
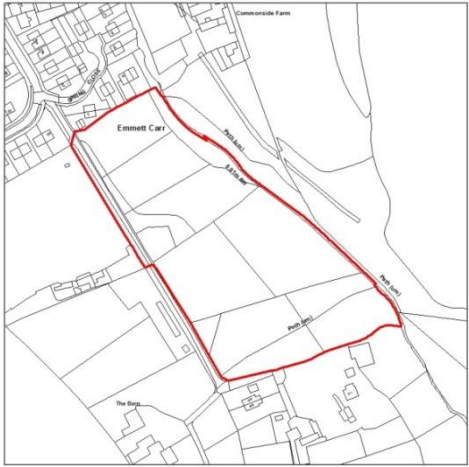




Appendix 9 Green Belt Parcel Assessment – Renishaw

Settlement	Renishaw	
Parcel Location	Land to the South East of Spring Close	
Parcel Reference	REN/GB/001	
Parcel Area (Ha)	2.322	Housing Yield: 63
Parcel Boundary	 	
Overall Scores	Purpose 1	Red
	Purpose 2	Amber
	Purpose 3	Red
	Purpose 4	Green
	Purpose 5	Amber
Overall Comments	<p>This parcel forms a small area located to the south of Renishaw urban area. The parcel serves purposes 1 and 3 of Green Belt land and therefore helps to prevent unrestricted sprawl and assist in safeguarding the countryside from encroachment.</p> <p>Overall Score: Red</p>	



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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	The majority of the parcel is detached from urban concentration with just the northern boundary adjoining the Renishaw urban area.	
1a Score	Red	<50% contained (Red) <75% contained (Amber) >75% contained (Green)
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	Boundary features are moderately strong and robust comprising hedgerow and trees on all sides beyond which is: a private road and a small cluster of dwellings to the south; a private road to the west; and built development to the north. There is also wooden fencing and trees/hedgerow along the southern & western boundaries. Notwithstanding the built development located to the south, the parcel's western boundary lacks durability.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	Development of the parcel will therefore result in a weaker Green Belt boundary.	
1b Overall Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

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

Purpose 2a	The width of the strategic open gap between urban areas	
Comments	The parcel does not perform a strong strategic open gap function. Its development would therefore only marginally reduce the gap between Renishaw and Barlborough (still leaving a gap of approximately 1.8km).	
Purpose 2a Score	Amber	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Amber	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	There are a small number of stables towards the southwest of the parcel (occupying less than 10% of the land) on what is otherwise undeveloped land used for the grazing of animals.	
Purpose 3a Score	Red	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	The buildings are used as horse stables and are approximately 5-10 years old.	
Purpose 3b	Land use observations	
Comments	Land is used for the grazing of animals or otherwise left fallow. This represents an appropriate countryside use.	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	Development of the parcel will therefore result in a weaker Green Belt boundary.	
Purpose 3c Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 4 – To preserve the setting and character of historic towns


Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	The parcel is not located within or adjacent to a Conservation Area. It does not therefore contribute to the setting and character of an historic settlement.	
Overall Score	Green	

Purpose 5 – Assist in urban regeneration



It is considered that all parcel in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt parcels and therefore all Green Belt parcels are awarded a consistent baseline score of **Amber**.

Other Parcel Specific Issues

Comments	The gradient of the parcel inclines steeply towards the east.
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Settlement	Renishaw	
Parcel Location	Land to the South East of The Wynd	
Parcel Reference	REN/GB/002	
Parcel Area (Ha)	1.146	Housing Yield: 31
Parcel Boundary		
Overall Scores	Purpose 1	Red
	Purpose 2	Amber
	Purpose 3	Red
	Purpose 4	Green
	Purpose 5	Amber
Overall Comments	<p>This is a small parcel located to the south of the Wynd residential. The parcel serves purposes 1 and 3 of Green Belt land and therefore helps to prevent unrestricted sprawl and assist in safeguarding the countryside from encroachment.</p> <p>Overall score: Red</p>	

