1	5	5	14	3
South East Sheffield	S04629	SSE-2-b	3	1	5	5	14	3
South East Sheffield	S03248	SSE-3-a	3	4	5	5	17	2
South East Sheffield	S03249	SSE-3-b	4	2	5	5	16	2
South East Sheffield	S04065	SSE-3-b	4	2	5	5	16	2
South East Sheffield	S03062	SSE-3-c	4	2	5	5	16	2
South East Sheffield	S03485	SSE-3-c	4	2	5	5	16	2
South East Sheffield	S03097	SSE-3-d	4	4	5	5	18	3
South East Sheffield	S02366		Unsuitable	Unsuitable	Unsuitable	Unsuitable	Unsuitable	Unsuitable
South East Sheffield	S02496		Unsuitable	Unsuitable	Unsuitable	Unsuitable	Unsuitable	Unsuitable

Sub Area	Site Reference	GB Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 5	Total score	Boundary Strength
South East Sheffield	S02499		Unsuitable	Unsuitable	Unsuitable	Unsuitable	Unsuitable	Unsuitable
South East Sheffield	S04242		Unsuitable	Unsuitable	Unsuitable	Unsuitable	Unsuitable	Unsuitable
South Sheffield	S03006	C4SS01072	5	1	5	5	16	3
South Sheffield	S04386	C4SS01072	5	1	5	5	16	3
South Sheffield	S03007	C4SS01073	5	1	5	5	16	3
South Sheffield	S01098	C4SS01098	1	1	5	5	12	2
South Sheffield	S01586	C4SS01586	1	1	5	5	12	2
South Sheffield	S03058	C4SS02398	1	1	5	5	12	3
South Sheffield	S02437	C4SS02437	1	1	5	5	12	2
South Sheffield	S03082	C4SS02492	3	1	5	5	14	2
South Sheffield	S02503	C4SS02503	2	1	5	5	13	2
South Sheffield	S03117	DS-1-a	2	3	5	5	15	2
South Sheffield	S03118	DS-1-a	2	3	5	5	15	2
South Sheffield	S03008	DS-2-a	4	1	5	5	15	2
South Sheffield	S03010	DS-2-b	3	1	5	5	14	2
South Sheffield	S03119	DS-2-b	3	1	5	5	14	2
South Sheffield	S02895	DS-3-a	5	1	1	4	11	3
South Sheffield	S03011	DS-4-a	4	1	5	5	15	2
South Sheffield	S03070	DS-4-a	4	1	5	5	15	2
South Sheffield	S03140	GB-4-a	3	3	1	5	12	3
South Sheffield	S01219	S01219	2	1	5	5	13	1
South Sheffield	S01220	S01220	2	1	5	5	13	1
South Sheffield	S04031	S04031	2	1	5	5	13	2
South Sheffield	S04106	S04106	3	3	5	5	16	3
South Sheffield	S03240	S-1-a	3	1	5	5	14	3
South Sheffield	S03041	S-2-a	3	1	5	5	14	2
South Sheffield	S02899	S-2-b	3	1	5	5	14	1
South Sheffield	S02897	S-3-a	2	1	2	3	8	2

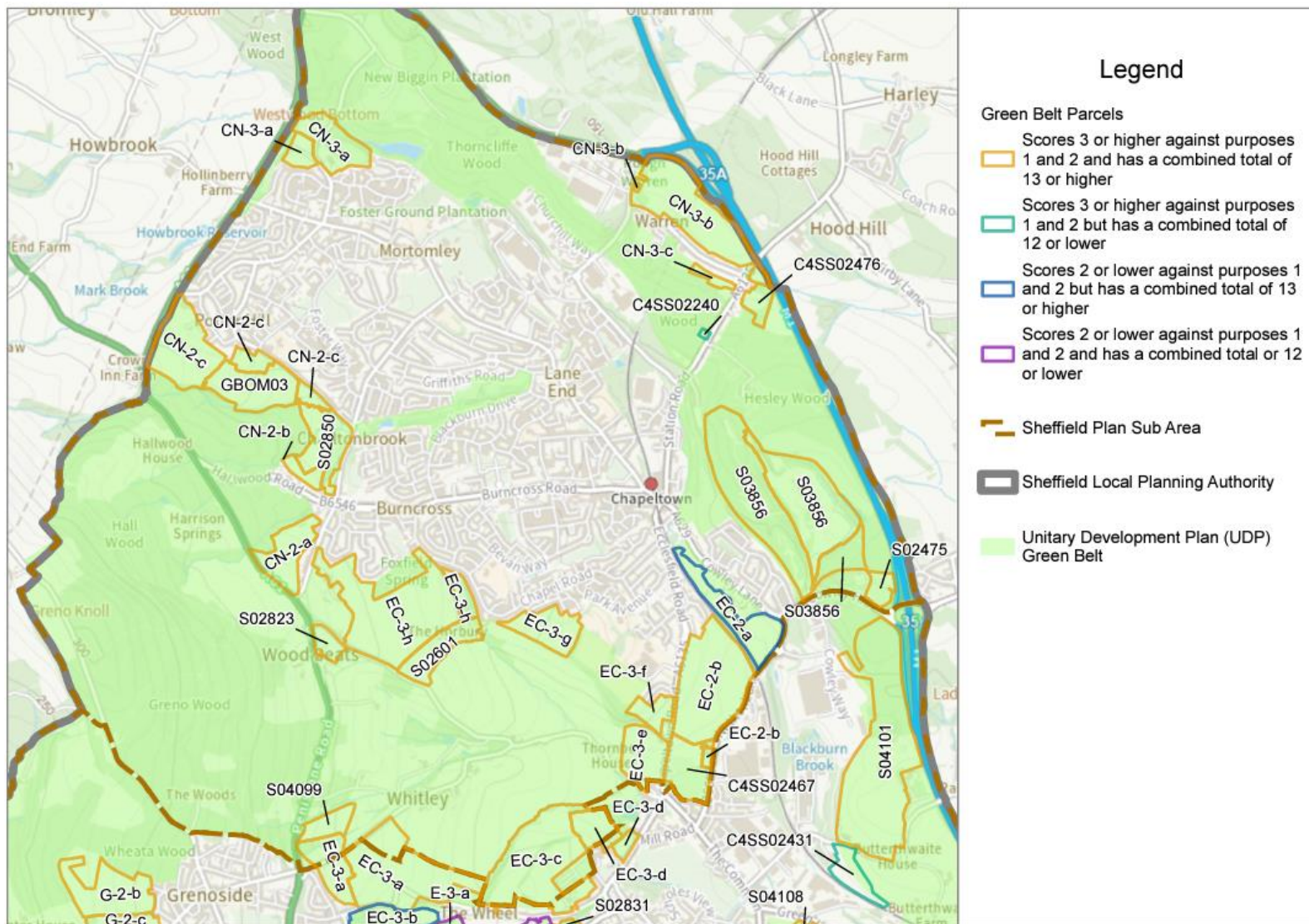
Sub Area	Site Reference	GB Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 5	Total score	Boundary Strength
South Sheffield	S04638	S-3-a	2	1	2	3	8	2
South Sheffield	S02898	S-4-a	3	1	5	5	14	2
South Sheffield	S02398		Unsuitable	Unsuitable	Unsuitable	Unsuitable	Unsuitable	Unsuitable
South Sheffield	S02492		Unsuitable	Unsuitable	Unsuitable	Unsuitable	Unsuitable	Unsuitable
South Sheffield	S04242		4	3	5	5	17	3
South Sheffield	S02504		Unsuitable	Unsuitable	Unsuitable	Unsuitable	Unsuitable	Unsuitable
South West Sheffield	S03102	BG-1-a	4	1	5	5	15	1
South West Sheffield	S03017	BG-1-b	3	1	5	5	14	2
South West Sheffield	S04636	BG-1-b	3	1	5	5	14	2
South West Sheffield	S03015	BG-1-c	4	1	5	5	15	2
South West Sheffield	S02364	BG-1-d	3	1	1	5	10	3
South West Sheffield	S03018	BG-1-e	2	1	4	5	12	2
South West Sheffield	S03014	BG-2-a	3	1	5	5	14	2
South West Sheffield	S03103	BG-2-b	3	1	5	5	14	3
South West Sheffield	S04236	BG-2-b	3	1	5	5	14	3
South West Sheffield	S03104	BG-2-c	4	1	5	5	15	3
South West Sheffield	S03105	BG-2-d	5	1	3	5	14	3
South West Sheffield	S01265	C4SS01265	1	1	5	5	12	3
South West Sheffield	S03048	C4SS02365	1	1	5	5	12	1
South West Sheffield	S02383	C4SS02383	2	1	5	5	13	2
South West Sheffield	S03016	C4SS02491	5	1	5	5	16	3
South West Sheffield	S02497	C4SS02497	5	1	5	5	16	3
South West Sheffield	S02877	C4SS02877	2	1	3	4	10	2
South West Sheffield	S03120	DS-5-a	2	1	5	5	13	2
South West Sheffield	S03069	DS-6-b	3	1	5	5	14	3
South West Sheffield	S01883	DW-2-a	4	1	5	5	15	1
South West Sheffield	S03045	DW-2-a	4	1	5	5	15	1
South West Sheffield	S03012	DW-2-b	2	1	5	5	13	2

