

From: [REDACTED]
To: [REDACTED]
Subject: Removal of Green Belt Sheffield Local Plan Review Green Belt Site CN-3(b)
Date: 09 February 2023 17:40:20
Attachments: [143 TOP WARREN - Photo Presentation.docx](#)
[SUE HORSELY GREEN BELT BOUNDARY REVIEW, SHEFFIELD.pdf](#)

Dear SheffieldPlan

Please find attached the submission for the removal of the Green Belt site CN-3(b) at Top Warren, Chapelton, Sheffield S35 2XT

I would be grateful if you would acknowledge receipt of this email.

Kind regards
Helen Morris-Ruffle

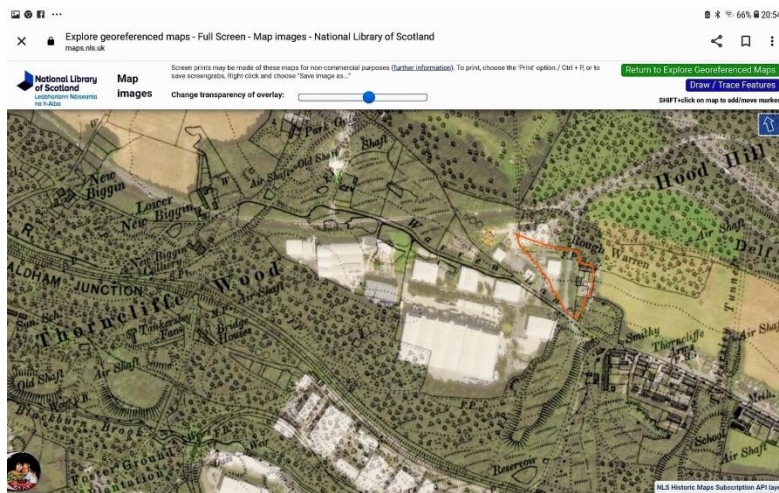


Helen Morris Ruffle M.A. M.R.T.P.I BIAE
Visionary Planning UK
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Any views or opinions expressed are given in good faith and to the best of our ability without prejudice to the formal consideration of any planning application following statutory public consultation.

Please note that from June 2022 I will not be working Fridays. I aim to try and achieve a better work life balance. All enquiries or emails will be responded to the following week. If your enquiry is urgent please Whatsapp me.

143 TOP WARREN – REMOVAL OF LAND FROM EXISTING GREENBELT



Aerial View of Site & Division of Land Industrial & GB



Dwelling Under Construction Planning 16/00800



Boundary to East adjoining field S03112/S03113

Sheffield Local Plan Review Green Belt Site CN-3(b)

Land at 143 Top Warren, Chapeltown, Sheffield S35 2XT

Client: Mr & Mrs M Housley

January 2023



Site



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3. Proposals
4. Planning Justification
5. Conclusions



Site photograph



1. Introduction

1.1 Visionary Planning has been instructed by our clients Mr & Mrs Housley, to submit representations to the Sheffield City Council Local Plan Review -

1.2 The purpose of this representation is to identify and promote our client's land at Top Warren, Chapeltown, Sheffield S35 2XT for removal from the Greenbelt to allow for its redevelopment for housing. Importantly, the representation does not seek re-allocation of the land for housing development because the site is only considered capable of accommodating one residential property, meaning the proposals is not of a scale relevant to the Local Plan itself.

1.3 In support of the proposals this representation comprises:

- Planning History
- Location Plan; and
- Block Plan
- Site Photographs

1.4 This Planning Statement provides a description of the Site, a justification for the Site's removal from the Greenbelt and a brief description of the development proposals for the site.

2. Site Description and Planning History

Site Location

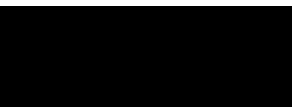
2.1 The application site relates to a detached bungalow currently being built on Top Warren Lane. The property was granted planning permission under ref 16/00800/FUL.

The site measures approximately 1000m².

It should be considered that this, whilst labelled Green Belt, is actually despoiled land which adds little value to the visual amenity of the area. The argument of impact on the Green Belt is tempered against the site being previously developed land with no aesthetically pleasing elements. Whilst the site itself lies within the Green Belt as does the land to the east of the site, the area to the west of Thorncliffe Road is a Fringe Industry and Business Area and to the south is a housing area.