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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	The majority of the parcel is detached from urban concentration with just the northern boundary adjoining the Renishaw urban area.	
1a Score	Red	<50% contained (Red) <75% contained (Amber) >75% contained (Green)
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The boundaries are generally weak and comprise unkempt hedgerows which are not intact. The parcel is bounded to the north by a strong established line of built development in the most part.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	Development of the parcel would result in a weaker Green Belt boundary than the existing arrangement.	
1b Overall Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 2 – To prevent neighbouring towns from merging into one another		
Purpose 2a	The width of the strategic open gap between urban areas	
Comments	The parcel would marginally reduce the gap between Renishaw and Mastin Moor to the south (leaving a gap of approximately 1.4km).	
Purpose 2a Score	Amber	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Amber	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	There is a small poultry farm and allotment buildings located towards the centre of the site (covering less than 10% of the parcel). The remainder of the parcel comprises overgrown shrub land.	
Purpose 3a Score	Red	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	Buildings form part of a small agricultural holding located beyond the southern boundary.	
Purpose 3b	Land use observations	
Comments	Land is used for agricultural purposes – allotment and poultry farm to the south.	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	Development of the parcel would result in a weaker Green Belt boundary than the existing arrangement.	
Purpose 3c Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 4 – To preserve the setting and character of historic towns

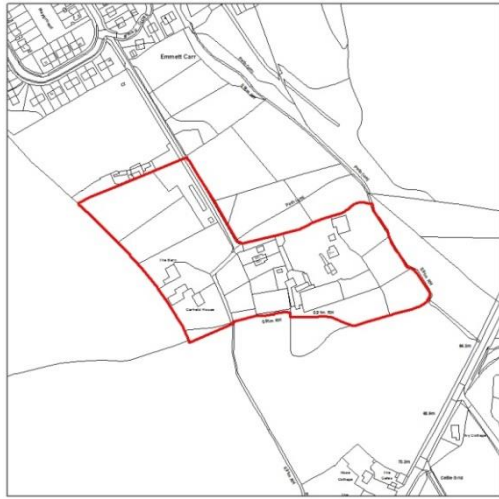

Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	The parcel is not located within or adjacent to a Conservation Area. It does not therefore contribute to the setting and character of an historic settlement.	
Overall Score	Green	

Purpose 5 – Assist in urban regeneration



It is considered that all parcels in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt parcels and therefore all Green Belt parcels are awarded a consistent baseline score of **Amber**.

Other Parcel Specific Issues

Comments	Access to the parcel is via a steep embankment. The topography elsewhere is undulating.
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Settlement	Renishaw	
Parcel Location	Land to the North West of Barbers Row and South of The Wynd	
Parcel Reference	REN/GB/003	
Parcel Area (Ha)	2.994	Housing Yield: 81
Parcel Boundary	 	
Overall Scores	Purpose 1	Red
	Purpose 2	Amber
	Purpose 3	Red
	Purpose 4	Green
	Purpose 5	Amber
Overall Comments	<p>This parcel is situated to the southeast of Renishaw urban area. The parcel serves purposes 1 and 3 of Green Belt land and therefore prevents unrestricted sprawl and assists in safeguarding the countryside from encroachment.</p> <p>Overall Score: Red</p>	

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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	The parcel is entirely detached from the Renishaw urban area. Its release from the Green Belt would also entail the release of other land between the parcel and the Renishaw urban area (parcel REN/GB/001 and REN/GB/002).	
1a Score	Red	<50% contained (Red) <75% contained (Amber) >75% contained (Green)
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The parcel is bound by even hedgerows and electric tape fencing, both of which lack durability.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	The release of the parcel from the Green Belt would result in a weaker Green Belt boundary than the existing arrangement along the southern boundary of the Renishaw urban area.	
1b Overall Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 2 – To prevent neighbouring towns from merging into one another		
Purpose 2a	The width of the strategic open gap between urban areas	
Comments	The parcel is located approximately 1.2km to the north of Mastin Moor. Less than 50% of the parcel is occupied by built development.	
Purpose 2a Score	Amber	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Amber	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	Approximately 75% of the parcel is occupied by three residential dwellings, a range of outbuildings and associated curtilage.	
Purpose 3a Score	Green	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	Buildings comprise three domestic dwellings and associated farm buildings used for the care of horses.	
Purpose 3b	Land use observations	
Comments	The majority of the parcel is used for the grazing of animals	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	The release of the parcel from the Green Belt would result in a weaker Green Belt boundary than the existing arrangement along the southern boundary of the Renishaw urban area.	
Purpose 3c Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 4 – To preserve the setting and character of historic towns


Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	The parcel is not located within or adjacent to a Conservation Area. It does not therefore contribute to the setting and character of an historic settlement.	
Overall Score	Green	

Purpose 5 – Assist in urban regeneration

It is considered that all parcels in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt parcels and therefore all Green Belt parcels are awarded a consistent baseline score of **Amber**.

Other Parcel Specific Issues

Comments	The parcel is occupied by a number of residential properties and associated land – which is predominately used for the grazing of horses.
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Settlement	Renishaw	
Parcel Location	Land to the North East of Hague Lane (B6419)	
Parcel Reference	REN/GB/004A	
Parcel Area (Ha)	12.830	Housing Yield: 269
Parcel Boundary		
Overall Scores	Purpose 1	Green
	Purpose 2	Amber
	Purpose 3	Red
	Purpose 4	Green
	Purpose 5	Amber
Overall Comments	<p>The parcel serves purpose 3 of Green Belt land and therefore assists in safeguarding the countryside from encroachment.</p> <p>Overall Score: Red</p>	

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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	The parcel is almost entirely contained by the urban area long three of its boundaries. Only the southern boundary is detached from the urban area.	
1a Score	Green	<50% contained (Red) <75% contained (Amber) >75% contained (Green)
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The parcel is largely contained by built development along the northern, eastern and western boundaries, which represents a strong and defensible feature. The southern boundary is notably weaker and less durable comprising predominantly trees and hedgerow.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	The parcel can effectively be considered as infill development between the two more southerly 'limbs' of Renishaw and it would neither strengthen nor weaken the Green Belt boundary.	
1b Overall Score	Amber	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Green	

Purpose 2 – To prevent neighbouring towns from merging into one another		
Purpose 2a	The width of the strategic open gap between urban areas	
Comments	Development of the parcel would reduce the strategic open gap between Renishaw and Mastin Moor (to the south) to approximately 1.5km.	
Purpose 2a Score	Amber	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Amber	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	The parcel comprises undeveloped, greenfield land.	
Purpose 3a Score	Red	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	There are no buildings present on the parcel.	
Purpose 3b	Land use observations	
Comments	The parcel is used for agricultural purposes.	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	The parcel can effectively be considered as infill development between the two more southerly 'limbs' of Renishaw and it would neither strengthen nor weaken the Green Belt boundary.	
Purpose 3c Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 4 – To preserve the setting and character of historic towns


Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	The parcel is not located within or adjacent to a Conservation Area. It does not therefore contribute to the setting and character of an historic settlement.	
Overall Score	Green	

Purpose 5 – Assist in urban regeneration



It is considered that all parcels in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt parcels and therefore all Green Belt parcels are awarded a consistent baseline score of **Amber**.

Other Parcel Specific Issues

Comments	
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Settlement	Renishaw	
Parcel Location	Land to the North East of Hague Lane (B6419)	
Parcel Reference	REN/GB/004B	
Parcel Area (Ha)	12.210	Housing Yield: 256
Parcel Boundary		
Overall Scores	Purpose 1	Red
	Purpose 2	Amber
	Purpose 3	Red
	Purpose 4	Green
	Purpose 5	Amber
Overall Comments	<p>The parcel serves purposes 1 and 3 of Green Belt land. It therefore helps to prevent unrestricted sprawl and assists in safeguarding the countryside from encroachment.</p> <p>Overall Score: Red</p>	