Sub Area	Site Reference	GB Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 5	Total score	Boundary Strength
South West Sheffield	S03064	DW-2-c	5	1	5	5	16	2
South West Sheffield	S03121	DW-2-d	5	1	5	5	16	1
South West Sheffield	S03122	DW-3-a	3	1	5	5	14	3
South West Sheffield	S03123	DW-3-a	3	1	5	5	14	3
South West Sheffield	S03068	DW-3-b	4	1	5	5	15	3
South West Sheffield	S04637	DW-3-b	4	1	5	5	15	3
South West Sheffield	S03129	F-1-a	4	1	5	5	15	2
South West Sheffield	S01094	F-1-b	3	1	5	5	14	2
South West Sheffield	S04074	F-1-c	3	1	1	5	10	3
South West Sheffield	S03132	F-2-a	3	1	5	5	14	1
South West Sheffield	S03052	F-2-b	3	1	5	5	14	2
South West Sheffield	S03133	F-2-c	4	1	5	5	15	1
South West Sheffield	S03076	F-2-d	3	1	5	5	14	1
South West Sheffield	GBOM06	GBOM06	4	1	5	5	15	3
South West Sheffield	GBOM11	GBOM11	3	1	5	5	14	3
South West Sheffield	GBOM12	GBOM12	4	1	3	5	13	3
South West Sheffield	GBOM13	GBOM13	3	1	5	5	14	2
South West Sheffield	S02342	S02342	5	1	5	5	16	3
South West Sheffield	S02412	S02412	5	1	5	5	16	3
South West Sheffield	S02434	S02434	5	1	5	5	16	3
South West Sheffield	S02436	S02436	5	1	5	5	16	3
South West Sheffield	S02511	S02511	5	1	5	5	16	2
South West Sheffield	S02853	S02853	5	1	5	5	16	3
South West Sheffield	S02920	S02920	1	1	5	5	12	2
South West Sheffield	S03088	S03088	5	1	5	5	16	2
South West Sheffield	S04020	S04020	5	1	5	5	16	3
South West Sheffield	S04039	S04039	5	1	5	5	16	3
South West Sheffield	S04055	S04055	3	1	5	5	14	2

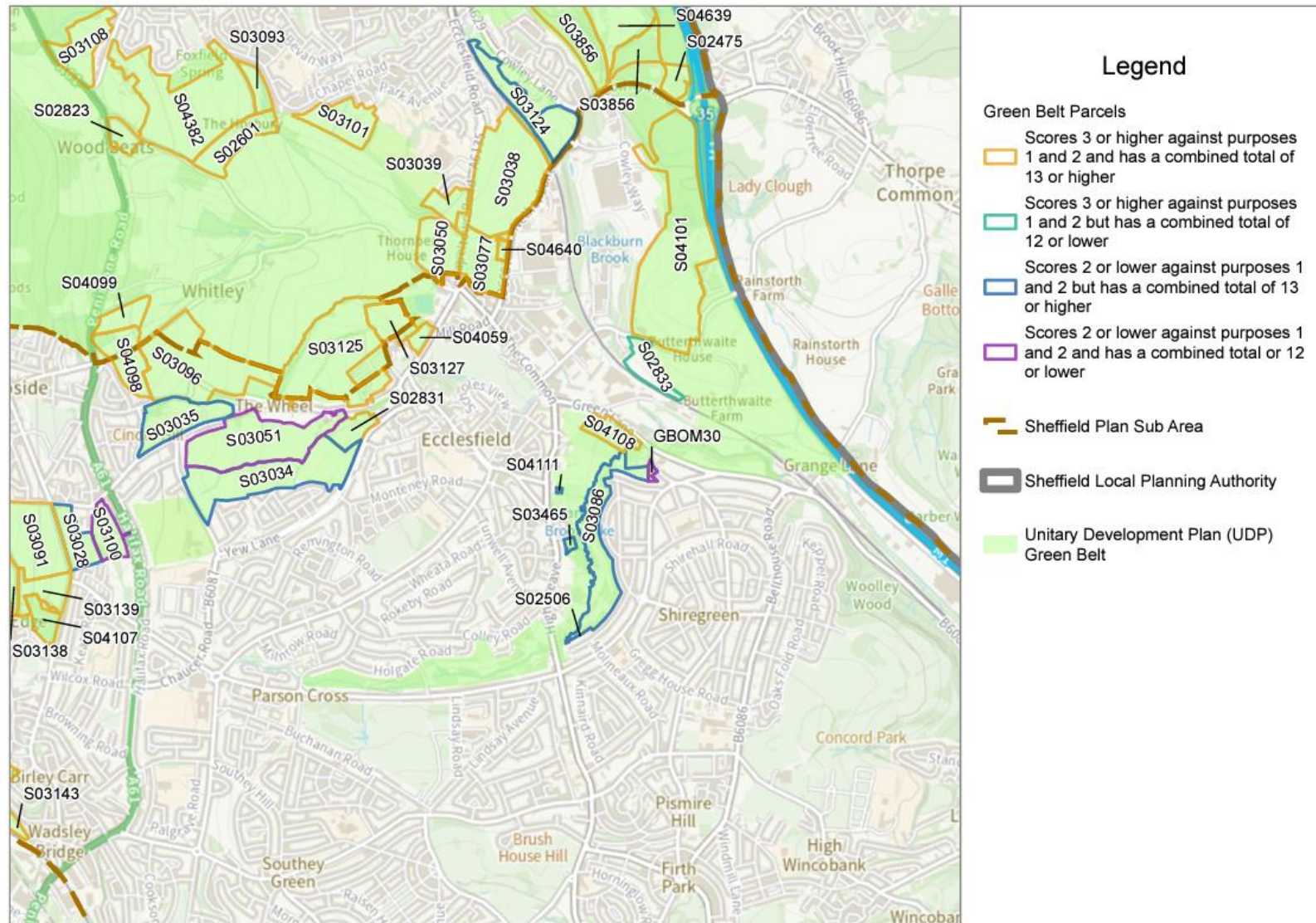
Sub Area	Site Reference	GB Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 5	Total score	Boundary Strength
South West Sheffield	S04141	S04141	5	1	5	5	16	3
South West Sheffield	S02495		Unsuitable	Unsuitable	Unsuitable	Unsuitable	Unsuitable	Unsuitable
South West Sheffield	S03466		Unsuitable	Unsuitable	Unsuitable	Unsuitable	Unsuitable	Unsuitable
Stocksbridge /Deepcar	S02425	S02425	5	1	5	5	16	3
Stocksbridge /Deepcar	S03228	S03228	5	1	5	5	16	3
Stocksbridge /Deepcar	S04072	S04072	4	1	5	5	15	3
Stocksbridge /Deepcar	S03242	SB-2-a	4	3	5	5	17	3
Stocksbridge /Deepcar	S03243	SB-4-a	4	1	5	5	15	3
Stocksbridge /Deepcar	S03029	SB-5-a	3	1	5	5	14	1
Stocksbridge /Deepcar	S04412	SB-5-a	3	1	5	5	14	1
Stocksbridge /Deepcar	S03244	SB-5-b	4	1	5	5	15	2
Stocksbridge /Deepcar	S03245	SB-5-c	4	1	5	5	15	2
Stocksbridge /Deepcar	S03246	SB-5-d	4	1	5	5	15	2
Stocksbridge /Deepcar	S03257	WSN-2-a	4	2	2	4	12	3
Stocksbridge /Deepcar	S03031	WSN-3-a	3	1	5	5	14	2
Stocksbridge /Deepcar	S03484	WSN-3-a	3	1	5	5	14	2
Stocksbridge /Deepcar	S03090	WSN-4-a	3	5	5	5	18	2
Stocksbridge /Deepcar	S04085	WSN-4-a	3	5	5	5	18	2
Stocksbridge /Deepcar	S01155		Unsuitable	Unsuitable	Unsuitable	Unsuitable	Unsuitable	Unsuitable

