

# Proposed Sheffield City Region Combined Green Belt Review – A Common Approach – August 2014

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## 1.1 Purpose

To achieve the principles of Duty to Cooperate, it is beneficial for all Local Authorities within the Sheffield City Region to share Green Belt Review experience and produce a common approach for future reviews. Local Plan examination inspectors are likely to give greater weight to individual local authority methodologies which share a common approach accepted by other City Region authorities. Some of the authorities within the Sheffield City Region consider they have identified that exceptional circumstances exist to justify a Green Belt Review in order to meet objectively assessed housing and employment needs. This document is made in the summer of 2014 and circumstances may change following its production. Some authorities have already commenced or completed individual Green Belt Reviews prior to this document – in these cases the role of the document will be to guide future reviews.

## 1.2 Proposed Common Approach

The proposed common approach takes a combination of existing Phase 1 Green Belt reviews currently being undertaken within the City Region as a start point. The proposed common approach takes the component parts of those Green Belt Reviews which were considered to be most translatable to other Local Authorities across the City-Region.

The SCR authorities have identified the basis for the appropriate common approach of a Green Belt review for each municipal area which has formed a collective approach relative to stage 1. In practice, this is likely to form a common inner boundary review. However an extensive review of the outer Green Belt boundary in relevant authorities may be explored where exceptional circumstances are identified to meet the objectives of their spatial strategy and local plans.

The common approach has a staged approach which can be summarised as:

- Stage 1 – Identify general areas within the Green Belt
- Stage 2 – Technical site assessment
- Stage 3 – Re-appraisal of resultant land parcels.

For information, attached at Appendix 1 is a document setting out the Green Belt context and growth aspirations for the constituent authorities of the Sheffield City Region.

### 1.2.1 Stage 1: Identification of Green Belt Areas for consideration for release

#### Start Point for Review

Comprehensively assessing 'strategic areas' or 'general areas' against the five purposes of the Green Belt is a fundamental starting point for the Green Belt Review.

Any starting point for a Green Belt review is likely to be influenced by policy history and the rationale behind historic local reviews. Beginning from the internal extent of the Green Belt or from an assessment of all settlements is likely to produce a robust, justifiable and consistent assessment. A robust and justified assessment should start from considering the extent of the Green Belt around settlements within the borough.

## Identification of ‘General Areas’ within the Green Belt

It will be necessary to identify strategic ‘general areas’ around built form within the local authority areas. It is logical that these ‘general areas’ should be to the north, south, east and west of larger settlements but each will be defined on a case by case basis – boundaries may extend to local authority boundaries and be aware of the green belt and settlement beyond the boundary. For smaller settlements, these ‘general areas’ should encompass the entire surrounding area. We will review all larger settlements but individual authorities will take an individual approach to smaller settlements.

Each of these ‘general areas’ will be assessed against the five purposes of Green Belt as set out in the National Planning Policy Framework (NPPF), paragraph 80. This will begin to refine the assessment and move the analysis forward from considering the whole of the Green Belt within the borough, to considering the more defined ‘general areas’. In defining these ‘general areas’, the robustness of what would become the new permanent and defensible boundary will be considered more important than the existing land use and character.

It will be necessary to reach an approach to each of the five NPPF ‘purposes’ of Green Belt. The following section sets out a method to appraise the ‘general areas’ in terms of how they fulfil the purposes of Green Belt. It will be important for each local authority to respect local circumstances and unique characteristics which have an effect on how some of the five Green Belt purposes are perceived in the local area. Individual authorities may choose to combine assessment of Green Belt purposes where they consider this is justified.

Boundary definition of review areas should reflect NPPF Paragraph 85, which states that Local Authorities should ‘define boundaries clearly, using physical features that are readily recognisable and likely to be permanent’. Green Belt boundaries should also be supported by sense of permanence. Based on the approaches taken in the City Region, examples of durable and less durable boundaries constitute:

|   |  |
|---|--|
| Durable/ ‘Likely to be Permanent’ Features      | <p><b>Infrastructure:</b> Motorway; public and made roads; a railway line; river;</p> <p><b>Landform:</b> Stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; existing development with strong established boundaries.</p> |
| Features lacking in durability/ Soft boundaries | <p><b>Infrastructure:</b> private/ unmade roads; power lines; development with weak or intermediate boundaries.</p> <p><b>Natural:</b> Field Boundary, Tree line</p>   |

