

Chapter 12 Prizing, Protecting and Enhancing Sheffield's Natural Environment and Distinctive Urban Heritage

CS71 Protecting the Green Belt

12.1 In keeping with the Regional Spatial Strategy and the spatial strategy for the city, it is proposed to maintain the strategic extent of the Green Belt.

Policy CS 71

Protecting the Green Belt

Countryside and other open land around the existing built-up areas of the city will be safeguarded by maintaining the Green Belt, which will not be subject to strategic or local review. Exceptionally, changes may be made to remove untenable anomalies where the change would not undermine the purposes or objectives of Green Belt in that area. Development needs will be met principally through the re-use of land and buildings rather than through expansion of the urban areas and villages.

12.2 The policy follows from the spatial vision of a city renewing itself rather than spreading out. It complements the priority to regeneration and the redevelopment of previously developed land and reflects the very high value attached by the people of the city to the openness of the surrounding countryside. It also complements the Green Belt designations in neighbouring areas, where there are also no proposals for review.

12.3 The policy conforms with national policy, which states that the general extent and boundaries of existing approved Green Belt should be altered only exceptionally. The principal potential reason for review was to enable expansion of the urban area to release sufficient land for housing. However, it has been established that there is enough identifiable land within the city to meet the foreseeable needs for housing development. Provision for added flexibility or for land in excess of the requirement in the Regional Spatial Strategy was not considered to be exceptional grounds for a review.

12.4 Untenable anomalies will be taken to comprise such circumstances, for example, where it is no longer possible to trace the boundary on the ground, as required by national policy. Such changes would normally be minor and would result from problems with the operation of the Green Belt rather than policy issues. Any changes would conform to national policy for the purposes of Green Belt and objectives for the use of Green Belt land. It is essential that any changes do not undermine confidence in the permanence of the Green Belt. The only non-minor change will be at the airport runway, which will be resolved with a land swap, excluding land on the runway and adding a larger area to the south, which also satisfies the purposes of Green Belt.

12.5 The policy will be implemented through the development management process, in accordance with national policy for Green Belts. Anomalies in local boundaries will be rectified through the City Policies and City Sites documents, and the SDF Proposals Map, which will also designate sustainably located developed sites in the Green Belt as Major Developed Sites in the Green Belt, in accordance with Planning Policy Guidance Note 2