

Good morning Sir. And thank you for allowing me to speak today. I am a local resident who has lived in the area for over 50 years and I walk along Hollin Busk almost every day on my way to Whitwell Moor, taking in the beautiful landscape which changes depending on the time of day and the changing seasons and the position of the sun, and I can tell you the sunsets are stunning. I did provide a number of visual images from different viewpoints across all of the seasons as part of my appeal objection, and Google Drive links were provided to these images at that time, and hopefully you will have had the time to look at these.

But if I may, I wanted to highlight a fairly recent development around an anomaly within the Green Belt review document and how it relates to Hollin Busk, and I will start by making a quick point around the fact that I have heard a lot of talk around the merging of Deepcar and Stocksbridge but I have not heard anything around the merging of Deepcar and Bolsterstone.

For those of you who are not familiar with the area, Bolsterstone is a characteristic hill village believed to have Saxon roots. It borders the Peak District National Park having views over the reservoirs and moorland, and is recognised by the Sheffield Authority as a **village washed over** by the Green Belt and I believe that your site visit today will take you through Bolsterstone. The land between Deepcar and Bolsterstone forms an essential gap between the settlements, and therefore serves a purpose in preventing the settlements from merging, and this land includes the appeal site. If you stand at certain points on Hollin Busk Lane, you can see the upper reaches of Bolsterstone church, and it is closer than you think, and I hope that this will be pointed out to you today on your visit to the site, as I feel that the proximity to Bolsterstone has been overlooked.

According to the NPPF the Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns 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.

When assessing land for Green Belt purposes, each individual authority will decide its own approach in terms of how land is appraised against the NPPF purposes'. It should be noted as part of this process, Sheffield Authority do not include the 4th purpose relating to the setting of historic towns.

To help determine how robustly parcels of land perform against these 4 purposes, Sheffield Authority have applied a score of between 1 and 5 against each of these purposes, 1 being low and 5 being high. This would allow for a maximum possible score of 20 across the 4 purposes in scope. Having said that, this is not a solely mechanistic approach and there are opportunities to apply professional judgement with the option of taking other factors into consideration to aid with the process.

The Green Belt Review document dated September 2020 shows that the Hollin Busk site has been awarded a total score of 13 out of a possible maximum of 20 against the 4 Green Belt purposes in scope, scoring 2,1,5 & 5. I was surprised at the rather low score of 1 for purpose 2, which serves to prevent neighbouring towns from merging, and so I decided to look into this in more detail. When doing so I found that the scoring was incorrect and in fact for this purpose Hollin Busk should be

awarded the maximum score of 5, since Sheffield Authority appeared to have overlooked the fact that the distance between Hollin Busk and the village of Bolsterstone is less than 500 metres.

I raised this discrepancy with the Sheffield Authority as I believed that an oversight had been made, and as a result, the Authority have acknowledged the fact that the distance between Hollin Busk and the village of Bolsterstone is less than 500 metres. In light of this, the Authority has agreed to review both the scores, and the Hollin Busk site in general, and how the land performs in terms of its contribution to the Green Belt. Once the review is complete, I'm expecting the Authority to issue an addendum to the Sheffield plan in time for the publication of Regulation 19, which is expected in the autumn.

Based on this new information, it is reasonable to expect that the overall score for the Hollin Busk site will be updated to show 17 out of a maximum score of 20 (made up of 2,5,5 & 5). The revised score against purpose 2 is calculated based on the distance from point A to point B, and so the figures are not subjective they are indisputable, hence my confidence in the revised score. This will therefore mean an increase of 4 overall with a maximum score of 5 across 3 of the 4 purposes in scope, which clearly demonstrates a robust and strong performance against the Green Belt test of the Hollin Busk site.

It is worthy of note that the land at Hollin Busk is specifically mentioned in the current Core Strategy having been granted additional status under CS72. There are other sites within the Core Strategy which have also been designated with CS72 status, and these sites have also been assessed for robustness against the Green Belt purposes and are mentioned within the draft Sheffield Plan. Interestingly, two such sites have been recommended for addition to the Green Belt, namely **Former Holbrook Colliery / Holbrook Heath** and **Land to the South of Mosborough / South of Quarry Hill** having scores of 17 and 14 respectively. This therefore means that the Hollin Busk site, with its revised score of 17, is now on a par with the **Holbrook Heath** site and on a higher footing than the **Quarry Hill** site, and so a question arises as to whether the Hollin Busk site will also now be recommended for addition to the Green Belt when Regulation 19 is met in the autumn. In my view it would be difficult for the Authority to argue against this. I recognise that the exercise isn't just a "mechanistic" approach however, much of the non-mechanistic rationale mentioned for both the **Holbrook Heath** and **Quarry Hill** sites are also relevant in context to the land at Hollin Busk in terms of encroachment into the countryside, green fingers, open space, open rural nature etc. and applying the same rationale to the Hollin Busk site should result in recommendation for addition to the Green Belt.

The over-riding point I am trying to make here is that the land at Hollin Busk performs robustly against the 4 purposes listed in the NPPF framework scoring a maximum of 5 against 3 of the purposes in scope using the revised scoring, and the proximity to Bolsterstone. I wanted to highlight the importance of this area of land and to show how it performs a Green Belt function despite not currently having Green Belt status, and also how it contributes towards maintaining an essential gap between the distinct settlements of Deepcar and Bolsterstone and therefore should be deemed unsuitable for housing. I wanted to bring the above your attention since I believe that this will be very much seen as a test case, and allowing development on this site will very likely open up the possibility for future development across the whole of Hollin Busk which for all intents and purposes does appear to perform Green Belt functionality.

Thank you.