## **Appendix B: Sub area Green Belt maps**

## Chapeltown Sub Area



## North East Sub Area 1



**Legend**

**Green Belt Parcels**

- Scores 3 or higher against purposes 1 and 2 and has a combined total of 13 or higher
- Scores 3 or higher against purposes 1 and 2 but has a combined total of 12 or lower
- Scores 2 or lower against purposes 1 and 2 but has a combined total of 13 or higher
- Scores 2 or lower against purposes 1 and 2 and has a combined total of 12 or lower

**Sheffield Plan Sub Area**

**Sheffield Local Planning Authority**

**Unitary Development Plan (UDP) Green Belt**

**Legend**

**Green Belt Parcels**

- Scores 3 or higher against purposes 1 and 2 and has a combined total of 13 or higher
- Scores 2 or lower against purposes 1 and 2 but has a combined total of 13 or higher
- Scores 2 or lower against purposes 1 and 2 and has a combined total of 12 or lower

**Sheffield Plan Sub Area**

**Sheffield Local Planning Authority**

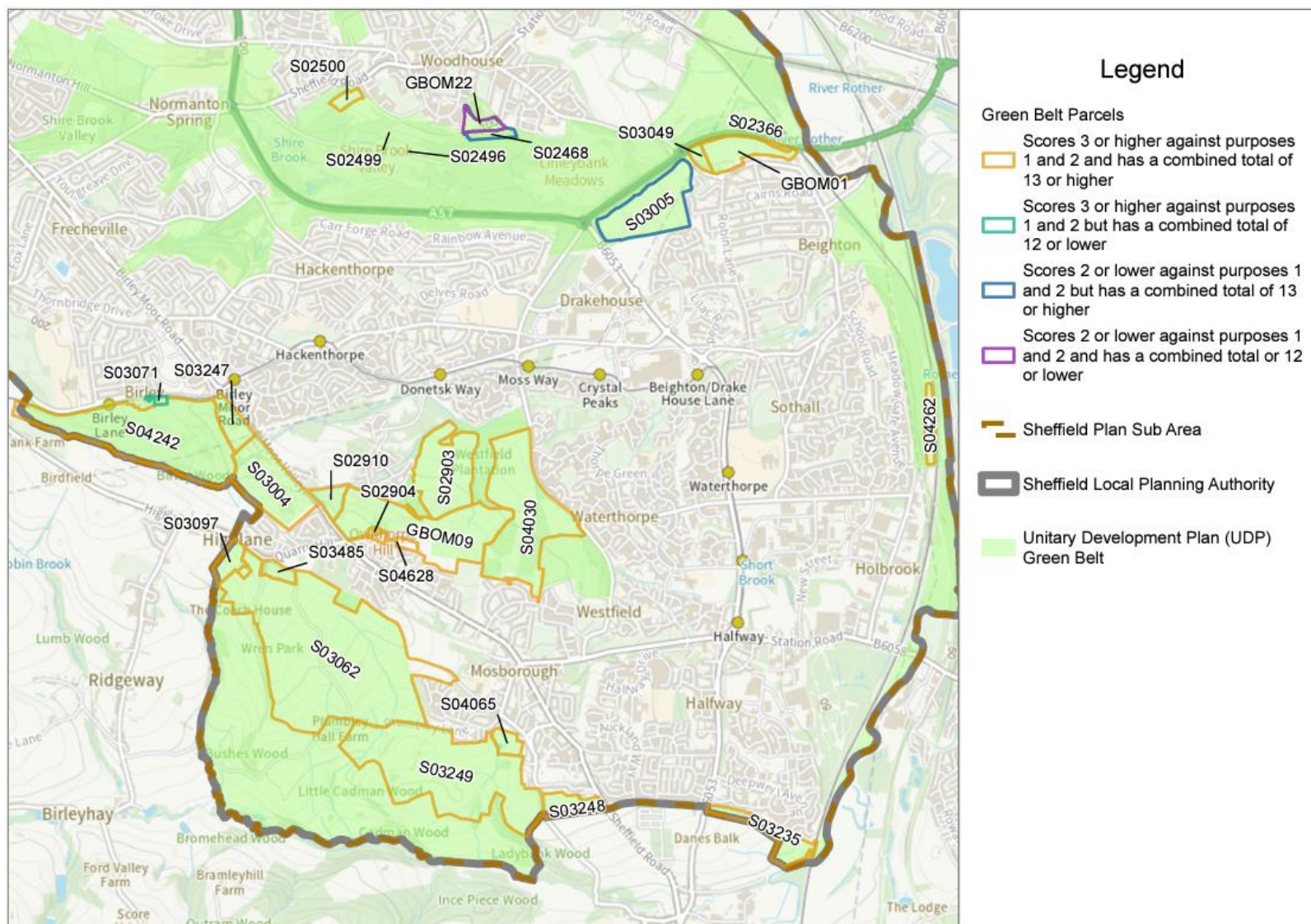
**Unitary Development Plan (UDP) Green Belt**

The map displays various parcels within the Sheffield Green Belt, including:

- SE-2-a**
- SE-3-a**
- SE-4-a**
- SE-4-b**

Other labeled areas include: Darnall, Handsworth Hill, Bowden Housesteads Wood, Orgreave, Woodhouse, Normanton Spring, Frecheville, Hackenthorpe, and Drakehouse. Specific parcel numbers like C4SS02397, C4SS02426, C4SS01120, S03021, C4SS01119, C4SS02502, C4SS02500, GBOM22, C4SS02468, and GBOM01 are also marked.

## South East Sub Area



**Legend**

**Green Belt Parcels**

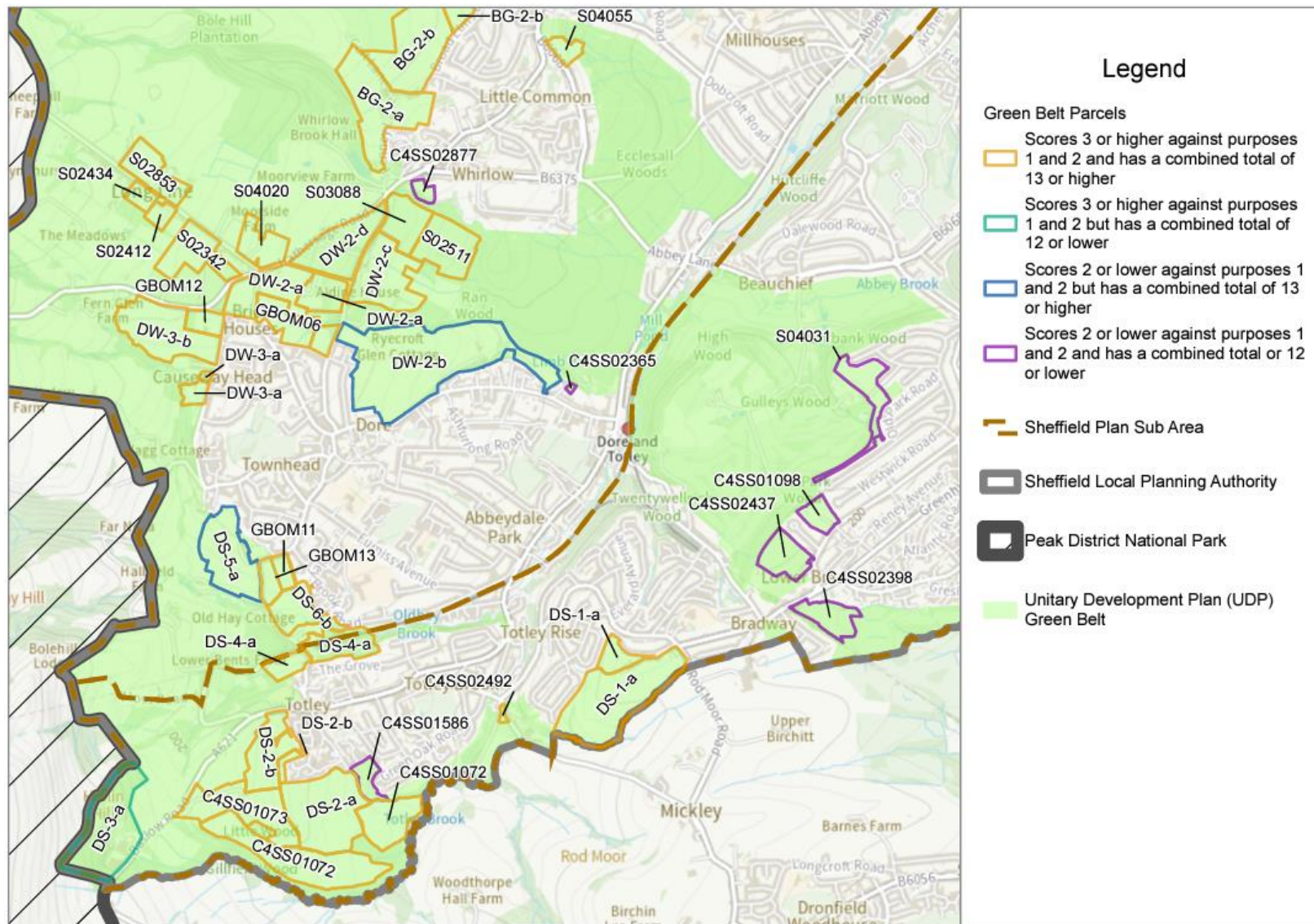
- Scores 3 or higher against purposes 1 and 2 and has a combined total of 13 or higher
- Scores 3 or higher against purposes 1 and 2 but has a combined total of 12 or lower
- Scores 2 or lower against purposes 1 and 2 but has a combined total of 13 or higher
- Scores 2 or lower against purposes 1 and 2 and has a combined total of 12 or lower

