

5.7 Other Options not being Proposed

We have already ruled out the following options on the grounds that they are not reasonable alternatives for accommodating growth in Sheffield

Growth of the smaller villages and hamlets

The smaller villages and hamlets (Bolsterstone, Brightholmlee, Dungworth, Ewden, Midhapestones, Ringinglow and Whitley) are all currently washed over by the Green Belt. They are all located in high quality landscape areas and, with the exception of Whitley, are close to the Peak District National Park boundary. Most of them are little more than loose clusters of a few houses and farms and lack local services and facilities. Significant growth in these locations would, therefore be unsustainable.

Building a major new settlement in the countryside

We have ruled out a further option, building a major new settlement in the countryside, on the grounds that there is nowhere in Sheffield where such a large-scale

⁶⁴ The figure for small urban extensions into Green Belt represents the residual required to meet our best estimate of housing need (43,000 homes, see page 41) in Sheffield. However, if the capacity from other sources was to deliver less than the need, some additional small Green Belt releases or redevelopment of existing previously developed sites would be needed (or needs would have to be met elsewhere in the City Region).

⁶⁵ The SHLAA identifies capacity for 22,000 homes on identified sites. This figure is higher than the SHLAA total because Option B (a) assumes a higher density can be achieved on the identified sites.

free-standing new settlement could be accommodated. This is because:

- On the eastern, southern and northern sides of the district the edge of the built-up areas is already close to the city's boundary
- On the western side of the district much of the countryside is of high landscape quality and borders the Peak District National Park

A new settlement could be considered within other districts within Sheffield City Region and, depending on its location, it could help meet housing need in Sheffield.

5.8 What are the implications of the options for other local authorities in Sheffield City Region?

As noted above, pursuing all five options would maximise the amount of housing that could be accommodated in Sheffield, meaning less would need to be accommodated in neighbouring districts.

A Sustainability Appraisal of the five main options and the various sub-options has been undertaken and this, along with comments received during the consultation period, will help the Council decide which ones should be taken forward as preferred options in the Draft Sheffield Plan.



Consultation questions

Q46: Should Sheffield seek to meet all its own housing needs within the district?

Q47: How much of the housing need within the Sheffield/Rotherham housing market area could be accommodated in other districts in Sheffield City Region (i.e. outside Sheffield and Rotherham districts)?

Q48: What would be the social, environmental and economic consequences of meeting some of the housing need in Sheffield/Rotherham in other districts in Sheffield City Region?