### Purpose 1: Check Unrestricted Sprawl of Large Built-up Areas

Assessment against this purpose considers how ‘contained’ each ‘general area’ is by one or more urban area. The function of the ‘General Area’ to check the unrestricted sprawl of large built-up areas will be assessed against the ability to achieve the following criteria:

1. Protect open land contiguous to large built up area (often the city or town)
 

The proportion of the perimeter of the ‘General Area’ adjoining the existing urban form will be used as a method to determine the level of contiguity.
2. Protect the strategic gap between large built up area and the nearby settlements
 

The impact of Green Belt release on the visual or physical reduction of the ‘strategic gap’ between the large built up area and nearby settlements will be assessed by defining the local importance of ‘gaps’ and deriving the distances for acceptable levels of development.
3. Consolidates (or ‘rounds off’) current development patterns

The level of consolidation will be assessed against the proportion of the 'general area' which is contained within the existing built form. Highly contained 'general areas' are likely to be more appropriate for consideration for Green Belt release

#### Purpose 2: Prevent Neighbouring Towns Merging into One Another

It will be necessary to prevent development which would result in the merging of significant gaps between neighbouring towns.

- 'Essential Gaps' would be locations where development would visually or physically reduce the gap between settlements to an unacceptable width.
- 'Largely Essential Gaps' or 'Narrow Gaps' where there may be scope for more development, but where the overall openness and the scale of the gap is important to restrict settlements from merging.
- 'Wide Gaps' define areas where the development would not impact the strategic gap between developments or where the 'general area' does not function to protect a strategic gap.

Local Authorities should assess the impact of Green Belt release on neighbouring towns and settlements which are outside their jurisdiction where considered appropriate. Each local authority should define what they consider to be the towns to be assessed against this purpose.

#### Purpose 3: Assisting in safeguarding the countryside from encroachment

The extent to which a 'general area' assists in the safeguarding of the countryside from encroachment will be assessed by identifying the number of uses which positively contribute to the beneficial use of the Green Belt and those 'general areas' which protect the openness of the countryside.

- A high number of beneficial uses which positively enhance the Green Belt and a high level of openness would represent a 'general area' which would be generally less suitable to remove from the Green Belt.
- A low number of beneficial uses which would positively enhance the Green Belt and high levels of built form or previously developed land would be generally more suitable to remove from the Green Belt.

Beneficial uses are as set out at paragraph 81 of the NPPF and include the provision of access (footpaths, bridlepaths etc), outdoor sport and recreation, attractive landscapes, visual amenity and biodiversity, and the potential to improve damaged and derelict land.

#### Purpose 4: Preserving the setting and special character of historic towns

The extent to which a 'General Area' will preserve the setting and special character of historic towns will be assessed by the positive contribution the area contributes to the setting of, or to protecting key views to and from, a conservation area or other historic asset.

#### Purpose 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.

General areas should be assessed for their relative contribution to urban regeneration

Attached at Appendix 2 are potential examples of quantitative and qualitative scoring parameters for the Green Belt purposes. To reflect local circumstances, each individual authority will decide the approach and weighting by which the Green Belt is appraised against the NPPF purposes.

## 1.2.2 Stage 2: Technical Site Assessment

### Refining the 'General Areas'

In order to refine the 'general areas' and ensure that 'deliverable' sites are identified and assessed, an initial sift of the 'general areas' will remove land which falls within formal national-level Statutory Designations (including SSSIs, RAMSAR, National Park, etc).

It is unlikely that land which falls within a statutory designation would be deemed suitable and deliverable, and therefore it is not appropriate that this land remains in the assessment process.

### Further refinement of 'General Areas' through Site-Based Constraints

Examples of suggested site-based constraints include:

#### Quantitative Constraints

- Flood Risk (referencing Environment Agency Flood Risk Zones 1, 2, 3a and 3b).
- Other Statutory Designations (Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, Registered Parks and Gardens).

#### Qualitative Constraints

- Land Use and Built Environment (considering neighbouring and adjacent land use typologies and the formation of the built development);
- Biodiversity and Natural Environment, including specified designations (Local Wildlife sites, Ancient Woodlands etc.) and the biological, ecological and natural environmental characteristics of an area;
- Topography (site levels, steep slopes and natural features of the landscape)
- Landscape Character and Visual Assessment (the character, sensitivity and value of an area's landscape and how it might be affected by development)
- Historic Environment (the character, sensitivity and value of an area's historic environment)
- Infrastructure 'show-stoppers' (major gas pipeline routes, significant electricity pylons or substations).
- Access/ Accessibility and Connectivity (including pedestrian, cycle and vehicular access, connectivity to and from neighbouring areas and proximity to services such as GPs and schools)

Whilst the assessment considers both quantitative and qualitative constraints, the analysis will be reported in a qualitative and summarised way, within a defined proforma.

