

# Rotherham local plan

## Publication Sites & Policies

## Detailed Green Belt Review

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# Part 1

## 1. Introduction

- 1.1. In preparing its Local Plan, Rotherham Borough Council has assessed the need to review the boundaries of Rotherham's Green Belt. Preparation of the adopted Core Strategy was informed by the Strategic Green Belt Review (2012)<sup>1</sup>. The Strategic Green Belt Review applied criteria, derived from the purposes for including land within the Green Belt (set out in the National Planning Policy Framework (NPPF)<sup>2</sup>), to assess all of the Borough's Green Belt.
- 1.2. Core Strategy Policy CS4 indicates that a more detailed Green Belt review should be undertaken to help inform the actual boundaries of potential site allocations for new development, such as housing, and of safeguarded land<sup>3</sup>, in the Sites and Policies Document.
- 1.3. This detailed Green Belt Review fulfils this requirement. In doing so, it also specifically reviews the Green Belt boundaries for two larger sites at Thorpe Hesley and Maltby Colliery.
- 1.4. The Strategic and Detailed Green Belt Review documents use the same assessment criteria and should be read together.
- 1.5. **Note:** The Green Belt Review informs but does not by itself determine which sites should be allocated for housing and other uses in the Sites and Policies Document. It is solely concerned with assessment of potential sites against NPPF Green Belt purposes. Other sustainability issues, which can override Green Belt designation, are considered elsewhere as summarised in the Integrated Impact Assessment. See Section 3 below for further detail.

## 2. Strategic Green Belt Review : Summary of Methodology

- 2.1. Paragraph 79 of the NPPF states that the fundamental aim of Green Belt policy is "to prevent urban sprawl by keeping land permanently open", and that the key characteristics of Green Belts are their openness and permanence. This aim is supplemented by paragraph 80 of the NPPF which states that there are five purposes for including land in the Green Belt:
  - to check unrestricted sprawl of large built-up areas;
  - to prevent neighbouring towns from merging into one another;
  - to assist in safeguarding the countryside from encroachment;
  - to preserve the setting and special character of historic towns; and
  - to assist in urban regeneration by encouraging the recycling of derelict and other urban land
- 2.2. The Strategic Green Belt Review examined all Green Belt in the Borough by dividing it into parcels. Each parcel was assessed in terms of the importance of its continued inclusion in the Green Belt with regard to the above purposes. Each parcel of land was categorised under two groups of criteria, with its continued inclusion in the Green Belt being of major, moderate or minor/ negligible importance.
- 2.3. The assessment of each parcel against the purposes of Green Belt was largely an assessment of how the "openness" of an area contributed to Green Belt purposes; both in its own right or as part of a broader swathe of land. When assessed, each purpose was afforded equal weight. The NPPF does not suggest any of the purposes are more or less important than the others.
- 2.4. Purpose 5 (assisting urban regeneration) however was not assessed. There is very little consistent evidence to indicate whether development is likely to have a positive (complementary) or negative (adverse) impact within individual parcels of land to Purpose 5. The objective inherent in this purpose has and will continue to be promoted as part of wider Local Plan preparation or as part of

<sup>1</sup> [http://www.rotherham.gov.uk/downloads/file/524/strategic\\_green\\_belt\\_review\\_2012](http://www.rotherham.gov.uk/downloads/file/524/strategic_green_belt_review_2012)

<sup>2</sup> [http://planningguidance.communities.gov.uk/blog/policy/achieving-sustainable-development/delivering-sustainable-development/9-protecting-green-belt-land/#paragraph\\_80](http://planningguidance.communities.gov.uk/blog/policy/achieving-sustainable-development/delivering-sustainable-development/9-protecting-green-belt-land/#paragraph_80)

<sup>3</sup> See Core Strategy Policy CS5 [http://www.rotherham.gov.uk/downloads/file/1571/adopted\\_rotherham\\_core\\_strategy](http://www.rotherham.gov.uk/downloads/file/1571/adopted_rotherham_core_strategy)

determination of relevant future planning applications.

- 2.5. Assessment against these purposes has the risk of being rather subjective and confusing because of the way in which the purposes are expressed and their repetitive nature. Therefore, the methodology was amended to:
- combine the assessment of purposes 1 and 3 (using a categorisation based on how well land is contained by urban area(s) and how the character of such land is subject to urban influences). In doing so, the degree of change in urban influence across the boundary and the strength of the boundary that could be created was also assessed; and
  - combine the assessment of purposes 2 and 4 (relating to the assessment of the effect on named settlements and using a categorisation based on the role of intervening open land on the distinctive identity of those settlements, taking account of historic features).

### Purposes 1 and 3

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

Purpose 3: To assist in safeguarding the countryside from encroachment

- 2.6. These two purposes are very similar in nature and are to a large extent repetitive. As such their assessment was combined.
- 2.7. Purpose 1 can only be achieved through the maintenance of a Green Belt boundary providing a sense of permanence. This should mean a boundary marking the recognisable distinction between the urban area and the open countryside, with a landscape and topographical setting that enhances the urban area, and which is permanently open.
- 2.8. The assessment considered whether any future development adjacent to an urban area could be so firmly 'contained' by strong physical and / or visual features that it would not lead to 'unrestricted sprawl' into adjoining parcels.
- 2.9. The assessment also considered how 'contained' each parcel was by one or more urban areas. Assessment of 'containment' is in practice a combination of the degree of integration that development would have with the urban area and the strength of the boundary of the parcel. The rationale is that if the boundary is well defined this would mean that following development of the land there would still be a clear cut-off between the development and the open countryside, and the use of this land wouldn't create a precedent for the development of the adjacent land.
- 2.10. The definition of "urban area" is anywhere not within existing Green Belt.
- 2.11. The third purpose from the NPPF is concerned with the safeguarding of countryside against "encroachment". Assessing the strength of boundaries and the degree of containment, as discussed above in relation to Purpose 1, can equally be applied to Purpose 3.
- 2.12. Another consideration in assessing Purpose 3 is the extent to which a parcel is open or to the degree to which land is evidently under the influence of the urban area, through the types of uses to be found there for instance.
- 2.13. Each parcel was assigned to one of 3 categories:
- **Well contained (WC) / High Urban Influence (HUI)**
    - A parcel must be adjacent to an urban area and bounded by strong physical features such as main roads, railways or tree belts. This would prevent any development within the parcel from encroaching beyond the parcel boundary into the open countryside in neighbouring parcels, and hence if developed would be likely to have a minimal impact on the overall openness of the Green Belt. Land possesses a semi-urban to urban character

- and is no longer perceived to be part of the open countryside. Impact upon openness is significant to total.
- Land may contain degraded land that provides opportunities for enhancement.
  - **Partly contained (PC) / Medium Urban Influence (MUI)**
    - Where only a small part of the parcel is 'contained' by the urban area. This category includes parcels that abut an urban area for any part of their boundary, as these parcels may be a suitable location for development, even if the area is currently not physically well-contained by the urban area. Furthermore, the relationship with the urban area may change if an adjoining parcel were to be developed.
    - Land possesses a semi-rural character and there is already a perception of significant encroachment with significant impact upon openness.
    - There may be other constraints to further encroachment.
  - **Not contained (NC) / Low Urban Influence (LUI) :**
    - Parcels that are 'not contained' by an urban area, and are therefore areas where development would lead to urban sprawl, includes parcels that are not adjacent to an urban area. Such parcels are not, by definition, 'contained' by an urban area. In the case of parcels that are physically separated from an urban area e.g. by a main road (dual carriageway or motorway) or railway, these are also considered to be 'not contained'.
    - Parcel possesses a predominantly open rural character.
    - There may be limited or no other fundamental constraints to encroachment (such as a strong landscape feature that could assist in fulfilling this purpose by containing development from outlying countryside).

#### Purposes 2 and 4

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

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

2.14. The second purpose from the NPPF is 'to prevent neighbouring towns from merging into one another'. This is the most spatially specific of the purposes from the NPPF.

2.15. Assessment of this purpose was limited to assessment of land between the following towns:

#### In Rotherham Borough:

- Rotherham Urban Area (including Rotherham Town Centre, Rawmarsh, Upper Haugh, Eastwood, Herringthorpe, Dalton, Thrybergh, Broom, Whiston, Canklow, Brinsworth, Masbrough, Kimberworth, Kimberworth Park, Wingfield, Greasbrough).
- Dinnington, Anston and Laughton Common.
- Bramley, Wickersley and Ravenfield Common.
- Maltby and Hellaby.
- Wales and Kiveton Park.
- Aston, Aughton and Swallownest.
- Swinton, Kilnhurst.
- Wath, West Melton and Brampton.
- Thurcroft

#### In Sheffield City:

- Sheffield (including Ecclesfield, Parsons Cross, Darnall, Handsworth, Woodhouse and Beighton)
- Chapeltown

#### In Doncaster Borough:

- Mexborough
- Conisborough
- Tickhill

#### In Barnsley Borough:

- Hoyland
- Wombwell
- Bolton upon Dearne

#### In Nottinghamshire

- Worksop and Shireoaks
- Carlton in Lindrick
- Langold

#### In Derbyshire

- Killamarsh

- 2.16. In terms of Rotherham Borough the above relate largely to the settlement groupings used in the Local Plan's Core Strategy. This assumption implies that the assessment of Purpose 2 relates more to land at the higher or broader level between towns rather than to more localised wedges or tongues of Green Belt that lie within the "towns". These more localised areas are covered by the assessment of Purposes 1 and 3. The detailed definition of a revised Green Belt boundary will be undertaken as part of the preparation of the Sites and Policies Document.
- 2.17. In terms of assessing the tendency to "merge", assessment of Purpose 2 considered the distances between the "towns" with the principle that the smaller the gap, the more likely it is essential that it should be kept open.
- 2.18. However, this was not based on a simple measurement of distances between the "towns" but also on a consideration of the 'visual' impression of a gap. The perception of "towns" merging will vary depending on factors such as the size of the "towns" that are to be kept separate, and whether there are visual factors (e.g. motorway or railway embankments, groups of trees or buildings) that might break up a gap or help define it.
- 2.19. Any gaps that have to be kept open in order to ensure that adjacent "towns" do not merge were identified as **'Essential Gaps' (EG)**. It should be noted that in such areas there may be some limited scope for development on one or both sides of the gap without adversely harming its overall integrity, especially where the gap is relatively wide or there is a part that is 'well contained' (WC). Gaps that could accommodate some development were classified as **'partly being within an Essential Gap' (EG (part))**.
- 2.20. The fourth purpose from NPPF is to preserve the setting and special character of historic towns.
- 2.21. Rotherham does not contain any nationally recognised historic towns, the setting of which needs to be protected. However, whilst this may be the case, the presence of historic attributes, such as conservation areas or other historic designations, is something which can still be used in consideration of the identity of the settlements defined as "towns" and was therefore used to inform the assessment of Purpose 2 where relevant.

2.22. Each parcel was assigned to one of 4 categories:

- **EG** : The parcel is within an essential gap, where any further development would reduce the gap between settlements to an unacceptable width;
- **EG (part)** : Although these parcels are situated within an essential gap that must be kept open there may be scope for some development e.g. 'rounding off' on one or both edges of the gap without adversely harming its overall openness and the broad extent of the gap.
- **NG** : Narrow gaps were defined as being wider than essential gaps but are still sensitive to development. Potentially more development could be accommodated on the edge of an urban area without leading to neighbouring settlements merging
- **WG** : Wide gaps where development on the urban edge is not likely to impact on the integrity of the gap. Wide gaps are also likely to contain a series of narrower gaps between smaller settlements within them.

Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict land

2.23. It is the overall restrictive nature of Green Belt that, through its limitation of the supply of other development opportunities, encourages regeneration and re-use of land at a strategic level. It is considered impossible to judge how any given parcel of land within the Green Belt would contribute to the fulfilment of this purpose. This purpose has therefore not been assessed on an area by area basis. This relationship will be determined through the Core Strategy, Sites and Policies Document or individual planning applications.

2.24. The Strategic Green Belt Review states that in identifying sites for development in the Local Plan which lie currently in the Green Belt, the definition of new Green Belt boundaries must be informed by sustainability considerations and not just the purposes of Green Belt policy used in the Strategic, or the detailed Green Belt Review.

### 3. Detailed Green Belt Review Methodology

3.1. The Strategic Green Belt Review assessed all Green Belt land in the Borough. It primarily informed the preparation of the Core Strategy. The Strategic Review (Section 6) explained how it was intended it should inform Local Plan preparation, including the Sites and Policies Document.

3.2. In Section 6, it was essentially explained that the Green Belt Review informs but does not determine which sites are actually allocated in the Sites and Policies Document. Other sustainability issues can override Green Belt designation.

3.3. The purpose of the Green Belt Review is to assist the preparation of the Local Plan to make sound and sustainable provision for the required development set out in the Core Strategy. The NPPF places considerable emphasis on the achievement of sustainable development. In terms of the Green Belt, the NPPF specifically states:

“When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary”

3.4. In other words in identifying sites for development in the Local Plan which lie currently in the Green Belt, the definition of new Green Belt boundaries must be informed by sustainability considerations and not just how well each site performs against the purposes of Green Belt policy used in the Strategic, or this, the Detailed Green Belt Review.

## 2016 Update of the Detailed Green Belt Review

- 3.5. Earlier versions of the Detailed Green Belt Review have informed the preparation of the Sites and Policies Document, including the October 2014<sup>4</sup> version which accompanied the “Final Draft Sites and Policies” Document and the September 2015<sup>5</sup> version which accompanied the “Publication Draft Sites and Policies” Document.
- 3.6. The current draft has refreshed the earlier versions. In doing so, the 2016 refreshed version has brought to light some sites, whose proposed allocation for development in the Sites and Policies Document, could have a significant impact on the openness of the Green Belt or result in the perceived closing of an important gap between settlements.
- 3.7. However, this 2016 version is a retrospective refresh completed following Publication of the Site and Policies Document in September 2015. Whilst it is noted that there may be significant concerns with the potential impact that development of some sites may have on the purposes for including land within the Green Belt, the Council is mindful of the need to meet the targets for development within each appropriate settlement grouping in accordance with Core Strategy Policy CS1 ‘Delivering Rotherham’s Spatial Strategy’. The Council is also mindful that the detailed Green Belt Review is an evidence base document prepared to support the selection of site allocations and is part of a wider site selection methodology – it is not, however, the final decision-making tool in terms of deciding which sites are allocated. Instead it serves as a decision informing tool.
- 3.8. In the specific instances, where the Council notes likely harm to the openness of the Green Belt and / or harm to the broad extent of the perceived gap between settlements would result from site allocation, the Council considers that through careful design and the use of structural landscaping of its preferred allocations the impact of development can be minimised if not mitigated. The site assessments note where this is the case as does Table 1.
- 3.9. This review ensures that all potential sites proposed for allocation in the Sites and Policies Document (including sites proposed which have not been subsequently been put forward for allocation in the Sites and Policies Document) have been assessed in terms of their contribution to the purposes for the inclusion of land in the Green Belt as established in the NPPF.

### Assessment Against Green Belt Purposes 1-4

- 3.10. Each potential site allocation identified through Local Plan preparation was assessed against the purposes of including land within the Green Belt in a similar way to that carried out for the Strategic Green Belt Review – see Section 2 above.
- 3.11. The assessment of each site was carried out in light of the results of the Strategic Review. Where the findings for a site in the detailed review differ from those for the often larger strategic parcel in which the site sits, then this difference is explained.
- 3.12. NPPF para 85 states that boundaries should be defined clearly “using physical features that are readily recognisable and likely to be permanent”. For the purposes of the Study the following definition of strong and weak boundaries were used:
- Strong boundaries include: motorway, public and made roads; railway line; river, stream, canal, other watercourse; prominent physical feature (e.g. ridgeline); protected woodland/ hedge; existing development with strong established boundaries. Strong boundaries should be difficult to destroy by physical means or by planning decision.
  - Weak boundaries include: private/ unmade roads; field boundaries; power lines; non-protected woodlands/ hedges/ trees; development with weak or intermediate boundaries.
- 3.13. The site assessments are detailed in Part 2.

<sup>4</sup> <http://rotherham.limehouse.co.uk/portal/planning/sp/finaldraftsandp?tab=files>

<sup>5</sup> <http://rotherham.limehouse.co.uk/portal/planning/sp/publicationsandp?tab=files>

## Boundary Assessment

- 3.14. As well as assessing the contribution that individual sites make to Green Belt purposes, this Review also assesses the ability of sites, were they to be removed from the Green Belt, to create new robust Green Belt boundaries for future planning decisions. The boundary assessments are shown alongside the site assessments in Part 2.
- 3.15. Paragraph 85 of the NPPF requires that local planning authorities define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.
- 3.16. Therefore, the sites have been assessed according to this principle, examining whether the boundaries as drawn follow physical features on the ground that are likely to be permanent. The assessment also considers whether stronger boundaries exist that would better accord with the above principles. In instances where a site's boundaries do not follow permanent physical features (see definition of strong and weak boundaries above) or a better alternative is available, a written assessment and commentary is made.

## Isolated Areas

- 3.17. In some cases the proposed removal of land from the Green Belt would result in small areas of Green Belt being left over that are no longer contiguous with the rest of the Green Belt and would not contribute to any of the purposes of including land in the Green Belt. Where a site is proposed for allocation in the Sites and Policies Document, consideration will also need to be given to an alternative appropriate designation for these otherwise remnant areas of Green Belt. The sites are few in number but include Sites LDF 192, 371, 480 and 483.

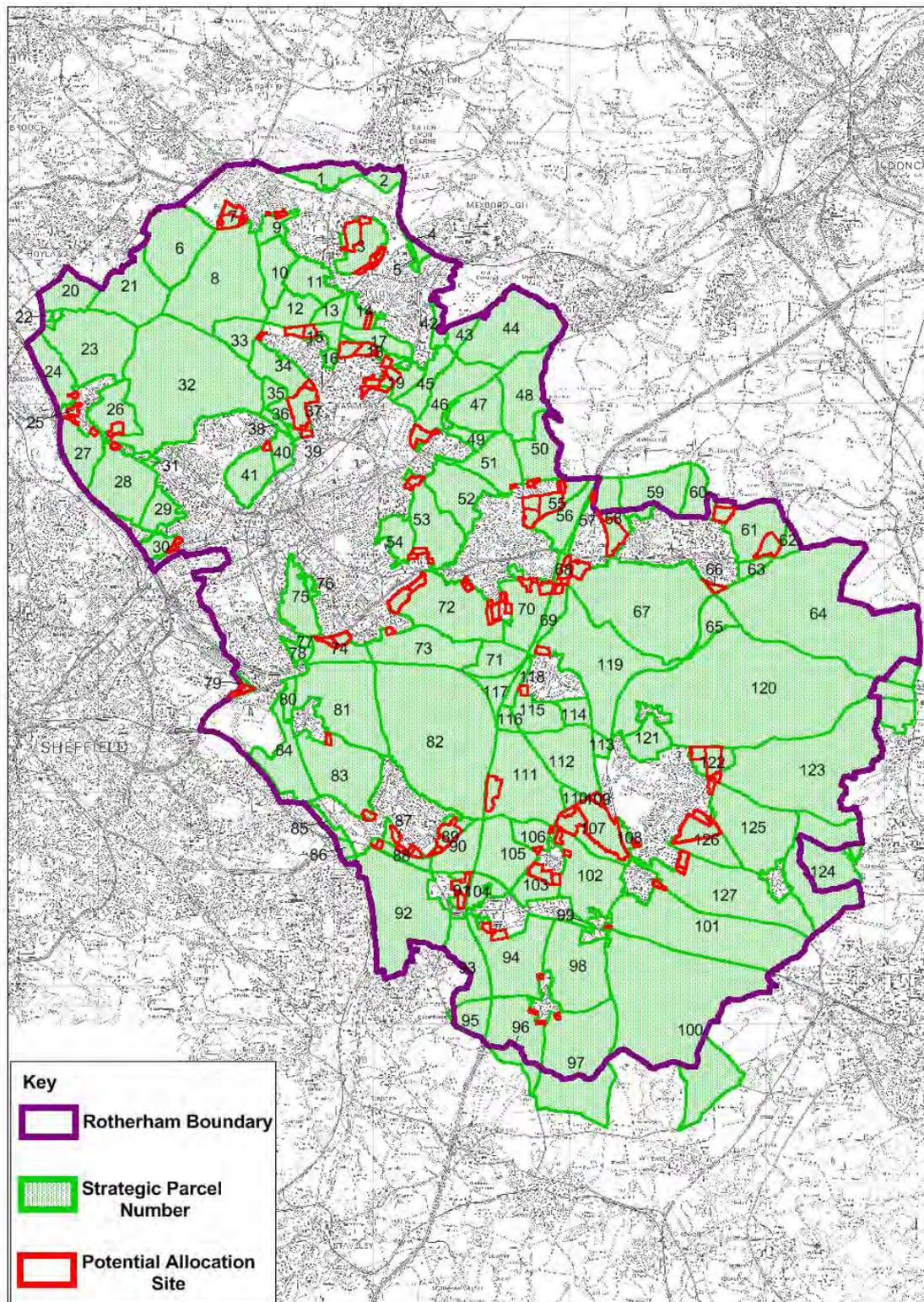
## Specific Sites

- 3.18. In addition to the above, this Review also assesses whether there is a need for alterations to the Green Belt for two key sites. These are an historic large housing allocation in the Unitary Development Plan at Thorpe Hesley (Unitary Development Plan reference H6) and land at the former Maltby Colliery. The Review of these sites is shown in Part 3.

## Part 2 – Site Assessment (including Boundary Assessment)

The following gives the assessment of each potential development (possible allocation) site that is situated in the existing Green Belt as defined in the Unitary Development Plan. Sites are referenced with the prefix 'LDF' but are sorted by Green Belt parcel number - as defined in the Strategic Green Belt Review (SGBR) (2012) – see Map 1 below. For ease of reference, Appendix 3 summarises the findings of the Strategic Green Belt Review in map form.

**Map 1 : Strategic Green Belt Review Parcel Number and Potential Development Site (Allocations)**



## Summary of Results of the Detailed Green Belt Review (2016)

The following table summarises the results of this 2016 refresh of the Detailed Green Belt Review.

**Table 1** : Results of the 2016 Detailed green Belt Review

**Key :**

SL : Safeguarded Land

GB : Retain as Green Belt

H : Residential Development Site

E: Employment Development Site

GT : Gypsy/ Traveller site

Strategic Green Belt Parcel Number	Potential Development Site Number (LDF)	Local Plan Sites & Policies Designation (Submission Draft)	2015 Detailed Green Belt Review Conclusion			2016 Detailed Green Belt Review Conclusion		
			Purpose 1 & 3	Purpose 2 & 4	Review Site?	Purpose 1 & 3	Purpose 2 & 4	Review Site?
3	0298	SL	PC / MUI	EG (part)	N	PC / MUI	EG (part)	N
	0346	GB	-	-	-	PC / MUI	EG	N
	0379	GB	PC / MUI	EG (part)	Y	PC / MUI	EG (part)	Y
	0811	GB	-	-	-	PC / MUI	EG (part)	Y
7	0270	SL SG7	WC/ HUI	WG	N	WC / HUI	WG	N
	0274	GB	PC/ MUI	WG	-	PC / MUI	WG	N
	0288	SL SG6	PC/ MUI	WG	-	PC / MUI	WG	N
	0322	GB	PC/ MUI	WG	-	PC / MUI	WG	N
	0812	GB	WC/ HUI	WG	N	PC / MUI	WG	N
9	0259	GB	-	-	-	PC / MUI	WG	Y
	0261	GB	WC/ HUI	WG	N	PC / MUI	WG	Y
	0325	GB	PC/ MUI	WG	Y	PC / MUI	WG	N
14	0407	GB	-	-	-	PC / MUI	WG	Y
15	0049	GB	NC/ LUI	WG	N	NC / LUI	WG	N
	0761	H16	PC/ MUI	WG	-	PC / MUI	WG	Y
18	0056	GB	-	-	-	PC / MUI	NG	Y
	0664	SL SG1	PC/ MUI	WG	N	PC / MUI	NG	Y
19	0691	H15	PC / MUI	EG (part)	N	PC / MUI	EG (part)	N
	0064	GB /Green Space	PC / MUI	EG (part)	Y	PC / MUI	EG (part)	Y
	0111	GB /Green Space	-	-	-	PC / MUI	EG (part)	Y
	0692	GB	-	-	-	PC / MUI	EG	N
	0693	GB /Green Space	-	-	-	NC / LUI	NG	Y
24	0833	GB	WC/ HUI	WG	N	PC / HUI	WG	Y
25	0515	H39	WC/ HUI	WG	N	WC / HUI	WG	Y
26	0518	GB	-	-	-	NC / LUI	WG	N
27	0512	H37	WC/ HUI	WG	N	PC / MUI	WG	N
	0513	H38	WC/ HUI	WG	N	PC / MUI	WG	Y
	0514	SL SG4	WC/ HUI	WG	N	WC / HUI	WG	Y
28	0806	GB	PC / MUI	NG	-	PC / MUI	NG	N
30	0140	GB	WC/ HUI	WG	Y	PC / MUI	WG	Y
	0770	GB	PC / MUI	EG (part)	Y	PC / MUI	EG (part)	N
34	0045	H19	PC / MUI	WG	N	WC / HUI	WG	Y
	0046	H18	PC / MUI	WG	N	WC / MUI	WG	Y
	0059	GB	-	-	-	NC / LUI	WG	N
37	0163	GB	-	-	-	PC / MUI	WG	N
39	0769	E2	PC / MUI	WG	N	Bassingthorpe Farm Strategic Allocation		
41	0160	H1	WC/ HUI	WG	N	Bassingthorpe Farm Strategic Allocation		

Strategic Green Belt Parcel Number	Potential Development Site Number (LDF)	Local Plan Sites & Policies Designation (Submission Draft)	2015 Detailed Green Belt Review Conclusion			2016 Detailed Green Belt Review Conclusion		
			Purpose 1 & 3	Purpose 2 & 4	Review Site?	Purpose 1 & 3	Purpose 2 & 4	Review Site?
46	0192	H26	PC / MUI	NG	N	PC / MUI	NG	Y
	0826	H26	NC / LUI	NG	Y	PC / MUI	NG	N
	0847	GB, part H27	-	-	-	NC / LUI	NG	N
50	0375	SL SG10	PC / MUI	WG	N	PC / MUI	WG	Y
	0458	SL SG10	PC / MUI	WG	N	PC / MUI	WG	Y
51	0391	H64	PC / MUI	NG	N	PC / MUI	NG	Y
53	0078	GB	-	-	-	PC / MUI	EG	N
	0110	H33	WC/ HUI	EG (part)	N	PC / MUI	EG (part)	Y
	0129	SL SG3	WC/ HUI	EG (part)	N	PC / MUI	EG (part)	N
	0591	GB	-	-	-	NC / LUI	NG	N
55	0452	GB	-	-	-	PC / MUI	EG	N
	0667	GB	-	-	-	NC / LUI	EG (part)	N
	0774	H65	PC / MUI	EG (part)	N	PC / MUI	EG (part)	Y
	0798	SL SG8	PC / MUI	EG (part)	Y	PC / MUI	EG (part)	Y
	0844	GB	-	-	-	PC / MUI	EG (part)	N
	0845	GB	-	-	-	PC / MUI	EG (part)	N
57	0709	E26	NC / LUI	NG	N	NC / LUI	NG	N
58	0411	GB	-	-	-	PC / MUI	WG	N
61	0271		PC / MUI	WG	N	PC / MUI	WG	N
	0305	E23	WC/ HUI	WG	Y	NC / LUI	WG	Y
	0839	GB	-	-	-	PC/MUI	WG	N
66	0723	GB	WC/ HUI	WG	N	WC/ HUI	WG	Y
67	0800	SL SG11	PC / MUI	WG	N	PC / MUI	WG	Y
	0802	GB	-	-	-	NC / LUI	WG	N
68	0327	E24	NC/ LUI	EG	N	NC / LUI	EG	N
	0699	E24	NC/ LUI	EG	N	NC / LUI	EG	N
	0779	SL SG13	PC / MUI	EG	N	PC / MUI	EG	Y
69	0698	GB	-	-	-	NC / LUI	NG	N
70	0360	H61	WC/ HUI	WG	N	PC / MUI	WG	Y
	0649	H62	PC / MUI	WG	N	PC / MUI	WG	N
	0677	GB	-	-	-	PC / MUI	EG (part)	N
	0696	GB	-	-	-	PC / MUI	WG	N
	0697	GB	-	-	-	NC / LUI	WG	N
	0738	GB	-	-	-	NC / LUI	EG (part)	N
72	0233	H34	PC / MUI	WG	N	PC / MUI	WG	Y
	0237	H35	PC / MUI	EG (part)	N	PC / MUI	WG	Y
	0358	GB	PC / MUI	WG	N	PC / MUI	WG	Y
	0371	SG9	PC / MUI	EG (part)	Y	PC / MUI	EG (part)	N
	0682	GB	-	-	-	NC / LUI	EG (part)	N
	0740	GB	PC / MUI	WG	N	PC / MUI	EG (part)	Y
	0838	H35, part GB	PC / MUI	EG (part)	N	PC / MUI	WG	Y
73	0785	GB	PC / MUI	WG	Y	PC / MUI	WG	Y
74	0020	SL SG2	WC/ HUI	WG	N	WC / HUI	WG	Y
	0802	GB	-	-	-	NC / LUI	WG	N
79	0502	E36	WC/ HUI	EG	Y	WC / HUI	EG	Y
83	0447	H85	PC / MUI	EG (part)	Y	PC / MUI	EG (part)	Y
	0489	H57	PC / MUI	EG (part)	N	PC / MUI	EG (part)	Y
84	0836	GB	-	-	-	PC / MUI	EG (part)	N
87	0448	H88	PC / MUI	WG	N	PC / MUI	WG	Y
	0449	E27	WC/ HUI	WG	Y	PC / MUI	WG	Y
	0758	E28	WC/ HUI	WG	Y	PC / MUI	WG	Y
	0759	H89	WC/ HUI	WG	Y	PC / MUI	WG	Y
88	0701	GB	-	-	-	NC / LUI	EG (part)	N

Strategic Green Belt Parcel Number	Potential Development Site Number (LDF)	Local Plan Sites & Policies Designation (Submission Draft)	2015 Detailed Green Belt Review Conclusion			2016 Detailed Green Belt Review Conclusion		
			Purpose 1 & 3	Purpose 2 & 4	Review Site?	Purpose 1 & 3	Purpose 2 & 4	Review Site?
89	0417	GB	-	-	-	NC / LUI	NG	N
	0418	H90	PC / MUI	NG	Y	PC / MUI	NG	Y
	0772	SL SG15	WC/ HUI	NG	N	PC / MUI	NG	Y
	0792	H90	PC / MUI	NG	Y	PC / MUI	NG	Y
91	0483	E32	PC / MUI	WG	Y	PC / MUI	WG	N
	0484	E32	PC / MUI	WG	Y	PC / MUI	WG	N
	0840	Part E32 Part GB	-	-	-	PC / MUI	WG	N
94	0476	SL SG14	PC / MUI	WG	N	PC / MUI	WG	Y
	0480	SL SG14	PC / MUI	WG	N	PC / MUI	WG	Y
	0551	H94	-	-	-	PC / MUI	WG	N
	0841	Part H94	-	-	-	PC / MUI	WG	N
96	0533	H95	PC / MUI	WG	N	PC / MUI	WG	Y
	0803	GB	-	-	-	PC / MUI	WG	N
97	0787	GB	-	-	-	PC / MUI	WG	Y
101	0251	GB	-	-	-	PC / MUI	WG	N
	0462	GT1	WC/ HUI	WG	N	NC / LUI	WG	N
102	0545	GB	-	-	-	PC / MUI	EG (part)	N
	0729	GB	-	-	-	NC / LUI	EG (part)	N
103	0546	GB	-	-	-	PC / MUI	WG	N
	0730	H84	PC / MUI	WG	Y	PC / MUI	WG	N
106	0544	GB	PC / MUI	WG	N	PC / MUI	WG	Y
	0846	GB	-	-	-	PC / MUI	WG	N
107	0612	Part E / Part GB	NC/ LUI	WG	N	NC / LUI	WG	N
	0830	E16	NC/ LUI	WG	N	NC / LUI	WG	N
108	0208	H82	PC / MUI	WG	Y	WC / HUI	WG	Y
109	0257	GB	-	-	-	NC / LUI	WG	N
111	0583	GB	-	-	-	NC / LUI	WG	N
115	0773	GB	PC / MUI	WG	N	PC / MUI	WG	Y
119	0432	E37	PC / MUI	WG	Y	PC / MUI	WG	N
	0837	Part E37	-	-	-	PC / MUI	WG	N
122	0498	H76	NC/ LUI	WG	Y	PC / MUI	WG	N
	0799	SL SG13	NC/ LUI	WG	Y	NC / LUI	WG	Y
123	0717	SL SG12	NC/ LUI	WG	N	NC / LUI	WG	N
125	0221	H80	PC / MUI	WG	N	PC / MUI	WG	Y
	0216	GB	-	-	-	PC / MUI	WG	Y
126	0219	H81	PC / MUI	WG	N	PC / MUI	WG	Y
127	0211	GB	PC / MUI	WG	Y	PC / MUI	WG	N
	0215	GB	PC / MUI	WG	N	PC / MUI	WG	N

**LDF Site Ref**

**LDF0298**

**Green Belt Parcel Number** 3

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Well contained (WC) / High Urban Influence (HUI)  
Purposes 2 and 4 Result: Essential Gap Part (EG (part))

**Site Location / Address:** Land off Farfield Lane, Wath

**Site Description:** The site comprises of open agricultural land with some hedgerows, sitting within a larger isolated parcel of Green Belt surrounded by existing development. The eastern and southern boundaries are made up of hedgerows with open fields beyond, the eastern boundary being further re-enforced by a lane serving farm buildings. The western boundary is formed by hedgerows with allotments and then housing beyond. The northern boundary is also made up of hedgerow with school playing fields, housing and open scrubland beyond.



**Purposes 1 and 3 Result:** Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** The site lies within a strategic parcel categorised as Well Contained (WC) / High Urban Influence (HUI) in the SGBR. As a smaller part of the wider parcel it is attached to the built up area to the north and west and to some extent is contained by Farfield Lane to the east and by a defensible boundary to the south in the form of the northern landscaped boundary of an historic racecourse. The south-eastern part of the site is the least well contained. As such it is partly contained. The site possesses a semi-rural character where urban influence diminishes towards the east.

**Purposes 2 and 4 Result:** Essential Gap Part (EG (part))

**Purposes 2 and 4 Reason:** This site forms an essential gap (part) between the settlements of Wath, West Melton and Brampton and Swinton. Whilst the site slopes from South to North there are views of both settlements from certain parts within site. There is scope for some rounding off without adversely affect the remaining gap.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N (southern boundaries are weak)
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<b>Boundary Assessment Commentary and Recommendation :</b> The majority of the site's boundaries follow strong physical boundaries. The south eastern corner is the least well defined although hedgerows provide some definition. The site's boundaries could form a reasonably strong new Green Belt boundary.	

**LDF Site Ref**

**LDF0346**

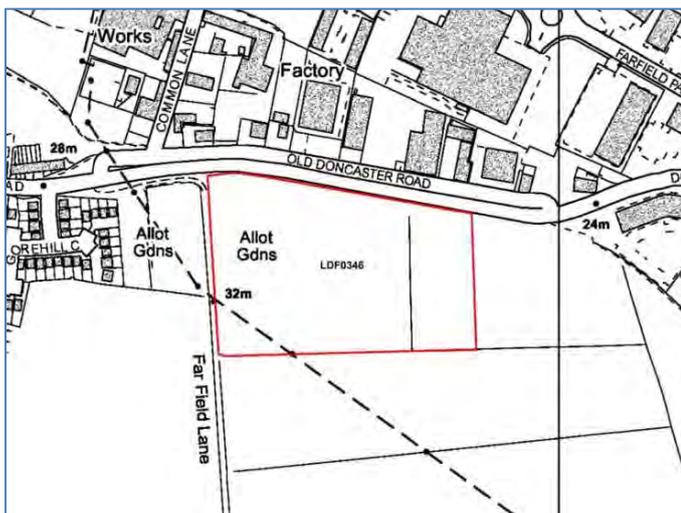
**Green Belt Parcel Number 3**

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Well contained (WC) / High Urban Influence (HUI)  
Purposes 2 and 4 Result: Essential Gap Part (EG (part))

**Site Location / address** Doncaster Road / east of Farfield Lane, Wath

**Site Description:** The roughly rectangular site consists of one field and part of a second arable field. Its western boundary is hedged along Farfield Lane. The northern boundary backs on to Doncaster Road and consists of scattered trees and scrubby grass. The southern boundary is weak being a field margin with no firm physical features. The western boundary features is hedged to the south of the site. The parcel lies south of two roads and an urban area beyond to the north. Its southern, eastern and western adjacent land uses are countryside (predominantly farmland).



**Purposes 1 and 3 Result:** Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** The site abuts an urban area on northern boundary and possesses a semi-rural character. The site's northern, and less so western, boundaries are strong but the southern and eastern are not.

**Purposes 2 and 4 Result:** Essential Gap (EG)

**Purposes 2 and 4 Reason:** Wath and Swinton are within different settlement groupings the gap between settlements appears so small that any further development would reduce the gap between settlements to an unacceptable width. Development here as seen from Doncaster Road to the north would particularly impact upon obtrusively on the openness of the Green Belt.

**Boundary Assessment**

**Do all boundaries follow strong physical features?**

N

**Do stronger physical features exist that could be used?**

N

**Review Boundary for Site?**

N

**Commentary and Recommendation :** An amendment to the Green Belt boundary here would extend beyond an existing strong boundary and impact upon an essential gap between the settlements of Wath and Swinton. Development here as seen particularly from Doncaster Road to the north would impact obtrusively on the openness of the Green Belt.

**LDF Site Ref**                      **LDF0379**

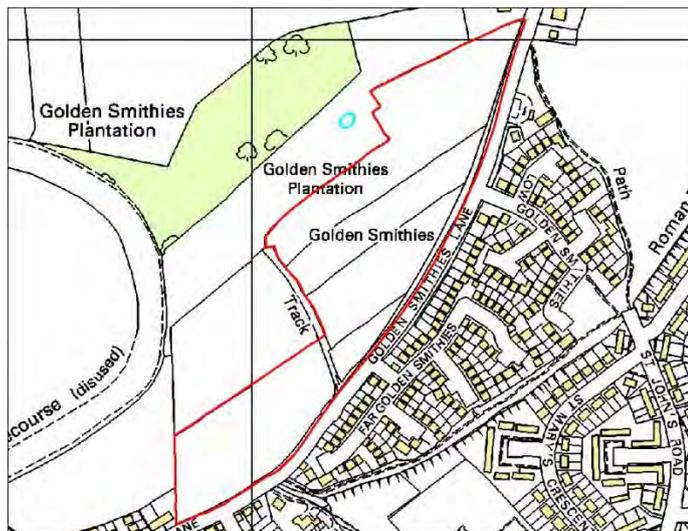
**Green Belt Parcel Number**    **3**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:        Well contained (WC) / High Urban Influence (HUI)  
Purposes 2 and 4 Result:        Essential Gap Part (EG (part))

**Site Location / Address:**        Fields Off Golden Smithies Lane

**Site Description:** The site consists of a number of small scale fields divided by hedgerows. The south-eastern boundary of the site is defined by a patchy hedgerow along Golden Smithies Lane, with housing beyond. The remainder of the site's boundaries are irregular, forming a stepped pattern with parts facing alternately south-west and north - these boundaries are defined by hedgerows with some gaps.



**Purposes 1 and 3 Result:**        Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**    The site lies within a strategic parcel categorised as Well Contained (WC) / High Urban Influence (HUI). However, by itself this site, within the wider parcel, is only partly contained by Golden Smithies Lane and the housing area beyond to the south-eastern boundary. The site's other boundaries are not considered strong and would not contain further development. Golden Smithies Lane is a strong Green Belt boundary and the site would extend incongruously into the wider Green Belt parcel.

**Purposes 2 and 4 Result:**        Essential Gap Part (EG (part))

**Purposes 2 and 4 Reason:**    This site is part of an Essential Gap (part) between the settlements of Wath, West Melton and Brampton and Swinton. However, the site encroaches into the wider strategic parcel to a relatively small extent. The site is also substantially screened by an area of woodland to its north-west.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N (only the eastern is strong)
<b>Do stronger physical features exist that could be used?</b>	Y
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> Some small north-west sections of this site do not have strong boundaries. There are other stronger features to the north, in the form of an area of woodland and a hedgerow. The site is partly contained and would extend beyond an existing strong boundary of Golden Smithies Lane. However, the impact on the wider strategic parcel is relatively small and the site could be extended to follow stronger boundary features to the north and north-west	

**LDF Site Ref**

**LDF0811**

**Green Belt Parcel Number 3**

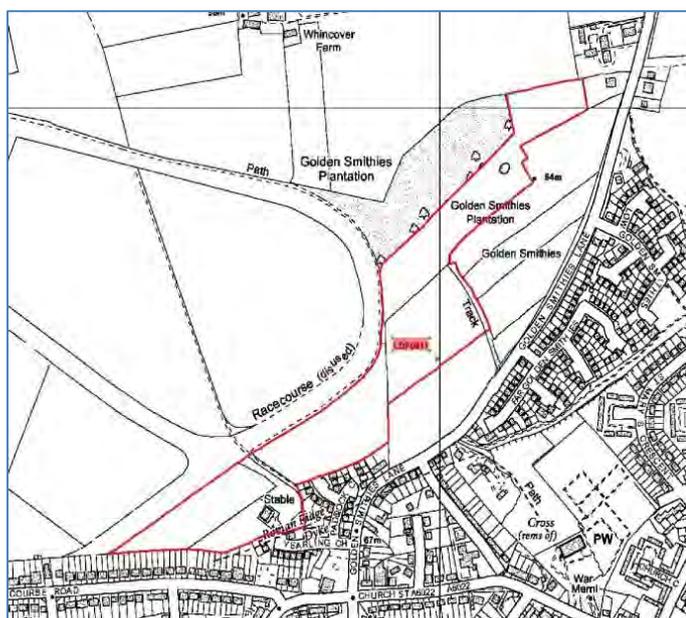
**SGBR Parcel Results:**

Purposes 1 and 3 Result: Well contained (WC) / High Urban Influence (HUI)

Purposes 2 and 4 Result: Essential Gap Part (EG (part))

**Site Location / address:** Land off Golden Smithies Lane, Swinton

**Site Description:** The site is located in farmland north of Swinton. It is a very irregularly shaped site comprising of a series of small fields, located off Golden Smithies Lane (west of LDF0379). The site's northern boundary is the most regular side of the parcel. It consists of hedges and a tree belt at Golden Smithies Plantation. The southern boundary of the site is bordered by residential properties. The north-eastern part of the site is irregular in outline - it includes some hedgerows, a track way and gaps. The short far eastern boundary is marked by a fence/ wall and tree line. The site consists of fields, within a gap of farmland north of Swinton. It is adjacent to the Swinton Kilnhurst settlement grouping and located in a gap with the Wath, West Melton and Brampton settlement grouping.



**Purposes 1 and 3 Result:** Partly Contained (PC) Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** Only small parts of the parcel are contained by the urban area (parcel abuts urban area to south and north east). Land possesses a semi-rural character. The site's relationship with the urban area would change if the land to the east (LDF 379) were to be developed. However, Golden Smithies Lane is a strong Green Belt boundary and the site by itself would extend incongruously into the wider Green Belt parcel.

**Purposes 2 and 4 Result:** Essential Gap Part (EG (part))

**Purposes 2 and 4 Reason:** The Parcel is within an essential gap, but there could be some scope for development here without harming its overall openness and the broad extent of the gap. The site does encroach into the wider strategic parcel. It is substantially screened by an area of woodland to the north but is more open to the west.

**Boundary Assessment**

**Do all boundaries follow strong physical features?**

N

**Do stronger physical features exist that could be used?**

Y

**Review Boundary for Site?**

Y

**Commentary and Recommendation :** The site is partly contained and would extend beyond an existing strong boundary of Golden Smithies Lane. However, the impact on the wider strategic parcel is relatively small and the site could be extended to follow stronger boundary features to the north and north-west.

**LDF Site Ref**                      **LDF0270**

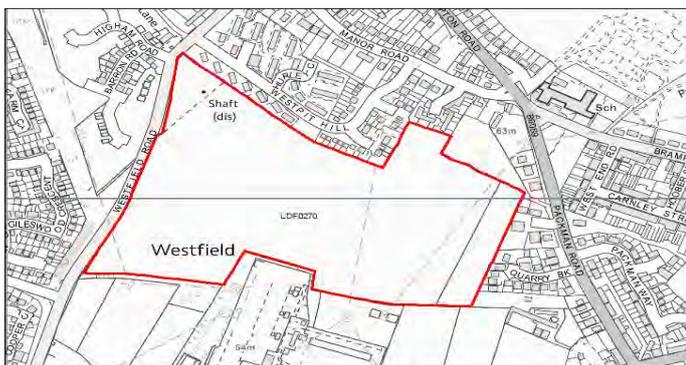
**Green Belt Parcel Number**    **7**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:        Well Contained (WC) / High Urban Influence (HUI)  
Purposes 2 and 4 Result:        Wide Gap (WG)

**Site Location / Address:**        Land To East Of Westfield Road, Westfield Road

**Site Description:** Area of relatively flat land mainly consisting of pasture & farmland and to the North of a large electricity switching station . Bounded to the North by Westpit Hill and residential properties and their gardens. To the West is Westfield Road, Elsecar Road is to the south and to the east is Packman Road with residential properties on Quarry Bank.



**Purposes 1 and 3 Result:**        Well contained (WC) / High Urban Influence (HUI)

**Purposes 1 and 3 Reason:**        This large is contained on the north and east by residential urban area. The west is bounded by a road with houses beyond. To the south is a large electricity switching station with boundaries created by hedgerows and a strip of woodland

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**        Site lies within a wide gap between Rotherham main urban area and Wath, West Melton & Brampton and the Barnsley settlement of Hoyland. There is no visual impression of the potential for neighbouring settlements to merge because there are no views of both settlements across the gap due to the existence of surrounding open countryside and the switching station adjoining the site.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N (southern boundary is weaker)
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> This site is well contained and lies within a wide gap. If the boundary were to be amended to follow the site's southernmost boundary there would be minimal impact upon the integrity of the Green Belt in this location.	

**LDF Site Ref** LDF0274

**Green Belt Site Number** 7

**SGBR Site Results:**

Purposes 1 and 3 Result: Well Contained (WC) / High Urban Influence (HUI)

Purposes 2 and 4 Result: Wide Gap (WG)

**Site Location / Address:** Pony Paddock To East Of Westfield Road, Brampton.

**Site Description:** The site is a rectangular field (pony paddock) bounded by fields to the north, south and east. A very large electricity switching station is approximately 140 metres east of the site. To the immediate west of the site lies Westfield Road with residential properties beyond. The northern and eastern boundaries consist of bushy hedgerows, which becomes less bushy towards the southern end of the site. The very large electricity switching station has an urbanising influence on the site..



**Purposes 1 and 3 Result:** Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** Site abuts a road with residential properties beyond to the west. The site is immediately adjacent to agricultural fields to the north, south and east. Land is not degraded and forms part of networks of fields providing open countryside though there is a large electricity switching station beyond to the east. It is considered development of this site would lead to pressure for development on adjacent land. Site is 'not contained' by urban area. Although the wider strategic parcel is "well contained (WC) / High Urban Influence (HUI)", this site has been assessed in relation to the Green Belt immediately around it.

**Purposes 2 and 4 Result:** Wide Gap (WG)

**Purposes 2 and 4 Reason:** Site lies at edge of a wide gap between Rotherham main urban area, Wath West Melton & Brampton and the Barnsley settlement of Hoyland. There is no visual impression of the potential for neighbouring settlements to merge because there are no views of both settlements across the gap due to the existence of surrounding open countryside and the switching station adjoining the site.

**Boundary Assessment**

<b>Do all boundaries follow strong physical features?</b>	N (strong only to west)
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> The site lies beyond a strong Green Belt boundary formed by Westfield Road. Containment of development beyond the site's northern, eastern and southern boundaries would be minimal. It would be difficult to form a new strong boundary unless the wider strategic parcel was used as a new boundary.	

**LDF Site Ref**                      **LDF0288**

**Green Belt Site Number**        **7**

**SGBR Site Results:**

Purposes 1 and 3 Result:            Well contained (WC) / High Urban Influence (HUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:**        North Of Elsecar Road, Brampton

**Site Description**            The site consists of horse paddocks. Development is present to the immediate north and there is housing to the east. To the west lies agricultural land and further beyond, is an electricity switching station. To the south of the site is Elsecar Road, with agricultural fields beyond. The site is subdivided into a number of pony paddocks by fencing.



**Purposes 1 and 3 Result:**        Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**    There is development to the north and east of this site to the south, Elsecar Road provides a strong boundary. Agricultural fields lie to the west of the site which form a gap between the site and the electricity switching station – the presence of this station has an urbanisation influence on the site. Any development at this location might lead to encroachment from this site westward towards the switching station. The site is ‘not contained’ by the urban area. Although the strategic parcel was assessed as “Well contained (WC) / High Urban Influence (HUI)” this site has been assessed in relation to the Green Belt immediately around it.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**    Site lies at the edge of a wide gap between Rotherham main urban area and Wath, West Melton and Brampton and the Barnsley settlement of Hoyland. There is no visual impression of the potential for neighbouring settlements to merge because there are no views of both settlements across the gap due to the existence of surrounding open countryside and the switching station near the site.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> The site lies beyond a strong Green Belt boundary formed by Elsecar Road. Containment of development beyond the site’s western boundary would be minimal. It would be difficult to form a new strong boundary unless the wider strategic parcel was used as a new boundary.	

**LDF Site Ref**                      **LDF0322**

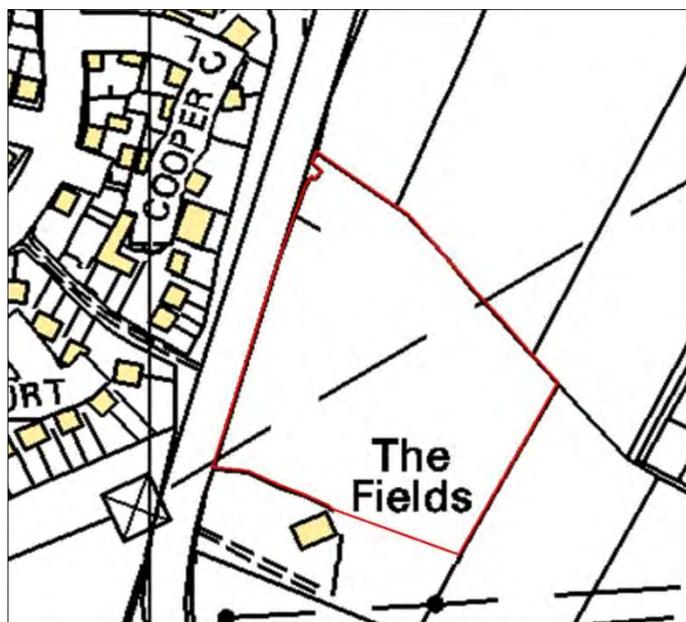
**Green Belt Site Number**        **7**

**SGBR Site Results:**

Purposes 1 and 3 Result:            Well contained (WC) / High Urban Influence (HUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:**        Land Adjoining “The Fields”, Westfield Road, Brampton

**Site Description :** The site consists of an agricultural field over which an electricity pylon and cables pass. The site’s western boundary is formed by Western Road. This hedge backs on to Westfield Road with residential properties beyond. The north eastern corner of the site has an area of bushy vegetation. Along the northern boundary is a bushy hedgerow and the eastern boundary is a hedgerow. The southern boundary in part is a hedgerow where it borders on to a property (The Fields), the remaining section of boundary dissects the field but no physical features are evident. Agricultural fields lie to the immediate east, north and south.



**Purposes 1 and 3 Result:**        Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** The site abuts urbanised areas to the west along Westfield Road. However, agricultural fields form a gap between this site and an electricity switching station. Development could possibly encroach from this site towards the switching station as it is not far away. Site is ‘not contained’ by urban area and possesses a semi-rural character although the very large electricity switching station has an urbanisation influence on the site. Although the wider strategic site parcel was assessed as “Well Contained (WC) / High Urban Influence (HUI)” this site has been assessed in relation to the Green Belt immediately around it.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:** Site lies at edge of a wide gap between Rotherham main urban area, Wath, West Melton and Brampton and the Barnsley settlement of Hoyland. There is no visual impression of the potential for neighbouring settlements to merge because there are no views of both settlements across the gap due to the existence of surrounding open countryside and the switching station adjoining the site.

**Boundary Assessment**

<b>Do boundaries follow physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N

**Commentary and Recommendation :** The site lies beyond a strong Green Belt boundary formed by

Westfield Road. Containment of development beyond the site's northern, eastern and southern boundaries would be minimal. It would be difficult to form a new strong boundary unless the wider strategic parcel was used as a new boundary.

**LDF Site Ref**

**LDF0812**

**Green Belt Site Number**

**7**

**SGBR Site Results:**

Purposes 1 and 3 Result:

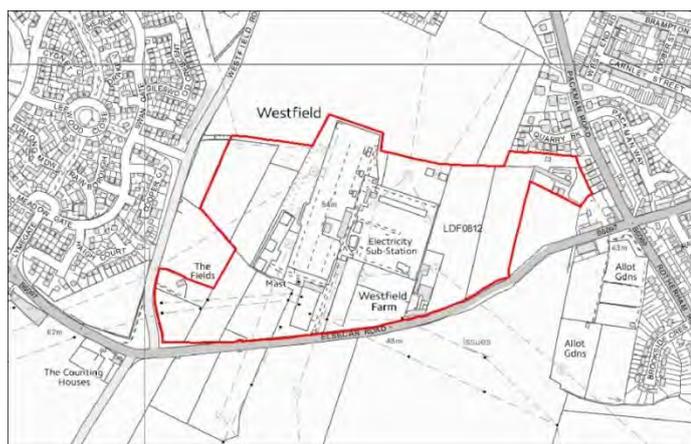
Well contained (WC) / High Urban Influence (HUI)

Purposes 2 and 4 Result:

Wide Gap (WG)

**Site Location / Address:** Land To The North Of Elsecar Road, Including The Electricity Switching Station, Brampton.

**Site Description:** A very large irregular shaped site consisting of a series of often rectangular agricultural fields some with associated hedgerows. The site includes a very large electricity switching station, with Pylons and equipment which has brought an urban influence to the centre of the large complex of fields bounded by Elsecar Road and Westfield Road and urban areas to the north and east. The site has various lines of electricity cables crossing the fields. Also within the site are Westfield Farm buildings, and another residential property (The Fields). There are a number of access route ways and occasional areas with bushy trees. The southern boundary of the site is hedged along Elsecar Road. The irregular western boundary is predominantly well hedged. To the south west it backs on to Westfield Road, and then it skirts inward round the agricultural fields (see LDF0322 and LDF0274) that lie to its west. To the north the boundary is largely hedged and extends out further north to include the edge of the switching station. In site shape a promontory is formed in the site's north east corner. The eastern boundary of the site does not appear as well hedged. The north east corner of the site backs onto existing housing. The rest of the eastern boundary backs on to a field (see LDF0288). The northern boundary adjoins agricultural fields (see LDF270).



**Purposes 1 and 3 Result:** Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** This large site is in close proximity to the west and east by residential properties. To the south the rising land and Elsecar Road provides a strong boundary. The site is dominated by the presence of a large electricity switching station, with pylons and equipment and urban influence is high. If this site were removed from the Green Belt, land to the north would also be removed to avoid an isolated parcel of Green Belt, as would adjacent sites to the west and east.

**Purposes 2 and 4 Result:** Wide Gap (WG)

**Purposes 1 and 3 Result:** Site lies at edge of a wide gap between Rotherham main urban area, Wath West Melton & Brampton and the Barnsley settlement of Hoyland. There is no visual impression of the potential for neighbouring settlements to merge because there are no views of both settlements across the gap due to the existence of surrounding open countryside and the switching station adjoining the site.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	Y
<b>Review Boundary for Site?</b>	N

**Commentary and Recommendation :** The site lies beyond a strong Green Belt boundary formed by Elsecar Road. Removal of this site from the Green Belt would require removal of land to the north, west and east – i.e. the removal of the whole of the strategic parcel 3 – to avoid creating isolated areas of Green Belt. Elsecar Road could form a new strong Green Belt boundary.

LDF Site Ref

LDF0259

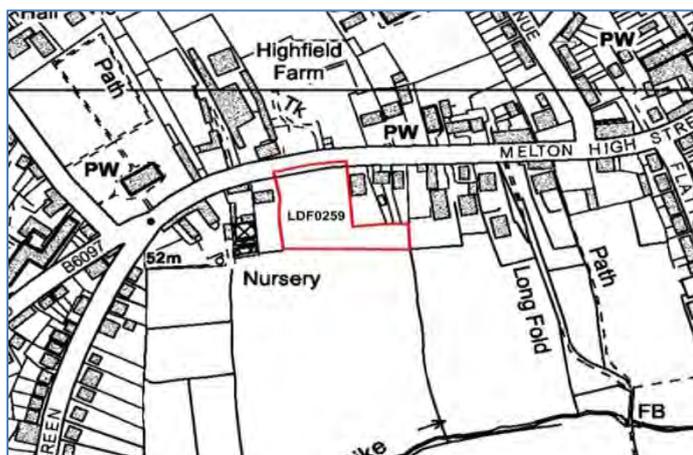
Green Belt Parcel Number 9

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result: Wide Gap (WG)

**Site Location / address** Adjoining 211 Melton High Street, West Melton

**Site Description:** This site lies within the existing urban area of West Melton and is currently in agricultural use. It consists of some fields and a few associated buildings. Land to the south is agricultural, to the west and east is housing and gardens, an agricultural field lies to the east. To the north, across Melton High Street lies Highfield Farm within a predominantly residential setting. The site's southern boundary is in line with the adjacent housing curtilages to the west and east. There are no physical features along the southern boundary of the site, as the boundary cuts across existing agricultural fields. To the west and east the site's boundary is hedged in part. The northern boundary is formed by Melton High Street.



**Purposes 1 and 3 Result:** Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** The site abuts the urban area of West Melton at its northern, eastern and western boundaries. The site possesses a semi-rural character but there is a perception of significant encroachment. The southern boundary of the site is not physically evident and is weak. Development of this site may therefore risk further encroachment into the adjacent countryside. However, the location of the site, along Melton High Street, is such that it is (largely) sandwiched between adjacent residential properties. For the above reason, the site is considered partly contained.