2.2 The Site is owned exclusively by our client and therefore there are no ownership constraints to development.

2.3 It is generally acknowledged that not only our Client's site (which is being much improved by virtue of the dwelling under development), but in general terms the surrounding land (in their ownership) represents an overgrown parcel of open space, which makes minimal contribution to the Greenbelt and in fact detracts for the character and setting of the adjacent properties



2.4 The NPPF states:

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

134. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”***

The original application for the bungalow acknowledges that the land makes little positive contribution to the principle of Green Belt and states:

‘In this instance the area of land is sited immediately to the south of dwellings at Top Warren and to the east of industrial buildings on Thorncliffe Road. The development is located on the very edge of the Green Belt and given the context and proximity of surrounding development, it is considered in this instance that the development can be considered as being within the confines of an existing group of buildings and so its development will not lead to encroachment of urban development into open countryside.

The site is set at a low level and is well screened by landscaping to all boundaries. As such the development will be well shielded from outside the site and will not be highly visible from the Green Belt to the east. Consequently, given the discreet

location it is considered that the development will not be harmful to the overall openness and appearance of the Green Belt.

It is also highlighted that at present the land to which the application relates is unkempt and appears to be being used for storage of old building materials, diggers, barrels etc. The redevelopment of this piece of land will see the area tidied up and can be linked to a scheme of improvement works for the remainder of the land to improve its visual appearance.

The proposed development would provide a unit of accommodation of a disused and somewhat neglected piece of land.

On balance, it is considered that the development will be viewed within the context of an existing group of buildings and will not be highly visible from outside the site. The development will improve the appearance of the currently overgrown and untidy site. The proposal is largely similar to previously approved development

Planning History

22/04488/FUL Resubmission of detached garage. Refused Feb 9th 2023

22/01810/FUL - Erection of detached garage with vehicular charging point, solar PV system to dwellinghouse, and associated landscaping
Refused

22/02194/FUL - Retrospective application for repositioning of dwelling (Application under Section 73 to vary condition 2 (approved plans) of planning permission no.

16/00800/FUL (Erection of a dwellinghouse) – Approved 21/05169/NMA - Alterations to location of window openings, change to internal layout, conversion of integral



garage to form home office/study/WC and additional render in place of brickwork
(amendment to planning permission 16/00800/FUL) – Granted

16/00800/FUL - Erection of a dwellinghouse – Granted conditionally

3.0 Future Proposal

3.1 Our clients seek the removal of the site, outlined in red on the accompanying plan, from the Greenbelt to allow for its redevelopment for a private residential development ie one additional single storey self-build dwelling.

3.2 Whilst it is the principle of this removal that is key to this representation, we can provide an indication of the development our client would be seeking to secure. Details of any future proposal will be submitted in the form of a full application but it will be a single storey dwelling, meeting National Space standards and designed to match the one previously approved.

3.3 It is anticipated that the finishes and materials proposed would be in keeping with the surrounding properties to ensure that the local distinctiveness of the surrounding residential properties is maintained and hopefully enhanced. The properties location within the site is designed to avoid any direct conflict with adjoining properties and given its single storey nature, overlooking or loss of privacy is not considered to be an issue.

4. Planning Justification

4.1 As discussed already, the purpose of this representation is to seek the removal of the Site from the Greenbelt. The primary considerations therefore relate to the



character and purpose of the Greenbelt in this location and the contribution that the Site makes to the objectives of the designation.

4.2 A statutory "Regulation 19" public consultation on the Publication Draft Local Plan is taking place from Monday 9 January until Monday 20 February 2023.

4.3 THE SHEFFIELD PLAN Our City, Our Future Green Belt Review September 2020 states:

Paragraph 139 sets out six key principles that local planning authorities should adhere to when defining Green Belt boundaries, as follows

ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;

4.4 Green Belt Review

National Policy Context and Exceptional Circumstances

not include land which it is unnecessary to keep permanently open;

where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;

make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;

be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and

□ *define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.*

2.7 Revisions to Green Belt boundaries including allocating land for development, should only take place through the Local Plan process. National policy is clear that Green Belt boundaries may only be altered in exceptional circumstances. At this stage, we have not determined through consultation and evidence gathering whether it will be necessary to release land from the Green Belt to deliver new homes. However, there is an outline of the principles that underpin any successful demonstration of exceptional circumstances below.

2.8 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development and clearly states that ‘strategic policies should Provide for objectively assessed needs for housing unless (i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type of distribution in the plan area’. The policies referred to include land designated as Green Belt. In theory therefore, the presence of Green Belt provides a strong reason to not meet objectively assessed needs. It is critical therefore, that the Council can demonstrate a strong case for the exceptional circumstances required to carry out a Green Belt review.