Individual authorities may wish to align this Stage with their Site Selection Methodologies, but authorities will take every opportunity to liaise with each other to ensure that where possible we are consistent with each other's approach and that we learn from each other's practice and experience.

Attached at Appendix 3 is an agreed 'Common list of constraints' and 'Suggested site based constraints'. Land which falls within the common list of constraints will be excluded when the general areas are refined. Authorities will use the suggested site based constraints, according to local circumstances and priorities, to help further refine the general areas.

It is expected that the analysis will further refine the land which is potentially suitable for release from the Green Belt. It is expected that a series of 'Resultant Land Parcels' will be identified for further testing against the purposes of Green Belt.

### 1.2.3 **Stage 3: Re-appraisal of Resultant Land Parcels**

Following the site-based constraints assessment, resultant land parcels which are considered to be technically suitable for Green Belt release will be re-assessed against the original five 'purposes' of Green Belt defined by the NPPF using the approach established in Stage 1 (as modified locally if applicable).

This final assessment is to understand whether any of the resultant Land Parcels, if removed from the Green Belt, will meet the requirements of Paragraph 80 and Paragraph 85 of the NPPF. This stage will be reported in a qualitative style.

## **Sheffield City Region Green Belt Review**

### **Appendix 1**

Green Belt Context and Growth aspirations information.

#### **Barnsley**

- The current adopted boundary of the Barnsley Green Belt was defined in the UDP (2000)
- The Barnsley Core Strategy (2011) sets out the Borough's overall approach to the Green Belt. This is to maintain the overall extent but to undertake a localised review to secure minor improvements to the boundary and to deliver employment sites of a significant size.
- The Core Strategy provides a current housing target of 21,500 homes and 350 hectares employment land from 2008 to 2026.
- In 2012 the Council agreed a new Economic Strategy that radically changes our approach to housing and employment. In particular the need for low density, high value or executive housing, and the need to allocate more employment land to ensure that 350ha is deliverable, to support the economic strategy, may result in the need to review the Green Belt boundary
- The Council has decided to start work on a Local Plan that will review strategic aspects of the adopted Core Strategy and set out the land allocations needed to deliver the Council's Economic Strategy.

#### **Doncaster**

- The annual net housing requirement for Doncaster is 855 homes (2004-2008) and 1230 homes (2008-2026). Sufficient land is therefore required to accommodate 18450 houses in the plan period (2011-2026).
- Doncaster's countryside in the western 'half' of the borough forms part of the South Yorkshire Green; its detailed boundaries were established through the Unitary Development Plan in 1998
- The Growth and Regeneration Strategy in Doncaster can be delivered without altering the general extent of the Green Belt. The Sites and Policies DPD was submitted to PINS on the 13<sup>th</sup> of December 2013. The DPD sets out proposals for one site to taken out of the Green Belt housing allocation, Redhouse Lane (27.7ha) in Adwick.
- Employment Allocations
- There are a further 3 sites which are proposed for employment land allocation with the Sites and Policies DPD.
  - – Inland Port, Rossington. 197ha (This site has planning permission)
  - – Redhouse lane, Adwick le Street. 29.10ha
  - – Hill Top Rd, Conisbrough. 11.27ha
- The total proposed land to take out of the Doncaster Green Belt is 265ha.

### **Growth Issues for Local Authorities in North Derbyshire**

#### **Background**

The North East Derbyshire Green Belt (also known as the Sheffield / South Yorkshire Green Belt) was first drawn up in 1955 to limit the sprawl of the Sheffield conurbation and prevent it joining up the settlements

of north eastern Derbyshire. The North East Derbyshire Green Belt Local Plan (1986), North East Derbyshire Local Plan (1999), the Bolsover District Local Plan (2000) and the Derbyshire Structure Plan (1990) have extended and consolidated the Green Belt boundaries.

### **North East Derbyshire**

For the emerging Local Plan the Council is undertaking a targeted review of the Green Belt to provide for local needs affordable housing (including a proportion of market housing necessary to make schemes viable). The scale of release will be limited, in accordance with national policy.