**Purposes 2 and 4 Result:** Wide gap

**Purposes 2 and 4 Reason:** This parcel is within a wide gap between the settlement of Wath, West Melton and Brampton and Rotherham Main Urban Area. Development that is contained within the urban footprint of West Melton is considered not likely to impact on the integrity of the gap between settlement groupings.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N (southern boundary is weak)
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> The location of the site, south of Melton High Street, and largely sandwiched between residential properties to the west and east is such that the site is partly contained along all but the southern boundary. The site is in a location with a perception of significant existing encroachment. A review of the Green Belt boundary in this location would be acceptable with the proviso of a strong landscape boundary being formed on the southern boundary of the site.	

**LDF Site Ref**                      **LDF0261**

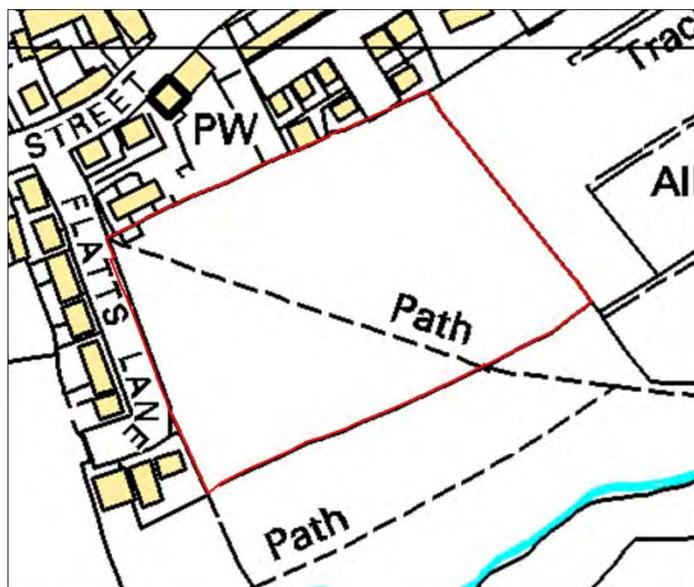
**Green Belt Site Number**        **9**

**SGBR Site Results:**

Purposes 1 and 3 Result:        Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result:        Wide Gap (WG)

**Site Location / Address:** Off Flatts Lane and Broome Drive, West Melton.

**Site Description:** A rectangular shaped field used for grazing horses. There is right of way which passes diagonally across the site. Flatts Lane and associated houses lie immediately to the west of the site and residential properties and a Church lie to the north. Allotment gardens are present to the east and agricultural fields with Brook Dike lie to the south. A small electrical substation is in the north-western corner of the field. The site's boundary is hedged to the east, south and west. The northern boundary is part hedged and has a hard boundary in other places against residential properties.



**Purposes 1 and 3 Result:**        Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**

The site is bounded by strong physical features to its west and north. Flatts Lane along the western boundary already extends out into the countryside. Weaker boundaries lie to the east (allotment gardens) and a hedgerow to the south. However, the existing Green Belt boundary is formed by the western extent of the allotments. The site lies within the wider strategic parcel identified as “Partly contained (PC) / Medium Urban Influence (MUI)”.

**Purposes 2 and 4 Result:**        Wide Gap

**Purposes 2 and 4 Reason:** This site is part of a wider wide gap between the settlement of Wath, West Melton and Brampton and Rotherham Main Urban Area to the South.

**Boundary Assessment**

<b>Do boundaries follow physical features?</b>	N (weaker to the east and south)
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	Y

**Commentary and Recommendation :** This site lies within a strategic green parcel categorised as partly contained. The site has strong boundaries to the west and north. The eastern is weaker but nevertheless defines the existing Green Belt boundary. The southern boundary is a hedge. Although, therefore partly contained , consideration could be given to removal of the site from the Green Belt given that the site could be more contained than the methodology strictly allows given the presence of strong boundaries on two sides and an existing Green Belt boundary on the third. The hedged boundary to the south could form a

reasonable Green Belt boundary in the context of this site. Given that the site contributes little to Purposes 2 and 4, and the above reasoning, it is concluded an argument could be advanced for removal of this site from the Green Belt.

**LDF Site Ref** LDF0325

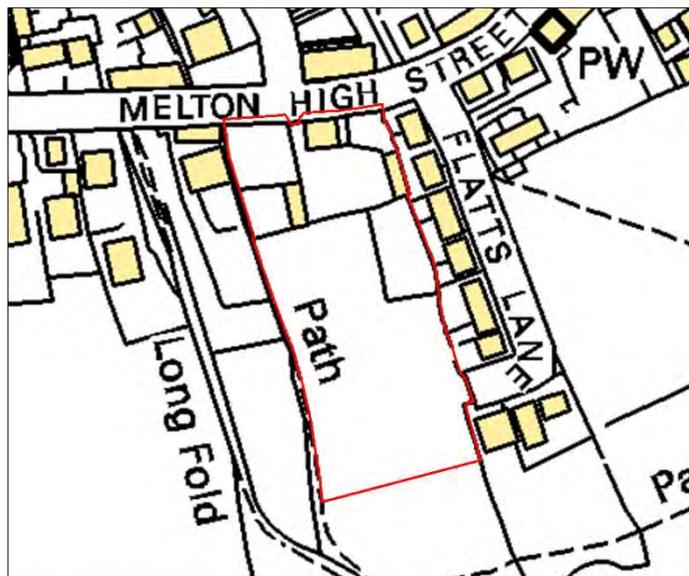
**Green Belt Site Number** 9

**SGBR Site Results:**

Purposes 1 and 3 Result: Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result: Wide Gap (WG)

**Site Location / Address:** Land R/O 2 to 30 Flatts Lane, West Melton

**Site Description:** This site consists of a long, strip of land with residential properties to the east and less well established residential properties to the north. The western boundary is formed by a hedge. There is no obvious feature forming the southern boundary of the site which bisects an agricultural field. The site, forming part of a single large field is used as agricultural land (for horse grazing).



**Purposes 1 and 3 Result:** Partly contained (PC) / Medium Urban Influence (MUI):

**Purposes 1 and 3 Reason:** The site is semi-rural in character. It abuts an urban area along the northern and eastern boundaries. The western boundary is weaker. The southern is non-existent. The site is not physically contained by the location's urban area.

**Purposes 2 and 4 Result:** Wide Gap (WG)

**Purposes 2 and 4 Reason:** This site is part of a wide gap between the settlements of Wath, West Melton and Brampton and Rotherham Main Urban Area to the south.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> Two of the four boundaries for the site follow strong, permanent, features on the ground. The western is weaker but is comprised by a well-defined hedge. However, the southern boundary runs across the site and follows no features on the ground. No alternative boundary is considered to exist. If removed from the Green Belt, pressure for further release is likely.	

LDF Site Ref

LDF0407

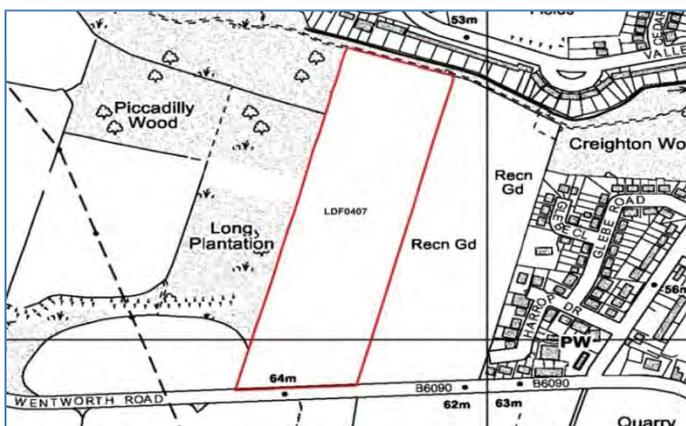
Green Belt Parcel Number 14

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result: Wide Gap (WG)

**Site Location / address** Wentworth Road, Swinton.

**Site Description:** This site is currently agricultural land. The northern short edge boundary of the site is a narrow wooded strip containing a drain acting as a small buffer to the adjacent residential area beyond off Valley Road. The vast majority of the western boundary lies adjacent to a significant belt of woodland nearly as wide for the majority of the western boundary as the site itself is wide (west to east). A small part of the northernmost section of the eastern boundary is also wooded but the majority of this eastern boundary is separated by a hedge from an adjacent recreation ground (in the Green Belt). The southern boundary is well defined by Wentworth Road (B6090).



**Purposes 1 and 3 Result:** Partly contained (PC) / Medium Urban Influence (MUI):

**Purposes 1 and 3 Reason:** Whilst this site’s northern boundary is not directly adjacent to the residential area to the north, it is separated by only a small distance. It is therefore considered to lie adjacent to an urban area to the north. This and the southern boundary are therefore strong physical features. The western boundary is also considered strong being for the most part a significant woodland belt. The eastern boundary is the weakest. Removal of this site from the Green Belt would lead to pressure to release the recreation ground to the east. By itself the site, does not form a logical extension to the urban area being not well-connected to existing residential areas. However, although the site is not physically well-contained by the urban area, its relationship with the urban area would change if the adjoining eastern site were to be developed.

**Purposes 2 and 4 Result:** Wide Gap (WG)

**Purposes 2 and 4 Reason** This site forms part of a wide gap between Swinton and Rotherham Urban Area where development on the urban edge is not likely to impact on the integrity of the gap. Views across to the northern edge of Rotherham Urban Area are negligible.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N (eastern boundary is weak)
<b>Do stronger physical features exist that could be used?</b>	Y (the urban edge of Swinton to the east)
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> The site is partly contained with medium urban influence although the site has a distinct countryside character. By itself the site is not physically well-contained by the urban area, but its relationship with the urban area would change if the adjoining eastern site were to be developed as strong boundaries would be formed on all four sides. Further, pressure to release additional Green Belt would be minimal. Given that the site is within a wide gap, taken together with the above, consideration could be given to removal of this site from the Green Belt.	

**LDF Site Ref**                      **LDF0049**

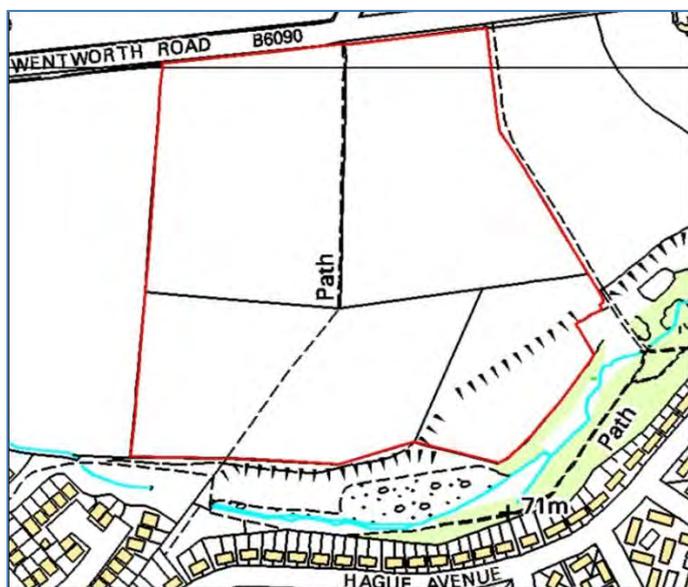
**Green Belt Site Number**        **15**

**SGBR Site Results:**

Purposes 1 and 3 Result:        Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result:        Wide Gap (WG)

**Site Location / Address:**        Land to the rear of Hague Avenue, Upper Haugh

**Site Description**        This site is a large arable field separated from residential areas to the south by Collier Brook and an area of open space, which to the eastern part is wooded – it is therefore not contiguous with any urban area and is not contained. It has only limited urban influence being separate from the southern urban area. A right of way runs through the middle of part of the site. There are relict hedgerows along the east, northern and western boundaries of the site. The hedgerow along the Southern boundary of the site is more pronounced, Wentworth Road forms the northern boundary of the site. To the east and west of the site are large arable fields. The field to the west is proposed as a potential site for development (LDF0761).



**Purposes 1 and 3 Result:**        Not contained (NC) / Low Urban Influence (LUI):

**Purposes 1 and 3 Reason:**

The site is 'not contained' by an urban area, it is not immediately adjacent to an urban area. The site is a large agricultural field it would be presumed to be predominantly open rural character. Wentworth Road would form a strong boundary to the North in containing development from outlying countryside. The eastern and western boundaries are defined by permanent features on the ground although these relict hedgerows are not particularly prominent. Although the strategic parcel is categorised as "Partly contained (PC) / Medium Urban Influence (MUI)" in part as it is contiguous with the adjacent urban area, this site is not in itself attached to the urban area and has been assessed in relation to the area immediately around it. Although if viewed in conjunction with the proposed site for potential development to the west the sites could be viewed as "Partly contained (PC) / Medium Urban Influence (MUI)" as the two sites together would be contiguous with the urban area.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**    The site lies within a wide gap between Rotherham Urban Area (Rawmarsh) and settlements to the north – Wath and Swinton, both of which cannot be seen from the site due to the rise of the land from the edge of the Rotherham urban area towards the north. Removal of the site from the Green Belt would have limited impact on this gap.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> Although within a wide gap, the site is not contained and has low urban influence and possesses a distinct countryside character. By itself the site is not physically contained. Its relationship with the urban area would change if the adjoining western site were to be developed but not enough to justify its removal given the relatively poor relationship to the urban area to the south and weak eastern boundary. No stronger boundary exists further to the east.	

**LDF Site Ref**                      **LDF0761**

**Green Belt Site Number**      **15**

**SGBR Site Results:**

Purposes 1 and 3 Result:            Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:**      Land To east of Harding Avenue, Upper Haugh

**Site Description :** This site is a large arable field bounded by Wentworth Road to the north and Harding Avenue to the west - both of these boundaries have hedgerows for the majority of their length. The southern boundary is formed by residential curtilages and a hedgerow with mature trees. The eastern boundary is defined by a relict hedgerow. The field to the east is a site for potential development (LDF0049) – see above.



**Purposes 1 and 3 Result:**      Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**    The site is contiguous with the urban area to the west and south and has strong boundaries on three of its four sides – the exception being the eastern boundary which is defined by a relict hedgerow. The site is not physically well-contained by the urban area but being subject to strong boundaries on three of its four sides may be a suitable location for development. The site possesses a semi-rural character. The site’s relationship to the urban area would become stronger were land to the east developed.

**Purposes 2 and 4 Result:**      Wide Gap (WG)

**Purposes 2 and 4 Reason:**    The site lies within a wide gap between Rotherham Urban Area (Rawmarsh) and settlements to the north – Wath and Swinton, both of which cannot be seen from the site due to the rise of the land from the edge of the Rotherham urban area towards the north. Removal of the site from the Green Belt would have limited impact on this gap.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N (the eastern boundary is weak).
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> The site is subject to strong boundaries on three sides. The eastern side is weak but there is potential to create a stronger boundary through landscaping. Wentworth Road to the north could form a strong defensible boundary resisting further encroachment beyond to the north. The eastern boundary, whilst following a relict hedgerow could be formed at points further to the east – but the further east the boundary is proposed, the less strong the relationship with the urban area would be. However, the site’s relationship to the urban area would become stronger were land to the east proposed separately as a development site (LDF049) developed.	

LDF Site Ref

LDF0056

Green Belt Parcel Number 18

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result: Narrow Gap (NG)

**Site Location / address** Former Tip Site, Warren Vale

**Site Description:** A former tip site bordered by residential areas to the south, the A633 to the west, woodland to the north and farmland to the east. The parcel has well defined wooded road boundary to the west and a strong residential boundary to the south abutting Rotherham Urban Area. The northern boundary of the parcel is relatively weak (skirting around a cluster of buildings beyond the site, then cutting across rough grassland and scrubland following no physical features (in a direction roughly parallel to Collier Brook) until it meets a boundary of an agricultural field which forms the eastern boundary of the site. The site's eastern boundary features are also weak, seen by change of management (from agricultural land to rough grassland and a right of way) rather than consisting of any strong boundary features. A site for potential development (LDF 664) lies to the immediate east.



**Purposes 1 and 3 Result:** Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** The site lies adjacent to an urban area to the south and possesses a semi-rural character. The relationship of the site to the urban area would change were the adjacent eastern boundary developed. The A633 would prevent further encroachment into the Green Belt to the west and Collier Brook and associated woodland, are reasonably strong, and could similarly do so to the north.

**Purposes 2 and 4 Result:** Narrow Gap (NG)

**Purposes 2 and 4 Reason:** The site is located in the gap between Rotherham Urban Area and Swinton. It is within the wider strategic review parcel (number 8) which was assessed as a narrow gap. Development on this site could have an impact on the integrity of the wider gap towards Swinton to the north but on balance potentially development could be accommodated here without leading to a perception of the merging of Rotherham Urban Area and Swinton. This is because views towards Swinton are limited and the existence of Collier Brook and associated woodland, which could be enhanced, would restrict further development to the north (assuming that land was retained as Green Belt).

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N (Northern relatively weak, eastern weak)
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> The parcel has well defined wooded road boundaries to the west and a strong residential boundary directly to the south of the site. Northern and eastern boundaries are weaker, particularly to the east. The northern boundary could be enhanced to a stronger boundary. Although extending into open countryside, the boundaries that exist, and which could be created for the eastern, could support review of the Green Belt boundary to include this site. The site's relationship to the Green Belt would change were the adjacent land to the east removed from the Green Belt.	

**LDF Site Ref**                      **LDF0664**

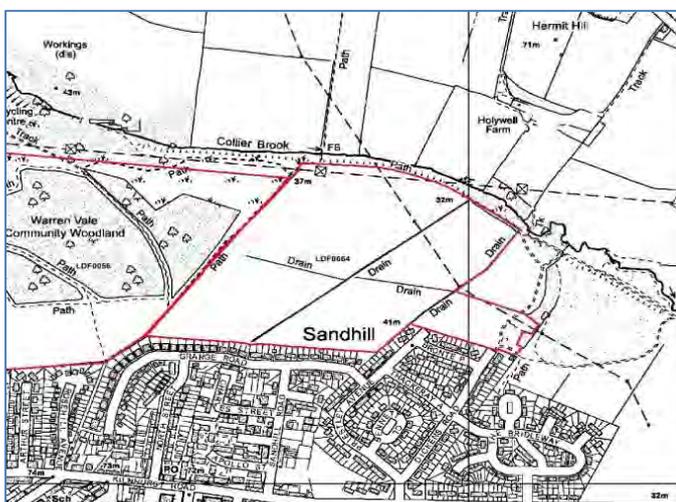
**Green Belt Site Number**        **18**

**SGBR Site Results:**

Purposes 1 and 3 Result:            Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result:            Narrow Gap (NG)

**Site Location / Address:**        Land to the north of Grange Road, Rawmarsh

**Site Description :** The site is an arable field which lies adjacent to residential properties at its southern boundary and south-east corner. The western boundary of the site largely coincides with a public right of way and other than this route way there are no clear boundary features evident. The adjacent land to the west of the site is rough grassland. To the north of the site lies Collier Brook within associated woodland belt. To the east of the site is a tree belt backed by a field. The land parcel outline projects out to the east part way down the eastern boundary, bisecting another field, there are no discernible features. The site as a whole is dissected by a drain which is vegetated. A site for potential development (LDF 056) lies to the immediate west.



**Purposes 1 and 3 Result:** Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** Site abuts an urban area along its southern boundary and the land possesses a semi-rural character. A wooded swathe of trees forms a boundary to contain the site to the north but the boundary is not as strong to the east or west. Although the strategic wider parcel was categorised as “not contained/ low urban influence”, this site by itself is considered “Partly contained (PC) / Medium Urban Influence”.

**Purposes 2 and 4 Result:** Narrow Gap (NG)

**Purposes 2 and 4 Reason:** The site is located in the gap between Rotherham Urban Area and Swinton. It is within the wider strategic review parcel (number 8) which was assessed as a narrow gap. Development on this site could have an impact on the integrity of the wider gap towards Swinton to the north. Views towards Swinton are limited and the existence of Collier Brook and associated woodland, which could be enhanced, would restrict further development to the north (assuming that land was retained as Green Belt).

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> The site is partly contained and lies within a narrow gap. The eastern and western boundaries are weak but could be enhanced, as could the northern strengthening that created by Collier Brook and associated woodland. On balance, potentially development could be	

accommodated here without leading to a perception of the merging of Rotherham Urban Area and Swinton. A site for potential development (LDF 056) lies to the immediate west - the site's relationship to the Green Belt would change (lessen) were the adjacent land to the west removed from the Green Belt.

**LDF Site Ref**                      **LDF0691**

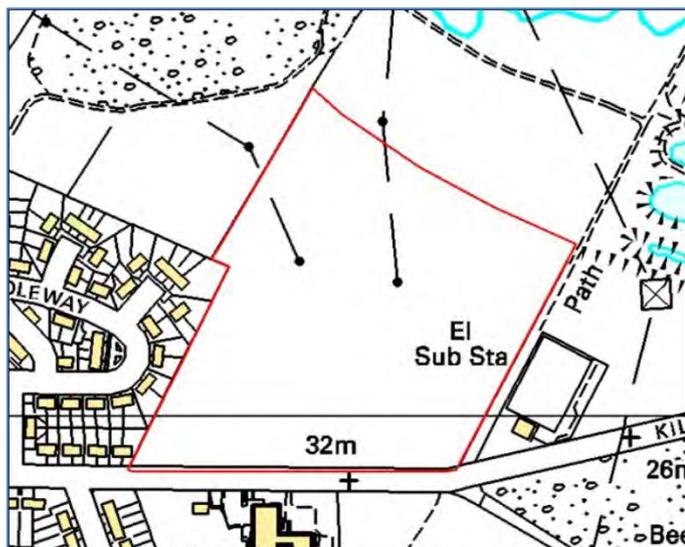
**Green Belt Parcel Number**    **18**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result:            Narrow Gap (NG)

**Site Location / Address** : Land north of Kilnhurst Road, Rawmarsh

**Site Description** : The site is defined by Kilnhurst Road to the south (with school beyond), residential properties for approximately half of the western boundary, a belt of woodland to the northern boundary and a less defined part hedged boundary to the east beyond which lies an electricity sub-station within a larger arable field. The body of the site comprises open arable land.



**Purposes 1 and 3 Result:**        Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**      The site is considered part contained given residential uses in south western corner and urban uses (school) and road to the south. The northern boundary is relatively well defined by a belt of woodland. The eastern boundary is poorly defined. The site has a semi-rural character but is affected by urban influences such as the presence of the school to the south and electricity sub-station to east. Although in agricultural use it is considered as urban fringe land. The site has a very strong boundary to the north and reasonably strong boundaries to the east and west.

**Purposes 2 and 4 Result:**        Essential Gap (EG (Part))

**Purposes 2 and 4 Reason:**      The site is located in the gap between Rotherham Urban Area and Swinton. It is within the wider strategic review parcel (number 8) which was assessed as a narrow gap. However, at this more specific location the distance between Rotherham Urban area and Swinton is less than the majority of the remainder of the strategic parcel to the west. Development on this site could have an impact on the integrity of the wider gap towards Swinton to the north. Swinton can be seen across the gap from Kilnhurst Road and the site would be sensitive to development. The existence of Collier Brook and associated woodland, which could be enhanced, could limit the sense of intrusion into the Green Belt but the gap would be reduced with some sense towards merging of the two settlements. It could also lead to a sense of coalescence with the industrial / business area east of the site further along Kilnhurst Road.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	Y
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation</b> : The site is partly contained and is considered as part of an Essential Gap Part. Development is likely to impact upon the gap between Rotherham Urban Area and Swinton to the north and could also lead to a sense of coalescence with the industrial / business area east	

of the site further along Kilnhurst Road. The northern boundary is relatively well defined by a belt of woodland and would limit further northern encroachment.

LDF Site Ref

LDF0064

Green Belt Parcel Number 19

**SGBR Parcel Results:**

Purposes 1 and 3 Result:

Partly contained (PC) / Medium Urban Influence (MUI)

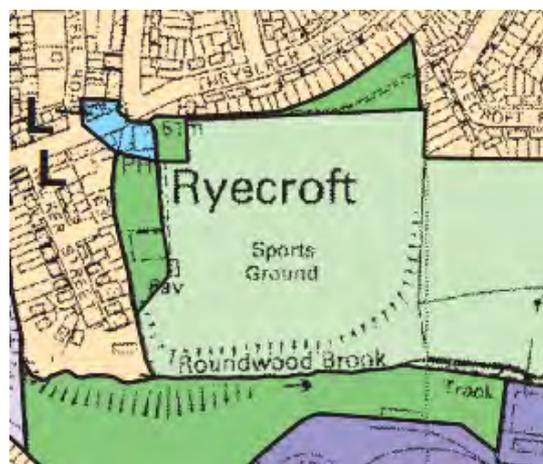
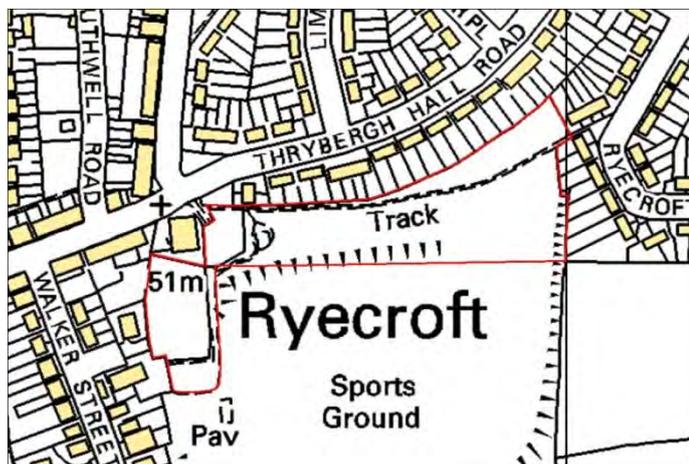
Purposes 2 and 4 Result:

Essential Gap Part (EG (part))

**Site Location / Address:** Land adjacent to Ryecroft Sports Ground, Thrybergh Hall Road.

**Site Description:** This site is currently allocated in the Unitary Development Plan as part Urban Greenspace/ part Green Belt. This is an irregular shaped area of land comprising a rough “L shape” located to the north and around the north-western corner of Ryecroft Sports Ground. **Note: Only the longer west-east section of the L shaped site (and land to the south of the “Track” labelled on the left hand map below) is existing Green Belt – see extract from Unitary Development Plan on right hand map below - the assessment below only relates to this area.** The site lies to the north of football pitches. The area of the site that is Green Belt is bounded by residential uses to the west (public house), to the north by part residential uses and part greenspace and to the east by residential uses. The southern boundary to the part of the site that is existing Green Belt does not exhibit any boundary feature and simply cuts across a grassed area ancillary to the sports pitch. Land to the south is proposed separately as a site for potential development (LDF0111).

Extract from Unitary Development Plan



**Purposes 1 and 3 Result:** Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** This site (that part of the site within the Green Belt (see site description above)) is contained by an existing urban area on three sides (west, north, and east). The remaining southern boundary is weak – amending the boundary could lead to further pressure for development to the south of the site (beyond its boundaries) into Site LDF0111.

**Purposes 2 and 4 Result:** Essential Gap Part (EG (part))

**Purposes 2 and 4 Reason:** This site (that part of the site within the Green Belt (see site description above)) is part of strategic Green Belt Parcel 19 which was assessed as an Essential Gap Part (EG (part)) in the Strategic Green Belt Review as a parcel that separates the western parts of Kilnhurst (Swinton settlement) from merging with Rawmarsh (Rotherham Urban Area). The strategic review concluded there may be some possibilities of rounding off in the western areas of the site. This specific site lies in one of these “western areas” and by itself would cause negligible harm to the contribution that the wider strategic parcel makes to Purposes 2 and 4. As such release of this site could be considered as appropriate rounding off.

**Boundary Assessment**

**Do all boundaries follow strong physical features?**

N

**Do stronger physical features exist that could be used?**

Y (see commentary below)

**Review Boundary for Site?**

Y

**Commentary and Recommendation :** The part of the site within the Green Belt (see site description above) has strong boundaries to the west, north and east. The southern is not defined and is weak. Amending the boundary to the site's southern boundary could lead to pressure for development further south (into site LDF 0111). Reviewing the site along with Site LDF0111 would form a more rational Green Belt boundary by following Roundwood Brook to the south of the site and Rycroft Road to the south-east – see LDF 0111. Whilst significantly larger than LDF0064 the wider release could be seen as rounding-off the urban area in this location with undue impact upon the Green Belt.

LDF Site Ref

LDF0111

Green Belt Parcel Number 19

**SGBR Parcel Results:**

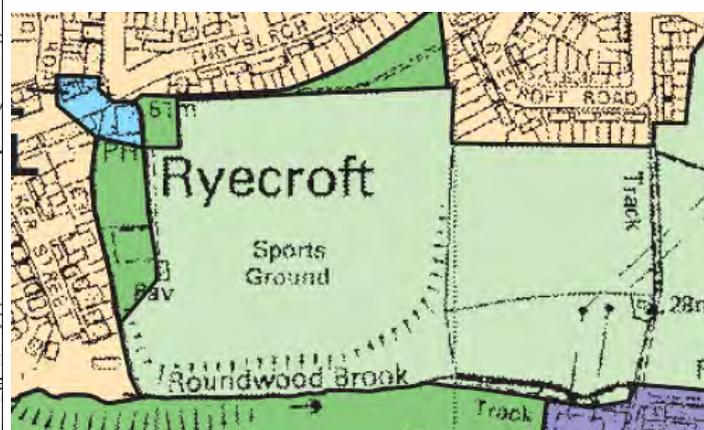
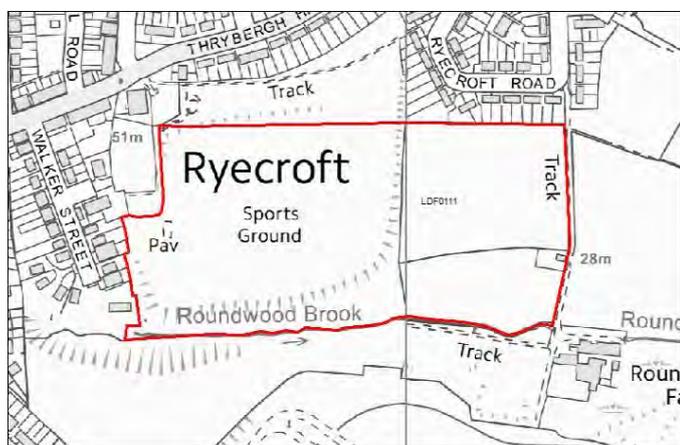
Purposes 1 and 3 Result: Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result: Essential Gap Part (EG (part))

**Site Location / Address:**

Extended area of Ryecroft Sports Ground, Rawmarsh

**Site Description:** This partially rectangular land parcel consists of the Ryecroft sports ground, southern scrubby border and two agricultural fields including a property to the east of the sports ground. The eastern boundary is a track with farm land beyond. The southern boundary is Roundwood Brook and farmland beyond, the western boundary backs on to residential curtilages along Walker Street and Thrybergh Hall Road. The northern boundary bisects a field along no evident features to follow the boundary of residential properties along Ryecroft Road. A small section of this parcel is designated urban greenspace (a strip to the western edge of the land parcel) in the Unitary Development Plan; the remaining area is Green Belt. Land to the north (LDF0064) and to the south and east (LDF0693) are proposed separately as potential development sites.

Extract from Unitary Development Plan



**Purposes 1 and 3 Result:** Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** This site abuts the urban area for part of its northern boundary. The site possesses a semi urban character due to the proximity of the urban area and Steel Rolling Mills to the south. The site is not considered to be physically well contained by the urban area. Development of this site could lead to pressure for further extension beyond the southern boundary (LDF693) and further north (LDF0064). Reviewing the site along with Site LDF0064 and LDF0693 could be seen as rounding-off the urban area in this location with undue impact upon the Green Belt.

**Purposes 2 and 4 Result:** Essential Gap Part (EG (part))

**Purposes 2 and 4 Reason:** This site (that part of the site within the Green Belt (see site description above) is part of strategic Green Belt Parcel 19 which was assessed as an Essential Gap Part (EG (part)) in the Strategic Green Belt Review as a parcel that separates the western parts of Kilnhurst (Swinton settlement) from merging with Rawmarsh (Rotherham Urban Area). The strategic review concluded there may be some possibilities of rounding off in the western areas of the site. This specific site lies in one of these "western areas" and by itself would cause negligible harm to the contribution that the wider strategic parcel makes to Purposes 2 and 4. As such release of this site could be considered as appropriate rounding off.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	Y (see commentary below)
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> The part of the site within the Green Belt (see site description above) has strong boundaries to the west. The northern in part is not defined and for this section is weak.	

Development would lead to pressure for development LDF0064 and further south (into site LDF0693).  
Reviewing the site along with Site LDF0064 and LDF 0693 to the east could be seen as rounding-off the urban area in this location with undue impact upon the Green Belt.

**LDF Site Ref**

**LDF0692**

**Green Belt Parcel Number 19**

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result: Essential Gap Part (EG (part))

**Site Location / address** Land south of Kilnhurst Rd, Rawmarsh

**Site Description:** This is an irregularly shaped site within agricultural use but with some scrubby grassland and wetlands at the south of the site. Pylons cross the area. Strong site boundaries exist to the north east of the parcel where the wooded boundary abuts residential development, primary school grounds and Kilnhurst Road; and along the south east boundary by a railway line with a wooded area beyond. There are hedge lines along part of the north eastern and south western boundary.



**Purposes 1 and 3 Result:** Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** The site is considered to be partly contained given that it abuts an urban area to the north-west but only a small part of the boundary and its relationship to Rotherham urban area is otherwise not very distinct. The land possesses a semi-rural character but has a distinctly greater contact to areas of wider countryside. The north-eastern and south-western boundaries are not as well defined as the others. Although contained by a strong south-eastern boundary (railway line) there would be pressure to release other land.

**Purposes 2 and 4 Result:** Essential Gap (EG)

**Purposes 2 and 4 Reason:** This site is part of strategic Green Belt Parcel 19 which was assessed as an Essential Gap Part (EG (part)) in the Strategic Green Belt Review as a parcel that separates the western parts of Kilnhurst (Swinton settlement) from merging with Rawmarsh (Rotherham Urban Area). The parcel is within a gap, where any further development would reduce the gap between settlements of Rotherham Urban Area (Rawmarsh) and the settlement containing Kilnhurst to an unacceptable width. The land parcel is within the narrowest point between the two settlements (i.e. between the school and works along Kilnhurst Road). It is considered development at this location would contribute to the infilling of the gap between different settlement groupings. As the gap is so narrow at this location this categorisation is considered best suited to "Essential Gap".

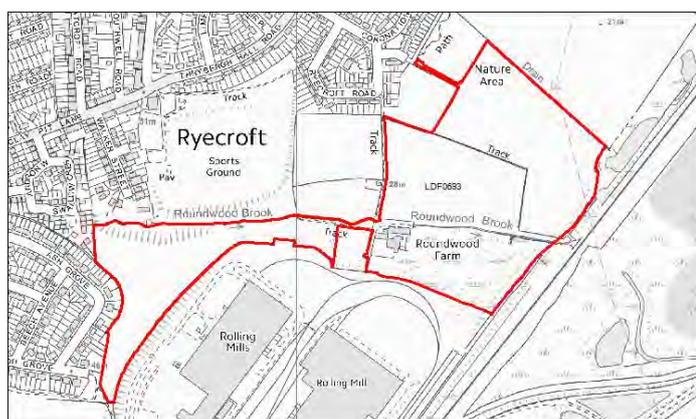
<b>Boundary Assessment</b>	
<b>Do boundaries follow physical features?</b>	Y
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> The parcel is considered to be within an essential gap, where any further development would reduce the gap between settlements of Rotherham Urban Area (Rawmarsh) and the settlement containing Kilnhurst to an unacceptable width. Development at this location would contribute to the infilling of the gap between different settlement groupings.	

**Green Belt Parcel Number 19****SGBR Parcel Results:**

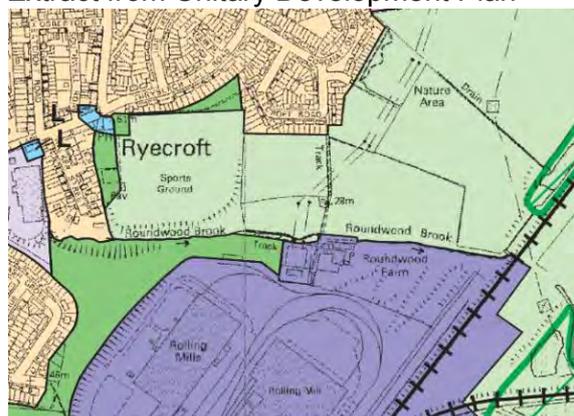
Purposes 1 and 3 Result: Partly contained (PC) / Medium Urban Influence (MUI)  
 Purposes 2 and 4 Result: Essential Gap Part (EG (part))

**Site Location / address** Land north of Roundwood Rolling Mills, Rawmarsh

**Site Description:** Note: Only land to the north of Roundwood Brook is existing Green Belt – see extract from Unitary Development Plan on right hand map below - the site description and assessment below only relates to this area. A large part of the site is allocated as Urban Greenspace and employment site. The remaining part of the site to the north of Roundwood Farm is isolated from the urban area. Although, the southern boundary follows the northern boundary of the employment site containing Rawmarsh steel rolling mills the land south of the site's southern boundary is undeveloped scrubland forming a wide buffer to the rolling mills – the boundary here follows the course of Roundwood Brook. The site's south-eastern boundary for the most part follows a railway line. The site's north-eastern boundary skirts a part hedged and treed field boundary along a drain. The site's north-western boundary is again part hedged and treed with a narrow access through a nature area towards Coronation Road. The site's western boundary follows Ryecroft Road. A site for potential development lies to the immediate west (LDF 0111) and to the immediate north-east (LDF0692).



Extract from Unitary Development Plan



**Purposes 1 and 3 Result:** Not contained (NC) / Low Urban Influence (LUI)

**Purposes 1 and 3 Reason:** The site is not 'contained' by the urban area and does not lie adjacent to existing built development – with the negligible exception of the extreme north-western corner of the site. The site has a strong western boundary (Ryecroft Road), southern boundary (Roundwood Brook) and south-eastern boundary (railway Line). The remaining boundaries are weak. Further development here could lead to encroachment to the north of the site for potential development. With the proximity of the rolling mills there is already some perception of encroachment with impact upon openness but the site does retain a rural character.

**Purposes 2 and 4 Result:** Narrow Gap (NG)

**Purposes 2 and 4 Reason:** This site (that part of the site within the Green Belt (see site description above) is part of strategic Green Belt Parcel 19 which was assessed as an Essential Gap Part (EG (part)) in the Strategic Green Belt Review as a parcel that separates the western parts of Kilnhurst (Swinton settlement) from merging with Rawmarsh (Rotherham Urban Area). The strategic review concluded there may be some possibilities of rounding off in the western areas of the site. This specific site lies in one of these "western areas" and by itself would cause limited harm to the contribution that the wider strategic parcel makes to Purposes 2 and 4. Release of this site could be considered as appropriate rounding off.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N. Strong western, southern & south-eastern boundary. Remaining are weak.
<b>Do stronger physical features exist that could be used?</b>	Y – the north-western could be extended to follow Ryecroft Road and Coronation Road.
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> the site is not contained as it doesn't lie adjacent to existing built up areas. The site however, does have some strong boundaries. As part of a Narrow Gap (NG) potentially more development could be accommodated on this edge of an urban area without leading to neighbouring settlements merging. The site's relationship to the built up areas would change were the adjacent sites (LDF 0111 and 0692) to be released – making the site's release more appropriate.	

**LDF Site Ref**

**LDF0833**

**Green Belt Parcel Number** 24

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result: Wide Gap (WG)

**Site Location / Address:** Land Off Wentworth Close, Thorpe Hesley

**Site Description:** The site is a paddock with a small amount of vegetation coverage. The eastern and southern boundaries of the site are formed by the rear of residential curtilages. The north-western and the south-western boundaries are defined by mature hedgerows. The site slopes down in a westerly direction. The site has a semi-rural character and has extensive views particularly from the existing eastern boundary.



**Purposes 1 and 3 Result:** Partly contained (PC) / High Urban Influence (HUI)

**Purposes 1 and 3 Reason:** The site adjacent lies to an urban area on two sides and is bounded by mature hedgerows on the remaining two sides. The land possesses a semi-rural character. The hedged boundaries are weaker and the site slopes away from the urban area.

**Purposes 2 and 4 Result:** Wide Gap (WG)

**Purposes 2 and 4 Reason:** The site lies within a wide gap between Rotherham urban area and the Barnsley settlement of Hoyland and between the Rotherham urban area and the Sheffield settlement of Chapeltown. There is no visual impression of the potential for neighbouring settlements to merge because although there are some views of other settlements across the gap, development here would not impact upon the integrity of the gap.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N – the western and northern are weak.
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> The site would be poorly contained and the relationship of development on the site particularly towards the western boundary down a sloped from the existing settlement edge would lead to a perception of encroachment into the green belt. Views towards the Sheffield settlement of Chapeltown do exist. There is some potential for rounding off development here but on balance it is recommended the boundary be retained as the existing.	

**LDF Site Ref**                      **LDF0515**

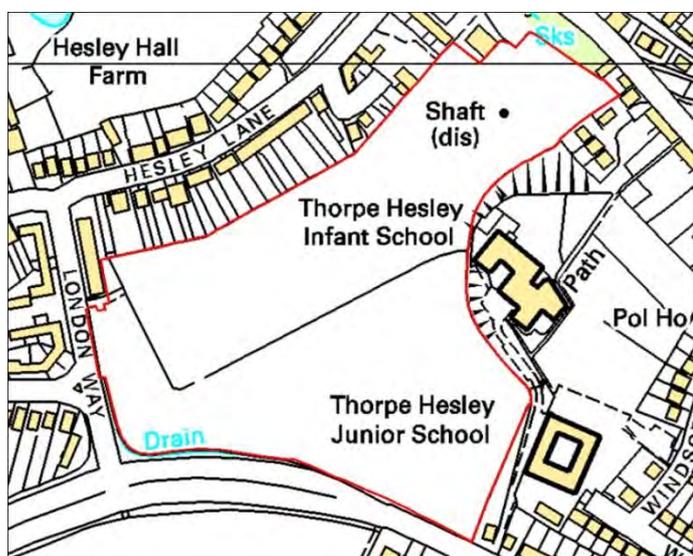
**Green Belt Parcel Number**    **25**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:        Well contained (WC) / High Urban Influence (HUI)  
Purposes 2 and 4 Result:        Wide Gap (WG)

**Site Location / Address:**        Land To The North Of Upper Wortley Road, Thorpe Hesley

**Site Description:** The site has strong boundaries on all sides, with London Way and residential properties to the west and the busy dual carriageway section of Upper Wortley Road to the south, residential properties are to the north on Hesley Lane and residential properties and a school are along the eastern boundary. The site is in close proximity to the boundary of the Borough with Sheffield which is to the west of the site at Junction 35 of the M1 Motorway. The site comprises of agricultural land which is not sub-divided. There is an area of scrub land and vegetation to the west, just south of the flats on London Way. There is also some vegetation and fences to the south bounding Upper Wortley Road. There are a few trees sporadically located within the site. The site is relatively flat although there is a slight slope from south to north. The site from the centre to the north-eastern corner along Brook Hill slopes more steeply downwards towards the properties along Brook Hill.



**Purposes 1 and 3 Result:**        Well contained (WC) / High Urban Influence (HUI)

**Purposes 1 and 3 Reason:**        The site is contained on all but one side by the urban area of Thorpe Hesley, while the other side is bounded by a busy 'A' road (Upper Wortley Road). All boundaries are strong and would prevent any development within the site from encroaching beyond the site boundary. If developed it would have minimal impact on the overall openness of the Green Belt.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**        The site lies within a wide gap between Rotherham urban area and the Barnsley settlement of Hoyland and between the Rotherham urban area and the Sheffield settlement of Chapeltown. There is no visual impression of the potential for neighbouring settlements to merge because there are no views of both settlements across the gap.

<b>Boundary Assessment</b>	
<b>Do boundaries follow physical features?</b>	Y
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> the site is well contained and lies within a Wide Gap between Rotherham urban area and the Sheffield settlement of Chapeltown. There would be an impact locally but that impact on the overall integrity of the openness of the Green Belt would be negligible.	

**LDF Site Ref**

**LDF0518**

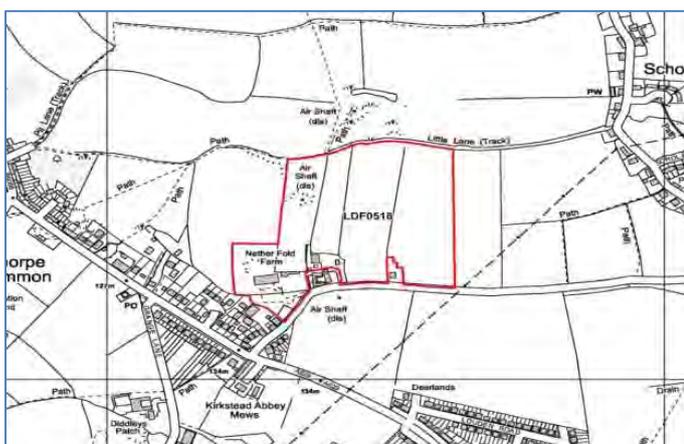
**Green Belt Parcel Number** 26

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result: Wide Gap (WG)

**Site Location / address** Land to the North of Scholes Lane, Scholes Lane, Thorpe Hesley

**Site Description:** This site is located at the southern end of Thorpe Hesley close to Rotherham Urban Area. It is currently within agricultural use with some associated buildings that include Nether Fold Farm. The site is bounded directly by agricultural land on all sides apart from a small south-western edge which borders onto properties on Upper Wortley Road and Scholes Lane. To the north of the site there lies a 'gappy' hedge backed by a track (Little Lane) with agricultural land beyond. To the south the boundary is well hedged and it skirts round two small clusters of residential buildings - it is backed by Scholes Lane and agricultural fields to the south. LDF site 542 lies to the north of the site.



**Purposes 1 and 3 Result:** Not contained (NC) / Low Urban Influence (LUI)

**Purposes 1 and 3 Reason:** Although a small part of the site to the south-west lies adjacent to an urban area it is negligible in terms of the size of the wider site and the site is considered not contained. The site possesses a predominantly open rural character and there are limited constraints to further encroachment. Development at this location is considered to promote urban sprawl. The southern boundary (Scholes Lane) is strong. The northern is weaker, following a track, but the others are weak.

**Purposes 2 and 4 Result:** Wide Gap (WG)

**Purposes 2 and 4 Reason:** In terms of the study methodology the parcel is located in a wide gap to the Barnsley Settlement of Hoyland. More locally, it is considered there would be some impact upon the gap between Rotherham Urban Area and Thorpe Hesley.

<b>Boundary Assessment</b>	
<b>Do boundaries follow physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> the site is not contained and development here would promote urban sprawl and would narrow a gap between Rotherham Urban Area and Thorpe Hesley. There is no alternative and more appropriate Green Belt boundary. Review of the boundary is not recommended. The site's relationship to the urban area would alter were site 542 to become Green Belt.	

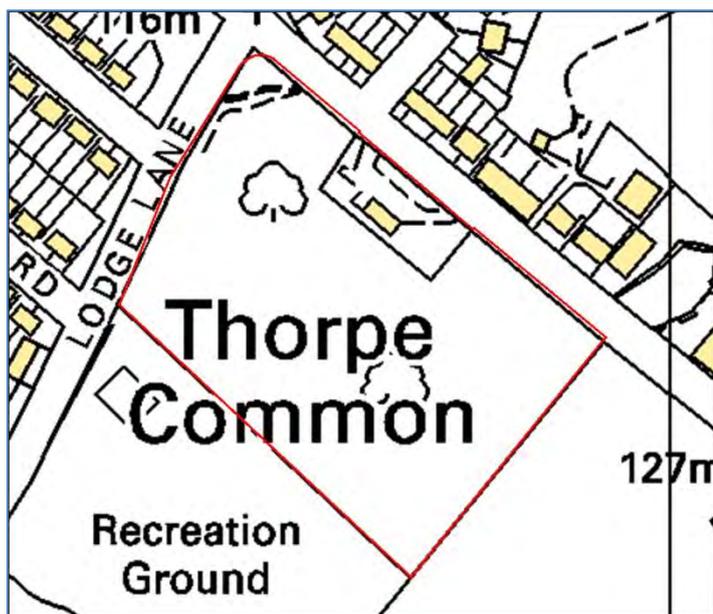
Green Belt Parcel Number 27

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Partly contained (PC) / Medium Urban Influence (MUI)  
 Purposes 2 and 4 Result: Narrow Gap (NG)

**Site Location / Address:** Land at Thorpe Common, Lodge Lane, Thorpe Hesley

**Site Description:** The site is defined by strong boundaries on the north-west (Lodge Lane) and north-east (Upper Wortley Road – A629). The remaining two are defined by well-defined hedgerows. The site comprises of scrub and small trees. There are no views of the neighbouring towns Chapeltown and the settlement of Kimberworth from this site.



**Purposes 1 and 3 Result:** Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** The strategic parcel that the site sits in is categorised as Partly Contained (PC) / Medium Urban Influence (MUI). Locally, the site lies adjacent to urban areas on two boundaries. The remaining two boundaries are hedged. Further development of this site could be restricted by retention and enhancement of the hedged boundaries but would add to a sense of ribbon development along Upper Wortley Road in a south-easterly direction to the properties beyond the junction with Grange Lane. Development here would breach a strong defensible boundary created by Lodge Lane and Upper Wortley Road (A629).

**Purposes 2 and 4 Result:** Wide Gap (WG)

**Purposes 2 and 4 Reason:** The strategic parcel that that the site sits in is categorised Narrow Gap (NG). However, development of this site forms only a small part of that parcel and would not significantly reduce the gap between the Rotherham and Sheffield urban areas. Development here is not likely to impact upon the integrity of the gap.

**Boundary Assessment**

<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> Impact from the removal of this site from Green Belt would have minimal impact on Purposes 2 and 4 but would impact on Purposes 1 and 3 by breaching an existing strong defensible Green Belt boundary formed by Lodge Lane/ Upper Wortley Road and lead to a sense of coalescence / ribbon development along Upper Wortley Road towards properties beyond the junction with	

N

N

N

## Grange Lane.

This site is proposed for allocation in the Sites and Policies Document. Whilst the Detailed Green Belt Review would not recommend removing this site from the Green Belt it is accepted that there are other factors that have been taken into consideration as part of the process of site identification. Whilst there may be harm to the Green Belt in this location it is considered that this harm can be mitigated/ minimised through careful design and structural landscaping to enable development of this site to proceed. Section 5 'Site Development Guidelines' of the Sites and Policies document refers to appropriate development principles that developers will need to adhere to in bringing forward planning applications on site.

**LDF Site Ref**                      **LDF0513**

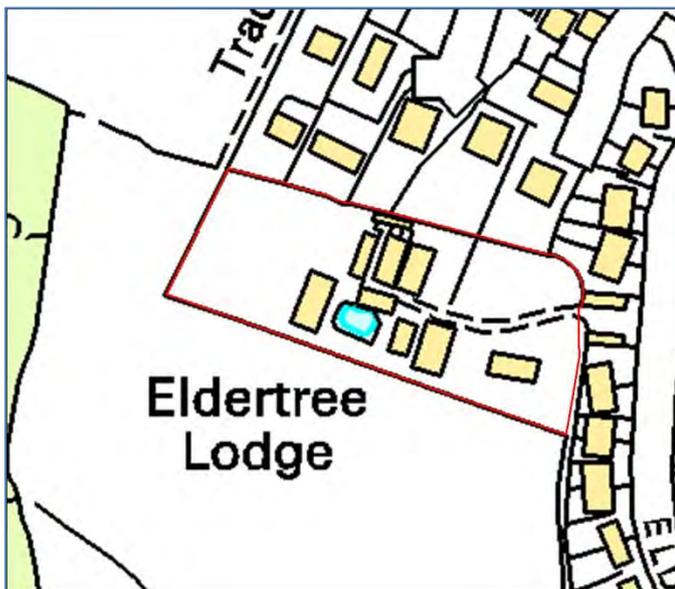
**Green Belt Parcel Number**    **27**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result:            Narrow Gap (NG)

**Site Location / Address:**        Land At Eldertree Lodge, Eldertree Road, Thorpe Hesley

**Site Description:** The site contains a dwelling and a number of agricultural buildings with the northern and eastern boundaries made up of residential properties. The southern and western boundaries are weak, defined in the most part by nothing more than a transition from rough scrub to arable land.



**Purposes 1 and 3 Result:**        Partly contained (PC) / Medium Urban Influence (MUI):

**Purposes 1 and 3 Reason:**    The strategic parcel that the site sits in is categorised as Partly Contained (PC) / Medium Urban Influence (MUI). Locally, the site lies adjacent to existing urban areas on the northern and eastern sides. The site is heavily influenced by urban uses and possesses a semi-urban to urban character and is no longer perceived to be part of the open countryside. The woodland areas to the South and West, beyond the site boundaries, separate the site from the wider urban area.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**    The strategic parcel that the site sits in is categorised Narrow Gap (NG). However this site forms only a small part of that parcel and would not significantly reduce the gap between the Rotherham and Sheffield urban areas. The integrity of the gap would not be harmed were the site to be developed.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> The site is heavily influenced by urban uses and possesses a semi-urban to urban character and is no longer perceived to be part of the open countryside. The site already has a perception of significant encroachment with significant impact upon openness due to the existing buildings on site. Development of the site would not impact upon the integrity of the wide gap between Thorpe Hesley and the Sheffield settlement of Chapeltown. Review of the site is recommended for potential removal from the Green Belt.	

**LDF Site Ref**                      **LDF0514**

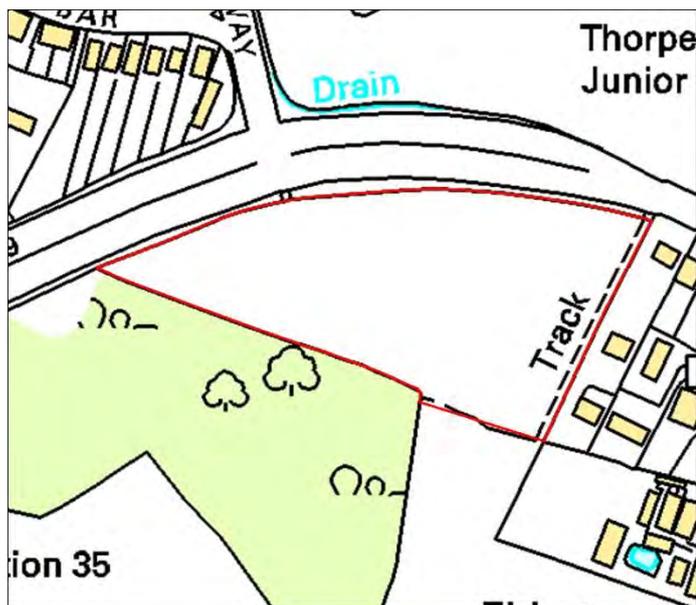
**Green Belt Parcel Number**    **27**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result:            Narrow Gap (NG)

**Site Location / Address:**        Land to the south of Upper Wortley Road, Thorpe Hesley

**Site Description:** The site is an arable field, the northern boundary of which is formed by a low bank, beyond which is Upper Wortley Road dual carriageway (A629). The eastern boundary is defined by residential properties. Most of the southern boundary is formed by a significant area of woodland, with a small area at the eastern end being formed by hedgerow.



**Purposes 1 and 3 Result:**        Well contained (WC) / High Urban Influence

**Purposes 1 and 3 Reason:**      The site is adjacent to the urban area and bounded by strong physical features including a main road, existing housing and tree belts. Development within the site would not encroach beyond the boundaries of the site.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**      The strategic parcel that that the site sits in is categorised Narrow Gap (NG). However, this site forms only a small part of that parcel and would not significantly reduce the gap between Thorpe Hesley, Chapeltown and Ecclesfield.

**Boundary Assessment**

**Do all boundaries follow strong physical features?**

Y

**Do stronger physical features exist that could be used?**

N

**Review Boundary for Site?**

Y

**Commentary and Recommendation :** The site is well contained by residential, tree belt and road. The site's relationship to the Green Belt would change (lessen) were site LDF 515 to the north of Upper Wortley Road to be developed. The site contributes little to the wider openness of the Green Belt and is recommended for consideration for potential removal from the Green Belt.

**LDF Site Ref** LDF0806

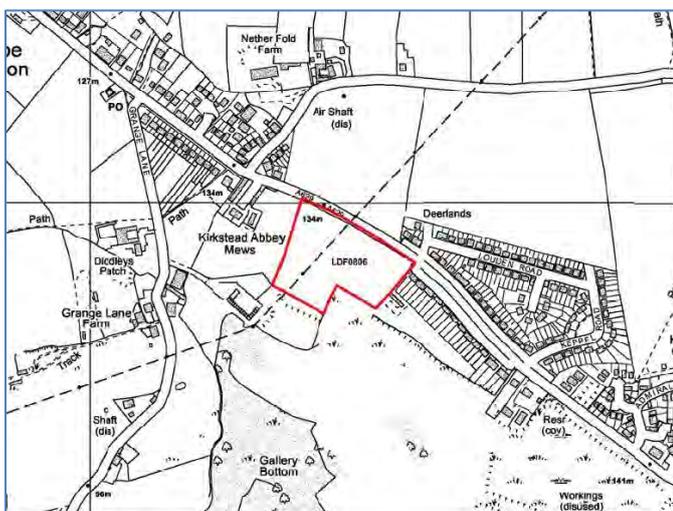
**Green Belt Parcel Number** 28

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result: Narrow Gap (NG)

**Site Location / Address:** Land East Of Kirkstead Abbey Mews, Scholes

**Site Description:** The site is an area of open land with light scrub coverage. The northern boundary is formed by Upper Wortley Road (A629), with scrub and a few trees along its western end. The western boundary is marked by the remains of a hedgerow with some mature trees, although substantial gaps exist, particularly at the northern end. The southernmost part of the southern boundary crosses open land, following no permanent features on the ground. The remainder of this boundary is defined by an area of scrub and mature trees. The eastern boundary of the site is formed by residential curtilages and a metalled track.



**Purposes 1 and 3 Result:** Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** The site lies adjacent to the urban area in a very small part of the north-eastern corner. It is bounded by strong physical features to the north including a main road (Upper Wortley Road – A629) and partly to the north-east by an area of existing housing. All other boundaries are weak / non-existent. The site lies within a parcel categorised as “Not contained (NC) / Low Urban Influence (LUI)” in the Strategic Green Belt Review. More locally, the site itself forms a relatively small part of the parcel as a whole and has its own characteristics and is defined as Partly Contained / Medium Urban Influence. However, development here would be difficult to contain and is likely to lead to pressure for further encroachment.