**Sheffield Plan Sub Area**

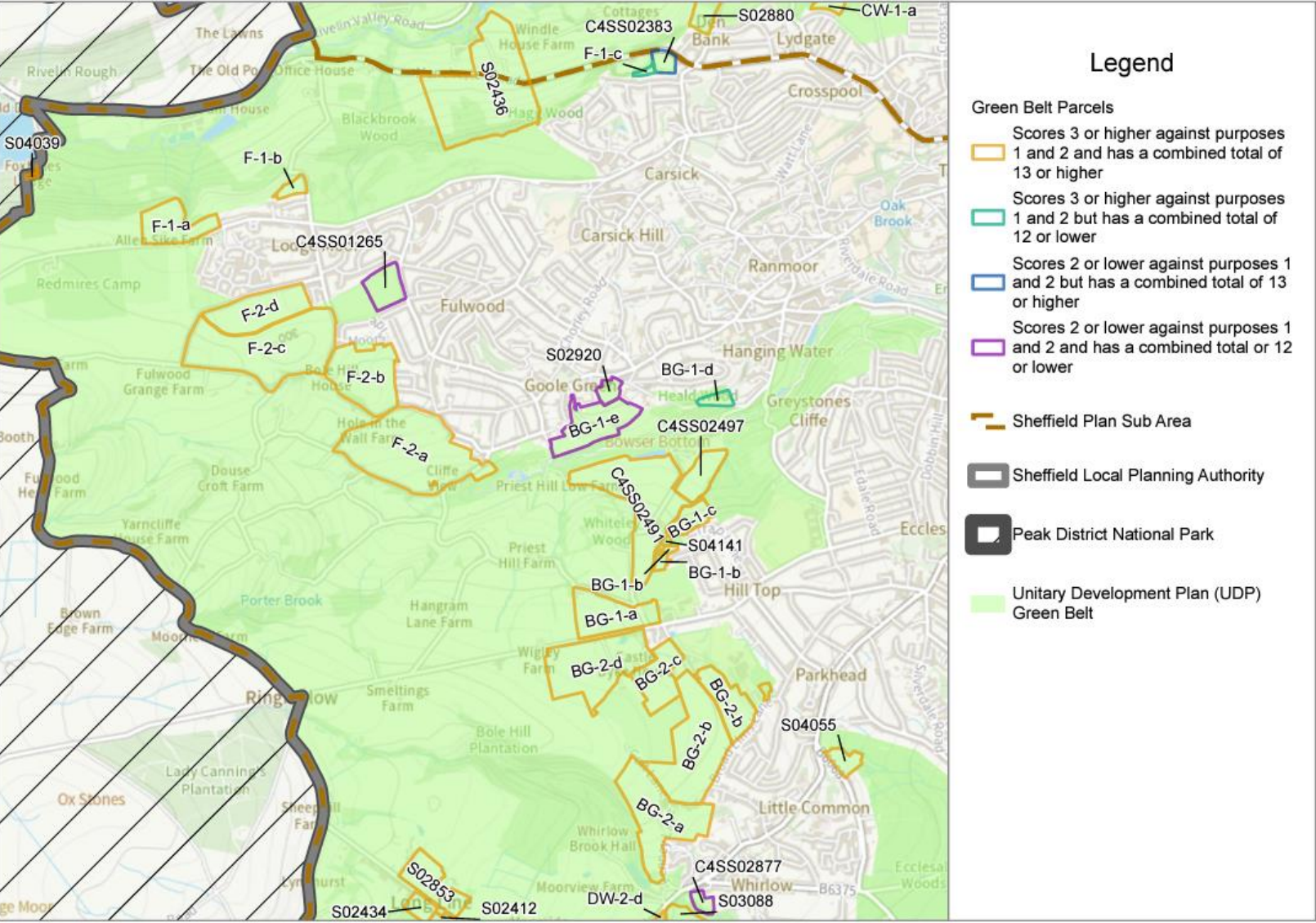
**Sheffield Local Planning Authority**

**Unitary Development Plan (UDP) Green Belt**

## South and South West Sub Area

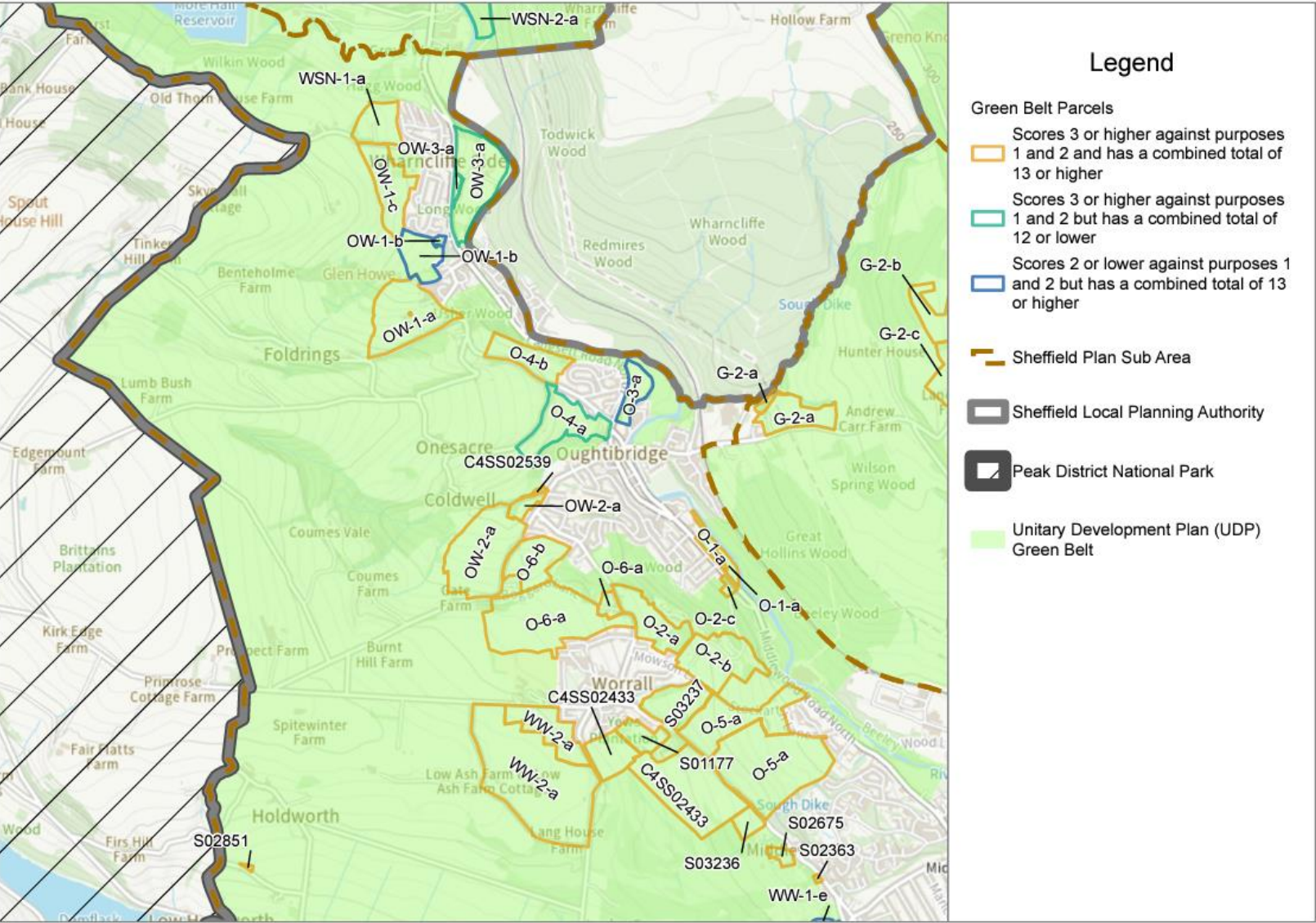


# South West Sub Area





# North West Sub Area 2



**Legend**

- Green Belt Parcels**
  - Scores 3 or higher against purposes 1 and 2 and has a combined total of 13 or higher (Orange outline)
  - Scores 3 or higher against purposes 1 and 2 but has a combined total of 12 or lower (Green outline)
- Sheffield Plan Sub Area** (Thick brown line)
- Sheffield Local Planning Authority** (Grey rectangle)
- Peak District National Park** (Black rectangle with white diagonal line)
- Unitary Development Plan (UDP) Green Belt** (Light green fill)