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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	The parcel is not contained with only part of the eastern boundary adjoining the urban area of Renishaw. The parcel is separated from the urban area by REN/GB/004A.	
1a Score	Red	
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The boundaries generally lack durability. A small element of the eastern boundary abuts residential development whilst a small part of the western boundary adjoins Hague Lane. The remaining boundaries comprise hedgerow and intermittent trees.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	Development of the parcel would result in a substantially weaker Green Belt boundary.	
1b Overall Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

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

Purpose 2a	The width of the strategic open gap between urban areas	
Comments	Development of the parcel would reduce the strategic open gap between Renishaw and Mastin Moor (to the south) to approximately 1.2km.	
Purpose 2a Score	Amber	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Amber	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	The parcel comprises undeveloped, greenfield land.	
Purpose 3a Score	Red	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	There are no buildings present on the parcel.	
Purpose 3b	Land use observations	
Comments	The parcel is used for agricultural purposes.	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	Development of the parcel would result in a substantially weaker Green Belt boundary.	
Purpose 3c Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 4 – To preserve the setting and character of historic towns

Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	The parcel is not located within or adjacent to a Conservation Area. It does not therefore contribute to the setting and character of an historic settlement.	
Overall Score	Green	



Purpose 5 – Assist in urban regeneration

It is considered that all parcels in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt parcels and therefore all Green Belt parcels are awarded a consistent baseline score of **Amber**.


Other Parcel Specific Issues

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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	The parcel is separated from the urban area of Renishaw to the north.	
1a Score	Red	<50% contained (Red) <75% contained (Amber) >75% contained (Green)
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The parcel boundaries are predominantly weak and lack durability, comprising low, weak hedging and fencing to three sides and a very limited amount of stone walling around the residential property. However, the parcel is bounded by Hague Lane (B6419).	
Purpose 1b	How does this compare to the existing boundary?	
Comments	Development of the parcel would result in a weaker Green Belt boundary than the existing arrangement.	
1b Overall Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 2 – To prevent neighbouring towns from merging into one another		
Purpose 2a	The width of the strategic open gap between urban areas	
Comments	Development of the parcel would reduce the strategic open gap between Renishaw and Mastin Moor (to the south) to approximately 1.3km	
Purpose 2a Score	Amber	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Amber	

Settlement	Renishaw	
Parcel Location	Land to the north east of Hague Lane (B6419)	
Parcel Reference	REN/GB/005	
Parcel Area (Ha)	4.590	Housing Yield: 124
Parcel Boundary		
Overall Scores	Purpose 1	Red
	Purpose 2	Amber
	Purpose 3	Red
	Purpose 4	Green
	Purpose 5	Amber
Overall Comments	<p>This parcel is an agricultural piece of land that is entirely detached from the Renishaw urban area. The parcel serves purposes 1 and 3 of Green Belt land and therefore helps to prevent unrestricted sprawl and assists in safeguarding the countryside from encroachment.</p> <p>Overall Score: Red</p>	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	Around 10-15% of the parcel is developed.	
Purpose 3a Score	AMber	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	The buildings comprise a residential dwelling and stables, which appear to pre-date the Green Belt designation.	
Purpose 3b	Land use observations	
Comments	The parcel is predominantly used for agricultural purposes (grazing of animals).	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	Development of the parcel would result in a weaker Green Belt boundary than the existing arrangement.	
Purpose 3c Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 4 – To preserve the setting and character of historic towns


Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	The parcel is not located within or adjacent to a Conservation Area. It does not therefore contribute to the setting and character of an historic settlement.	
Overall Score	Green	

Purpose 5 – Assist in urban regeneration


It is considered that all parcel in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt parcels and therefore all Green Belt parcels are awarded a consistent baseline score of **Amber**.