**Purposes 2 and 4 Result:** Narrow Gap (NG)

**Purposes 2 and 4 Reason:** The site lies between the Rotherham urban area to the east and the Sheffield urban area to the west in particular Shiregreen to the west. The site is part of a narrow gap because potential development would to some degree reduce the gap between the Rotherham and Sheffield urban areas. If developed the site would lead to significant coalescence / ribbon development alongside the south of Upper Wortley Road. The openness of the Green Belt would be harmed by removal of the existing sense of openness with extensive views out to the south-west towards Sheffield.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N – only the northern and part north-eastern are strong.
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> Development here would be difficult to contain and is likely to lead	

to pressure for further encroachment. If developed the site would lead to significant coalescence / ribbon development alongside the south of Upper Wortley Road. The openness of the Green Belt would be harmed by removal of a significant gap between built development on this stretch of Upper Wortley Road. Development would also limit the extensive views out to the south-west towards Sheffield. It is not recommended that this be removed from the Green Belt.

**LDF Site Ref**                      **LDF140**

**Green Belt Parcel Number**    **30**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Well contained (WC) / High Urban Influence (HUI)  
Purposes 2 and 4 Result:            Essential Gap (EG)

**Site Location / Address:**        Land east of Meadowhall Rd, Kimberworth

**Site Description:** This is an area of urban fringe, the body of which contains grassland and scrub and a small group of buildings next to Meadowhall Road. The boundary to the north-west of the site is formed by Meadowhall Road and the back gardens of houses along that road. The south east boundary is formed by the rear gardens of Thornton Terrace and a small bank with an area of scrubland between it and Thornton Terrace and more rear gardens. The south west boundary of the site is formed by a fence, with open land beyond and the boundary of one residential property. The north west boundary is formed by an overgrown hedge and an area of scrub with some mature trees, the land beyond is an area of managed grassland surrounded by the built up area. LDF site 770 lies to the south-west of the site.



**Purposes 1 and 3 Result:**        Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**    The parcel is bounded on two sides by strong physical features – namely Meadowhall Road (to north-west) and Thornton Terrace (to south-east). The remaining boundaries are weaker. Development in its parcel would lead to pressure to develop the land to the north-east of the site and land to the south-west. The site’s relationship to the urban area would alter (strengthen) were LDF site 770, which lies to the south-west of the site, to be removed from the Green Belt.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**    This site lies within a parcel identified as an Essential Gap in the Strategic Green Belt Review. However, the site itself is unlikely to impact on the integrity of the gap, it is very well contained and largely surrounded by the existing urban area, development of this site would not, therefore, appreciably narrow the essential gap. Locally, therefore, it is categorised as a wide gap.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	Y – the site could be extended to the north-east to follow the existing Green Belt boundary, part formed by Pollard Street properties. No definite boundary to the west exists that could be followed but one could be created through landscaping in

	this instance
<b>Review Boundary for Site?</b>	Y
<p><b>Commentary and Recommendation :</b> If the site were to be extended to cover a small gap between the site's eastern boundary and the existing Green Belt boundary, as part defined by residential properties off Pollard Street, a more defensible green boundary in this location could be created. Defining the site's western boundary is less obvious. If a strong landscaping feature were created alongside the site's western boundary, there is scope to consider the removal of this site from the Green Belt. The site's relationship to the urban area would alter (strengthen) were LDF site 0770, which lies to the south-west of the site, to be removed from the Green Belt.</p>	

**LDF Site Ref**                      **LDF0770**

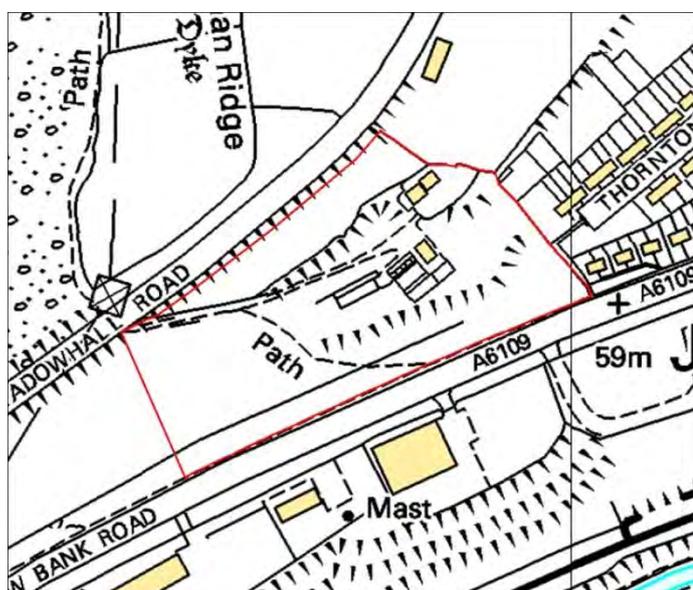
**Green Belt Parcel Number**    **30**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:        Well contained (WC) / High Urban Influence (HUI)  
Purposes 2 and 4 Result:        Essential Gap (EG)

**Site Location / Address:**        Land South Of Meadowhall Rd, Kimberworth

**Site Description:** The boundary to the north of the site is formed by Meadowhall Road and by Meadowbank Road to the South (with industrial units beyond on the opposite side of the Meadowbank Road). The boundary to the east is part defined by a fence and residential gardens and the western boundary is poorly defined by a transition from scrub to grassland. The body of the site is a mixture of scrub and grassland with a dwelling and associated outbuildings and access road running through the site. There are also the ruined remains of mine buildings on the site, largely obscured by scrub. LDF site 0140 lies to the north-east of the site.



**Purposes 1 and 3 Result:**        Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**    The site has strong boundaries to the north and south (roads) and a reasonably strong boundary to the east. The western boundary is very weak; marked only by the transition from scrub to grass. The presence of built structures on the site has not necessarily given a perception of significant encroachment onto the site but the site is subject to some urban influence. However, there are no other constraints to further development to the west.

**Purposes 2 and 4 Result:**        Essential Gap (Part) (EG (part))

**Purposes 2 and 4 Reason:**    This site forms part of an Essential Gap in the Strategic Green Belt Review and development of this site would, in part, contribute to the narrowing of this gap. Development of the site would have the effect of extending a promontory of development westwards into the Green Belt that wouldn't relate well to existing built form.

**Boundary Assessment**

**Do all boundaries follow strong physical features?**

N

**Do stronger physical features exist that could be used?**

N

**Review Boundary for Site?**

N

**Commentary and Recommendation :** Development of the site would have the effect on extending a promontory of development westwards into the Green Belt that wouldn't relate well to existing built form. The western boundary of this site does not follow any physical features. The character of the land changes near the line of the boundary; from scrub with some bushes and trees to rough grassland. The line could be drawn to better accord with the line of this change but the improvement in relation to this boundary would

be marginal. The site's relationship to the urban area would alter (strengthen) were LDF site 0140, which lies to the south-east of the site, to be removed from the Green Belt. However, the difference would not overcome the harm that would be caused by the extension of a promontory of development westwards into the Green Belt that wouldn't relate well to existing built form.

**LDF Site Ref**                      **LDF0045**

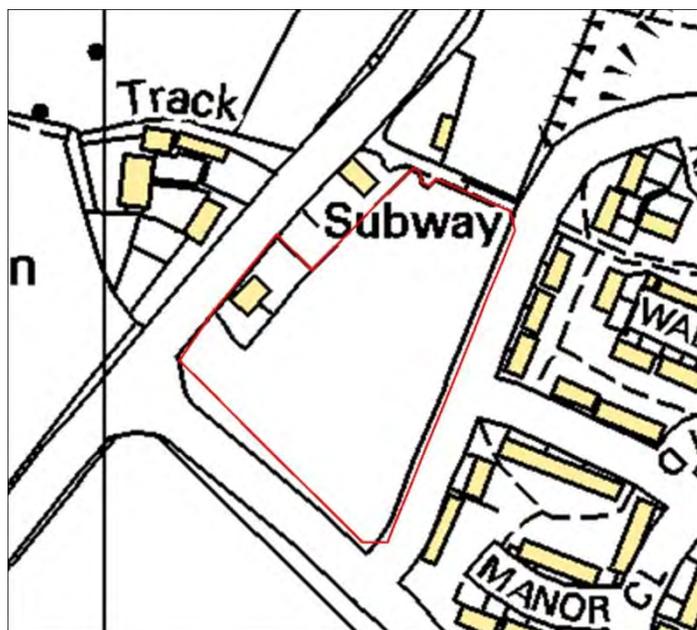
**Green Belt Parcel Number**    **34**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:        Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result:        Wide Gap (WG)

**Site Location / Address:**        Land off Stubbin Road, Upper Haugh

**Site Description:** The site is bounded to the east by a hedge and Symonds Avenue, which has houses along the opposite side and by Stubbin Road and a small group of residential properties to the West. The southern boundary is formed by a hedge with Haugh Lane beyond and open countryside beyond that. The northern boundary is formed by a hedge along Stubbin Lane with unimproved pasture beyond that. The body of the site is open grassland. The adjacent site to the north-east is also proposed as a site for potential development (LDF0046)



**Purposes 1 and 3 Result:**        Well Contained (WC) / High Urban Influence (HUI)

**Purposes 1 and 3 Reason:**        The site makes up a very small proportion of the strategic parcel identified as Not Contained (NC) / Low Urban Influence (LUI) in the Strategic Green Belt Review but locally is more contained than the rest of the parcel, abutting the urban area to the east and with a strong boundary on all other sides. The site has a semi-urban character.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**        The site lies within a wide gap between the Rotherham Urban Area (Rawmarsh) and Sheffield to the far south-west and the Barnsley settlement of Hoyland to the far north-west. There are no views of the settlements across the gap.

**Boundary Assessment**

<b>Do all boundaries follow strong physical features?</b>	Y
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	Y

**Commentary and Recommendation :** The site is well contained and part of a wide gap. Impact on the wider openness of the Green Belt is minimal. The relationship of the site to the wider urban areas would alter (become stronger) were the adjacent site (LDF0046) developed.

**LDF Site Ref**                      **LDF0046**

**Green Belt Parcel Number**    **34**

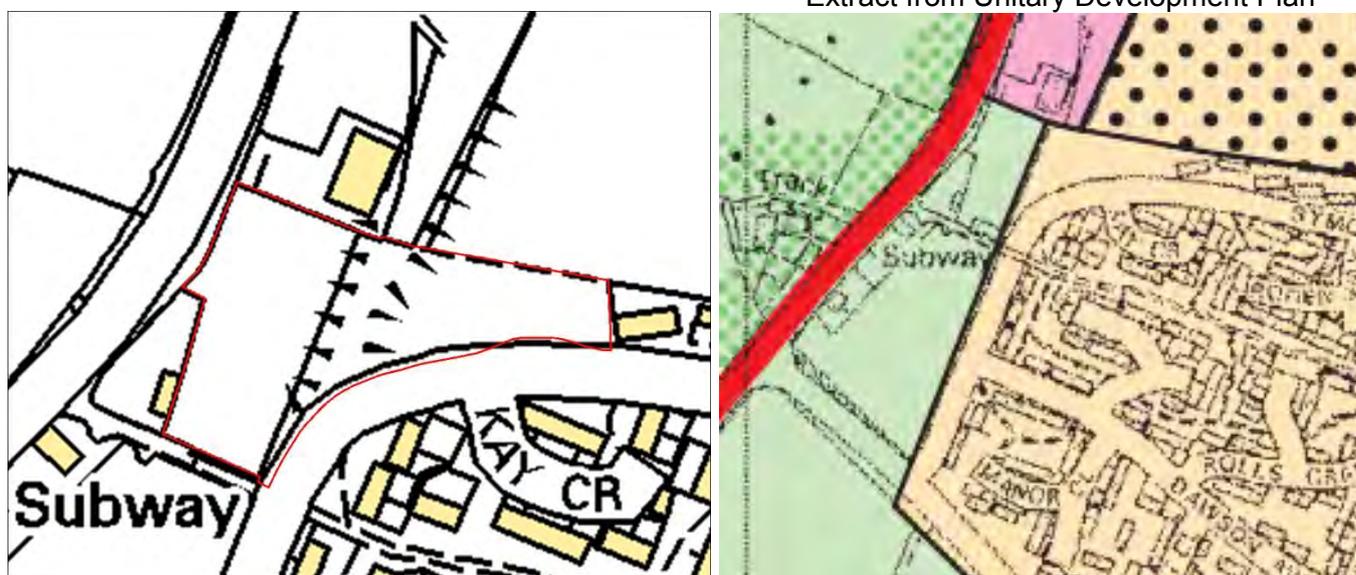
**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:**    Land Of Symonds Avenue, Upper Haugh.

**Site Description : Note:** Only land to the western part of the site is existing Green Belt – see extract from Unitary Development Plan on right hand map below - the site description and assessment below only relates to this area. The site is an area of grassland with the eastern boundary of the Green Belt area formed by a bank and two or three mature trees. The site is bounded to the north by community facility buildings and to the south by Stubbin Lane. The western boundary is defined by Stubbin Road and a residential curtilage. A new residential development located to the north-east of the site is not shown on the site map. The adjacent site to the south-west is also proposed as a site for potential development (LDF0045)

Extract from Unitary Development Plan



**Purposes 1 and 3 Result:**    Well Contained (WC) / Medium Urban Influence (MUI):

**Purposes 1 and 3 Reason:**    The site is considered to be largely ‘contained’ by an urban area and strong physical boundary features on 3 sides; and although the fourth is weaker it is orientated to the existing built area separated by a small area of green space (non-Green Belt). A new residential development located to the north-east of the site is not shown on the site map. The site is contiguous with the urban area when we consider that the remaining (non – Green Belt) portion of the site is part of the urban area. The site has physical features such as roads and buildings forming its north-west and southern boundaries. The adjacent site to the south is also proposed as a potential development site (LDF0045).

**Purposes 2 and 4 Result:**    Wide Gap (WG)

**Purposes 2 and 4 Reason:**    The site lies within a wide gap between the Rotherham Urban Area (Rawmarsh) and Sheffield to the far south-west and the Barnsley settlement of Hoyland to the far north-west. There are no views of each section of the settlements across the gap.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N (the eastern boundary (existing Green Belt boundary) is weak.
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	Y

**Commentary and Recommendation :** This site is well contained with strong boundaries on all but the eastern. However, the eastern boundary is orientated to an existing built area separated by a small area of green space (non-Green Belt). The recent housing development to the north-east of the site (former UDP housing allocation) has altered the site's relationship to the built up area. This is considered a suitable site for potential removal from the Green Belt.



existing green belt boundary.



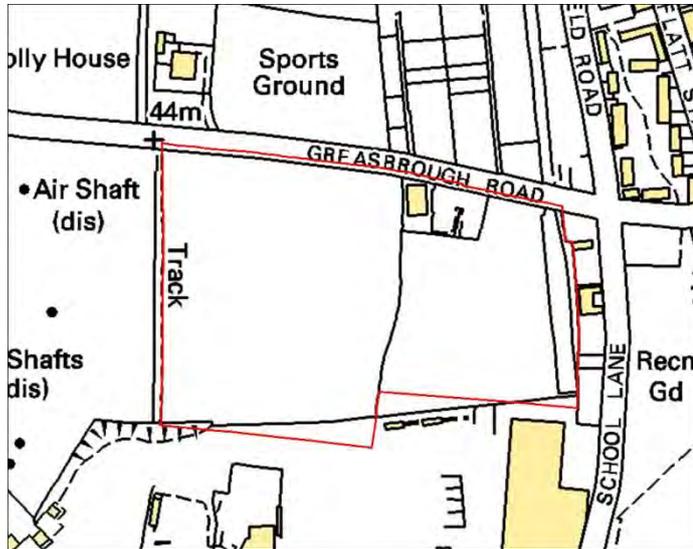
and Greasbrough. The Core Strategy has defined a new Green Belt boundary (due to the Strategic Allocation of Bassingthorpe Farm) to the south of the site along Cinder Bridge which has specifically excluded site LDF0163. Further development to the north, particularly of the scale that could happen were site LDF 163 to be removed from the Green Belt is not considered appropriate.

**LDF Site Ref**                      **LDF0769**

**Green Belt Parcel Number**    **39**

**Site Location / Address:**      Off Nightingale Close, Moorgate

This site forms part of the Bassingthorpe Farm Strategic Allocation and has been removed from the Green Belt by the adopted Rotherham Core Strategy. It therefore, does not form part of this review.

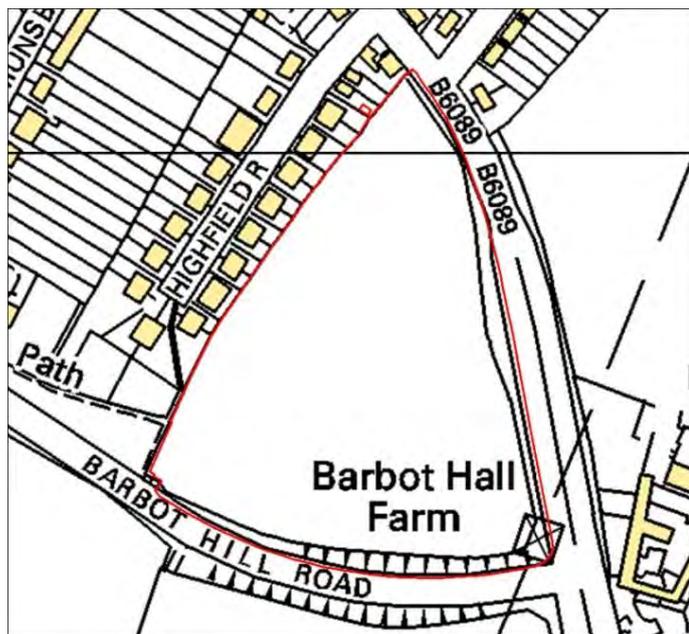


**LDF Site Ref**                      **LDF0160**

**Green Belt Parcel Number**    **41**

**Site Location / Address:**      Land north Of Barbot Hill Rd, Barbot Hill Rd, Greasbrough

This site forms part of the Bassingthorpe Farm Strategic Allocation and has been removed from the Green Belt by the adopted Rotherham Core Strategy. It therefore, does not form part of this review.





upon the integrity of the gap and development here could be accommodated without leading to merging of settlements.

**Boundary Assessment**

**Do all boundaries follow strong physical features?**

N

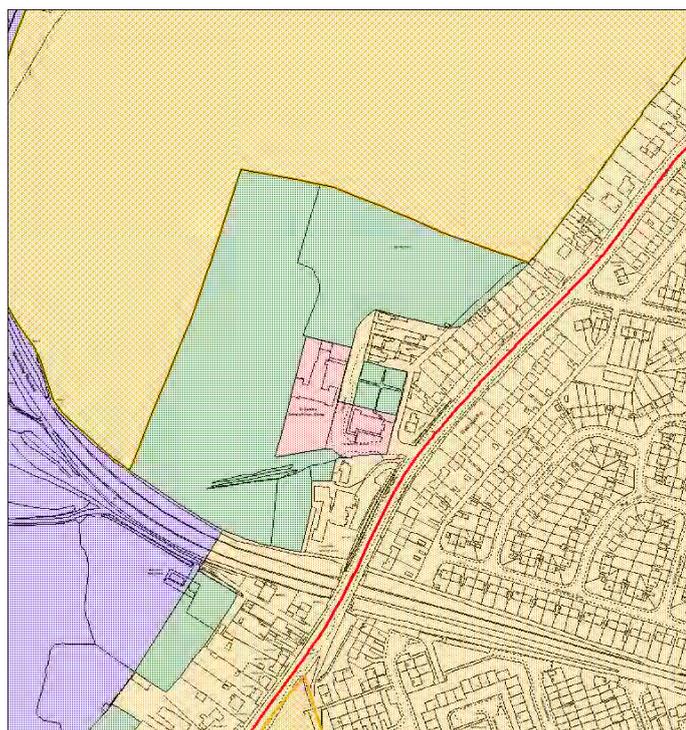
**Do stronger physical features exist that could be used?**

N

**Review Boundary for Site?**

Y

**Commentary and Recommendation :** Partly contained by the adjacent urban area of Thrybergh, the western boundary is a reasonably strong boundary following a pronounced landscape feature created by the now dismantled minerals railway line. The northern boundary is weaker but there is considered scope to create a strong boundary through enhanced landscaping. The site's contribution to Purposes 2 and 4 are negligible. It is proposed that consideration can be given to potential removal of the site from the Green Belt. If the site were removed a remnant area of Green Belt would remain on the site of St Gerard's Catholic Primary School and associated playing fields. This site should also be removed from the Green Belt and consideration given to the site's appropriate designation as green space. See Map below:



**LDF Site Ref** LDF0826

**Green Belt Parcel Number** 46

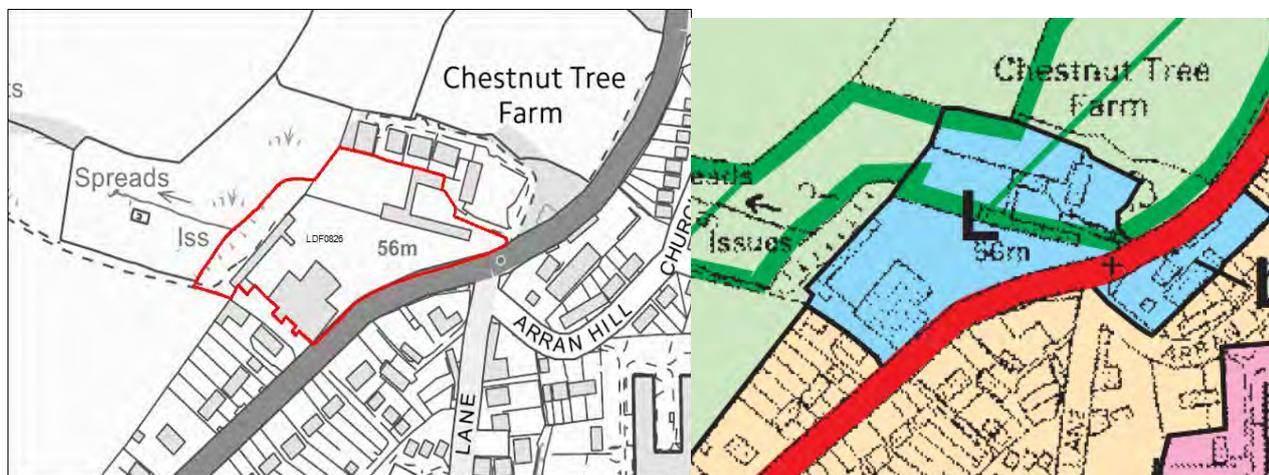
**SGBR Parcel Results:**

Purposes 1 and 3 Result: Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result: Narrow Gap (NG)

**Site Location / Address:** Fosters Garden Centre, Doncaster Road.

**Site Description:** Note: Only a very small strip of the far west of the site is existing Green Belt – see extract from Unitary Development Plan on right hand map below. The site is predominantly an area of hard standing and buildings; including retail units, and car parks - the site description and assessment below only relates to the smaller strip of existing Green Belt. Only a small strip of the site is undeveloped Green Belt land (running in a north-east, south-west direction) which has weak poorly defined boundaries on all but that to the east. A section of the adjacent Fosters garden centre is a listed building and to the north east of the site, in the green belt, is Chestnut Tree Farm and surroundings which is considered integral to the setting to the historic core of the village. An adjacent site to the far south-west of the site is also proposed as a site for potential development (LDF0192).

Extract from Unitary Development Plan



**Purposes 1 and 3 Result:** Partly Contained (PC) / Medium Urban Influence (MUI) :

**Purposes 1 and 3 Reason:** Development of the Green Belt area within the small strip of the remaining site being considered (see site description above) would extend the current retail allocation (or alternative land use) into the Green Belt. This would be considered detrimental to the openness of the countryside. It would also disrupt the Green Belt boundary outline, which is a continuation of the line to the south-west and north-east of the Green Belt strip. An adjacent site to the far south-west of the site is also proposed as a site for potential development (LDF0192) but it is not considered the site's relationship to the urban area would change to any significant extent were site LDF192 to be released.

**Purposes 2 and 4 Result:** Narrow Gap (NG)

**Purposes 2 and 4 Reason:** The site was categorised as forming part of parcel which formed a narrow gap in the Strategic Green Belt Review between Rotherham Urban Area and with Kilnhurst/ Swinton and the next settlement of Denaby (Doncaster). However, there are no views of the named settlement from the edge of Rotherham Urban Area site across the gap. Development in this location is not likely to impact upon the integrity of the gap and development here could be accommodated without leading to merging of settlements.

**Boundary Assessment**

**Do all boundaries follow strong physical features?**

N

**Do stronger physical features exist that could be used?**

N

<b>Review Boundary for Site?</b>	N
<p data-bbox="81 129 1514 398"><b>Commentary and Recommendation :</b> The part of the site LDF0826 which is existing Green Belt is minor in extent and would extend beyond an existing well defined boundary formed by development and areas of hard standing on the wider site. It is not considered appropriate to recommend an amendment to the Green Belt boundary of this small extent beyond what is an existing well defined boundary. By itself such release would have some harm on the openness of the Green Belt but would have no impact on the integrity of the gap between the study's named settlements. The main concern would be the breaking of an existing line of a Green Belt boundary for no real benefit in terms of overriding harm to the openness of the Green Belt.</p> <p data-bbox="81 439 1514 696">The site (LDF0192) to the south-west of this site is proposed for allocation in the Sites and Policies Document. Whilst the Detailed Green Belt Review would not recommend removing the part of this site (LDF0826) that is Green belt from the Green Belt it is accepted that there are other factors that have been taken into consideration as part of the process of site identification. Whilst there may be harm to the Green Belt in this location it is considered that this harm can be mitigated/ minimised through careful design and structural landscaping to enable development of this site and Site LDF0192 to proceed. Section 5 'Site Development Guidelines' of the Sites and Policies document refers to appropriate development principles that developers will need to adhere to in bringing forward planning applications on site.</p>	

**LDF Site Ref** LDF0847

**Green Belt Parcel Number** 46

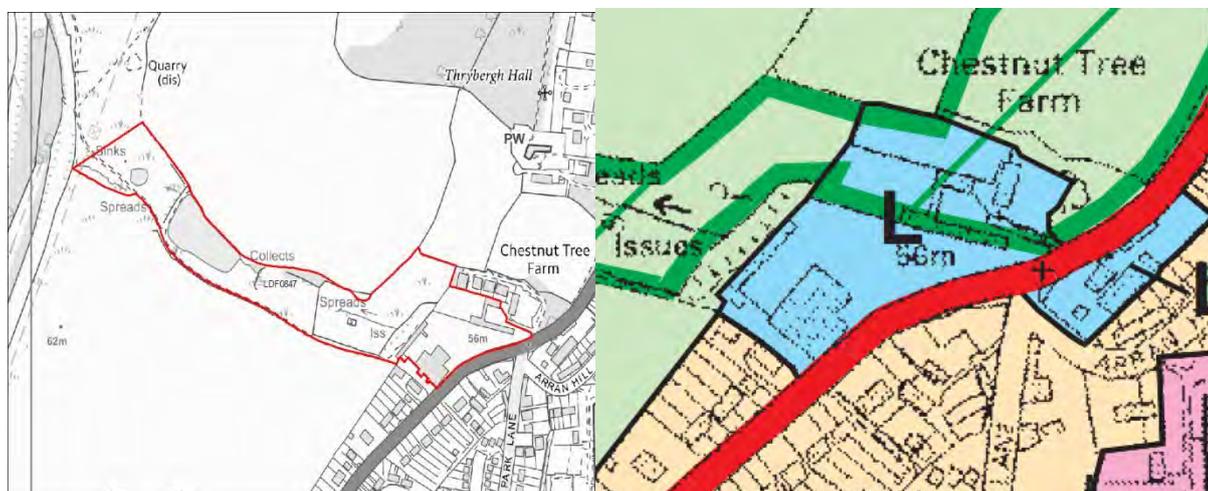
**SGBR Parcel Results:**

Purposes 1 and 3 Result: Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result: Narrow Gap (NG)

**Site Location / Address:** Fosters Garden Centre and land to west, Doncaster Road. (extended site)

**Site Description:** This is an extension of Site LDF0826 and should be read in conjunction with that site as well as Site 0192 to the south. Land at the east of this site is excluded from the Green Belt (see extract from Unitary Development Plan Map below). This area of predominantly scrubby land extends west from Doncaster Road. It extends adjacent to housing in the extreme south-east corner of the site and includes the car park and buildings at Fosters Garden Centre to the east. It then includes a series of ponds as it stretches west towards a dismantled railway. The southern boundary of the land parcel is a track for much of its length. At the south western corner it extends to the dismantled railway edge, through woodland. The land parcel then extends north east along a field margin back towards Doncaster Road. An adjacent site to the south-west of the site is also proposed as a site for potential development (LDF0192).

Extract from Unitary Development Plan



**Purposes 1 and 3 Result:** Partly Contained (PC) / Medium Urban Influence (MUI) :

**Purposes 1 and 3 Reason:** This site lies next to (and indeed includes an area of built development to the east). However, the majority of the site extends out into the open countryside and relates very poorly to the existing built up area of this part of Thrybergh. This would be considered detrimental to the openness of the countryside. Land to the south is proposed as a site for potential development (LDF0192) so the relationship of this site to the urban area would change (strengthen) were LDF0192 to be removed from the Green Belt for development.

**Purposes 2 and 4 Result:** Narrow Gap (NG)

**Purposes 2 and 4 Reason:** The site was categorised as forming part of parcel which formed a narrow gap in the Strategic Green Belt Review between Rotherham Urban Area and with Kilnhurst/ Swinton and the next settlement of Denaby (Doncaster). However, there are no views of the named settlement from the edge of Rotherham Urban Area site across the gap. Development in this location is not likely to impact upon the integrity of the gap and development here could be accommodated without leading to merging of settlements.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> The site was categorised as forming part of parcel which formed a	

narrow gap in the Strategic Green Belt Review between Rotherham Urban Area and with Kilnhurst/ Swinton and the next settlement of Denaby (Doncaster). However, there are no views of the named settlement from the edge of Rotherham Urban Area site across the gap. Development in this location is not likely to impact upon the integrity of the gap and development here could be accommodated without leading to merging of settlements.

This site lies next to (and indeed includes an area of built development to the east). However, the majority of the site extends out into the open countryside and relates very poorly to the existing built up area of this part of Thrybergh. This would be considered detrimental to the openness of the countryside. Land to the south is proposed as a site for potential development (LDF0192) so the relationship of this site to the urban area would change (strengthen) were LDF0192 to be removed from the Green Belt for development.

The site includes features which although weak could, if enhanced, form the northern boundary of Site LDF0192, which is being proposed for allocation in the Sites and Policies Document. The site's deletion from the Green Belt would remove this potential Green Belt boundary. It is therefore not recommended that this site be release from the Green Belt.

The site (LDF0192) to the south-west of this site is proposed for allocation in the Sites and Policies Document. Whilst the Detailed Green Belt Review would not recommend removing the part of this site (LDF0847) that lies immediately adjacent to the existing area which is not currently Green Belt (Fosters Building Centre and surrounding area), it is accepted that there are other factors that have been taken into consideration as part of the process of site identification. Whilst there may be harm to the Green Belt in this location it is considered that this harm can be mitigated/ minimised through careful design and structural landscaping to enable development of this site and Site LDF0192 to proceed. Section 5 'Site Development Guidelines' of the Sites and Policies document refers to appropriate development principles that developers will need to adhere to in bringing forward planning applications on site.

**LDF Site Ref**                      **LDF0375**

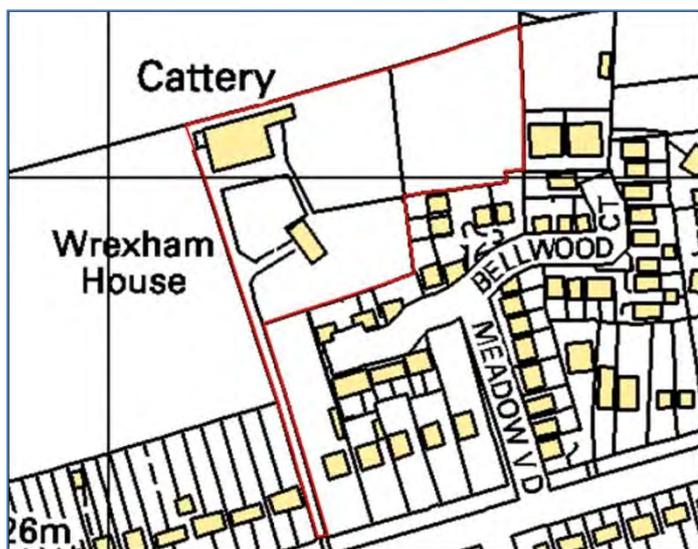
**Green Belt Parcel Number**    **50**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:**        Land east of Wrexham House, north of Braithwell Road, Ravenfield

**Site Description :** The site consists of two fields and a cattery and associated dwelling and their curtilages, lying in the north west and west of the site respectively. The eastern boundary is defined by a well maintained hedge with a small field beyond. The northern boundary consists of a patchy hedge between the site and open countryside, with the cattery at the western end of this boundary. The western boundary is marked by the metalled access to the cattery building with low hedges on either side. To its Southern boundary the land abuts residential gardens which are a mix of natural vegetation and domestic fencing. An adjacent site to the west is also proposed as a site for potential development (LDF0458).



**Purposes 1 and 3 Result:**        Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**      The site has reasonably strong boundaries to the south and to west. Those boundaries to the north and north-east (beyond that formed by residential properties) are weak. The land possesses a semi-rural character and there is already a perception of significant encroachment with significant impact on openness due to the presence of buildings on site. The site relates relatively well to the existing built up area, with some development already present on the site.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**      The site forms part of wide gap between the defined town of Bramley, Wickersley and Ravenfield Common and the Doncaster settlement of Conisborough. Development here is not likely to impact on the integrity of this gap. There is potential scope to round off the northern edge of the urban area without adversely impacting upon the overall character and openness.

**Boundary Assessment**

**Do all boundaries follow strong physical features?**

Y

**Do stronger physical features exist that could be used?**

Y

**Review Boundary for Site?**

Y

**Commentary and Recommendation :** The site relates relatively well to the existing built up area, with some development already present on the site. Development here would not affect the integrity of the wider gap between the named settlements in the study or more locally. The site lies directly adjacent to LDF Site 0458 – see separate assessment. If Site 0458 were removed from the Green Belt the relationship of Site 0375 to the urban area would strengthen. Taken together these two sites, if removed from the

boundary would create potential for appropriate rounding-off of the built form in this area and potential for the creation of a strong defensible boundary were landscaping used to strengthen the existing northern boundary of both sites.

**LDF Site Ref**                      **LDF0458**

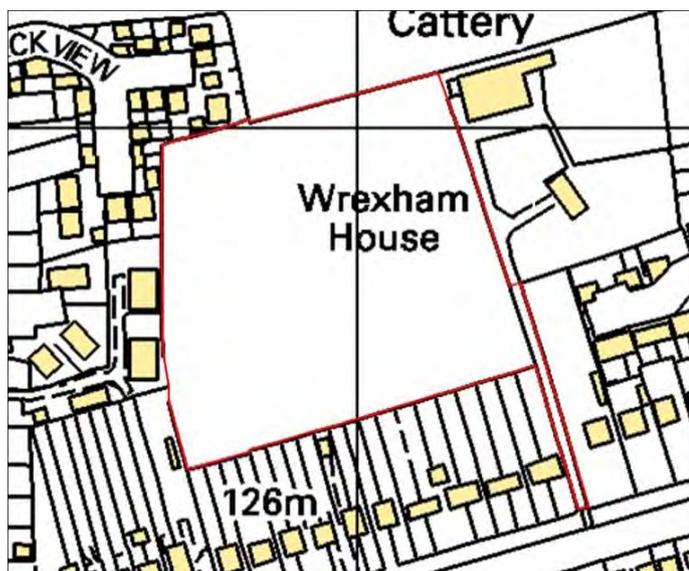
**Green Belt Parcel Number**    **50**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:**    Land adjacent Wrexham House, north of Braithwell Road, Ravenfield

**Site Description:** The site is a single area of open pasture. The boundaries to the south west and western third of the northern boundary are formed by residential properties and their gardens. The remainder of the northern boundary consists of a patchy hedge between the site and open countryside. The eastern boundary is marked by the metalled access to the cattery building (Wrexham House) with low hedges on either side. An adjacent site to the east of the site is also proposed as a site for potential development (LDF0375).



**Purposes 1 and 3 Result:**    Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** The site is has strong boundaries to the southern, western and north-western corner. The eastern boundary is reasonably strong. A remaining section of the northern boundary is weak. The site relates relatively well to the existing built area and development here would relate well to the built up areas but would cause some encroachment into the Green Belt.

**Purposes 2 and 4 Result:**    Wide Gap (WG)

**Purposes 2 and 4 Reason:** The site forms part of wide gap between the defined town of Bramley, Wickersley and Ravenfield Common and the Doncaster settlement of Conisborough. Development here is not likely to impact on the integrity of this gap. There is potential scope to round off the northern and eastern edge of the urban area without adversely impacting upon the overall character and openness.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	Y
<b>Do stronger physical features exist that could be used?</b>	Y
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> The site relates relatively well to the existing built up area. Development here would not affect the integrity of the wider gap between the named settlements in the study or more locally. The site lies directly adjacent to LDF Site 0375 – see separate assessment. If Site 0375 were removed from the Green Belt the relationship of Site 0458 to the urban area would strengthen. Taken together these two sites, if removed from the boundary would create potential for appropriate rounding-off of the built form in this area and potential for the creation of a strong defensible boundary were landscaping used to strengthen the existing northern boundary of both sites.	

**LDF Site Ref**    LDF0391

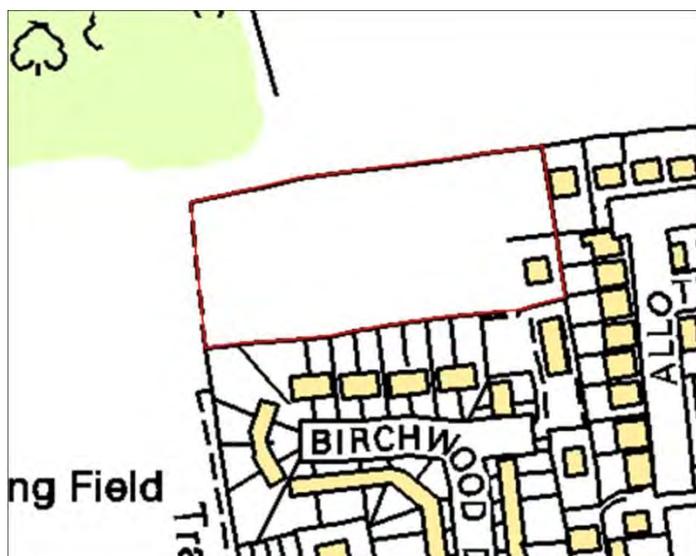
**Green Belt Parcel Number**    51

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result:            Narrow Gap (NG)

**Site Location / Address:**    Land off (west of) Allott Close, Ravenfield Common

**Site Description:** A rectangular land parcel with some internal boundaries, containing a house and drive, areas of hard standing, areas of rough grassland with some trees, scrub, hedgerows and a desire line running north south across the land parcel. Site is located on the edge of Ravenfield Common with hedged and treed boundaries to north and east. The southern and eastern boundaries are formed by the rear gardens of residential properties.



**Purposes 1 and 3 Result:**    Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** The site abuts an urban area boundary along the southern and eastern boundary. There are hedged and treed boundaries to the north and west of the land parcel, these are strongest to the west of the site. It is considered these current boundaries, especially to the north, are relatively weak to prevent further development from encroaching beyond the site's boundary into the open countryside. However, landscaping of the boundaries could be enhanced and development could be perceived as appropriate rounding off of a corner of the built form in this area. The site is therefore considered to be "Partly contained (PC) / Medium Urban Influence".

**Purposes 2 and 4 Result:**    Narrow Gap (NG)

**Purposes 2 and 4 Reason:** Parcel lies in a narrow gap between Thrybergh and Ravenfield. However, the site itself is relatively small in comparison to the strategic parcel as a whole and, as a result, the impact of the development of this site on the gap would be minimal. Development on this urban edge site could be accommodated without leading to neighbouring towns merging.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> The site relates relatively well to the existing built up area. Development here would not affect the integrity of the wider gap between the named settlements in the study or more locally. Landscaping of the site's western and northern boundaries could be enhanced and	

development could be perceived as appropriate rounding off of a corner of the built form in this area. The impact of the development of this site on the gap with Thrybergh would be minimal. The site could be considered for potential removal from the Green Belt.

LDF Site Ref

LDF0078

Green Belt Parcel Number 53

**SGBR Parcel Results:**

**Purposes 1 and 3 Result:** Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 2 and 4 Result:** Essential Gap (EG)

**Site Location / Address:** Land off Dalton Lane and Netherfield View

**Site Description:** An irregularly shaped land parcel amalgamating agricultural fields. The southern land parcel boundary is irregularly shaped largely following the boundary of residential curtilages apart from a small section backing on to Dalton Lane. The north western boundary is thickly hedged and backed by residential properties. The north eastern boundary bisects a large arable field in a south easterly direction with no features evident on the ground. The short eastern boundary follows a longer 'gappy' hedge line down to Dalton Lane.



**Purposes 1 and 3 Result:** Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** The land parcel abuts an urban area boundary along its southern and western boundary. It is considered the parcel boundaries to the north-east, are very weak as regards to preventing further development from encroaching beyond the site's boundary into the open countryside. The land here being of semi-rural character.

**Purposes 2 and 4 Result:** Essential Gap (EG)

**Purposes 2 and 4 Reason:** The site is located close to the narrowest part of the gap between Rotherham Urban Area settlements (Dalton and Whinney Hill) north of the defined settlement grouping of Bramley, Wickersley and Ravenfield Common. The land parcel is located along an approach road from Dalton to Wickersley. Development in this location is considered to contribute to the perception of coalescence between Rotherham Urban Area and the Bramley, Wickersley and Ravenfield Common.

**Boundary Assessment**

**Do all boundaries follow strong physical features?**

N

**Do stronger physical features exist that could be used?**

N

**Review Boundary for Site?**

N

**Commentary and Recommendation:** It is considered the parcel boundaries to the north east are very weak as regards to preventing further development from encroaching beyond the site's boundary into the open countryside. The site is located close to the narrowest part of the gap between Rotherham Urban Area settlements (Dalton and Whinney Hill) north of the defined settlement grouping of Bramley, Wickersley and Ravenfield Common. The land parcel is located along an approach road from Dalton to Wickersley. Development in this location is arguably considered to contribute to the perception of coalescence between Rotherham Urban Area and Bramley, Wickersley and Ravenfield Common. The site should not be considered for potential removal from the Green Belt.

**LDF Site Ref**                      **LDF0110**

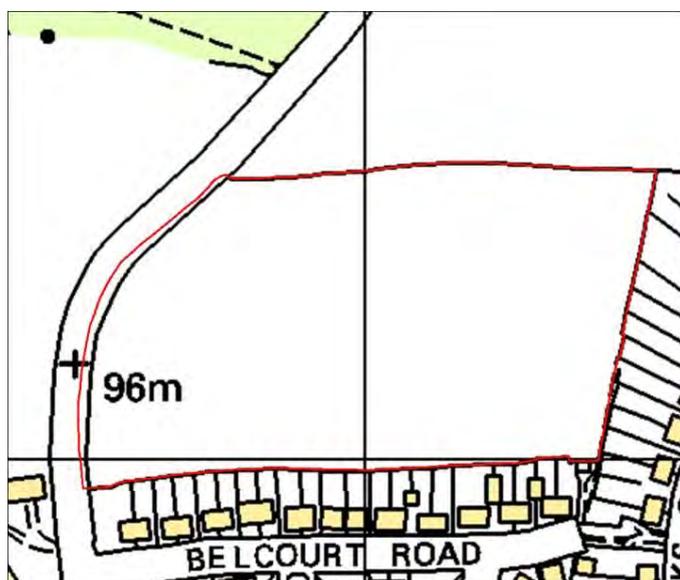
**Green Belt Parcel Number**    **53**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:        Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result:        Essential Gap (EG)

**Site Location / Address:**        East of Brecks Lane, rear of Belcourt Road, Brecks

**Site Description :** The site is a single arable field with the eastern and southern boundaries defined by the rear gardens of residential properties, some of which contain mature trees. The western boundary is strong and defined by Brecks Lane. The northern boundary is relatively weak but consisting of a mature hedgerow and trees it is well defined. Land to the west of Brecks Lane is also in agricultural use but views are limited by a substantial area of woodland. An adjacent site to the north of the site is also proposed as a potential development site (LDF0129).



**Purposes 1 and 3 Result:**        Partly contained (PC) / Medium Urban Influence (MUI):

**Purposes 1 and 3 Reason:**    Although this site is part of a wider strategic parcel categorised as Partly contained (PC) / Medium Urban Influence (MUI) in the Strategic Green Belt Review, the site itself constitutes a small part of the southern end of the parcel. It is relatively well contained being attached to the urban area and limited to the west by a road. The northern boundary is weaker. Even though not physically contained by the urban area, this site may be a suitable location for development. The land does possess a semi-rural character but the influence of the adjacent residential properties is not as great as it could be.

**Purposes 2 and 4 Result:**        Essential Gap (EG (part))

**Purposes 2 and 4 Reason:**    Although this site is part of a parcel categorised as an Essential Gap in the Strategic Green Belt Review, the site itself constitutes a small part of the southern end of the parcel. There is an area of woodland to the west and the north west of the site which means that development of the site would result in little perceivable narrowing of the gap between the site and East Herringthorpe. The area is within the settlement grouping of Rotherham Urban Area.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N (that to the north is weaker)
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> The site is relatively well contained being attached to the urban	

area and limited to the west by a road. The northern boundary is weaker but the impact on the gap with the study's named settlements is negligible in the context of the wider gap. Even though not physically contained by the urban area, this site may be a suitable location for development given that the site is bounded by Brecks Lane to the south; and the northern boundary, although relatively weak, is well hedged and treed and enhancement could be considered. The site could be considered for potential removal from the Green Belt. An adjacent site to the north of the site is also proposed as a potential development site (LDF0129) and the relationship of the site to the urban area would change (strengthen) if that site were developed.

**LDF Site Ref**                      **LDF0129**

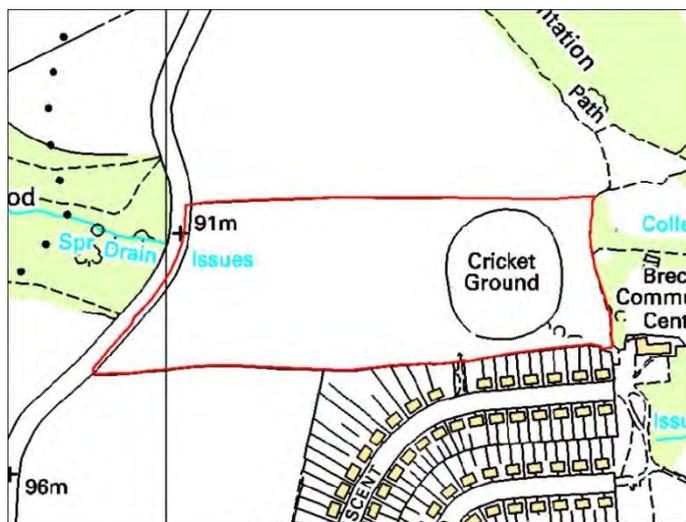
**Green Belt Parcel Number**    **53**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result:            Essential Gap (EG)

**Site Location / Address:**        Former Cricket Ground off Brecks Lane, Brecks

**Site Description:** The site consists of two fields, the smaller of these, at the eastern end of the site, being a former cricket ground (now in the same agricultural use). The eastern boundary is defined by woodland edges and the western boundary by Brecks Lane, with woodland beyond. The boundary consists of a mature hedgerow with some trees. The western half of the southern boundary is made up of a mature hedgerow with some trees and another arable field beyond (itself a proposed residential development site LDF0110). The remainder of the southern boundary is defined by the rear gardens of residential curtilages.



**Purposes 1 and 3 Result:**        Partly contained (PC) / Medium Urban Influence (MUI):

**Purposes 1 and 3 Reason:**    The site is within a parcel categorised as Partly Contained (PC) / Medium Urban Influence (MUI) in the Strategic Green Belt Review. Forming a smaller part of the southern end of the parcel and being attached in part to an urban area, this site remains as the same categorisation. The western part of the southern boundary and the northern boundary are relatively weak but there are mature hedgerows. The site possesses a semi-rural to open rural character. The relationship to the urban area would strengthen were the site (LDF 0110) to the south-east to be developed.

**Purposes 2 and 4 Result:**        Essential Gap Part (EG (Part))

**Purposes 2 and 4 Reason:**    Although the site lies towards the southern end of a strategic parcel categorised as an Essential Gap (EG), there is likely to be some impact on the gap as East Herringthorpe would be viewed from the northern part of the site. As such, development here would be sensitive as there is likely to be some harm on the overall openness and broad extent of the gap. This area is however within the settlement grouping of Rotherham Urban Area.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> An adjacent site to the south of the site is also proposed as a potential development site (LDF0110) and the relationship of the site to the urban area would change (strengthen) if that site were developed. However, by itself the site would not relate very well to the nearby urban area. There is likely to be some impact on the gap with East Herringthorpe as this settlement would be viewed from the northern part of the site. As such, development here would be sensitive as there is	

likely to be some harm on the overall openness and broad extent of the gap.

This site is proposed for allocation as Safeguarded Land in the Sites and Policies Document. Whilst the Detailed Green Belt Review would not recommend removing this site from the Green Belt it is accepted that there are other factors that have been taken into consideration as part of the process of site identification. Whilst there may be harm to the Green Belt in this location it is considered that this harm can be mitigated/ minimised through careful design and structural landscaping to enable development of this site to proceed. Section 5 'Site Development Guidelines' of the Sites and Policies document refers to appropriate development principles that developers will need to adhere to in bringing forward planning applications on site.

**LDF Site Ref**

**LDF0591**

**Green Belt Parcel Number 53**

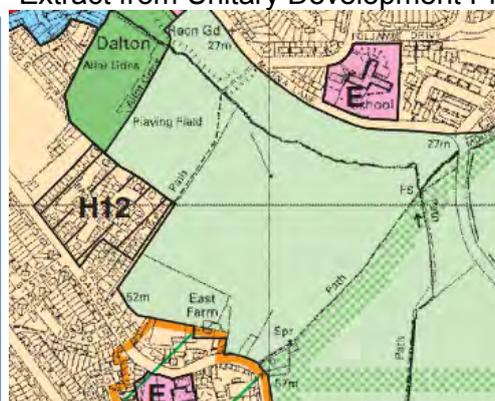
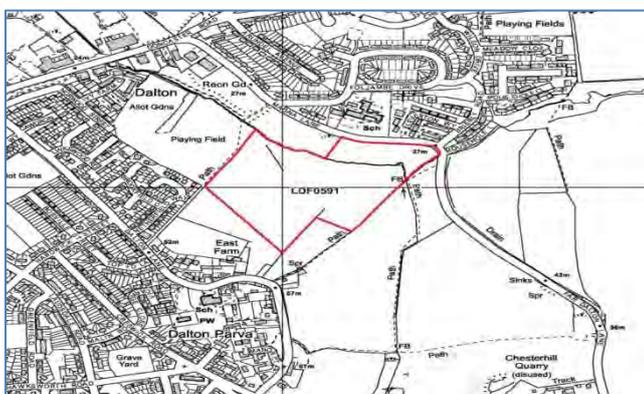
**SGBR Parcel Results:**

Purposes 1 and 3 Result: Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result: Essential Gap (EG)

**Site Location / address** Land off Magna Lane/ Dalton Lane, Dalton

**Site Description:** The site is in agricultural use. The site's south western boundary bisects an agricultural field with no discernible boundary features. The western boundary follows a hedge line. Approximately half the site's northern boundary follows the course of a brook and the other (eastern) half follows a hedge along Magna Lane. At the sharp bend of Magna Lane (at the far north-east of the site) the site's eastern boundary follows a water course south west then joins a path in south westerly direction. Part way along this eastern boundary the boundary bisects across a field following discernible features to then follow a narrow scrubby strip to the land parcel's southernmost point. Surrounding land uses are agricultural land, playing fields, school and housing. An adjacent site to the south-west of the site is also proposed as a potential development site (LDF0078).

Extract from Unitary Development Plan



**Purposes 1 and 3 Result:** Not Contained (NC) / Low Urban Influence (LUI):

**Purposes 1 and 3 Reason:** The site does not lie adjacent to an urban area. It remains separated from Dalton by Magna lane. All boundaries are weak and the site is physically separated from surrounding urban areas to the south, west and north by other land, although the far north-west corner touches upon an area of housing. The land possesses a semi-rural to open rural character.

**Purposes 2 and 4 Result:** Narrow Gap (NG)

**Purposes 2 and 4 Reason:** This sites lies in an area between Rotherham Urban Area and the Bramley, Wickersley and Ravenfield Common settlement grouping. The site is located in a Narrow Gap, as defined in the Strategic Green Belt Review, between Rotherham Urban Area and the Bramley, Wickersley and Ravenfield Common settlement. However, more locally, it is considered the site also falls within a gap between East Herringthorpe and Dalton. Narrow gaps are defined as being wider than essential gaps but are still sensitive to development. Potentially more development could be accommodated on the edge of the urban area without leading to a perception of different settlement groupings merging. Development here would have some impact on this gap and could be perceived to effectively close the more local gap.

<b>Boundary Assessment</b>	
<b>Do boundaries follow physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	Y
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> All boundaries are weak and the site is physically separated from surrounding urban areas. The site is thus not contained and relates poorly to the surrounding urban area. This sites lies in an area on the edge between Rotherham Urban Area and the Bramley, Wickersley and	

Ravenfield Common settlement. Potentially more development could be accommodated in this edge of urban area site without leading to neighbouring settlements merging. However, it is not recommended the site be considered further for removal from the Green Belt because of the impact on the openness of the Green Belt and harm to Green Belt Purposes 1 and 3.

Removal of this site from the Green Belt would necessitate removal of further land to the north-west and north as they would otherwise create an isolated area of Green Belt that would not be appropriate to retain.

An adjacent site to the south-west of the site is also proposed as a site for potential development (LDF0078). If this site were removed from the Green Belt, the relationship of LDF Site 591 to the urban area would strengthen.

The Strategic Green Belt Review recognised that most of the strategic parcel could be considered as a Narrow Gap. Potentially more development could be accommodated on the edge of the urban area without leading to perception of different settlement groupings merging. Development here would have some impact on this gap. However, development here would effectively close the more local gap between East Herringthorpe and Dalton. On balance, it is not recommended that further consideration be given to removal of this site from the Green Belt.



LDF Site Ref

LDF0667

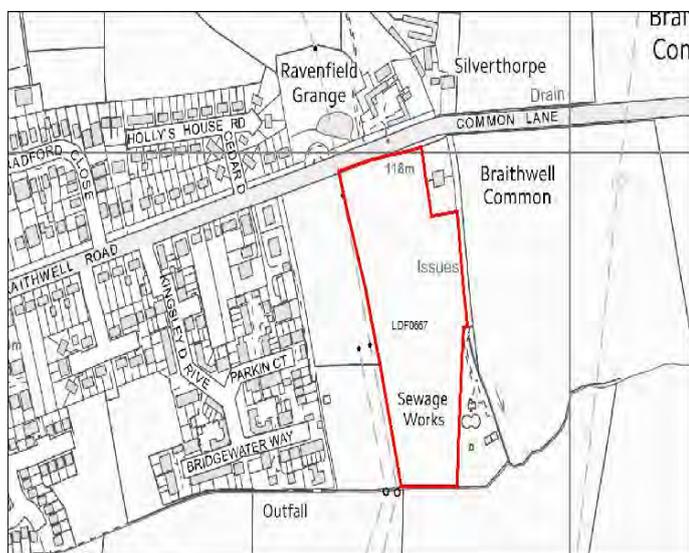
Green Belt Parcel Number 55

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result: Essential Gap Part (EG (part))

**Site Location / address** Land south of Braithwell Rd, Ravenfield

**Site Description:** This site is located at the edge of the settlement grouping of Bramley, Wickersley and Ravenfield Common and is in agricultural use. The western boundary consists of a hedge line with gaps at its northern end; the northern boundary of the parcel appears hedged with three mature trees, backed by a road. The eastern boundary skirts around a property, and then follows a hedge and fence to form the site’s eastern boundary. The hedge is ‘gappy’ towards the south and then this eastern boundary tangentially meets the site’s southern hedged boundary. The site has agricultural fields at least in part on three sides and one property abuts its north east corner. Adjacent land to the west of the site is also proposed as a potential development site (LDF0452).



**Purposes 1 and 3 Result:** Not contained (NC) / Low Urban Influence (LUI)

**Purposes 1 and 3 Reason:** The parcel is currently located at the far edge of a settlement. It has fields to the east, west and south although it is adjacent to a single property to its east along Braithwell Road and across the road from this site is Ravenfield Grange and grounds. This site is not considered to be contained by the urban area and the site is buffered by agricultural fields on three sides.

**Purposes 2 and 4 Result:** Essential Gap (EG (part))

**Purposes 2 and 4 Reason:** It is considered the site lies within an essential gap (part) between Ravenfield and Hellaby settlements. Although the site is within an essential gap that must be kept open, there may be some scope for development here. However, as this site is separated itself from the urban area to the west, the site is not considered suitable for release.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	Y (the western boundary could be extended to the eastern edge of Ravenfield Common)
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> Further development in this location would reduce the gap between settlements of Rotherham Urban Area (Ravenfield Common) and the settlement of Hellaby to a minor	

extent. This site, however, is not considered to be contained by an urban area as there are only a few scattered developments immediately adjacent and the site is buffered by agricultural fields on three sides. The site's relationship to the urban area would change (strengthen) were adjacent site (LDF0452 or part thereof) to be developed to the west. It is not considered appropriate to consider the site further for release from the Green Belt.