The Council has also agreed to undertake an early review of the Local Plan to explore higher growth options and undertake a fundamental strategic review of the Green Belt alongside partners in the SCR as part of wider strategic considerations of suitable locations for growth.

### **Bolsover**

The extent of Green Belt is relatively limited within Bolsover District. The findings of the Bolsover District Council's SHLAA show that it should be possible to accommodate the future development needs of Bolsover District without significant incursions into the Green Belt. However during the course of the plan period consideration may need to be given to whether a green belt review could lead to a boost in the housing supply.

### **Chesterfield**

The Chesterfield Local Plan: Core Strategy was adopted in July 2013. It establishes the principle that the Green Belt is to be maintained, enhanced, and protected by concentrating new development on brownfield sites and the use of planned Green Field sites outside the Green Belt.

The Strategy does not propose the deletion of any areas of land from the Green Belt (except to correct any minor anomalies.)

### **Rotherham**

Rotherham's current adopted Green Belt boundary is defined by the UDP (1999). The Inspector's Report (30<sup>th</sup> June 2014) for the Core Strategy recommended a housing target for 2013-2028 of 14,371 new dwellings with an employment land target of 235 hectares. At the time of writing, it is expected that the Core Strategy will be adopted in September 2014. The Core Strategy includes the identification of a 'Strategic Allocation' for new residential and employment uses at Bassingthorpe Farm on what is predominantly Green Belt.

A significant proportion of the new development proposed in the Local Plan will affect existing Green Belt. The exact amount affected will be confirmed as part of the preparation of the Sites and Policies Document.

### **Sheffield**

#### **Green Belt**

- The current adopted boundary is defined by the UDP (1998).

- The Core Strategy maintains the Green Belt, and states that it will not be subject to review, other than removal of untenable anomalies.
- The most recent pre-submission draft Proposals Map included minor alterations. None of these alterations were proposed with the purpose of creating development sites.

### **Growth**

- The Core Strategy (adopted 2009) provides the current housing target for Sheffield, to deliver 29,750 net additional homes over the period 2004/05 to 2025/26.
- The Core Strategy target assumes that some of Sheffield's housing need is met elsewhere within the City Region.
- In her 2009 report, the Core Strategy Inspector concluded that Sheffield had identified enough land to meet the housing target without the need for strategic or local review of the Green Belt.
- Work on a new Local Plan will begin in early 2014
- As part of the Local Plan review the need for new housing will be reconsidered. The housing target will potentially be considerably higher than the Core Strategy target.
- The only way more land can be brought forward is to commence a comprehensive review, including review of the Green Belt boundary.

### **The Spatial Planning Context for the Peak District National Park**

The Peak District National Park is an asset of national and local importance and plays a special role in the centre of England.

The National Park Authority adopted its [Core Strategy](#) in October 2011. This sets out a range of spatial objectives and core policies to achieve the statutory purposes as defined in the Environment Act 1995 (As designated by the National Parks and Access to the Countryside Act (1949) Section 5 as amended by Section 61 of the 1995 Environment Act). The Environment Act establishes these purposes as:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of the national parks; and
- To promote opportunities for the understanding and enjoyment of the special qualities [of the parks] by the public.

There is no housing target for the National Park nor any allocations for strategic employment sites. Section 62 of the Environment Act places a general duty on all relevant authorities to have regard to the purposes.

For plan purposes, the valued characteristics of the Peak Park include:

- Natural beauty, natural heritage, landscape character and diversity of landscapes;
- Sense of wildness and remoteness;
- Easy accessibility for visitors from surrounding urban areas;
- Special value attached to the national park by surrounding urban communities;
- The flow of landscape character across and beyond the National Park boundary, providing a continuity of landscape and valued setting for the National Park.

### **Bassetlaw**

Bassetlaw does not have any Green Belt. The Council supports the principle of the Common Approach but has not been an active participant in its production.