2.9 It is clear from local plans prepared elsewhere in the country that a lack of development land can represent the exceptional circumstances needed to justify altering Green Belt boundaries. The Inspector’s Report into the West Lancashire Local Plan (September 2013) stated that:

‘The NPPF, at paragraph 83, envisages that Green Belt boundaries may be altered in exceptional circumstances, through the preparation or review of a Local Plan. The lack of any other available and suitable land to meet the objectively-assessed need

for housing and employment development constitutes such exceptional circumstances.'

2.10 The Inspector in Barnsley's Local Plan examination also clearly noted that meeting housing need is justification for Green Belt release:

'... I conclude that there is a compelling case in principle for the release of land from the Green Belt to meet the objectively assessed need for employment and housing and for additional safeguarded land. This is, however, subject to exceptional circumstances being demonstrated for the alteration of Green Belt boundaries to justify the removal of specific sites from the Green Belt for development ...'

4.5 The Sheffield Plan Issues and Options document (2020) sets out the options for delivering sufficient new homes in Sheffield and explores the case for developing a greater number of new homes in the City Centre. It provides the number of new homes needed in Sheffield and how they could be distributed, with the option of releasing land in the Green Belt if insufficient sites can be delivered within the urban area, including more intensive residential uses in the City Centre.

4.6 Using the scoring system identified in the Green Belt Review Document Sept 2021 it is considered that the site in question has a low scores.

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

4.7 The site is already surrounded by development, both residential and industrial uses.

There is opportunity for infill development (self build) on this previously developed site without significant further encroachment into the open countryside.



The release of this site from the Green Belt, and allowing one additional dwelling would be seen as 'rounding off' and this would assist in preventing further incursion into any remaining Green Belt.



Google Maps, site and industrial uses close by.

4.8 It is also considered that the site accords with the following tests 1- 2:

1	More than $\frac{3}{4}$ of the parcel adjoins the urban area; significant opportunities to 'round off' existing patterns of development. Performs a weak role in checking the sprawl of the urban area.
2	Between $\frac{1}{2}$ to $\frac{3}{4}$ of the parcel adjoins the urban area; some opportunities to 'round off' existing patterns of development.

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



It is not considered that the site in question assists in preventing neighbouring towns to merge with one another in the main, Chapeltown to Sheffield.

4.10 Purpose 3: To assist in safeguarding the countryside from encroachment

The infill of this site and its removal from the Green Belt is highly unlikely to lead to further encroachment into the Countryside. It is a definitive parcel of land that has clear boundaries.

1

Up to 20% of area covered by beneficial/appropriate countryside uses. It performs a weak role in assisting in safeguarding the countryside from encroachment.

It is considered that it scores highly on the above point.

It is not governed by any beneficial or appropriate uses in the countryside either. It is in fact, despoiled land desperate for improvements. The landscape requires considerable enhancement.

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

this purpose has not been assessed in Sheffield because there are no historic towns within the local planning authority area. There are historic cores to Sheffield City Centre and suburbanised former rural settlements within Sheffield (such as Dore or Ecclesfield). These do not affect this site.

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

Whilst some local planning authorities have decided not to assess land against the purpose relating to urban regeneration. This is on the basis that the

restrictive nature and presumption against built development in the Green Belt effectively channels development into the urban area. This assumes that all areas of Green Belt encourage regeneration and re-use of urban land on an equal basis. In Sheffield, as there are areas of previously developed or urban uses within the Green Belt itself, which may benefit from regeneration or re-use, we considered it was appropriate to assess land against this purpose.

It is considered that the re-use of previously developed land in the Green Belt can have a positive impact on urban regeneration where it is adjacent to the urban area as in this instance.

4.13 Neither does the site contain any of the following:

List of common constraints

- Internationally important nature conservation sites, e.g. RAMSAR, SAC, SPA
- Sites of Special Scientific Interest (SSSI) and National Nature Reserves
- Local Nature Reserves
- Ancient woodland
- Regionally Important Geological Sites (RIGS)

4.14 Identification of the smaller Green Belt parcels

We used the settlement hierarchy to inform the mapping of smaller 'resultant' Green Belt parcels for further consideration. This is reflected in the settlement pattern set out in the Core Strategy¹⁴ which states that the focus for development will be the main urban area of Sheffield and the Principal Towns of Chapeltown/High Green and Stocksbridge/Deepcar. It also indicates that some growth may also be appropriate in the larger villages (Oughtibridge, Wharncliffe Side and Worrall). In light of this, we identified smaller parcels of land

adjoining the urban areas and larger villages. The parcels extended up to a distance of approximately 400m from the edge of built up areas.