**LDF Site Ref**                      **LDF774**

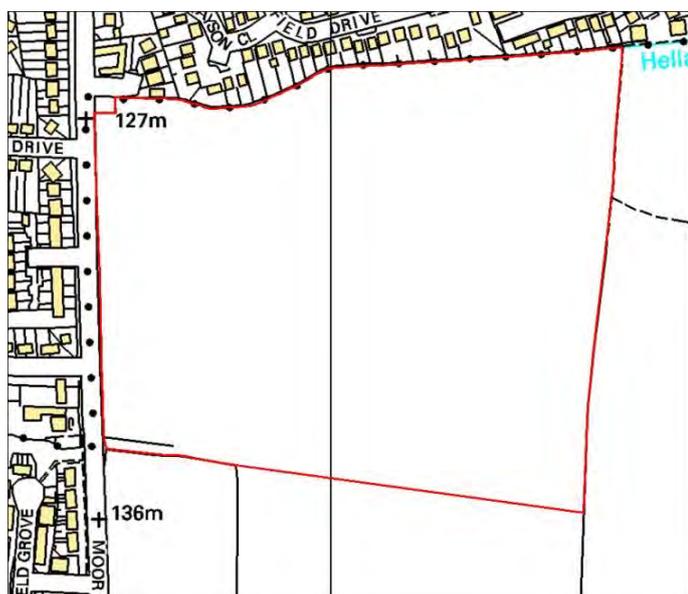
**Green Belt Parcel Number**    **55**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result:            Essential Gap Part (EG (part))

**Site Location / Address:**        Land East Of Moor Lane South, Ravenfield

**Site Description:** The site is a large, roughly square, arable field. The northern boundary consists of mature hedgerow with residential properties beyond. The western boundary is defined by Moor Lane South which has residential properties on the opposite side. The southern boundary is largely defined by a very weak field boundary. While a hedgerow with some mature trees runs along the eastern boundary with more fields beyond. An adjacent site to the east of the site is also proposed as a potential development site (LDF0452) as is a site to the south (LDF0798).



**Purposes 1 and 3 Result:**        Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**    The site lies adjacent to the urban area to the north. As such it is considered part-contained. The site does, however, lie beyond Moor Lane South which currently forms a strong Green Belt boundary. The land possesses a semi-rural character but has a strong relationship to the countryside beyond in the wider strategic green belt parcel. The southern and eastern boundaries are weak.

**Purposes 2 and 4 Result:**        Essential Gap Part (EG (part))

**Purposes 2 and 4 Reason:** This site is part of an Essential gap (part) between Bramley, Wickersley & Ravenfield Common and the defined town of Maltby and Hellaby. Some encroachment into this gap would occur from development of this site but there is considered some scope for some development e.g. 'rounding off' on one or both edges of the gap without adversely harming its overall openness and the broad extent of the gap.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> The southern boundary of this site runs along the boundary of two fields although there does not appear to be any hedge or ditch marking the boundary. Although this boundary is very weak no alternative boundary exists that would not significantly increase the size of the	

site. The eastern boundary is also weak. The site is partly contained but the weakness of the southern and eastern boundaries could result in further pressure for Green Belt release beyond. However, the use of landscaping could help enhance these boundaries. Some encroachment into this gap would occur from development of his site but there is considered some scope for some development e.g. 'rounding off' on one or both edges of the gap without adversely harming its overall openness and the broad extent of the gap. This is a sensitive site but it is considered there is some scope for development, and the site could be considered further for release from the Green Belt. An adjacent site to the east of the site is also proposed as a residential development site (LDF0452) as is a site to the south (LDF0798).

**LDF Site Ref**                      **LDF0798**

**Green Belt Parcel Number**    **55**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result:            Essential Gap Part (EG (part))

**Site Location / Address:**        Land east of Moor Lane South, North of Lidget Lane, Ravenfield Common

**Site Description:** The northern boundary is largely defined by a weak field boundary. The site is a group of arable fields with a small complex of buildings, well screened by trees, on the western boundary as defined by Moor Lane South which has residential properties on the opposite side. A hedgerow with some mature trees runs along the eastern boundary with more fields beyond. The southern boundary is largely defined by Lidget Lane with some residential properties beyond. An adjacent site to the north of this site is also proposed as a potential development site (LDF0774).



**Purposes 1 and 3 Result:**        Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**      The site lies adjacent to the urban area to the west and to the south but does lie beyond roads that separate it from residential properties. The existing site lies beyond (to the east of) Moor Lane South which is an strong defensible Green Belt boundary. The southern boundary is in part adjacent to an urban area but again lies beyond an existing road. The land possesses a semi-rural character and has a strong relationship to the countryside beyond in the wider strategic Green Belt parcel. Although, the area is not physically well-contained by the urban area the site may be a suitable location for development given its proximity to the urban area. The relationship of the site may change if the adjacent site to the north of the site were to be developed as currently proposed.

**Purposes 2 and 4 Result:**        Essential Gap Part (EG (part))

**Purposes 2 and 4 Reason:**      This site is part of an essential gap between Bramley, Wickersley & Ravenfield Common and the defined town of Maltby and Hellaby, but encroaches into this gap to a relatively small extent. Given the site's topography sloping southwards to Bramley, this limits impact to some degree on the wider countryside beyond.

**Boundary Assessment**

<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	Y

**Commentary and Recommendation :** The land possesses a semi-rural character and has a strong relationship to the countryside beyond in the wider strategic green belt parcel. Although, the area is not physically well-contained by the urban area the site may be a suitable location for development, given its

proximity to the urban area, and it could represent suitable rounding-off of the urban form in this location. The relationship of the site may change (i.e. strengthen) if the adjacent site to the north of the site were to be developed. This site is part of an essential gap between Bramley, Wickersley & Ravenfield Common and the defined town of Maltby and Hellaby, but encroaches into this gap to a relatively small extent. Given the site's topography sloping southwards to Bramley, this limits the impact to some degree on the wider countryside beyond. It is considered there is some merit in considering further the release of this site from the Green Belt.

**LDF Site Ref**

**LDF0844**

**Green Belt Parcel Number 55**

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result: Essential Gap Part (EG (part))

**Site Location / address** Land south of Braithwell Rd, Ravenfield

**Site Description:** This site is located at the edge of the settlement grouping of Bramley, Wickersley and Ravenfield Common and is in agricultural use. The western boundary adjoins residential properties; the northern boundary of the parcel appears hedged with three mature trees, backed by a road. The eastern boundary skirts around a property, and then follows a hedge and fence to form the site's eastern boundary. The hedge is 'gappy' towards the south and then this eastern boundary tangentially meets the site's southern hedged boundary. The site has agricultural fields at least in part on two sides and one property abuts its north east corner. This site is also proposed as two separate potential sites (LDF0667 and part of 0452).



**Purposes 1 and 3 Result:** Part Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** The parcel is currently located at the far edge of a settlement. It has fields to the east and south although it is adjacent to a single property to its east along Braithwell Road and across the road from this site is Ravenfield Grange and grounds. This site is part contained by the urban area and the site is buffered by agricultural fields on two sides. The land possesses a semi-rural character. Land north of Braithwell Road (Ravenfield Grange) is low density and although the site lies adjacent to development on its western boundary, development of this site would serve to extend this part of Ravenfield Common further eastwards into the Green Belt..

**Purposes 2 and 4 Result:** Essential Gap (EG (part))

**Purposes 2 and 4 Reason:** It is considered the site lies within an essential gap (part) between Ravenfield and Hellaby settlements. Although the site is within an essential gap that must be kept open, there may be some scope for development here.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> The parcel is currently located at the far edge of a settlement. It has fields to the east and south although it is adjacent to a single property to its east along Braithwell Road and across the road from this site is Ravenfield Grange and grounds. This site is part contained by the urban area and the site is buffered by agricultural fields on two sides. The land possesses a semi-rural character. The site lies within an essential gap that must be kept open - there may be some scope for	

development here. However, land north of Braithwell Road (Ravenfield Grange) is low density and although the site lies adjacent to development on its western boundary, development of this site would serve to extend this part of Ravenfield Common further eastwards into the Green Belt. It is therefore not recommended that the site be considered further for potential removal from the Green Belt

**LDF Site Ref**                      **LDF0845**

**Green Belt Parcel Number**   **55**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result:            Essential Gap Part (EG (part))

**Site Location / address**            Land south of Braithwell Rd, Ravenfield

**Site Description:** This site is located at the edge of the settlement grouping of Bramley, Wickersley and Ravenfield Common and is in agricultural use. The western boundary adjoins residential properties; the northern boundary of the parcel appears hedged with three mature trees, backed by a road. The eastern and southern boundaries are formed by hedges. The site has agricultural fields to the east and south. This site is also proposed as part of two other separate potential sites (part of LDF0452 and part of LDF0844).



**Purposes 1 and 3 Result:**        Part Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** The parcel is currently located at the far edge of a settlement. It has fields to the east and south although the northern boundary (Braithwell Road is a strong boundary). Across from the site to the northern side of Braithwell Road is Ravenfield Grange and grounds. This site is part contained by the urban area and the site is buffered by agricultural fields on two sides. The land possesses a semi-rural character. Land north of Braithwell Road (Ravenfield Grange) is low density and although the site lies adjacent to development on its western boundary, development of this site would serve to extend this part of Ravenfield Common further eastwards into the Green Belt..

**Purposes 2 and 4 Result:**        Essential Gap (EG (part))

**Purposes 2 and 4 Reason:** It is considered the site lies within an essential gap (part) between Ravenfield and Hellaby settlements. Although the site is within an essential gap that must be kept open, there may be some scope for development here.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> The parcel is currently located at the far edge of a settlement. It has fields to the east and south. This site is part contained by the urban area and the site is buffered by agricultural fields on two sides. The land possesses a semi-rural character. The site lies within an essential gap that must be kept open - there may be some scope for development here. However, land north of Braithwell Road (Ravenfield Grange) is low density and although the site lies adjacent to development on its western boundary, development of this site would serve to extend this part of Ravenfield Common	

further eastwards into the Green Belt. It is therefore not recommended that the site be considered further for potential removal from the Green Belt

**LDF Site Ref**

**LDF0709**

**Green Belt Parcel Number**

**57**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:

Not contained (NC) / Low Urban Influence (LUI)

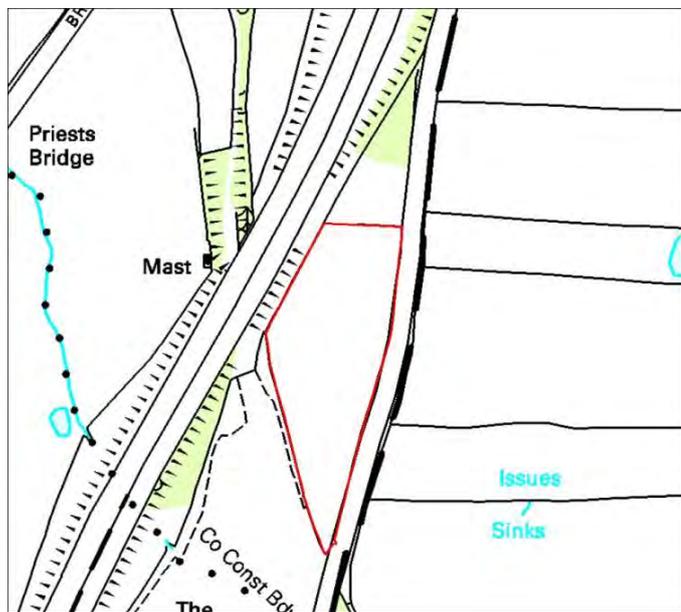
Purposes 2 and 4 Result:

Narrow Gap (NG)

**Site Location / Address:**

Land north of Hellaby Industrial Estate, Hellaby

**Site Description :** The site is an area of cultivated grassland sitting between the M18 motorway to the west and Hellaby Lane to the east. The western boundary of the site is partially defined by mature hedgerow and trees and partially open to the motorway embankment which slopes down towards the M18. The northern boundary is formed by a mature hedge with mature trees. The eastern boundary is defined by a hedge with some mature trees along Hellaby Lane. The south western boundary comprises of a mature hedge boundary with a lorry park beyond.



**Purposes 1 and 3 Result:**

Not contained (NC) / Low Urban Influence (LUI)

**Purposes 1 and 3 Reason:**

Although most of the sites boundaries are strong, the site is remote from the built up area and development of the site would result in encroachment into the Green Belt. Development of the site would lead to urban sprawl along the Motorway frontage. The site does not relate well to the existing urban extending ribbon type development northward. The site, however, is fairly small in size.

**Purposes 2 and 4 Result:**

Narrow Gap (NG)

**Purposes 2 and 4 Reason:**

The parcel forms part of a small gap between the settlements of Bramley and Hellaby. However, because of the dominant influence of the M18, there would be potential for the development of this site without visible evidence of the neighbouring settlements of Bramley and Hellaby merging.

**Boundary Assessment**

**Do all boundaries follow strong physical features?**

Y

**Do stronger physical features exist that could be used?**

N

**Review Boundary for Site?**

N

**Commentary and Recommendation :** The site is remote from the built up area and development of the site would result in encroachment into the Green Belt. Development of the site would lead to urban sprawl along the Motorway frontage. The site does not relate well to the existing urban extending ribbon type development northward. Although, harm to Purposes 2 and 4 would be minimal as a result of the development of this site, the more significant harm in terms of Purposes 1 and 3 is considered to be

sufficient to recommend that the site's release from Green Belt should not be considered further.

This site is proposed for allocation in the Sites and Policies Document. Whilst the Detailed Green Belt Review would not recommend removing this site from the Green Belt it is accepted that there are other factors that have been taken into consideration as part of the process of site identification. Whilst there may be harm to the Green Belt in this location it is considered that this harm can be mitigated/ minimised through careful design and structural landscaping to enable development of this site to proceed. Section 5 'Site Development Guidelines' of the Sites and Policies document refers to appropriate development principles that developers will need to adhere to in bringing forward planning applications on site.



are in the methodology's same named settlement grouping. There is only limited evidence of this gap being apparent as viewed from the A631 (Bawtry Road) which lies south of the site.

<b><u>Boundary Assessment</u></b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> There is a strong boundary to the west of the site but the north and north eastern boundaries of the land parcel are considered weak. Consequently it is considered development of this site may lead to encroachment into adjacent areas to the north and north east of this site and this would be considered to have a negative impact on the openness and character of the wider Green Belt. Although development of the site would have no apparent effect on the gap across from Maltby to Conisbrough as identified in the Strategic Green Belt Review, the site would lie in a very narrow gap between Maltby and Hellaby, which it is considered important to maintain. It is not recommended that the site be considered further for removal from the Green Belt.	

**LDF Site Ref**                      **LDF0271**

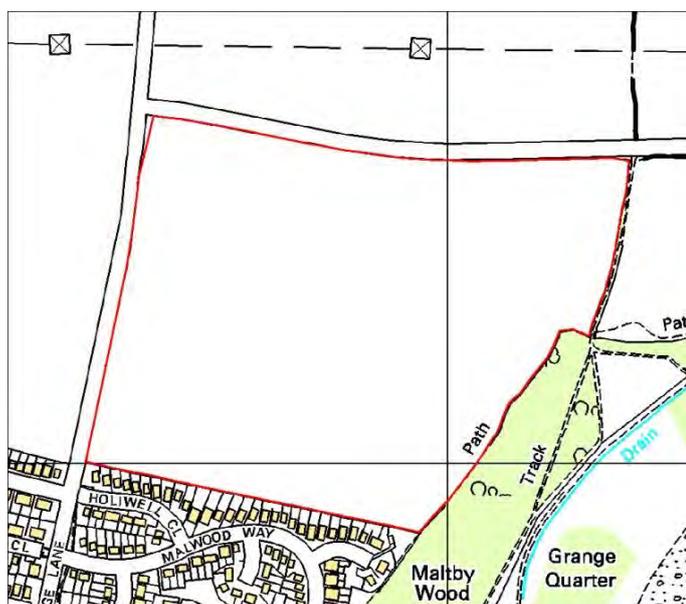
**Green Belt Parcel Number**    **61**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:**        Land To The South Of Stainton Lane, Maltby

**Site Description:** Land bounded by Stainton Lane to the north, Grange Lane (B6427) to the west, Scotch Spring Lane to the east, Tickhill Road (A631) and rear gardens of Holiwell Close and Malwood Way, Maltby to the south, mature woodland on the southern two thirds of the eastern boundary and a track bounded by a hedgerow including a number of mature trees on the remainder of the eastern boundary. The northern boundary is strengthened by a hedgerow, the western boundary has a small bank between the road and the cultivated field that comprises the body of the site.



**Purposes 1 and 3 Result:**        Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**    Although the strategic parcel in which the site lies is categorised as “Not contained (NC) / Low Urban Influence (LUI)” one of the four sides of this site does adjoin the existing urban area of Maltby. All of the boundaries are well defined by physical features apart from the hedged northern third of the eastern boundary – which is the weakest boundary. The site, however, does lie beyond a very strongly defined northern boundary of Maltby which continues in a western direction up to and beyond Braithwell Road. This land is very open and has a very strong connection to the wider countryside, rather than to Maltby. As such, release of this large site could set a precedent for further release northwards from the existing northern edge of Maltby. The site is, however, well-contained by strong road boundaries to the west and north and the woodland belt along the majority of the eastern edge is also strong.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**    The site lies within a wide gap between the urban areas of Maltby and Conisborough in Doncaster Borough. There is no visual impression of the potential for these settlements to merge because there are no views of both settlements across the gap. This, combined with strong physical features / boundaries, prevents a perception of nearby towns merging.

<b>Boundary Assessment</b>	
<b>Do boundaries follow physical features?</b>	Y (except far north-east)
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N

**Commentary and Recommendation :** This site although defined as partly contained, and contained by strong road boundaries to the north and west and by a woodland belt along the majority of the eastern side, lies beyond a very strongly well-defined northern edge of Maltby which continues to the west for a considerable distance. The site is very open and rural in character and strongly connected in to the wider open countryside beyond the site rather than the built form of Maltby.

This site is proposed for allocation in the Sites and Policies Document. Whilst the Detailed Green Belt Review would not recommend removing this site from the Green Belt it is accepted that there are other factors that have been taken into consideration as part of the process of site identification. Whilst there may be harm to the Green Belt in this location it is considered that this harm can be mitigated/ minimised through careful design and structural landscaping to enable development of this site to proceed. Section 5 'Site Development Guidelines' of the Sites and Policies document refers to appropriate development principles that developers will need to adhere to in bringing forward planning applications on site.

LDF Site Ref

LDF0839

Green Belt Parcel Number 61

**SGBR Parcel Results:**

Purposes 1 and 3 Result:

Not contained (NC) / Low Urban Influence (LUI)

Purposes 2 and 4 Result:

Wide Gap (WG)

**Site Location / Address:**

Land south west of Maltby Colliery, Maltby

**Site Description:** This is an area of land between residential properties and the spoil heap of the former Maltby Colliery. The west of the site backs on to residential properties including those at Highfield Park with some areas of woodland. The northern boundary is defined by a significant area of woodland. The eastern boundary is defined by a track, hedges and woodland to the south. The site's far south-eastern corner is defined by another significant area of woodland.. The southern boundary is defined by residential properties. **Only the far south-eastern part of the site is actually Green Belt, the remainder of the site is greenspace – the site assessment below only considers this small south-eastern area.** This smaller area of the site comprises a few small fields some used as paddocks for horses. The site has urban fringe characteristics. The northern eastern and northern boundaries are hedges. The eastern is defined by woodland and the southern by the A631. The south-western corner boundary of the site is formed by a public house and its car park and grounds.

Extract from Unitary Development Plan



**Purposes 1 and 3 Result:**

Part Contained (PC)/ Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**

The site adjoins the urban area of Maltby in only a small south-western corner of the site where it backs onto the grounds of a public house. The north-western and northern boundaries are weak, The eastern is strong and so is the southern. Thus only a part of the site is contained by the urban area. Development here would extend the area of Maltby eastwards away from the built form of Maltby in this area and would not relate well to existing development.

**Purposes 2 and 4 Result:**

Wide Gap (WG)

**Purposes 2 and 4 Reason:**

The site lies within a wide gap between the urban areas of Maltby and Tickhill in Doncaster. There is no visual impression of the potential for these settlements to merge because there are no views of both settlements across the gap. This combined with strong physical features / boundaries prevents a perception of nearby towns merging. Development in this location is not likely to impact on the integrity of the gap.

**Boundary Assessment**

Do all boundaries follow strong physical features?

N

<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<p><b>Commentary and Recommendation :</b> The site adjoins the urban area of Maltby in only a small south-western corner of the site where it backs onto the grounds of a public house. The north-western and northern boundaries are weak. The eastern is strong and so is the southern. Thus only a part of the site is contained by the urban area. Development here would extend the area of Maltby eastwards away from the built form of Maltby in this area and would not relate well to existing development. The site lies within a wide gap between the urban areas of Maltby and Tickhill in Doncaster. There is no visual impression of the potential for these settlements to merge because there are no views of both settlements across the gap. This combined with strong physical features / boundaries prevents a perception of nearby towns merging. Although development in this location is not likely to impact on the integrity of the gap it is not recommended that the site be considered further for potential release from the Green Belt.</p>	

**LDF Site Ref**

**LDF0723**

**Green Belt Parcel Number**

**66**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:

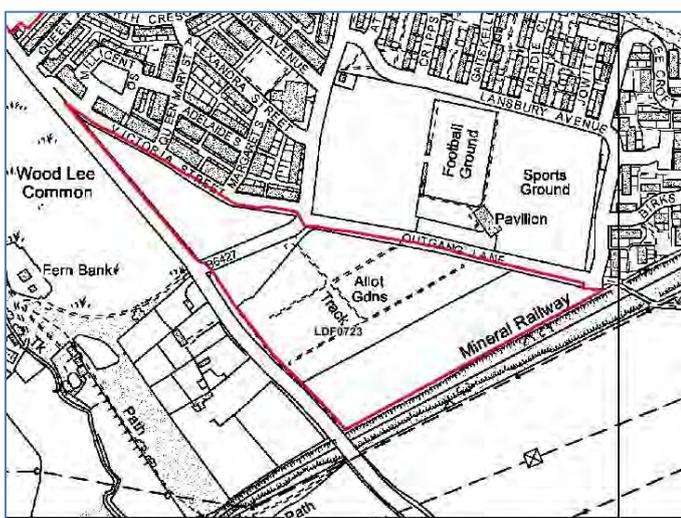
Well contained (WC) / High Urban Influence (HUI)

Purposes 2 and 4 Result:

Wide Gap (WG)

**Site Location / Address:** Land off Outgang Lane and Victoria Street, Maltby

**Site Description:** This triangular site is a mixture of open space, allotments and arable land. The south east portion of the site is agricultural, the central area is allotments and the north western part is open space. The western half of the northern boundary is formed by Victoria Street and the houses on the far side of this road. The remainder of the northern boundary is formed by a mature hedgerow along Outgang Lane with sports ground beyond to the north. A strong boundary to the south east of the site is defined by the railway line and to the south west by A634 Blyth Road.



**Purposes 1 and 3 Result:**

Well contained (WC) / High Urban Influence (HUI)

**Purposes 1 and 3 Reason:**

The site is attached to the urban area, and within an area with very strong boundaries separating it from the open countryside. The site possesses a semi-urban character due to its majority use as allotment gardens and the green space south of Victoria Street which has a strong relationship to the urban area.

**Purposes 2 and 4 Result:**

Wide Gap (WG)

**Purposes 2 and 4 Reason:**

The site lies at the northern edge of a wide gap between the urban area of Maltby to the north and the settlements of Laughton Common to the south and Thurcroft to the south west. There is no visual impression of the potential for these settlements to merge because there are no views of both settlements from Maltby and the site across the gap which, combined with strong physical features/boundaries, prevents a perception of the merging nearby towns.

**Boundary Assessment**

**Do all boundaries follow strong physical features?**

Y

**Do stronger physical features exist that could be used?**

N

**Review Boundary for Site?**

Y

**Commentary and Recommendation :** The site is very well contained heavily influenced by urban uses and by proximity to the urban area of Maltby. Development here would have negligible impact upon Purposes 2 and 4. It is recommended the site be considered further for potential release from the Green Belt.

**LDF Site Ref**                      **LDF0800**

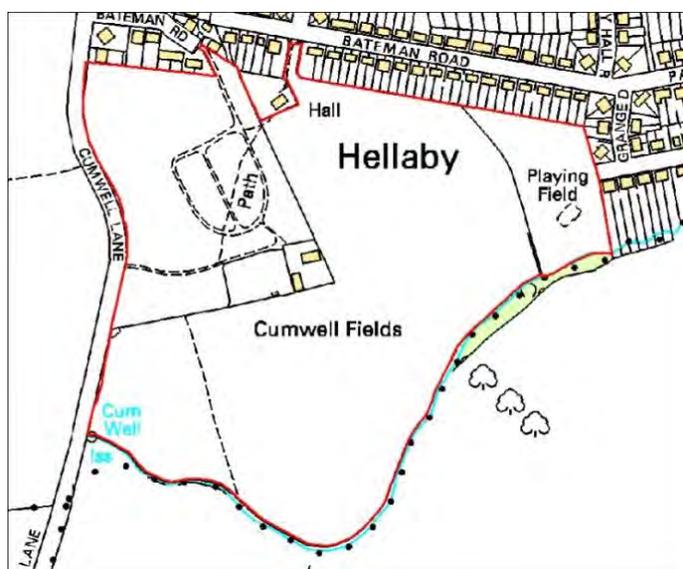
**Green Belt Parcel Number**    **67**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:**        Land to east of Cumwell Lane, south of Bateman Road, Hellaby

**Site Description:** The site consists of agricultural fields, open space and an area of scrubland. The different areas of the site are separated by hedgerows with some mature trees. The area of scrubland that makes up the north west corner of the site contains a number of trees and a large house and associated out-buildings. The northern and eastern boundaries are formed by the boundary hedges of residential properties. The south eastern boundary is defined by a belt of trees along the most northerly two thirds and a dyke along the remainder, with open fields beyond. The southern boundary is formed by a mature hedgerow in some areas but has large sections where no hedge remains with some trees and open fields beyond. The western boundary is defined by Cumwell Lane; this boundary has a number of trees along its southern two thirds. Two potential development sites (LDF0327 and 0779) are proposed for potential development to the west of the site beyond Cumwell Lane on land adjacent to the M18 Motorway.



**Purposes 1 and 3 Result:**        Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**    The strategic parcel that the site sits in is categorised as 'Not Contained (NC) / Low Urban Influence (LUI)' in the Strategic Green Belt Review. The site lies adjacent to the urban area, is strongly contained by Cumwell Lane to the west but the southern boundary is considerably weaker, although it does follow a physical feature in the form of Newhall Dike. The site is not physically contained by the urban area but the site relates reasonably well to the built up form of Hellaby, particularly to the north of the site. It may therefore, be a suitable location for development. The relationship of the site to the urban area would strengthen were the adjoining proposed potential sites (LDF 0327 and 0779) to the west of Cumwell Land to be proposed for removal from the Green Belt.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**    The site lies within a wide gap between Hellaby and the settlement of Thurcroft to the south west. There is no visual impression of the potential for these settlements to merge because there are no views of both settlements across the gap. Potentially development could be considered here in the form of rounding off without impacting on the wider integrity of the gap.

**Boundary Assessment**

**Do all boundaries follow strong physical features?**

N

<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	Y
<p><b>Commentary and Recommendation :</b> The site is not physically contained by the urban area but the site relates reasonably well to the built up form of Hellaby to the north of the site. It may therefore, be a suitable location for development. The relationship of the site to the urban area would strengthen were the adjoining proposed potential sites (LDF 0327 and 0779) to the west of Cumwell Land to be proposed for removal from the Green Belt. Potentially development could be considered here in the form of rounding off without impacting on the wider integrity of the gap. The northern half of the site relates better to the built form of Hellaby but consideration may be given to whether enhanced landscaping along Newhall Dike, the site's southern boundary, would form a new defensible Green Belt boundary.</p>	

**LDF Site Ref** LDF0327

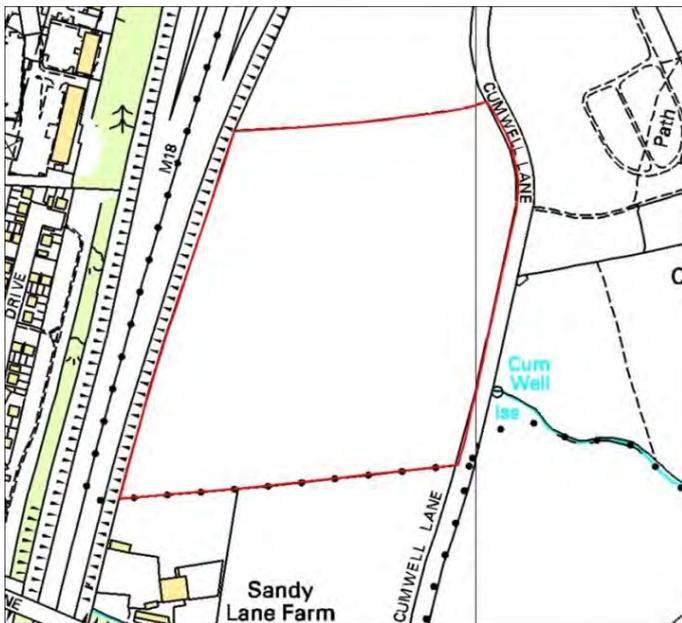
**Green Belt Parcel Number** 68

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result: Essential Gap (EG)

**Site Location / Address:** Land off Cumwell Lane, Hellaby

**Site Description:** A small parcel of land east of M18 motorway, west of Cumwell Lane. The site is relatively flat arable land rising slightly to the north. A low stone wall along Cumwell Lane forms the eastern boundary and the M18 motorway the western boundary with residential properties beyond (west of motorway). The northern and southern boundaries of the site are formed by footpaths. The northern boundary abuts the southern boundary to LDF0779. The southern boundary abuts the northern boundary of LDF0699. Site LDF0800 lies to the immediate east of the site but is separated by Cumwell Lane.



**Purposes 1 and 3 Result:** Not contained (NC) / Low Urban Influence (LUI)

**Purposes 1 and 3 Reason:** The site has a distinct semi-rural character despite its immediate proximity to the M18 motorway which forms a strong western boundary to the site. Its eastern boundary is also strong being formed by Cumwell Lane. The site's northern and southern boundaries are somewhat weaker being formed by poorly defined field boundaries without hedges. The site has strong visual links to the adjoining open fields.

**Purposes 2 and 4 Result:** Essential Gap (EG)

**Purposes 2 and 4 Reason:** The parcel forms a small but essential gap between Hellaby and Maltby to the east and Bramley and Wickersley to the west. There is a strong visible link between these settlements despite the proximity of the M18 along its western boundary and any development would significantly reduce the sense of openness and lead to a perception of towns merging. The northern boundary abuts the southern boundary to LDF0779. The southern boundary abuts the northern boundary of LDF0699. Site LDF0800 lies to the immediate east of the site separated by Cumwell Lane. The relationship of the site to the nearby urban areas would strengthen were site LDF0779 and/or LDF0800 to be developed.

**Boundary Assessment**

<b>Do all boundaries follow strong physical features?</b>	Y
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> The parcel forms a small but essential gap between Hellaby and	

Maltby to the east and Bramley and Wickersley to the west. There is a strong visible link between these settlements despite the proximity of the M18 along its western boundary and any development would significantly reduce the sense of openness and lead to a perception of towns merging. The site is not contained and has a low urban influence. Its northern and southern boundaries are weak. Development of this site alone would be inappropriate but together with other sites in this location may be considered appropriate.

This site is proposed for allocation in the Sites and Policies Document. Whilst the Detailed Green Belt Review would not recommend removing this site from the Green Belt it is accepted that there are other factors that have been taken into consideration as part of the process of site identification. Whilst there may be harm to the Green Belt in this location it is considered that this harm can be mitigated/ minimised through careful design and structural landscaping to enable development of this site to proceed. Section 5 'Site Development Guidelines' of the Sites and Policies document refers to appropriate development principles that developers will need to adhere to in bringing forward planning applications on site.

**LDF Site Ref**                      **LDF0699**

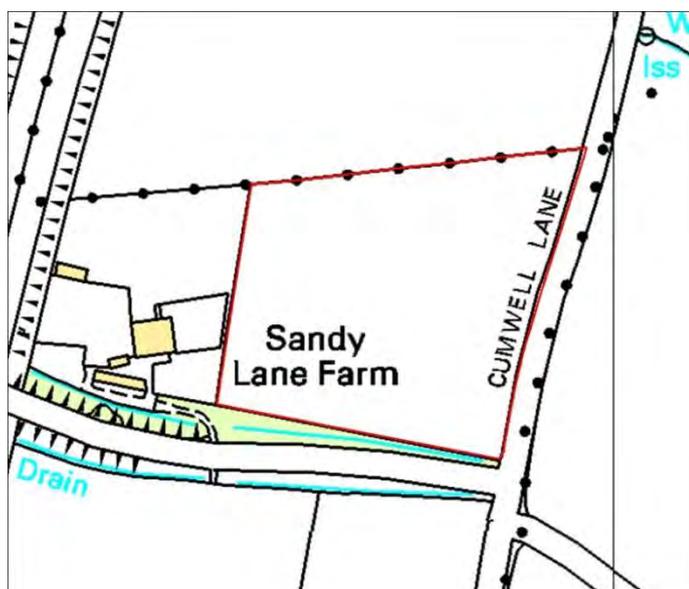
**Green Belt Parcel Number**    **68**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result:            Essential Gap (EG)

**Site Location / Address:**        Land north of Sandy Lane, Hellaby

**Site Description:** A small parcel of land east of M18 Motorway, west of Cumwell Lane. Relatively flat arable land rising slightly to the north. Low stone wall to Cumwell Lane forms the eastern boundary and farm buildings then the M18 motorway form the western boundary with residential properties beyond that. The northern boundary is formed by a footpath only and the southern boundary is formed by Sandy Lane which sits on an embankment. The northern boundary abuts the southern boundary of LDF0327 and LDF698 lies to the south-west of the site on the southern side of Sandy Lane.



**Purposes 1 and 3 Result:**        Not contained (NC) / Low Urban Influence (LUI)

**Purposes 1 and 3 Reason:**      The site has a distinct semi-rural character despite its immediate proximity to the M18 motorway which forms a strong western boundary to the site. Its eastern boundary is also strong being formed by Cumwell Lane. The site's northern boundaries are somewhat weaker being formed by an indistinct field boundary. The site has strong visual links to the adjoining open fields.

**Purposes 2 and 4 Result:**        Essential Gap (EG)

**Purposes 2 and 4 Reason:**      The site forms a small but essential gap between Hellaby and Maltby to the east and Bramley and Wickersley to the west. There is a strong visible link between these settlements despite the proximity of the M18 along its western boundary and any development would significantly reduce the sense of openness and lead to a perception of towns merging. The relationship of the site to the nearby urban areas would strengthen were site LDF327 to the north developed.

**Boundary Assessment**

<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N

**Commentary and Recommendation :** The site has a distinct semi-rural character despite its immediate proximity to the M18 motorway. The site has strong visual links to the adjoining open fields. The site forms a small but essential gap between Hellaby and Maltby to the east and Bramley and Wickersley to the west. There is a strong visible link between these settlements despite the proximity of the M18 along its western boundary and any development would significantly reduce the sense of openness and lead to a perception

of towns merging. The relationship of the site to the nearby urban areas would strengthen were site LDF327 to the north developed. By itself it is not considered appropriate to consider further the release of the site from the Green Belt.

This site is proposed for allocation in the Sites and Policies Document. Whilst the Detailed Green Belt Review would not recommend removing this site from the Green Belt it is accepted that there are other factors that have been taken into consideration as part of the process of site identification. Whilst there may be harm to the Green Belt in this location it is considered that this harm can be mitigated/ minimised through careful design and structural landscaping to enable development of this site to proceed. Section 5 'Site Development Guidelines' of the Sites and Policies document refers to appropriate development principles that developers will need to adhere to in bringing forward planning applications on site.

**LDF Site Ref**

**LDF0779**

**Green Belt Parcel Number**

**68**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:

Not contained (NC) / Low Urban Influence (LUI)

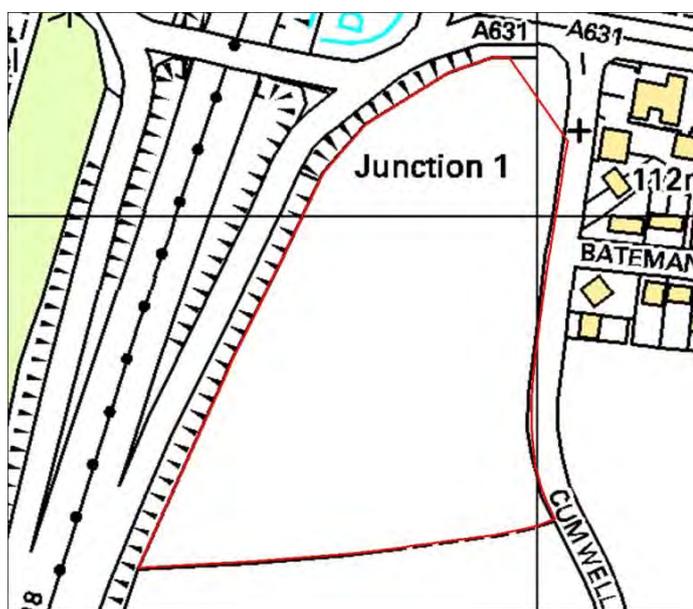
Purposes 2 and 4 Result:

Essential Gap (EG)

**Site Location / Address:**

Land adjacent to M18 Junction 1 and A631, west of Cumwell Lane, Hellaby

**Site Description:** The site is a small parcel of land east of M18 motorway and to the west of Cumwell Lane at Hellaby. It comprises of a relatively flat arable land rising slightly to the north. A low stone wall to Cumwell Lane forms the eastern boundary and the M18 motorway the western boundary (with commercial properties beyond that to the west). The M18 / A631 Bawtry Road junction forms the boundary to the north. The southern boundary is formed by a footpath. The southern boundary abuts the northern boundary of another potential development site LDF0327 and the south-eastern part of the site lies next to potential development site LDF0800 – although separated by Cumwell Lane.



**Purposes 1 and 3 Result:**

Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**

Lying beyond (to the west of) Cumwell Lane the site lies within a strategic parcel Green Belt categorised as “Not contained (NC) / Low Urban Influence (LUI)”. Although separated by Cumwell Lane, the site abuts the urban area of Hellaby to north-east. The site is fairly well related to Hellaby, an impression which is strengthened by the site’s strong northern and western boundaries. The site’s southern boundary is weak. The relationship of the site with the urban area of Hellaby would change if the adjoining southern and/or eastern sites are also developed. It is considered development of the site would have a lesser impact on the openness of the Green Belt than the remainder of strategic parcel 68 as considered in the Strategic Green Belt Review.

**Purposes 2 and 4 Result:**

Essential Gap (EG)

**Purposes 2 and 4 Reason:**

The site forms a small but essential gap between Hellaby and Maltby to the east with Bramley and Wickersley to the west. There is a strong visual link between these settlements despite the proximity of the M18 along its western boundary. Any development would significantly reduce the sense of openness and lead to a perception of the two settlements merging.

**Boundary Assessment**

**Do boundaries follow physical features?**

Y

**Do stronger physical features exist that could be used?**

N

**Review Boundary for Site?**

Y

**Commentary and Recommendation :** Development of this site would remove the essential gap between

Hellaby and Bramley. However, the actual width of the gap along the A631 road frontage to the site is minimal and to a large extent there is already a strong sense of connectivity between Hellaby and Bramley. The M18 would remain between the two settlements. The southern boundary is weak but opportunities to create a stronger boundary through landscaping could be considered. All other boundaries are strong. Development would extend built development south-west of Hellaby along the M18 which itself would impact upon the openness of the Green Belt and lead to encroachment. The site is partly contained and does have strong boundaries on three sides. The relationship of the site would alter (strengthen) were adjacent potential development sites to the south and east developed. The site may be a suitable location for development and the potential for the site's exclusion from the Green Belt could be considered further.

LDF Site Ref

LDF0698

Green Belt Parcel Number 69

**SGBR Parcel Results:**

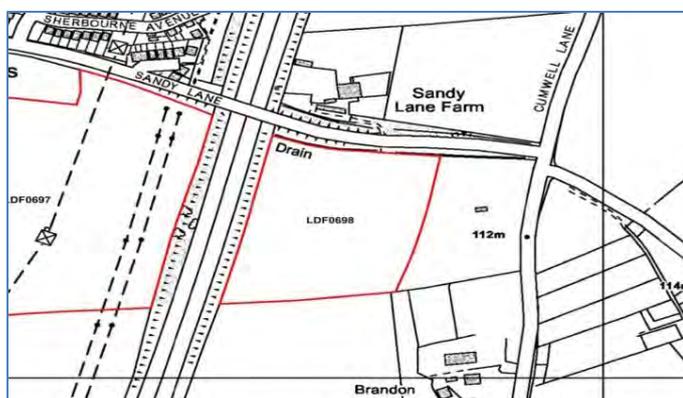
Purposes 1 and 3 Result: Not contained (NC) / Low Urban Influence (LUI)

Purposes 2 and 4 Result: Narrow Gap (NG)

**Site Location / address** Land south of Sandy Lane, Hellaby

**Site Description~:** This is a rectangular agricultural field. The western boundary follows a field boundary and the embankment to the M18 Motorway. The northern boundary lies south of Sandy Lane and a scrubby drain strip bordering Sandy Lane. The eastern boundary is a hedge, separated by another field from Kingsforth Lane to the east. The southern boundary does not have any physical features apart from the likely outline of a scrubbed out hedge.

To the north of the site is Sandy Lane Farm buildings, which are located beyond a scrubby buffer strip and across Sandy Lane. To the far north east of the site and beyond the motorway is the edge of an urban area, at the south east tip of the site is an isolated area of commercial development. Apart from the motorway the area has a predominantly rural setting.



**Purposes 1 and 3 Result:** Not contained (NC) / Low Urban Influence (LUI)

**Purposes 1 and 3 Reason:** This site is physically separated from an urban area and is therefore 'not contained'. Development here would lead to urban sprawl which would be difficult to contain further. There is an isolated development to the south east of the site which is not considered an "urban area", but in any event this is not adjacent to the site. The site possesses a predominantly open rural character.

**Purposes 2 and 4 Result:** Narrow Gap (NG)

**Purposes 2 and 4 Reason:** In terms of the Strategic Green Belt Review, this site lies within a wider parcel which was defined as a narrow gap, where any further development would reduce the gap between settlements to an unacceptable width between Bramley, Wickersley and Ravenfield Common settlement with Thurcroft. Development at this location would be considered to promote settlements merging (contrary to Purpose 3: To prevent neighbouring towns from merging into one another).

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> This site is physically separated from an urban area and is therefore 'not contained'. Development here would lead to urban sprawl which would be difficult to contain further. The parcel is within a narrow gap, where any further development would reduce the gap between settlements to an unacceptable width. Development at this location would be considered to promote the merging of settlements.	

LDF Site Ref

LDF0360

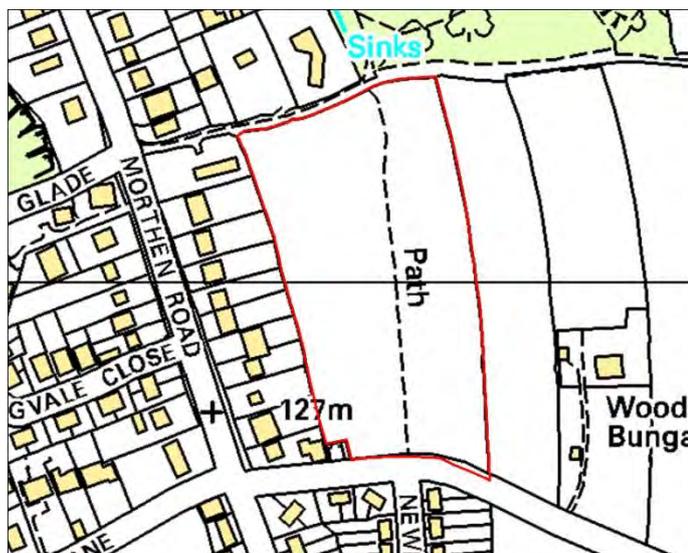
Green Belt Parcel Number 70

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result: Essential Gap Part (EG (part))

**Site Location / Address:** Pony Paddock off Second Lane, Second Lane, Wickersley

**Site Description:** The site is a paddock with a cluster of small equestrian buildings at the eastern side. The southern boundary is defined by Second Lane with residential properties beyond, the western boundary by the rear gardens of residential properties and the eastern part of the northern boundary by First Lane with mature trees and residential properties beyond. The remainder of the northern boundary is formed by woodland. The eastern boundary is formed by a mature hedgerow with another paddock beyond. The land immediately to the east is proposed as a potential development site (LDF 0738).



**Purposes 1 and 3 Result:** Partly Contained (PC) / Medium Urban Influence (MUI):

**Purposes 1 and 3 Reason:** The Strategic parcel that the site sits in is categorised as Partly Contained / Medium Urban Influence (MUI). This more local site has strong boundaries to the north, south and west. The eastern boundary is weaker being a hedgerow, albeit mature. The site has a semi-rural character. However this site relates well to the urban area and is quite well contained. As such, the site may be suitable for development. The site's relationship to the urban area would change were the land to the immediate east (LDF0738) to be developed.

**Purposes 2 and 4 Result:** Wide Gap (WG)

**Purposes 2 and 4 Reason:** The strategic parcel that the site sits in is categorised as Essential Gap Part (EG (part)). However, this site is small in relation to the strategic parcel and does not in itself narrow the gap between Wickersley and Thurcroft. As such it is considered more akin to lying in a wide gap where development on the edge of the urban area is not likely to impact upon the integrity of the gap with Thurcroft.

**Boundary Assessment**

<b>Do all boundaries follow strong physical features?</b>	N (the eastern is weak)
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	Y

**Commentary and Recommendation :** The site has a semi-rural character. However, this site relates well to the urban area and is quite well contained and development here would not impact upon the integrity of the gap between Wickersley and Thurcroft. As such, it is recommended that the site could be considered further for potential release from the Green Belt. The site's relationship to the urban area would change if the land to the immediate east (LDF 0738) was developed.



This site is proposed for allocation in the Sites and Policies Document. Whilst the Detailed Green Belt Review would not recommend removing this site from the Green Belt, because of the weak eastern boundary, it is accepted that there are other factors that have been taken into consideration as part of the process of site identification. Whilst there may be harm to the Green Belt in this location it is considered that this harm can be mitigated/ minimised through careful design and structural landscaping to enable development of this site to proceed. Section 5 'Site Development Guidelines' of the Sites and Policies document refers to appropriate development principles that developers will need to adhere to in bringing forward planning applications on site.

**LDF Site Ref**

**LDF0677**

**Green Belt Parcel Number 70**

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result: Essential Gap Part (EG (part))

**Site Location / address:** Land south of Wood Lane, Wickersley

Site Description: The site is an irregularly shaped large agricultural field. The northern boundary to the site is part residential (to the east) and part track (to the west). Over half of the western boundary consists of the edge of Wickersley Wood, a substantial area of woodland. The remaining part of the western boundary has no clear features. The southern and eastern boundaries also have no strong features. The site is surrounded mostly by countryside (agricultural land and Wickersley Wood) with the exception of the residential properties at the north east corner of the site. A site proposed for potential development lies to the north-east of the site (LDF 0696).



**Purposes 1 and 3 Result:** Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** Only a small part of the site is contained by the urban area and the site possesses a semi-rural character with poor relationship to the urban area to the north. The western boundary is strong where it lies adjacent to Wickersley Wood. The southern and eastern boundaries are weak lacking strong physical features. It is considered development of this site could promote further encroachment of the countryside eastward towards the motorway against Green Belt Purpose 3.

**Purposes 2 and 4 Result:** Essential Gap (EG (part))

**Purposes 2 and 4 Reason:** The site lies within a wider parcel which was defined in the Strategic Green Belt Review as an Essential Gap (part) between Thurcroft & Wickersley.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	Y
<b>Review boundary for site?</b>	N
<b>Commentary and Recommendation :</b> Only a small part of the parcel is contained by the urban area. Land possesses a semi-rural character. The southern and eastern boundaries of the land parcel have no strong features. It is considered development of this land parcel would arguably promote further encroachment of the countryside eastward toward the motorway against Purpose 3 of the Green Belt to assist in safeguarding the countryside from encroachment. The shape of the land parcel is not contained by adjacent settlement form and the land parcel extends out in the countryside. It is considered the development of this area would promote the perception of merging of neighbouring towns.	

**LDF Site Ref**

**LDF0696**

**Green Belt Parcel Number 70**

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result: Essential Gap Part (EG (part))

**Site Location / address** Land west of Slacks Lane, Bramley

**Site Description :** The site is a rectangular arable field. The northern boundary is formed by residential properties and the eastern by an overgrown bank and the minor metalled Slacks Lane. The remaining boundaries are formed by narrow overgrown banks. Beyond the land parcel to the east is a cemetery. The site has an open rural character which has a strong relationship to the wider countryside. A site proposed for potential development lies to the west of the site (LDF 0677) and to the east beyond Slacks Lane.



**Purposes 1 and 3 Result:** Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** The site abuts the urban area to the north which is a strong boundary and has a strong eastern boundary formed by Slacks Lane. The remaining two boundaries are weak. It is noted that there is a cemetery to the east of the land parcel, however, this land use is considered to maintain the land more open than built development. The land parcel is small but development here would be likely to promote encroachment into surrounding areas due to its shape jutting out at the edge of the settlement into the countryside. Any new Green Belt boundary to include this parcel would breach an existing strong boundary that stretches to the west and east of the northern boundary.

**Purposes 2 and 4 Result:** Wide Gap (WG)

**Purposes 2 and 4 Reason:** Although the site lies within a wider strategic parcel categorised in the Strategic Green Belt Review as an Essential Gap Part (EG (part)), the site itself is relatively small and at the northern end of the parcel, is well away from Thurcroft to the south. There are existing parts of Wickersley which are much closer to Thurcroft than any part of this site and the site's development would not appreciably close the gap between the two settlements

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> Boundaries are weak to the south and west. The site itself is relatively small and at the northern end of the Strategic Green Belt Review Parcel 70, well away from Thurcroft to the south. There are existing parts of Wickersley which are much closer to Thurcroft than any part of this site and the sites development would not appreciably close the gap between the two settlements. A new Green Belt boundary in this location would breach existing strong boundary that already exists. It is not recommended the site be considered further for release from the Green Belt.	

**LDF Site Ref**

**LDF0697**

**Green Belt Parcel Number 70**

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result: Essential Gap Part (EG (part))

**Site Location / address** Land between Slacks Lane and M18, Bramley

**Site Description:** The site is an irregular arable field with power lines running roughly through its centre from north to south. There is a cemetery at the north west corner of the site and a paddock running along a large portion of the northern end of the site. The boundaries with the cemetery and the paddock are formed by hedgerows. The remainder of the northern boundary is formed by a hedgerow, with a deep scrub covered verge which runs along Sandy Lane. Beyond Sandy Lane is another, smaller, verge with residential properties, some of which are bounded by hedgerows, beyond. The eastern boundary of the site is formed by a steep scrub covered bank running down to the M18 motorway. A small part of the northern end of the western boundary is made up of the hedgerow bounding the cemetery with the remainder being defined by the minor metalled Slacks lane. The southern boundary is formed by a low, narrow bank, possibly all that remains of an earlier hedgerow.



**Purposes 1 and 3 Result:** Not Contained (NC) / Low Urban Influence (LUI)

**Purposes 1 and 3 Reason:** Although the site has a number of strong boundaries it relates poorly to the built up area to the north. The strategic parcel is categorised as “Partly contained (PC) / Medium Urban Influence (MUI)”. However, the site itself is judged in relation to its immediate surrounding area, and it is not attached to the existing residential curtilages to the north, lying beyond Sandy Lane. Development of this site would breach the strong Green Belt boundary and this is considered to be contrary to Green Belt Purpose 1 - check the unrestricted sprawl of large built up areas

**Purposes 2 and 4 Result:** Wide Gap (WG)

**Purposes 2 and 4 Reason:** Although the site lies within a strategic parcel categorised as Essential Gap Part (EG (part)) within the Strategic Green Belt Review, the site itself is relatively small and at the northern end of the parcel, well away from Thurcroft to the south. There are existing parts of Wickersley which are much closer to Thurcroft than any part of this site and the sites development would not appreciably close the gap between the two settlements.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> Although the site has a number of strong boundaries it relates poorly to the built up area to the north. Development in this land parcel would breach the strong Green Belt boundary and is argued would fail to check the unrestricted sprawl of large built up areas (Purpose 1)	

**LDF Site Ref**

**LDF0738**

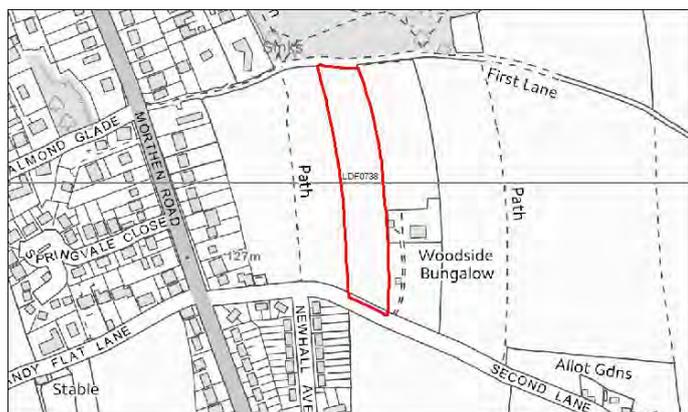
**Green Belt Parcel Number 70**

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result: Essential Gap Part (EG (part))

**Site Location / address** Land off Second Lane, Wickersley

**Site Description:** The site is a narrow paddock with short boundaries to the north and south. The northern boundary is formed by First Lane with mature woodland beyond and the southern boundary is formed by Second Lane. The western and eastern boundaries are formed by mature hedgerows. There is a paddock with a cluster of small equestrian buildings to the west of the site and a residential property and associated outbuildings to the east. The land immediately to the west is proposed as a potential development site (LDF 0360).



**Purposes 1 and 3 Result:** Not contained (NC) / Low Urban influence (LUI)

**Purposes 1 and 3 Reason:** The strategic parcel that the site sits in is categorised as Not contained (NC) / Low Urban Influence (LUI). This site more locally is also classed as not contained as it lies apart from and is not adjacent to the urban area. If released the site would leave an isolated parcel of Green Belt to the immediate west (land proposed as a potential development sites via LDF 0360).

**Purposes 2 and 4 Result:** Essential Gap Part (EG (part))

**Purposes 2 and 4 Reason:** The strategic parcel that that the site sits within is categorised as Essential Gap Part (EG (part)). However, this site is small in relation to the strategic parcel and does not in itself narrow the gap between Wickersley and Thurcroft. As such it is considered more akin to lying in a wide gap where development on the edge of the urban area is not likely to impact upon the integrity of the gap with Thurcroft.

**Boundary Assessment**

<b>Do all boundaries follow strong physical features?</b>	N (western and eastern are weak)
<b>Do stronger physical features exist that could be used?</b>	Y (western boundary could be extended to follow urban edge and western boundary of LDF0360)
<b>Review Boundary for Site?</b>	N

**Commentary and Recommendation :** This site is isolated from the urban edge and in itself would not be appropriate for release from the Green Belt. LDF0360 lies to the immediate west and it is suggested elsewhere this could be considered further for potential release from the Green Belt. The relationship of site 0738 to the urban area would alter (be greater) were LDF0360 were to be released. However, site 0738 would extend beyond the eastern limit of the settlement edge to the south of Second Lane) and as such it is recommended that site LDF0738 is not considered further for release from the Green Belt by itself or in conjunction with LDF0360.

**LDF Site Ref**                      **LDF0233**

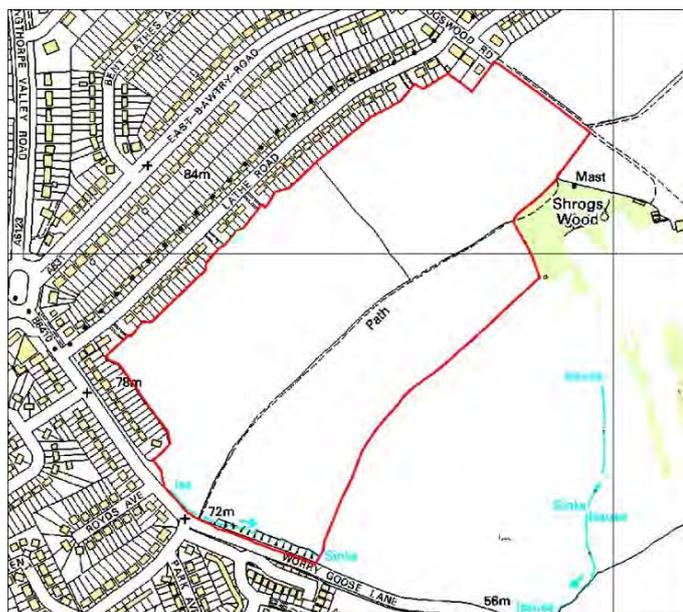
**Green Belt Parcel Number**    **72**

**SGBR Parcel Results:**

13

**Site Location / Address:**      Land south of Lathe Road/ north-east of Worry Goose Lane, Whiston

**Site Description**    The site consists of two arable fields divided by a bank and hedgerow. The north-west boundary is formed by the rear gardens of Lathe Road. Most of the south west boundary is defined by the rear gardens of residential properties along Worrygoose Lane, the remainder being formed by Worrygoose Lane itself. The south eastern boundary is formed by a hedgerow with a golf course beyond. The north eastern boundary is defined by Shrogswood Lane and a small area of woodland. Land to the immediate north-east of the site is also proposed as a potential development site (LDF0237 and LDF0838).



**Purposes 1 and 3 Result:**      Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason**    The site has strong boundaries particularly to the south-west and north-west. The north-east boundary is also relatively strong but the south eastern is weak comprising a hedge separating the site from Sitwell Park Golf Course. The site relates well to the built up area being contained by existing urban development on two sides. However, the site does have a semi-rural character with a strong relationship to the wider open countryside although this is diminished somewhat by the presence of Sitwell Park Golf Course to the south-east. The Strategic Green belt review noted that “some rounding-off development could be possible for example south of the A631 in the Lathe Road area or along the western edges of Wickersley” in the wider Strategic Green Belt Parcel in which the site lies.

**Purposes 2 and 4 Result:**      Wide Gap (WG)

**Purposes 2 and 4 Reason:** This site falls within a land parcel in the Strategic Green Belt Review identified as “Essential Gap Part (EG (part))”. The Strategic Green Belt Review stated “development elsewhere in the parcel could be possible, for example south of the A631 in the Lathe Road area or along the western edges of Wickersley.” The site does not narrow the gap between Whiston and Thurcroft and more locally it is considered to have more the characteristics of a wide gap. Development here would not impact on the integrity of the gap between Whiston and Thurcroft. As such, it is considered there may be scope for some rounding off of the built form in this area.