The map shows various parcels labeled with codes such as SB-2-a, SB-4-a, SB-5-a, SB-5-b, SB-5-c, SB-5-d, WSN-3-a, WSN-4-a, WSN-2-a, WSN-1-a, OW-1-c, OW-3-a, and OW-3-b. It also shows geographical features like the River Don, Spring Brook, and several reservoirs (Underbank, Broomhead, More Hall, Wharfedale). The map is divided into sub-areas by a thick brown line, and the Sheffield Local Planning Authority boundary is shown in grey. The Peak District National Park is indicated by a black rectangle with a white diagonal line. The Unitary Development Plan (UDP) Green Belt is shown in light green.

**Appendix C: Green Belt review of omission sites that are significantly different from their Green Belt parcel.**

**GREEN BELT REVIEW**  
**SITE APPRAISAL – SEPTEMBER 2024**  
**GBMO1**

<b>SITE NAME</b>	Starbuck Farm
<b>HELAA REF</b>	S03049
<b>GB PARCEL REF:</b>	SE-4-a
<b>LCA GBR REF:</b>	S03049
<b>WARD:</b>	Beighton
<b>ADDRESS:</b>	Land North of Woodhouse Lane, Beighton
<b>SIZE OF SITE (HECTARES):</b>	6.29 hectares
<b>REASON FOR REVIEW</b>	Site submitted at Regulation 19 consultation is larger than the GB Parcel but smaller than LCA GBR parcel.
<b>SURVEYED BY:</b>	John King and Tilly Bratton
<b>SITE VISIT DATE</b>	19 September 2024

**Site Photograph**



View north across the western section of the site

**SITE ASSESSMENT AGAINST GREEN BELT PURPOSES**

<b>Green Belt Purpose</b>	<b>Previous Score</b>	<b>Reviewed Score and Justification</b>
To check the unrestricted sprawl of large built-up areas	3	3 – Approximately 35% of the sites boundary adjoins the urban edge (along Woodhouse Lane) and would be contained by the A57. Overall, the site performs a moderate function in checking unrestricted sprawl.
To prevent neighbouring towns from merging into one another	1	1 – Whilst Swallownest is located 1km east of the site, the removal of this site would not result in the perceived merging of Sheffield with Swallownest as the site would remain south of the A57.
To assist in safeguarding the countryside from encroachment	5	5 – The site comprises agricultural fields. There are no other uses.

To assist in urban regeneration by encouraging the recycling of derelict and other urban land	4	5 – The land does not contain any derelict land.
<b>Total Score</b> (n.b. scored against criteria set out on separate sheet)	<b>13</b>	<b>14</b>
<b>Strength of Boundary</b> <i>(compared to current boundary)</i>		
	<b>Previous Score</b>	<b>Reviewed Score and Justification</b>
<b>Type of boundary</b> <i>(e.g. road, stone wall, public footpath/bridleway, fence)</i>	3	2 – The current boundary comprises an undefined line across one field, the rear of residential/commercial properties and open space on Beighton Road. The revised boundary would include parts of the A57 (a major trunk road), but also tree belts along the A57 and hedgerows. It therefore contains both strong and weak boundaries.

#### Other key features/issues

(Please refer to the photographs and accompanying map showing the location of the photographs)

Whilst not a Green Belt concern, the removal of this site and its development would result in the merging of Beighton with Woodhouse and reduce the width of the green corridor which extends 4km west into the Richmond area of Sheffield.

#### Conclusions *(Overall Green Belt performance and any fundamental Green Belt constraints)*

Whilst the site does not perform particularly strongly against the first two purposes, it is concluded that the site is of moderate Green Belt importance.

**GREEN BELT REVIEW**  
**SITE APPRAISAL – SEPTEMBER 2024**  
**GBMO3**

<b>SITE NAME</b>	Springwood Lane
<b>HELAA REF</b>	S03040
<b>GB PARCEL REF:</b>	CN-2-c
<b>LCA GBR REF:</b>	S03040
<b>WARD:</b>	West Ecclesfield
<b>ADDRESS:</b>	Springwood Lane – High Green
<b>SIZE OF SITE (HECTARES):</b>	9.42
<b>REASON FOR REVIEW</b>	Site submission at Regulation 19 is smaller than the GB parcels within which it is located.
<b>SURVEYED BY:</b>	John King and Tilly Bratton
<b>SITE VISIT DATE</b>	19 September 2024

**Site Photographs**



View south west from Springwood Lane



View south along right of way on the southern boundary



View of Green Belt boundary along Springwood Lane



View south east across site from the right of way on the western boundary.

**SITE ASSESSMENT AGAINST GREEN BELT PURPOSES**

<b>Green Belt Purpose</b>	<b>Previous Score</b>	<b>Reviewed Score and Justification</b>
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To check the unrestricted sprawl of large built-up areas	3	5 – The submitted site does not adjoin the urban area. It is separated from the urban edge by agricultural land, school playing fields and scrub land. This separation is enhanced by the thick tree belt along Springwood Lane. The land performs a critical role in preventing urban sprawl.
To prevent neighbouring towns from merging into one another	1	1 – There are no settlements or towns within 2km of the site to the south or west.
To assist in safeguarding the countryside from encroachment	5	5 – The land contains agricultural land only.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	5	5 – The land does not contain any derelict land.
<b>Total Score</b> (n.b. scored against criteria set out on separate sheet)	<b>14</b>	<b>16</b>
<b>Strength of Boundary (compared to current boundary)</b>		
	<b>Previous Score</b>	<b>Reviewed Score and Justification</b>
<b>Type of boundary (e.g. road, stone wall, public footpath/bridleway, fence)</b>	3	3 – The site boundaries comprise hedgerows and woodland, these are significantly weaker boundaries than Springwood Lane.

#### Other key features/issues

(Please refer to the photographs and accompanying map showing the location of the photographs)

Viewed from rights of way and Springwood Lane, the site is open, undulating and rural in character. Its removal and likely development would significantly harm the character of this area.

The southern section of the site includes part of Low Hall and Low Spring Wood. This is a Local Wildlife Site, managed by the Wildlife Trust.

#### Conclusions (Overall Green Belt performance and any fundamental Green Belt constraints)

Due to the site's location south of Springwood Lane, its open rural character and absence of derelict land, this Green Belt site performs an important function in checking urban sprawl, safeguarding countryside and promoting urban regeneration. This is reflected in the revised scores.

The removal of this land would replace a robust boundary with weaker less permanent and defensible features. Any development would represent a significant visual intrusion south of Springwood Lane.

**GREEN BELT REVIEW**  
**SITE APPRAISAL – SEPTEMBER 2024**  
**GBM06**

<b>SITE NAME</b>	Land South of Hathersage Road, Dore
<b>HELAA REF</b>	S01883
<b>GB PARCEL REF:</b>	DW-2-a
<b>LCA GBR REF:</b>	S01883
<b>WARD:</b>	Dore
<b>ADDRESS:</b>	Land east of Cross Lane and North of Parkers Lane.
<b>SIZE OF SITE (HECTARES):</b>	5.23
<b>REASON FOR REVIEW</b>	Smaller omission site submitted during Regulation 19 consultation.
<b>SURVEYED BY:</b>	John King & Tilly Bratton
<b>SITE VISIT DATE</b>	20 September 2024

**Site Photographs**



View north from Parkers Lane



View east from Cross Lane

**SITE ASSESSMENT AGAINST GREEN BELT PURPOSES**

<b>Green Belt Purpose</b>	<b>Previous Score</b>	<b>Reviewed Score and Justification</b>
To check the unrestricted sprawl of large built-up areas	4	4 – Although approximately 36% of the site's boundary adjoins the urban area (along the southern boundary), this site would not, if developed, infill or round off the edge of Dore. The site is open and visible from Cross Lane and Parkers Lane and does not feel enclosed. It therefore performs an important role in restricting sprawl.
To prevent neighbouring towns from merging into one another	1	1 – There are no settlements within 2km of the site (to the north). It performs a weak role in preventing settlements from merging.
To assist in safeguarding the countryside from encroachment	5	5 – The land comprises farmland used for pasture and an area of scrub/woodland. These are appropriate countryside uses. The Ecclesall Woods Local Wildlife Site extends across the site to the east. However, there is no public access on or across the land.