4.15 The Green Belt Review document states that:

Potential deletions from the Green Belt

There are several categories of land that could potentially be deleted from the Green Belt. This includes: large areas of land that no longer perform the purposes of Green Belt, which may include land that has been developed since 1983 and smaller, ‘untenable anomalies’ where the Green Belt boundary could be stronger on the ground. Appendix 8 details potential Green Belt changes that are not related to any possible future development options for which Green Belt boundary changes may be required.

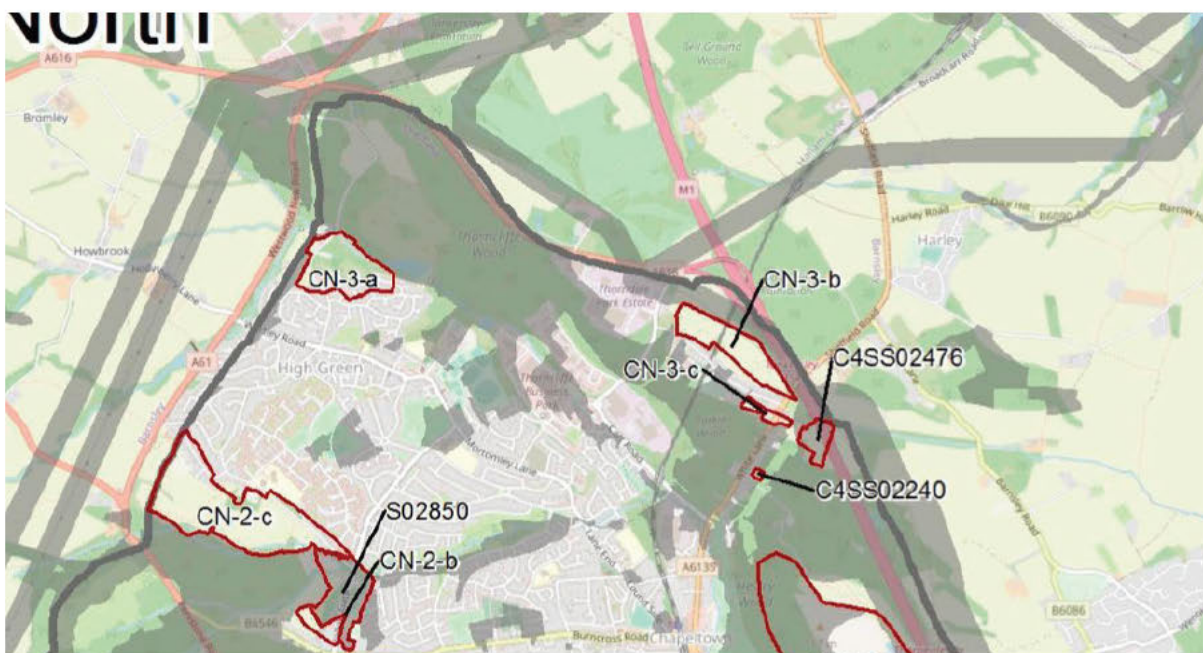
Land that no longer performs the purposes of Green Belt

The two main categories of potential deletion shown in Appendix 8 relate to (a) areas of Green Belt that no longer perform Green Belt functions, due to changing context or development on the ground; and (b) boundary amendments that are necessary to ensure a robust Green Belt boundary.