**Boundary Assessment**

<b>Do all boundaries follow strong physical features?</b>	N (the south-eastern is weak)
<b>Do stronger physical features exist that could be used?</b>	N

<b>Review Boundary for Site?</b>	Y
<p><b>Commentary and Recommendation:</b> The site relates well to the urban form of Whiston and to properties along the rear (south-east) of Lathe Road. Development would not impact on the integrity of the gap between Whiston and Thurcroft. As such, it is considered there may be scope for some rounding off of the built form in this area. The site has strong boundaries particularly to the south-west and north-west. The north-east boundary is also relatively strong but the south eastern is weak comprising a hedge separating the site from Sitwell Park Golf Course. The site does have a semi-rural character with a strong relationship to the wider open countryside although this is diminished somewhat by the presence of Sitwell Park Golf Course to the south-east. Land to the immediate north-east of the site is also proposed as a potential housing allocation (LDF0237 and LDF0838) and the site's relationship to the urban area would strengthen were this site to be removed from the Green Belt as a development site. It is considered there is potential scope for development here and it is suggested that the site be considered further for release from the Green Belt. The site's south-eastern boundary would need to be enhanced through structural landscaping were the site proposed as a development site allocation.</p>	

**LDF Site Ref**                      **LDF 0237**

**Green Belt Parcel Number**    **72**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result:            Essential Gap Part (EG (part))

**Site Location / Address:**        Off Shrogswood Road, rear of Sheep Cote Road, Whiston

**Site Description**    The site is currently an open arable field. The north western boundary is bounded by residential dwellings and gardens. The south western boundary is formed by Shrogswood Road with a few mature trees. There is a mature hedgerow to the north east boundary of the site and the south east boundary is defined by the remains of a hedge. Land to the immediate south-west of the site is also proposed as a site for potential development (LDF0233). The site also forms part of an extended larger area proposed via LDF0838 – the following assessment should be read in conjunction with that record.



**Purposes 1 and 3 Result:**        Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**    The site lies adjacent to the urban area to the north-west and has a strong boundary feature (Shrogswood Road to the south-west). The site’s north-eastern boundary, although just a hedge, is relatively strong as it is well defined. The site’s south-eastern hedged boundary is weak. The Strategic Green Belt review noted that “some rounding-off development could be possible for example south of the A631 in the Lathe Road area” in the wider Strategic Green Belt Parcel in which the site lies. The site does have a semi-rural character with a strong relationship to the wider open countryside.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**    This site falls within a land parcel in the Strategic Green Belt Review identified as “Essential Gap Part (EG (part))”. The Strategic Green belt review noted that “some rounding-off development could be possible for example south of the A631 in the Lathe Road area” in the wider Strategic Green Belt Parcel in which the site lies. The site does not narrow the gap between Whiston and Thurcroft and more locally it is considered to have more the characteristics of a Wide Gap. Development here would not impact on the integrity of the gap between Whiston and Thurcroft.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N (the south-eastern is weak)
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> Development would not impact on the integrity of the gap between	

Whiston and Thurcroft.. The site has a strong boundary particularly to the north-west and less so south-west and north-east. The south-eastern boundary is weak. The site does have a semi-rural character with a strong relationship to the wider open countryside. Land to the immediate south-west of the site is also proposed as a site for potential development (LDF0233) and the site's relationship to the urban area would strengthen were this site to be removed from the Green Belt as a development site. By itself it is not considered appropriate to release this site from the Green Belt, but if site LDF0233 is to be recommended for release, then further consideration should be given to release of this site as well. The site's south-eastern boundary would need to be enhanced through structural landscaping were the site proposed as a site for potential development.

**LDF Site Ref**                      **LDF0358**

**Green Belt Parcel Number**    **72**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result:            Essential Gap Part (EG (part))

**Site Location / Address:**        Land off Quarry Field Lane, Wickersley

**Site Description**    The site is a square arable field, defined to the north and east by residential curtilages and by unpaved lanes and mature hedgerows to the south and west, with some mature trees along the western boundary. The land to the south and west of the site is open countryside. A site to the immediate south of the site (LDF0682) is also proposed as a potential residential site.



**Purposes 1 and 3 Result:**        Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**    The site lies adjacent to the urban area on the northern and eastern sides and has reasonably strong boundaries to the south and west to the extent that hedged lined lanes form a distinct feature. This site may be a suitable location for development, even if the area is currently not physically well-contained by the urban area

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**    Although the site lies within a parcel categorised as “Essential Gap Part (EG part)” (between Wickersley and with Rotherham Urban Area / Thurcroft), the site itself is small in relation to the parcel as a whole, and the development of this site would have no appreciable impact on the gap. It therefore is considered to have more the characteristics of a Wide Gap.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N (the western and southern are weaker)
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> The site relates well to the built form of the urban area in this location and has reasonably strong outer edge boundaries to the west and south which could be enhanced further. This site may be a suitable location for development, even if the area is currently not physically well-contained by the urban area. Development of this site would have no appreciable impact on the gap between the named settlements in the Study’s methodology and more locally could be regarded as “rounding-off” development. As such, it is considered that further consideration could be given to the potential allocation of this site for development.	

**LDF Site Ref** LDF0371

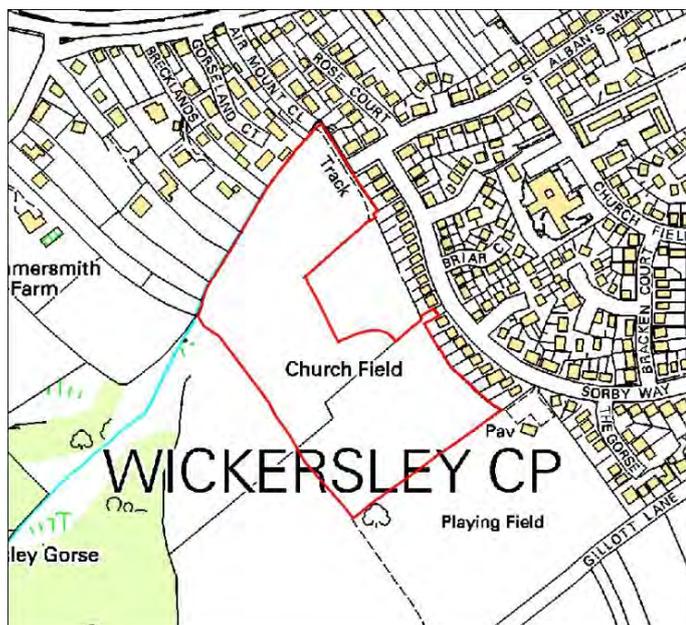
**Green Belt Parcel Number** 72

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result: Essential Gap Part (EG (part))

**Site Location / Address:** Land off St Alban's Way, Wickersley

**Site Description** The site is currently part of a larger agricultural field. The western half of the site falls into an Area of High Landscape Value. Two sides of this site are adjacent to agricultural fields; there is a thick hedge along one of these sides (south-east); and no boundary features along the other (south-west), other than a public right of way, as the boundary cuts across the arable field. The site abuts residential development and associated gardens along the north-west and north-east boundaries – the built form is more dense along the north-eastern boundary than the north-western. The site along its north-east boundary is also indented in one area alongside an area of scrub.



**Purposes 1 and 3 Result:** Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** Site abuts urban area on two boundaries to the north-west and north-east – although the latter skirts around an area of scrubland which would remain an isolated parcel of Green Belt were the remainder to be removed from the Green Belt. The south-eastern boundary is weak following a hedged boundary to some playing fields. The south-western boundary is very weak cutting across an arable field (along the line of a footpath) and lacks any permanent feature. This site falls within a land parcel in the Strategic Green Belt Review identified as “Partly contained (PC) / Medium Urban Influence (MUI)”. This site is partly contained by an urban area but the northern western boundary is formed by low density residential development which possess long rear gardens with few actual buildings. This contrasts with the higher density development that backs onto the north-eastern boundary.

**Purposes 2 and 4 Result:** Essential Gap Part (EG (part))

**Purposes 2 and 4 Reason:** This site falls within a land parcel in the Strategic Green Belt Review identified as “Essential Gap Part (EG (part))” – although not stated in the document, the gaps would be those between Wickersley/ Whiston and with Rotherham Urban Area and with Thurgroft. The Strategic Green Belt Review stated “development elsewhere in the parcel could be possible for example south of the A631 in the Lathe Road area or along the western edges of Wickersley.” The site is a small extension to Wickersley and development here is unlikely to impact upon the integrity of the gap with Thurgroft or more locally.

### **Boundary Assessment**

**Do all boundaries follow strong physical features?**

N

**Do stronger physical features exist that could be used?**

N

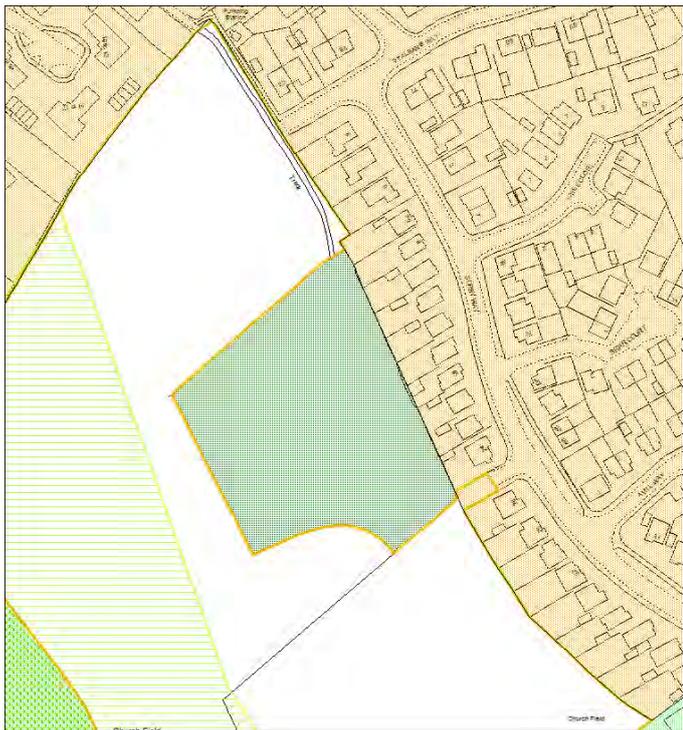
**Review Boundary for Site?**

N

**Commentary and Recommendation :** This site is partly contained by an urban area but the north-western boundary is formed by low density residential development which possess long rear gardens with few actual buildings. The site skirts around an area of scrubland which would remain an isolated parcel of Green Belt were the remainder to be removed from the Green Belt. The south-western boundary is very weak cutting across an arable field (along the line of a footpath) and lacks any permanent feature. The site is a small extension to Wickersley where it is unlikely to impact upon the integrity of the gap with Thurcroft or more locally. Some rounding-off development may be possible here.

This site is proposed for allocation in the Sites and Policies Document. Whilst the Detailed Green Belt Review would not recommend removing this site from the Green Belt, because of the site's weak boundaries and relatively poor relationship to the built form to the north-east, it is accepted that there are other factors that have been taken into consideration as part of the process of site identification. Whilst there may be harm to the Green Belt in this location it is considered that this harm can be mitigated/ minimised through careful design and structural landscaping to enable development of this site to proceed. Section 5 'Site Development Guidelines' of the Sites and Policies document refers to appropriate development principles that developers will need to adhere to in bringing forward planning applications on site.

As noted above were the site to be removed for the Green Belt, a remnant area of Green Belt would remain (see Map below). If the site were to allocated for development, consideration would need to be given to an alternative appropriate designation for this remnant area.





LDF Site Ref

LDF0740

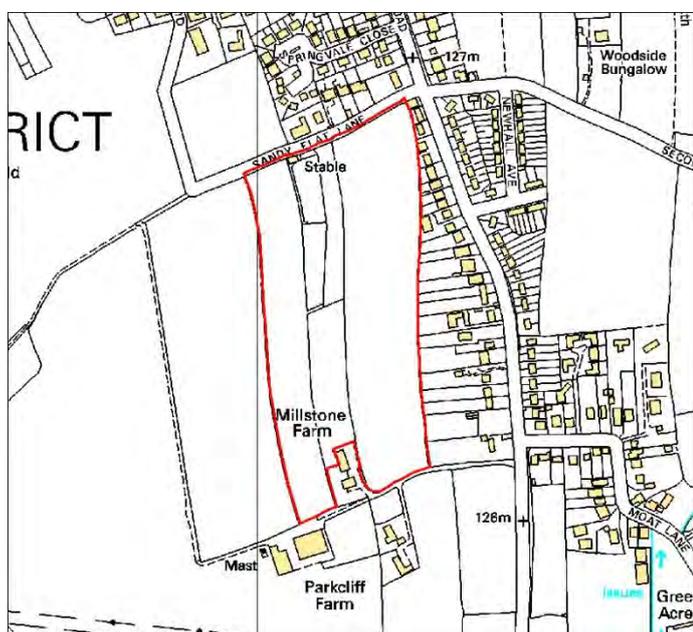
Green Belt Parcel Number 72

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result: Essential Gap Part (EG (part))

**Site Location / Address:** Land off Sandy Flat Lane, Wickersley

**Site Description:** The site is a roughly rectangular area of arable fields and pasture. The eastern boundary is formed by the curtilages of residential properties on Morthern Rd. The northern boundary is largely defined by Sandy Flat Lane, with houses on the majority of the northern side - the lane continues along the last quarter of this boundary with hedgerows on both sides and another field beyond. The southern boundary is defined by mature hedgerows on either side of a lane - there are a number of dwellings and agricultural buildings on either side of this lane. The western boundary is defined by a hedgerow with open countryside beyond. Land to the immediate west of the site (LDF0682) is proposed as a potential development site as is land to the far north-west of the site (LDF0358).



**Purposes 1 and 3 Result:** Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** The site is somewhat connected to the urban area and has strong boundaries to the north and east. The southern boundary is weaker but still a permanent physical feature (metalled road to the farms). The western boundary is weak and could lead to pressure for further development to the west. The site has a better relationship to the urban area to the east of the site nearer the built development off Morthern Road and some development could be considered appropriate as rounding off the built form using the first easternmost field within the site to prevent westwards expansion beyond that settlement edge formed by the properties at the western end of Sandy Flatt Lane.

**Purposes 2 and 4 Result:** Essential Gap (EG (part))

**Purposes 2 and 4 Reason:** The parcel lies within gaps between Rotherham Urban Area / Thurcroft and Wickersley. In this location, development would not round off edges of the gap as there are no urban edges at this location. The strategic categorisation as Essential Gap (EG (part)) still applies but bearing in mind there is no development to round off in this location.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	Y (to the east)
<b>Review Boundary for Site?</b>	Y

**Commentary and Recommendation :** The development of this site is not likely to impact on the integrity of the gap between Wickersley and Rotherham Urban Area or Thurcroft. The site has a weak western boundary but others are strong. The site has a better relationship to the urban area to the east of the site nearer the built development off Morthern Road and some development could be considered appropriate as rounding-off the built form using the first easternmost field within the site as an alternative western boundary. However, the boundary would require strengthening through landscape enhancement. It is recommended that the site, with an amended western boundary to follow the outer edge of the easternmost field within the site, could be considered further for potential release from the Green Belt.



north-west, north and less so south-west and north-east. The south-eastern boundary is weak. The site does have a semi-rural character with a strong relationship to the wider open countryside. Land to the immediate south-west of the site is also proposed as a site for potential development (LDF0233) and the site's relationship to the urban area would strengthen were this site to be removed from the Green Belt as a development site. By itself it is not considered appropriate to release this site from the Green Belt, but if site LDF0233 is to be recommended for release, then further consideration should be given to release of this site as well.

The release of the extension site (i.e. land to the far north of the site not included in LDF0237) would promote further residential development in a highly visible location as the land form and topography in this location, and leading up to the Bawtry Road, is steep. An assessment of the impact of further development in this location (including an access road and potentially further residential development) would be essential prior to the granting of any future planning permissions. It is not recommended that this northern part of the site be considered further for release from the Green Belt for this reason. However the Council is mindful that if a road were required to enable the development of the remainder of the site for development, then very special circumstances would need to be justified to enable a road to traverse the Green Belt. In this location.

The site's south-eastern boundary would need to be enhanced through structural landscaping were the site proposed as a site for potential development.

**LDF Site Ref**                      **LDF0785**

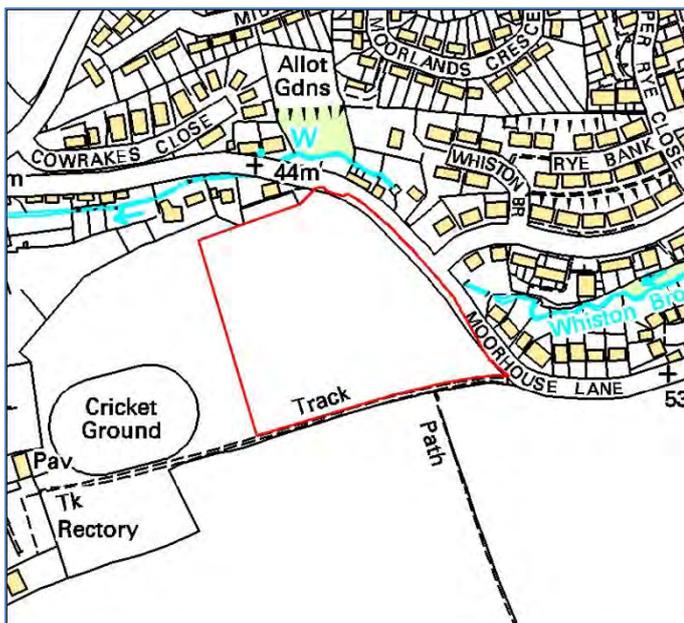
**Green Belt Parcel Number**    **73**

**SGBR Parcel Results:**

**Purposes 1 and 3 Result:**        Not contained (NC) / Low Urban Influence (LUI)  
**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Site Location / Address:**        Land at Moorhouse Lane, Whiston

**Site Description:** The site comprises uncultivated open land adjacent to Whiston, although separated by Moorhouse Lane. The northern and eastern boundaries are formed by Moorhouse Lane and associated residential properties beyond. The southern boundary is defined by a hedge with some mature trees. The western boundary is defined only by a transition from uncultivated land to a playing field.



**Purposes 1 and 3 Result:**        Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**        The site lies within a strategic parcel categorised as “Not contained (NC) / Low Urban Influence (LUI)”. More locally, the land is considered to be partly contained given its location adjacent to Whiston. The site relates well to the urban form but has a very weak western boundary. The site’s northern / north-eastern boundary is strong. Development of the site would have a lesser impact on the openness of the Green Belt than it would on the rest of the strategic parcel. However, the site’s removal from the Green Belt is likely to lead to pressure for development on the land to the west of the site including the playing fields area as the resulting gap would be strongly contained on three sides by development.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**        The site lies within a wide gap between Rotherham Urban Area and the town of Aston, Aughton and Swallownest and Thurcroft. Development of the site by itself would not be likely to affect the integrity of this gap. The site lies very close to the boundary of Whiston Conservation Area.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	Y
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> The site relates well to the urban form but has a very weak western boundary. The site’s northern / north-eastern boundary is strong. The site’s removal from the Green Belt is likely to lead to pressure for development on the land to the west of the site including the playing fields area as the resulting gap would be strongly contained on three sides by development. The site lies within a wide	

gap between Rotherham Urban Area and the towns of Aston, Aughton and Swallownest and Thurcroft. Development of the site by itself would not be likely to affect the integrity of this gap. An alternative boundary for this site could be employed by a westwards extension of the proposed site's southern boundary to a point near to St Mary Magdalene Church to essentially infill the gap in this area. The site, however, would impact on the setting of Whiston Conservation area. Although it is recommended that the site, extended to include land to the west, be considered further for potential exclusion from the Green Belt, the impact upon the Conservation Area should be carefully considered.

LDF Site Ref

LDF0020

Green Belt Parcel Number 74

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result: Wide Gap (WG)

**Site Location / Address:** Off West Bawtry Road, Whiston

**Site Description** The site comprises of an arable field with two smaller pastures at its south and south-eastern section of the site – but the site is effectively one field. The northern boundary is formed by the A631 West Bawtry Road, with residential development beyond that to the north. The eastern boundary is formed by residential curtilages and the southern the course of Whiston Brook with an area of woodland beyond. The western boundary is formed by a mature hedgerow running along Long Lane, with countryside beyond. Land to the immediate west of the site is proposed as a potential site for development (LDF0802).



**Purposes 1 and 3 Result:** Well contained (WC) / High Urban Influence (HUI):

**Purposes 1 and 3 Reason:** Although this site is part of a parcel categorised as Partly Contained (PC) / Medium Urban Influence (MUI) in the Strategic Green Belt Review, the site itself constitutes only a small part of the parcel and is a well contained site attached to the urban area surrounded on four sides by strong boundaries. This site has a connection to the open countryside and would extend development beyond the strong boundary formed by West Bawtry Road to the north and cause an extension to the area of Whiston which lies to the east of the site. However, the western and southern boundaries are both strong enough to resist further pressure beyond the site.

**Purposes 2 and 4 Result:** Wide Gap (WG)

**Purposes 2 and 4 Reason:** The site lies within a wide gap between Rotherham urban area and the towns of Aston, Aughton and Swallownest and parts of Sheffield.

**Boundary Assessment**

Do all boundaries follow strong physical features?

Y

Do stronger physical features exist that could be used?

N

Review Boundary for Site?

Y

**Commentary and Recommendation :** The site is well contained and attached to the urban area surrounded on four sides by strong boundaries. This site has a connection to the open countryside and would extend development beyond the strong boundary formed by West Bawtry Road to the north and

cause an extension to the area of Whiston which lies to the east of the site. However, the western and southern boundaries are both strong enough to resist further pressure beyond the site. The site relates well to the built up area and can be regarded as rounding-off and could be considered further for potential release from the Green Belt.

**LDF Site Ref**

**LDF0802**

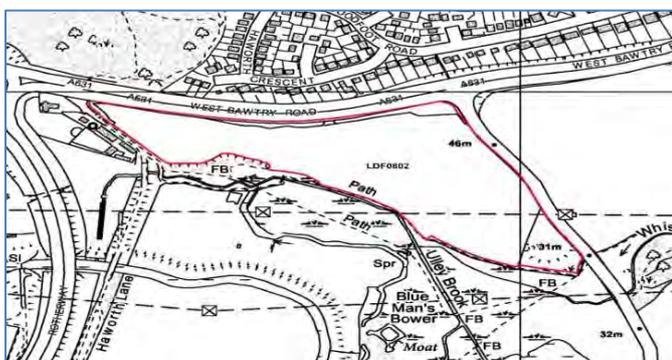
**Green Belt Parcel Number 74**

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result: Wide Gap (WG)

**Site Location / address** Land South of West Bawtry Road

**Site Description:** This site is agricultural land located south of West Bawtry Road (A631) dual carriage way. The fenced bridal way along West Bawtry Road dual carriage way forms the northern boundary of the site, situated above the land parcel. There are few physical features along this northern site boundary with just a few trees in a cluster midway along. The eastern boundary of the site follows Long Lane in a predominantly southern direction; intermittent trees are present at its edge. The southern boundary is irregular in outline and follows a field boundary, (in part a definitive right of way) through a scrubby woody border and skirts around Howarth Lodge (which is in the Green Belt). To the south and east of the parcel the adjacent land use is agricultural. To the west of the site is Howarth Lodge, roads and fields, to the north is Canklow Wood and a residential area, across the dual carriage way. Land to the immediate east of the site is proposed as a potential site for development (LDF0020).



**Purposes 1 and 3 Result:** Not contained (NC) / Low Urban Influence (LUI)

**Purposes 1 and 3 Reason:** This site is physically separated from the Rotherham Urban Area by a West Bawtry Road (A631) dual carriageway. The site possesses a predominantly open rural character. The surrounding areas are fields, roads and the property adjacent (Howarth Lodge). The adjacent property is in the Green Belt and not classified as an urban area in this study. The parcel is 'not contained' by an urban area and therefore development in this location is considered to be contrary to Purpose 1: To check the unrestricted sprawl of large built up areas and Purpose 3: To assist in safeguarding the countryside from encroachment. The topography and the dual carriage way contribute to an existing very strong green belt boundary. It is considered the use of this land may create a precedent for the development of adjacent land. The relationship of the site to the urban area to the north would increase were land to the immediate east of the site (LDF0020) developed.

**Purposes 2 and 4 Result:** Wide Gap (WG)

**Purposes 2 and 4 Reason:** The site falls within a parcel defined in the Strategic Green Belt Review as a wide gap between Rotherham Urban Area and the town of Aston, Aughton and Swallownest and parts of Sheffield. However, development of this site on the urban edge is considered unlikely to impact on the integrity of these gaps.

**Boundary Assessment**

<b>Do boundaries follow physical features?</b>	Y
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N

**Commentary and Recommendation :** This site is physically separated from the Rotherham Urban Area by a dual carriageway. The site possesses a predominantly open rural character and a strong connection to the wider countryside. The parcel is 'not contained' by an urban area. Development of this land may

create a precedent for the development of adjacent land and it is not recommended that the site be considered for potential release from the Green Belt as a development site. The relationship of the site to the urban area to the north would increase were land to the immediate east of the site (LDF0020) developed but not significantly enough to warrant its suggested removal from the Green Belt.



ineffective.

While the boundary as drawn roughly accords with strong physical features on the ground, it also departs from them in several areas. It is, therefore, recommended that the whole area to the East of Europa link be considered for removal from the Green Belt.

**LDF Site Ref** LDF0447

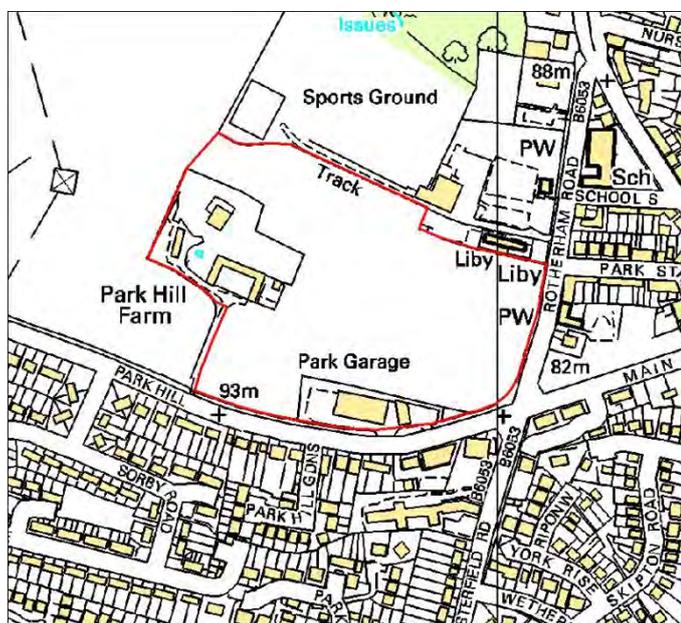
**Green Belt Parcel Number** 83

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result: Essential Gap Part (EG (part))

**Site Location / Address:** Land to east of Park Hill Farm, Swallownest

**Site Description:** The site is predominately of cultivated agricultural land with farm buildings at the western end of the site and a garage in the south east (not Green Belt). Sheffield Road forms a strong southern boundary with residential properties fronting the road. The eastern boundary is defined by Rotherham Road with housing beyond. The eastern third of the northern boundary is defined by some buildings with the remainder of this boundary being a hedgerow and mature trees. To the west the site is contained to some extent by the farm buildings but the northern and southern portions of the western boundary are weak, the northern part has no features on the ground other than a single tree and to the south there is the access lane to the farm.



**Purposes 1 and 3 Result:** Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** Although the site lies within a strategic parcel categorised as “Not contained (NC) / Low Urban Influence (LUI)” and has a weak western boundary in some respects, this site abuts the urban area and already has development within it (south east). Development of the site would have a lesser impact on the openness of the Green Belt than would development of the rest of the strategic parcel. The site does lie beyond an existing strong Green Belt boundary formed by Park Hill and Rotherham Road but the existing Green Belt boundary here does already include some of the existing built development north and west of these roads. The land possesses a semi-rural character and there is already a perception of encroachment with some impact upon openness.

**Purposes 2 and 4 Result:** Essential Gap Part (EG (part))

**Purposes 2 and 4 Reason:** The site forms part of a an Essential Gap part as defined in the Strategic Green Belt Review between Rotherham Urban Area, Sheffield and Aughton / Swallownest. There would be no perception of towns merging by this potential development of this site. It is considered that there may be scope for some development e.g. “rounding-off” on one or both edges of the gap without adversely harming the overall openness and the broad extent of the gap.

**Boundary Assessment**

**Do all boundaries follow strong physical features?**

N

**Do stronger physical features exist that could be used?**

N

<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> This site abuts the urban area and already has development within it (south east). The site does lie beyond an existing strong Green Belt boundary formed by Park Hill and Rotherham Road, but the existing Green Belt boundary here does already include some of the existing built development north and west of these roads. The land possesses a semi-rural character but there is already a perception of encroachment with some impact upon openness. There would be no perception of towns merging by the potential development of this site. It is considered that there may be scope for some development e.g. "rounding-off" on one or both edges of the gap without adversely harming the overall openness and the broad extent of the gap. It is recommended that the site could be considered further for potential removal from the Green Belt. Some of the northern and western boundaries to the site should be enhanced by structural landscaping were the site recommended for allocation.	

**LDF Site Ref** LDF0489

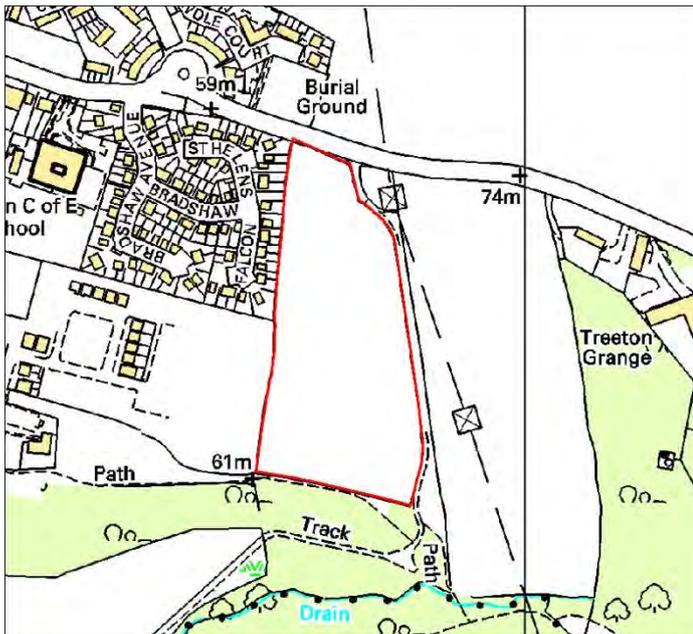
**Green Belt Parcel Number** 83

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result: Essential Gap Part (EG (part))

**Site Location / Address:** Land to the south Of Wood Lane, Treeton

**Site Description:** The site is cultivated agricultural land bounded by Wood Lane to the north. The western boundary abuts residential development and the eastern boundary is made up of a lane with a sparse hedgerow. The site's southern boundary borders a significant belt of woodland.



**Purposes 1 and 3 Result:** Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** Although the site lies within a strategic parcel categorised as “Not contained (NC) / Low Urban Influence (LUI)” and has a weak eastern boundary, this site abuts the urban area to the west and the other two boundaries are well defined. Development of the site would, therefore, have a lesser impact on the openness of the Green Belt than it would within the rest of the strategic parcel. The site possesses a semi-rural character but relates reasonably well to the adjacent urban area.

**Purposes 2 and 4 Result:** Essential Gap Part (EG (part))

**Purposes 2 and 4 Reason:** The site forms part of a wide gap between Rotherham Urban Area, Sheffield and Aston/ Aughton / Swallownest. Treeton is not classed as a town settlement for the purposes of this study. There is no perception of towns merging by the potential development of this site. It is considered there may be some scope for development in this location without adversely affecting the overall openness and broad extent of the gap.

**Boundary Assessment**

**Do all boundaries follow strong physical features?**

N

**Do stronger physical features exist that could be used?**

N

**Review Boundary for Site?**

Y

**Commentary and Recommendation :** This site abuts the urban area to the west and the northern and southern boundaries are well defined. The eastern boundary is weak but could be enhanced through structural landscaping. The site is reasonably well connected to the built form of Treeton in this area. There may be some scope for development in this location without adversely affecting the overall openness and broad extent of the strategic gap between Rotherham Urban Area, Sheffield and Aston/ Aughton /

Swallownest. It is considered that the site could be considered further for potential removal from the Green Belt.

**LDF Site Ref**                      **LDF0836**

**Green Belt Parcel Number**    **84**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result:            Essential Gap Part (EG (part))

**Site Location / Address:**        Land north of Coalbrook Avenue, near Waverley

**Site Description:** An irregular shaped parcel of land. The southern parcel boundary backs on to properties along Coalbrook Avenue and follows the line of a track bordering greenspace with recreation grounds beyond. The western boundary follows the railway corridor, running along the edge of Sheffield, with an industrial estate beyond. The northern and eastern boundaries do not follow any evident linear features on the ground. The land use is that of green space, criss-crossed by paths and tracks. Further north beyond the parcel is the Waverley new community development and the Advanced Manufacturing Park, further east beyond the land parcel, is green space; the River Rother and water storage/balancing lakes. The parcel is close to a large sewage works adjacent to the River Rother beyond the site at the south east.



**Purposes 1 and 3 Result:** Partly Contained (PC) Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** Only part of the parcel is contained by the urban area (housing to the south). The western boundary is also strong but all others are weak following no distinct features on the ground. The land possesses a semi-rural character. Development here would breach a strong Green Belt boundary formed by the railway line to the west and may encroach beyond the parcel into neighbouring areas as there appear to be no fundamental constraints to encroachment to the east and north.

**Purposes 2 and 4 Result:**        Essential Gap Part (EG (part))

**Purposes 2 and 4 Reason:**    It is considered that the parcel lies within an essential gap (part). As such the site lies within a essential gap that must be kept open but there may be scope for some development e.g. rounding-off without adversely harming its overall openness and broad extent of the gap. The development proceeding at Waverley New Community has reduced the gap between parts of Sheffield and Rotherham urban area and the effect of this is to make the gap within which the site lies more sensitive to development.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<b>Boundary Assessment Commentary and Recommendation</b>	It is considered that the parcel lies within an essential gap (part). As such the site lies within an essential gap that must be kept open but there may

be scope for some development e.g. rounding-off without adversely harming its overall openness and broad extent of the gap. However, only part of the parcel is contained by the urban area (housing to the south). The western boundary is also strong but all others are weak following no distinct features on the ground. The land possesses a semi-rural character. Development here would broach a strong Green Belt boundary formed by the railway line to the west and may encroach beyond the parcel into neighbouring areas as there appear to be no fundamental constraints to encroachment to the east and north. It is not recommended that the site be considered further for potential release from the Green Belt.

**LDF Site Ref**                      **LDF0448**

**Green Belt Parcel Number**    **87**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Well contained (WC) / High Urban Influence (HUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:**        Aston Common, east of Wetherby Drive and north-west of Brookhouse Road, Swallownest

**Site Description:** Agricultural / pasture land. This site is bounded to the north-east by a mature hedgerow with Mansfield Road and residential development beyond that. The eastern boundary is defined by industrial development. The remainder of the site boundaries are not defined by any physical feature on the ground. The agricultural land extends beyond the site to the west and north west and is contained by the A57 to the south west beyond.



**Purposes 1 and 3 Result:**        Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** The site is bounded by Mansfield Road (A618) to the north-east of which lies an urban area. Mansfield Road forms a strong existing Green Belt location in this area. The site is also contained to the south-east. While the sharp topographical change effectively curtails development the remaining boundaries follow no other features on the ground and are weak. The south-western boundary is defined by the contours where the land falls from 90 metres to 50 metres across the site from east to west. The site lies in a larger parcel which was classified as well-contained in the Strategic Green Belt Review. The industrial estate to south east is considered to extend an urban influence and impacts upon openness.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:** This site is part of a wide gap between Aston, Aughton / Swallownest urban area and Sheffield to the South-West and Wales to the South-East. The site lies within a land parcel identified in the Strategic Green Belt Review as "Wide Gap (WG)". Given the size of the site there is no perception of towns merging.

**Boundary Assessment**

<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	Y
<b>Review Boundary for Site?</b>	Y

**Commentary and Recommendation :** The site is well contained to the north and east but less so elsewhere where reliance is placed on a sharp topographical change which could act to curtail development if also enhanced through landscaping. The site lies within a larger parcel defined as Parcel 87 in the Strategic Green Belt Review which has strong Green boundaries for the entire parcel.

Consideration could be given to the removal of the whole of Parcel 87 from the Green Belt. Alternatively, in respect of site LDF0448, a strong Green Belt boundary could be formed by the residential properties to the west and the A57 to the south-east, and a track extending from the south-west of Brookhouse Road to the A57.

**LDF Site Ref**                      **LDF0449**

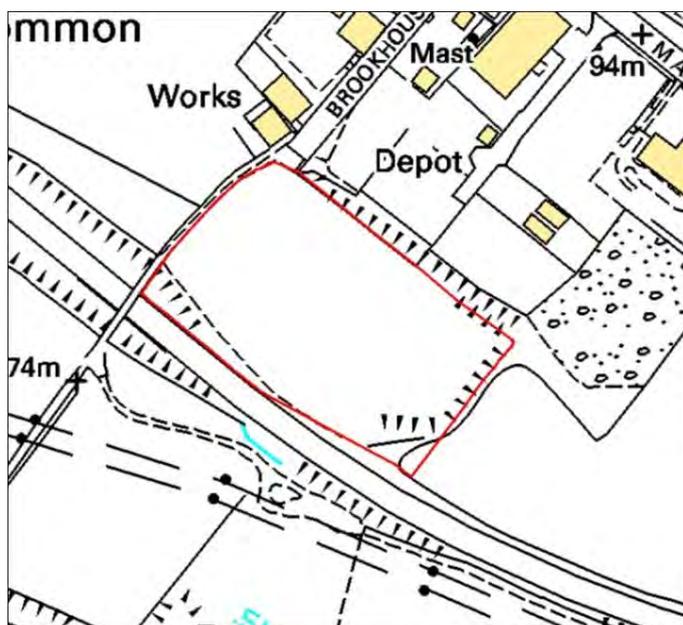
**Green Belt Parcel Number**    **87**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Well contained (WC) / High Urban Influence (HUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:** Aston Common, west of Mansfield Road, south of Brookhouse Road Industrial Estate

**Site Description:** Currently this is an area of agricultural land / scrubland South of Brookhouse Road industrial estate. The site falls significantly across the site from north to south. The western boundary is formed by a lane extending from the south-western end of Brookhouse Road. The south-eastern boundary is poorly defined. Land to the immediate east of the site is proposed as a potential development site (LDF 0759).



**Purposes 1 and 3 Result:**        Part contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**    The site lies within a parcel identified in the Strategic Green Belt Review as “Well contained (WC) / High Urban Influence (HUI)”. There is an Industrial estate to the north of the site and the A57 forms a strong Green Belt boundary to the south. The western boundary is reasonably strong being formed by a lane but the eastern boundary is weak. Although the site lies south of built development, the site relates poorly to the wider urban area of Aston. The relationship of the site to the urban area may change if the adjoining site (LDF0759) were to be developed.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**    Part of a wide gap between Aston, Aughton / Swallowneast urban area and Sheffield to the south-west and Wales to the south-east. The site lies within a land parcel identified in the Strategic Green Belt Review as “Wide Gap (WG)”. Given the size of the site there is no perception of towns merging and development here is not likely to impact on the integrity of the gap.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	Y
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> By itself, it is not considered appropriate to recommend that the site be considered further for potential removal from the Green Belt. The site lies within a larger parcel	

defined as Parcel 87 in the Strategic Green Belt Review which has strong Green Belt boundaries for the entire parcel. Consideration could be given to the removal of the whole of Parcel 87 from the Green Belt.

**LDF Site Ref**                      **LDF0758**

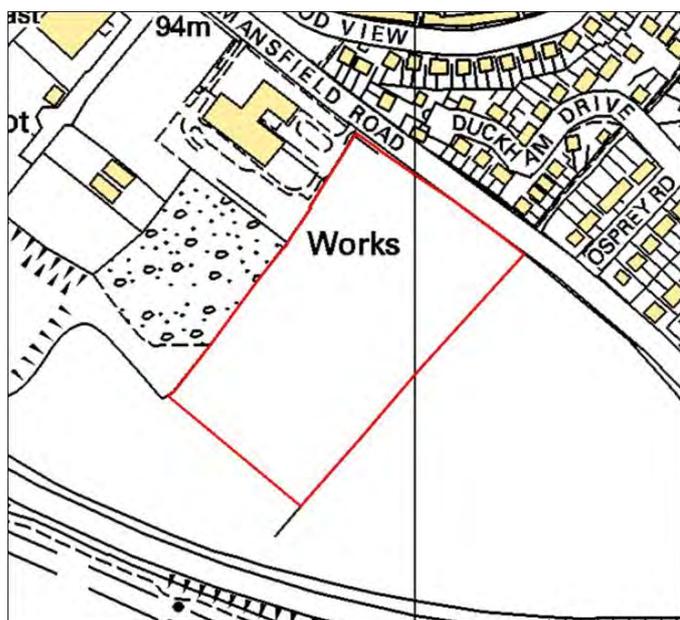
**Green Belt Parcel Number**    **87**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Well Contained (WC) / High Urban Influence (HUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:**        Aston Common, east Of Mansfield Road Industrial Estate, Aston.

**Site Description :** This rectangular parcel of land is currently in agricultural use and part of a larger arable field. The site has an industrial park at its western boundary and along the north boundary lies Mansfield Road with housing beyond. The site has a weak boundary to the east which appears to be uncropped vegetation including bushes along a hedge line and there no physical feature defining the south west boundary which dissects agricultural land. Land to the immediate south and east of the site is proposed as a site for potential development (LDF0759).



**Purposes 1 and 3 Result:**        Part contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**    The site is partially “contained” by the industrial estate but lies to the south of Mansfield Road and the residential urban area beyond. Mansfield Road forms a strong existing Green Belt location in this area. The site lies within a larger land parcel in the Strategic Green Belt Review parcel which was identified as “Well contained (WC) / High Urban Influence (HUI)”. The site’s south-western and eastern boundaries are particularly weak. The land possesses a semi-rural character. The relationship of the site to the urban area may change if the adjoining site (LDF 0759) were to be developed.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**    Part of a wide gap between Aston, Aughton / Swallownest urban area and Sheffield to the south-west and Wales to the south-east. The site lies within a land parcel identified in the Strategic Green Belt Review as “Wide Gap (WG)”. Given the size of the site there is no perception of towns merging and development here is not likely to impact on the integrity of the gap

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	Y
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> By itself, it is not considered appropriate to recommend that the site be considered further for potential removal from the Green Belt. The site is partially “contained” by the industrial estate but lies to the south of Mansfield Road and the residential urban area beyond. Mansfield	

Road forms a strong existing Green Belt location in this area. The site, however, lies within a larger parcel defined as Parcel 87 in the Strategic Green Belt Review which has strong Green boundaries for the entire parcel. Consideration could be given to the removal of the whole of Parcel 87 from the Green Belt. Alternatively, in respect of site LDF0758, a strong Green Belt boundary could be formed by Mansfield Road and the A57, with a western boundary following the industrial estate and the track which extends from the south-west of Brookhouse Road to the A57.

**LDF Site Ref**                      **LDF0759**

**Green Belt Parcel Number**    **87**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Well contained (WC) / High Urban Influence (HUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:**        Aston Common, south Of Mansfield Road, north of A57, Aston.

**Site Description:** This site is currently in agricultural use. It forms the larger part of a single arable field. This site has two boundaries that are roads (A57 to the south and Mansfield Road/ A618 to the north and east). The site excludes an area between it and the industrial estate (land proposed as a potential development site see LDF 0758) whose boundaries are weak either following no physical feature or a very minimal hedge line. To the north east of Mansfield Road is an area of predominantly housing.



**Purposes 1 and 3 Result:**        Part contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**    Mansfield Road forms a strong existing Green Belt location in this area and the site lies beyond this road – although the industrial estate is excluded from the Green Belt and the site therefore lies adjacent in a small part to the urban area, i.e. part of the industrial estate – although the relationship to, and degree of containment by, this “urban area” is weak. The site lies within a larger land parcel in the Strategic Green Belt Review parcel which was identified as “Well contained (WC) / High Urban Influence (HUI)”. The site has strong boundaries to the north-east, east and south but the site excludes an area between it and the industrial estate (land proposed as a potential development site see LDF 0758) whose boundaries are weak either following no physical feature or a very minimal hedge line. The land possesses a semi-rural character. The relationship of the site to the urban area may change if the adjoining site (LDF 0758) were to be developed.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**    Part of a wide gap between Aston, Aughton / Swallowneest urban area and Sheffield to the south-west and Wales to the south-east. The site lies within a land parcel identified in the Strategic Green Belt Review as “Wide Gap (WG)”. Given the size of the site there is no perception of towns merging and development here is not likely to impact on the integrity of the gap.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	Y

<b>Review Boundary for Site?</b>	Y
<p><b>Commentary and Recommendation :</b> By itself, it is not considered appropriate to recommend that the site be considered further for potential removal from the Green Belt. The site is not “contained” by an existing urban areas being effectively detached from the industrial estate and lying to the south of Mansfield Road and the residential urban area beyond. Mansfield Road forms a strong existing Green Belt location in this area. The site, however, lies within a larger parcel defined as Parcel 87 in the Strategic Green Belt Review which has strong Green Belt boundaries for the entire parcel. Consideration could be given to the removal of the whole of Parcel 87 from the Green Belt. Alternatively, in respect of site LDF0758, a strong Green Belt boundary could be formed by Mansfield Road and the A57, with a western boundary following the industrial estate and the track which extends from the south-west of Brookhouse Road to the A57.</p>	

**LDF Site Ref**                      **LDF0701**

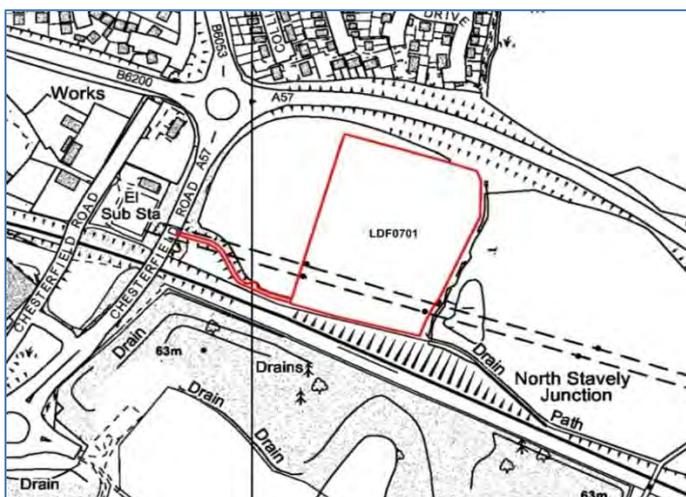
**Green Belt Parcel Number**   **88**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result:            Essential Gap Part (EG (part))

**Site Location / address**            Land at North Stavely Junction, Swallownest

**Site Description:** This site comprises a roughly rectangular field, with all four boundaries being defined by mature hedgerows. Beyond the northern boundary is a wooded bank sloping upwards towards the A57. Beyond the western boundary is a field and a bank sloping up to Chesterfield Road. Directly to the south of the site is a bank leading up to a railway line and to the east of the site is an area of scrub with some mature trees with open fields beyond that.



**Purposes 1 and 3 Result:**        Not contained (NC) / Low Urban Influence (LUI)

**Purposes 1 and 3 Reason:**    The site has weak boundaries on all sides but a degree of strength to the north and south is provided by the presence of, respectively, the A57 and a railway line. The site is still open and predominantly rural in character and is not attached at any point to the built up area. Development in this location is considered contrary to Purpose 1: To check the unrestricted sprawl of large built up areas.

**Purposes 2 and 4 Result:**        Essential Gap Part (EG (part))

**Purposes 2 and 4 Reason:**    The site forms part of an essential gap (part) between Aston, Aughton, Swallownest and Sheffield as defined in the Strategic Green Belt Review. The strategic categorisation Essential Gap (EG (part)) still applies but it is considered that the site would not be suitable for rounding off development given the site's poor relationship to urban areas. Development at this location would be considered to promote settlements merging (contrary to Purpose 3: To prevent neighbouring towns from merging into one another).

**Boundary Assessment**

<b>Do all boundaries follow physical features?</b>	Y
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N

**Commentary and Recommendation :** The site forms part of essential gap (part) between defined named settlements. The site is separated from Swallownest by the A57 and is not contained and development here could lead to pressure for further development beyond its boundaries. It is recommended that the site should not be considered further for potential release from the Green Belt.

**LDF Site Ref** LDF0417

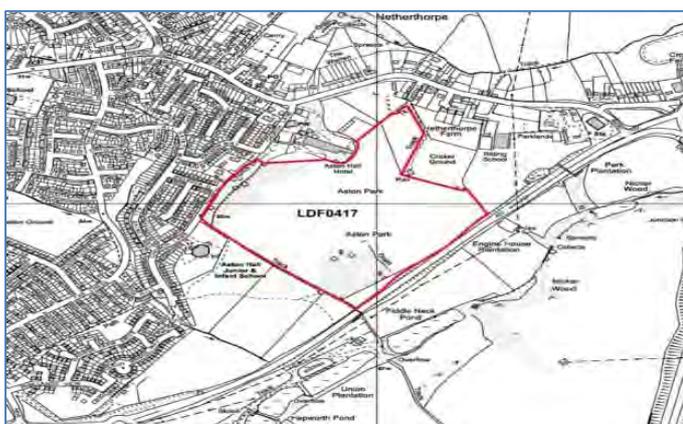
**Green Belt Parcel Number** 89

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result: Narrow Gap (NG)

**Site Location / address** Land off Church Lane (within Aston Hall Parkland)

**Site Description:** This irregular land parcel consists of parkland with wooded areas and the site of Aston Hall Hotel. The wooded areas are located at the southern corner and at the north-western side of the site. The north-western boundary of the site is largely formed by residential curtilages and the hotel. Along this boundary is a border of mature trees. The north eastern boundary of the site is mostly made up of hedges and trees with one small length being marked only by a low bank. This boundary has a cricket ground and other open areas. The south west boundary of the site is formed by the A57 and associated wooded banking. The south east boundary is consists of a lane bounded by mature hedges. Land to the immediate south-west of the site is proposed as a site for potential development (LDF 0772).



**Purposes 1 and 3 Result:** Not Contained (NC) / Low Urban Influence (LUI)

**Purposes 1 and 3 Reason:** This site is considered to be “Not Contained (NC)/ Low Urban Influence (LUI)” for the following reasons. Although in plan form the site lies adjacent to the urban area to the north-west of the site, this part of the site is wooded which therefore detaches the remainder of the site from this urban area. The site’s connectivity with the urban area to the north-east of the site is weak – i.e. it does lie adjacent to Aston Hall Hotel and development near Green Lane, but these areas are fairly open / low density development in character. The site is bound by the A57 to the south east which is considered a strong boundary. Development of this site is considered to likely lead further development in adjacent land parcels contained by the A57. The relationship of the site to the urban area would change, i.e. strengthen, were the adjoining site to the south-west to be developed.

**Purposes 2 and 4 Result:** Narrow Gap (NG)

**Purposes 2 and 4 Reason:** The land parcel forms part of the narrow gap between Aston and Wales. Although views between the two settlements are limited, development here would still be sensitive.

**Boundary Assessment**

<b>Do boundaries follow physical features?</b>	Y
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N

**Commentary and Recommendation :** The site has a relatively poor relationship to the urban area despite its location because it is separated from the urban area by a substantial area of woodland to the north-west and abuts low density and quite open development around Aston Hall and Green Lane to the north-east. The land parcel forms part of the narrow gap between Aston and Wales. Although views between the two settlements are limited, development here would be sensitive. It is not recommended that the site be considered further for potential release from the Green Belt.

**LDF Site Ref**                      **LDF0418**

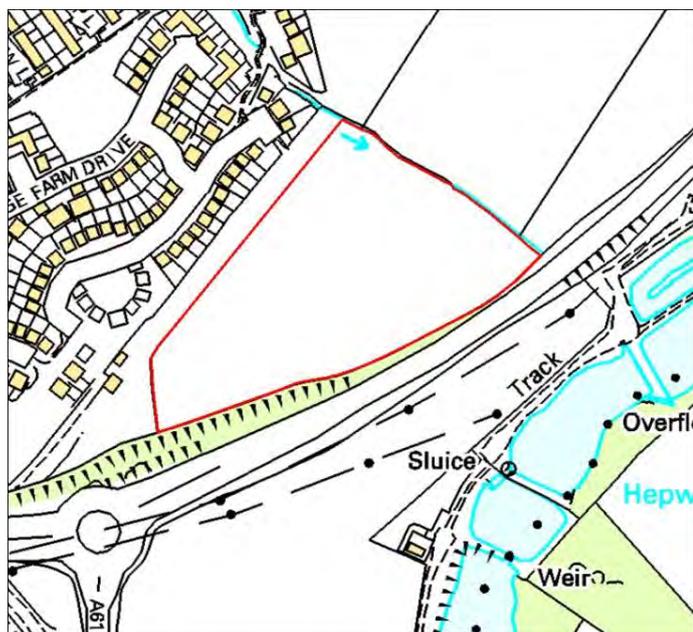
**Green Belt Parcel Number**    **89**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result:            Narrow Gap (NG)

**Site Location / Address:**        Land to the North of Aston Bypass A57, East of Mansfield Road Aston.

**Site Description:** This site is arable agricultural land. It has tree lined north east boundary. The north west boundary lies to the south of the residential curtilages beyond. The A57 and associated verge forms the south eastern boundary. The site provides a buffer between existing residential development and the A57. Land to the immediate west (LDF0792) and to the immediate east (LDF0772) are proposed as potential development sites.



**Purposes 1 and 3 Result:**        Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**    The north western and western boundaries are separated by a narrow strip of land adjacent to housing. Although, not directly lying adjacent to the urban area it is effectively contained in this area by existing built development. The site's south and south-eastern boundary being formed by the A57 is strong. The north-eastern boundary is the weakest but is defined by a fairly significant belt of trees which in this instant could contain development on the site. The site lies within a larger parcel identified in the Strategic Green Belt Review as "Partly contained (PC) / Medium Urban Influence (MUI)". The site itself constitutes only a part of the parcel and is itself fairly well contained with a good relationship to the built form in this area. The relationship to the urban area would change (strengthen) were the sites proposed on the west and/or east proposed for removal from the Green Belt as development sites.

**Purposes 2 and 4 Result:**        Narrow Gap (NG)

**Purposes 2 and 4 Reason:**    Forms part of the narrow gap between Aston and Wales. Although the view between these settlements is interrupted by two major roads (A57 and M1) and a railway line. There will be minimal impact on the integrity of the gap between these named settlements and would not lead to a sense of the settlements merging.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	Y
<b>Review Boundary for Site?</b>	Y

**Commentary and Recommendation :** The site relates fairly well to the built form of the adjacent urban area and is capable of being well contained to the south, west and east. The north-western boundary would be better adjusted to follow the line established by the existing residential properties to the north-west of the site. Land proposed for development to the immediate west (LDF0792) would be an appropriate site to be considered alongside this site for potential exclusion from the Green Belt. Land to the east (LDF0772) could also be considered for exclusion from the Green Belt together with this site as that site's eastern boundary is fairly strong being formed by a track which is in this instance a fairly significant landscape feature.

**LDF Site Ref**                      **LDF0772**

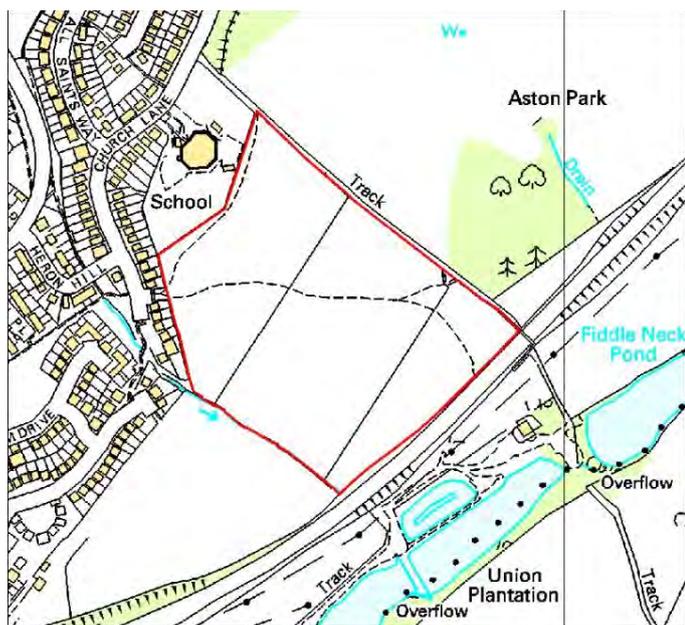
**Green Belt Parcel Number**    **89**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result:            Narrow Gap (NG)

**Site Location / Address:**        Land to north of Aston Bypass A57, east Of Church Lane, Aston

**Site Description :** This site consist of three areas of parkland separated by mature hedgerows. The middle field contains scrub and some small trees. The north eastern boundary of the site is formed by a footpath lined with mature hedgerows. The south eastern boundary is formed by a mature hedge and the A57. The south east boundary is defined by a number of trees and adjoins a site proposed for potential development - LDF0418. The northern boundary is formed by a school which is part of the wider urban area.



**Purposes 1 and 3 Result:**        Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**      This site is part of a parcel categorised as Partly Contained (PC) / Medium Urban Influence (MUI) in the Strategic Green Belt Review. The site itself constitutes only a part of the parcel and is itself also considered to be part contained given its attachment to the urban area to the north-west. The site's south-eastern boundary is strong (A57) and relatively strong to both south-west and north-east due to the nature of the extent of mature hedgerows/ tree belts on these boundaries.

**Purposes 2 and 4 Result:**        Narrow Gap (NG)

**Purposes 2 and 4 Reason:**      Forms part of the narrow gap between Aston and Wales. Although views between the two settlements are limited development here would still be sensitive.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	Y
<b>Do stronger physical features exist that could be used?</b>	Y
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> By itself this site relates fairly well to the built form but it is not recommended it should be considered further for removal from the Green Belt unless the adjacent site to the immediate south-west (LDF 0418) were to be recommended for deletion from the Green Belt.	

**LDF Site Ref**                      **LDF 0792**

**Green Belt Parcel Number**    **89**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result:            Narrow Gap (NG)

**Site Location / Address:**        Land off Mansfield Road, Aston

**Site Description:** This site is partially agricultural and partially urbanised (with a bungalow, access track and stored vehicles). This north eastern boundary is immediately adjacent to site LDF0418. The site's southern boundary is formed by the A57 and the north-western by residential properties. The site's north-eastern boundary cuts across an arable field with no discernible physical feature present on the ground. Land to the immediate north-east (LDF0418) is proposed as a potential development site.



