



**Nathaniel Lichfield
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Planning. Design. Economics.

**North East Derbyshire
Green Belt Review**

Part 2 - Methodology and Results

North East Derbyshire District Council

February 2017

41714/02/MW/LT

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1.0 Introduction

Overview

- 1.1 Nathaniel Lichfield & Partners [NLP] has been appointed by North East Derbyshire District Council [NEDDC] to prepare a review of the North East Derbyshire Green Belt. NLP has prepared the Green Belt Review in association with NEDDC, particularly the Council has provided advice and information on development constraints on the parcels of land which could be considered for release from the Green Belt.
- 1.2 This Green Belt Review builds on the Green Belt Functionality Study¹ [GBFS] which provided a strategic overview of the North East Derbyshire Green Belt and identified areas that are particularly important to the function of the Green Belt in North East Derbyshire. The results of the GBFS have contributed to the consideration of the appropriateness of the release of parcels of land from the Green Belt.
- 1.3 The NLP appointment has two components, namely:
- 1 Part 1 – Assesses a wide range of issues in relation to best practice and the approach to be taken in North East Derbyshire to reviewing the Green Belt. It considers the implications of different growth scenarios and the need for safeguarded land and additional Green Belt designations.
 - 2 Part 2 – An assessment of the Green Belt around the principal towns (including the edges of Sheffield and Chesterfield), secondary towns, large settlements and small settlements surrounded by the North Derbyshire and Sheffield Green Belt as it falls across North East Derbyshire to determine if any areas of land no longer fulfil the purposes of the Green Belt.
- 1.4 This report deals with the Part 2 of the commission.

Structure of Report

- 1.5 The purpose of the review is to assess the land around the edge of the existing built-up areas that are included within the North East Derbyshire Green Belt and identify whether or not this land still meets the purposes of including land within Green Belt, as set out in National Planning Policy Framework [Framework]. The outcome of the review will provide evidence for the Local Plan in order to establish an up to date Green Belt boundary that better reflects the purposes of the Green Belt when considering the land today.
- 1.6 The Green Belt Review does not recommend which sites should be released as this is a matter for policy making, although the sites which have potential for release are identified. The Council will determine which land should be

¹ Strategic Green Belt Functionality Study (2015) prepared by The Planning & Environment Studio

allocated for development by considering the results of the Green Belt Review and the weight of 'exceptional circumstances' for release including:

- 1 The need for development on Green Belt sites;
- 2 The individual site characteristics; and,
- 3 The need for development in particular locations.

It should be noted that the higher the performance against Green Belt purposes, the greater the exceptional circumstances that will be necessary to make the case for the release of sites from the Green Belt.

1.7 The Green Belt Review – Part 2 Report is set out as follows:

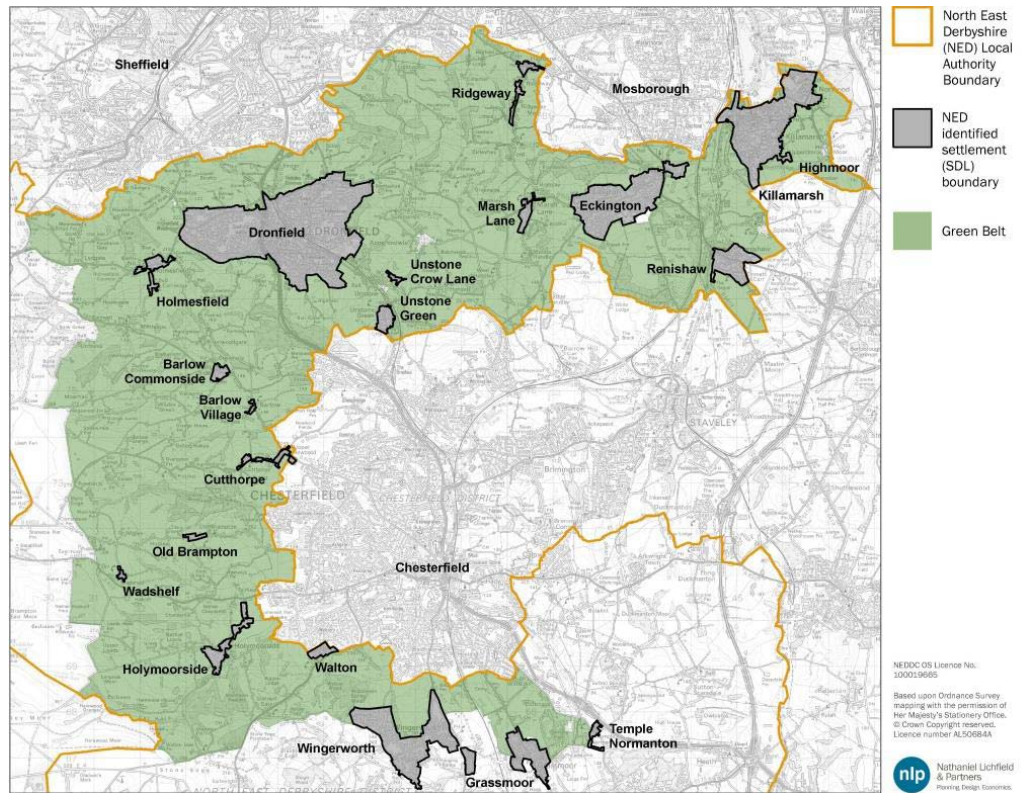
- 1 Section 1 introduces the study, setting out the purposes of the study, the structure of the report and details the study area.
- 2 Section 2 identifies the current national policy in relation to the Green Belt and reviews the latest guidance on Green Belt Assessments.
- 3 Section 3 sets out the methodology used for the Green Belt Review.
- 4 Section 4 presents a summary of the results from the Green Belt parcel assessments. The individual assessments for each parcel are included in Appendices 1 to 23.
- 5 Section 5 sets out the conclusions from the Green Belt Review and advises on further considerations relating to site selection and safeguarding land.

Study Area

1.8 The North East Derbyshire Green Belt covers a substantial part of the District, located between Sheffield and Chesterfield in the north, Chesterfield and Wingerworth in the south and also the land west of Chesterfield up to the Peak Park boundary. It surrounds the towns of Dronfield, Eckington and Killamarsh. It was first adopted in 1986 and carried forward in the North East Derbyshire Local Plan adopted in 1999. The North East Derbyshire Local Plan adopted in 2005 made alterations to the original Green Belt boundaries.

1.9 The focus for this study is the land designated as Green Belt around the principal towns (including the edges of Sheffield and Chesterfield), secondary towns, large settlements and small settlements of North East Derbyshire. Figure 1.1 sets out the general extent of the study area and the settlements that are not 'washed over' by the Green Belt and are the focus for the study.

Figure 1.1 Green Belt Review - Study Area



Source: NLP

- 1.10 The northern part of the study area is characterised by the close proximity of the Sheffield urban area, (including its south-east township of Mosborough) with the principal urban settlements of Dronfield, Eckington and Killamarsh. Expansion of these settlements, both historically and more recently, has eroded the degree to which these remain separate and distinct settlements given the extent of open countryside that separates them from Sheffield. This is particularly evident around Killamarsh and Eckington where separation between those settlements and Sheffield urban area is weakly defined. The function of the Green Belt remains important to maintain the separation of the settlements.
- 1.11 In the western part of the study area the relationship between the principal urban areas is less pronounced, but historic urban expansion westwards from Chesterfield and Dronfield has served to encroach upon the Peak District fringe. Here the Green Belt serves a more localised role in maintaining separation between smaller villages whilst also serving to control the encroachment of Chesterfield into the countryside and towards its satellite villages such as Holymoorside and Cutthorpe. It also provides a buffer between the principal urban areas and the Peak District National Park which bounds the western edge of the study area.

2.0 Policy Context

Introduction

- 2.1 This section identifies the current policy in relation to the Green Belt and reviews the latest guidance on Green Belt assessments.

National Policy

National Planning Policy Framework

- 2.2 The National Planning Policy Framework [Framework] sets out the role and purpose of the Green Belt in England as follows:

“The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence.”²

- 2.3 The permanence of Green Belt is considered an essential characteristic and the Framework states that *“once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.”³* The Framework makes it clear that in revising Green Belt boundaries local planning authorities should seek to ensure that the boundaries defined will endure over the longer term and that there may be a need to consider whether land should be safeguarded for development beyond the plan period.⁴

- 2.4 Where ‘exceptional circumstances’ exist to consider land within the Green Belt for future housing, employment and infrastructure needs it is important areas identified for development do not compromise the aims or the wider purposes of Green Belt policy. Therefore, a Green Belt Review should consider the degree to which areas or parcels of land perform against the following purposes:

- 1 Purpose 1: to check unrestricted sprawl of large built up areas;
- 2 Purpose 2: to prevent neighbouring towns merging into one another;
- 3 Purpose 3: to assist in safeguarding the countryside from encroachment;
- 4 Purpose 4: to preserve the setting and special character of historic towns; and,
- 5 Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- 2.5 Sustainable development remains an important factor when considering Green Belt boundary changes. Local planning authorities are encouraged to *“take*

² Framework - §79

³ Framework - §83

⁴ Framework - §84

account of the need to promote sustainable patterns of development.”⁵ This includes considering the consequences of channelling development towards urban areas inside the Green Belt boundary, towns and villages inset within the Green Belt or locations beyond the outer Green Belt boundary.

- 2.6 When applying Green Belt boundary changes the Framework⁶ recommends Local Planning Authorities apply the following criteria:
- 1 ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
 - 2 not include land which it is unnecessary to keep permanently open;
 - 3 where necessary, identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
 - 4 make clear that the safeguarded land is not allocated for development at the present time; planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
 - 5 satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and,
 - 6 define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

National Planning Practice Guidance

- 2.7 National Planning Practice Guidance [Practice Guidance] states that local planning authorities should meet objectively assessed needs unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, or specific policies in the Framework indicate development should be restricted. Such policies include land designated as Green Belt. The Framework makes clear that, once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.⁷
- 2.8 The Practice Guidance⁸ also states that a Strategic Housing Land Availability Assessment [SHLAA] should establish realistic assumptions about the availability, suitability and viability of land to meet identified need for housing over the plan period. The SHLAA should also take account of any constraints such as Green Belt, which indicate that development should be restricted and which may restrain the ability of an authority to meet its need.
- 2.9 This guidance emphasises the strength of Green Belt policy once established within the Local Plan. It also highlights the consideration which should be

⁵ Framework - §84

⁶ Framework - §85

⁷ Practice Guidance – ID:3-044-20141006

⁸ Practice Guidance – ID:3-045-20141006

given to Green Belt when carrying out assessment of land for potential development.

Local Policy

- 2.10 The North East Derbyshire Local Plan (2005) will eventually be replaced and the Council is currently working on the new Local Plan for the District for the period 2013 - 2033. This Study along with the results of other studies will be used to inform the development requirements which must be planned for within the new Local Plan. The main studies include the Strategic Housing Land Availability Assessment, the Strategic Housing Market Assessment and the Employment Land & Premises Study.
- 2.11 The Council is currently finalising the "Preferred Options" for development which will go out to public consultation early 2017.

3.0 **Green Belt Review Methodology**

Introduction

3.1 This section provides a description of the method used in undertaking the Green Belt Review. It is purposefully detailed to ensure transparency in the approach and to explain the judgement process. There is no single ‘correct’ method for undertaking Green Belt assessments, and it is intended that the detail provided here, along with the rationale behind each element of the approach, will provide transparency and clarity.

3.2 The methodology was agreed in advance with NEDDC. It was also subject of discussion with the adjoining local planning authorities⁹ who all agreed with the approach adopted.

Overview

3.3 The Green Belt assessment being undertaken by NEDDC is summarised in Figure 3.1. It comprises two parts:

- 1 Part A – The Strategic Functionality Study [GBFS];¹⁰ and,
- 2 Part B – The Green Belt Review.¹¹

3.4 The GBFS considered the role of the areas of land on the edges of the existing settlements located within the North East Derbyshire Green Belt together with those parts of the Green Belt which abut Sheffield and Chesterfield urban areas. It identified areas where development would have a significant impact on the function of the Green Belt (i.e. those areas most sensitive to change). The Green Belt Review validates the approach of the GBFS and provides a detailed assessment of smaller parcels of land:

- 1 Around the principal towns, secondary towns, large settlements and small settlements of North East Derbyshire; and,
- 2 Around the main urban areas of Sheffield and Chesterfield which adjoin North East Derbyshire.