To assist in urban regeneration by encouraging the recycling of derelict and other urban land	5	5 – The site does not contain any derelict land.
<b>Total Score</b> (n.b. scored against criteria set out on separate sheet)	<b>15</b>	<b>15</b>
<b>Strength of Boundary</b> ( <i>compared to current boundary</i> )		
	<b>Previous Score</b>	<b>Reviewed Score and Justification</b>
<b>Type of boundary</b> ( <i>e.g. road, stone wall, public footpath/bridleway, fence</i> )	1	3 – The current southern boundary comprises the rear of residential properties on Parkers Lane and Causeway Head Road. This is a strong defensible boundary. Whilst this will be replaced by a stronger boundary along Cross Lane, the majority of the revised boundary comprises weaker hedgerows and fencing.

#### Other key features/issues

(Please refer to the photographs and accompanying map showing the location of the photographs)

#### Conclusions (*Overall Green Belt performance and any fundamental Green Belt constraints*)

The site scores strongly against three of the four Green Belt purposes, including the first purpose – restricting urban sprawl. The site is open and not enclosed, increasing the value of the land to the Green Belt. Given this, the site is identified as being of important to the performance of the Green Belt in this area. The revised boundaries are weaker overall and the removal of land could weaken the Green Belt between the site and Hathersage Road and Ash House Lane (this area includes limited residential development and an abandoned sports ground).

**GREEN BELT REVIEW**  
**SITE APPRAISAL – SEPTEMBER 2024**  
**GBOM09**

<b>SITE NAME</b>	Land Adjacent to Moor Valley
<b>HELAA REF</b>	S02904, S04030, S04628 & S04629
<b>GB PARCEL REF:</b>	SSE-2-a & SSE-2-b
<b>LCA GBR REF:</b>	S02904 & S04030
<b>WARD:</b>	Mosborough
<b>ADDRESS:</b>	Land adjacent Moor Valley
<b>SIZE OF SITE (HECTARES):</b>	20 (excluding land currently open space (but proposed as Green Belt addition in Sheffield Plan))
<b>REASON FOR REVIEW</b>	Larger omission site submitted during Regulation 19 consultation. Covers two GB parcels and four LCA GB Parcels.
<b>SURVEYED BY:</b>	John King and Tilly Bratton
<b>SITE VISIT DATE</b>	20 September 2024

**Site Photographs**



View east towards Waterthorpe and Beighton



View south towards Owlthorpe

**SITE ASSESSMENT AGAINST GREEN BELT PURPOSES**

<b>Green Belt Purpose</b>	<b>Previous Score</b>	<b>Reviewed Score and Justification</b>
To check the unrestricted sprawl of large built-up areas	3	4 - The score for this omissions site's performance against this purpose has increased as only 17% of the Green Belt boundary within this omission site adjoins the urban area. Should the Green Belt be extended to the south as proposed within the Sheffield Plan, the extent of the boundary that adjoins the urban area would increase to around 36%. Whilst this would indicate a score of 3 could be more appropriate the urban edge to the south, along Owlthorpe Hill, is not visible due to the sloping topography, tree belts and woodland. The fields that comprise this site are also prominent when viewed from the north, due to the lands rising topography. This further supports the conclusion that the Green Belt land within this site performs an important role in preventing urban sprawl.
To prevent neighbouring towns from merging into one another	1	1 – Whilst the land does prevent the merging of Mosborough, Owlthorpe and Waterthorpe, these are suburbs within Sheffield's urban area and not separate towns. Consequently, the land does not contribute to this Green Belt purpose.

To assist in safeguarding the countryside from encroachment	5	<p>5 – The site comprises agricultural fields, separated by hedgerows (of variable scale and condition) and woodland belts. The fields are currently fallow or in arable use.</p> <p>There are a number of rights of way and informal footpaths that follow the site boundary or cross the site. These appear well used by residents, indicating the value of the land as an area of informal open space.</p> <p>The site includes two Local Wildlife Sites - Swallow Lane Fields and Westfield Plantation.</p> <p>The whole site comprises beneficial/appropriate countryside uses. In addition, the proximity of nearby urban areas are screened by topography and vegetation (see 1<sup>st</sup> purpose) enhancing the site's rural character. It therefore performs a very important function in safeguarding countryside from encroachment.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	5	5 - The site does not contain any previously developed land.
<b>Total Score</b> (n.b. scored against criteria set out on separate sheet)	<b>13</b>	<b>14</b>
<b>Strength of Boundary (compared to current boundary)</b>		
	<b>Previous Score</b>	<b>Reviewed Score and Justification</b>
<b>Type of boundary (e.g. road, stone wall, public footpath/bridleway, fence)</b>	3	<p>3 – The removal of this site would effectively merge two suburbs at the western end, removing the currently undefined boundary between the Green Belt and open space. However, if the area of open space north of Mosborough is included in the Green Belt, this new boundary would follow the urban edge and be much stronger. Notwithstanding the weakness of the current boundary, proposed additional Green Belt land, the remaining urban edge boundaries would be replaced by a boundary that follows hedgerows and woodland. These are weaker boundaries.</p>

#### Other key features/issues

(Please refer to the photographs and accompanying map showing the location of the photographs)

As shown in the photographs, the land is prominent in the landscape and plays an important role in preventing the merging of Sheffield's Owlthorpe, Mosborough and Waterthorpe suburbs.

The land appears to be well used by residents for informal recreation.

#### Conclusions (Overall Green Belt performance and any fundamental Green Belt constraints)

The land performs a very important function in preventing urban sprawl and safeguarding countryside. This is reflected in the site's scores against these purposes and their justification. The site should therefore remain within the Green Belt.

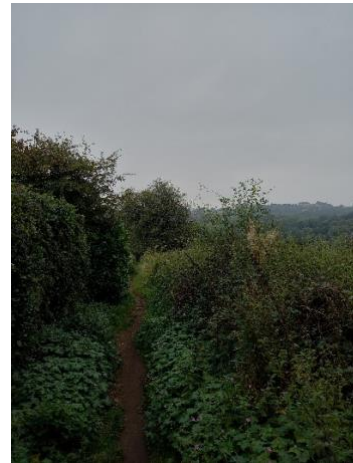
**GREEN BELT REVIEW**  
**SITE APPRAISAL – SEPTEMBER 2024**  
**GBOM11**

<b>SITE NAME</b>	The Elms, Dore
<b>HELAA REF</b>	S03069
<b>GB PARCEL REF:</b>	DS-6-b
<b>LCA GBR REF:</b>	S03069
<b>WARD:</b>	Dore
<b>ADDRESS:</b>	Land east of Old Hay Lane, Dore
<b>SIZE OF SITE (HECTARES):</b>	1.67
<b>REASON FOR REVIEW</b>	Smaller omission site submitted during Regulation 19 consultation.
<b>SURVEYED BY:</b>	John King & Tilly Bratton
<b>SITE VISIT DATE</b>	20 September 2024

**Site Photograph**



View west south west towards Totley Moor (within the Peak District National Park)



View south of the boundary between the site and the urban edge.

**SITE ASSESSMENT AGAINST GREEN BELT PURPOSES**

<b>Green Belt Purpose</b>	<b>Previous Score</b>	<b>Reviewed Score and Justification</b>
To check the unrestricted sprawl of large built-up areas	3	3 – Whilst 42% of the site's boundary adjoins the urban area, the urban edge is separated from the site by a footpath and a thick hedge on the eastern boundary. This separation means any development would not be integrated with the existing urban area.
To prevent neighbouring towns from merging into one another	1	1 – The Peak District National Park is to the west of the site and no settlement is within 2km in that direction. To the south is Totley, a suburb of Sheffield. Consequently, there is no perceived increase in the proximity between Sheffield's main urban area and other towns.
To assist in safeguarding the countryside from encroachment	5	5 – The site includes an arable use, a residential property and small woodland. The field does not appear to have been farmed recently. The property and formal garden (excluding the woodland) comprises only 10% of the site.