**Purposes 1 and 3 Result:**        Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**        The site is within the land parcel categorised in the Strategic Green Belt Review as “Partly contained (PC) / Medium Urban Influence (MUI)”. The site is strongly contained to the north-west and south-east but the north-western boundary is weak. The site is strongly influenced by urban uses with built features on part of the site and the dominating presence on the A57. The site's eastern area has a better connection to the area of countryside to the north-east.

**Purposes 2 and 4 Result:**        Narrow Gap (NG)

**Purposes 2 and 4 Reason:**        Forms part of the narrow gap between Aston and Wales, although the view between these settlements is interrupted by two major roads (A57 and M1) and a railway line. There will be minimal impact on the omission of this site from the Green Belt

**Boundary Assessment**

**Do all boundaries follow strong physical features?**

N

**Do stronger physical features exist that could be used?**

Y

**Review Boundary for Site?**

Y

**Commentary and Recommendation :**

The site relates well to the built form of the adjacent urban area and is capable of being well contained to the north-west, south-east but less so to the north-east where there is no physical feature defining the site's boundary to the north-east. Land proposed for development to the immediate north-east (LDF0418) would be an appropriate site to be considered alongside this site for potential exclusion from the Green Belt. Also

land further to north-east (LDF0772) could also be considered for exclusion from the Green Belt together with this site as that site's eastern boundary is fairly strong being formed by a track which is in this instance a fairly significant landscape feature.

**LDF Site Ref**

**LDF0483**

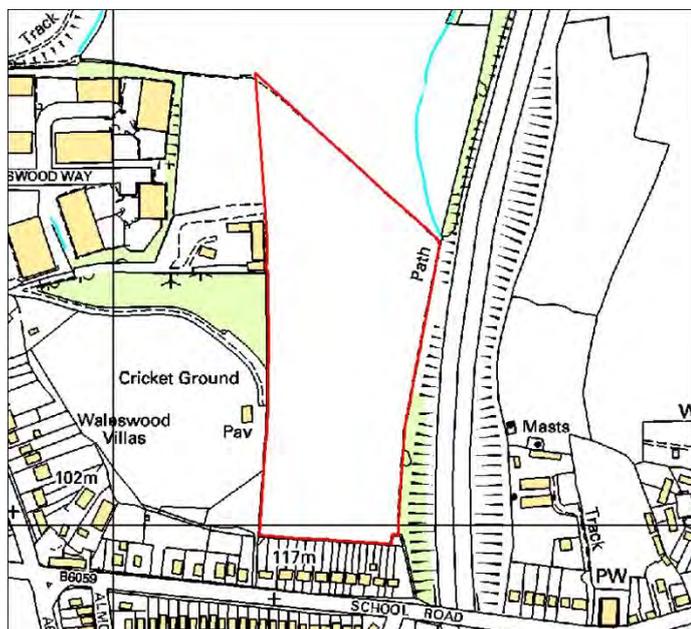
**Green Belt Parcel Number** 91

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result: Wide Gap (WG)

**Site Location / Address:** North of School Road, Wales

**Site Description:** This site is currently used as agricultural land. It is adjacent to areas of: agriculture (to north), motorway (to east), residential land (to south) and a sports ground (to south-west). The M1 lies in a cutting where it adjoins the site to the south but emerges to be level with and then above the site further to the north. It has a strong connection to the wider countryside to the north but is somewhat influenced by the surrounding urban uses particularly to the south of the site. A site to the far north-west of the site is also proposed as a development site (LDF 0484). This site together with LDF0484 also forms part of a much larger site (LDF0840).



**Purposes 1 and 3 Result:** Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** Site abuts development on part of its boundary and the motorway is adjacent. This site is within a larger parcel identified in the Strategic Green Belt Review also as “Partly Contained (PC) / Medium Urban Influence (MUI)”. The boundary to this site is strong to the south as it abuts residential properties and their gardens, and also to the east where it is adjacent to the motorway and its verge. The northern boundary is weak as there is no permanent feature seen as the site boundary crosses a larger arable field, although a public right of way has been used to identify the extent of potential development on the ground. To the west the boundary is strong in places where it abuts woodland and buildings but weaker to the south-west where it adjoins a sports ground and weak to the north where it crosses a larger arable field with no boundary feature on the ground. Removal of this site from the Green Belt could lead to pressure for northward expansion. Land to the north-west (LDF 0484) of the site is also proposed as a potential development site but the relationship of the site to the urban area would not significantly be enhanced if that site was developed.

**Purposes 2 and 4 Result:** Wide Gap (WG)

**Purposes 2 and 4 Reason:** Part of wide gap between Wales / Kiveton Park and Aston where limited perception of the two settlements merging would arise from development here. The site is separate from Wales by M1 Motorway.

**Boundary Assessment**

**Do all boundaries follow strong physical features?**

N

**Do stronger physical features exist that could be used?**

N

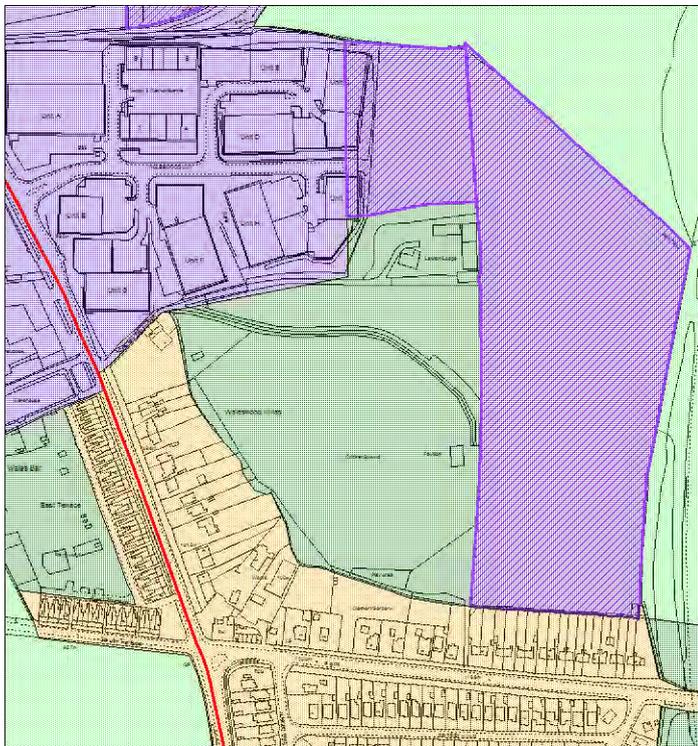
**Review Boundary for Site?**

N

**Commentary and Recommendation :** The boundary to this site is strong to the south as it abuts residential properties and their gardens, and also to the east where it is adjacent to the motorway and its verge. The northern boundary is weak as there is no permanent feature seen as the site boundary crosses a larger arable field, although a public right of way has been used to identify the extent of potential development on the ground. To the west the boundary is strong in places where it abuts woodland and buildings but weaker to the south-west where it adjoins a sports ground and weak to the north where it crosses a larger arable field with no boundary feature on the ground. Removal of this site from the Green Belt could lead to pressure for northward expansion. Land to the north-west (LDF 0484) of the site is also proposed as a potential development site but the relationship of the site to the urban area would not significantly be enhanced if that site was developed. This site together with LDF0484 also forms part of a much larger site (LDF0840) – see analysis for that site.

This site is proposed for allocation in the Sites and Policies Document. Whilst the Detailed Green Belt Review would not recommend removing this site from the Green Belt it is accepted that there are other factors that have been taken into consideration as part of the process of site identification. Whilst there may be harm to the Green Belt in this location it is considered that this harm can be mitigated/ minimised through careful design and structural landscaping to enable development of this site to proceed. Section 5 'Site Development Guidelines' of the Sites and Policies document refers to appropriate development principles that developers will need to adhere to in bringing forward planning applications on site.

Were the site to be allocated a remnant area of Green Belt would be left to the south-west of the site (land to the west of the site bounded by the industrial estate to the north and the residential development to the south-west and south) and consideration would be needed to be given to an alternative appropriate designation, such as greenspace. See map below:



**LDF Site Ref**                      **LDF0484**

**Green Belt Parcel Number**    **91**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:** Off Waleswood Way, Wales

**Site Description**    This site is currently in agricultural use. The boundary is formed by the industrial estate to the west and by farm buildings to the south. The northern boundary is formed by a hedge but the eastern boundary is part of a larger agricultural field. Land to the immediate south-east of the site is also proposed as a site for potential development (LDF0483). This site together with LDF0483 also forms part of a much larger site (LDF0840).



**Purposes 1 and 3 Result:**    Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**    Site abuts development on part on its western and southern boundaries which are considered strong. The northern and eastern boundaries are weak – the latter follows no discernible feature on the ground and cuts across an arable field. The site is part of a parcel identified in the Strategic Green Belt Review as “Partly Contained (PC) / Medium Urban Influence (MUI)”.

**Purposes 2 and 4 Result:**    Wide Gap (WG)

**Purposes 2 and 4 Reason:**    The site is part of a wide gap between Wales / Kiveton Park and Aston. In the Strategic Green Belt Review the area was also identified to be within a parcel “Wide Gap (WG)”. It is considered there would be limited perception of the two settlements merging if the site was subject to development. The site is separate from Wales by M1 Motorway. The site lies within a wide gap where development is unlikely to impact on the integrity of the gap. There may be scope for some rounding off development here as the site does relate well to the built form of the industrial estate to the west and south.

**Boundary Assessment**

**Do all boundaries follow strong physical features?**

N

**Do stronger physical features exist that could be used?**

N

**Review Boundary for Site?**

N

**Commentary and Recommendation :** This site has boundaries defined by features on the ground on two sides, but the eastern boundary corresponds to no physical feature on the ground, running across an area of open field. The northern boundary is also weak. The site lies within a wide gap where development is unlikely to impact on the integrity of the gap There may be scope for some rounding off development here

as the site does relate well the built form of the industrial estate to the west and south. As such it is recommended that the site could be considered further for potential removal from the Green Belt. Land to the immediate south-east of the site is also proposed as a site for potential development (LDF0483) - both sites should be considered together in terms of potential release from the Green Belt. This site together with LDF0483 also forms part of a much larger site (LDF0840) – see analysis for that site.

**LDF Site Ref**

**LDF0840**

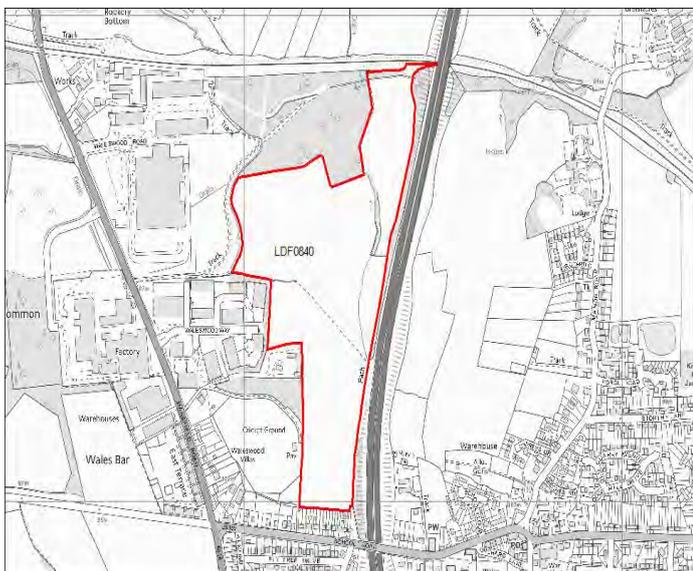
**Green Belt Parcel Number 91**

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Partly Contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result: Wide Gap (WG)

**Site Location / address** Land at Waleswood (Vector 31 East Extension), off Wales Wood Way and rear of Old School Road Wales

**Site Description:** This site is an extension of two other suggested sites for development (LDF0483 / LDF0484). The site is situated to the north of Wales Bar, east of Wales Wood (an employment site) and south of a railway line. It consists of a large agricultural field and includes a stretch of a watercourse bordered by trees. The northern boundary largely follows the boundary of woodland. At the far north east corner of the land parcel the boundary crosses a narrow strip of woodland and water course to the railway line. The eastern boundary is the motorway (M1) embankment (wooded and scrubby grassland), and the southern boundary is a hedge line onto residential properties at Wales Bar in (Wales and Kiveton Park settlement grouping). The western boundary is in part hedged near the cricket ground, and then further north it skirts round buildings and curtilages; with no other apparent boundary features, then the western boundary follows a scrubby border backed by a track (at the edge of Wales Wood employment unit) up towards the wood, north of the land parcel.



**Purposes 1 and 3 Result:** Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** The site abuts an urban area. Land is fairly well contained. The Motorway and railway line, areas of woodland to the north-west and existing developments to west (although relatively low density employment development) form strong boundaries. However, the site is considered to be part of the open countryside possessing a semi-rural character. The Strategic Green Belt Review concluded that “arguably complete development of this parcel could occur without excessive harm to Purposes 1 and 3” given that the site has a strong urban influence with urbanisation to west and south.

**Purposes 2 and 4 Result:** Wide Gap (WG)

**Purposes 2 and 4 Reason:** The site’s development would considerably narrow the gap between the settlement groupings (Wales and Kiveton Park and Aston, Aughton). However, the Strategic Green Belt Review says “Part of wide gap between Wales/ Kiveton Park and Aston where little perception of the two settlements would arise from development here”

**Boundary Assessment**

<b>Do all boundaries follow strong physical features?</b>	Y
<b>Do stronger physical features exist that could be used?</b>	Y (the railway line to the north of the site)

<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> The site abuts an urban area and is fairly well contained by strong boundaries. The site has been affected by strong urban influence with urbanisation to west and south but the larger part of the site is open countryside. The site's development as a whole would considerably narrow the gap between the named settlement groupings of Wales and Kiveton Park and Aston, Aughton. Although, the Strategic Green Belt Review concluded that the Parcel 91 is "Part of wide gap between Wales/ Kiveton Park and Aston where little perception of the two settlements would arise from development here", it is considered that the release of this <u>whole</u> site would significantly impact upon the integrity of the gap and would lead to an unacceptable degree of encroachment and merging of settlements. It is not considered that the site as a whole should be considered further for potential release from the Green Belt. See separate analysis for LDF sites 484 and 483.	

**LDF Site Ref**                      **LDF0476**

**Green Belt Parcel Number**    **94**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:**        South of Lambrell Avenue, Wales

**Site Description:** The site is within agricultural use as three fields south of the urban area of Wales. The southern boundary is formed by trees growing along the route of the former Chesterfield Canal, (a significant landscape feature) and the northern boundaries by residential properties. The eastern boundary is a track/ lane with dense vegetation on either side. The western boundary is a low hedge. The field directly to the east is a residential development site allocation in the Unitary Development Plan and hence is not Green Belt. Land to the immediate north-west of the site is also proposed as a site for potential development (LDF0480).



**Purposes 1 and 3 Result:**        Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**    Although the site lies within a strategic parcel categorised as “Not contained (NC) / Low Urban Influence (LUI)”, this site abuts the urban area to the north and has well defined boundaries to the south and east. The western boundary is the weakest. The future development of the land to the east (identified as a housing allocation in the Unitary Development Plan) further adds to the containment and urban influence of the site. Development of the site would, therefore, have a lesser impact on the openness of the Green Belt than it would within the rest of the strategic parcel.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**    Due to topography and the intervening land beyond the M1 Motorway to the west there are no views between the settlements of Wales/ Kiveton Park and Killamarsh and this land is therefore defined as a wide gap between these two settlements. (Harthill is not defined as a town for the purposes of this Study). As such development on this urban edge is not likely to have an impact on the integrity of this gap.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	Y
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> The site is strongly contained by boundaries to the north, south and	

east but the western boundary is weak. The future development of the land to the east (identified as a housing allocation in the Unitary Development Plan) further adds to the containment and urban influence of the site. Development here is not likely to have an impact on the integrity of this gap. It is considered that a stronger alternative boundary to the west of the site would be formed by Stockwell Lane and Coalpit Lane to the west – this would encompass land proposed as a separate development site via LDF0480.

**LDF Site Ref**

**LDF0480**

**Green Belt Parcel Number** 94

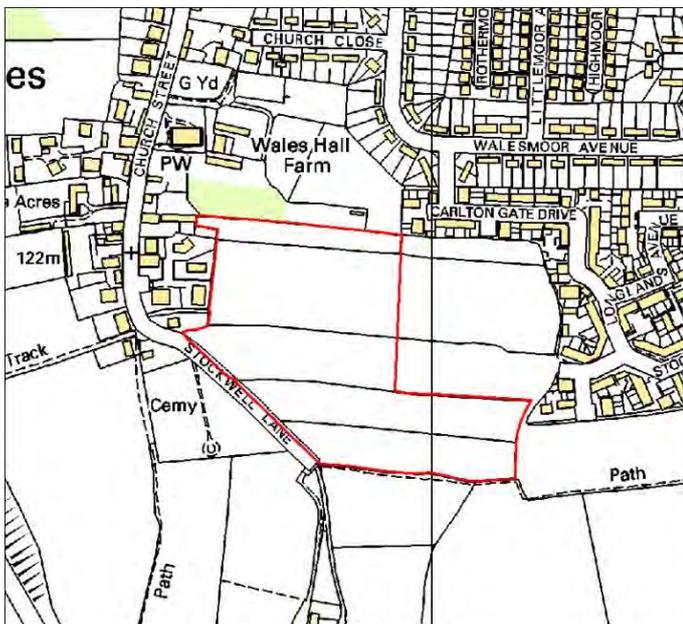
**SGBR Parcel Results:**

Purposes 1 and 3 Result: Not contained (NC) / Low Urban Influence (LUI)

Purposes 2 and 4 Result: Wide Gap (WG)

**Site Location / Address:** Land off Stockwell Lane, Wales

**Site Description:** The site is made up of a series of narrow fields divided by boundary hedges. The fields continue to the north-east (beyond the site) and this site has planning permission for housing which has commenced development at time of writing. The western boundary of the site is formed by housing on Church Street and the south-western boundary by Stockwell Avenue which is bounded by mature trees. Land to the immediate south-east of the site is also proposed as a site for potential development (LDF0476)



**Purposes 1 and 3 Result:** Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** Although the site lies within a strategic parcel categorised as “Not contained (NC) / Low Urban Influence (LUI)”, this site is fairly well integrated into the urban area. It has a strong boundary to the west and north-east but the remainder are weaker following hedges. Development of the site would, therefore, have a lesser impact on the openness of the Green Belt than it would within the rest of the strategic parcel. The site possesses a semi-rural character. The relationship of the site to the urban area would change if adjoining sites were removed from the Green Belt for development – land to the immediate south-east is proposed as a site for potential development. Removal of this site from the Green Belt would leave an isolated area of Green Belt to the north.

**Purposes 2 and 4 Result:** Wide Gap (WG)

**Purposes 2 and 4 Reason:** Due to topography and the intervening land beyond the M1 Motorway to the west there are no views between the settlements of Wales/ Kiveton Park and Killamarsh and this land is therefore defined as a wide gap between these two settlements. (Harthill is not defined as a town for the purposes of this Study). Development on this urban edge is not likely to impact on the integrity of the gap.

**Boundary Assessment**

**Do all boundaries follow strong physical features?**

N

**Do stronger physical features exist that could be used?**

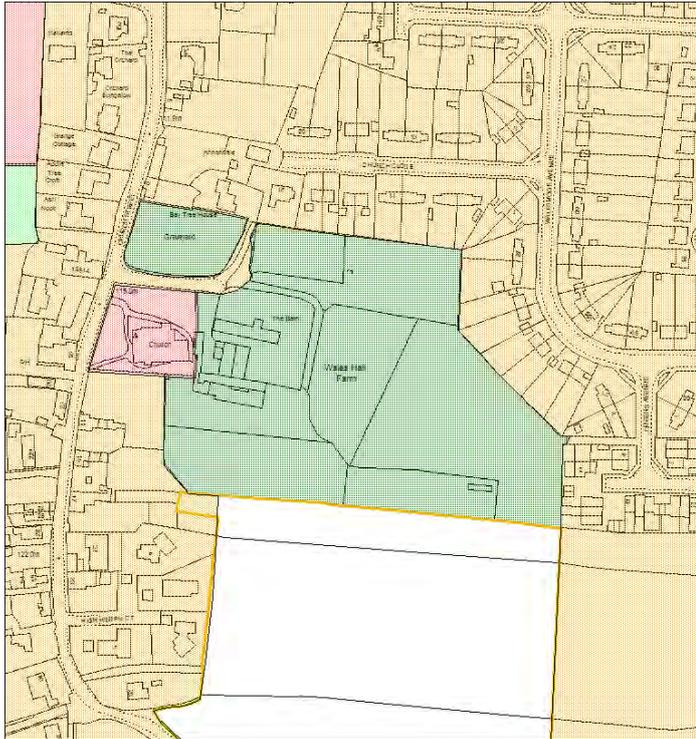
Y

**Review Boundary for Site?**

Y

**Commentary and Recommendation :** This site is fairly well integrated into the urban area. It has a strong

boundary to the west and north-east which is currently being developed but the remainder are weaker following hedges. Due to topography and the intervening land beyond the M1 Motorway to the west there are no views between the settlements of Wales/ Kiveton Park and Killamarsh and this land is therefore defined as a wide gap between these two settlements. (Harthill is not defined as a town for the purposes of this Study). Development on this urban edge is not likely to impact on the integrity of the gap. The relationship of the site to the urban area would change (strengthen) if adjoining sites were removed from the Green Belt for development – land to the immediate south-east is proposed as a site for potential development. It is considered that a stronger alternative boundary to the west of the site would be formed by Stockwell Lane and Coalpit Lane and by following the existing Green Belt boundary to the north of the site. Removal of this site from the Green Belt would leave an isolated area of Green Belt to the north – if the site were to be removed from the Green Belt consideration will need to be given to an alternative appropriate designation for this remnant area of Green Belt See Map below:



LDF Site Ref

LDF0551

Green Belt Parcel Number 94

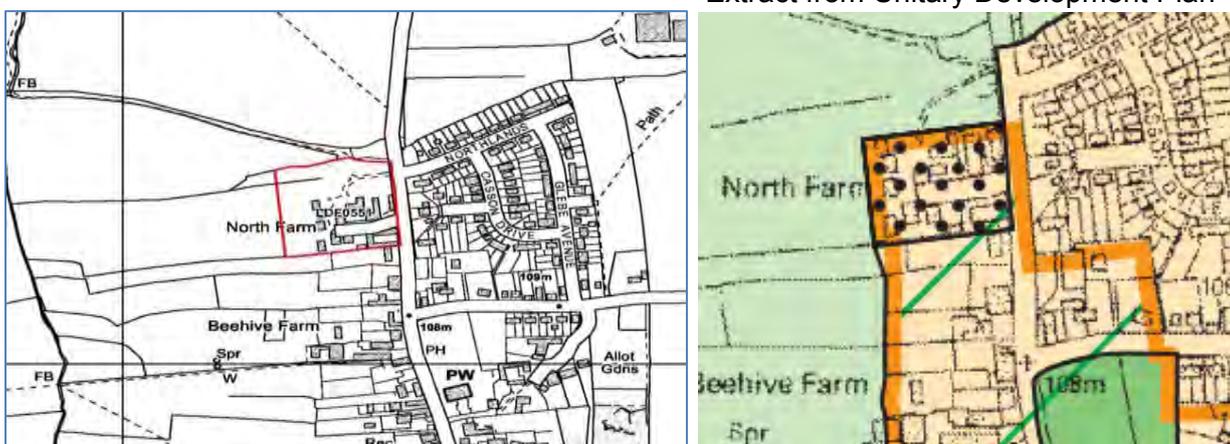
**SGBR Parcel Results:**

Purposes 1 and 3 Result: Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result: Wide Gap (WG)

**Site Location / address** North Farm Close, Harthill

**Site Description:** The site is located on the north-western edge of the settlement of Harthill. The site consists of residential dwellings and rough land. This site is currently allocated as part residential and part Green Belt in the Unitary Development Plan – see extract below. **The following description and analysis only relates to that part of the site which is existing Green Belt.** The site boundaries consist of frontage onto Hard Lane to the east, the edge of an area of scrubland to the north and the northern edge of a partly constructed housing development to the south. To the west, there is a lack of any boundary features between the countryside beyond to the west.

Extract from Unitary Development Plan



**Purposes 1 and 3 Result:** Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** This site abuts existing residential development. The southern and eastern boundaries are strong but those to the west and north are weak. Development north of the existing residential area in the land parcel could mirror the extent north of existing development along Hard Lane. The small area to the north of the existing development would have a limited impact on the Green Belt. Development west of the existing residential area is less favoured as it lies beyond the extent of adjacent built up areas to the south of the site at the back of the village. Concern is that this may encourage further extension of the built area of Harthill in a westward direction in the area from the land parcel to the properties round the reservoir along Woodall Lane.

**Purposes 2 and 4 Result:** Wide Gap (WG)

**Purposes 2 and 4 Reason** This site is part of a wide gap between Wales/ Kiveton Park and Killamarsh in Derbyshire. Development on the urban edge is not considered likely to impact on the integrity of the gap.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N (the northern and western are weak)
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> It is not considered appropriate to amend the boundary of the Green Belt in this area as the land that would be removed from the Green Belt is relatively small but for its size would impact fairly significantly upon the Green Belt Boundary by causing a protrusion beyond (out) from the existing western edge of 'Harthill to the south. There may be more merit in expansion of the site to the north as a form or rounding-off development at the northern edge of this village but concern is that the	

northern boundary would not follow a particularly strong boundary.

This site is proposed for allocation in the Sites and Policies Document. Whilst the Detailed Green Belt Review would not recommend removing this site from the Green Belt it is accepted that there are other factors that have been taken into consideration as part of the process of site identification. Whilst there may be harm to the Green Belt in this location it is considered that this harm can be mitigated/ minimised through careful design and structural landscaping to enable development of this site to proceed. Section 5 'Site Development Guidelines' of the Sites and Policies document refers to appropriate development principles that developers will need to adhere to in bringing forward planning applications on site.

LDF Site Ref

LDF0841

Green Belt Parcel Number 94

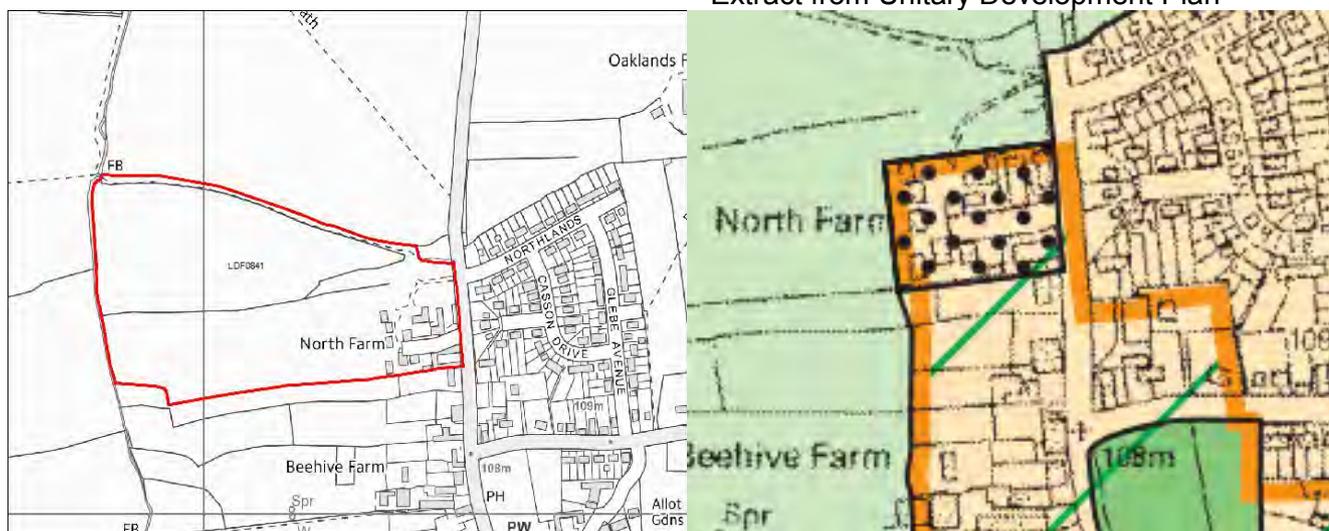
**SGBR Parcel Results:**

Purposes 1 and 3 Result: Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result: Wide Gap (WG)

**Site Location / address** North Farm Close and land to the west, Harthill

**Site Description:** The site is located on the north-western edge of the settlement of Harthill. The site is an extension of an alternative site proposed as LDF0551 (see above). Its extreme eastern end partly consists of residential dwellings and rough land – this part of the site is currently allocated as part residential and part Green Belt in the Unitary Development Plan – see extract below. The remainder of this larger site consists of two arable fields extending out into the countryside to the west of Harthill. The eastern boundary is formed by Hard Lane but the northern, western and majority of the southern boundaries are hedges.

Extract from Unitary Development Plan



**Purposes 1 and 3 Result:** Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** This site abuts and includes a relatively small area of existing residential development at its extreme south-eastern corner. The eastern boundary is strong where it abuts Hard Lane but the majority of the other boundaries are weak following hedges. The small area to the extreme south-east of the site would have a limited impact on the Green Belt as is part developed in any case. Development of the remainder of the site would cause a very undesirable extension of urban form into the countryside in an area which relates very poorly to the built form of Harthill. Concern is also that this may encourage further pressure for Green Belt release southwards.

**Purposes 2 and 4 Result:** Wide Gap (WG)

**Purposes 2 and 4 Reason** This site is part of a wide gap between Wales/ Kiveton Park and Killamarsh in Derbyshire. Development on the urban edge (far extreme south-east corner of site) is not considered likely to impact on the integrity of the gap but development on the scale of the site envisaged is undesirable.

**Boundary Assessment**

**Do all boundaries follow strong physical features?**

N

**Do stronger physical features exist that could be used?**

N

**Review Boundary for Site?**

N

**Commentary and Recommendation :** This site abuts and includes a relatively small area of existing residential development at its extreme south-eastern corner. The eastern boundary is strong where it abuts Hard Lane but the majority of the other boundaries are weak following hedges. The small area to the extreme south-east of the site would have a limited impact on the Green Belt as is part developed in any case. Development of the remainder of the site would cause a very undesirable extension of urban form

into the countryside in an area which relates very poorly to the built form of Harthill. Concern is also that this may encourage further pressure for Green Belt release southwards. This site should not be considered further for potential release from the Green Belt - however, part of this site is proposed for allocation in the Sites and Policies Document – see record for Site 0551 above.

**LDF Site Ref**                      **LDF0533**

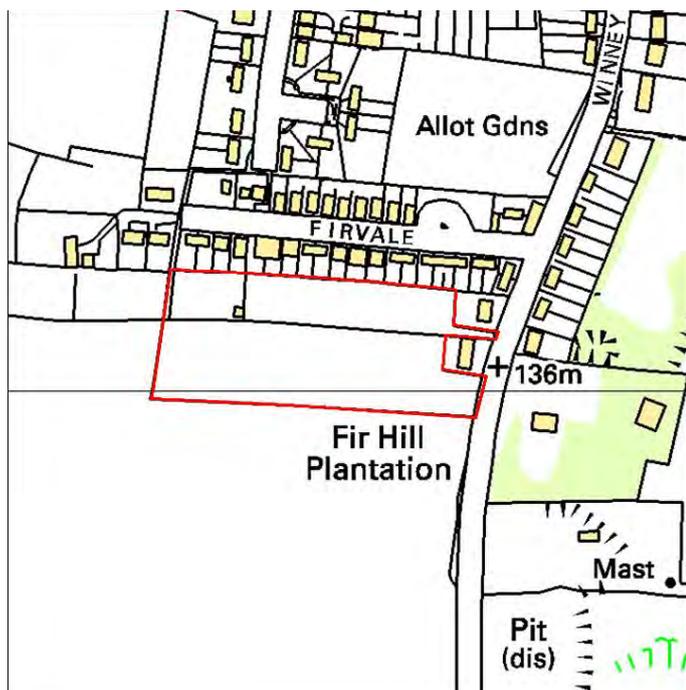
**Green Belt Parcel Number**    **96**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:**        Land Off Winney Hill, Harthill.

**Site Description:** This site is comprised of a three agricultural fields, located to the south of Harthill Village. The site abuts housing (and their gardens) along the northern boundary. A hedge forms the southern boundary of the site with arable agricultural land beyond. The western boundary is also hedged with agricultural land beyond. The site skirts round two properties to the east and also forms a boundary with the Road Winney Hill.



**Purposes 1 and 3 Result:**        Partly contained (PC) Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**      This site abuts housing and is identified as partly contained (PC) Medium Urban Influence (MUI). However, in the Strategic Green Belt Review the area was identified to be within a land parcel “Not contained (NC) / Low Urban Influence (LUI)”. The Strategic Green Belt Review noted it abutted Harthill at the north-eastern corner and some rounding off development may be appropriate; but the majority of the Strategic Parcel is not contained being open countryside with overall limited urban influence. This land possesses a semi-rural character and there is already a perception of some encroachment into this area. The site boundaries to west and south are weak.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**      Part of wide gap between Harthill and Killamarsh. In the Strategic Green Belt Review the area was identified to be in a parcel of land as “Wide Gap (WG)”. Some development on this edge of urban site could be accommodated with impact on the integrity of the gap.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> This site abuts housing and is identified as Partly Contained (PC)	

Medium Urban Influence (MUI). This land possesses a semi-rural character and there is already a perception of some encroachment into this area, particularly along the eastern frontage of the site with Winney Hill. Some development on this edge of urban site could be accommodated without impact on the integrity of the gap. However, there is a concern that the site's western and southern boundaries are weak and therefore it would be appropriate to consider the enhancement of the boundaries for this site to west and south were the site to be removed from the Green Belt. In summary, it is recommended that further consideration could be given to removal of this site from the Green Belt.

LDF Site Ref

LDF0803

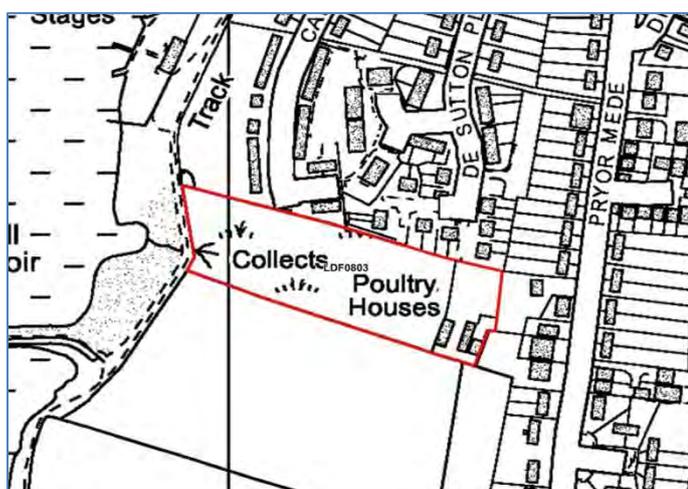
Green Belt Parcel Number 96

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result: Wide Gap (WG)

**Site Location / address** Land south of Peregrine Way, Harthill

**Site Description:** This site is a roughly rectangular area of scrubby grassland. There are the remains of small buildings (presumably poultry houses) at its eastern end. The western boundary is defined by a mature trees and a track. The northern boundary is made up of mature trees with residential curtilages beyond. The eastern end of the site is bounded by residential curtilage to the south (behind small buildings) and the northern eastern boundary has no strong boundary features between the land parcel and a nearby property. The southern boundary is a hedge with scattered trees. The adjacent land uses to the land parcel are residential properties to the north and east, fields to the south and the reservoir and its banks to the west.



**Purposes 1 and 3 Result:** Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** The strategic parcel, as defined in the Strategic Green Belt Review, is categorised as Not Contained (NC) / Low Urban Influence (LUI). However, this site forms only a small part of the wider strategic parcel and it relates strongly to the built form of the built-up area to the north and east (which form strong boundaries). The western boundary is reasonably strong following a track/ lane but the southern boundary is weak defined only by a hedge. This site may be a suitable location for development given its relationship to the urban area.

**Purposes 2 and 4 Result:** Wide Gap (WG)

**Purposes 2 and 4 Reason:** The site forms part of a wide gap between Wales / Kiveton Park and Killamarsh. Due to topography and the intervening land beyond the M1 Motorway to the west there are no views between the settlements of Wales / Kiveton Park and Killamarsh. Some development on this edge of urban site could be accommodated with limited impact on the integrity of the gap.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N (the southern is weak)
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> The strategic parcel that the site sits in is categorised as Not Contained (NC) / Low Urban Influence (LUI). However, this site forms only a small part of the wider strategic parcel and relates strongly to the built-up area being contained by strong boundaries to west, north and east. The southern boundary is weaker and there may be pressure for further release of Green	

Belt in this direction. However, on balance it is considered that the site could be considered further for potential release from the Green Belt subject to the southern boundary being enhanced through structural landscaping.

**LDF Site Ref** LDF0787

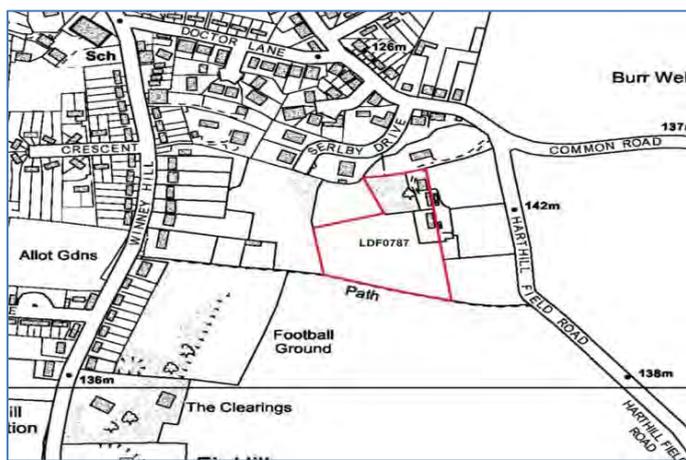
**Green Belt Parcel Number** 97

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result: Wide Gap (WG)

**Site Location / address** Land south of Serlby Drive, Harthill

**Site Description:** The site consists of buildings, curtilage and small fields. The southern boundary of the site is formed by a hedge. The western boundaries are made up of hedges and groups of trees. The northern-most boundary is short and is marked by a few trees and the curtilage of an adjacent property. The eastern boundary has developments along its edge but the boundary itself is formed by a hedge. There is countryside on three sides of the land parcel and low density housing to the north of the land parcel on the edge of Harthill.



**Purposes 1 and 3 Result:** Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** The strategic parcel that the site sits in is categorised as Not Contained (NC) / Low Urban Influence (LUI). However, this site forms only a small part of the parcel. This site is adjacent to an existing residential area (not in the Green Belt), so is classified as above. However, the site does not connect strongly (to the existing urban area, the residential area includes large garden areas and the parcel has fields on three sides). Development of this land parcel may promote further encroachment to the east of the land parcel and as such this is contrary to Purpose 3 : To assist in safeguarding the countryside from encroachment.

**Purposes 2 and 4 Result:** Wide Gap (WG)

**Purposes 2 and 4 Reason:** Large wide gap between Kiveton Park Station, Shireoaks and distant settlements in Derbyshire and North Nottinghamshire. Some development on this edge of urban site could be accommodated with no impact on the integrity of the gap.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow Strong physical features?</b>	Y
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> The strategic parcel that the site sits in is categorised as Not Contained (NC) / Low Urban Influence (LUI). However, this site forms only a small part of the parcel. This parcel is adjacent to an existing residential area (not in the Green Belt), so is classified as above. However, the site does not connect strongly (to the existing urban area, the residential area includes large garden areas the parcel has fields on three sides). Development of this land parcel may promote further encroachment to the east of the land parcel and as such this is contrary to Purpose 3 : To assist in safeguarding the countryside from encroachment. It is recommended that this site is not considered further for potential removal from the Green Belt	

**LDF Site Ref**                      **LDF0251**

**Green Belt Parcel Number**   **101**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:                      Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result:                      Wide Gap (WG)

**Site Location / address**                      Land between Sheffield Road (B6059) and the A57, South Anston

**Site Description:** This site is a narrow triangular arable field which is bound by the A57 to the north and Sheffield Road to the south. On the western side of the parcel are residential curtilages. The northern and southern boundaries of the site are formed by hedgerows with roads beyond (the A57 to the north and Sheffield Road to the south of the land parcel).



**Purposes 1 and 3 Result:**                      Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** The Strategic Parcel that the site lies within is categorised as “Not Contained (NC) / Low Urban Influence (LUI)” in the Strategic Green Belt Review. However, the site only forms a small part of the strategic parcel. The site has strong boundaries and is attached to the urban area. However, the site is relatively narrow and extends out into the countryside. The side of the site attached to the urban area is by far the shortest of the three boundaries. This site is considered to best fit the “Partly Contained (PC) / Medium Urban Influence (MUI)” category. Development in this land parcel would not be well related with the existing settlement form, as the shape of the parcel is to extend out into the countryside. This is considered contrary to Purpose 1 and 3.

**Purposes 2 and 4 Result:**                      Wide Gap (WG)

**Purposes 2 and 4 Reason:** This parcel is situated in a large gap between Kiveton Park and with South Anston and with Shireoaks. Views across the gap are not possible due to the parcel’s size and undulating topography. Development in this site is not likely to impact on the integrity of the gap.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	Y
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> Development in this land parcel would not be well related with the existing settlement form, as the shape of the parcel is to extend out incongruously into the countryside. This is considered contrary to Purpose 1 and 3.	

**LDF Site Ref**                      **LDF0462**

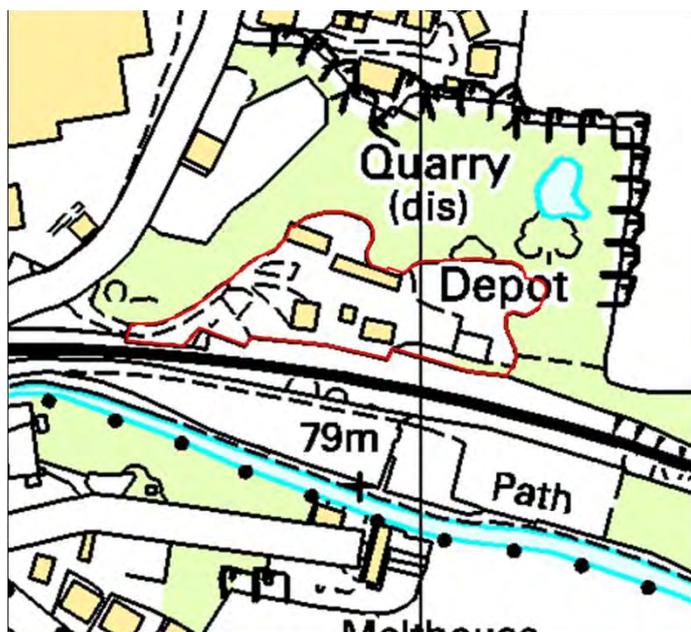
**Green Belt Parcel Number**    **101**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:**        Kiveton Park Depot, Dog Kennels Lane, Kiveton Park

**Site Description:** The site is a disused quarry and currently used as a Council depot with existing buildings and hard standings. The site is surrounded by trees and woodland and has a railway running along the southern boundary. The site has a very irregular shape within the base of a former quarry whose boundaries lies beyond the site to the north and east which together with Dog Kennels Lane to the west and the railway line to the south form a roughly rectangular site.



**Purposes 1 and 3 Result:**        Not Contained (NC) / Low Urban Influence (LUI)

**Purposes 1 and 3 Reason:**      The site already has an urban character and is not perceived to be part of the open countryside due to the enclosed nature of the disused quarry and the surrounding trees. However, it does not lie adjacent to an urban area and is thus considered to be not contained in the strict interpretation of the methodology. In practice, development here would be contained by the nature of the site's topography. However, in Green Belt terms it is considered it is not contained by reference to nearby urban areas.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**      The site lies in a wide gap between Kiveton Park, South Anston and Shireoaks. Views across the gap are not possible due to the wider Strategic Parcel's size and undulating topography. Development here is not likely to impact on the integrity of the gap.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	Y
<b>Do stronger physical features exist that could be used?</b>	Y (the northern and eastern edges of the former quarry, the boundary with Dog Kennel's Lane to the west and the railway line to the south).
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> The site has a very irregular shaped boundary which relates very poorly to surrounding urban areas. Although development here is not likely to impact on the integrity of the	

gap between Kiveton Park, South Anston and Shireoaks, development here would be remote from nearby existing urban areas. Development in the site would be self-contained. An alternative boundary could be considered to follow the northern and eastern edges of the former quarry, the boundary with Dog Kennel's Lane to the west and the railway line to the south but on balance it is not considered that the site should be considered further for potential removal from the Green Belt.

This site is proposed for allocation in the Sites and Policies Document. Whilst the Detailed Green Belt Review would not recommend removing this site from the Green Belt it is accepted that there are other factors that have been taken into consideration as part of the process of site identification. Whilst there may be harm to the Green Belt in this location it is considered that this harm can be mitigated/ minimised through careful design and structural landscaping to enable development of this site to proceed. Section 5 'Site Development Guidelines' of the Sites and Policies document refers to appropriate development principles that developers will need to adhere to in bringing forward planning applications on site.

**LDF Site Ref**                      **LDF0545**

**Green Belt Parcel Number**   **102**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:                      Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result:                      Essential Gap Part (EG (part))

**Site Location / address**                      Land adjacent to Manor House, to east of Osborne Road, Todwick

**Site Description:** The site consists of an irregular area of scrubby grassland with bare patches and some scattered mature trees. A wall runs across approximately two thirds of the southern boundary and a small southern section of the western boundary of the site. The northern two thirds of the western boundary are formed by residential curtilages. The northern boundary has a mature hedge running along it with an open field beyond. It appears the eastern boundary has no defined physical features. The adjacent land uses to the site are countryside on three sides and residential properties to the west. The surrounding land to the south west of the site includes the grounds of a manor house with a pond and the remains of a moat in part designated a Scheduled Ancient Monument.



**Purposes 1 and 3 Result:**                      Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** The site is connected to the urban area to the west. Much of the eastern boundary is not defined by features on the ground and the adjacent countryside has a very open rural character. The site does not relate well to the urban areas extending out to the east into open countryside albeit not cultivated and scrubland. The site could arguably be considered as more suited in character to “Not contained (NC) / Low Urban Influence (LUI) category – however, this does not technically comply with the study’s methodology. It is considered development of this area would lead to urban sprawl.

**Purposes 2 and 4 Result:**                      Essential Gap Part (EG (part))

**Purposes 2 and 4 Reason:** The site itself is relatively small parcel of a wide gap between Kiveton Park and Dinnington. The physical distance between Kiveton Park Station and Anston is relatively short but due to the intervening changes in topography there are no views across the gap between these two towns and the perception of coalescence between the two is negligible. Development here is not considered as being “rounding-off”

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N - only the western boundary is strong
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> It is considered much of the northern, eastern and southern boundaries are not defined by features on the ground and the adjacent countryside has a very open rural character. These characteristics mean the land parcel is considered more suited in character to “Not Contained (NC) / Low Urban Influence (LUI) category characteristics”, though it does not technically comply with this definition in terms of the study’s methodology. The site does not relate well to the urban area extending out to the east into open countryside. It is not recommended that the site be considered further for potential removal from the Green Belt.	

**LDF Site Ref**

**LDF0729**

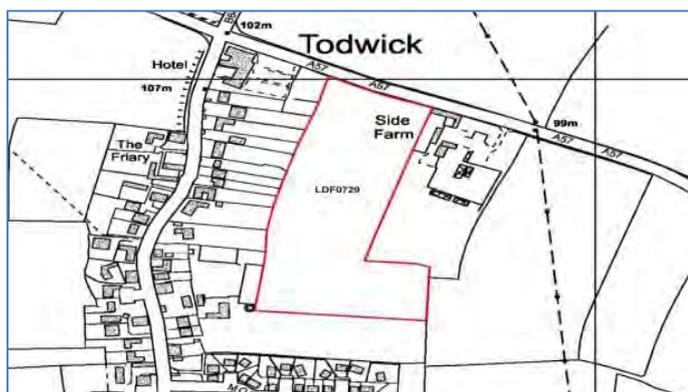
**Green Belt Parcel Number 102**

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result: Essential Gap Part (EG (part))

**Site Location / address** Land to the south of Sheffield Road, Todwick

**Site Description:** The site is an arable field lying to the north-east of Todwick. The western boundary is formed by the rear gardens of residential properties (although these do not define the existing Green Belt boundary). The southern boundary is defined by a hedge with a few trees - beyond this is a narrow field with residential properties beyond that. The eastern boundary is formed by a hedge, with open countryside beyond except for the northern section where there is a garden centre. The northern boundary is formed by the A57.



**Purposes 1 and 3 Result:** Not Contained (NC) / Low Urban Influence (LUI)

**Purposes 1 and 3 Reason:** The Strategic Parcel that the site lies within is categorised as “Not contained (NC) / Low Urban Influence (LUI)”. The site is also considered to be ‘Not Contained (NC) / Low Urban Influence (LUI)’ as it does not lie adjacent to the residential properties in this part of Todwick. The rear residential curtilages (on the western boundary) do not represent the existing Green Belt boundary as defined in the Unitary Development Plan where the actual Green Belt boundary is drawn more closely to the properties along Kiveton Lane. The garden centre to the north-east of the site is also currently included within the Green Belt. The A57 to the north forms a strong boundary. The site’s southern boundary is separated by a field from the built up area of Todwick further south. There are small adjacent areas (field to south and west (below the garden centre)) that may be under threat of encroachment should the land parcel be removed from the Green Belt. Further countryside encroachment may be influenced by the existing frame of Todwick settlement, the A57 and garden centre giving a constraining influence. On balance however, it is considered development would promote further countryside encroachment and would thus be contrary to green belt purpose 3 (To assist in safeguarding the countryside from encroachment).

**Purposes 2 and 4 Result:** Essential Gap Part (EG (part))

**Purposes 2 and 4 Reason:** The site itself is relatively small part of wide a gap between Wales and Kiveton Park and Dinnington, Anston and Laughton Common settlement groupings. The physical distance between Kiveton Park and Anston is relatively short but due to the intervening changes in topography, there are no views across the gap between these two settlement groupings and the perception of coalescence between the two is negligible

**Boundary Assessment**

<b>Do all boundaries follow strong physical features?</b>	N (the eastern and southern are weak)
<b>Do stronger physical features exist that could be used?</b>	Y (a stronger southern boundary would be to follow the residential properties that adjoin the field parcel to the south and the

	western could be extended to the line of the existing Green Belt boundary. However, there is no alternative stronger boundary to the east.
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> It is considered development would promote further countryside encroachment and would thus be contrary to Green Belt Purpose 3 (To assist in safeguarding the countryside from encroachment). The development of the site would extend the urban area to the east of what is ribbon development formed along Kiveton Lane. Development would not relate particularly well to these properties given the long rear gardens in this area (partially within the Green Belt). An alternative stronger southern boundary would be to follow the residential properties that adjoin the field parcel to the south of the site. However, it is not considered appropriate to consider further the release of this site from the Green Belt.	

**LDF Site Ref**

**LDF0546**

**Green Belt Parcel Number 103**

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result: Wide Gap (WG)

**Site Location / address** Land to east of Storth Lane and west and south of Mill Fields, Todwick.

**Site Description:** The site is located south-west of Todwick and consists of a large, irregularly shaped arable field. The whole of the northern boundary to the site and part of the eastern boundary abuts residential properties. Part of the eastern boundary adjoins housing then the remainder of the eastern boundary is formed by a hedgerow. The southern boundary is hedgerow and also, in part, a minor watercourse. The western boundary is defined by a hedge, part of which follows Storth Lane. Land to the immediate east of the site is proposed as a separate site for potential development (LDF0730).



**Purposes 1 and 3 Result:** Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** The site is attached to the urban area along its northern boundary and nearly half of its eastern boundaries. The remainder of the eastern boundary, southern boundary and western are weak, although the far north-western part following Storth Lane is strong. The site possesses a predominantly open rural character. The site relates well to the open countryside to the west and south and the site's outer hedged southern and south-western boundary could lead to pressure for further release from the Green Belt. Land to the immediate east of the site is proposed as a separate site for potential development (LDF0730) and the relationship of the site to this area would strengthen were this site to be removed from the Green Belt (but the boundary to the south would still remain weak).

**Purposes 2 and 4 Result:** Wide Gap (WG)

**Purposes 2 and 4 Reason:** The site itself is part of a wide gap between Kiveton Park and Dinnington. Todwick is not defined as a town itself for the purposes of the study. Views across the parcel between both settlements (Kiveton Park and Dinnington) are not possible due to change in topography and presence of Todwick village. However, the land within which the site lies is considered to be a narrow gap within the wider gap between Kiveton Park and Dinnington. The site would be sensitive to development. Potentially more development could be accommodated on the edge of this urban area – however, development on the scale of the site proposed would have a definite impact upon the integrity of the gap between Todwick and Kiveton Park, and as a narrow gap within the wider gap between Dinnington and Kiveton Park gap, some impact upon the wider gap would also take place. Land to the immediate east of the site is proposed as a separate site for potential development (LDF0730) and the combined impact of the site together with LDF0546 would have an even greater (detrimental) impact on the gap.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N – the southern and part of western and eastern boundaries are weak
<b>Do stronger physical features exist that could be used?</b>	Y – the eastern boundary could follow Kiveton Lane.
<b>Review Boundary for Site?</b>	N
<p><b>Commentary and Recommendation :</b> The site possesses a predominantly open rural character and relates well to the open countryside to the west and south and the site's outer hedged southern and south-western boundary could lead to pressure for further release from the Green Belt. The site itself is part of a wide gap between Kiveton Park and Dinnington. Todwick is not defined as a town itself for the purposes of the study. Views across the parcel between both settlements (Kiveton Park and Dinnington) are not possible due to change in topography and presence of Todwick village. However, the land within which the site lies is considered to be a narrow gap within the wider gap between Kiveton Park and Dinnington. The site would be sensitive to development. Potentially more development could be accommodated on the edge of this urban area – however, development on the scale of the site proposed would have a definite impact upon the integrity of the gap between Todwick and Kiveton Park, and as a narrow gap within the wider gap between Dinnington and Kiveton Park gap, some impact upon the wider gap would also take place. Development here is considered to potentially encourage countryside encroachment and it is not recommended that the boundary of the Green Belt in this location is considered further. The eastern boundary could be extended eastwards to follow Kiveton Lane but the southern boundary would remain weak.</p>	

**LDF Site Ref**                      **LDF0730**

**Green Belt Parcel Number**    **103**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:**        Land to the west of Kiveton Lane, Todwick

**Site Description:** The site largely comprises arable field with an area of scrub at the northern end. The northern boundary of the site is formed by a mature hedgerow with some trees and abuts residential properties. The eastern boundary is formed by Kiveton Lane with trees and agricultural buildings beyond. The eastern part of the southern boundary is defined by a coppice of trees, the remainder by a field boundary. The western boundary is defined by a hedgerow with open countryside beyond. Land to the immediate west of the site is proposed as a separate site for potential development (LDF0546).



**Purposes 1 and 3 Result:**        Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**        The site is connected to the urban area to the north and has strong boundaries on this and the eastern side. The southern and western boundaries are weak. The site has a relatively poor relationship to the built up area of Todwick and would extend it to the south away from the village. The relationship of the site to the urban area would change (strengthen) if the adjoining site proposed as a separate potential housing site to the west were removed from the Green Belt and developed (LDF0546).

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**        The Strategic Green Belt review states that the strategic parcel is “Part of wide gap between Kiveton Park and Dinnington. Views across the parcel to both settlements are not possible due to change in topography and presence of Todwick village (which is not defined as a town for the purposes of this Study) There would be no perception of closing the gap between the two. However, the land within which the site lies is considered to be a narrow gap within the wider gap between Kiveton Park and Dinnington. The site would be sensitive to development. Development of the site proposed would have a definite impact upon the integrity of the gap between Todwick and Kiveton Park, and as a narrow gap within the wider gap between Dinnington and Kiveton Park gap, some impact upon the wider gap would also take place. The development of this site would lead to a sense of coalescence with Kiveton Park to the south given the presence of existing buildings to the immediate east and south-east of the site.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<p><b>Commentary and Recommendation :</b> The site is connected to the urban area to the north and has strong boundaries on this and the eastern side but the southern and western boundaries are weak. The site has a relatively poor relationship to the built up area of Todwick and would extend it to the south away from the village. The land within which the site lies is considered to be a narrow gap within the wider gap between Kiveton Park and Dinnington. The site would be sensitive to development. Development of the site proposed would have a definite impact upon the integrity of the gap between Todwick and Kiveton Park, and as a narrow gap within the wider gap between Dinnington and Kiveton Park gap, some impact upon the wider gap would also take place. The development of this site would lead to a sense of coalescence with Kiveton Park to the south given the presence of existing buildings to the immediate east and south-east of the site. The relationship of the site to the urban area would change (strengthen) if the adjoining site proposed as a separate potential housing site to the west were removed from the Green Belt and developed (LDF0546 .</p> <p>This site is proposed for allocation in the Sites and Policies Document. Whilst the Detailed Green Belt Review would not recommend removing this site from the Green Belt it is accepted that there are other factors that have been taken into consideration as part of the process of site identification. Whilst there may be harm to the Green Belt in this location it is considered that this harm can be mitigated/ minimised through careful design and structural landscaping to enable development of this site to proceed. Section 5 'Site Development Guidelines' of the Sites and Policies document refers to appropriate development principles that developers will need to adhere to in bringing forward planning applications on site.</p>	

**LDF Site Ref**                      **LDF0544**

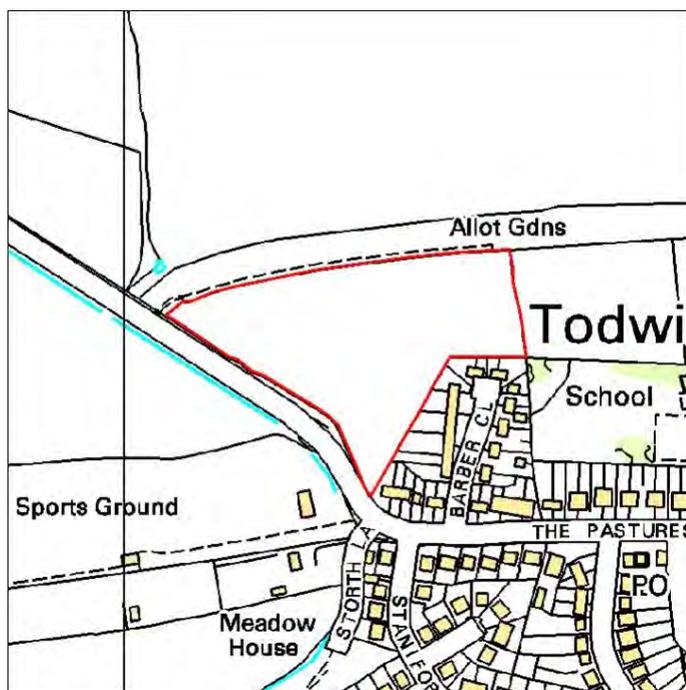
**Green Belt Parcel Number**    **106**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:**        Land t North East Of Goose Carr Lane, Todwick.