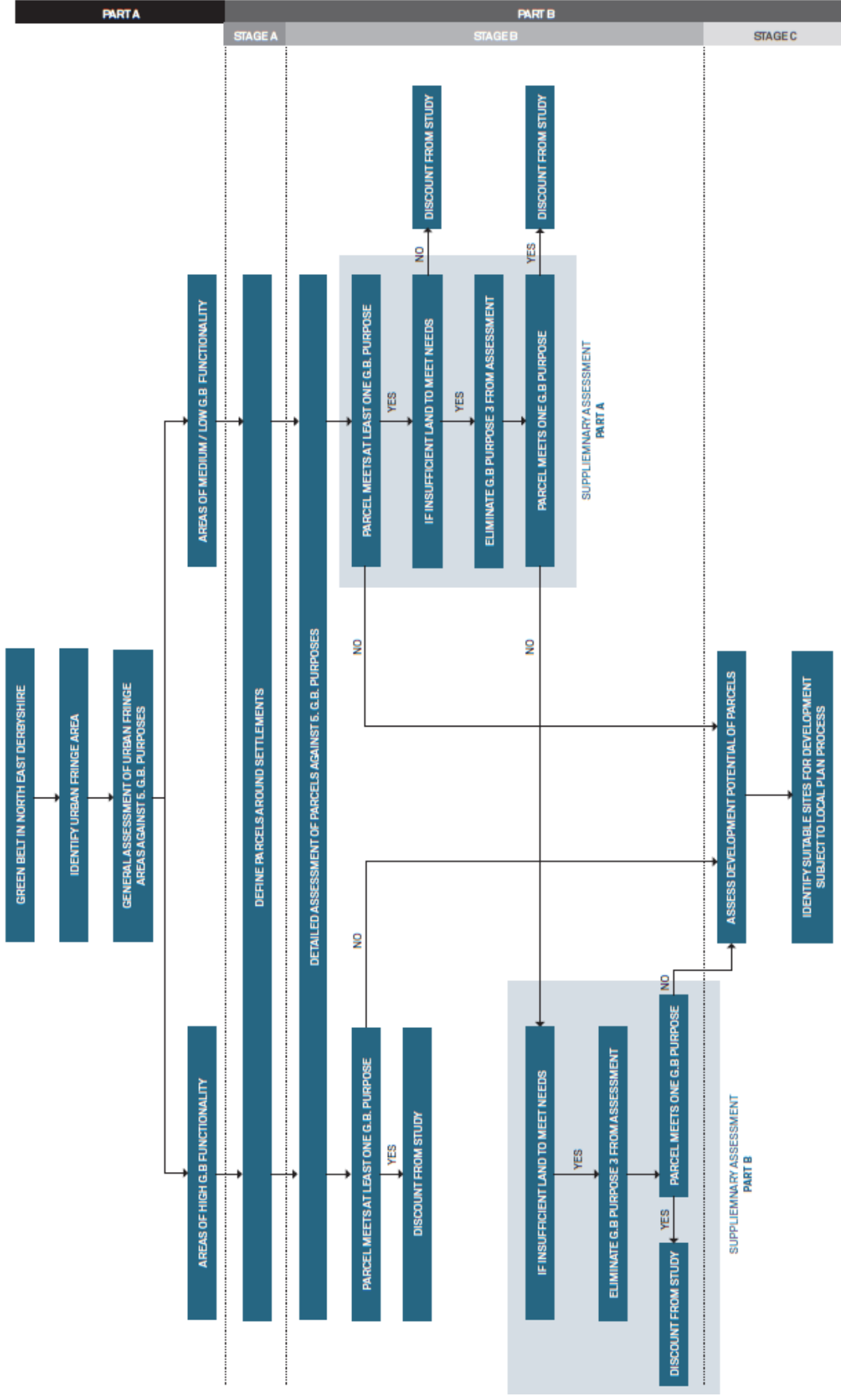
3.5 Based on the results of the parcel review, taking account of the results of the GBFS, the development potential of those parcels considered to make no, or limited, contribution to Green Belt purposes is considered. This process enables the identification of land that could potentially be released from the Green Belt. The number and location of the parcels that will actually be released from the Green Belt will depend on the demonstration of ‘exceptional circumstances’ through the formulation of the Local Plan.

⁹ See Appendix 1 of the Part 1 Report

¹⁰ Strategic Green Belt Functionality Study (2015) prepared by The Planning & Environment Studio

¹¹ Green Belt Review (Parts 1 & 2) prepared by NLP

Figure 3.1 Green Belt Assessment Methodology



Source: NLP

Green Belt Review Methodology

- 3.6 The aim of the Green Belt Review methodology is to:
- 1 Assess whether parcels of land still meet the purposes of including land within the Green Belt;
 - 2 Identify parcels which may no longer fulfil the purposes as set out in the Framework;
 - 3 Identify any constraints and opportunities which would support or inhibit development; and,
 - 4 Provide evidence which will support and establish an enduring and up to date Green Belt boundary.

- 3.7 To achieve this the Green Belt Review methodology comprises three stages, namely:

- 1 **Stage A – Identification of Parcels**
The Green Belt is divided into parcels using mainly existing strong physical boundaries and the current land use characteristics, as a guide to identify logical parcels which could then be assessed. Due to the extent of the Green Belt, the focus will be on the land designated as Green Belt surrounding the existing settlements, based on the Council's settlement hierarchy.
- 2 **Stage B – Assessment of Parcels**
The defined parcels are assessed against a set of criteria in order to measure how well land contributes to the purposes of including land within the Green Belt. Some purposes, such as, Purpose 4 and Purpose 5 have only one criterion in order to assess whether parcels do or do not fulfil it. Nevertheless, it has been set out in the Part 1 Report that these criteria are less relevant to North East Derbyshire in any event.
- 3 Purpose 1, Purpose 2 and Purpose 3 have two or more criteria as it is considered there is more than one important measure requiring consideration.
- 4 **Stage C – Assessment of Constraints**
The parcels considered not to robustly fulfil at least one purpose of the Green Belt will then be assessed against deliverability criteria categorised as 'prohibitive', 'restrictive' and 'limiting' development constraints and 'availability' criteria. The conclusion of this stage identifies the likelihood of each parcel to support development over the plan period and for 5 – 10 years beyond this.

- 3.8 Further information on the adopted methodology for each stage is explained below.

Stage A: Identification of Parcels

- 3.9 The first stage of the Green Belt Study is to identify parcels immediately around the District's towns and main settlements and adjacent to areas of urban concentration within the adjoining urban areas of Sheffield and

Chesterfield. The choice of which settlements to assess is based on the settlement hierarchy work undertaken by the NEDDC and includes the following settlements surrounded by the Green Belt:

- 1 **Principal Towns:** Dronfield;
- 2 **Secondary Towns:** Eckington and Killamarsh;
- 3 **Large Settlements:** Wingerworth; Walton; Grassmoor; Holymoorside; Renishaw; and Temple Normanton; and,
- 4 **Small Settlements:** Cutthorpe; Highmoor; Holmesfield; Ridgeway; Marsh Lane; Unstone Green; Wadshelf; Barlow Commonside; Barlow Village; Old Brampton; and Unstone Crow Lane

- 3.10 Small settlements are included within the assessment in order to allow the possibility of small scale development to maintain their vitality and viability.
- 3.11 The Framework¹² encourages local planning authorities to take account of the need to promote sustainable patterns of development as part of any review of Green Belt boundaries. In order to reinforce this objective only land within 400m of the existing urban area will be considered as part of the study. This ensures that only those areas with good accessibility to the services and facilities in the existing settlements is considered.
- 3.12 The Green Belt will be sub-divided into parcels using the following criteria:
- 1 Character and land use; and,
 - 2 Clearly defined and durable physical boundaries.
- 3.13 Weak boundaries can be vulnerable to urban encroachment whereas strong boundaries are less likely to be altered on an ad hoc basis, and are more likely to withstand the passage of time, which is essential if the Green Belt boundaries are to have longevity.
- 3.14 Parcels will therefore be identified using existing strong physical features, such as, main roads and railways. In addition, commitments, such as, new roads if they will provide a strong and defensible boundary in the future have also been considered. In this context:
- 1 Strong boundaries are considered to be: main roads; railway lines; residential, employment or other development with strong established boundaries; reservoirs and lakes; rivers, streams and canals; and substantial woodland and hedges.
 - 2 Moderate boundaries are considered to be: minor roads; private roads (metaled); residential, employment or other development with intermediate established boundaries; field boundaries accompanied by continuous physical features such as significant hedge, stone wall, watercourse, line of trees; and, small woodland or lines of trees.
 - 3 Weak boundaries are considered to be: private roads (un-metaled); residential, employment or other development with weak or intermediate established boundaries; public footpath, public bridleway or restricted

¹² Framework - §84

byway that is not clearly defined as a physical feature; open space boundaries; intermittent hedgerows and field boundaries (where physical features are lacking or intermittent).

Further detail is provided in Table 3.2.

- 3.15 There is a degree of professional judgement applied when defining parcels. This is because where features occur together, they may constitute a stronger boundary than they would alone. For example, a private road (un-metalled), a weak hedge and a brook are all weak boundaries. However, a private road with a brook running along one side and a significant hedge beyond that might be considered as a moderate boundary when all features are considered together.
- 3.16 Ordnance Survey Maps and aerial photographs will be used initially to identify the sections and parcels. In addition, they will be cross checked against the SHLAA site boundaries. At the end of this stage, each parcel will be assigned a unique reference number, based on the settlement area.

Stage B: Assessment of Parcels against Green Belt Purposes

Approach

- 3.17 Each parcel will be assessed to establish whether or not it still meets one or more of the five purposes of including land within the Green Belt, namely:
- 1 To check unrestricted sprawl of large built-up areas;
 - 2 To prevent neighbouring towns from merging into one another;
 - 3 To assist in safeguarding the countryside from encroachment;
 - 4 To preserve the setting and special character of historic towns; and,
 - 5 To assist in urban regeneration by encouraging the recycling of derelict and other urban land.
- 3.18 In order to assess the collective purposes of including land within the Green Belt robust and measurable criteria have been identified for each purpose. It should be noted that in addressing each purpose, some require only one criteria to be fulfilled where others need more. The grading criteria and how the scores interrelate are set out later on in this section.
- 3.19 The outcome of this assessment will result in one of the following judgements being made for each parcel:
- 1 The parcel is considered to meet at least one of the purposes robustly. It contributes to the purposes of including land within the Green Belt and is therefore ruled out and removed from further analysis in Stage C of the study (**Red**);
 - 2 The parcel is considered only able to partially meet one or more of the five purposes and is carried over to the Stage C assessment with a note of caution (**Amber**); or,
 - 3 The parcel is assessed as meeting none of the purposes and is carried over to Stage C for further assessment (**Green**).

3.20 The findings from the Green Belt Review (parcel assessment) will be considered against the initial Spatial Distribution of Development being considered through the Local Plan. If the parcel assessment does not identify sufficient land to meet the identified needs of the community (either in terms of location or scale) a two-stage Supplementary Assessment will be undertaken as part of the Stage B assessment.

3.21 The Supplementary Assessment is based on the results of the GBFS and the following sequential approach will be adopted to ‘top-up’ the potential land for release:

- 1 **Supplementary Assessment: Part A** - In areas where the GBFS identifies the designated land as making a limited or no contribution to the function of the Green Belt (i.e. Green and Amber) a further assessment of the parcel will be undertaken.

As highlighted in the PAS guidance,¹³ most land within the Green Belt makes a contribution towards Purpose 3. Only those parcels which have already been significantly developed, and therefore have limited opportunity for future development, do not make a contribution towards the safeguarding of the countryside.

As a consequence, in the areas that the GBFS identifies as making a limited or no contribution to the function of the Green Belt, the scoring against Purpose 3 (safeguarding the countryside) will be removed. This is because, it is Purpose 1 (unrestricted sprawl) and Purpose 2 (merging towns) that are particularly important in the context of North East Derbyshire (as set out in the GBFS). We have set out in the Part 1 Report why Purposes 4 and 5 cannot achieve a score higher than ‘Amber’.

- 2 **Supplementary Assessment: Part B** – If Supplementary Assessment Part A also fails to identify sufficient land to meet the needs of the community, the scoring against Purpose 3 (safeguarding the countryside) will be removed from parcels in areas where the GBFS identifies the designated land as making a significant contribution to the function of the Green Belt.

3.22 Beyond this, no further assessment of a parcel will be undertaken. This is because land which makes a significant contribution to the function of the Green Belt, at a strategic level, is most sensitive to change. Further consideration of the land would not therefore be appropriate in the context of the strategic purposes of the Green Belt in North East Derbyshire. The parcels identified through the supplementary assessment will be carried over to Stage C for further assessment but caution must be exercised to ensure the strategic functions of the Green Belt will not be prejudiced.

Parcel Assessment Criteria

3.23 The assessment criteria for each purpose are outlined below.

¹³ Planning Advisory Service - Planning on the Doorstep: The Big Issues – Green Belt (Updated February 2015)

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

- 3.24 The North East Derbyshire Green Belt covers a substantial part of the District. First drawn up in 1955, it was adopted in 1986 and carried forward in the North East Derbyshire Local Plan adopted in 1999.
- 3.25 The Green Belt is located between Sheffield and Chesterfield in the north, Chesterfield and Wingerworth in the south and also the land west of Chesterfield to the Peak Park boundary. It also surrounds the towns of Dronfield, Eckington and Killamarsh. Its main purpose is to prevent the outward spread of development from Sheffield, Chesterfield and Rotherham.
- 3.26 The Framework does not give a definition of "large built up areas" but it is considered inappropriate to consider the smaller rural settlements as large built-up areas for the Green Belt Review. However, the development of land on the edge of any settlement has the potential to result in sprawl and this purpose is therefore considered for all settlements.
- 3.27 That said, it is important to recognise the different character, form and role large and smaller settlements in Green Belt terms. The large built-up areas have a more consolidated settlement pattern where boundary strength is determined by the built form and substantial features in the landscape. In these settlements boundary strength makes a contribution to preventing sprawl. The smaller settlements have a more dispersed or sporadic settlement form and boundary strength is more related to the protection of the countryside rather than sprawl, although both are relevant. Nevertheless, boundary strength is considered relative to existing boundary strength for this reason.
- 3.28 Table 3.1 sets out the assessment criteria that will be applied to the parcels in order to measure them against Purpose 1 and establish how well a parcel is able to contain the urban area and restrict it from sprawl.