## Sheffield City Region Green Belt Review Appendix 2 – Examples of Scoring Mechanisms

| Green Belt Purpose  | Score | Scoring Parameters  |
|---|-------|---|
| <i>'To check unrestricted sprawl of large built-up areas'.</i>            | 1     | Land unrelated and remote from main urban settlements ( <i>Principal Urban Area - PUAs</i> ).   |
|   | 2     | Land which if developed may serve to increase the extent of built area beyond the Settlement Development Limits (SDLs) of the PUAs but to a degree which is unlikely to result in a perceived extension of the principal urban areas. |
|   | 3     | Land which if developed would result in some, but moderate, erosion of the openness of land beyond the principal urban areas.   |
|   | 4     | Land lying beyond the SDL of the PUAs which if developed would serve to significantly erode the perception of rural break beyond those settlements.   |
|   | 5     | Undeveloped land immediately abutting the PUAs, across which development would be perceived as a significant extension of those large urban areas.  |
| <i>'To prevent neighbouring towns merging into one another'.</i>          | 1     | Land between settlements where there would be no perceived increase in proximity from either settlement.  |
|   | 2     | Land between settlements where some limited increase in proximity may be perceived.   |
|   | 3     | Land between settlements where some perception of narrowing of separation between settlements could be likely.  |
|   | 4     | Land between settlements where development would significantly diminish open space between SDLs, but unlikely to constitute full coalescence  |
|   | 5     | Areas of Green Belt where even limited development could result in actual or perceived coalescence with another settlement  |
| <i>'To assist in safeguarding the countryside from encroachment'.</i>     | 1     | Presence of areas which are currently outside SDLs where character is heavily influenced by sporadic development outside the SDL or areas considerably 'enclosed' by the SDL.   |
|   | 2     | Presence of areas where urban influence on character is significant, or where open space is partly enclosed by the SDL.   |
|   | 3     | Areas of land where the sense of urban influence is significant but open space remains dominant character   |
|   | 4     | Areas of land predominantly undeveloped and 'countryside' in character, but where settlement proximity is apparent.   |
|   | 5     | Areas of land which are characterised by open space with no developed character and where development would constitute a prominent extension of urban areas into the countryside.   |
| <i>'To preserve the setting and special character of historic towns'.</i> | 1     | Land adjacent to settlement areas without any clear historic character, form or scale recognised as being of conservation value.  |
|   | 2     | Land adjacent to settlement areas with some remnant historic character, form or scale recognised as being of conservation value but which has become partially separated from its landscape setting by later development.             |
|   | 3     | Land adjacent to a settlement which safeguards some characteristic historic form or scale but where landscape setting is not significant.   |
|   | 4     | Land adjacent to areas where some historic character, form and scale remains, has some historic relationship with its countryside setting.  |

|  |          |  |
|--|----------|--|
|  | <b>5</b> | Land adjacent to areas where strong historic character, form and scale remains, has a significant historic relationship with its countryside setting and would be highly sensitive to extension. |
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## 5 Green Belt appraisal criteria

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### 5.1 Land parcels

For the purposes of undertaking the Green Belt Review it was agreed that the sixteen land cells/parcels forming the basis for the Core Strategy Sustainability Appraisal (SA) should be utilised, enabling cross-referencing between the two studies. As the SA concentrates on the northern part of Bath & North East Somerset, covering the area around Keynsham, Saltford and Bath, three further land parcels covering the remaining southern part of the Green Belt designation have been presented. The rationale for selecting the three broad areas are as follows:

- **Green Belt central land parcel** – this land parcel is relatively remote from the larger settlements of Keynsham, Saltford and Bath in the north and the smaller settlements along the southern fringe of the Green Belt designation (e.g. Clutton and Timsbury). With the exception of the area close to the Bristol suburb of Whitchurch, this land parcel does not have an inner or outer Green Belt boundary.
- **Green Belt south land parcel** – this land parcel was delineated so that the role of the Green Belt along its southern outer boundary could be assessed. The southern boundary of the Green Belt is close to and wraps around a number of rural settlements including Ubley, West Harptree, Bishop Sutton, Clutton and Timsbury.
- **Green Belt southeast land parcel** – the Green Belt in this land parcel protects countryside along the A367 transport corridor between Radstock and Bath. The land parcel includes land wrapping around the north of Peasedown St John and extends east to the village of Freshford.

A map showing the locations of the land parcels is attached at Appendix A1.

### 5.2 Primary criteria

**Table 1** sets out the considerations used to appraise land parcels in terms of their Green Belt role and importance. Each land parcel is appraised against the five Green Belt 'purposes' described in the National Planning Policy Framework (NPPF) within the context of the local reasons for the original designation of the Bristol and Bath Green Belt. The land parcels are also appraised against a sixth local purpose that seeks to preserve the individual identity of Keynsham and the villages and hamlets within the Green Belt. This sixth 'local' purpose also reflects one of the intentions behind the original designation of the Bristol and Bath Green Belt, as later amplified in the Adopted B&NES Local Plan and Draft Core Strategy submitted for Examination.