**Site Description:** The site is an open field bounded to the north by a hedgerow including a few mature trees where a row of allotments lies beyond this and then another similar hedge. The south western boundary is formed by Goosecarr Lane which is itself bounded by a hedge and mature trees. The south eastern boundary is formed by a hedge running along the rear gardens of residential properties whilst the eastern is a hedge.



**Purposes 1 and 3 Result:**        Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**        Although the site lies within a strategic parcel categorised as “Not contained (NC) / Low Urban Influence (LUI)” in the Strategic Green Belt Review, this site relates fairly well to the village but its northern and eastern boundaries are weak. Development of the site would, have a lesser impact on the openness of the Green Belt than it would within the rest of the strategic parcel but locally there could be pressure for further development to the east of the site. The site’s northern boundary lies south of allotment gardens – whilst themselves not a very strong boundary, it is considered these represent a stronger boundary feature than just a hedge.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**        This site forms part of wide gap between Kiveton Park / Wales and Dinnington and or Aston / Aughton / Swallownest. Development on this edge of urban site is not likely to impact on the integrity of the gap. Development here would not lead to a perception of the merging of the named defined towns

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N (the northern is relatively weak and eastern is weak)
<b>Do stronger physical features exist that could be used?</b>	Y (the eastern boundary could be extended eastwards to join with the existing Green

	Belt boundary to the rear of residential properties off Kiveton Lane).
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> The site relates fairly well to the village but its northern and eastern boundaries are weak. Locally there could be pressure for further development to the east of the site. The site's northern boundary lies south of allotment gardens – whilst themselves not a very strong boundary, it is considered these represent a stronger boundary feature than just a hedge. Development on this edge of urban site is not likely to impact on the integrity of the gap between the settlements of Kiveton Park / Wales and Dinnington and or Aston / Aughton / Swallownest. Further consideration could be given to extending the site to the east – to follow the line of allotments to the north and to join with the existing Green Belt boundary to the rear of residential properties off Kiveton Lane.	

LDF Site Ref

LDF 846

Green Belt Parcel Number 106

**SGBR Parcel Results:**

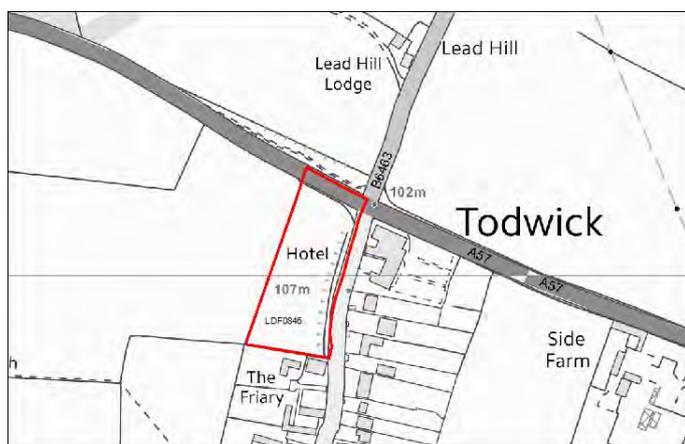
Purposes 1 and 3 Result: Not contained (NC) / Low Urban Influence (LUI)

Purposes 2 and 4 Result: Wide Gap (WG)

**Site Location / address:**

Land south of A57, west of Kiveton Lane, Todwick

**Site Description:** This site is roughly rectangular in shape and consists of part of an agricultural field and link road into the A57 at the former Todwick cross roads (NB now the junction has been moved and a roundabout is in place nearby further north). The site has a hedged southern boundary to a garden and house. Further residential properties lie beyond to the south of the land parcel. The land adjacent to the west and north (beyond the current route of the A57) is agricultural. There is no boundary evident to the west and the northern boundary to the land parcel is the disused road. The eastern boundary of the site is formed by Kiveton Lane. Further east are houses and a pub at the other side of the lane.



**Purposes 1 and 3 Result:** Partly Contained (PC) Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** Only part of the site is contained by the urban area (parcel abuts urban area to south and east). The site is considered to possess a semi-rural character and does relate well to the open countryside to the west. The southern, eastern and northern boundaries are all strong. The site's western boundary is not defined by any physical feature on the ground and cuts across an agricultural field. Development of the site would, it is considered, lead to greater ribbon type development in this area of the village towards the Kiveton Lane/ A57 roundabout to the detriment of the openness of the Green Belt in this area.

**Purposes 2 and 4 Result:** Wide Gap (WG)

**Purposes 2 and 4 Reason:** The Parcel lies in a wide gap between Dinnington, Anston and Laughton Common and Aston, Aughton and Swallownest. Development here is not likely to impact on the integrity of the gap.

**Boundary Assessment**

<b>Do all boundaries follow physical features?</b>	N (the western is weak)
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N

**Commentary and Recommendation :** The site is considered to possess a semi-rural character that relates well to the open countryside to the west. The southern, eastern and northern boundaries are all strong but the western boundary is not defined by any physical feature on the ground and cuts across an agricultural field. Development of the site would, it is considered, lead to greater ribbon type development in this area of the village towards the Kiveton Lane/ A57 roundabout to the detriment of the openness of the Green Belt in this area. It is recommended that the site is not considered further for potential release from the Green Belt.

**LDF Site Ref**                      **LDF0612**

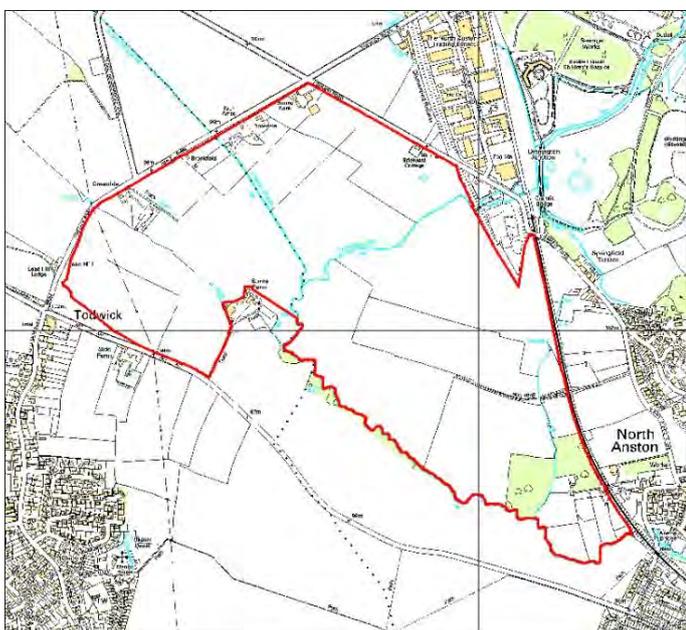
**Green Belt Parcel Number**    **107**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:**        Land to the North of A57 and south-east of Todwick Road

**Site Description:** This is a large parcel of land with the B6463 (Dinnington/Todwick Road) to the north-west and Common Road to the north east boundaries. A tree lined former railway embankment lies to the north-east with an industrial estate beyond and an existing railway line to the eastern boundary. Within the parcel there are a small number of residential properties in the Green Belt along the B6463 (Todwick Road), with a farm located to the south of the site. The A57 and Anston Brook forms the southern boundary of the parcel. The site is predominantly open agricultural in nature. Part of the site to the far west is proposed separately as a potential site for potential development (LDF0830). Land to the immediate far north-east of the site is proposed as a site for potential development (LDF0257).



**Purposes 1 and 3 Result:**        Not contained (NC) / Low Urban Influence (LUI)

**Purposes 1 and 3 Reason:**        The north eastern section of the parcel is bordered by the edge of the urban settlement of Dinnington and is close to the edge of the urban settlement of North Anston. However, the railway line forms a strong boundary physically separating the parcel from the built up areas of Dinnington and North Anston apart from the industrial areas to the site's north-east. The site has a predominantly open rural character. Boundaries are contained by minor roads, Anston Brook and the A57 to the south which are strong boundaries. A part of the boundary is defined by with hedges and trees which are weaker. The site does not relate well to the settlements of either Dinnington or Todwick. Some buildings and encroachment into the site has occurred off Todwick Road but the vast majority of the site has a predominantly open rural character.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**        Parcel lies within a wide gap between Dinnington / North Anston and the defined town and Aston / Aughton and with Kiveton Park. There is no visual impression of the potential for neighbouring settlements to merge because there are no views of any settlements across the gap. Todwick does not constitute a town for the purposes of this study. Development on the urban edge of the gap is not likely to impact on the integrity of the gap.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	Y
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> The site has a predominantly open rural character. The site does not relate well to the settlements of either Dinnington or Todwick. Some buildings and encroachment into the site has occurred off Todwick Road but the vast majority of the site has a predominantly open rural character. There is no visual impression of the potential for neighbouring settlements to merge because there are no views of any settlements across the gap (Todwick does not constitute a town for the purposes of this study). Development on the urban edge of the gap is not likely to impact on the integrity of the gap. However, although Todwick is not defined as a named town for the purposes of the study, this area of land is considered important for the setting of this village and the narrow gap between it and Dinnington (which forms one of two narrow gaps between Kiveton Park and Dinnington). Harm to the openness and a sense of coalescence would result from the removal of this site from the Green Belt for development.	

**LDF Site Ref**                      **LDF0830**

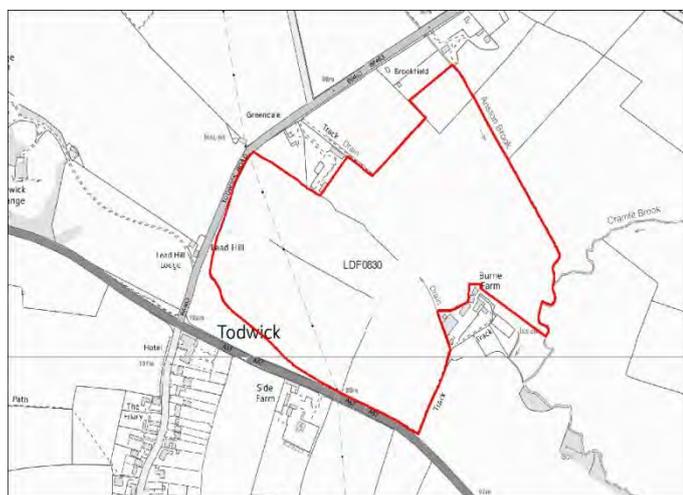
**Green Belt Parcel Number**    **107**

**SGBR Parcel Results 107:**

Purposes 1 and 3 Result:            Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:**        Todwick North, north east of A57 Todwick Roundabout.

**Site Description:** This is a large site consisting of several arable fields and forms part of site LDF0612. The southern boundary of the site is bounded by a hedge and follows the route of the A57. The other boundaries are irregular in outline. The north east boundary follows the line of Anston Brook. The boundary to the east of the site in part follows Cramfit brook leading to an open farm track, then skirts around the farm (in part hedged), then the boundary goes south along the farm's hedged drive way leading to the A57 to the south of the site. The western part of the site's boundary skirts along field boundaries that are in part hedged to the north (where it follows field boundaries that exclude Brookfield and Greendale properties and adjoining land to the east). The western boundary then meets the hedged Todwick Road, and runs south along Todwick Road to the junction with the A57 at the roundabout. Note: The new A57/Todwick roundabout and A57 improvements form the south and western boundaries of this site..



**Purposes 1 and 3 Result:**        Not contained (NC) / Low Urban Influence (LUI)

**Purposes 1 and 3 Reason:**      The site is of predominantly open rural character and is not connected to an urban area being physically separated from Dinnington and Todwick (the latter by the major A57 road). The site's south-western boundary is strong and is the north-eastern and the majority of the south-eastern where the course of Cramfit brook is followed. . Part of the western boundary is strong where it follows Todwick Road but the remainder of this and the north-western boundary is weak.

**Purposes 2 and 4 Result:**        Wide Gap

**Purposes 2 and 4 Reason:**      The site sits within a wide gap as identified in the analysis of Strategic Parcel 107 of the Strategic Green Belt Review. In relation to the wide gap between the Dinnington area and the Aston/Aughton area the site is comparatively small and its development would not compromise this gap. There is no visual impression of the potential for neighbouring settlements to merge because there are no views of any settlements across the gap. Todwick does not constitute a town for the purposes of this study. Development on the urban edge of the gap is not likely to impact on the integrity of the gap.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	Y (the western boundary could follow Todwick Road)
<b>Review Boundary for Site?</b>	N

**Commentary and Recommendation :** The site has a predominantly open rural character. The site does not relate well to the settlements of either Dinnington or Todwick. This site has a predominantly open rural character. There is no visual impression of the potential for neighbouring settlements to merge because there are no views of any settlements across the gap (Todwick does not constitute a town for the purposes of this study). Development on the urban edge of the gap is not likely to impact on the integrity of the gap. However, although Todwick is not defined as a named town for the purposes of the study this area of land is considered important for the setting of this village and the narrow gap between it and Dinnington (which forms one of two narrow gaps between Kiveton Park and Dinnington). Harm to the openness and a sense of coalescence would result from the removal of this site from the Green Belt for development.

This site is proposed for allocation in the Sites and Policies Document. Whilst the Detailed Green Belt Review would not recommend removing this site from the Green Belt it is accepted that there are other factors that have been taken into consideration as part of the process of site identification. Whilst there may be harm to the Green Belt in this location it is considered that this harm can be mitigated/ minimised through careful design and structural landscaping to enable development of this site to proceed. Section 5 'Site Development Guidelines' of the Sites and Policies document refers to appropriate development principles that developers will need to adhere to in bringing forward planning applications on site.

**LDF Site Ref**                      **LDF0208**

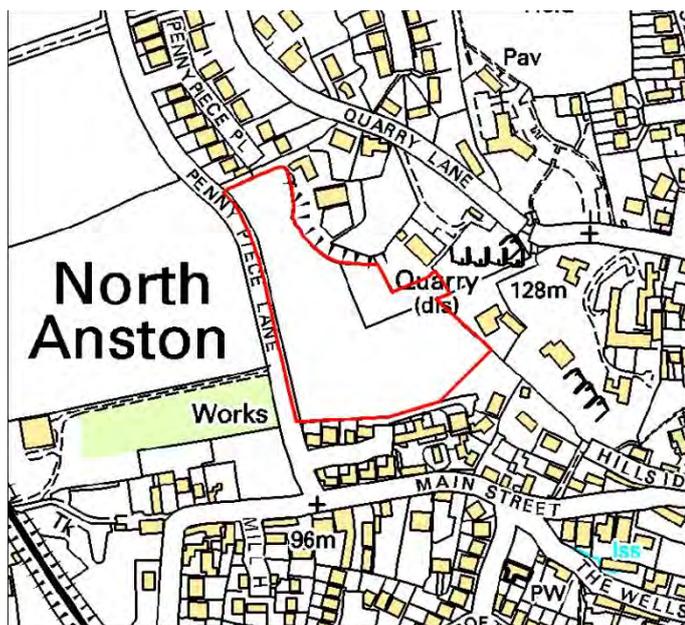
**Green Belt Parcel Number**    **108**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:**        Land to the east of Penny Piece Lane, Anston.

**Site Description:** The site currently is pasture and open space. The western boundary of the site is partially hedged along Penny Piece Lane. The other sides of the site are surrounded by residential settlements, though this is looser to the east where there is a well-established tree border along the site's eastern boundary, sparse buildings and vegetated cover beyond. Fields lie beyond the west of the site and a small field lies to the south east corner of the site.



**Purposes 1 and 3 Result:**        Well Contained (WC) / High Urban Influence (HUI)

**Purposes 1 and 3 Reason:**      The site abuts and is surrounded by residential areas to the north, east and south. It is strongly contained by these areas and by Penny Piece Lane to the west. A small parcel would be left over to the south-east of the site if removed from Green Belt. The land possesses a semi-urban character and is no longer perceived to be part of the open countryside.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**      Parcel lies within a wide gap between Dinnington / Anston and Aughton / Aston. The impact of development of this site's small size on the integrity of this gap is negligible.

<b>Boundary Assessment</b>	
<b>Do boundaries follow physical features?</b>	Y
<b>Do stronger physical features exist that could be used?</b>	Y – boundaries to east could follow existing Green Belt boundary defined in Unitary Development Plan
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> The site abuts and is surrounded by residential areas to the north, east and south. It is strongly contained by these areas and by Penny Piece Lane to the west. A small parcel would be left over to the south-east of the site if removed from Green Belt and consideration should be given to excluding this area from the Green Belt were the site to be removed from the Green Belt. The land possesses a semi-urban character and is no longer perceived to be part of the open countryside. Parcel lies within a wide gap between Dinnington / Anston and Aughton / Aston. The impact of	

development of this site's small size on the integrity of this gap is negligible. It is recommended that the site should be considered further for potential exclusion from the Green Belt.

**LDF Site Ref**

**LDF0257**

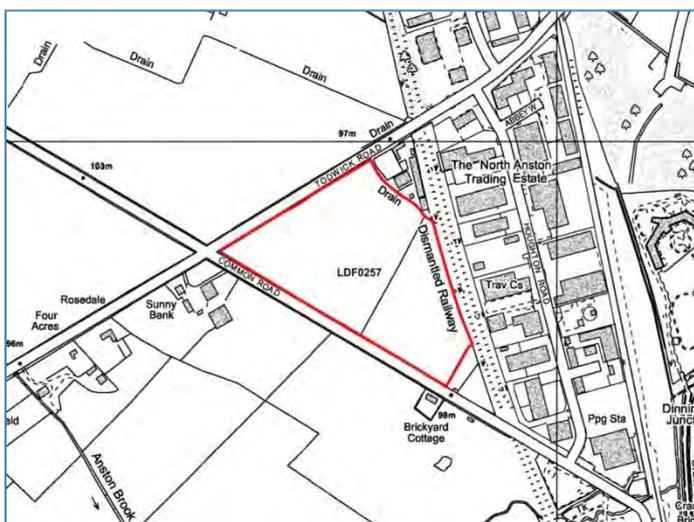
**Green Belt Parcel Number 109**

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result: Wide Gap (WG)

**Site Location / address** Land to the North of Common Road, Dinnington

**Site Description:** The site is a small and roughly triangular area. It has a tree lined railway embankment to the east, and roads along its other sides. Todwick Road (B6463) is along the north / north west boundary. A minor road, Common Road, forms the south/south west boundary. The land parcel consists predominantly of open fields. A small hedgerow runs through the centre of the site. Adjacent land uses are the buildings and land of Thornberry Animal Sanctuary at the site's north east corner and a small commercial site at its south east corner. Land to the immediate south-west of the site is proposed as a site for potential development (LDF0612).



**Purposes 1 and 3 Result:** Not contained (NC) / Low Urban Influence (LUI)

**Purposes 1 and 3 Reason:** Though the land parcel is located towards the edge of the urban settlement of Dinnington it is physically separated from the urban area of Dinnington by a strong (disused railway line) boundary and it is located in an area of farmland. The land parcel has a predominantly open rural character. The land parcel is contained only by minor roads.

**Purposes 2 and 4 Result:** Wide Gap (WG)

**Purposes 2 and 4 Reason:** Site lies within a wide gap between Dinnington and Aughton / Aston. There is no visual impression of the potential for neighbouring settlements to merge because there are no views of any settlements across the gap.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	Y
<b>Do stronger physical features exist that could be used?</b>	Y
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> Though the land parcel is located towards the edge of the urban settlement of Dinnington it is physically separated from the urban area of Dinnington by a strong (dismantled railway line) boundary and it is located in an area of farmland. The land parcel has a predominantly open rural character. The land parcel is contained only by minor roads. It is not recommended that the site be considered further for potential removal from the Green Belt for allocation as a development site.	



**LDF Site Ref**                      **LDF0773**

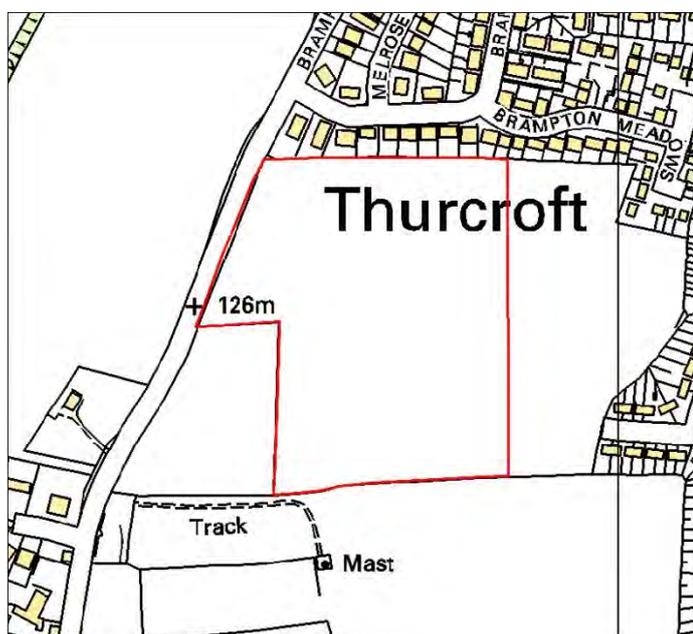
**Green Belt Parcel Number**    **115**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:**        East of Brampton Road, Thurcroft

**Site Description:**    This site is part of a large agricultural field. It has residential development immediately adjacent to the north of the site. Along part of the western boundary there is a thick hedge against the road, and a less thick bushy boundary further south of the western boundary. The southern boundary of the site is weak. There is no eastern boundary to the site shown by physical features; the boundary simply bisects an agricultural field, although the land to the east of this boundary is allocated Urban Green Space in the Unitary Development Plan. Agricultural land lies beyond the site to the south and west (beyond Brampton Road)



**Purposes 1 and 3 Result:**        Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**    The site abuts residential land to the north of the site and the northern part of the western boundary is also strong. The remaining boundaries are weak, particularly that to the east where the site boundary cuts across an open field. The site relates well to the urban area.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**    The site lies within a wide gap between Whiston and Aston as identified in the Strategic Green Belt Review. There are no views of any settlements across the wide gap to Dinnington or Aston. Development in this urban edge area is not likely to impact on the integrity of the gap. Some development here could be seen as rounding-off. Although, not within the strict scope of the study's methodology, consideration should be given to the potential harm to the openness of the Green Belt in terms of the gap between Thurcroft and Brampton en Le Morthern, were this site to be developed.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	Y (the eastern boundary could coincide with the urban edge of Thurcroft to the east and the western boundary could use Brampton Road for all of its western edge.
<b>Review Boundary for Site?</b>	Y

**Commentary and Recommendation :** The site abuts residential land to the north of the site and the northern part of the western boundary is also strong. The remaining boundaries are weak, particularly that to the east where the site boundary cuts across an open field. Although the eastern boundary of this site runs across an open field this is a boundary established by the current UDP as the land to the east is allocated as Urban Greenspace. It is not recommended that the site be considered further for potential removal from the Green Belt as a potential development site. However, consideration should be given to the potential designation of this eastern area as Green Belt.

**LDF Site Ref**                      **LDF0432**

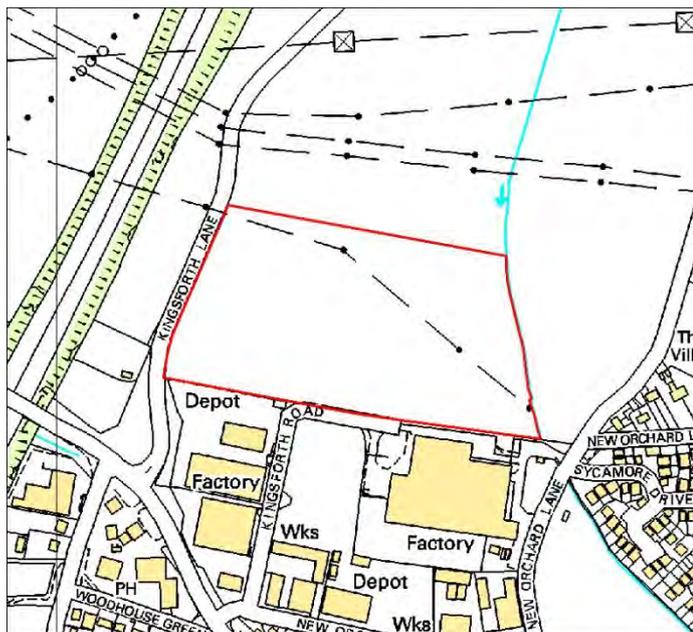
**Green Belt Parcel Number**    **119**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result:            Narrow Gap (NG)

**Site Location / Address:**        North of Thurcroft Industrial Estate, Thurcroft

**Site Description:** The site is an area of cultivated agricultural land. It is bounded to the south by Thurcroft industrial estate and to the west by Kingsforth Lane, some of which has hedgerows and trees growing along it. The eastern boundary follows a sparse hedge and the northern boundary follows no physical features on the ground.



**Purposes 1 and 3 Result:**        Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**      The site lies within a strategic parcel categorised as “Not contained (NC) / Low Urban Influence (LUI)” in the Strategic Green Belt Review. The site’s southern and western boundaries are strong but the northern and eastern are weak. The site, does adjoin the urban area development to the south but other than that does not relate particularly well to the southern urban area as development here would extend development northwards. The land possesses a semi-rural character and relates well to the open countryside to the north.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**      The site lies within a strategic parcel categorised as “Wide Gap (WG)” in the Strategic Green Belt Review. The site itself lies between the towns of Thurcroft and Maltby. , Maltby cannot be viewed from the site and it is considered there will be no discernible impact on the integrity of this gap within Green Belt in this location if this site is omitted from the Green Belt.

**Boundary Assessment**

**Do all boundaries follow strong physical features?**

N

**Do stronger physical features exist that could be used?**

N

**Review Boundary for Site?**

N

**Commentary and Recommendation :** The site’s southern and western boundaries are strong but the northern and eastern are weak. The site, does adjoin the urban area development to the south but other than that does not relate particularly well to the southern urban area as development here would extend development northwards. The site itself lies between the towns of Thurcroft and Maltby. Maltby cannot be viewed from the site and it is considered there will be no discernible impact on the integrity of this gap

within Green Belt in this location if this site is omitted from the Green Belt. Although development of this site would have no discernible impact upon the integrity of the Green Belt wide gap, the site itself does not relate particularly well to the Built form of Thurcroft and would be difficult to contain to the north and north-east.

This site is proposed for allocation in the Sites and Policies Document. Whilst the Detailed Green Belt Review would not recommend removing this site from the Green Belt it is accepted that there are other factors that have been taken into consideration as part of the process of site identification. Whilst there may be harm to the Green Belt in this location it is considered that this harm can be mitigated/ minimised through careful design and structural landscaping to enable development of this site to proceed. Section 5 'Site Development Guidelines' of the Sites and Policies document refers to appropriate development principles that developers will need to adhere to in bringing forward planning applications on site.

**LDF Site Ref**

**LDF0837**

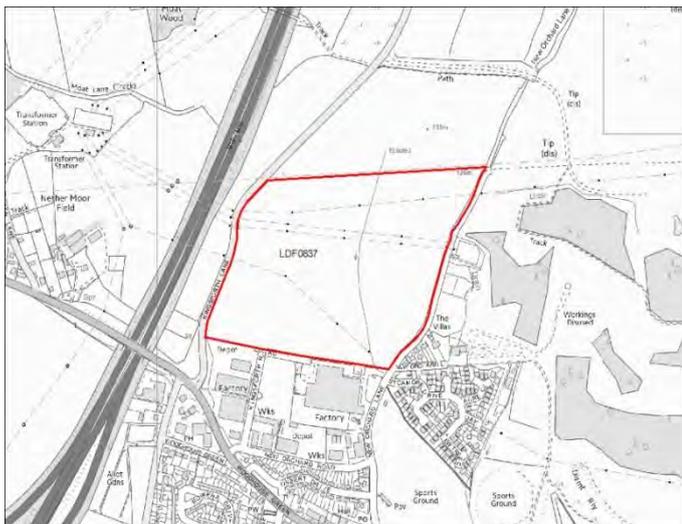
**Green Belt Parcel Number** 119

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result: Narrow Gap (NG)

**Site Location / Address:** North of Thurcroft Industrial Estate, Thurcroft

**Site Description:** The site is an area of cultivated agricultural land. It is bounded to the south by Thurcroft industrial estate, to the west by Kingsforth Lane and to the east by New Orchard Lane. The northern boundary follows no physical features on the ground. This site is an extension of Site 0432 (see above).



**Purposes 1 and 3 Result:** Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** The site lies within a strategic parcel categorised as “Not contained (NC) / Low Urban Influence (LUI)” in the Strategic Green Belt Review. The site’s southern, western and eastern boundaries are strong but the northern is weak following no discernible feature. The site, does adjoin the urban area development to the south but other than that does not relate particularly well to the southern urban area as development here would extend development northwards into open countryside. The land possesses a semi-rural character and relates well to the open countryside to the north.

**Purposes 2 and 4 Result:** Wide Gap (WG)

**Purposes 2 and 4 Reason:** The site lies within a strategic parcel categorised as “Wide Gap (WG)” in the Strategic Green Belt Review. The site itself lies between the towns of Thurcroft and Maltby. Maltby cannot be viewed from the site and it is considered there will be no discernible impact on the integrity of this gap within Green Belt in this location if this site is omitted from the Green Belt.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N – the northern is weak
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N

**Commentary and Recommendation :** The site’s southern and western boundaries are strong but the northern and eastern are weak. The site, does adjoin the urban area development to the south but other than that does not relate particularly well to the southern urban area as development here would extend development northwards. The site itself lies between the towns of Thurcroft and Maltby. Maltby cannot be viewed from the site and it is considered there will be no discernible impact on the integrity of this gap within Green Belt in this location if this site is omitted from the Green Belt. Although development of this site would have no discernible impact upon the integrity of the Green Belt wide gap, the site itself does not relate particularly well to the Built form of Thurcroft and would be difficult to contain to the north. Part of this site is proposed for allocation in the Sites and Policies Document – see assessment of Site 0432 for further detail .

**LDF Site Ref**                      **LDF0498**

**Green Belt Parcel Number**    **122**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:**        Land off Oldcotes Road (west), Dinnington

**Site Description:** The site is a cultivated field bounded by Oldcotes Road to the north and a shallow bank with a few trees to the south along the edge of Dinnington Comprehensive School. The southern portion of the western boundary is defined by the edge of woodland with the northern portion made up of the rear gardens of residential properties. The eastern boundary follows no physical features on the ground the line of it being a continuation of the eastern boundary of the school playing field to the south. Land to the immediate east of the site is also proposed as a potential development site (LDF0799).



**Purposes 1 and 3 Result:**        Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**        This site borders the urban area of Throapham to the west although its connection to this settlement is not strong, particularly given the presence of a significant area of woodland forming the southern part of the western boundary and the presence of only a few residential properties abutting the site's far north-western boundary. It is arguable whether the site should instead be classified as "not contained" were it not for the presence of the few residential properties abutting the site's far north-western boundary. The site's northern boundary is strong following a road but the southern is relatively weak following the partially hedged boundary with the playing fields to Dinnington Comprehensive. The eastern boundary is weak following no physical feature on the ground – the boundary cuts across a field. The eastern side of the site faces open countryside. The site is an open agricultural field. Any development will be constrained to the north by Oldcotes Road but the southern and eastern boundaries being weaker would not restrain development as well. The site has a strong relationship to the open countryside, particularly to the north and east. Land to the immediate east of the site is also proposed as a potential development site (LDF0799) and the relationship of the site to the urban area would strengthen were site LDF0799 to be released from the Green Belt

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**        The site is part of a wide gap between Dinnington and Langold. There is no visual impression of the potential for neighbouring settlements to merge because there are no views of any settlements across the gap. Development on this edge of settlement site is not likely to impact on the integrity of the gap.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	N
<p><b>Commentary and Recommendation :</b> This site's connection to the adjoining settlement is not strong, particularly given the presence of a significant area of woodland. forming the southern part of the western boundary and the presence of only a few residential properties abutting the site's far north-western boundary. It is arguable whether the site should instead be classified as "not contained" were it not for the presence of these few properties. Any development will be constrained to the north by Oldcotes Road but the southern and eastern boundaries being weaker would not restrain development as well. The site has a strong relationship to the open countryside, particularly to the north and east. The site is part of a wide gap between Dinnington and Langold. There is no visual impression of the potential for neighbouring settlements to merge because there are no views of any settlements across the gap. Development on this edge of settlement site is not likely to impact on the integrity of the gap. Land to the immediate east of the site is also proposed as a potential development site (LDF0799) and the relationship of the site to the urban area would strengthen were site LDF0799 to be released from the Green Belt.</p> <p>This site is proposed for allocation in the Sites and Policies Document. Whilst the Detailed Green Belt Review would not recommend removing this site from the Green Belt it is accepted that there are other factors that have been taken into consideration as part of the process of site identification. Whilst there may be harm to the Green Belt in this location it is considered that this harm can be mitigated/ minimised through careful design and structural landscaping to enable development of this site to proceed. Section 5 'Site Development Guidelines' of the Sites and Policies document refers to appropriate development principles that developers will need to adhere to in bringing forward planning applications on site.</p>	

**LDF Site Ref**                      **LDF0799**

**Green Belt Parcel Number**    **122**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:**        Land Of Oldcotes Road (East), Dinnington

**Site Description:** This is a large agricultural field located to the east of Dinnington. The northern boundary lies adjacent to Oldcotes Road. The eastern boundary is poorly hedged and agricultural fields lie beyond. The western boundary dissects an agricultural field at its northern third with the remainder following the eastern limits of Dinnington Comprehensive playing field – no distinct boundary feature. The southern boundary follows Leys Lane. A site to the immediate west of the site (towards the north of the site) is proposed separately for potential development (LDF0498) as is a site to the immediate south (LDF0717).



**Purposes 1 and 3 Result:**        Not contained (NC) / Low Urban Influence (LUI)

**Purposes 1 and 3 Reason:**    The site has strong boundary features to the north and south, following roads, but the western and eastern are weak. The far south-west corner of the site does lie next to 2-3 properties on the settlement edge of Dinnington but makes negligible contribution to defining the site's relationship to the built up area. The site is considered to be "not contained" with "low urban influence". Development of this site by itself would intrude inappropriately into open countryside. Part of the western boundary does adjoin Dinnington Comprehensive School's playing fields (within existing Green Belt) but being undeveloped would not serve to contain development. The relationship of the site would strengthen were site LDF0498, which lies immediately to the west, removed from the Green Belt for potential development.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**    The site lies within a parcel, defined within the Strategic Green Belt Review as being a wide gap between Dinnington, Langold and Thurcroft. There is no visual impression of the potential for neighbouring settlements to merge because there are no views of any settlements across the gap. Development on this site is not likely to impact on the integrity of the gap.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N – the western and eastern are weak
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	Y

**Commentary and Recommendation :** The site has strong boundary features to the north and south following roads but the western and eastern are weak. Development of this site by itself would intrude inappropriately into open countryside. Part of the western boundary does adjoin Dinnington Comprehensive School's playing fields (within existing Green Belt) but being undeveloped would not serve to contain development. Development on this site is not likely to impact on the integrity of the gap. The relationship of the site would strengthen were site LDF0498, which lies immediately to the west, removed from the Green Belt for potential development.

This site is proposed for allocation as Safeguarded Land in the Sites and Policies Document. Whilst the Detailed Green Belt Review would not recommend removing this site from the Green Belt it is accepted that there are other factors that have been taken into consideration as part of the process of site identification. Whilst there may be harm to the Green Belt in this location it is considered that this harm can be mitigated/ minimised through careful design and structural landscaping to enable development of this site to proceed. Section 5 'Site Development Guidelines' of the Sites and Policies document refers to appropriate development principles that developers will need to adhere to in bringing forward planning applications on site.

**LDF Site Ref**                      **LDF0717**

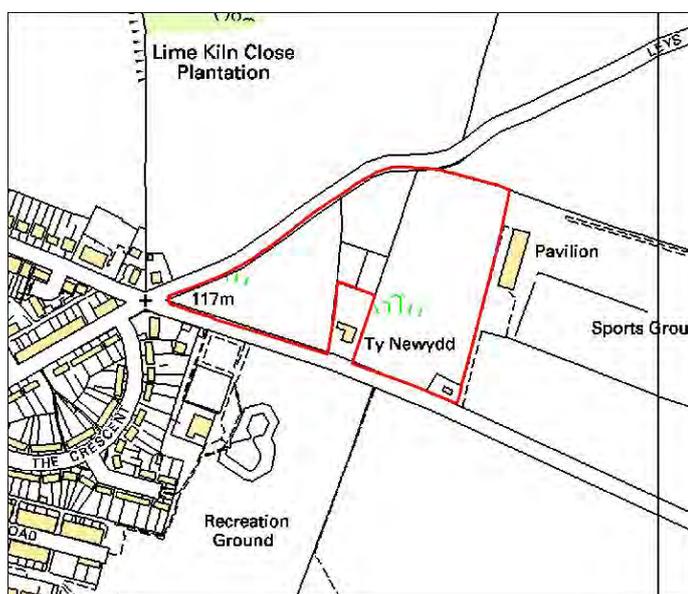
**Green Belt Parcel Number**    **123**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:**        Land off Lodge Lane, Dinnington

**Site Description:** The site comprises a number of small fields, mainly maintained as grassland but with one triangular field at the western end planted as woodland and scrubland. The southern boundary is defined by a mature hedgerow running along Lodge Lane. The north west boundary is defined by a mature hedgerow running along Leys Lane. The northern boundary is formed by a mature hedgerow with open countryside beyond. The eastern boundary is defined by a hedge running along the access road to Dinnington Rugby Club. The land directly to the south is proposed as a site for potential development (LDF0221) as is land to the immediate north (LDF0799).



**Purposes 1 and 3 Result:**        Not contained (NC) / Low Urban Influence (LUI)

**Purposes 1 and 3 Reason:**        Although the site has relatively strong boundaries, at least to the north and south, it is not well connected with the existing urban area (and only adjoins the built up area to a limited extent to the far west of the site). The site has a semi-rural character. The site's relationship to the urban area would improve were the adjoining site to the immediate south (LDF0221) or the site to the immediate north (LDF0799) to be removed from the Green Belt for development.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**        The site lies in a wide gap between Dinnington and Langold. There is no visual impression of the potential for neighbouring settlements to merge because there are no views of any settlements across the gap. Development on this site is not likely to impact on the integrity of the gap.

**Boundary Assessment**

<b>Do all boundaries follow strong physical features?</b>	N – the eastern is weak
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<b>Do stronger physical features exist that could be used?</b>	N
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<b>Review Boundary for Site?</b>	N
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<b>Commentary and Recommendation :</b> Although the site has relatively strong boundaries, at least to the north and south, it is not well connected with the existing urban area. The site has a semi-rural character but it's relationship to the urban area would improve were the adjoining site to the immediate south (LDF0221) or the site to the immediate north (LDF0799) to be removed from the Green Belt for development.
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This site is proposed for allocation as Safeguarded Land in the Sites and Policies Document. Whilst the Detailed Green Belt Review would not recommend removing this site from the Green Belt it is accepted that there are other factors that have been taken into consideration as part of the process of site identification. Whilst there may be harm to the Green Belt in this location it is considered that this harm can be mitigated/ minimised through careful design and structural landscaping to enable development of this site to proceed. Section 5 'Site Development Guidelines' of the Sites and Policies document refers to appropriate development principles that developers will need to adhere to in bringing forward planning applications on site.

**LDF Site Ref**

**LDF0221**

**Green Belt Parcel Number**

**125**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:

Not contained (NC) / Low Urban Influence (LUI)

Purposes 2 and 4 Result:

Wide Gap (WG)

**Site Location / Address:**

Land Off Silverdales, Dinnington

**Site Description:** The site is a former mixed sports greenspace now abandoned. It is bounded to the north by a mature hedgerow growing along Lodge Lane. The eastern, southern and south-western boundaries are marked by hedgerows. The site abuts Dinnington Urban Area to the south and west but the relationship to the built form of Dinnington in this area is stronger to the north-west than the south-west where it is separated by an area of scrubland (but which was allocated for housing development in the Unitary Development Plan). The land directly to the north of the site is proposed as a site for potential development (LDF0717).



**Purposes 1 and 3 Result:**

Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**

The site has strong northern, southern and mostly western boundaries but the eastern is weak. Although the site lies within a strategic parcel categorised as “Not contained (NC) / Low Urban Influence (LUI)” this site relates very closely to the urban area which it abuts and already has some development within it. Development of the site would, therefore, have a lesser impact on the openness of the Green Belt than it would within the rest of the strategic parcel. This site may be a suitable location for development and its relationship to the urban area would strengthen were land to the north (proposed separately as a site for potential development – LDF0717) to be removed from the Green Belt for development and were the site to the immediate south-west to be developed (existing Unitary Development Plan housing allocation).

**Purposes 2 and 4 Result:**

Wide Gap (WG)

**Purposes 2 and 4 Reason:**

The site lies within a wide gap between Dinnington/ Anston and Carlton in Lindrick. There is no visual impression of the potential for neighbouring settlements to merge because there are no views of any settlements across the gap. Development on this site is not likely to impact on the integrity of the gap.

**Boundary Assessment**

**Do all boundaries follow strong physical features?**

Y

**Do stronger physical features exist that could be used?**

N

**Review Boundary for Site?**

Y

**Commentary and Recommendation :** This site relates closely to the urban area which it abuts and already has some development within it. The site's relationship to the urban area would strengthen were land to the north (proposed separately as a site for potential development – LDF0717) to be removed from the Green Belt for development and were the site to the immediate south-west to be developed (existing Unitary Development Plan housing allocation). Development on this site is not likely to impact on the integrity of the gap between Dinnington/ Anston and Carlton-in-Lindrick. It is recommended that the site should be considered further for potential removal from the Green Belt as a potential development site.

**LDF Site Ref**

**LDF0216**

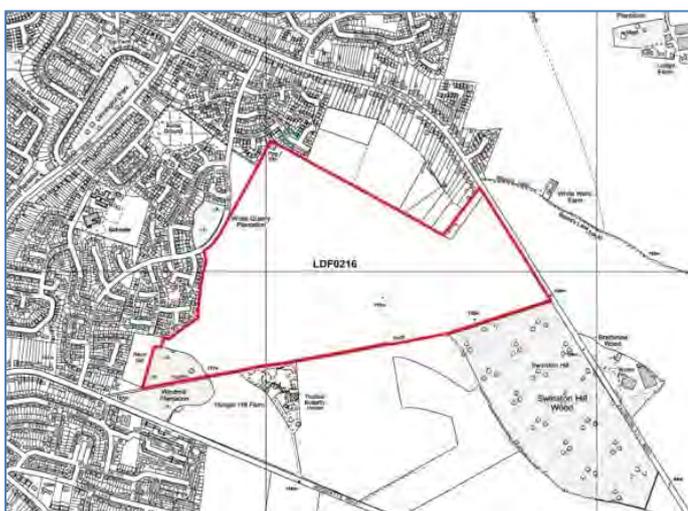
**Green Belt Parcel Number** 126

**SGBR Parcel Results:**

Purposes 1 and 3 Result: Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result: Wide Gap (WG)

**Site Location / address** Land between Swinston Hill Road and Woodsetts Road, North Anston

**Site Description:** The site is a large roughly triangular group of arable fields at the edge of North Anston. The western apex includes Windmill Plantation woodland. The western boundary is predominantly well defined, skirting round the Anston urban area boundary. Along this boundary the adjacent land uses consist of: a recreation ground, residential areas, Lakeland Drive and green space. The site's western boundary, towards its northern apex, follows the line of some scattered trees. The north eastern boundary then aligns with a hedged boundary between fields and then follows a fence line north east to join Swinston Hill Road. The road is hedged and forms a well-defined boundary. The southern boundary aligns with a public bridleway at the boundary of Swinston Hill Wood and then runs diagonally south west through to Windmill Plantation - this partially hedged boundary is strengthened by the grounds of the butterfly house and an area of woodland to the western end of this boundary. Land to the immediate north of the site is proposed as a site for potential development (LDF0219).



**Purposes 1 and 3 Result:** Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:** The site lies immediately adjacent (on its western boundary) to the urban areas of Dinnington and Anston. The majority of the western boundary is strong. The northern boundary where it lies adjacent the southern boundaries of the fields south of the properties along Swinton Hill Road to the north are weak, but that part which follows the course of Swinton Hill Road is strong. The southern boundary is, however, weak but to some extent is well defined in parts by the presence of woodland. If developed there is a risk that the development outline of the site would extend beyond the “containment” of the western and northern urban areas into the wider countryside. The site relates well to the surrounding open countryside. Land to the immediate north of the site is proposed as a site for potential development (LDF0219) and the relationship of the site to the urban area would strengthen if that site were to be removed from the Green Belt for allocation as a development site.

**Purposes 2 and 4 Result:** Wide Gap (WG)

**Purposes 2 and 4 Reason:** The site lies within a wide gap between Anston and Carlton in Lindrick. There is no visual impression of the potential for neighbouring settlements to merge because there are no views of any settlements across the gap. Some development on this edge of settlement site could be appropriate as development here is not likely to impact on the integrity of the gap.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N – the southern is weak
<b>Do stronger physical features exist that could be used?</b>	Y
<b>Review Boundary for Site?</b>	Y – the northern boundary could be extended to include the fields immediately to the south of the properties along Swinton Hill Road.
<p><b>Commentary and Recommendation :</b> The site lies immediately adjacent (on its western boundary) to the urban areas of Dinnington and Anston. The majority of the western boundary is strong. The northern boundary where it lies adjacent the southern boundaries of the fields south of the properties along Swinton Hill Road to the north are weak, but that part which follows the course of Swinton Hill Road is strong. The southern boundary is, however, weak but to some extent is well defined in parts by the presence of woodland. If developed there is a risk that the development outline of the site would extend beyond the “containment” of the western and northern urban areas into the wider countryside. The site relates well to the surrounding open countryside but does lie within a wide gap between Anston and Carlton in Lindrick. There is no visual impression of the potential for neighbouring settlements to merge because there are no views of any settlements across the gap. Some development on this edge of settlement site could be appropriate as development here is not likely to impact on the integrity of the gap. The site relates reasonably well to the built form of North Anston and its potential removal from the Green Belt could be considered further alongside removal of site LDF0219 – land to north of the site (rear of Swinton Hill Road).</p>	

**LDF Site Ref**                      **LDF0219**

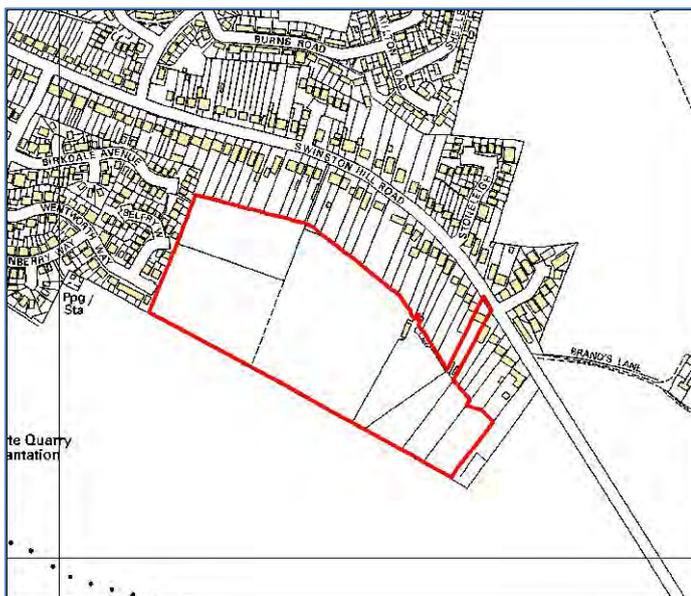
**Green Belt Parcel Number**    **126**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Partly contained (PC) / Medium Urban Influence (MUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:**        Land off Wentworth Way, Dinnington.

**Site Description:** This site is currently a combination of hedged agricultural fields. Adjacent land uses to north and west include residential properties and their gardens; The southern and eastern boundaries are hedged with agricultural fields beyond. Land to the immediate south of the site is proposed as a site for potential development (LDF0216).



**Purposes 1 and 3 Result:**        Partly contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**      The site abuts residential properties and their gardens to the west and north. The Strategic Green Belt Review identifies that the site lies within a strategic parcel also categorised as Partly Contained (PC) / Medium Urban Influence (MUI). The site's western and northern boundaries are strong but the southern and eastern are weak. The land possesses a semi-rural character but relates reasonably well to the built form of Dinnington in this area

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**      Site lies within a wide gap between Dinnington/Anston and Carlton in Lindrick; development on the urban edge is not likely to impact on the integrity of the gap. The Strategic Green Belt review identifies that the site also lies within a strategic parcel categorised as a "Wide Gap (WG)". It is considered development here could be considered as "rounding off".

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N – southern and eastern are weak
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> The site abuts residential properties and their gardens to the west and north. The site's western and northern boundaries are strong but the southern and eastern are weak. The land possesses a semi-rural character but relates reasonably well to the built form of Dinnington in this area. The site lies within a wide gap between Dinnington/Anston and Carlton in Lindrick; development on this urban edge is not likely to impact on the integrity of the gap. It is considered development here could be considered as "rounding off". The site relates reasonably well to the built form of Dinnington and its potential removal from the Green Belt could be considered further, by itself or in conjunction with the potential removal of site LDF0216, to the south.	

**LDF Site Ref**                      **LDF0211**

**Green Belt Parcel Number**    **127**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:**        Land to the south of Woodsetts Road, Dinnington

**Site Description:** The site is cultivated agricultural land abutting residential properties to the west. The northern boundary is formed by Woodsetts Road. The southern boundary and the northern two thirds of the eastern boundary follow hedgerow field boundaries. The remainder of the southern part of the eastern boundary continues the line of the northern section south but follows no physical features on the ground, cutting across a field. The site is immediately north of a proposed site for development (LDF0215)



**Purposes 1 and 3 Result:**        Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**      The site lies within a strategic parcel categorised in the Strategic Green Belt Review as “Not Contained (NC) / Low Urban Influence (LUI)”. However, this site abuts the urban area to the west and has a strong northern boundary. As such, the site is considered to be partly contained by the urban area to the west and the northern road. The remaining boundaries are weakly defined by hedgerows or the former lines of field boundaries, except for a gap in the eastern side, which simply cuts across a field. The site possesses a predominantly open rural character and relates better to the surrounding open countryside than the built up area to the west. The relationship of the site to the urban area to the west would improve were the site to the immediate south to be removed from the Green Belt for development.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**      The site lies within a wide gap between Anston and Worksop. There is no visual impression of the potential for neighbouring settlements to merge because there are no views of any settlements across the gap. Development on this site is unlikely to impact upon the integrity of the gap.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	Y – southern boundary could follow Rackford Road to south.
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> The site lies within a wide gap between Anston and Worksop but	

development here is unlikely to impact upon the integrity of the gap. The site is partly contained by the urban area to the west and the northern Woodsetts Road. The remaining boundaries are weakly defined by hedgerows or the former lines of field boundaries, except for a gap in the eastern side, which simply cuts across a field. The site possesses a predominantly open rural character and relates better to the surrounding open countryside than the built up area to the west. The relationship of the site to the urban area to the west would improve were the site to the immediate south also to be removed from the Green Belt for development. However, the effect of this would be to extend this part of North Anston away into open countryside as an extension which does not relate particularly well to the existing wider urban built form to the west. On balance, it is not recommended that further consideration could be given to potential removal of this site from the Green Belt

**LDF Site Ref**                      **LDF0215**

**Green Belt Parcel Number**    **127**

**SGBR Parcel Results:**

Purposes 1 and 3 Result:            Not contained (NC) / Low Urban Influence (LUI)  
Purposes 2 and 4 Result:            Wide Gap (WG)

**Site Location / Address:**        Land to the north of Rackford Road, North Anston

**Site Description:** The site is agricultural land bounded by residential properties to the west. The southern boundary is formed by Rackford Road. The northern and eastern boundaries follow hedgerow field boundaries, the eastern boundary hedgerow being mature with some standard trees. The site is immediately south of LDF0211.



**Purposes 1 and 3 Result:**        Partly Contained (PC) / Medium Urban Influence (MUI)

**Purposes 1 and 3 Reason:**      The site lies within a strategic parcel categorised in the Strategic Green Belt Review as “Not Contained (NC) / Low Urban Influence (LUI)”. However, this site abuts the urban area to the west and has a strong southern boundary. As such, the site is considered to be partly contained by the urban area to the west and the southern road. The remaining boundaries are weakly defined by hedgerows or the former lines of field boundaries. The site possesses a predominantly open rural character and relates better to the surrounding open countryside than the built up area to the west. The relationship of the site to the urban area to the west would improve were the site to the immediate north to be removed from the Green Belt for development.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**      The site lies within a wide gap between Anston and Worksop. There is no visual impression of the potential for neighbouring settlements to merge because there are no views of any settlements across the gap.

<b>Boundary Assessment</b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	Y - northern boundary could follow Woodsetts Road to north.
<b>Review Boundary for Site?</b>	N
<b>Commentary and Recommendation :</b> The site lies within a wide gap between Anston and Worksop but development here is unlikely to impact upon the integrity of the gap. The site is partly contained by the urban area to the west and the southern Rackford Road. The remaining boundaries are weakly defined by hedgerows or the former lines of field boundaries. The site possesses a predominantly open rural character and relates better to the surrounding open countryside than the built up area to the west. The	

relationship of the site to the urban area to the west would improve were the site to the immediate north also to be removed from the Green Belt for development. However, the effect of this would be to extend this part of North Anston away into open countryside as an extension which does not relate particularly well to the existing wider urban built form to the west. On balance, it is not recommended that further consideration could be given to potential removal of this site from the Green Belt

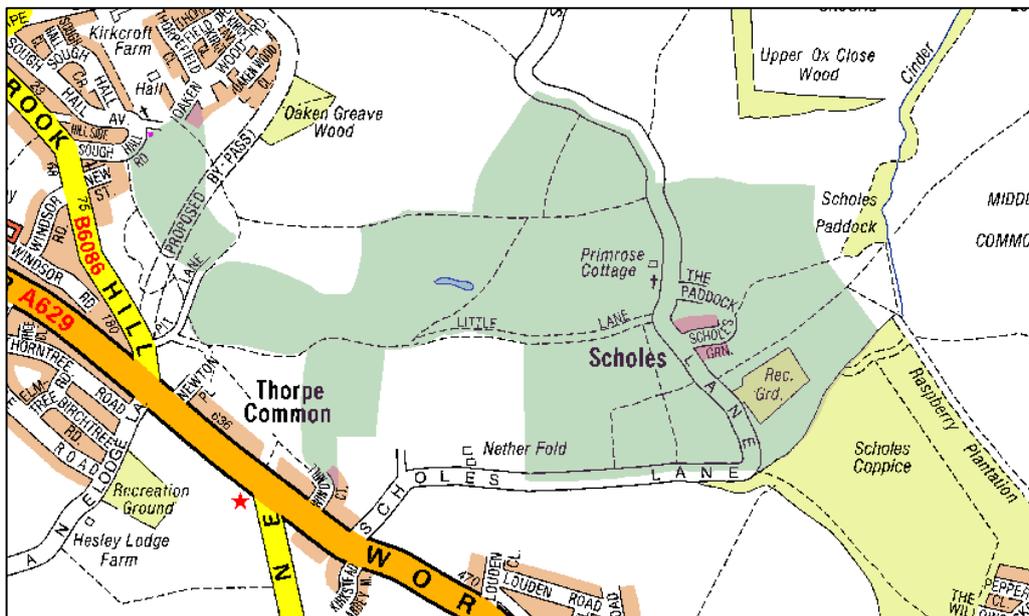
### **Part 3 – Site Assessment : Thorpe Hesley and former Maltby Colliery**

The following section considers the Green Belt designation of two significant sites in the Green Belt where the strict application of the Study's methodology is not considered appropriate and departures are thought to be necessary. The two sites are land at Thorpe Hesley (a housing allocation in the Unitary Development Plan (H6) and associated land) [LDF0516, LDF0517, LDF0542 and LDF0776] and Maltby Colliery [LDF0305].

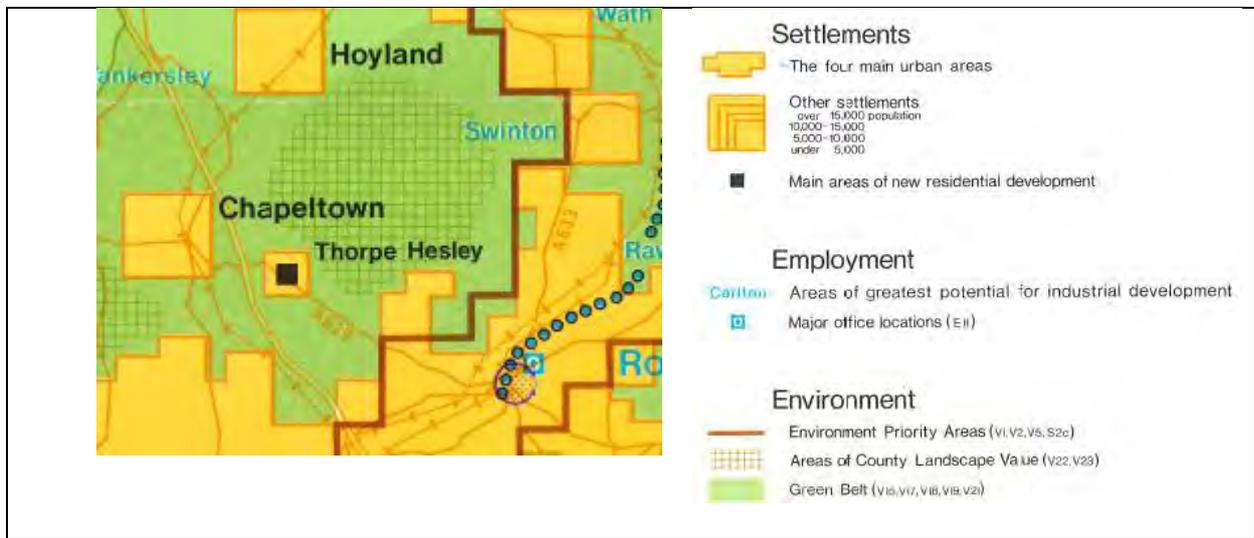
#### **Thorpe Hesley**

1. The area of land, to the south east of Thorpe Hesley, included within Unitary Development Plan 1999 (UDP) housing allocation H6 including associated green space, retail and community facilities. Residential development of this scale is no longer considered sustainable in this location and is considered to be contrary to Policy CS1 of Rotherham Local Plan Core Strategy (2014). It is considered that the Green Belt boundary should be amended to include this former housing allocation within the Green Belt and has been shown as such on the emerging Policies Map submitted with the Sites and Policies Document.
2. Paragraph 82 – 85 of the National Planning Policy Framework (NPPF) provides national policy for the creation of Green Belt; the appropriate policies within national guidance are reiterated below. A Strategic Green Belt for South Yorkshire was established in the County Structure Plan (1981) and subsequently local Green Belt boundaries for Rotherham were adopted in 1990 in the Rotherham Green Belt Local Plan. The issues discussed in this section of the Report justify the proposed alteration of existing boundaries to include the former housing allocation H6 (as determined by the UDP) within the Rotherham Green Belt.
3. Paragraph 82 NPPF states that the general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions. If proposing a new Green Belt, local planning authorities should:
  - demonstrate why normal planning and development management policies would not be adequate;
  - set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;
  - show what the consequences of the proposal would be for sustainable development;
  - demonstrate the necessity for the Green Belt and its consistency with Local Plans for adjoining areas; and
  - show how the Green Belt would meet the other objectives of the Framework.
4. Paragraph 83 notes ...Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. As noted in the Core Strategy the Council has demonstrated the exceptional circumstances to enable it to review its Green Belt to remove land from the Green Belt to enable the Borough to meet its housing and employment targets Core Strategy Policy CS 4 'Green Belt' and paragraph 5.2.72 refer.
5. Paragraph 84 of the NPPF states: "When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary."
6. Paragraph 85: "When defining boundaries, local planning authorities should:
  - Ensure consistency with the Local Plan Strategy for meeting identified requirements for sustainable development;...