Table 3.1 Green Belt Purpose 1 - Criteria

Purpose 1	Criteria	Criteria Definition	Score
To check the unrestricted sprawl of large built-up areas	(a) How well contained by the urban area each parcel is	Not contained - the majority of the parcel is separated from the urban area or only abuts urban concentration on one side	Red
		Partly contained - approximately 50% of the parcel is adjacent to an urban area	Amber
		Well contained - the majority of the parcel or 75% or more is enclosed by urban area	Green
	(b) Boundary Strength	See §3.12 & Table 3.2 for more details	Stronger boundary scored as Green. No change scored as Amber Weaker Boundary scored as Red.

- 3.29 Firstly the parcels will be assessed in terms of how well ‘contained’ each one is by the adjacent urban area. In other words, if the parcel was developed would it result in sprawl of the urban area or would it be well contained by existing built-up areas.

- 3.30 Secondly, the strength of the parcel boundary will be assessed as this also plays an important role in restricting urban sprawl.
- 3.31 The second measure of Purpose 1 is to consider whether encroachment into the Green Belt parcels within approximately 400m of an urban area will be firmly contained by strong physical and / or visual features to the extent that it would not lead to unrestricted sprawl into adjoining parcels. This is judged in the context of the existing strength of the Green Belt boundary.
- 3.32 In order to ensure that a consistent approach is taken when assessing the strength of the boundary feature/features, a step by step process will be followed:
- 1 Establish the boundary feature type as this will indicate whether the boundary is likely to be strong or weak.
 - 2 Establish consistency of the boundary (strong, moderate or weak),
 - 3 Follow the same steps for the existing boundary.
 - 4 Make an assessment between the two to assess if the new boundary would be stronger (score as green) or weaker (score as red).
- 3.33 This is set out in Table 3.2.

Table 3.2 Green Belt Purpose 1 - Boundaries

Boundary Features		
Durable features	Moderately durable features	Features lacking durability
Landform – valley, ridge, depression, drumlin, river, lake, stream	Field boundary – stone wall	Field boundary – hedge, fence, line of trees Landform – stream or brook
Vegetation – protected woodland, copse	Vegetation – protected hedge, small woodland	
Constructed – motorway, main road, railway, buildings with strong established line, canal, reservoir, wall	Constructed – minor roads, private roads (metalled), development with intermediate established building line, clearly defined public bridleway or restricted byway.	Constructed – ditch, tracks, private roads (unmetalled) , development with weak intermittent building line, public bridleway or restricted byway that is not clearly defined.

Boundary Prominence		
Strong and robust boundary	Moderate boundary	Weak boundary
Combination of more than one feature some of which are substantial, features intact, well developed and durable, boundary is a prominent feature within the landscape	Comprised of one feature some features not intact leading to gaps within the boundary, features lack durability, some condition issues and few prominent features.	One minor infrequent feature, large gaps between features, poor condition and no prominent features.

- 3.34 The assessment of boundary strength i.e. the type of boundary feature and boundary prominence and how this compares to the existing boundary involves a degree of professional judgment (see §3.14) within the parameters of the above categories.
- 3.35 The overall Purpose 1 assessment consists of two criteria and both will be considered to be of equal importance in determining the measure of Purpose

1. The first criteria relating to containment of the parcel allows for 3 responses in order to build up an accurate picture of what the parcel is actually like. Where the parcel is assessed as being 'Red' for both measures (i.e. not contained and would result in weaker boundaries) it will be ruled out for further assessment based on the assumption that it wholly fulfils Purpose 1. Similarly, if a parcel is not contained and there would be no change to the boundary strength or a parcel is only partly contained but the boundaries would be weakened by development, the parcel is assessed as 'Red' for both measures.

3.36 A parcel will be considered to be 'Amber' if it is only partly contained. This alone would not rule it out from further assessment (unless the boundaries would be weakened by development) and a judgement will be made on the extent to which this measure is impacting on the purpose (i.e. although it is only partly contained, would encroachment into the Green Belt and expansion of the urban area into the parcel lead to what might be considered as sprawl or would it be a logical continuation of urban growth?).

3.37 Although there are two criteria to assess under Purpose 1, just one overall score is provided for each parcel. This is arrived at with regard to the scoring matrix at Table 3.3.

Table 3.3 Green Belt Purpose 1 - Scoring Matrix

Purpose 1a Degree of Containment	Purpose 1b – Proposed Boundary Strength		
	Red (Weaker)	Amber (No Change)	Green (Stronger)
Red (Not contained)	Red	Red	Amber
Amber (Partly contained)	Red	Amber	Green
Green (Well contained)	Amber	Green	Green

Purpose 2 - To prevent neighbouring towns from merging into one another

3.38 A measure of distances is considered to be a suitable assessment of the role each parcel plays in preventing settlements from merging. Table 3.4 sets out the criteria.

Table 3.4 Green Belt Purpose 2 - Criteria

Purpose 2	Criteria	Criteria Definition	Score
To prevent neighbouring towns from merging into one another	The width of the strategic open gap between urban areas	Removal of the parcel from Green Belt would leave a gap of <1km	Red
		Removal of the parcel from Green Belt would leave a gap of 1km -2km	Amber
		Removal of the parcel from Green Belt would leave a gap of >2km	Green
	Where the removal of the parcel from the Green Belt would not reduce the existing open gap compared to the adjoining/enclosing built development the score will be moderated.	Projects no further than existing urban area reduce score by one category (e.g. Red to Amber).	
	Where the parcel is substantially covered by built development it does not make a significant contribution to the openness of the existing gap. The score will therefore be moderated.	If the parcel is covered by >50% of built development reduce score by one category (e.g. Red to Amber).	

Note: The score will only be moderated once in order not to distort the overall contribution the land makes to this purpose.

- 3.39 For the purpose of this Study, neighbouring towns will include all defined settlements, including inset villages which are not washed over with Green Belt. This is essential if individual towns and villages are to retain their individual character. Defined towns and villages in neighbouring authorities' areas will also be taken into account.
- 3.40 However, distance alone is not sufficient to establish if the parcel fulfils the purpose of the Green Belt in preventing neighbouring towns from merging (see §2.18 in the Part 1 Report).
- 3.41 The score for this criteria will be moderated to take account of the nature of the existing open gap and the contribution the parcel makes to openness:
- 1 Where the development of the parcel will not bring the urban areas closer together than the existing situation, the score will be reduced by one category (e.g. 'Red' to 'Amber'). This reflects the fact that the development of the parcel itself will not result in a reduction of the gap compared to the current arrangement.
 - 2 Where more than 50% of the parcel is covered by built development, the score will be reduced by one category (e.g. 'Red' to 'Amber'). This reflects the fact that if the parcel is substantially developed it only makes a limited contribution to the openness of the gap between the built up areas.
- 3.42 The score will only be moderated once to avoid distorting the overall contribution the parcel makes to this purpose.
- 3.43 Where the removal of the parcel would result in a gap of less than 1km it will be considered 'Red' and ruled out from any further assessment at later stages. This is based on the assumption that it fulfils Purpose 2.

Purpose 3 – To assist in safeguarding the countryside from encroachment

- 3.44 This measure will give an accurate assessment of how well the Green Belt designation has been able to safeguard the countryside from encroachment of inappropriate development and uses within each particular parcel.
- 3.45 A measure of building coverage and use will be applied to establish the extent of development which does not fall within an appropriate countryside use (see Table 3.5).

Table 3.5 Green Belt Purpose 3 - Criteria

Purpose 3	Criteria	Criteria Definition	Score
	Building coverage and parcel uses		
To assist in safeguarding the countryside from encroachment	a) What percentage of the parcel is covered in development?	Less than 10%	Red
		10 - 25%	Amber
		Greater than 25%	Green

Purpose 3	Criteria	Criteria Definition	Score
	b) Building use	Countryside use	Red
		Partial Countryside use	Amber
		Non countryside use	Green
	c) boundary strength compared to existing	Weaker	Red
		No change	Amber
		Stronger	Green

3.46 The presence of a strong physical boundary is likely to be a further consideration in safeguarding the countryside from encroachment. It is acknowledged that this is also assessed as part of the measures for Purpose 1.

3.47 There are commonalities between Purposes 1 and 3 (hence why the Rotherham GBR sought to combine these¹⁴) however the methodology set out in Tables 3.3 and 3.6 illustrate how this one consideration affects the overall assessment for Purposes 1 and 3 differently and how a parcel can achieve different scores for these two purposes.

3.48 As with Purpose 1, parcels will be assessed as wholly fulfilling Purpose 3 if it scores ‘red’ against both Criteria 3a and 3b or ‘red’ against one criterion and ‘amber’ against the other, as set out in Table 3.6.

Table 3.6 Green Belt Purpose 3 - Scoring Matrix (Three Criteria Assessed)

Scoring Variations for Three Criteria			Overall Score
Green	Green	Green	Green
Amber	Green	Green	Green
Red	Green	Green	Amber
Amber	Amber	Green	Amber
Red	Amber	Green	Amber
Amber	Amber	Amber	Amber
Red	Amber	Amber	Amber
Red	Red	Green	Red
Red	Red	Amber	Red
Red	Red	Red	Red

Note: These columns do not relate to specific Green Belt purposes. It is a matrix of the number of ‘Red’ ‘Amber’ and ‘Green’ scores against the criteria.

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

3.49 Although Chesterfield is a market town and has historic links and qualities, it has not been identified as a nationally recognised historic town, the setting of which requires high levels of protection. Furthermore, there are no other nationally recognised historic towns within the District.

3.50 As acknowledged in PAS Guidance¹⁵, in practice this Purpose relates to very few towns as in most there is already modern development between the

¹⁴ §2.13, Part 1 Report

¹⁵ §2.18, Part 1 Report

historic core and the countryside.

3.51 Moreover, the designation of heritage assets such as Conservation Areas and Historic Parks within the smaller settlements is sufficient to ‘preserve the setting and special character’. As such, these designations are a matter for consideration at Stage C because in most cases, the setting of an asset is likely to be relatively localised and not strategic in nature.

3.52 Nevertheless, these areas may serve a local Green Belt purpose in preserving the setting of a historic town or village and therefore such parcels will be deemed to partially fulfil Green Belt purposes.

Table 3.7 Green Belt Purpose 4 - Criteria

Purpose 4	Criteria	Criteria Definition	Score
To preserve the setting and special character of historic towns	Whether a parcel helps preserve the setting of an historic town or village	Parcel contributes significantly to the setting of a historic town	N/A
		Parcel has limited contribution to the setting of a historic town,	Amber
		Parcel has no impact on the setting of a historic town	Green

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

3.53 The first four purposes can be measured with a good degree of confidence and are relevant to the original designation of the Green Belt. Purpose 4 is recognised as being of less importance when the Green Belt was originally designated, and the scoring system has been adapted to reflect these local circumstances.

3.54 In respect of Purpose 5, there is very little consistent evidence that can be used to indicate whether development is likely to have a positive or negative impact on individual regeneration priorities. In addition, PAS guidance¹⁶ states that there is no need to separately assess Purpose 5 at a strategic level, as all land meets this requirement to the same extent.

3.55 However, the relevance of Purpose 5 as a strategic priority ought to be considered in deriving the methodology. In North East Derbyshire, land at the edge of urban areas such as Sheffield and Chesterfield will be awarded a consistent score of ‘Amber’. The land is unlikely to wholly fulfil this objective given that both authorities are considering Green Belt release in order to meet their development needs and Sheffield have confirmed that their methodology will not be assessing Purpose 5. Nevertheless, the land cannot be deemed to not fulfil this objective until those authorities have completed their Green Belt Reviews.

3.56 Whilst North East Derbyshire is pursuing individual regeneration priorities and initiatives, the relevance of any particular parcel in encouraging the recycling of urban land will be localised with issues such as distance between the site

¹⁶ Planning Advisory Service - Planning on the Doorstep: The Big Issues – Green Belt (Updated February 2015)

being developed and any regeneration priority and the links between them, including any possibility of cross-subsidisation, of particular relevance.

3.57 It is therefore suggested that Purpose 5 cannot be adequately addressed as a strategic consideration as part of this Study and a standard score of ‘Amber’ is used in the assessment matrix.

3.58 This is because it will be for the Council to consider the regeneration implications of any allocation as part of the ‘exceptional circumstances’ for the release of Green Belt land and the availability of previously developed land within urban areas as part of the Local Plan evidence base.

Overall Assessment

3.59 Once an assessment against each of the purposes of the Green Belt is completed an overall score for the parcel will be determined.

3.60 The Framework does not identify any priority or importance to the five Green Belt purposes, although as the GBFS notes Purpose 1 (unrestricted sprawl) and Purpose 2 (merging towns) are particularly important in the context of North East Derbyshire. As a consequence, when assessing the contribution of any parcel to the purpose of Green Belt, the extent to which the parcel robustly contributes to any purpose of including land within the Green Belt will be the basis of the overall score for the parcel.

3.61 The scoring matrix for the overall assessment is set out in Table 3.8.

Table 3.8 Green Belt Purposes - Parcel Scoring Matrix

Scoring Variations for the 5 GB Purposes					Overall Score
Amber	Green	Green	Green	Green	Green
Amber	Amber	Green	Green	Green	Green
Amber	Amber	Amber	Green	Green	Amber
Amber	Amber	Amber	Amber	Green	Amber
Amber	Amber	Amber	Amber	Amber	Amber
Red	Amber	Green	Green	Green	Red
Red	Amber	Amber	Amber	Green	Red
Red	Amber	Amber	Green	Green	Red
Red	Amber	Amber	Green	Green	Red
Red	Red	Amber	Green	Green	Red
Red	Red	Amber	Amber	Green	Red
Red	Red	Red	Amber	Green	Red
Red	Amber	Amber	Amber	Amber	Red
Red	Red	Amber	Amber	Amber	Red
Red	Red	Red	Amber	Amber	Red

Note: These columns do not relate to specific Green Belt purposes. It is a matrix of the number of ‘Red’ ‘Amber’ and ‘Green’ scores for the 5 purposes.