To assist in urban regeneration by encouraging the recycling of derelict and other urban land	5	5 – The site does not contain any derelict land.
<b>Total Score</b> (n.b. scored against criteria set out on separate sheet)	<b>14</b>	<b>14</b>
<b>Strength of Boundary</b> <i>(compared to current boundary)</i>		
	<b>Previous Score</b>	<b>Reviewed Score and Justification</b>
<b>Type of boundary</b> <i>(e.g. road, stone wall, public footpath/bridleway, fence)</i>	3	3 – The current boundary comprises the rear of residential properties and Old Hay Lane. These are more robust boundaries than the weak hedgerow (which has significant gaps).

#### Other key features/issues

(Please refer to the photographs and accompanying map showing the location of the photographs)

The site would be visible from Totley Moor within the Peak District National Park (see photograph).

#### Conclusions *(Overall Green Belt performance and any fundamental Green Belt constraints)*

The site scores highly against purposes that safeguard the countryside and promote urban regeneration. And whilst the site does adjoin the urban area along its eastern and northern boundary and therefore scored 3 against the first purpose, the site is separated visually the small woodland to the north and the right of way and high hedges to the east.

Consequently the site does perform strongly overall against Green Belt purposes.

**GREEN BELT REVIEW**  
**SITE APPRAISAL – SEPTEMBER 2024**  
**GBOM12**

<b>SITE NAME</b>	Dore Moor Nursery
<b>HELAA REF</b>	S04637
<b>GB PARCEL REF:</b>	DW-3-b
<b>LCA GBR REF:</b>	S03068
<b>WARD:</b>	Dore
<b>ADDRESS:</b>	Dore Moor Nursery, Brickhouse Lane
<b>SIZE OF SITE (HECTARES):</b>	2.44
<b>REASON FOR REVIEW</b>	Site submitted during regulation 19 consultation is smaller than Green Belt parcel.
<b>SURVEYED BY:</b>	John King & Tilly Bratton
<b>SITE VISIT DATE</b>	20 September 2024

**Site Photographs**



View of the garden centre buildings from the entrance.



View of the field between the edge of Dore and garden centre



View of the eastern boundary along Newfield Lane



View of the western boundary from Hathersage Road

**SITE ASSESSMENT AGAINST GREEN BELT PURPOSES**

Green Belt Purpose	Previous Score	Reviewed Score and Justification
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To check the unrestricted sprawl of large built-up areas	4	4 – Only 20% of the site's boundary adjoins the existing urban area and this is only on one of the site's boundaries along Newfield Lane. The site therefore comprises an intrusion into the Green Belt and does not fill in or roundoff the urban edge of Sheffield. It is therefore important in preventing urban sprawl.
To prevent neighbouring towns from merging into one another	1	1 – The site sits between the urban edge and the Peak District National Park to the west, where there are no settlements within 2km.
To assist in safeguarding the countryside from encroachment	5	3 – Approximately 1.0 hectare (43%) of the site comprises a garden centre (retail and horticulture). This is not a beneficial/appropriate countryside use in the Green Belt. The remaining areas are woodland and paddock/pasture, both of which are appropriate. The paddock/pasture is located between the garden centre and the urban edge.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	5	5 – Whilst 43% of the site comprises a garden centre of which its retail elements could be considered previously developed land, the garden centre is still in use and the site is not derelict. Its development would not contribute to regeneration and therefore is important to this function.
<b>Total Score</b> (n.b. scored against criteria set out on separate sheet)	<b>15</b>	<b>13</b>
<b>Strength of Boundary (compared to current boundary)</b>		
	<b>Previous Score</b>	<b>Reviewed Score and Justification</b>
<b>Type of boundary (e.g. road, stone wall, public footpath/bridleway, fence)</b>	3	3 – The current boundary comprises a road and well-established tree/hedgerow. If removed from the Green Belt, the boundary would comprise hedgerows and woodland on its western and southern boundary and Brickhouse Land and Hathersage Road to the north. The removal of this land would weaken the Green Belt to the south and west of the site.

#### Other key features/issues

(Please refer to the photographs and accompanying map showing the location of the photographs)

The site is located between the urban edge of Sheffield and the Peak District National Park. This area is a sensitive location in landscape terms as it provides the setting of both the National Park and Sheffield itself.

**Conclusions (Overall Green Belt performance and any fundamental Green Belt constraints)**

The site scores less than the larger Green Belt parcel within which it is located by virtue of the greater proportion of the site which comprises the garden centre. It therefore scored less against the 3<sup>rd</sup> purpose (safeguarding countryside). However, half the site is still a beneficial/appropriate countryside use and therefore does still contribute to the safeguarding of countryside from encroachment, this includes a small paddock/pasture between the urban edge and the garden centre.

The site still performs an important function in preventing urban sprawl and encouraging the regeneration of derelict land.

Overall, the land does perform well against Green Belt purposes and its complete removal for development would comprise an intrusion into the openness of Green Belt in this sensitive location.

**GREEN BELT REVIEW**  
**SITE APPRAISAL – SEPTEMBER 2024**  
**GBOM21**

<b>SITE NAME</b>	Loxley Works
<b>HELAA REF</b>	
<b>GB PARCEL REF:</b>	ST-3-d
<b>LCA GBR REF:</b>	S03098
<b>WARD:</b>	Stannington
<b>ADDRESS:</b>	Loxley Road, Wisewood
<b>SIZE OF SITE (HECTARES):</b>	0.62
<b>REASON FOR REVIEW</b>	Omission site is significantly smaller than the Green Belt parcel.
<b>SURVEYED BY:</b>	John King and Tilly Bratton
<b>SITE VISIT DATE</b>	19 September 2024

**Site Photographs**



View of grassland adjacent to Loxley Road



View of vacant land between allotments and Loxley Road

**SITEASSESSMENT AGAINST GREEN BELT PURPOSES**

<b>Green Belt Purpose</b>	<b>Previous Score</b>	<b>Reviewed Score and Justification</b>
To check the unrestricted sprawl of large built-up areas	3	2 – 40% of the site's boundary adjoins the urban area and the removal of the site would lead to an intrusion into the Green Belt down Low Matlock Lane. However, it is assumed that due to the presence of existing residential properties at the bottom of the site, any development would be located adjacent to Loxley Road. It performs a weak role in checking urban sprawl.
To prevent neighbouring towns from merging into one another	1	1 – There are no settlements within 2km south of the site. It performs a weak role in preventing settlements merging.
To assist in safeguarding the countryside from encroachment	2	2 – Approximately 25% of the site comprises grassland and is therefore a beneficial/appropriate use countryside use. The remainder is residential or derelict/unused land (adjacent to Loxley Road)

To assist in urban regeneration by encouraging the recycling of derelict and other urban land	5	3 – The land includes an area of derelict land between the allotments and Loxley Road.
<b>Total Score</b> (n.b. scored against criteria set out on separate sheet)	<b>11</b>	<b>8</b>
<b>Strength of Boundary</b> ( <i>compared to current boundary</i> )		
	<b>Previous Score</b>	<b>Reviewed Score and Justification</b>
<b>Type of boundary</b> (e.g. road, stone wall, public footpath/bridleway, fence)	2	2 – Although Low Matlock Lane would provide robust boundary, Loxley Road is currently a robust boundary and this would be replaced by weaker boundary features, including the current separation of the derelict area and residential building from the allotments.

#### Other key features/issues

(Please refer to the photographs and accompanying map showing the location of the photographs)

The developable area of this site is limited, and it is assumed that if removed, land adjacent to Loxley Road would be the focus for development.

#### Conclusions (*Overall Green Belt performance and any fundamental Green Belt constraints*)

Due to the presence of the large residential building and area of derelict land, the reviewed site performs poorly against all Green Belt purposes.

**GREEN BELT REVIEW**  
**SITE APPRAISAL – SEPTEMBER 2024**  
**GBOM22**

<b>SITE NAME</b>	Spa Lane
<b>HELAA REF</b>	S02468
<b>GB PARCEL REF:</b>	C4SS02468
<b>LCA GBR REF:</b>	Site not assessed at this stage.
<b>WARD:</b>	Woodhouse
<b>ADDRESS:</b>	Land south and east of Spa Lane
<b>SIZE OF SITE (HECTARES):</b>	2.0 (3.56 if the nursing home is also removed)
<b>REASON FOR REVIEW</b>	Site submitted at Regulation 19 is smaller than the GB parcel. It would necessitate the removal of the nursing home behind.
<b>SURVEYED BY:</b>	John King and Tilly Bratton
<b>SITE VISIT DATE</b>	19 September 2024

**Site Photographs**



View west across the site.



View west along the sites southern boundary.