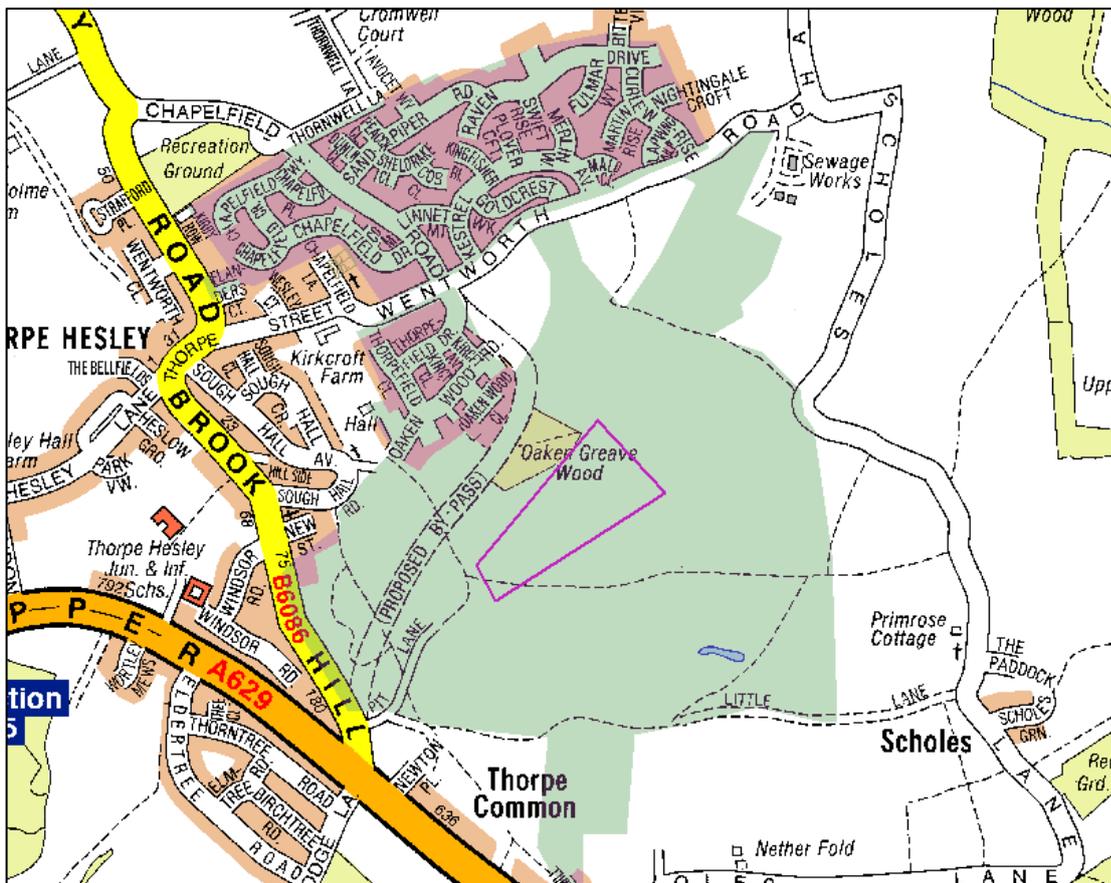
- Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.”
7. Due to the requirement for the boundaries of the Green Belt to be permanent, the lack of strong boundaries to the current Green Belt, is not sufficient justification for including the parcel within the Green Belt. Exceptional circumstances need to be demonstrated to alter the Green Belt boundary. The site is assessed in this report against the purposes of including land within the Green Belt (see below).
  8. In 1955 the Government’s Circular 42/55 introduced the first country-wide policy relating to Green Belt, encouraging local planning authorities to consider the establishment of Green Belts in their area.
  9. The County Borough of Rotherham Development Plan, adopted in 1955, allocated land at Thorpe Hesley and additional land to the east, incorporating Scholes Village, for residential purposes.
  10. In 1967 an application for residential development (RC1967/0150; shown green on the map below) on land at Scholes, was refused permission.



11. The South Yorkshire Structure Plan (1981) set the broad extent of the Green Belt in Rotherham (as well as Sheffield, Barnsley and Doncaster).
12. Thorpe Helsey was not identified within the broad extent of the Green Belt in the South Yorkshire Structure Plan. It was identified as a settlement suitable for new residential development, as indicated on the map extract below:



13. Outline planning permission (RC1973/0922 Outline for residential developments & ancillary purposes; shown green on the map below) for the development of land to the north and south of Wentworth Road, was granted in 1974, subject to a Section 52 (now S106) Agreement. Subsequent detailed applications for residential development on the land to the north of Wentworth Road (including the 'bird' estate) were granted and the houses built. The Section 52 Agreement also ensured that no development would take place adjacent to Scholes Village.

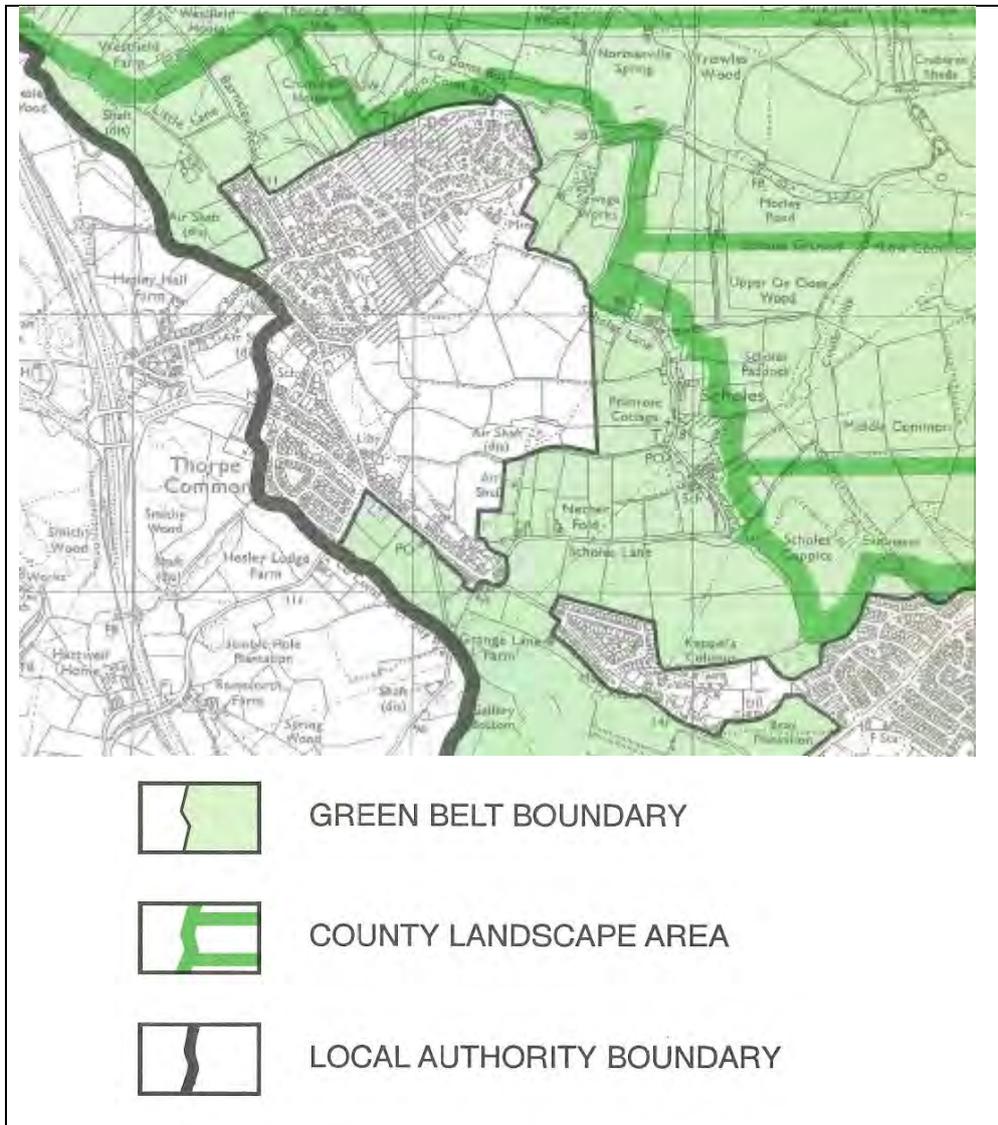


14. In 1983, the Borough Council approved the "Thorpe Hesley Residential Development Area Planning Brief which set out the planning framework for the development of the site for housing, community uses, infrastructure and open space. The intention of the brief was to ensure that the layout and design of the development would be sympathetic to the needs and character of the existing settlement. The land use allocation configuration and road alignments arising from the framework provided by the 1983 Brief were incorporated into the Deposit Draft Unitary Development Plan (UDP) (1995).

15. Part of the planning framework included the provision of a Spine Road link between Brook Hill and Wentworth Road and planning permission for this road was granted in 1985, reference R84/0067P. Advance works were carried out, thereby implementing the permission, though no further works have subsequently taken place. The line of the Spine Road crossed public footpaths in the area and a footpaths stopping-up order was subsequently confirmed in 1995.
16. In 1989 outline planning permission for the erection of a primary school and new access road (RB1989/1168; shown green on the map below) was granted. This permission has not been implemented.



17. The detailed boundary of Rotherham's Green Belt was set by the Rotherham Green Belt Local Plan 1990 together with those areas of Barnsley, Doncaster, Sheffield and North-East Derbyshire transferred to Rotherham Borough by Statutory Instruments No.s 2122 of 1992 and 729 of 1993 whose Green Belt was set by a series of Local Plans inherited from these authorities.
18. The Green Belt Local Plan notes:
  - The Green Belt helps to prevent the coalescence of Rawmarsh, Rotherham, Greasbrough and Thorpe Hesley (paragraph 2.5)
  - Land north of Wentworth Road, Thorpe Hesley has been deleted from the Green Belt given that the area has now been developed for residential purposes and was part of an agreement which concentrated development around Thorpe Hesley, enabling the preservation of open fields around Scholes village (paragraph 2.11)
19. The Green Belt Local Plan 1990 Adopted Proposals Map extract below shows the extent of Green Belt at Thorpe Hesley.



20. The preparation of the Unitary Development Plan took forward the majority of the Green Belt as defined in the 1990 Local Plan. Whilst this involved a modest review, it was considered that because the Green Belt was defined as recently as 1990 there had been little need for changes to its boundary at the time of preparation of the Unitary Development Plan.
21. In the UDP Inspector's report, the Inspector recognised the proposals for residential development at Thorpe Hesley as an existing commitment to development and did not recommend that the Plan was modified in respect of the specific objections received relating to the development area.

*Inspector's Report Extract:*

*Thorpe Hesley (H6)*

4.24 ... A number of factors have led to this area being depicted in the way that it has, in particular, there is a formal development brief for the site which details the various land allocations in this way and there is also planning permission for the construction of the spine road on the route shown and for the residential development on the land of one of the owners. ...

4.26 Looking finally at the objections from the Snowdens and CPRE concerning the amount of development allocated at Thorpe Hesley, the history referred to in the preceding two paragraphs explains the position and this site has to be seen as a commitment in this Plan in my opinion. It has been a proposed major development

*since the 1950's and despite reviews periodically brought about by the consideration of various plans has remained so. The Council accepts that much of this site is likely to be developed after the end of the Plan period (2001) and that does accord with one of the CPRE suggestions although not deliberately planned that way. The site is in a popular area of the Borough, close to facilities and major transport links and is an ideal allocation for providing the variety of choice and location that the Council is trying to achieve on the Plan. Regarding the point raised about brownfield development, not all the land can fall into that category; there needs to be other more easily developed land available as well. In these circumstances I conclude that these objections cannot be supported and the Plan should remain unchanged regarding this site.*

22. The UDP adopted in June 1999, identifies the development potential of the site and includes provision for significant residential development (H6), an educational facility, a local shopping area, urban greenspace areas and provision for the Spine Road and a secondary road.
23. An outline planning application for development was submitted in February 1999. This comprised
  - Housing provision on a scale commensurate with UDP housing requirements
  - Community facilities, including a local centre, new "community school" and a network of greenspace incorporating play pitches and more localised informal areas, including two equipped play areas
  - a spine road and realigned loop road, together with footpaths and cycleways
  - an open space "common" at the heart of the development, an internal network of landscaped "greenways" and peripheral tree belts
24. In March 2000 Members of the Council's Planning Board indicated that they were disposed to grant permission. The application was referred to the Secretary of State, given the extent of land in the Council's ownership and was subsequently called-in; primarily to assess the proposals in the light of revised guidance in PPG3 which came into effect in March 2000. A Public Inquiry was held between the 15th-24th May 2001 and the application subsequently refused by the Secretary of State. The Inspector concluded that the application fails in respect of some of the tests set out in PPG3, which would override the allocation in the development plan.
25. Firstly, this relates to the lack of creation of new employment opportunities as part of the development, thereby providing one of the important elements of a mixed community. Secondly, the potential to utilise existing employment land for housing is greater than that suggested and a full urban capacity study should be carried out before the greenfield Thorpe Hesley site is released. Finally, the Inspector considered that the impact of the development on the landscape had been under-estimated and that both the principles of the relevant allocations in the UDP and their boundaries should be examined during any review.
26. In summary the Inspector:
  - considered it feasible, even though not certain, that a radical reappraisal of employment and other non-residential allocations in Rotherham could yield more than enough dwellings to make up for a refusal of the application site and that according to PPG3, their release should be preferred to greenfield sites. He concluded that it would be premature to release this large greenfield site until the position has been established more clearly;
  - did not consider that Thorpe Hesley is a significant route centre for public transport and that whilst the proposed improvements to public transport facilities would be beneficial, for many journeys by car would continue to be the only realistic option, particularly as there is only a limited range of local employment facilities;
  - considered that the impact of the development on the landscape has been understated particularly in respect of the large mass of housing north of the central ridge and of development close to the eastern edge of the site. The latter relies on the tree belt along

this edge to screen the development though the Inspector considered that the planting would have to grow into mature woodland before it significantly altered the landscape here.

27. In preparing the Core Strategy (adopted 2014) and Sites and Policies Local Plan the Council is proposing to include land at Thorpe Hesley within the Green Belt. This land has not previously been included within the Green Belt due to extant planning permission for residential development and its status as a housing allocation within subsequent planning policies and Development Plans. This remained the case when opportunities arose to prepare the detailed Green Belt boundaries in 1990 in the Green Belt Local Plan and in the minor reviews to Green Belt boundary in in the UDP.
28. These circumstances have now changed:
- the site no longer benefits from any extant planning permission;
  - Thorpe Hesley is no longer identified as a settlement for significant growth ad policy CS1 'Delivering Rotherham's Spatial Strategy' of the adopted Core Strategy 2014 identifies it as a Local Service Centre and indicates that the Council will plan for the area to accommodate around 170 homes; sites have been identified to meet this requirement;
  - the Council considers that other sites within Thorpe Hesley are better located to meet the identified housing requirement and deliver sustainable development (as set out in the Integrated Impact Assessment).
29. The opportunity has therefore arisen for the Council to reconsider how this substantial parcel of land should be taken forward and has considered various broad options
1. Allocate the parcel as Countryside
  2. Allocate the parcel as Green Space
  3. Allocate the parcel as Green Belt
30. Option 1 is not currently favoured given that there are no other Countryside allocations within Rotherham. This would therefore require preparation of a specific policy for this parcel of land, and such a policy has not been prepared, the Council preferring to include the land within the Green Belt and to provide the site with the greatest protection from future inappropriate development.
31. Option 2 would provide the land with a reasonable degree of protection; however relevant Green Space planning policies could still enable development should any future proposals be able to satisfy the policy requirements. The Council does not consider that this approach would afford this significant sized parcel suitable protection given the role that this lower order settlement plays in the overall settlement hierarchy and strategy as set out in Policy CS1 of the adopted Core Strategy (2014). If circumstances arose where there was pressure for development in the countryside, then this area would be especially vulnerable to development, compared to the rest of the Borough's countryside.
32. However if the site were allocated as Green Belt, the parcel would not be released for development without a full review of the Plan, thus affording this parcel the same level of protection from development as the rest of the Borough's countryside and it will ensure the Local Plan strategy for the sustainable distribution of growth throughout the Borough, is implemented.
33. The Council's preferred option is to allocate the parcel as Green Belt, Option 3. This would afford the site suitable protection beyond that which the alternative options can offer. It is acknowledged however that these broad arguments in themselves do not constitute justification for allocation as Green Belt. They must also be seen in conjunction with the assessment of the site against the creation of new Green Belt set out in NPPF and outlined above and demonstrate the exceptional circumstances for including this land parcel within the Green Belt. It is considered that the site would contribute in broad terms to the aims of the Green Belt in this locality which were clearly

expressed in the 1990 Green Belt Local Plan: to prevent the coalescence of Rawmarsh, Rotherham, Greasbrough and Thorpe Hesley (paragraph 2.5).

34. To further support its case to include this land within the Green Belt the Council was mindful of the Inspectors decision in 2001 regarding the impact of any potential development on the wider landscape. To support this proposal to include the former housing allocation H6 within the Green Belt the Council has regard to the work of the Landscape Partnership who in 2010 prepared the Landscape Character Assessment and Landscape Capacity Assessment to support the Core Strategy subsequently adopted. It is important to note that a detailed Landscape Visual Impact assessment of this site within its widest context has not been undertaken.
35. Reference to Section 4 and paragraph 4.1 Wentworth Parklands (p.15) identifies this parcel as being within the Wentworth Parklands Core (1a). It identifies the Landscape Sensitivity as high (drawing 09024/04 refers) whilst drawing 09024/11 considers the capacity of Area 7 Thorpe Hesley; this ranges from medium-low capacity to medium capacity. Further details are provided in Appendix B (p.151) for details of the individual land parcel profiles within the Thorpe Hesley alternative Urban Extension considered as part of the preparation of the Core strategy and paragraph 5.242 of Policy CS1 refers. Further paragraph 5.2.44 notes "In determining the Settlement Hierarchy regard was had to the service and function roles that the settlement performs, its proportionate size and the availability of sites within and on the edge of the settlement where the site has few limiting constraints or where these constraints can be mitigated."
36. Policy CS 4 'Green Belt' refers to changes to the Green Belt and bullet point 6 states: "Consideration will be given to a limited review of the Green Belt in other locations, as necessary, to deliver the spatial growth strategy established in CS1 and to ensure the long-term sustainability of all communities." It is considered that the inclusion of this parcel within the Green Belt will contribute to the long term sustainability of Thorpe Hesley preventing over-development within this lower order community.
37. In preparing the 2010 Landscape Character Assessment and Landscape Capacity Assessment, the Landscape Partnership did not undertake a detailed landscape character assessment that considered this site within its wider historic context.
38. The Council identifies there will most likely be significant potential impact on the historic environment and its wider setting including the listed Grade I building of Wentworth Woodhouse, the historic park and garden at Wentworth Woodhouse - Grade II\*. In addition there are a number of other buildings and structures of historic and archaeological interest within this area of Rural Rotherham previously defined in Figure 11 'Part II Areas' of the Unitary Development Plan and section 7.9. Development of this parcel would impact upon views from the Grade II\* Listed Ionic Temple, the Grade II\* Listed Doric Temple and the Grade II\* Listed Keppel's Column.
39. The site abuts the boundary of Thorpe Hesley Conservation Area, which includes the Grade II Listed Church of the Holy Trinity, it provides the only remaining views from the Conservation Area and Church to open countryside.
40. To the east of the site is the Scholes Conservation Area Scholes Coppice contains several archaeological features, most notably Caesar's Camp. This is a well-defined oval camp on high ground in the wood. It was probably built for defensive purposes and could possibly be related to the Roman Ridge which is still visible in various locations across the Borough.
41. Scholes and Scholes Coppice was part of the Estate and subjected to landscaping as part of the parkland can be seen with Keppel's Column at the most southern boundary of the Wentworth Park. Standing at 75 feet the Column dominates the landscape and can be seen from many miles around. It was designed to be seen from the East Front of Wentworth Woodhouse and work commenced in 1773.
42. The development of much of Scholes is associated with the Wentworth Estate.

43. Wentworth village is inset within the Green Belt and has an extensive Conservation Area and listed building within it. The topography in this location means that both Wentworth village and the south terrace to Wentworth Woodhouse (both respectively at 110metres) are at a higher level than the northern boundary of UDP housing allocation at H6 - 80 metres at its northern most edge rising to 120 metres at its southern boundary. However immediately to the north of Thorpe Hesley, the land reaches a low point of 60 metres further adding to the visual impact of possible new development on the parcel of land H6 at Thorpe Hesley.
44. In preparing its Core Strategy and promoting the release of land as an urban extension at Bassingthorpe Farm - a Strategic Allocation removed from the Green Belt during the Core Strategy Examination in Public – the Council and its partners the landowners RMBC and Fitzwilliam Wentworth estates were required to prepare a Heritage Impact Assessment to the satisfaction of Historic England. This was to ensure that the impact of large scale development at Bassingthorpe Farm on the historic environment associated with the setting of Wentworth Woodhouse was considered carefully and mitigated where feasible.
45. If development were to be promoted on the former Unitary Development Plan Housing Allocation H6: the a detailed Heritage Impact Assessment would be required to be undertaken given the significant value of the nearby historic environment.
46. Reference to the detailed Bassingthorpe Farm Heritage Impact Assessment (P70) (available to download from the Core Strategy Submission library web page), and the extract from Wentworth Woodhouse Landscape Conservation Plan April 2008, shows the main historic views in the area.
47. The Heritage Impact Assessment also provides a detailed assessment of the likely significant impact of development on the historic environment in this location. It is essential therefore that careful consideration is given to the impact the retention of a large scale housing allocation would have on this locality; the Council has, through the preparation of its most recent Local Plan, considered carefully the protection of this land for agricultural and ecological purposes, through various policy measures outlined above.
48. In addition the evidence base document, prepared to accompany the emerging Sites and Policies Local Plan | Archaeology Scoping Study of Potential Site Allocations 2015, provides an assessment of the archaeological potential within each land parcel and reaches the following conclusions:
- LDF0542 - Major archaeological objections to allocation.
- LDF0517 - Potential archaeological objections to allocation.
- LDF0776 - Major archaeological objections to allocation for part of the site and potential archaeological objections to allocation for the remainder.
- “Major archaeological objections to allocation” identifies the major concerns to allocating the site for development. In these circumstances the Council considers the site is unsuitable for inclusion in the Local Plan.
- “Potential archaeological objections to allocation” indicates that the site is suitable for inclusion in the Local Plan but there is a high risk that the parcel contains heritage assets that will affect any future development proposals.
49. In addition further evidence base work has investigated the ecological impact of potential future development within this area and a Phase 1 Habitat Survey has been carried out by Wildscapes, this identifies areas of significant ecological value. A portion of LDF0542 is identified as a Local Wildlife Site and the survey recommends that the Local Wildlife Site be extended to incorporate the north-west section of LDF0542. It further recommends: that the mature hedge and tree boundaries through the centre of the site should be retained if the site is to be developed and a buffer zone at least 15m wide created around them. If any of the mature trees are to be removed or development

is to occur close by, the trees require an assessment for roosting bats. The presence of the LWS within the wider parcel of land does not prohibit development outside of the LWS.

50. The Phase 1 habitat survey notes that great crested newts have been recorded at Scholes Pond, and recommends a GCN survey to establish their presence and to assess the population size. The north-west grassland adjacent to the LWS requires scrub clearance and grassland management to retain its diversity of species. The nearby LWS also requires management as it has become degraded by scrub encroachment.

## **Assessment of the Green Belt**

51. It is considered that, if the Green Belt boundary were being drawn today, the boundary would not exclude this parcel of land at Thorpe Hesley:
- The boundary itself is poorly defined on the ground with much of the eastern boundary, where the site faces the open countryside, following no permanent features on the ground;
  - Development of this parcel will result in unsustainable development in this settlement defined as a Local Service Centre in Policy CS1;
  - The scale of possible development on this site, were it to continue to be allocated, is out of proportion to the requirements of the Settlement Hierarchy in policy CS1 that seeks to ensure the most sustainable distribution of development throughout the Borough;
  - The site scores poorly for socio-economic and environmental factors in the Sustainability Appraisal Stage 2 site assessment.
52. An assessment of the purposes of the four purposes for inclusion of land within the Green Belt is taken from the Strategic Green Belt Review 2012 prepared to support the Examination into the Core Strategy and reiterated below:

### **Strategic Green Belt Parcel Number: 26**

**Site Location / Address:** Land off Brook Hill, Thorpe Hesley

**Site Description:** Parcel 26 has been defined to include none Green Belt land within the Unitary Development Plan Housing Allocation H6 (Thorpe Hesley) together with Green Belt land extending to Scholes Lane. The parcel mainly comprises of agricultural arable farmland but there are areas of urban greenspace, scrubland and woodland. The land has a variable topography which varying degrees of sloping land. The parcel is surrounded by a mixture of agricultural farmland particularly to the east although Scholes village is located to the east and Thorpe Hesley to the west and north-west. Part of the site lies within the Scholes Village Conservation Area. Part of the southern boundary consists of Scholes Lane which has a rural feel. The eastern boundary abuts other areas of farmland and has very weak boundary treatments which allow far reaching views beyond

### **LDF Site References: LDF0516, LDF0517, LDF0542 and LDF0776**

The north-west boundary of the smaller parcel, contained within the above land, is well defined by the urban edge of Thorpe Hesley. The eastern boundary is poorly defined, following no permanent features for much of its length, with open countryside beyond. The southern boundary follows Little Lane at its eastern end, with open countryside beyond, and then follows field boundaries marked with hedgerows with the western end being defined by residential curtilages. The western boundary is defined by the rear gardens of residential properties which are part of Thorpe Hesley.

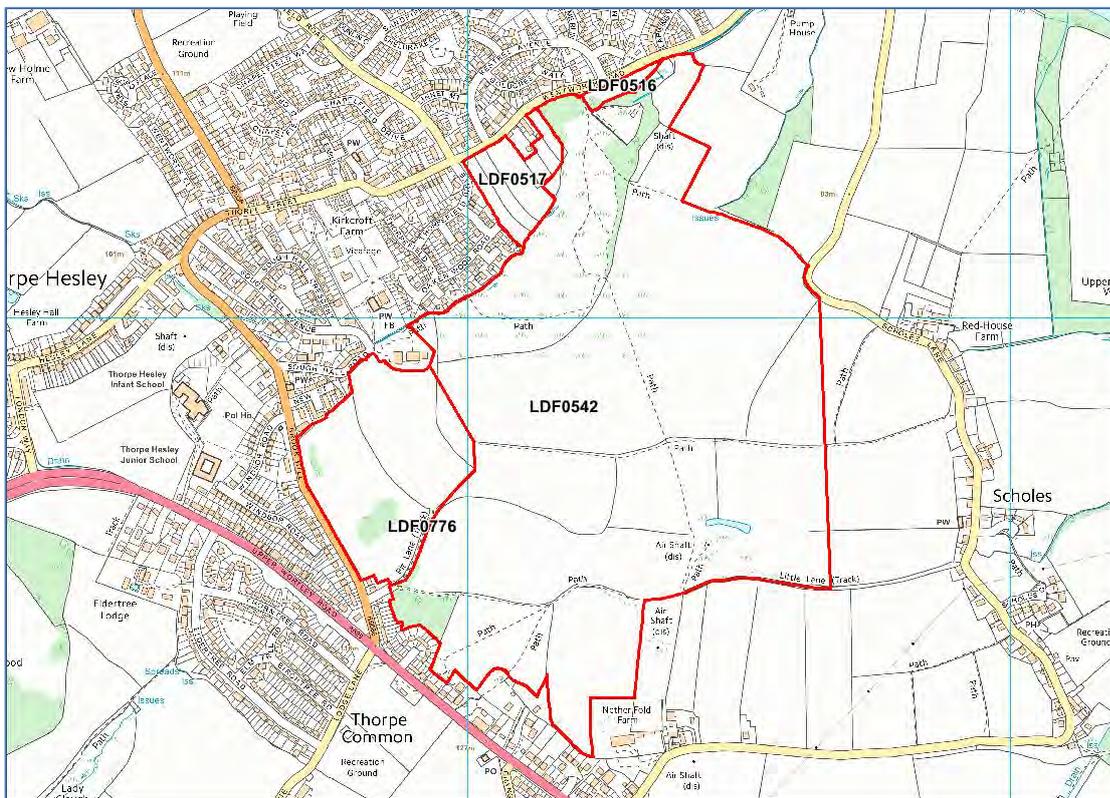
## SGBR Parcel Results:

**Purposes 1 and 3 Result:** Partly contained (PC) / Medium Urban Influence (MUI)

The site is contained to the north-west and south-west by Thorpe Hesley and there may be some potential for rounding off development along the parcel's western boundary where it adjoins Thorpe Hesley. The remainder of the site would not contain development due to the weak boundary formed by Scholes Lane and the limited urban influence on the eastern areas of the site.

**Purposes 2 and 4 Result:** Wide Gap (WG)

The site lies within a wide gap between Rotherham urban area and the Barnsley settlement of Hoyland. There is no visual impression of the potential for neighbouring settlements to merge because there are no views of both settlements across the gap.



The Council is of the view that if it were not for the extant permission for development when the Green Belt boundary was originally defined in 1990 and when subsequent opportunities arose to review this boundary at the time of preparation of the Unitary Development Plan, that it is highly likely the site would have been included in the Green Belt within the earlier Local Plans of 1990 and 1999.

The findings of the Inspector in the 2001 Public Inquiry prompted further consideration of the purpose and function of Thorpe Hesley and careful consideration of its position within the settlement hierarchy. At that time the Inspector considered that planning permission should not be granted, despite its allocation in the adopted Unitary Development Plan, for the reasons outlined above.

In the light of further Local Plan preparation the Council considers that development of this site for housing is not sustainable, that more sustainable options exist for meeting the

Borough's future housing needs and that this is likely to remain the case for the foreseeable future.

## **Conclusion:**

53. The site is not considered to be a suitable, sustainable location for a development of this scale and that this is a position which is not likely to change for the foreseeable future. It is considered that this site currently fulfils a valuable Green Belt function, despite being outside of Green Belt protection.
54. There are other more suitable and sustainable locations identified within Core Strategy Policy CS1 that better meet the Boroughs housing requirement through the current plan period and beyond.
55. It is further considered that the protection of this site through its allocation as Green Space would not provide the necessary protection against potential future development. The parcel's assessment of the purposes of including land within the Green Belt demonstrates that the boundaries delineating the site from the rest of the countryside are in many areas poorly defined by permanent features on the ground.
56. In considering the inclusion of this site former housing allocation H6 and associated Urban Greenspace, retail and community facilities as shown on Unitary Development Plan Proposals Map 1, within the Green Belt the above review has demonstrated the exceptional circumstances to justify the alteration of the Green Belt in this location.
57. The Council proposes to include this parcel within the Green Belt as shown on Policies Map 1 and to redraw the Green Belt boundary in accord with the requirements of the National Planning Policy Framework and set out below:
58. Paragraph 82: This report has demonstrated why the Council does not consider that normal planning and development management policies will not be adequate to protect this parcel from future inappropriate development.
59. It has set out why the major changes in circumstances; the changes to the status of previous planning permissions granted on this site and the refusal of the application in 2001 to develop this site for: housing, community facilities including a local centre and community school, a network of greenspace, incorporating play pitches and more localised informal areas, a spine road and realigned loop road together with footpaths and cycleway,; an open space "common" at the heart of the development; have made the adoption of this exceptional measure necessary.
60. The report has set out the Council's Core Strategy requirements Policy CS1 'Delivering Rotherham's Spatial Strategy' that identifies Thorpe Hesley as a lower order settlement within this policy and development on the scale originally proposed in the earlier Unitary Development Plan is no longer appropriate in this location; it has clearly referenced the potential consequences from development of this site on the principles of sustainable development enshrined within the Core Strategy.
61. It is considered that the site would contribute in broad terms to the aims of the Green Belt in this locality which were clearly expressed in the 1990 Green Belt Local Plan: to prevent the coalescence of Rawmarsh, Rotherham, Greasbrough and Thorpe Hesley (paragraph 2.5). It is not therefore considered necessary to demonstrate its consistency with Local Plans for adjoining areas as this site is to the east of Thorpe Hesley.
62. The inclusion of this parcel within the Green Belt would meet the other requirements of the Framework as it would be in accord with the Core Strategy and is promoted in the emerging Sites and Policies document and consequently the Framework.
63. With reference to Paragraph 83 of the Framework the Council has already demonstrated the exceptional circumstances to remove land from the Green Belt to meet its objectively assessed targets and this is referenced in Core Strategy Policies CS 1 and CS4. The Green Belt boundary in this location would be permanent.

64. Paragraph 84 the Council in its Local Plan is promoting sustainable development and accompanying Integrated Impact assessments prepared to support the Core Strategy and emerging Sites and Policies document demonstrate this to be the case.
65. Finally reference to paragraph 85 and the two bullet points noted at the start of this Review:
- “When defining boundaries, local planning authorities should:
- Ensure consistency with the Local Plan Strategy for meeting identified requirements for sustainable development;...
  - Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.”
66. The Council considers that by including sites LDF 0516; 0517; 0542; 0776 within the Green Belt this will meet the test set out in the first bullet above; and the proposed new Green Belt boundary will follow clear boundaries using physical features, that are that are readily recognisable and likely to be permanent.

## **Maltby Colliery**

**LDF Site Ref**                      **LDF0305**

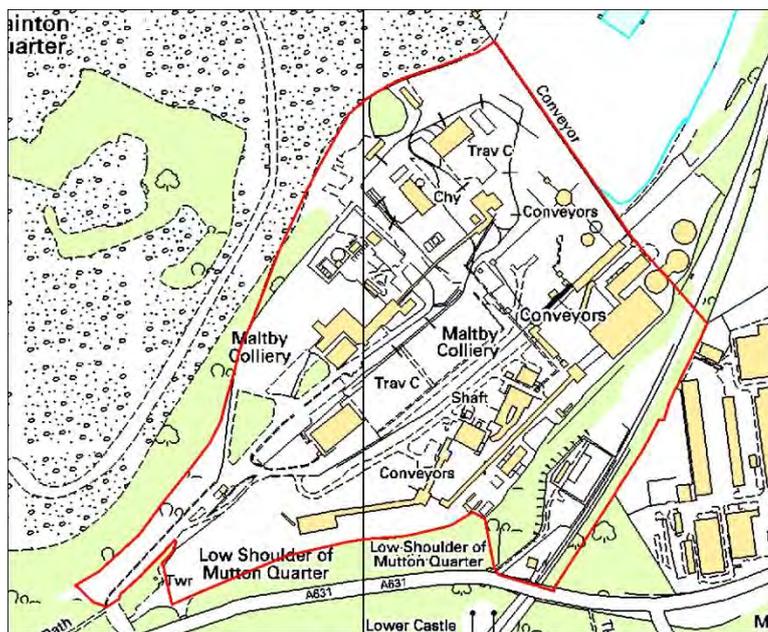
**Green Belt Parcel Number**    **61**

### **SGBR Parcel Results:**

Purposes 1 and 3 Result:                      Not contained (NC) / Low Urban Influence (LUI)  
 Purposes 2 and 4 Result:                      Wide Gap (WG)

**Site Location / Address:**            Land At Maltby Colliery, Colliery

**Site Description:** This former colliery site is remote from the local settlement of Maltby (being separated by the spoil heap). The edge of the colliery spoil heap lies to the north-west, woodland to the south and a railway line bounded by mature trees to the south east. The north-eastern boundary is not so well defined following the line of a conveyor marked on the Ordnance Survey base map.



**Purposes 1 and 3 Result:**            Not Contained (NC)/ Low Urban Influence (LUI) – see below.

**Purposes 1 and 3 Reason:**        This area is remote from the urban area of Maltby and as such is not contained by the existing urban area. However, the site is very well screened and the body of the site is highly urbanised in character. Development would be likely, therefore, to have a minimal materially greater impact on the Green Belt, in terms of impacting the degree of existing openness, than the existing uses on site.

**Purposes 2 and 4 Result:**        Wide Gap (WG)

**Purposes 2 and 4 Reason:**        The site lies within a wide gap between the urban areas of Maltby and Tickhill in Doncaster. There is no visual impression of the potential for these settlements to merge because there are no views of both settlements across the gap. This combined with strong physical features / boundaries prevents a perception of nearby towns merging. Development in this location is not likely to impact on the integrity of the gap.

<b><u>Boundary Assessment</u></b>	
<b>Do all boundaries follow strong physical features?</b>	N
<b>Do stronger physical features exist that could be used?</b>	N
<b>Review Boundary for Site?</b>	Y
<b>Commentary and Recommendation :</b> This area is remote from the urban area of Maltby and as such is not contained by the existing urban area. However, the site is very well screened and the body of the site is highly urbanised in character. Development would be likely, therefore to have a minimal impact on the	

Green Belt, in terms of impacting the degree of existing openness. The site lies within a wide gap between the urban areas of Maltby and Tickhill in Doncaster. There is no visual impression of the potential for these settlements to merge because there are no views of both settlements across the gap this combined with strong physical features / boundaries, preventing a perception of nearby towns merging. Development in this location is not likely to impact on the integrity of the gap.

The boundary does not always follow clear boundary features, particularly in places on the north western edge, although this is the base of the former colliery spoil heap. No clear alternative features exist and therefore no change to the boundary is proposed as an alternative to that proposed. The colliery is a heavily modified environment, restoration would be able to provide clear boundary features.

It is recommended that the site be reviewed for potential removal from the Green Belt despite its remoteness and thus lack of containment by an existing urban area (as defined by the Study's methodology) if other sustainability considerations can demonstrate the need to develop this site

## Appendix 1 : Criteria to assess parcels against Green Belt purposes 1-4

		<p><b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas</p> <p><b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment</p>	<p><b>Purpose 2:</b> To prevent neighbouring towns from merging into one another</p> <p><b>Purpose 4:</b> To preserve the setting and special character of historic towns</p>
<p><b>Major importance to Green Belt Purpose</b></p> <p>Continued inclusion within Green Belt of major importance</p>	Major	<p><b>Not contained (NC) / Low Urban Influence (LUI) :</b></p> <ul style="list-style-type: none"> <li>Sites that are 'not contained' by an urban area, and are therefore areas where development would lead to urban sprawl, includes sites that are not adjacent to an urban area. Such sites are not, by definition, 'contained' by an urban area. In the case of sites that are physically separated from an urban area e.g. by a main road (dual carriageway or motorway) or railway, these are also considered to be 'not contained'.</li> <li>Site possesses a predominantly open rural character.</li> <li>There may be limited or no other fundamental constraints to encroachment (such as a strong landscape feature that could assist in fulfilling this purpose by containing development from outlying countryside).</li> </ul>	<p><b>Essential Gap (EG)</b></p> <ul style="list-style-type: none"> <li>The site is within an essential gap, where any further development would reduce the gap between settlements to an unacceptable width;</li> </ul>
<p><b>Moderate importance to Green Belt Purpose</b></p> <p>Continued inclusion in Green Belt of moderate importance</p>	Moderate	<p><b>Partly contained (PC) / Medium Urban Influence (MUI):</b></p> <ul style="list-style-type: none"> <li>Where only a small part of the site is 'contained' by the urban area. This category includes sites that abut an urban area for any part of their boundary, as these sites may be a suitable location for development, even if the area is currently not physically well-contained by the urban area. Furthermore, the relationship with the urban area may change if an adjoining site were to be developed.</li> <li>Land possesses a semi-rural character and there is already a perception of significant encroachment with significant impact upon openness.</li> <li>There may be other constraints to further encroachment.</li> </ul>	<p><b>Essential Gap Part (EG (part))</b></p> <ul style="list-style-type: none"> <li>Although these sites are situated within an essential gap that must be kept open, there may be scope for some development e.g. 'rounding off' on one or both edges of the gap without adversely harming its overall openness and the broad extent of the gap.</li> </ul> <p><b>Narrow Gap (NG)</b></p> <ul style="list-style-type: none"> <li>Narrow gaps were defined as being wider than essential gaps but are still sensitive to development. Potentially more development could be accommodated on the edge of an urban area without leading to neighbouring settlements merging.</li> </ul>
<p><b>Slight/Negligible importance to Green Belt Purpose</b></p> <p>Continued inclusion within Green Belt of minor/negligible importance</p>	Slight/ Negligible	<p><b>Well contained (WC) / High Urban Influence (HUI):</b></p> <ul style="list-style-type: none"> <li>A site must be adjacent to an urban area and bounded by strong physical features such as main roads, railways or tree belts. This would prevent any development within the site from encroaching beyond the site boundary into the open countryside in neighbouring sites, and hence if developed would be likely to have a minimal impact on the overall openness of the Green Belt.</li> <li>Land possesses a semi-urban to urban character and is no longer perceived to be part of the open countryside. Impact upon openness is significant to total.</li> <li>Land may contain degraded land that provides opportunities for enhancement.</li> </ul>	<p><b>Wide Gap (WG)</b></p> <ul style="list-style-type: none"> <li>Wide gaps where development on the urban edge is not likely to impact on the integrity of the gap. Wide gaps are also likely to contain a series of narrower gaps between smaller settlements within them.</li> </ul>

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## Appendix 2 : Historical Boundary Anomalies

1. There are a number of locations where the existing Green Belt boundary does not appear to follow the most obvious line, i.e. does not follow any permanent features on the ground. This would not appear to accord with NPPF guidance. Paragraph 85 states that local planning authorities should define boundaries clearly, using physical features that are readily recognisable and likely to be permanent. Given that the Green Belt is being reviewed at this time, it was thought proper to consider whether these anomalies should be corrected.
2. While, on the face of it, it seems reasonable to address these anomalies as part of the wider Green Belt Review, examination of Government Guidance and case law shows that a number of issues need to be addressed.
3. Paragraph 79 of the NPPF states, that the key characteristics of Green Belts are their openness and permanence. The permanence of the Green Belt is a key consideration here, because Green Belt boundaries should be treated as permanent unless there are exceptional circumstances.
4. Paragraph 83 of NPPF states:

“Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.”
5. It is clear that, in order to justify any changes to the Green Belt boundary to address these anomalies, we must establish whether exceptional circumstances exist. The issue here is whether the need to correct a boundary that could be considered an anomaly constitutes exceptional circumstances.
6. Case law indicates that although the guidance states that, once drawn, Green Belt boundaries are permanent<sup>6</sup>; it would not be reasonable to assume that it is the intention of the guidance to make mistakes permanent. The need to correct earlier mistakes could, therefore, constitute exceptional circumstances. However, it is also clear that it is not enough to assume that a mistake exists just because the boundary is drawn in a different place to the one that seems best to us now. i.e. as the boundary was drawn and adopted as part of a lawful process we can only be sure that exceptional circumstances exist if there is actual evidence that a mistake was made during this process.
7. In conclusion, the view has been taken, that unless particular evidence comes to light that an error was made in the drawing of Green Belt boundary, no alteration will be made. There are, however, three situations where, due to historic land reclamation activities the precise line of the Green Belt has been re-examined. In these cases Green Belt boundaries were drawn in some areas as a “best guess” at the time of Green Belt preparation and Local Plan preparation on the ground following completion of reclamation activities. The three cases below examine the Green Belt boundary which now appear to anomalous and have subsequently changed.

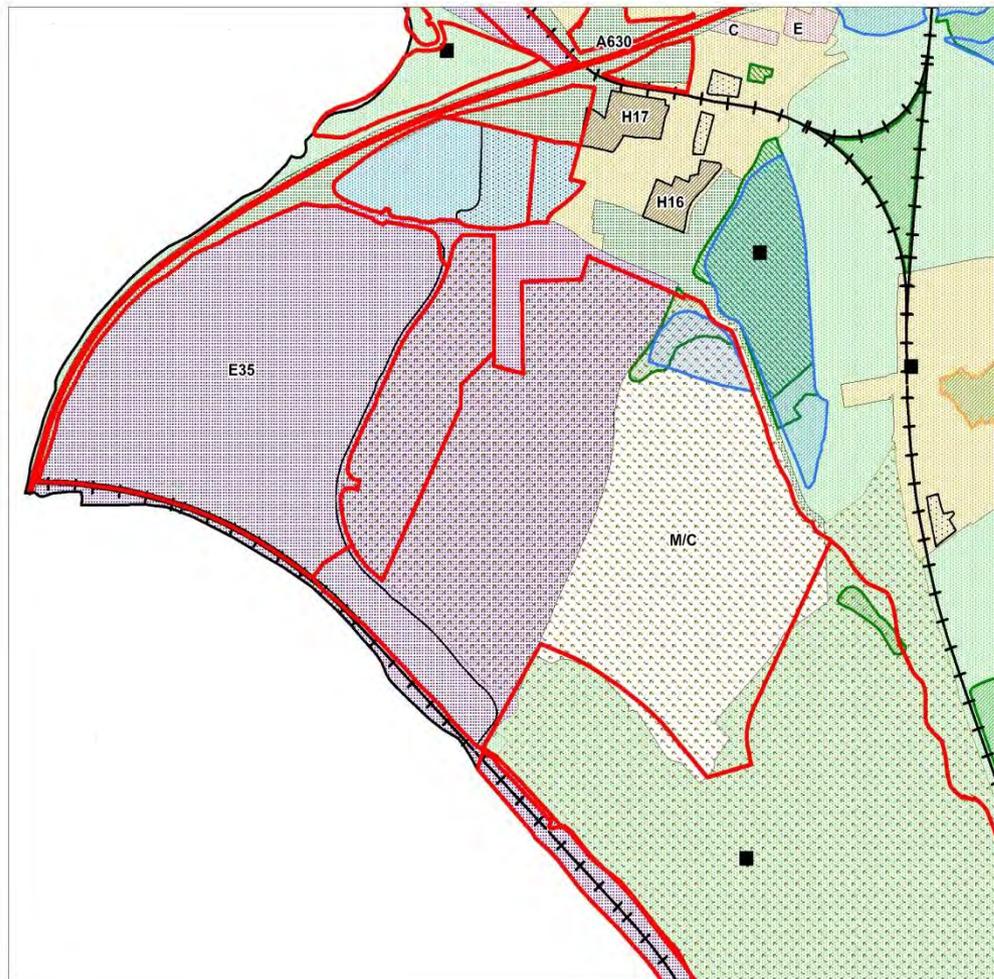
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<sup>6</sup> Copas and another v Royal Borough of Windsor and Maidenhead 2001

## Waverley New Community

8. The situation at Waverley New Community is unusual as the landscape here has been undergoing constant change for many years. The proposed changes relate to the South Eastern and South Western boundaries of the site.

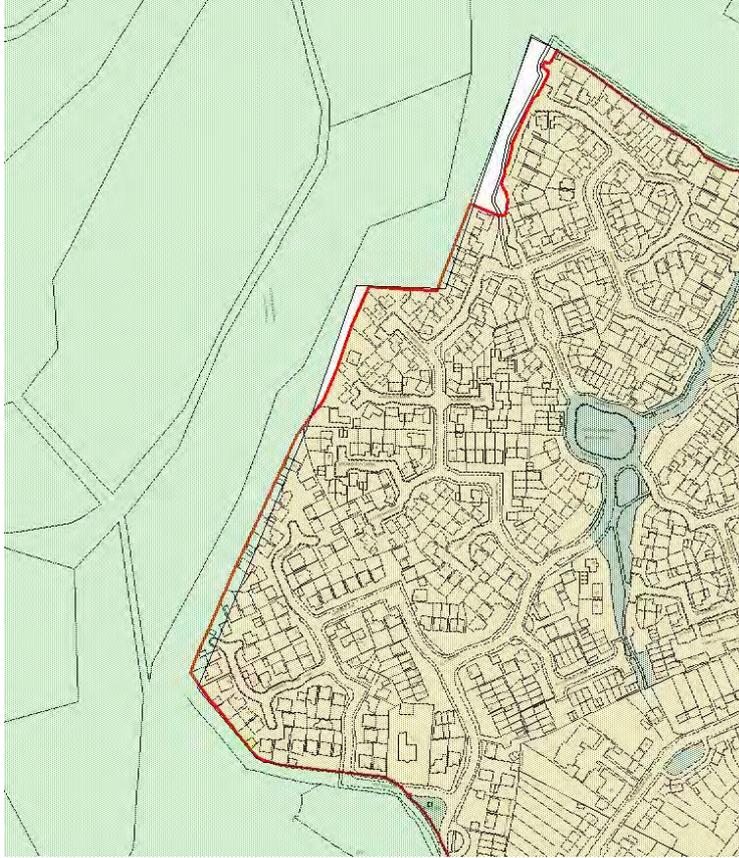
**Map:** Existing and Proposed boundaries at Waverley



9. The existing Green Belt boundary was established at a time when open cast coal mining operations were being undertaken and as such they followed no permanent features on the ground. Examination of historic aerial photographs show that small parts of these boundaries corresponded to permanent features on the ground, the majority did not. Since completion of the mining operations the site has been reclaimed to create a development platform and parkland area. The new boundary has been drawn to reflect what now lies on the ground and the permanent features that will exist once the implemented planning permissions for this location have been completed and to delineate the boundary between the development area and the parkland. It is considered the exceptional circumstances exist to justify the change to the Green Belt boundary because, due to historic mining and historic and continuing reclamation operations, the existing boundary does not relate to any features on the ground as any such features that may have been used to draw the existing boundary have been obliterated.

## Woodlathes

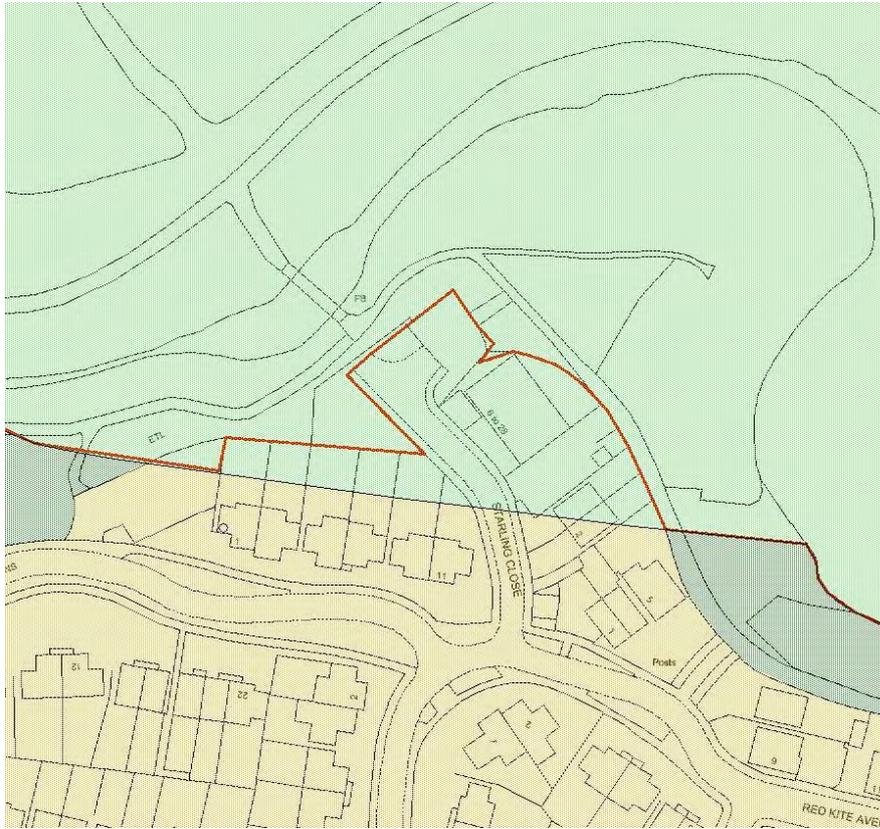
10. The Green Belt boundary on part of the Western side of the Woodlathes residential development does not accord with the boundary of the residential curtilages. The area in question is the boundary directly to the west of the cul-de-sacs Bluebell Wood Lane, Davy Drive, Loganberry Close, Acrewood Drive and Prominence Way. As can be seen on the map below, the existing Green Belt boundary cuts through residential curtilages, and in some places cuts through the residential properties themselves.



11. The land directly to the west of the residential properties was formerly the pit tip associated with Silverwood Colliery. The historic aerial photographs show that the current Green Belt boundary was drawn to follow the line of a ditch at the edge of the pit tip.
12. Since the closure of the colliery the pit tip has been restored to create a parkland area and a development platform created to accommodate the residential development. The new boundary has been drawn to reflect the permanent features that now exists on the ground i.e. the boundaries of the residential curtilages.
13. It is considered the exceptional circumstances exist to justify the change to the Green Belt boundary because, due to historic reclamation operations, the existing boundary does not relate to any feature on the ground as the ditch along the base of this tip has been obliterated.

## Wath Manvers

14. This relates to a small section of the Green Belt boundary at the northern edge of the Express Parks residential development at Wath Manvers; specifically, the northern end of Starling Close. As can be seen on the map below, the existing Green Belt boundary cuts through two residential properties; the block of flats at the northern end of Starling Close lies entirely within the Green Belt.

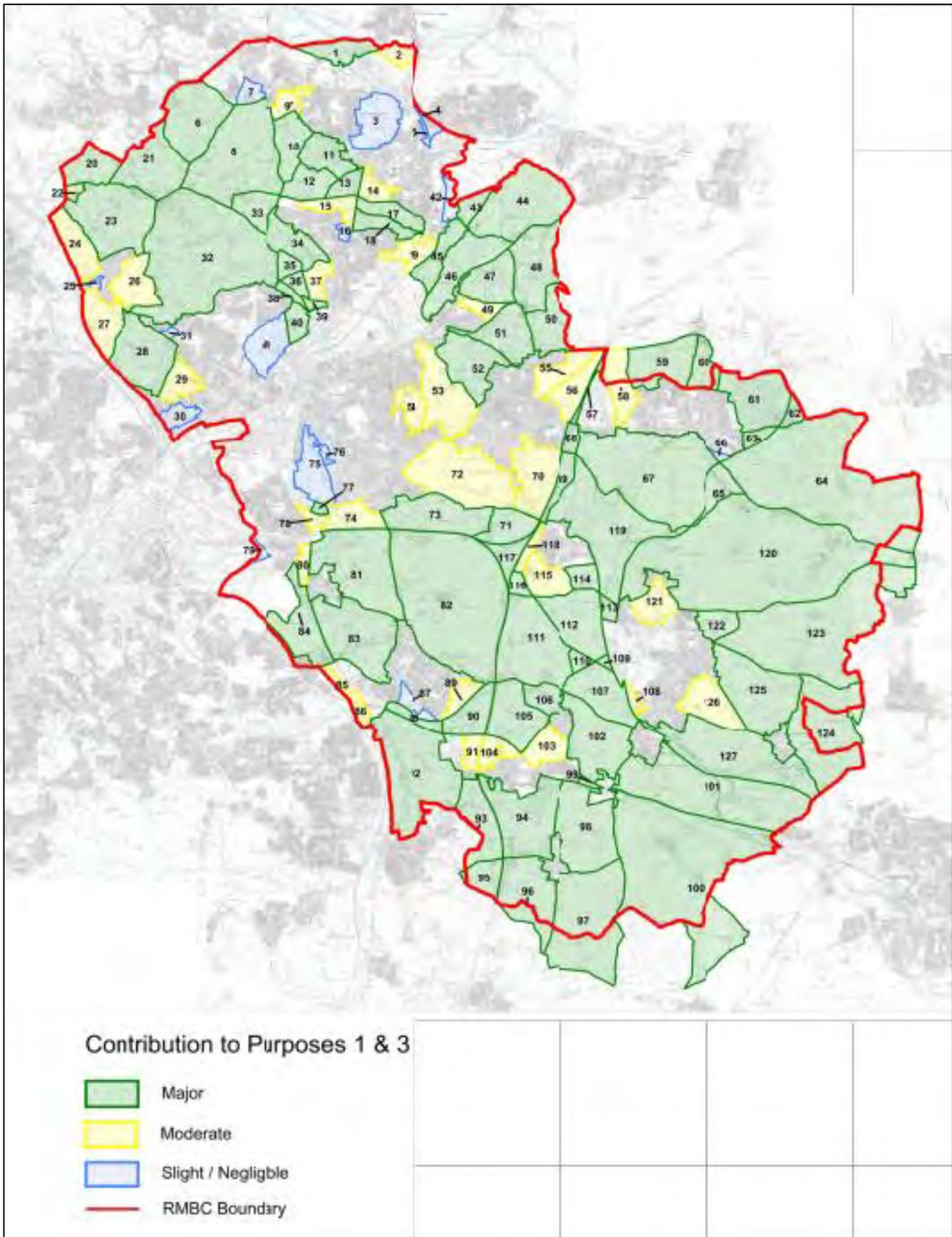


15. The area that the housing is built on is the former Manvers Main Colliery and sidings.
16. Since the closure of the colliery the land has been restored to create a parkland area and a development platform created to accommodate the residential development. The new boundary has been drawn to reflect the features that now exists on the ground relating to the new residential properties.
17. It is considered the exceptional circumstances exist to justify the change to the Green Belt boundary, due to historic reclamation operations, the existing boundary does not relate to any feature on the ground

### Appendix 3 : Summary of Results from Strategic Green Belt Review

(taken from Appendix 4 of Strategic Green Belt Review)

#### Strategic Green Belt Review Results: Settlement Overview Purposes 1&3



Strategic Green Belt Review Results: Settlement Overview Purposes 2&4

