

# SHEFFIELD PLAN EXAMINATION HEARING

## AGENDA

**Thursday 4 July 2024**

**9.30am at Howden House, 1 Union Street, Sheffield S1 2SH**

**MATTER 6 - GREEN BELT<sup>1</sup>**

---

### Please note:

- This session is timetabled for the whole day.
- Please see the Hearings Programme for a list of the participants.
- If you wish to attend the hearing session to observe, please contact the Programme Officer in advance. Booking is essential. Alternatively, the hearing sessions will be livestreamed and available to watch online.
- Hearing Statements by other parties and background documents produced by the Council can be viewed on the Examination website.
- Question numbers below [e.g.Q6.1] relate to the Matters, Issues and Questions for Matter 6, which can be viewed on the Examination website.

### **1. Inspectors introduction**

### **2. Principle of Green Belt release**

- Before concluding whether exceptional circumstance exist to change the Green Belt, have all reasonable options for meeting the identified need been examined, in accordance with paragraphs 140 and 141 of the Framework? [Q6.2]
- Status of the work on the Priority Neighbourhood Frameworks (CC03) and detailed master planning in these areas? [Q6.2]
- When reviewing and defining the Green Belt boundaries, have the Council taken a strategic approach in altering the boundaries? Do exceptional circumstances exist at a strategic level to alter the Green Boundary, having regard to paragraphs 140 - 143 of the Framework? [Q6.13], in particular:
  - o Need to promote sustainable patterns of development;
  - o Ensure consistency with the development plan's strategy and meet identified needs; and

---

<sup>1</sup> Please note that Q6.10 on site selection will be covered at the initial Stage 2 hearing session, and Q6.16 on site SS17 will be dealt with under Matter 14 in the Stage 2 hearings.

- o Demonstrate the boundaries will not need to be altered at the end of the plan period.

### **3. Green Belt Review Methodology**

- How were general areas and parcels assessed against the Green Belt purposes listed in paragraph 138 in the NPPF?
  - o What is the basis for the largely quantitative approach used to assess sites and parcels against purpose 1? Is this appropriate?
  - o Paragraph 2.4 of the Green Belt Review Addendum clarifies the approach used in assessing parcels and areas against Green Belt purpose 2 (to prevent neighbouring towns merging). Has this change in methodology been taken into account in the final scoring?
  - o What was the approach to assessing general areas and parcels against purpose 3, and was this appropriate and robust?
  - o Any comments on the approach to other Green Belt purposes?
- What was the justification for assessing the three large previously developed sites outside 400m of the urban area, referred to in paragraph 6.9 of the Green Belt Review? Are there any other previously developed sites beyond 400m of the urban area, and if so why were they not assessed?
- Have all the sites which were promoted for development during the plan preparation process been assessed through the Green Belt Review? If not, what was the basis for discounting sites?
- Were sites promoted by developers/landowners assessed using the boundaries put forward? If alternative boundaries were used, what was the reason for doing so?
- Any other comments on the Green Belt Review methodology or assessment process?

### **4. Green Belt additions and deletions**

- Do exceptional circumstances exist to support the changes to the Green Belt boundary, in particular in relation to the individual sites listed below?

Sites north of Stocksbridge:

- o A1 Hen Holmes, north of Samuel Fox Avenue
- o A6 Land north east of Stocksbridge Steelworks site A
- o A10 North of electricity substation, south of Stocksbridge bypass
- o A25 North of 18 Hunshelf Park

Sites north east of Chapeltown:

- o A3 North east of Cart Road, Chapeltown,
- o A5 West of Thorncliffe Road, Chapeltown
- o A11 East of Newton Chambers Road
- o A12 South of Brookdale Road, Chapeltown
- o A18 East of Thorncliffe Road, Warren
- o D10 Unit 3 Brookdale Road, Chapeltown

North East Sheffield

- o A17 South of Cross Close, Grenoside
- o A35 East of 185 to 191A High Greave
- o D22 Land at 165A Cross Hill
- o D23 Land east of 117 to 125 Cross Hill
- o D27 East of 3 Cross Hill
- o D35 Wheel Lane, Grenoside

South West Sheffield

- o D15 Land at Ryecroft Glen Road
- o D19 South of 3 Sandringham Place

South East Sheffield

- o A2 Land north of Owlthorpe Lane/Owlthorpe Drive

South Sheffield

- o A14 West of Overcroft Rise

**5. Policy GS2: Development in the Green Belt**

- Proposed modification LS29
- Any other comments on Policy GS2?

**6. Any other comments on Matter 6**

**7. Closing session between the Inspectors and the Council**