Appendix 3: Scores for general areas in relation to Green Belt purposes

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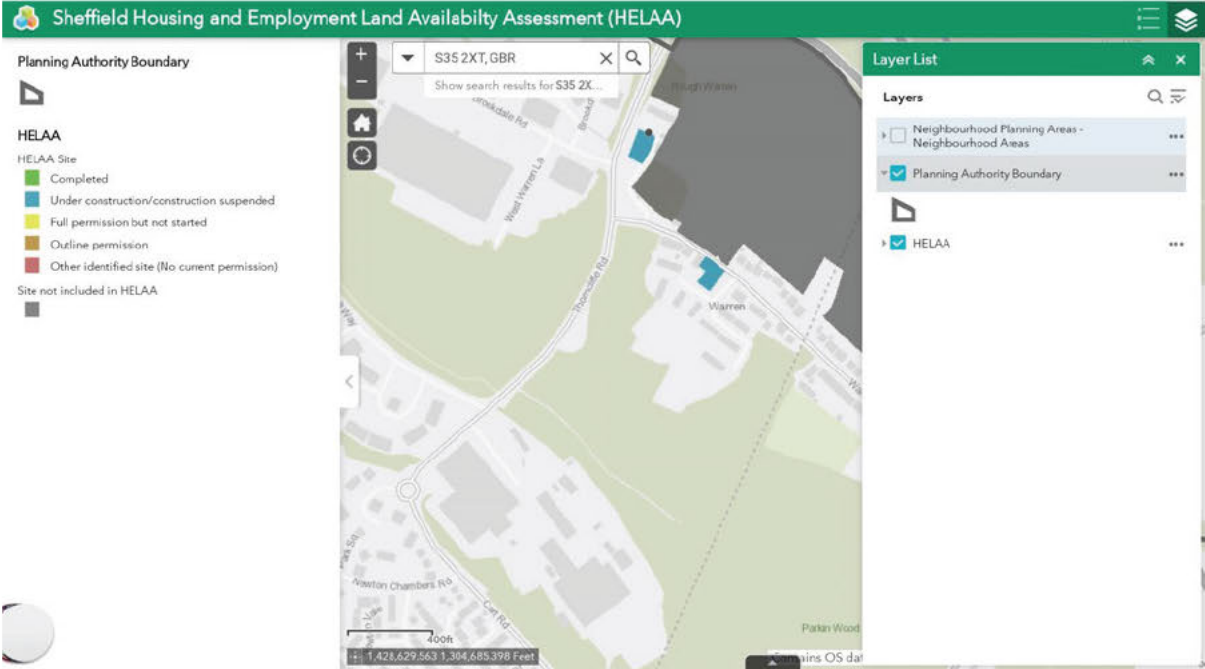
Map Area	Parcel Code	Purpose 1	Purpose 2	Purpose 3	Purpose 5	Total / 20
Bents Green	BG-1	2	1	5	5	13
	BG-2	3	1	5	5	14
Chapelton North	CN-1	3	3	5	5	16
	CN-2	2	2	5	5	14
	CN-3	3	2	5	5	15



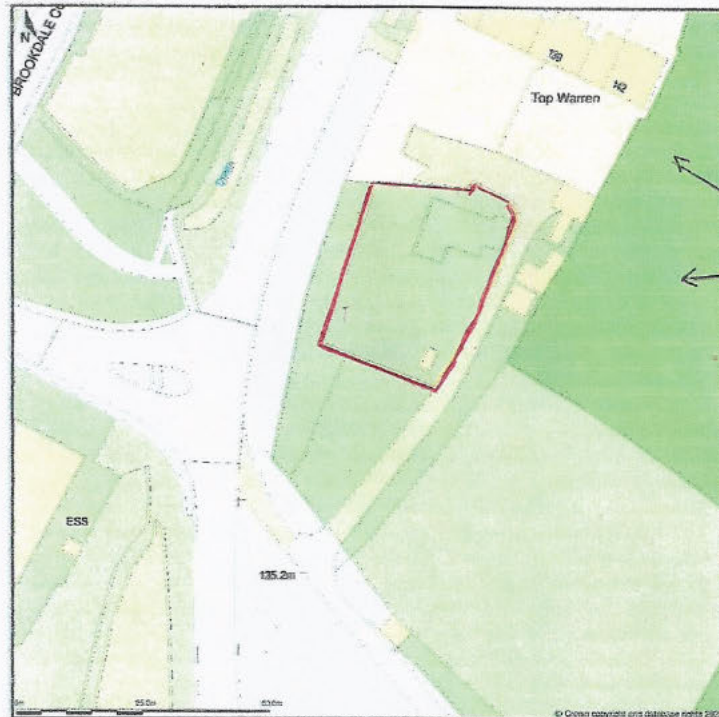
CN-3-b	3	3	5	5	16	3	S03112	S03113	S03312
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NB the site in question pertains only to a tiny blue area of land within SO3312 NOT the whole area.





143. Top Warren, Chapeltown, Sheffield, S35 2XT



Plan indicating site identification numbers

4.16 The applicants disagree with the score appropriated to this site. The current score is 15 when clearly this is far too high a Green Belt value on this land. It is evident that the site accords with the two main categories of potential deletion shown in Appendix 8 relate to (a) areas of Green Belt that no longer perform Green Belt functions, due to changing context or development on the ground; and (b) boundary amendments that are necessary to ensure a robust Green Belt boundary.