A summary statement of the purposes fulfilled by and, therefore, the importance of the Green Belt in each land parcel is provided in **chapter 6**. A discursive approach has been adopted rather than a scoring methodology, on the basis that scores attempt to make a subjective exercise, which is based on judgements, mathematical and in so doing may be misleading. Scores can also vary even within a single land parcel and it is more important that decision-makers consider the characteristics of each part of the Green Belt.

### 5.3 Secondary criteria

For each land parcel, a commentary is also provided in relation to three secondary Green Belt criteria. These are intended to provide decision makers with information on the extent to which the Green Belt has further positive planning attributes with respect to landscape value, biodiversity value and outdoor recreation (as promoted by NPPF paragraph 82).

**Table 1 - Green Belt appraisal criteria**

| Green Belt Purpose  | Appraisal criteria   |
|---|--|
| <b>1. Check the unrestricted sprawl of large built-up areas</b> | <p>It is the view of B&amp;NES Council that Bristol and Bath should be regarded as "large built-up areas" when appraising land parcels. The considerations applied are outlined below.</p> <p>The Green Belt designation in this land parcel:</p> <ul style="list-style-type: none"> <li>• protects open land contiguous to or within close proximity of Bristol or Bath;</li> <li>• prevents development that would result in another settlement being absorbed into the large built up area; and</li> <li>• prevents sprawl where development would not otherwise be restricted by a barrier (e.g. road<sup>2</sup>, railway, large watercourse).</li> </ul>   |
| <b>2. Prevent neighbouring towns merging into one another</b>   | <p>It is the view of B&amp;NES Council that Bristol, Bath, Keynsham, Midsomer Norton and Radstock should be regarded as "towns" when appraising land parcels. Keynsham, Midsomer Norton and Radstock all have Town Councils. Preventing the merging of these towns is the primary purpose assessed here.</p> <p>Also of importance is preventing the merger of Keynsham and Saltford on the basis that these settlements are located between Bristol and Bath and the existing Green Belt gap between the two settlements is relatively narrow. Preventing the merger of settlements along the transport corridor between Bristol and Bath was an intention behind the original designation of the Bristol and Bath Green Belt, and this remains an important objective as reflected in the purposes of the Green Belt set out in the B&amp;NES Adopted Local Plan (2007) and submitted Core Strategy - i.e. "to prevent the merging of Bristol, Keynsham, Saltford and Bath."</p> |

<sup>2</sup> It is acknowledged that roads can enable development as well as act as a barrier to development. For this criteria, roads are identified as potential barriers to development and a feature that could potentially provide a permanent Green Belt boundary in line with NPPF guidance: "define boundaries clearly, using physical features that are readily recognisable and likely to be permanent" (paragraph 85, bullet 6).

| Green Belt Purpose  | Appraisal criteria  |
|---|---|
|   | <p>The considerations applied are outlined below.</p> <p>The Green Belt designation in this land parcel:</p> <ul style="list-style-type: none"> <li>prevents the merger of towns or prevents development that would result in a comparatively significant reduction in the distance between towns; and</li> <li>prevents continuous "ribbon development" along transport routes that link towns.</li> </ul>   |
| <b>3. Assist in safeguarding the countryside from encroachment</b>  | <p>For the purpose of this assessment, countryside is taken to mean open land. It is acknowledged that villages are part of the 'countryside', but the focus of appraisal under this purpose is on identifying whether the appearance of generally open land in the countryside has been compromised by previous development. The considerations applied are outlined below.</p> <p>The Green Belt designation in this land parcel:</p> <ul style="list-style-type: none"> <li>protects countryside that is in use for agriculture, forestry, outdoor sport and recreation, cemeteries and local transport infrastructure (appropriate uses based on NPPF paragraph 89, bullets 1 and 2, and paragraph 90, bullet 3);</li> <li>protects countryside that is compromised as it contains existing uses that would not now constitute appropriate development (i.e. assumes re-use of brownfield land and existing buildings under NPPF paragraphs 89 &amp; 90 does not apply) or there is damaged or derelict land. For instance, existing employment or utilities development close to an urban area means land could be described as 'peri-urban' rather than countryside;</li> <li>is important to prevent encroachment on the countryside with regard to the topography of land and location relative to existing development.</li> </ul> |
| <b>A. Landscape value and enhancement and visual amenity</b>        | <p>The considerations applied are outlined below:</p> <ul style="list-style-type: none"> <li>part or all of the land parcel is within or forms the setting of an Area of Outstanding Natural Beauty; and/or</li> <li>part or all of the land parcel provides the setting for a World Heritage Site, Conservation Area, Scheduled Ancient Monument or listed buildings.</li> </ul>   |
| <b>B. Biodiversity value and enhancement</b>                        | <p>The considerations applied are outlined below:</p> <ul style="list-style-type: none"> <li>part or all of the land parcel has a national or local ecology designation.</li> </ul>   |
| <b>C. Access and opportunities for outdoor sport and recreation</b> | <p>The considerations applied are outlined below:</p> <ul style="list-style-type: none"> <li>the area has a relatively high concentration of Public Rights of Way; or other forms of outdoor sport and recreation (e.g. golf courses, stables).</li> </ul>  |
| <b>4. To preserve the special character of historic towns</b>       | <p>It is the view of B&amp;NES Council that Bristol, Bath, Keynsham, Midsomer Norton and Radstock should be regarded as "towns" when appraising land parcels. Keynsham, Midsomer Norton and Radstock all have Town Councils. The consideration applied is outlined below:</p>   |