3.62 A Supplementary Assessment will be undertaken if the initial assessment does not identify a sufficient quantity of land that could be allocated for development to meet the needs of the community (as will be defined through the emerging Local Plan). The assessment will involve the removal of Green Belt Purpose 3

(safeguarding the countryside) from the parcel assessment. The Supplementary Assessment scoring matrix is set out in Table 3.10.

Table 3.8 Green Belt Purposes - Parcel Scoring Matrix (Supplementary)

Scoring Variations for the 4 GB Purposes				Overall Score
Amber	Green	Green	Green	Green
Amber	Amber	Green	Green	Amber
Amber	Amber	Amber	Green	Amber
Amber	Amber	Amber	Amber	Amber
Red	Amber	Amber	Green	Red
Red	Amber	Amber	Amber	Red
Red	Red	Amber	Amber	Red
Red	Red	Amber	Green	Red

Note: These columns do not relate to specific Green Belt purposes. It is a matrix of the number of 'Red' 'Amber' and 'Green' scores for the 4 purposes.

Stage C: Assessment of Constraints

Approach

- 3.63 Stage B assesses each parcel and rules out those considered to be robustly fulfilling at least one of the purposes of including land within the Green Belt (subject to the supplementary assessment set out above). Any remaining parcels of land within the study which did not wholly meet any (or only partly) of the set criteria for measuring each purpose of the Green Belt are to be carried forward to Stage C.
- 3.64 The purpose of Stage C is to consider how deliverable and available the remaining parcels are.
- 3.65 It is important to note that Stage C of the Study presents an initial assessment of constraints and availability issues for the remaining parcels and will not identify which parcels will be allocated for development. The process of identifying specific parcels for removal from Green Belt designation can only take place within the Local Plan which is currently being prepared and will be underpinned by evidence base studies such as this Green Belt Study.
- 3.66 The revised yield identified at Stage C of the Study is calculated based upon the delivery constraints identified that will be likely to reduce the potential yield.

Deliverability

- 3.67 The Framework states that:

*Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision taking. Plans should be deliverable.*¹⁷

¹⁷ Framework - §173

It also advises that:

“In preparing Local Plans, local planning authorities should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.”¹⁸

3.68 In accordance with the above requirement of the Framework, a desktop approach to source information from the SHLAA and other Council information will be used to consider the deliverability of the parcels.

3.69 The deliverability assessment will consist of the following:

- 1 **Soil and Land Resources:** Consideration of the parcels’ topography, ground stability and agricultural grading of the land.
- 2 **Biodiversity and Natural Environment:** Is the parcel within or adjacent to any European designated site, nature conservation asset, protected trees woodland or green infrastructure network?
- 3 **Heritage and Landscapes:** Is the parcel within or adjacent to any heritage assets and what impact does it have on local landscape character and built environment?
- 4 **Climatic Factors, Energy and Flooding:** Is the parcel within an area of known flood risk? Does the parcel suffer from any surface water flooding issues? Is the site in close proximity to pollution sources?
- 5 **Infrastructure:** Does the parcel contain any infrastructure facilities, such as pipelines, overhead power lines or buildings which could constrain development of the parcel or access to it? Is it in the vicinity of the proposed HS2 route? Is the parcel within the HSE Consultation Zone?
- 6 **Accessibility:** Does the parcel have suitable access to the transport network and nearby services? Will the development of this parcel impact upon highway safety and/or highway capacity? Has the parcel access to key services and facilities by foot and public transport?
- 7 **Summary:** Are there any key deliverability issues associated with the parcel? Will development of the site be compatible with existing/proposed uses? Are there any on site facilities/ assets that will need to be retained?

3.70 In terms of the deliverability constraints to be considered through the Stage C assessment, each one will be categorised in order to identify the intensity of the constraint and to consider whether it is a ‘prohibitive’, ‘restrictive’ or a ‘limiting’ factor in delivering development. The classifications are set out in Table 3.11.

Table 3.9 Green Belt Parcel - Constraint Classifications

Deliverability	Constraint
Prohibitive Contrary to wider planning guidance and unlikely to be capable of mitigation	European designated sites
	Flood Zone 3a & 3b
	Flood Storage Areas
	Historic Parks & Gardens

¹⁸ Framework - §30

Deliverability	Constraint
	HSE Inner Consultation Zone
Restrictive Would not entirely prohibit new development	Flood Zone 2
	Conservation Area
	Listed Building
	Scheduled Ancient Monuments
	Sites of Archaeological Interest
	Nature Conservation Assets
	HSE Middle or Outer Consultation Zone
	Incompatible Neighbouring Uses
	Green Infrastructure Networks
	Pylons/HV Overhead Cables
	Topographical Constraints
	Access
	Highway Capacity
Limiting Could be mitigated	Surface Water Flooding
	Close Proximity to Prohibitive or Restrictive Constraints
	Best & Most Versatile Agricultural Land
	Impact on Existing Built Form or Character
	Setting of Conservation Areas
	Setting of Listed Buildings
	Setting of Ancient Monuments
	TPO's/Ancient Woodland
	Land Stability/Coal Mining Area
	Local Landscape Designations
	Within 500m of the Proposed HS2 Line
	Accessibility to Services by non-car modes of transport

3.71 In order to establish a consistent approach when assessing whether a 'prohibitive', 'restrictive' or 'limiting' constraint would impact upon deliverability, the Study has adopted a methodology which is similar to that employed by the Council when preparing the SHLAA, in respect of categorising and scoring these factors as a deliverability constraint.

Prohibitive Constraints

3.72 Table 3.12 sets out the assessment criteria that will be applied to the Prohibitive constraints for each parcel to establish if these would prohibit development to the extent that the parcel would be rendered undeliverable.

Table 3.10 Prohibitive Deliverability Constraint - Criteria

Constraint	Criteria Definition	Score
European designated sites	There is potential for major impacts on European designated sites and these cannot be mitigated	Red
	There are possible indirect impacts on European designated conservation sites but these can be mitigated	Amber

Constraint	Criteria Definition	Score
	There are no known direct or indirect impacts on European designated sites	Green
Flood Zone 3a & 3b	The site lies wholly within Flood Zone 3a or 3b	Red
	Part of the site lies within Flood Zone 3a or 3b	Amber
	None of the site lies within Flood Zone 3a or 3b	Green
Flood Storage Areas	The site lies wholly within a Flood Storage Area	Red
	Part of the site lies within a Flood Storage Area	Amber
	None of the site lies within a Flood Storage Area	Green
Historic Parks & Gardens	The site lies wholly within a Historic Park or Gardens	Red
	Part of the site lies within or adjacent to a Historic Park or Gardens	Amber
	None of the site lies within a Historic Park or Gardens	Green
HSE Inner Consultation Zone	The sites lies wholly within a HSE Inner Consultation Zone	Red
	Part of the site lies within a HSE Inner Consultation Zone	Amber
	None of the site lies within a HSE Inner Consultation Zone	Green

Source: NLP/NEDDC

- 3.73 Each of these constraints is of equal importance. Just one overall score for Prohibitive Constraints is provided for each parcel. A precautionary approach is taken with the highest score determining the overall score (i.e. one or more 'Red' scores would result in an overall classification of 'Red').
- 3.74 The parcels will be assessed in terms of whether or not they lie wholly or partly within a prohibitive designation in order to establish the extent of the constraint. In order words, if all of a site was within for example, a European designated conservation site it would achieve a 'Red' score which would identify the parcel as being undeliverable over the plan period irrespective of the other scores received.
- 3.75 If part of the site lies within such a designation, it might be that mitigation could be proposed or that the developable area would be reduced to avoid the part of the site that lies within a designated area. A classification of 'Amber' means that either the deliverability of the site or the yield could be affected if residual impacts cannot be mitigated.
- 3.76 A score of 'Green' indicates that the prohibitive constraint is not applicable to the parcel.

Restrictive Constraints

3.77

Table 3.13 sets out the assessment criteria that will be applied to the Restrictive constraints for each parcel to establish if these would influence the yield or potentially affect the deliverability of the parcel over the plan period.

Table 3.11 Restrictive Deliverability Constraint - Criteria

Constraint	Criteria Definition	Score
Flood Zone 2	The site lies wholly within Flood Zone 2	Red
	Part of the site lies wholly within Flood Zone 2	Amber
	None of the site lies within Flood Zone 2	Green
Designated Heritage Asset (Listed Building, Conservation Area, Scheduled Ancient Monument)	Designated heritage asset will not be preserved as a result of development on this parcel	Red
	It may be capable to preserve the heritage asset	Amber
	The heritage asset would be preserved without impacting the deliverability or yield of the site	Green
Nature Conservation Sites	The entire site lies within a nature conservation site and impacts cannot be mitigated OR 75% of the site is covered by a nature conservation site.	Red
	The entire site lies within a nature conservation site but impacts can be mitigated OR part of the site lies within a nature conservation site which would need to be excluded from the developable area.	Amber
	None of the site lies within a nature conservation site OR part of the site lies within a nature conservation site but the impact can be mitigated without affecting the developable area	Green
HSE Middle or Outer Consultation Zones	All of the site lies within a HSE middle or outer consultation zone which will impact upon deliverability or yield	Red
	Part of the site within a HSE middle or outer consultation zone which could impact upon deliverability or yield	Amber
	None of the site lies within a HSE middle or outer consultation zone	Green
Incompatible neighbouring uses	Incompatible due to noise, odour, privacy	Red
	May be incompatible due to noise, odour, privacy or light	Amber
	Compatible with surrounding land uses	Green
Green Infrastructure Networks	More than 75% of the site area comprises green infrastructure	Red
	Green infrastructure covering less than 75% of total site area which would need to be retained	Amber
	No requirement to retain green infrastructure	Green

Constraint	Criteria Definition	Score
Pylons/ HV Overhead cables	Pylons causing risks or severe obstructions to development	Red
	Pylons crossing the site which would reduce yield	Amber
	No Pylons	Green
Topographical Constraints	Topography will have unacceptable impact upon access, amenity or visual impact	Red
	Potential issues with topography	Amber
	No topographical constraints	Green
Access	Access only available through third party land	Red
	Access Likely to be Available	Amber
	Access Included in Parcel Boundary	Green
Highways Capacity*		Amber*

Source: NLP/NEDDC

Note: *Highways capacity will be considered at a strategic level as part of the Infrastructure Delivery Plan to identify if site allocations would trigger a requirement for additional infrastructure to be delivered over the plan period. Therefore all Green Belt parcels are awarded a consistent baseline score of Amber.

- 3.78 Each of these constraints is of equal importance. Just one overall score for Restrictive Constraints is provided for each parcel and the highest score determines the overall score (i.e. one or more 'Red' scores would result in an overall classification of 'Red').
- 3.79 The scores of 'Red', 'Amber' and 'Green' have been weighted to reflect the extent to which each Restrictive Constraint would impact upon delivery and/ or yield. Where a Restrictive Constraint with a 'Red' score is identified, this is highly likely to render the parcel undeliverable over the plan period unless mitigation is provided as part of development proposals coming forward.
- 3.80 If a Restrictive Constraint achieves a score of 'Amber', the parcel is likely to be deliverable, but this may, in some instances, impact upon the yield of the site. Comments are provided on each parcel where 'Amber' Restrictive Constraints are identified.
- 3.81 A score of 'Green' indicates that the Restrictive Constraint is not applicable to the parcel.
- Limiting Constraints**
- 3.82 Table 3.13 sets out the assessment criteria that will be applied to the Limiting Constraints.

Table 3.12 Limiting Deliverability Constraint - Criteria

Constraint	Criteria Definition	Score
Surface Water Flooding	High risk of flooding	Red
	Medium risk	Amber
	Low risk	Green
Close Proximity to Prohibitive or Restrictive Constraints	Prohibitive or Restrictive Constraint would prohibit development	Red
	Prohibitive or Restrictive Constraint would impact on yield	Amber
	Would not affect development OR no close prohibitive or restrictive constraints	Green
Impact on Existing Built Form and Character	Adverse impact	Red
	Possible impact	Amber
	No impact	Green
Setting of Heritage Assets	Adverse impact upon setting	Red
	Adverse impact on setting restricting yield	Amber
	Impact easily mitigated or no impact	Green
TPOs ancient woodlands	Direct loss of trees	Red
	Loss can be avoided but impacts upon yield	Amber
	No TPO trees affected	Green
Land Stability/ Coal Mining Area	High Risk Area	Amber
	Low Risk Area	Green
Local Landscape Designations	Adverse impact on local landscape designation which cannot be mitigated	Red
	Likely to be an impact that could be mitigated OR impact that would affect yield only	Amber
	No impact	Green
Within 500m of the proposed HS2 line	Yes	Red
	No	Green
Best & Most Versatile Agricultural Land	Site comprises Grades 1 and 2	Red
	Site comprises Grades 3a and 3b	Amber

Constraint	Criteria Definition	Score
	None of the site contains the Best & Most Versatile Agricultural Land	Green
Accessibility to Services by Foot and Public Transport	Poor accessibility	Red
	Medium accessibility	Amber
	Good accessibility	Green

Source: NLP/NEDDC

- 3.83 Accessibility criteria is derived from a methodology prepared by Derbyshire County Council which calculates accessibility based on access by foot and bus to six key services: primary school, supermarket/ convenience store, pharmacy, post office, GP practice and secondary school. For the principal town, major urban areas and secondary towns sites have been scored individually. For the large settlements and smaller settlements which would not expect to have access to the same range of facilities, the assessment is made in the context of the range of facilities available within that settlement and will indicate which individual sites may have better or worse accessibility to services than others.
- 3.84 Each of these constraints is of equal importance. Just one overall score for Limiting Constraints is provided for each parcel and the highest score determines the overall score (i.e. one or more 'Amber' scores would result in an overall classification of 'Amber').
- 3.85 Where a Limiting Constraint with a 'Red' score is identified this may not render the parcel undeliverable over the plan period but may require mitigation and/ or impact upon yield of the parcel. For example, the access to services and facilities may be limited, especially in the rural settlement, but this impact could be mitigated by the development helping to fund transport improvements or assisting in delivering new facilities in the settlement.
- 3.86 If a Limiting Constraint achieves a score of 'Amber', the parcel is likely to be deliverable, but this may, occasionally, impact upon the yield of the site.
- 3.87 A score of 'Green' indicates that the limiting constraint is not applicable to the parcel or is unlikely to be a material issue.