Other Parcel Specific Issues

Comments	
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Settlement	Renishaw	
Parcel Location	Land to the west of Hague Lane (B6419) and south of Main Road (A6135)	
Parcel Reference	REN/GB/006	
Parcel Area (Ha)	10.406	Housing Yield: 250
Parcel Boundary		
Overall Scores	Purpose 1	Red
	Purpose 2	Amber
	Purpose 3	Red
	Purpose 4	Green
	Purpose 5	Amber
Overall Comments	<p>This parcel forms an elongated site to the western border of Renishaw urban area. The parcel serves purpose 1 and 3 of Green Belt land and therefore helps to check the unrestricted sprawl of built-up areas and safeguard the countryside from encroachment.</p> <p>Overall Score: Red</p>	

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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	The majority of the parcel is detached from urban concentration with the upper half of the eastern boundary adjoining the Renishaw urban area.	
1a Score	Red	<50% contained (Red) <75% contained (Amber) >75% contained (Green)
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The parcel has a strong and defensible boundary on two sides, being bounded by a main road to the north as well as a main road to the east, beyond which is built development along much of the parcel's length. The other boundaries are less durable, comprising a public footpath to the south and a continuous line of mature trees, a public footpath, national trail and cycle route to the west.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	Development of the parcel would result in a weaker Green Belt boundary.	
1b Overall Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 2 – To prevent neighbouring towns from merging into one another		
Purpose 2a	The width of the strategic open gap between urban areas	
Comments	Removal of the parcel from the Green Belt would reduce the strategic open gap between Renishaw and Eckington to approximately 1.5km.	
Purpose 2a Score	Amber	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Amber	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	The parcel is not developed.	
Purpose 3a Score	Red	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	There are no buildings present on the parcel.	
Purpose 3b	Land use observations	
Comments	The northern part of the parcel is covered in dense woodland. The remainder of the parcel comprises agricultural land.	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	Development of the parcel would result in a weaker Green Belt boundary.	
Purpose 3c Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 4 – To preserve the setting and character of historic towns


Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	The parcel is not located within or adjacent to a Conservation Area and does not therefore help to preserve the setting or character of an historic village.	
Overall Score	Green	

Purpose 5 – Assist in urban regeneration


It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore all Green Belt sites are awarded a consistent baseline score of **Amber**.

Other Site Specific Issues


Comments	
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Settlement	Renishaw	
Parcel Location	Land to the North East of the A6135, South of Spinkhill Lane	
Parcel Reference	REN/GB/007	
Parcel Area (Ha)	10.284	Housing Yield: 247
Parcel Boundary		
Overall Scores	Purpose 1	Red
	Purpose 2	Red
	Purpose 3	Red
	Purpose 4	Green
	Purpose 5	Amber
Overall Comments	<p>This parcel comprises a large area of land to the north of Renishaw urban area. The parcel fulfils purposes 1, 2 and 3 of Green Belt land and therefore helps to check unrestricted sprawl between built up urban areas and helps to prevent neighbouring towns from merging into one another and protects the countryside from encroachment.</p> <p>Overall Score: Red</p>	



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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	The parcel is largely separated from the Renishaw urban area other than along its southern boundary.	
1a Score	Red	<50% contained (Red) <75% contained (Amber) >75% contained (Green)
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The northern boundary is strong and durable, being bounded by a main road. The southern boundary is also strong and defensible being bounded by a public footpath, beyond which is built development. The other boundaries are less defensible, comprising a dense line of mature trees, a national trail and a cycle route to the west and a path/track to the east.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	The development of the parcel would result in a weaker Green Belt boundary.	
1b Overall Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	


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

Purpose 2a	The width of the strategic open gap between urban areas	
Comments	Development of the parcel would only marginally reduce the strategic open gap between Renishaw and Spinkhill to the east (to approximately 0.6km).	
Purpose 2a Score	Red	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Red	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	Although there is a pond on the parcel and land towards the centre is used as allotments, none of the parcel is developed.	
Purpose 3a Score	Red	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	There are no buildings present on the parcel.	
Purpose 3b	Land use observations	
Comments	The land is used for agricultural purposes (crop growing) and as allotments.	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	The development of the parcel would result in a weaker Green Belt boundary.	
Purpose 3c Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 4 – To preserve the setting and character of historic towns


Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	The parcel borders Eckington and Renishaw Conservation Area to its north western point. Due to the sheltered nature of the parcel and the establishment of the raised disused railway line along its western edge, the development of the parcel would be well screened.	
Overall Score	Green	

Purpose 5 – Assist in urban regeneration


It is considered that all parcels in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt parcels and therefore all Green Belt parcels are awarded a consistent baseline score of **Amber**.