| Green Belt Purpose  | Appraisal criteria   |
|---|--|
|   | <p>The Green Belt designation in this land parcel makes a positive contribution to the setting, or better reveals the significance of a World Heritage Site or Conservation Area where the designation covers all or part of a town.</p>   |
| <b>5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land</b>  | <p>The Bristol and Bath Green Belt is considered to play an important role in encouraging the recycling of derelict and other urban land, by restricting the availability of greenfield sites. The considerations applied are outlined below.</p> <ul style="list-style-type: none"> <li>The land parcel adjoins the urban areas, defined as Bristol, Bath, Keynsham, Midsomer Norton or Radstock for the appraisal of this Green Belt purpose.</li> <li>The land parcel contains land where B&amp;NES Council have experienced development pressure.</li> </ul>   |
| <b>6. Local Green Belt purpose: To preserve the individual character, identity and setting of Keynsham and the villages and hamlets within the Green Belt</b> | <p>The inclusion of the sixth "local" purpose takes account of the original intention behind the Green Belt designation (see chapter 4) and is consistent with the purposes of the Green Belt set out in the B&amp;NES Adopted Local Plan (2007) and submitted Core Strategy.</p> <p>The Green Belt designation in this land parcel:</p> <ul style="list-style-type: none"> <li>Prevents development that would result in merging of or significantly erode gaps between settlements (including villages and hamlets) and therefore protects their individual identity.</li> <li>Contributes towards protecting the open setting of Keynsham, villages and hamlets.</li> </ul> |

The Assessment Criteria for the Green Belt Review Purposes Assessment is set out below. The full methodology is set out in Chapter 5 of the Final Report.

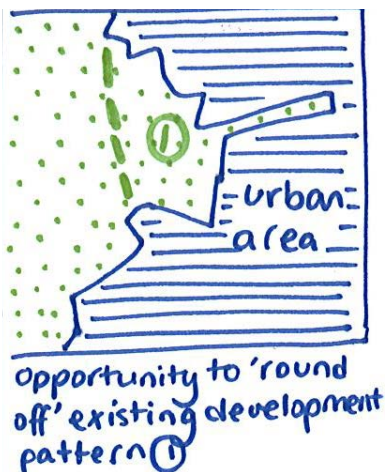
| <b>NATIONAL PURPOSES</b>  |
|---|
| <b>To check the unrestricted sprawl of large built-up areas</b>   |
| 1) Does the parcel act, in itself, as an effective barrier to prevent sprawl from large built-up areas outside of the study area specifically London, Luton & Dunstable and Stevenage?                |
| 2) Does the parcel contribute, as part of a wider network of parcels, to a strategic barrier that prevents the sprawl of these areas?   |
| <b>To prevent neighbouring towns from merging</b>   |
| 3) Does the parcel provide, or form part of, a gap or space between existing 1 <sup>st</sup> tier settlements (neighbouring towns)?   |
| 4) What is the distance of the gap between the settlements?   |
| 5) Is there evidence of ribbon development on major route corridors?  |
| 6) What is the visual perception of the gap between settlements from major route corridors?   |
| 7) Would a reduction in the gap compromise the separation of settlements in physical terms?   |
| 8) Would a reduction in the gap compromise the separation of settlements and the overall openness of the parcel in terms of visual perception?  |
| <b>To assist in safeguarding the countryside from encroachment</b>  |
| 9) What countryside / rural characteristics exist within the parcel including agricultural or forestry land uses and how is this recognised in established national and local landscape designations? |
| 10) Has there already been any significant encroachment by built development or other urbanising elements? (Specify the level (%) of built development in the parcel)                                 |
| <b>To preserve the setting and special character of historic towns</b>  |
| 11) What settlements or places with historic features exist within the parcel?  |
| 12) What is the relationship and connection (in the form of character, views and visual perception) between the parcel and historic feature?  |
| 13) Does the parcel provide an open setting or a buffer against encroachment by development around settlements or places with historic features?  |
| <b>HERTFORDSHIRE PURPOSE</b>  |
| <b>Maintaining existing settlement pattern</b>  |
| 14) Does the parcel provide, or form part of, a gap or space between existing 1 <sup>st</sup> tier settlements (neighbouring towns)?  |
| 15) What is the distance of the gap between the settlements?  |
| 16) Is there evidence of ribbon development on major route corridors?   |
| 17) What is the visual perception of the gap between settlements from major route corridors?  |
| 18) Would a reduction in the gap compromise the separation of settlements in physical terms?  |
| 19) Would a reduction in the gap compromise the separation of settlements and the overall openness of the parcel in terms of visual perception?   |