Overall Assessment of Deliverability

- 3.88 Once an assessment against each of the constraints is completed an assessment of the overall impact that constraints will have upon deliverability for each individual parcel is required. This will be based on an assessment of the overall deliverability of the site against the 'Prohibitive' and 'Restrictive' Constraints. 'Limiting' Constraints have been excluded as these will not impact upon deliverability in principle.
- 3.89 A precautionary approach has been taken with the highest score defining the overall score (i.e. 'Red' and 'Amber' would result in an overall score of 'Red').

Sites with an overall score of ‘Red’ will automatically be discounted as the constraints identified would mean that the site is undeliverable irrespective of whether the site is available. Sites identified as ‘Green’ or ‘Amber’ will then be subject to a further assessment relating to availability discussed below.

Availability

- 3.90 In order to establish availability over the plan period and a period of 5-10 years beyond, criteria derived from the Council’s SHLAA methodology will also be applied to assess each parcel. The availability assessment will consider the evidence put forward for each parcel from landowners demonstrating whether the site is available and consider whether there are existing land uses which would preclude the parcel coming forward.
- 3.91 This assessment will take place after deliverability has been considered, with sites scoring an overall score of red for deliverability automatically being considered as red in terms of availability.
- 3.92 In terms of the assessment criteria for the availability constraints considered, Table 3.14 sets out the assessment criteria.

Table 3.13 Availability Assessment Criteria

Availability	Definition	Score
Is the site available for development?	Yes: The site has been put forward for development or the landowner has evidence of developer interest, or that the land is currently for sale (i.e. being actively marketed)	Green
	Potentially: The landowner does not have any evidence of developer interest and the land is not currently for sale. Or the site has a history of unimplemented permissions.	Amber
	No. There are unresolved legal and ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of land owners or existing active uses that serve an important function.	Red

Source: NLP/NEDDC

- 3.93 The scores for the availability assessment are based upon the SHLAA methodology for consistency purposes, although the availability has been tested over the plan period rather than over a five year period. This Study makes the assumption that a score of ‘Red’ would render the parcel unavailable over the plan period or the proceeding 5-10 year period, resulting in a revised yield of ‘0’.
- 3.94 If a site is scored as ‘Amber’ this report makes the assumption that whilst the parcel may or may not be deliverable over the plan period, it will come forward by the end of the beyond plan period. As a consequence, sites ranked as ‘Amber’ for the plan period would then be ranked as ‘Green’ in the beyond plan period.
- 3.95 Some sites scored as ‘Red’ have been scored as ‘Amber’ in the beyond plan period where these constraints can possibly resolved such as access constraints or the presence of existing uses. This has been assessed through professional judgment on a case by case basis.

3.96 There may be discrepancies in the scoring between parcels which have been scored within the GBR and those scored under the SHLAA despite the same methodology being utilised because the GBR is considering availability over a longer period of time.

Calculating Revised Potential Yield

3.97 It should be noted that the exact impact upon the potential yield of all of the identified 'Limiting' Constraints and a number of the 'Restrictive' Constraints 'is dependent upon a number of factors relevant to specific development proposals put forward. 'Limiting' Constraints are unlikely to prohibit development and, as such, where only Limiting Constraints have been identified, the revised yield has not been recalculated.

3.98 The following 'Prohibitive' and 'Restrictive' Constraints which have been identified as 'Amber' have the capacity to affect yield in a way which can be readily calculated:

- 1 Flood Zone 3a, 3b & 2
- 2 HSE Middle or Outer Consultation Zone
- 3 Conservation Areas
- 4 Green Infrastructure Networks

3.99 Where a particular site falls within a Flood Zone or an identified Green Infrastructure Network, the area has been excluded from the site area and the revised potential yield recalculated based upon the assumptions set out in Table 4.3 of Part 1 of this Report. For areas which fall within a HSE Middle or Outer Consultation Zone, the yield for the area affected has been reduced by 50% of the original yield as calculated. For Conservation Areas, the yield has been reduced by 30%. A total revised yield has then been calculated.

4.0

Results

Introduction

4.1

This section summarises the results from the Green Belt Review. It sets out analysis of the results from the Green Belt parcel assessment with full details included in Appendices 1 to 23.

Stage A: Identification of Parcels

4.2

A total of 457 parcels were identified and agreed by the Council comprising:

Principal Towns

1 Dronfield 80 parcels

Major Urban Areas

2 Edge of Sheffield 25 parcels

3 Edge of Chesterfield 40 parcels

Secondary Towns

4 Eckington 39 parcels

5 Killamarsh 36 parcels

Large Settlements

6 Wingerworth 16 parcels

7 Walton 15 parcels

8 Grassmoor 06 parcels

9 Holymoorside 23 parcels

10 Renishaw 11 parcels

11 Temple Normanton 6 parcels

Small Settlements

12 Cutthorpe 21 parcels

13 Highmoor 08 parcels

14 Holmesfield 30 parcels

15 Ridgeway 19 parcels

16 Marsh Lane 20 parcels

17 Unstone Green 11 parcels

18 Wadshelf 06 parcels

19 Barlow Commonsides 09 parcels

20 Barlow Village 11 parcels

21	Old Brampton	10 parcels
22	Unstone Crow Lane	15 parcels

Stage B: Assessment of Parcels against Green Belt Purposes

Summary of Initial Results

4.3

The proformas setting out the detailed assessment of the Green Belt Parcel can be found in Appendices 1 to 23. A summary of the assessment results are detailed in Table 4.1.

Table 4.1 Green Belt Parcel – Initial Assessment Results

Parcel Assessment	Settlements	Parcel Reference
Robustly Meets Green Belt Purposes	Dronfield	DRO/GB/001 - DRO/GB/024, DRO/GB/026 - DRO/GB/082
	Edge of Sheffield	SHEF/GB/001 - SHEF/GB/025
	Edge of Chesterfield	CHEST/GB/001 - CHEST/GB/042
	Eckington	ECK/GB/001 - ECK/GB/038
	Killamarsh	KIL/GB/001, KIL/GB/003 - KIL/GB/005, KIL/GB/007 - KIL/GB/036
	Wingerworth	WW/GB/001 - WW/GB/016
	Walton	WAL/GB/001 - WAL/GB/017
	Grassmoor	GRA/GB/001 - GRA/GB/006
	Holymoorside	HOLY/GB/001 - HOLY/GB/009, HOLY/GB/011 - HOLY/GB/023
	Renishaw	REN/GB/001 - REN/GB/010
	Temple Normanton	TN/GB/001-TN/GB/006
	Cutthorpe	CUT/GB/001 - CUT/GB/002, CUT/GB/004 - CUT/GB/007, CUT/GB/009 - CUT/GB/021
	Highmoor	HIGH/GB/001 - HIGH/GB/008
	Holmesfield	HOLM/GB/001 - HOLM/GB/007, HOLM/GB/009- HOLM/GB/016, HOLM/GB/019 - HOLM/GB/030
	Ridgeway	RID/GB/001 - RID/GB/005, RID/GB/006B - RID/GB/018
	Marsh Lane	ML/GB/001 - ML/GB/004, ML/GB/006 - ML/GB/008, ML/GB/010 - ML/GB/020
	Unstone Green	UNG/GB/001 - UNG/GB/011
	Wadshelf	WAD/GB/001 - WAD/GB/006
	Barlow Commonside	BARC/GB/002 - BARC/GB/011
	Barlow Village	BARV/GB/001 - BARV/GB/011
Old Brampton	OBRAM/GB/001 - OBRAM/GB/008, OBRAM/GB/010	
Unstone Crow Lane	UNCL/GB/001 - UNCL/GB/015	
Partially Meets Green Belt Purposes	Dronfield	DRON/GB/025
	Killamarsh	KIL/GB/002, KIL/GB/006
	Holymoorside	HOLY/GB/010
	Holmesfield	HOLM/GB/008, HOLM/GB/017, HOLM/GB/018
	Ridgeway	RID/GB/006A
	Marsh Lane	ML/GB/005, ML/GB/009
	Old Brampton	OBRAM/GB/009

Parcel Assessment	Settlements	Parcel Reference
	Cutthorpe	CUT/GB/008
	Barlow Commonsides	BARC/GB/001
Does not Meet Green Belt Purposes	Holymoorside	HOLY/GB/024
	Cutthorpe	CUT/GB/003

4.4 The assessment demonstrates that all but 15 parcels robustly meet the Green Belt purposes. The exceptions are:

- 1 There are 2 parcels that no longer fulfil a Green Belt purpose, located on the edges of Holymoorside and Cutthorpe. These parcels are now substantially developed and no longer remain open. The minor changes to the Green Belt boundary to remove these areas from the Green Belt will not result in any harm to Green Belt purposes.
- 2 There are 13 parcels on the edges of the settlements of Dronfield, Killamarsh, Holymoorside, Cutthorpe, Holmesfield, Ridgeway, Marsh Lane, Barlow Commonsides and Old Brampton where the parcels are substantially contained by existing built-up area and are partially developed.

4.5 The parcels that do not robustly meet Green Belt purposes have a development capacity of c.760 dwellings. Table 4.2 provides further details on the parcels which have been assessed as only partially meeting Green Belt purposes.

Table 4.2 Green Belt Parcel – Not Robustly Meeting Green Belt Purposes

Settlement	Parcel Ref.	Address	Potential Capacity
Dronfield	DRON/GB/025	Land East of Birches Lane	358
Sub Total			358
Killamarsh	KIL/GB/002	Land on the B6058 to the east of Barber's Lane	60
	KIL/GB/006	Land east of Rotherham Road and north of Pealfield	96
Sub Total			156
Holymoorside	HOLY/GB/010	Land to the East of Holymoorside Road and North of Loads Road	75
	HOLY/GB/024	Land to the North of Loads Road	0
Sub Total			75
Cutthorpe	CUT/GB/003	Land on the B6050 adj Rosene Cottages	0
	CUT/GB/008	Land on B6050 adj The Three Merry Lads	0
Sub Total			0
Holmesfield	HOLM/GB/008	Land & Buildings North of Main Road and Cowley Lane	0
	HOLM/GB/017	Land & Buildings to the south of Main Road (B6054) and east of Cartledge Lane	0
	HOLM/GB/018	Land East of Cartledge Road	13
Sub Total			13
Ridgeway	RID/GB/006A	Main Road Opp Kent House Close	86

Settlement	Parcel Ref.	Address	Potential Capacity
Sub Total			86
Marsh Lane	ML/GB/005	Land and buildings at Bramley Moor Farm	0
	ML/GB/009	Land to the South of the B6056	0
Sub Total			0
Barlow Commonsides	BARC/GB/001	Land to the east of Valley Road	73
	Sub Total		73
Old Brampton	OBRAM/GB/009	Land to the South of Main Road and South East of Grove Lane	0
	Sub Total		0
Total			761

- 4.6 As a result of the limited development potential identified by the initial assessment, NLP went on to undertake the Supplementary Assessment as set out in the methodology. This was particularly appropriate as the vast majority of the parcels assessed met Purpose 1 or Purpose 2 or both, whereas only a small number of parcels meet Purpose 3. The Supplementary Assessment enabled the identification of additional parcels with development potential in those areas identified as being of less importance by the GBFS (i.e. in those areas which would not affect the strategic function of the North East Derbyshire Green Belt).

Core Output

The assessment demonstrates that all but 15 parcels robustly meet the Green Belt purposes. These parcels should be considered by NEDDC for removal from the Green Belt.

As the development capacity of the parcels may need to be reduced to account for constraints, if NEDDC is to meet any of the Spatial Development Distribution options, further parcels will have to be identified for development without harming the strategic function of the Green Belt.

Summary of Supplementary Assessment Results

Supplementary Assessment - Part A

- 4.7 Supplementary Assessment Part A seeks to identify those parcels where development will have least impact on the strategic function of the Green Belt in North East Derbyshire. As such, this involves removing the scoring against Purpose 3 (safeguarding the countryside) in areas that the GBFS identifies as making a limited, or no contribution to, the function of the Green Belt

4.8 However, it should be stressed that the release of any land from the Green Belt is a matter for the Local Plan process and the formulation of the spatial strategy by the Council. The Supplementary Assessment does not seek to prejudge this process nor the demonstration of ‘exceptional circumstances’. It only provides the Council with additional opportunities for land release should there be a need to do so.

