

### Option D: Limited number of Larger Urban Extensions into Green Belt

Plan for a limited number of larger urban extensions (at least 1,000 homes) into the Green Belt in locations that are well served by, or have potential to be served by, the Supertram network or rail services.

This option involves a limited number of larger urban extensions into the Green Belt.

URBED's study concluded that, within Sheffield, a number of 'confident bites', or larger extensions, could be made into the Green Belt. Their report recommends these larger extensions should be focused in locations that are well served by, or have potential to be served by, the Supertram network or rail services. These are also locations that would exploit opportunities to 'complete' the urban form of the city.

Their report suggests that around 7,000 homes could be provided in the South East of the city, with a further 4,300 homes provided in East Sheffield (as an extension to the Waverley development already taking place in Rotherham borough). They suggest that smaller developments of around 1,000 homes could take place at Stocksbridge and in the Upper Don Valley at Oughtibridge, with both locations having potential to be served by tram extensions or

reinstatement of passenger services on the railway line running between Stocksbridge and Sheffield Victoria station.

We think that the area east of Norton within Sheffield's boundary should also be considered as a possible location for an urban extension because it would be consistent with the criteria used by URBED to justify the other locations. This area is relatively close to the Herdings Park tram terminus and has the potential to take advantage of possible improvements to the transport corridor running from Meadowhead to Sheffield City Centre, including for example a new Park and Ride facility.

The potential for larger urban extensions on the western side of the city is limited by the topography, landscape (including impact on the Peak District National Park) and other significant environmental assets, including the moorlands which are internationally important areas for wild bird conservation.

Option D would be in addition to options A, B and C and could be considered with, or as an alternative to, Option E below. We think this option could deliver:

- 2,000 homes in Stocksbridge and Upper Don Valley
- 1,100 homes in East Sheffield (as an extension to the Waverley in Rotherham Borough)
- 2,000 homes in South East Sheffield



- 1,000 homes East of Norton (Sheffield District only)

The main **advantages** of this option are:

- (a) It gives the opportunity to create distinctive new neighbourhoods with a good range of services, shops, local employment and infrastructure (e.g. a new primary school).
- (b) The critical mass of this scale of development should be sufficient to be able to make it more viable for improvements and/or extensions to the public transport network to be considered and pursued, including new Park and Ride facilities.

The main **disadvantages** of this option are:

- (a) The market is likely to deliver at a slower rate than if there were multiple developments all selling new homes
- (b) Accommodating other uses to make a sustainable urban extension will mean a greater land take of non-urban land.
- (c) It could adversely impact on the landscape of Sheffield, potentially harming the City's character and unique selling points.
- (d) There is a higher risk of ecological and archaeological damage than with urban options.

## Consultation questions

Q38: (a) Do you support the option of focusing major growth at Stocksbridge and in the Upper Don Valley (including land in Barnsley Borough)?

- (b) What would be the main challenges to delivering this option, and the most effective way for the Council to enable the development?

Please provide reasons for your answers

Q39: Do you support the option for a large urban extension in East Sheffield (as an extension to the Waverley development in Rotherham Borough)?

Please provide reasons for your answer

Q40: Do you support the option of focusing major growth in South East Sheffield?

Please provide reasons for your answer

Q41: Do you support the option for a large urban extension to the east of Norton (Sheffield District only)?

Please provide reasons for your answer

Q42: Are there any other areas where a large urban extension should be considered?

Please provide reasons for your answer