**SITE ASSESSMENT AGAINST GREEN BELT PURPOSES**

<b>Green Belt Purpose</b>	<b>Previous Score</b>	<b>Reviewed Score and Justification</b>
To check the unrestricted sprawl of large built-up areas	2	2 – The removal of this land from the Green Belt would necessitate the removal of the nursing home behind it. Together these two sites comprise an infill area, surrounded by the urban edge on 2 of its 3 sides (63% of the boundary edge is adjacent to the existing urban edge). The site performs weakly against this purpose.  Excluding the nursing home, the submitted site itself would score 3 as it would have less shared boundaries with the urban area.
To prevent neighbouring towns from merging into one another	1	1 – No settlement is located within 2km of the site to the south. The nearest urban area to south is the suburb of Hackenthorpe within Sheffield.
To assist in safeguarding the countryside from encroachment	5	3 – If the nursing home is removed also, the entire Green Belt area would comprise 40% built development and 60% beneficial/appropriate countryside uses.  Excluding the nursing home and appraising the submitted site only, the land scores 5 as it comprises rough grassland and scrub.

To assist in urban regeneration by encouraging the recycling of derelict and other urban land	5	5 – The site contains no derelict land.
<b>Total Score</b> (n.b. scored against criteria set out on separate sheet)	<b>13</b>	<b>11</b>
<b>Strength of Boundary</b> ( <i>compared to current boundary</i> )		
	<b>Previous Score</b>	<b>Reviewed Score and Justification</b>
<b>Type of boundary</b> ( <i>e.g. road, stone wall, public footpath/bridleway, fence</i> )	2	3 – The current boundary follows the urban edge. Assuming the nursing home also removed, the revised boundary would follow the edge of a woodland, that is not accompanied by a fence. This edge is poorly defined and weaker than the urban edge of the city.

#### Other key features/issues

(Please refer to the photographs and accompanying map showing the location of the photographs)

Removal would necessitate the removal of the neighbouring nursing home which would otherwise remain an isolated area of Green Belt.

#### Conclusions (*Overall Green Belt performance and any fundamental Green Belt constraints*)

Whilst not included as part of the submitted site, if the land were removed this would require the removal of the nursing home also. Otherwise, the nursing home would be a small, isolated area of Green Belt surrounded by the urban area and wouldn't itself meet Green Belt purposes.

Whilst overall the land performs moderately against Green Belt purposes, it performs weakly against the first two purposes which are particularly important to Sheffield's Green Belt.

**GREEN BELT REVIEW**  
**SITE APPRAISAL – SEPTEMBER 2024**  
**GBOM30**

<b>SITE NAME</b>	Sicey Avenue
<b>HELAA REF</b>	S03086
<b>GB PARCEL REF:</b>	C4SS02506
<b>LCA GBR REF:</b>	
<b>WARD:</b>	Shiregreen and Brightside
<b>ADDRESS:</b>	Sicey Avenue, Shiregreen
<b>SIZE OF SITE (HECTARES):</b>	0.2
<b>REASON FOR REVIEW</b>	Site submitted during Regulation 19 consultation is significantly smaller than the large Green Belt parcel.
<b>SURVEYED BY:</b>	John King and Tilly Bratton
<b>SITE VISIT DATE</b>	19 September 2024

**Site Photographs**



Site view looking south west.



View of the site from neighbouring Hartley Brook Local Wildlife Site

**SITE ASSESSMENT AGAINST GREEN BELT PURPOSES**

<b>Green Belt Purpose</b>	<b>Previous Score</b>	<b>Reviewed Score and Justification</b>
To check the unrestricted sprawl of large built-up areas	2	1 – Whilst 62% of the site borders the urban area, the site is small, and removal would round of the edge of the urban area without sprawling into the Green Belt. The site therefore performs poorly against this purpose.
To prevent neighbouring towns from merging into one another	1	1 – Given the site's small size and the absence of a settlement to the north west, there is no perception of merging. The site therefore performs poorly against this purpose.

To assist in safeguarding the countryside from encroachment	5	1 – The site was previously occupied by garages. These however were removed in last ten years. Although the site is naturally regenerating, it contains areas of hardstanding and is previously developed land. Much of the site is now scrub.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	5	3 – The site contains previously developed land and is directly adjacent to the urban area.
<b>Total Score</b> (n.b. scored against criteria set out on separate sheet)	<b>13</b>	<b>6</b>
<b>Strength of Boundary</b> ( <i>compared to current boundary</i> )		
	<b>Previous Score</b>	<b>Reviewed Score and Justification</b>
<b>Type of boundary</b> ( <i>e.g. road, stone wall, public footpath/bridleway, fence</i> )	3	1 – The current boundary follows the rear of residential properties. If the land was removed the new boundary would comprise the metal fence that surrounds the site and separates the site from the neighbouring open space. This is a similarly strong and identifiable boundary.

#### Other key features/issues

(Please refer to the photographs and accompanying map showing the location of the photographs)

#### Conclusions (*Overall Green Belt performance and any fundamental Green Belt constraints*)

Due to the site's size, infill location and derelict previously developed status, unlike the larger parcel in which it is located, the promoted site performs very poorly against all Green Belt purposes. It does not contribute to the function of the wider Green Belt in this area.

**Appendix D: Green Belt review of parcels that should have been assessed within The Green Belt Review and Addendum.**

## GREEN BELT REVIEW

### SITE APPRAISAL – SEPTEMBER 2024

<b>SITE NAME</b>	Birley Wood Golf Course
<b>HELAA REF</b>	S04242
<b>GB PARCEL REF:</b>	
<b>LCA GBR REF:</b>	S04242
<b>WARD:</b>	Birley
<b>ADDRESS:</b>	Birley Wood Golf Course, Birley Lane, S12 3BP
<b>SIZE OF SITE (HECTARES):</b>	34.6
<b>REASON FOR REVIEW</b>	This parcel was not appraised within the original review or the addendum
<b>SURVEYED BY:</b>	John King
<b>SITE VISIT DATE</b>	25 November 2023

#### Site Photographs



View east along northern boundary



View south west across northern area of the golf course



View east along southern boundary



View west across the southern area of the golf course

#### SITE ASSESSMENT AGAINST GREEN BELT PURPOSES

Green Belt Purpose	Previous Score	Reviewed Score and Justification
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To check the unrestricted sprawl of large built-up areas	4	<p>Only 23% of the sites 3,264m boundary adjoins the urban edge (783m). It therefore scores 4.</p> <p>However, if neighbouring parcel S03247 were included, there is an opportunity to round off the urban edge between residential development to the east of Moor Valley road and Birley Academy. The extensive vegetation across S03247 and along Moor Valley road does reduce the awareness of this opportunity.</p>
To prevent neighbouring towns from merging into one another	3	<p>Distance between the urban edge of Sheffield (Birley) and Ridgway is between 500m to 1km and areas within the parcel are within 500m (200m from properties on High Lane. Ridgway is identified in the Green Belt Review as a 'town' for the purposes of assessing merging. Whilst the distances are short, the site sits within a hollow which rises from its southern boundary (a stream) up towards Ridgway which is on the opposite slope and is screened from view (with the exception of some properties on the ridge line). Given the reduced perception of merging the score is 3 rather than 4.</p>
To assist in safeguarding the countryside from encroachment	5	<p>Site comprises a golf course only. Club house excluded from the parcel.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	5	<p>Parcel does not contain any previously developed land.</p>
<b>Total Score</b> (n.b. scored against criteria set out on separate sheet)	<b>17</b>	
<b>Strength of Boundary</b> <i>(compared to current boundary)</i>		
	<b>Previous Score</b>	<b>Reviewed Score and Justification</b>
<b>Type of boundary</b> <i>(e.g. road, stone wall, public footpath/bridleway, fence)</i>	3	<p>The current boundary follows the tram tracks adjacent to Birley Road. This robust and permanent boundary would be replaced by an undefined route across the golf course and hedges to the west, a stream along the site's southern boundary and a hedgerow and right of way (track) to the east. These are weaker boundaries.</p>

#### Other key features/issues

(Please refer to the photographs and accompanying map showing the location of the photographs)

High voltage transmission lines cross the site. There is a gas transmission station on the site's western boundary.

If not surplus to requirements, the golf course will be retained, and the site would not be suitable or available.

The site is screened by topography and extensive tree belts/woodland.

Site is directly adjacent to a tram stop.

**Conclusions** *(Overall Green Belt performance and any fundamental Green Belt constraints)*

The site performs well against all Green Belt purposes. However, the site is screened by topography and trees. These features reduce the perception of merging with Ridgeway. There is an opportunity to round off the urban edge, provided development is restricted to the north and east of the site. This would further reduce perceptions of merging.