4.9 The detailed results from Part A of the supplementary Green Belt parcel assessment are detailed in Table 4.3.

Table 4.3 Green Belt Parcel - Supplementary Assessment Part A Results

Parcel Assessment	Settlements	Parcel Reference
Robustly Meets Green Belt Purposes	Dronfield	DRO/GB/001- DRO/GB/024, DRO/GB/026 - DRO/GB/040, DRO/GB/043-DRO/GB/046, DRO/GB/047B-DRO/GB/050, DRO/GB/053-DRO/GB/082
	Edge of Sheffield	SHEF/GB/001-SHEF/GB/025
	Edge of Chesterfield	CHEST/GB/001-CHEST/GB/008, CHEST/GB/010-CHEST/GB/042
	Eckington	ECK/GB/001-ECK/GB/012, ECK/GB/014, ECK/GB/016-ECK/GB020, ECK/GB023, ECK/GB/025-ECK/GB/028, ECK/GB/029B-ECK/GB/31, ECK/GB/033-ECK/GB/038
	Killamarsh	KIL/GB/001, KIL/GB/003-KIL/GB/005, KIL/GB/007-KIL/GB/010, KIL/GB/012- KIL/GB/020, KIL/GB/022 – KIL/GB/024 KIL/GB/026-KIL/GB/036
	Wingerworth	WW/GB/001-WW/GB/016
	Walton	WAL/GB/001-WAL/GB/003, WAL/GB/005- WAL/GB/017
	Grassmoor	GRA/GB/001-GRA/GB/003, GRA/GB/005-GRA/GB/006
	Holymoorside	HOLY/GB/001-HOLY/GB/009, HOLY/GB/010 - HOLY/GB/023
	Renishaw	REN/GB/001-REN/GB/003, REN/GB/004B-REN/GB/010
	Temple Normanton	TN/GB/001-TN/GB/006
	Cutthorpe	CUT/GB/001-CUT/GB/002, CUT/GB/004-CUT/GB/005, CUT/GB/007, CUT/GB/009 - CUT/GB/013, CUT/GB/016-CUT/GB/021
	Highmoor	HIGH/GB/001-HIGH/GB/008
	Holmesfield	HOLM/GB/001-007, HOLM/GB/009 - HOLM/GB/016, HOLM/GB/019-HOLM/GB022, HOLM/GB/024-HOLM/GB026, HOLM/GB/029-HOLM/GB/030
	Ridgeway	RID/GB/001-RID/GB/005, RID/GB/06B-RID/GB/018
	Marsh Lane	ML/GB/001-ML/GB/004, ML/GB/007-ML/GB/008, ML/GB/010 - ML/GB/020
	Unstone Green	UNG/GB/001-UNG/GB/011
	Wadshelf	WAD/GB/001-WAD/GB/006
	Barlow Commonsides	BARC/GB/002-BARC/GB/008, BARC/GB/010-BARC/GB/011
	Barlow Village	BARV/GB/001-BARV/GB/008, BRAV/GB/010 – BARV/GB/011
Old Brampton	OBRAM/GB/001-OBRAM/GB/008, OBRAM/GB/010	
Unstone Crow Lane	UNCL/GB/001-UNCL/GB/013, UNCL/GB/015	
Partially Meets Green Belt Purposes	Dronfield	DRO/GB/025, DRO/GB/042, DRO/GB/047A, DRO/GB/051, DRO/GB/052
	Edge of Chesterfield	CHEST/GB/009
	Eckington	ECK/GB/013, ECK/GB/015, ECK/GB/021, ECK/GB/022, ECK/GB/024, ECK/GB/029A, ECK/GB/032

Parcel Assessment	Settlements	Parcel Reference
	Killamarsh	KIL/GB/002, KIL/GB/006, KIL/GB/011, KIL/GB/021, KIL/GB/025
	Walton	WAL/GB/004
	Holymoorside	HOLY/GB/010
	Grassmoor	GRA/GB/004
	Renishaw	REN/GB/004A
	Cutthorpe	CUT/GB/006, CUT/GB/008, CUT/GB/014, CUT/GB/015
	Holmesfield	HOLM/GB/008, HOLM/GB/017, HOLM/GB/018, HOLM/GB/023, HOLM/GB/027, HOLM/GB028
	Ridgeway	RID/GB/006A
	Marsh Lane	ML/GB/005, ML/GB/006, ML/GB/009
	Barlow Commonsides	BARC/GB/001, BARC/GB/009
	Barlow Village	BARV/GB/009
	Old Brampton	OBRAM/GB/009
	Unstone Crow Lane	UNCL/GB/014
Does not Meet Green Belt Purposes	Cutthorpe	CUT/GB/003
	Holymoorside	HOLY/GB/024

4.10 The Supplementary Assessment identified a further 28 parcels (beyond the original 15 parcels) which only partially meet Green Belt purposes. However, it must be stressed that these parcels continue to meet Purpose 3 (safeguarding the countryside from encroachment) and they should therefore be retained as Green Belt unless there are 'exceptional circumstances' to justify the release of the land from the Green Belt. This Review does not suggest that they no longer meet Green Belt purposes.

4.11 The parcels that only partially meet Green Belt purposes have a potential development capacity of c. 3,600 dwellings. Table 4.4 provides further details on the parcels which have been assessed as only partially meeting Green Belt purposes.

Table 4.4 Supplementary Assessment Part A - Green Belt Parcels Not Robustly Meeting or Partially Meeting Green Belt Purposes

Settlement	Parcel Ref.	Address	Potential Capacity
Dronfield	DRO/GB/025	Land East of Birches Lane	358
	DRO/GB/042	Land Parallel To Chesterfield Road	237
	DRO/GB/047A	Hallowes Golf Club	229
	DRO/GB/051	Land West of Hilltop Way / South of Longacre Road	35
	DRO/GB/052	Land East of Unstone Dronfield Bypass (A61)	157
Sub Total			1,016
Chesterfield	CHEST/GB/009	Land to the South West of Mansfield Road (B6039)	154
	Sub Total		
Eckington	ECK/GB/013	Land East of Littlemoor (A6135)	231
	ECK/GB/015	Land West of Park Hill/Southgate	55
	ECK/GB/021	Land East of Chesterfield Road (B6052) and south of Ash Crescent	354

Settlement	Parcel Ref.	Address	Potential Capacity
	ECK/GB/022	Land East of Chesterfield Road (B6052) west of Ash Crescent	48
	ECK/GB/024	Land North of Bolehill Lane	38
	ECK/GB/029A	Land West of Staniforth Avenue	74
	ECK/GB/032	Land North East of Back Lane	74
Sub Total			874
Killamarsh	KIL/GB/002	Land on the B6058 to the east of Barber's Lane	60
	KIL/GB/006	Land east of Rotherham Road and north of Pealfield Road	96
	KIL/GB/011	Land south of Sheffield Road and east of Belkane Drive	68
	KIL/GB/0021	Land north of Manor Road and east of Uppertorpe Road	103
	KIL/GB/0025	Land east of Green lane and west of Uppertorpe Road	330
Sub Total			657
Walton	WAL/GB/004	Land to the North of Walton Back Lane and East and West of Acorn Ridge	0
Sub Total			0
Grassmoor	GRA/GB/004	Land East of B6038 (North Wingfield Road) North of Cotswold Drive	121
Sub Total			121
Holymoorside	HOLY/GB/010	Land to the East of Holymoorside Road and North of Loads Road	75
	HOLY/GB/024	Land to the North of Loads Road	0
Sub Total			75
Renishaw	REN/GB/004A	Land to the North East of Hague Lane (B6419)	269
Sub Total			269
Cutthorpe	CUT/GB/003	Land on the B6050 adj Rosene Cottages	0
	CUT/GB/006	Land west of Common Lane	0
	CUT/GB/008	Land on B6050 adj The Three Merry Lads	0
	CUT/GB/014	Land B6051 adj to Upper Newbold Four Lane Ends	18
	CUT/GB/015	Land bounded by Brockwell Lane and adj to Cutthorpe Road	108
Sub Total			126
Holmesfield	HOLM/GB/008	Land & Buildings North of Main Road and Cowley Lane	0
	HOLM/GB/017	Land & Buildings to the south of Main Road (B6054) and east of Cartledge Lane	0
	HOLM/GB/018	Land East of Cartledge Road	13
	HOLM/GB/023	Land between Millthorpe Lane and Cartledge Lane	15
	HOLM/GB/027	Land West of Cartledge Lane and South of Main Road (B6054)	9
	HOLM/GB028	Land South of Main Road (B6054) nr Corner of Cartledge Lane	8
Sub Total			45
Ridgeway	RID/GB/006A	Main Road Opp Kent House Close	86
Sub Total			86

Settlement	Parcel Ref.	Address	Potential Capacity
Marsh Lane	ML/GB/005	Land and buildings at Bramley Moor Farm	0
	ML/GB/006	Land to the North of the B6056, East of Ford Road	85
	ML/GB/009	Land to the South of the B6056	0
Sub Total			85
Barlow Commonsides	BARC/GB/001	Land to the east of Valley Road	73
	BARC/GB/009	Land off Valley Rise	0
Sub Total			73
Barlow Village	BARV/GB/009	Land at Parish Church of Saint Lawrence Great Barlow	0
Sub Total			0
Old Brampton	OBRAM/GB/009	Land to the South of Main Road and South East of Grove Lane	0
Sub Total			0
Unstone Crow Lane	UNCL/GB/014	Land to the South West of St John's Road	0
Sub Total			0
Total			3,581

These parcels have the greatest potential to be considered for release due to their lower contribution to Green Belt function.

Supplementary Assessment - Part B

- 4.12 Supplementary Assessment Part B involves removing the scoring against Purpose 3 (safeguarding the countryside) in areas that the GBFS identifies as making a significant contribution to the function of the Green Belt.
- 4.13 The detailed results from Part B of the supplementary Green Belt Parcel assessment are detailed in Table 4.5.

Table 4.5 Green Belt Parcel - Supplementary Assessment Part B Results

Parcel Assessment	Settlements	Parcel Reference
Robustly Meets Green Belt Purposes	Dronfield	DRO/GB/001-DRO/GB/024, DRO/GB/026 – DRO/GB/040 DRO/GB/043-DRO/GB/046, DRO/GB/047B-DRO/GB/050, DRO/GB/053-DRO/GB/080
	Edge of Sheffield	SHEF/GB/001-SHEF/GB/025
	Edge of Chesterfield	CHEST/GB/001-CHEST/GB/008, CHEST/GB/010 CHEST/GB/012-CHEST/GB/042
	Eckington	ECK/GB/001-ECK/GB/012, ECK/GB/014, ECK/GB/016-ECK/GB/020, ECK/GB/023, ECK/GB/025- ECK/GB/028, ECK/GB/029B-ECK/GB/31, ECK/GB/033- ECK/GB/038
	Killamarsh	KIL/GB/001, KIL/GB/003-KIL/GB/005, KIL/GB/007-KIL/GB/010, KIL/GB/012- KIL/GB/020, KIL/GB/022 - KIL/GB/024, KIL/GB/026-KIL/GB/036
	Wingerworth	WW/GB/001-WW/GB/016
	Walton	WAL/GB/001-WAL/GB/003, WAL/GB/05- WAL/GB/017

Parcel Assessment	Settlements	Parcel Reference
	Grassmoor	GRA/GB/001-GRA/GB/003, GRA/GB/005-GRA/GB/006
	Holymoorside	HOLY/GB/001- HOLY/GB/009, HOLY/GB/011- HOLY/GB/023
	Renishaw	REN/GB/001-REN/GB/003, REN/GB/004B-REN/GB/010
	Temple Normanton	TN/GB/001-TN/GB/006
	Cutthorpe	CUT/GB/001-CUT/GB/002, CUT/GB/004- CUT/GB/005, CUT/GB/007, CUT/GB/009-CUT/GB/013 CUT/GB/016-CUT/GB/021
	Highmoor	HIGH/GB/001-HIGH/GB/008
	Holmesfield	HOLM/GB/001- HOLM/GB007, HOLM/GB009-HOLM/GB016, HOLM/GB/019-HOLM/GB022, HOLM/GB/024-HOLM/GB026, HOLM/GB/029-HOLM/GB030
	Ridgeway	RID/GB/001-RID/GB/005, RID/GB/06B-RID/GB/018
	Marsh Lane	ML/GB/001-ML/GB/004, ML/GB/007-ML/GB/008, ML/GB/010 - ML/GB/020
	Unstone Green	UNG/GB/001-UNG/GB/011
	Wadshelf	WAD/GB/001-WAD/GB/006
	Barlow Commonsides	BARC/GB/002-BARC/GB/008, BARC/GB/010-BARC/GB/011
	Barlow Village	BARV/GB/001- BARV/GB/008, BARV/GB/010 - BARV/GB/011
	Old Brampton	OBRAM/GB/001-OBRAM/GB/008, OBRAM/GB/010
	Unstone Crow Lane	UNCL/GB/001-UNCL/GB/013, UNCL/GB/015
Partially Meets Green Belt Purposes	Dronfield	DRO/GB/025, DRO/GB/042, DRO/GB/047A, DRO/GB/051, DRO/GB/052
	Edge of Chesterfield	CHEST/GB/009
	Eckington	ECK/GB/013, ECK/GB/015, ECK/GB/021, ECK/GB/022, ECK/GB/024, ECK/GB/029A, ECK/GB/032
	Killamarsh	KIL/GB/002, KIL/GB/006, KIL/GB/011, KIL/GB/0021, KIL/GB/0025
	Walton	WAL/GB/004
	Grassmoor	GRA/GB/004
	Holymoorside	HOLY/GB/010
	Renishaw	REN/GB/004A
	Cutthorpe	CUT/GB/003, CUT/GB/006, CUT/GB/008, CUT/GB/014, CUT/GB/015
	Holmesfield	HOLM/GB008, HOLM/GB/017, HOLM/GB018, HOLM/GB/023, HOLM/GB/027, HOLM/GB028
	Ridgeway	RID/GB/006A
	Marsh Lane	ML/GB/005, ML/GB/006, ML/GB/009
	Barlow Commonsides	BARC/GB/001, BARC/GB/009
	Barlow Village	BARV/GB/009
	Old Brampton	OBRAM/GB/009
Unstone Crow Lane	UNCL/GB/014	
Does not Meet Green Belt Purposes	Cutthorpe	CUT/GB/003
	Dronfield	DRO/GB/081, DRO/GB/082
	Edge of Chesterfield	CHEST/GB/011
	Holymoorside	HOLY/GB/024

4.14 Supplementary Assessment – Part B identified a further 3 parcels which do not meet or only partially meet Green Belt purposes. These are DRO/GB/081, DRO/GB/082 and CHEST/GB/011 which have a combined development capacity of 265 dwellings.