Other Site Specific Issues

Comments	<p>The southern half of the parcel is covered in woodland with agricultural land towards the north.</p> <p>The parcel is divided by a track which runs through the parcel in a northwest to southeast direction. A pond lies towards the south east of the parcel. Smithy Brook runs through the parcel in a north/south direction as well as electricity pylons which follow the same route.</p>
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Settlement	Renishaw	
Parcel Location	Land to the South of Spinkhill Lane	
Parcel Reference	REN/GB/008	
Parcel Area (Ha)	5.426	Housing Yield: 144
Parcel Boundary		
Overall Scores	Purpose 1	Red
	Purpose 2	Red
	Purpose 3	Red
	Purpose 4	Green
	Purpose 5	Amber
Overall Comments	<p>This parcel is almost entirely detached from the Renishaw urban area to the south. The parcel serves purposes 1 - 3 of Green Belt land and therefore helps to prevent unrestricted sprawl or urban areas, prevent neighbouring towns from merging and assists in safeguarding the countryside from encroachment.</p> <p>Overall Score: Red</p>	

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


Purpose 1a	How well contained by the urban area is the parcel?	
Comments	The parcel is almost entirely detached from the Renishaw urban area with just a small part of the southern boundary abutting urban concentration.	
1a Score	Red	<50% contained (Red) <75% contained (Amber) >75% contained (Green)
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	Parcel boundaries generally lack durability and comprise mature trees and hedgerow to the south, mature trees and the Cuckoo Way public footpath and recreational route to the east and a stone wall along part of the northern boundary (beyond which is Spinkhill Lane) and a private road/track along the western boundary. As the parcel projects substantially beyond the urban area and has weak eastern and western boundaries.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	Development of the parcel would result in a weaker Green Belt boundary overall but would be contained to the north by Spinkhill Lane.	
1b Overall Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 2 – To prevent neighbouring towns from merging into one another		
Purpose 2a	The width of the strategic open gap between urban areas	
Comments	The removal of the parcel from the Green Belt would only marginally reduce the strategic open gap between Renishaw and Spinkhill to the east (to approximately 0.5km).	
Purpose 2a Score	Red	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Red	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	Less than 10% of the parcel is developed (southwest corner of parcel).	
Purpose 3a Score	Red	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	Waste Water Treatment Works and associated infrastructure.	
Purpose 3b	Land use observations	
Comments	A small part of the parcel is in use as a Waste Water Treatment Works with the remainder in agricultural use. This represents an appropriate countryside use.	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	 
Comments	Development of the parcel would result in a weaker Green Belt boundary overall but would be contained to the north by Spinkhill Lane.	
Purpose 3c Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 4 – To preserve the setting and character of historic towns