4.17 The attached photographic evidence show the changing context of site CN-3 as there is a permanent dwelling on the site. This site no longer constitutes a robust Green Belt boundary and as suggested by Core Strategy policy CS71 which states that 'exceptionally, changes may be made [to the Green Belt] to remove untenable anomalies where the change would not undermine the purposes or objectives of Green Belt in that area. A number of changes could be made to the Green Belt boundary regardless of whether land is required to meet future development needs. This includes 'untenable anomalies' as a result of improved mapping since the Green Belt boundary was initially adopted in 1983 and then mapped for the UP in 1998. Changes need to be made to ensure a defensible Green Belt boundary on the ground. Many of these untenable anomalies were published in 2013 as part of consultation on the City Policies and Sites document, whilst others have been identified through this Green Belt Review. Several significant areas of land have been identified which could be either:

- a. deleted from the Green Belt because development that has taken place since 1983, or other changes, means that the land no longer performs Green Belt purposes; or
- b. added to the Green Belt because they have been shown to perform the purposes of Green Belt

There are several categories of land that could potentially be deleted from the Green Belt. This includes: large areas of land that no longer perform the purposes of Green Belt, which may include land that has been developed since 1983 and smaller, 'untenable anomalies' where the Green Belt boundary could be stronger on the ground. Appendix 8 details potential Green Belt changes that are not related to any possible future development options for which Green

Belt boundary changes may be required.

4.18 Having identified the key purposes of the Greenbelt in this part of the Borough, based on the Green Belt review findings, it is now important to assess whether the removal of our clients site would have a significant adverse, or indeed any, impact on the contribution that the Greenbelt makes in this location.

4.19 Firstly, the Site is not located in either of the locations where it has been identified that there was the greatest risk of unrestricted urban sprawl, it is bounded by Thorncliffe Road to the North West, which acts as a physical barrier and to the East there are existing buildings falling within the curtilages of 137-142 Top Warren. The Site's removal from the Greenbelt and any subsequent redevelopment would not lead to further urban sprawl in either location and would not weaken the contribution the wider Green Belt allocation serves in this area.

4.20 CN-3b is a small area of the Greenbelt situated between existing permanent buildings. The site, due to its small scale, is therefore a tiny parcel of the wider Green Belt and does not itself make a meaningful contribution to the purposes of the Greenbelt.

4.21 Notwithstanding the small-scale nature of the site, it is worth noting that the Site's physical boundaries are well defined on three sides also means that development of this small, infill site should not be considered unrestricted urban sprawl. Where the Site's boundary is less well defined, our client is proposing mature hedgerow planting that will provide the robust boundary that would check further development in this location.

4.22 It is evident that the site is located within a small area of built form, The Site's removal from the Greenbelt would not reduce the openness of the Green Belt or increase the percentage of built form within the area to a noticeable degree. Equally, the site's development (assuming all other planning policy requirements can be satisfied) would be seen in the context of the surrounding built form and would be well screened by both existing built form and landscape features (Ash trees run the whole length of Thorncliffe Road and shield the site). As indicated by the photograph below.



4.22 The topography of the surrounding area, which drops down to the level of road at this part means that the site is already effectively screened from view, except from vehicles passing the directly past the site on Thorncliffe Road The Site's physical contribution to the wider openness is therefore considered to be minimal and development of the site could be well contained within out any noticeable change in the appearance of the Greenbelt in this location.

5. Conclusions

5.1 In summary, based on the details outlined above, it is considered that the Site, due to its small scale, location and relationship with existing built form does not contribute in meaningful manner towards the purposes of the Greenbelt in this location.

5.2 As such it is considered that removal of this site from the Greenbelt would have no adverse impact on the operation of the Greenbelt in this location and particularly its key contributions to the checking of unrestricted urban sprawl and the safeguarding of the countryside from encroachment.

5.2 It is also considered that, if removed, any potential future development of the site would enhance the Greenbelt in this location by removing a parcel of low quality scrub land from the Greenbelt and providing a high-quality development that would contribute to the Local Distinctiveness of the built form in this location.

5.3 We therefore respectfully ask that the Site is removed from the Greenbelt at this stage of the Local Plan Review process.



Appendices.

Photo presentation

Helen Morris Ruffie MA MRTP