4.15 Under Supplementary Assessment – Part B, a total of 46 parcels do not meet or only partially meet Green Belt purposes and have a combined development capacity of c.3,800 dwellings. These are summarised in Table 4.6 with the mapped assessment results shown in Appendix 24.

Table 4.6 Supplementary Assessment Part B - Green Belt Parcels Not Robustly Meeting or Partially Meeting Green Belt Purposes

Settlement	Parcel Ref.	Address	Potential Capacity
Dronfield	DRO/GB/025	Land East of Birches Lane	358
	DRO/GB/042	Land Parallel To Chesterfield Road	237
	DRO/GB/047A	Hallowes Golf Club	229
	DRO/GB/051	Land West of Hilltop Way / South of Longacre Road	35
	DRO/GB/052	Land East of Unstone Dronfield Bypass (A61)	157
	DRO/GB/081	Land west of Unstone Dronfield Bypass and south of Stubley Hollow	51
	DRO/GB/082	Land west of Unstone Dronfield Bypass and South of Stubley Hollow	75
	Sub Total		
Chesterfield	CHEST/GB/009	Land to the South West of Mansfield Road (B6039)	154
	CHEST/GB/011	Land off Harehill Road	139
	Sub Total		
Eckington	ECK/GB/013	Land East of Littlemoor (A6135)	231
	ECK/GB/015	Land West of Park Hill/Southgate	55
	ECK/GB/021	Land East of Chesterfield Road (B6052) and south of Ash Crescent	354
	ECK/GB/022	Land East of Chesterfield Road (B6052) west of Ash Crescent	48
	ECK/GB/024	Land North of Bolehill Lane	38
	ECK/GB/029A	Land West of Staniforth Avenue	74
	ECK/GB/032	Land North East of Back Lane	74
	Sub Total		
Killamarsh	KIL/GB/002	Land on the B6058 to the east of Barber's Lane	60
	KIL/GB/006	Land east of Rotherham Road and north of Pealfield Road	96
	KIL/GB/011	Land south of Sheffield Road and east of Belkline Drive	68
	KIL/GB/0021	Land north of Manor Road and east of Upperthorpe Road	103
	KIL/GB/0025	Land east of Green lane and west of Upperthorpe Road	330
	Sub Total		
Walton	WAL/GB/004	Land to the North of Walton Back Lane and East and West of Acorn Ridge	0
Sub Total			0
Grassmoor	GRA/GB/004	Land East of B6038 (North Wingfield Road) North of	121

Settlement	Parcel Ref.	Address	Potential Capacity
		Cotswold Drive	
Sub Total			121
Holymoorside	HOLY/GB/010	Land to the East of Holymoore Road and North of Loads Road	75
	HOLY/GB/024	Land to the North of Loads Road	0
Sub Total			75
Renishaw	REN/GB/004A	Land to the North East of Hague Lane (B6419)	269
Sub Total			269
Cutthorpe	CUT/GB/003	Land on the B6050 adj Rosene Cottages	0
	CUT/GB/006	Land west of Common Lane	0
	CUT/GB/008	Land on B6050 adj The Three Merry Lads	0
	CUT/GB/014	Land B6051 adj to Upper Newbold Four Lane Ends	18
	CUT/GB/015	Land bounded by Brockwell Lane and adj to Cutthorpe Road	108
Sub Total			126
Holmesfield	HOLM/GB/008	Land & Buildings North of Main Road and Cowley Lane	0
	HOLM/GB/017	Land & Buildings to the south of Main Road (B6054) and east of Cartledge Lane	0
	HOLM/GB/018	Land East of Cartledge Road	13
	HOLM/GB/023	Land between Millthorpe Lane and Cartledge Lane	15
	HOLM/GB027	Land West of Cartledge Lane and South of Main Road (B6054)	9
	HOLM/GB/028	Land South of Main Road (B6054) nr Corner of Cartledge Lane	8
Sub Total			45
Ridgeway	RID/GB/006A	Main Road Opp Kent House Close	86
Sub Total			86
Marsh Lane	ML/GB/005	Land and buildings at Bramley Moor Farm	0
	ML/GB/006	Land to the North of the B6056, East of Ford Road	85
	ML/GB/009	Land to the South of the B6056	0
Sub Total			85
Barlow Commonsides	BARC/GB/001	Land to the east of Valley Road	73
	BARC/GB/009	Land off Valley Rise	0
Sub Total			73
Barlow Village	BARV/GB/009	Land at Parish Church of Saint Lawrence Great Barlow	0
Sub Total			0
Old Brampton	OBRAM/GB/009	Land to the South of Main Road and South East of Grove Lane	0
Sub Total			0
Unstone Crow Lane	UNCL/GB/014	Land to the South West of St John's Road	0
Sub Total			0
Total			3,846

- 4.16 The outcome of the Green Belt Review will be used to inform NEDDC on decisions regarding land to release for potential development. Not all parcels listed in this table are likely to be released and this Review needs to be considered alongside other evidence before potential sites identified. It is expected that sites selected will be prioritised for consideration to ‘top up’ non-Green Belt sites, in locations where demand is demonstrated as exceeding supply of non-Green Belt sites.
- 4.17 The Council can also consider release of parcels which have been assessed as having a higher weight and making a robust contribution to Green Belt purposes. Where the Council considers taking this approach a greater case will need to be made for ‘exceptional circumstances’ which outweighs the benefits of a potential site remaining in the Green Belt.

Core Output

Supplementary Assessment (Parts A & B) demonstrates that there are a further 31 parcels that only partially meet Green Belt purposes. These parcels could be considered by NEDDC for removal from the Green Belt subject to their deliverability and the demonstration of ‘exceptional circumstances’.

The development suitability and deliverability of these parcels is assessed in Stage C.

Stage C: Assessment of Constraints and Opportunities

- 4.18 The purpose of Stage C is to consider the deliverability and suitability of the 46 parcels which do not robustly meet Green Belt purposes or only partially meet Green Belt purposes (i.e. those identified by the Supplementary Assessment). In order to consider deliverability, a set of constraints were devised which could be considered prohibitive, restrictive or limiting to development.
- 4.19 It is important to note that Stage C of this study presents an initial assessment of constraints and accessibility issues and does not identify which parcels will be allocated for development. The process of identifying specific parcels for removal from Green Belt designation can only take place within the Local Plan which is currently being devised and is underpinned by evidence base studies such as this Green Belt Review.

Assessment Results

- 4.20 The detailed assessment of the deliverability of the parcels is set out in Appendix 24. Table 4.7 gives an overview of the main findings from the Stage C assessment of each parcel.

Table 4.7 Green Belt Parcel - Deliverability & Suitability Assessment

Parcel Ref:	Prohibitive	Restrictive	Limiting	Comments
DRO/GB/025	Green	Amber	Amber	Area reduced to remove greenspace area
DRO/GB/042	Green	Amber	Amber	
DRO/GB/047A	Green	Amber	Amber	
DRO/GB/051	Green	Red	Amber	No existing access
DRO/GB/052	Green	Red	Amber	No existing access
DRO/GB/081	Green	Amber	Amber	
DRO/GB/082	Green	Amber	Amber	
CHEST/GB/009	Green	Amber	Amber	Area reduced to remove greenspace area
CHEST/GB/011	Green	Amber	Amber	
ECK/GB/013	Amber	Red	Amber	Area of Flood Risk
ECK/GB/015	Green	Amber	Amber	Yield reduced as in Conservation Area
ECK/GB/021	Green	Amber	Amber	
ECK/GB/022	Green	Amber	Amber	
ECK/GB/024	Green	Amber	Amber	Access via an unmade track
ECK/GB/029A	Green	Amber	Amber	Yield reduced as in Conservation Area
ECK/GB/032	Green	Amber	Amber	Area reduced to remove greenspace area
KIL/GB/002	Green	Amber	Amber	
KIL/GB/006	Green	Amber	Amber	
KIL/GB/011	Green	Amber	Amber	Area reduced to greenspace constraint
KIL/GB/0021	Green	Red	Amber	No existing access
KIL/GB/0025	Green	Amber	Amber	Area reduced to remove nature conservation constraint
WAL/GB/004	Amber	Red	Red	Woodland area which cannot be replaced
GRA/GB/004	Green	Amber	Amber	
HOLY/GB/010	Red	Red	Red	Area of Flood Risk – Site likely to be undeliverable
HOLY/GB/024	Red	Red	Red	Area of Flood Risk – Site likely to be undeliverable
REN/GB/004A	Green	Amber	Amber	
CUT/GB/003	Green	Red	Red	No existing access
CUT/GB/006	Green	Red	Red	Site occupied by allotments
CUT/GB/008	Green	Amber	Red	
CUT/GB/014	Green	Red	Amber	No existing access
CUT/GB/015	Green	Red	Amber	No existing access

Parcel Ref:	Prohibitive	Restrictive	Limiting	Comments
HOLM/GB/008	Green	Amber	Amber	Area reduced to remove greenspace constraint
HOLM/GB/017	Green	Red	Amber	No existing access
HOLM/GB/018	Green	Green	Amber	Site in use as a reservoir
HOLM/GB/023	Green	Amber	Amber	
HOLM/GB/027	Green	Amber	Amber	Yield reduced as in Conservation Area
HOLM/GB028	Green	Red	Amber	No existing access
RID/GB/006A	Green	Red	Amber	Yield reduced as in Conservation Area
ML/GB/005	Green	Red	Red	No existing access
ML/GB/006	Green	Amber	Red	Yield reduced as in Conservation Area
ML/GB/009	Green	Red	Red	Area of greenspace which cannot be replaced
BARC/GB/001	Green	Amber	Red	
BARC/GB/009	Green	Red	Red	Area of greenspace which cannot be retained or replaced
BARV/GB/009	Green	Red	Red	Existing church, church yard and cemetery covering entire site.
OBRAM/GB/009	Green	Amber	Red	Existing developed area
UNCL/GB/014	Green	Red	Amber	Area of greenspace which cannot be retained or replaced

- 4.21 There are two parcels with 'prohibitive' constraints and 17 parcels have a 'restrictive' constraint that could have an impact on yield or could lead to delivery problems.
- 4.22 Inevitably, due to their Green Belt location a high number of the parcels are likely to have accessibility constraints. Whether or not this prohibits development will be dependent upon whether appropriate solutions and/ or mitigation is available which requires detailed study as part of the assessment of a land for allocation.
- 4.23 In addition, due to the prevalence of Grades 3a and 3b best and most versatile agricultural land in the area most of the parcels would involve the loss of good quality agricultural land. However, this is not, in itself, a justification for preventing the development of a parcel.

Parcels Undeliverable due to Constraints

- 4.24 Parcels ECK/GB/013, HOLY/GB/010 and HOLY/GB/024 represent sites that are unsuitable for development because they lie in areas at risk of flooding where residential development is very unlikely to be considered appropriate.

- 4.25 Whilst part of sites KIL/GB/002 and BARC/GB/001 lie within an area at risk of flooding due to the nominal amount of land affected this has not affected the overall yield.
- 4.26 Parcels WAL/GB/004, CUT/GB/006, ML/GB/009, BARC/GB/009, BARV/GB/009 and UNCL/GB/014 represent sites that are unsuitable for development because they are covered by areas of greenspace which would be lost in their entirety in the sites were to be developed. These sites have been discounted because the loss of these greenspaces is very unlikely to be considered acceptable.
- 4.27 Parcels DRO/GB/051, DRO/GB/052, KIL/GB/021, CUT/GB/003, CUT/GB/014, CUT/GB/015, HOLM/GB/017, HOLM/GB/028 and ML/GB/005 do not have available access onto an adopted highway. Those sites where access to a site is very likely to prohibit development, the methodology has identified this as a 'restrictive' constraint which would prevent the site from being deliverable.
- 4.28 Parcels OBRAM/GB/009 and HOLM/GB/018 represent developed areas which the existing use would render the site undeliverable.

Parcels where Housing Yield would be Reduced

- 4.29 Parcels DRO/GB/025, CHEST/GB/009, ECK/GB/032, KIL/GB/011, KIL/GB/0125 and HOLM/GB/008 have had their site areas reduced to exclude areas of greenspace. The yields have been recalculated based on the new site areas.
- 4.30 Sites DRO/GB/025, ECK/GB/015, ECK/GB/029A, HOLM/GB/027, RID/GB/006A and ML/GB/006 all lie within Conservation Areas. Whilst this is not a factor which would prohibit development, development densities may need to be reduced to take into account the existing built form of development. This would need to be determined on a site by site basis. As such, the yields presented have been reduced by 30% to allow for flexibility in the layout to protect the character of the Conservation Areas.
- 4.31 BARC/GB/001 partly lies within a Conservation Area however as the area affected comprises less than 25% of the site area, it is considered that this is unlikely to reduce the overall yield.