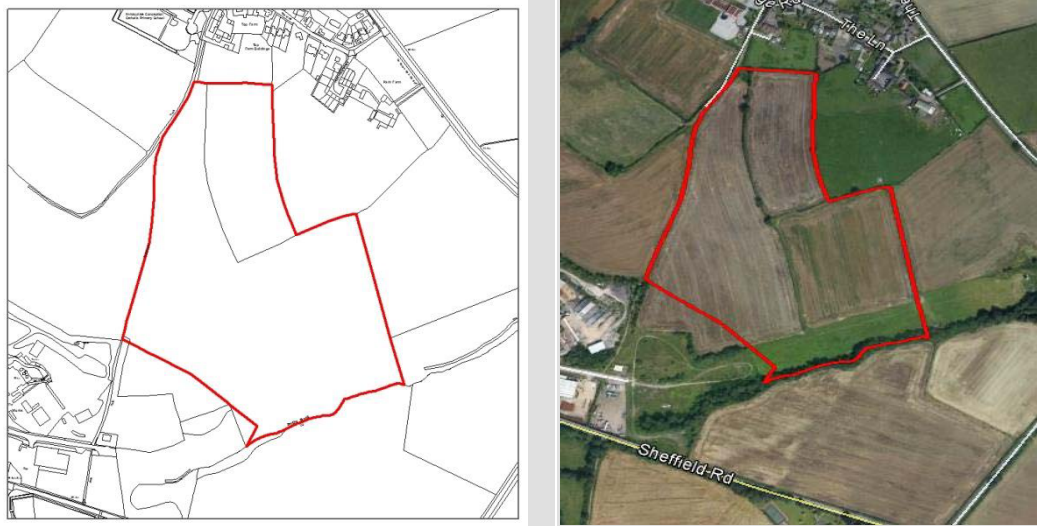
Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	<p>The parcel is not located within a Conservation Area. However, it is approximately 0.1km to the east of Eckington and Renishaw Conservation Area. Notwithstanding views into the Conservation Area from the east are heavily screened by railway infrastructure and mature trees along its eastern boundary. The parcel does not therefore help to preserve the setting of the Conservation Area.</p>	
Overall Score	Green	

Purpose 5 – Assist in urban regeneration


It is considered that all parcels in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt parcels and therefore all Green Belt parcels are awarded a consistent baseline score of **Amber**.

Other Site Specific Issues

Comments	Electricity pylons cross the northwest corner of the parcel
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Settlement	Renishaw	
Parcel Location	Land to the North of Sheffield Road (A6135) and South West of Syday Lane	
Parcel Reference	REN/GB/010	
Parcel Area (Ha)	13.083	Housing Yield: 275
Parcel Boundary		
Overall Scores	Purpose 1	Red
	Purpose 2	Red
	Purpose 3	Red
	Purpose 4	Green
	Purpose 5	Amber
Overall Comments	<p>This parcel forms a large agricultural piece of land to the north east of Renishaw urban area connecting it with Spinkhill to the northeast. The parcel serves purposes 1 - 3 of Green Belt land and therefore checks the unrestricted sprawl of built-up areas, helps to prevent neighbouring towns from merging into one another and assists in safeguarding the countryside from encroachment.</p> <p>Overall Score: Red</p>	

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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	The parcel is entirely detached from the urban area of Renishaw to the southwest (and Spinkhill to the north).	
1a Score	Red	
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The parcel is predominantly bounded by weak but maintained hedgerows which lack durability. A track/public right of way is also located along the parcel's western boundary while Smithy Brook and mature trees line provide a strong and robust southern boundary.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	Development of the parcel would result in a weaker Green Belt boundary than the existing arrangement.	
1b Overall Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 2 – To prevent neighbouring towns from merging into one another		
Purpose 2a	The width of the strategic open gap between urban areas	
Comments	This parcel almost entirely represents the strategic open gap between Renishaw and Spinkhill to the north. Its development would therefore reduce the strategic open gap to 0.05km.	
Purpose 2a Score	Red	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Red	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	None of the parcel is developed.	
Purpose 3a Score	Red	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	There are no buildings present on the parcel.	
Purpose 3b	Land use observations	
Comments	The parcel is used for the grazing of animals which represents an appropriate countryside use	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	Development of the parcel would result in a weaker Green Belt boundary than the existing arrangement.	
Purpose 3c Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 4 – To preserve the setting and character of historic towns

Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	The parcel is not located within or adjacent to a Conservation Area. It does not therefore contribute to the setting and character of an historic settlement.	
Overall Score	Green	

Purpose 5 – Assist in urban regeneration

It is considered that all parcels in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt parcels and therefore all Green Belt parcels are awarded a consistent baseline score of **Amber**.

Other Parcel Specific Issues

Comments	The gradient of the parcel inclines towards the north.
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