**Presentation of Contribution to Green Belt Purposes**

|   |
|---|
| <b>Significant contribution to GB purpose</b>   |
| <b>Partial contribution to GB purpose</b>       |
| <b>Limited or no contribution to GB purpose</b> |

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

|   |  |
|---|--|
| 1 | More than $\frac{3}{4}$ of the parcel adjoins the urban area; Significant opportunities to 'round off' existing patterns of development            |
| 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    |
| 3 | Between $\frac{1}{4}$ to $\frac{1}{2}$ of the parcel adjoins the urban area; Limited opportunities to 'round off' existing patterns of development |
| 4 | Up to $\frac{1}{4}$ of the parcel adjoins the urban area; Minor opportunities to 'round off' existing patterns of development                      |
| 5 | Does not adjoin the urban area.<br>No opportunities to 'round off' existing patterns of development  |



**Purpose 2: to prevent neighbouring towns merging into one another**

|   |   |
|---|---|
| 1 | Land where there would be no perceived increase in proximity with another settlement (e.g. no settlement within 2km) and the area does not protect a land gap between settlements.  |
| 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.   |
| 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.   |
| 4 | Parcel contains areas of land which form part of an essential gap (less than 500m between urban areas) but limited development elsewhere within the parcel would not impact on the perceived or actual coalescence with another settlement. |
| 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  |

**Purpose 3: to assist in safeguarding the countryside from encroachment**

|   |  |
|---|--|
| 1 | Up to 20% of area covered by beneficial/appropriate countryside uses |
| 2 | 20%-40% of area covered by beneficial/appropriate countryside uses   |
| 3 | 40%-60% of area covered by beneficial/appropriate countryside uses   |
| 4 | 60%-80% of area covered by beneficial/appropriate countryside uses   |
| 5 | Over 80% of area covered by beneficial/appropriate countryside uses  |

Beneficial/appropriate countryside uses include:

- Access – public rights of way / cycle paths
- Outdoor sport and recreation
- Biodiversity/natural history – e.g. LNS, SSSI, waterways
- Agriculture
- Equine uses
- Woodland
- Parks
- Cemeteries

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

N/A

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

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



### **Sheffield City Region Green Belt Review Appendix 3**

#### **Common list of constraints**

Internationally important nature conservation sites (RAMSAR sites, Special Areas for Conservation, Special Protection Areas)

Sites of Special Scientific Interest and National Nature Reserves.

Local Nature Reserves

Ancient Woodland

Regionally Important Geological Sites

Scheduled Ancient Monuments

Waterways, reservoirs, lakes, ponds and dams

Cemeteries, graveyards and crematoria

**Suggested Site Based Constraints** (these are not necessarily excluded but other areas not included in the list would expect to be considered before these areas)

Flood Risk – Areas with a medium or high probability of flooding, and functional floodplain

Scheduled Archaeological Sites

Parks and Gardens of Historic Interest

Air Quality Management Areas

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

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<sup>1</sup> This excludes active uses that are envisaged to remain in their current use e.g. schools, fire stations, existing dwellings