Parcels unlikely to be Constrained

- 4.32 Parcels DRO/GB/042, DRO/GB/081, DRO/GB/082, CHEST/GB/011, ECK/GB/021, ECK/GB/022, ECK/GB/024, KIL/GB/002, GRA/GB/004, REN/GB/004A, HOLM/GB/023 and BARC/GB/001 are unlikely to be constrained however each parcel scored at least one Amber in a 'restrictive' or 'limiting' constraint which may impact yield or delivery but this cannot be quantified at this stage.

Availability Criteria

- 4.33 Table 4.8 sets out the availability of the sites after deliverability and suitability have been considered in the context of prohibitive, restricting and limiting

constraints have been considered in accordance with the methodology set out in Section 3.

Table 4.8 Green Belt Parcel Availability Assessment

Parcel Ref:	Overall Deliverability Score	Availability in the Plan Period	Availability in the Beyond Plan Period	Comments
DRO/GB/025	Amber	Green	Green	
DRO/GB/042	Amber	Green	Green	
DRO/GB/047A	Amber	Green	Green	
DRO/GB/051	Red	Red	Amber	Access issues render site unavailable
DRO/GB/052	Red	Red	Amber	Access issues render site unavailable
DRO/GB/081	Amber	Amber	Green	
DRO/GB/082	Amber	Amber	Green	
CHEST/GB/009	Amber	Green	Green	
CHEST/GB/011	Amber	Green	Green	
ECK/GB/013	Red	Red	Red	Flood risk issues render site unavailable
ECK/GB/015	Amber	Amber	Green	
ECK/GB/021	Amber	Green	Green	
ECK/GB/022	Amber	Green	Green	
ECK/GB/024	Amber	Amber	Green	
ECK/GB/029A	Amber	Amber	Green	
ECK/GB/032	Amber	Amber	Green	
KIL/GB/002	Amber	Green	Green	
KIL/GB/006	Amber	Green	Green	
KIL/GB/011	Amber	Amber	Green	
KIL/GB/0021	Red	Red	Amber	Access issues render site unavailable
KIL/GB/0025	Amber	Green	Green	
WAL/GB/004	Red	Red	Red	Existing woodland renders site unavailable
GRA/GB/004	Amber	Green	Green	
HOLY/GB/010	Red	Red	Red	Flood risk issues render site unavailable
HOLY/GB/024	Red	Red	Red	Flood risk issues render site unavailable
REN/GB/004A	Amber	Amber	Green	
CUT/GB/003	Red	Red	Amber	Access issues render site unavailable
CUT/GB/006	Red	Red	Red	Existing allotments render site unavailable
CUT/GB/008	Amber	Amber	Green	
CUT/GB/014	Red	Red	Amber	Access issues render site unavailable

Parcel Ref:	Overall Deliverability Score	Availability in the Plan Period	Availability in the Beyond Plan Period	Comments
CUT/GB/015	Red	Red	Amber	Access issues render site unavailable
HOLM/GB/008	Amber	Amber	Green	
HOLM/GB/017	Red	Red	Amber	Access issues render site unavailable
HOLM/GB/018	Green	Red	Amber	Existing reservoir present
HOLM/GB/023	Amber	Amber	Green	
HOLM/GB/027	Amber	Amber	Green	
HOLM/GB028	Red	Red	Amber	Access issues render site unavailable
RID/GB/006A	Amber	Amber	Amber	
ML/GB/005	Red	Red	Amber	Access issues render site unavailable
ML/GB/006	Amber	Amber	Green	
ML/GB/009	Red	Red	Red	Recreational use renders site unavailable
BARC/GB/001	Amber	Amber	Green	
BARC/GB/009	Red	Red	Red	Allotments use renders site unavailable
BARV/GB/009	Red	Red	Red	Existing developed area
OBRAM/GB/009	Amber	Red	Amber	Existing developed area
UNCL/GB/014	Red	Red	Red	Recreational use renders site unavailable

- 4.34 There is a degree of overlap between deliverability and availability. There are only two sites which are discounted on availability grounds alone.
- 4.35 There are twelve sites which are available and a further fifteen that may be available in the plan period. For the purposes of calculating Green Belt release against the requisite Growth Scenarios, it is assumed that all of these 26 parcels can be delivered in the plan period.
- 4.36 There are a further ten parcels which may be available in the beyond plan period and the Council will need to consider on a case by case basis if these parcels are suitable to designate as safeguarded land. However, this can only be considered firstly if 'exceptional circumstances' for Green Belt release is demonstrated and secondly if this can be justified in the context of growth options and policy mechanisms.

Overall Capacity & Distribution

- 4.37 Table 4.9 sets out the potential capacity of the sites after the impact of constraints has been considered. The parcels could accommodate up to 2,676 dwellings.

4.38

The implications of this level of provision in relation to the Council's Growth Scenarios are set out in Table 4.14 and Figures 4.1- 4.3 in the Part 1 Report. The parcels could accommodate the housing requirements for the area under Scenarios A or B, but fall somewhat short of meeting Growth Scenario C (which is focused upon meeting the growth ambitions of the SCR)..

Table 4.9 Potential Capacity Accounting for Constraints

Settlement	Parcel Ref.	Address	Developable Capacity
Dronfield	DRO/GB/025	Land East of Birches Lane	193
	DRO/GB/042	Land Parallel To Chesterfield Road	237
	DRO/GB/047A	Hallowes Golf Club	229
	DRO/GB/051	Land West of Hilltop Way / South of Longacre Road	0
	DRO/GB/052	Land East of Unstone Dronfield Bypass (A61)	0
	DRO/GB/081	Land west of Unstone Dronfield Bypass and south of Stubble Hollow	51
	DRO/GB/082	Land west of Unstone Dronfield Bypass and South of Stubble Hollow	75
	Sub Total		
Chesterfield	CHEST/GB/009	Land to the South West of Mansfield Road (B6039)	119
	CHEST/GB/011	Land off Harehill Road	139
Sub Total			258
Eckington	ECK/GB/013	Land East of Littlemoor (A6135)	0
	ECK/GB/015	Land West of Park Hill/Southgate	39
	ECK/GB/021	Land East of Chesterfield Road (B6052) and south of Ash Crescent	354
	ECK/GB/022	Land East of Chesterfield Road (B6052) west of Ash Crescent	48
	ECK/GB/024	Land North of Bolehill Lane	38
	ECK/GB/029A	Land West of Staniforth Avenue	52
	ECK/GB/032	Land North East of Back Lane	23
	Sub Total		
Killamarsh	KIL/GB/002	Land on the B6058 to the east of Barber's Lane	60
	KIL/GB/006	Land east of Rotherham Road and north of Pealfield Road	96
	KIL/GB/011	Land south of Sheffield Road and east of Belkane Drive	34
	KIL/GB/0021	Land north of Manor Road and east of Upperthorpe Road	0
	KIL/GB/0025	Land east of Green lane and west of Upperthorpe Road	235
	Sub Total		
Walton	WAL/GB/004	Land to the North of Walton Back Lane and East and West of Acorn Ridge	0
Sub Total			0
Grassmoor	GRA/GB/004	Land East of B6038 (North Wingfield Road) North of Cotswold Drive	121
Sub Total			121
Holymoorside	HOLY/GB/010	Land to the East of Holymoore Road and North of Loads Road	0

Settlement	Parcel Ref.	Address	Developable Capacity
	HOLY/GB/024	Land to the North of Loads Road	0
Sub Total			0
Renishaw	REN/GB/004A	Land to the North East of Hague Lane (B6419)	269
Sub Total			269
Cutthorpe	CUT/GB/003	Land on the B6050 adj Rosene Cottages	0
	CUT/GB/006	Land west of Common Lane	0
	CUT/GB/008	Land on B6050 adj The Three Merry Lads	12
	CUT/GB/014	Land B6051 adj to Upper Newbold Four Lane Ends	0
	CUT/GB/015	Land bounded by Brockwell Lane and adj to Cutthorpe Road	0
Sub Total			12
Holmesfield	HOLM/GB/008	Land & Buildings North of Main Road and Cowley Lane	39
	HOLM/GB/017	Land & Buildings to the south of Main Road (B6054) and east of Cartledge Lane	0
	HOLM/GB/018	Land East of Cartledge Road	0
	HOLM/GB/023	Land between Millthorpe Lane and Cartledge Lane	15
	HOLM/GB027	Land West of Cartledge Lane and South of Main Road (B6054)	6
	HOLM/GB/028	Land South of Main Road (B6054) nr Corner of Cartledge Lane	0
Sub Total			60
Ridgeway	RID/GB/006A	Main Road Opp Kent House Close	60
Sub Total			60
Marsh Lane	ML/GB/005	Land and buildings at Bramley Moor Farm	0
	ML/GB/006	Land to the North of the B6056, East of Ford Road	59
	ML/GB/009	Land to the South of the B6056	0
Sub Total			59
Barlow Commonsides	BARC/GB/001	Land to the east of Valley Road	73
	BARC/GB/009	Land off Valley Rise	0
Sub Total			73
Old Brampton	OBRAM/GB/009	Land to the South of Main Road and South East of Grove Lane	0
Sub Total			0
Unstone Crow Lane	UNCL/GB/014	Land to the South West of St John's Road	0
Sub Total			0
Total			2,676

4.39

The implications of the Growth Scenarios on a settlement by settlement basis are set out below.

Dronfield

- 4.40 The release of all of the sites would deliver more than the housing requirement identified under Scenario A. The LPA would need to consider, through the Local Plan process, which combination of sites identified would be preferable or if it would be appropriate for these sites to accommodate the housing requirements of other nearby settlements.
- 4.41 If Scenarios B or C is advanced, additional sites would need to be identified to meet the housing requirements of Dronfield. The options available to the Council in respect of the Growth Scenarios are set out in Part 1.

Chesterfield

- 4.42 Table 4.4 in the Part 1 Report does not identify any housing requirement for Chesterfield throughout the plan period for any of the Scenarios. The two sites identified in Table 4.9 would therefore be meeting the needs of other settlements within NEDDC or the needs of the adjoining urban area.

Eckington, Killamarsh and Holmesfield

- 4.43 The release of all of the sites identified would deliver more than the housing requirement identified under Scenarios A and B for these two settlements. The LPA would need to consider, through the Local Plan process, which sites would be most suitable for meeting the settlements' housing needs or if it would be appropriate for these sites to accommodate the housing requirements of other nearby settlements.
- 4.44 If Scenario C is advanced, additional sites would need to be identified elsewhere to meet the housing requirements of these settlements. The implications for Killamarsh would be most acute given the housing trajectory under Scenario C relative to the developable yield identified as part of this Study.

Walton

- 4.45 There are no sites identified which are suitable for release which could accommodate the housing requirements of Walton. As such, the housing need identified under Scenarios A, B and C would have to be accommodated elsewhere or the Green Belt surrounding Walton re-appraised, as discussed in the Part 1 Report.

Holymoorside

- 4.46 There are no sites deliverable which could be released to assist in meeting Holymoorside's housing requirements. As such, the housing need identified under Scenarios A, B and C would have to be accommodated in nearby settlements or the Green Belt surrounding Walton re-appraised, as discussed in the Part 1 Report. The deficit for Holymoorside is greater than that for Walton.

Renishaw

- 4.47 The release of the site identified would release more than the housing requirements identified under Scenarios A, B and C. The LPA would need to consider, through the Local Plan process, whether this site should be released and what identified need it would be meeting.

Highmoor, Unstone Green, Unstone Crow Lane, Old Brampton, Wadshelf, & Barlow Village

- 4.48 There are no sites identified which are suitable for release which could accommodate the housing requirements of these settlements. As such, the housing need identified under Scenarios A, B and C would have to be accommodated in nearby settlements or alternative options set out in the Part 1 Report considered.

Cutthorpe, Ridgeway, Marsh Lane & Barlow Commonsides

- 4.49 The release of all of the sites identified would release more than the housing requirements identified under Scenarios A, B and C. The LPA would need to consider, through the Local Plan process, which sites would be most suitable for meeting Eckington's housing needs or if it would be appropriate for these sites to accommodate the housing requirements of other nearby settlements.

Grassmoor

- 4.50 There is no identified housing requirement for Grassmoor identified under Scenarios A, B and C. However, a site has been identified at Grassmoor which could accommodate the housing requirement of nearby settlements although this option would need testing as part of the Local Plan process given that Grassmoor is not entirely constrained by Green Belt.

Core Output

The Stage B assessment identified a potential capacity of 3,846 dwellings on 46 parcels. Once the Stage C constraints are taken into account, this reduces to 2,676 dwellings on 26 parcels. It should be noted that if some of the constraints could be overcome (e.g. highway access) the deliverable capacity could increase.

The implications of this level of provision has been compared to the Council's Growth Scenarios. The deliverable parcels could accommodate the housing requirements for the area under the Council's Growth Options A or B. If the Council wishes to pursue Option C and land for 1,445 (excluding Grassmoor) additional dwellings would need to be identified.

5.0 **Next Steps**

- 5.1 The information collected within this study will be subjected to refinement reflect the other evidence base of the Local Plan. The Local Plan will identify how much development is required and broadly where this development will be delivered including any shortfall of land within the existing settlement areas. It will identify land within the Green Belt required to assist in meeting this need and locations where Green Belt boundaries will change.
- 5.2 This document provides an assessment of parcels of land within the Green Belt which have been subjected to filtering and examination. This information will be used in conjunction with other strands of evidence within the Local Plan to inform the identification of Green Belt locations for development and these will be set out within the Local Plan Preferred Option.
- 5.3 The Local Plan Preferred Option will be consulted on in February 2017, when the community will be invited to share their views on the latest proposals.

