

Draft Sheffield Plan

Green Belt Review – Appraisal of Proposed Additional Site Allocations and Consequential Deletions (August 2025)

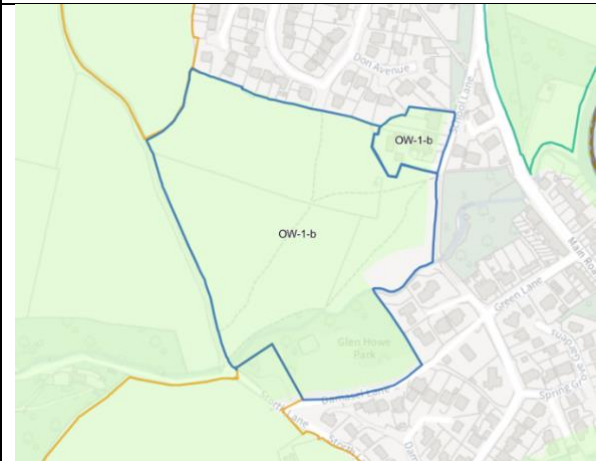
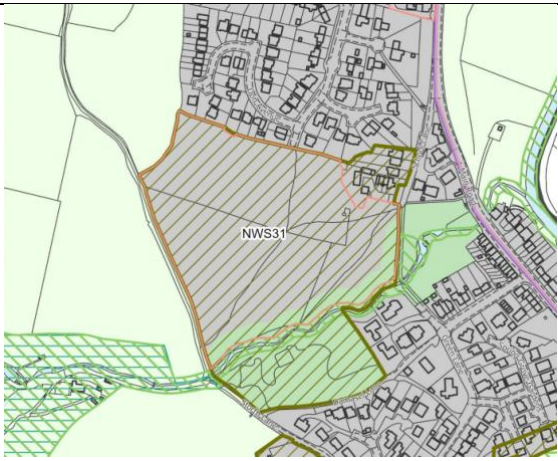
1. Introduction

- 1.1 This note sets out how Sheffield City Council has assessed the Green Belt performance of the Green Belt sites that have been proposed as additional allocations within the recently published Sheffield Plan – Proposed Additional Site Allocations (May 2025).
- 1.2 This is an update of the appraisal (EXAM 136) that was previously published on the Examination webpage on the 16th September 2025. **This update includes the correct assessment of allocation CH05.**
- 1.3 This assessment includes their performance against Green Belt purposes, with scores taken from the previous Green Belt Review 2020 (GB02), Green Belt Addendum 2022 (GB03), and Green Belt Update 2024 (EXAM95A).
- 1.4 Two proposed site allocation (NES36 and SWS19) are significantly different from the parcel boundary previously assessed within the Green Belt Reviews and may therefore perform differently against purposes and boundary robustness. This note therefore includes a complete assessment of these two allocations (using the Green Belt Review methodology).
- 1.5 Critically this note includes an appraisal and justification of the consequential deletions that are required alongside the proposed Green Belt allocations. These deletions comprise land that, if they remained in the Green Belt, would result in an isolated or poorly performing area of Green Belt, or an indefensible boundary.
- 1.6 The justification for the removal of these additional Green Belt areas followed the methodology for assessing Green Belt boundary strengths within the Green Belt Review.
- 1.7 The performance of a deleted area against Green Belt purposes and/or the strength of its boundary does not, by itself, determine whether land should be allocated/deleted from the Green Belt. Green Belt performance has been considered alongside other planning issues. These have been weighed against each other to establish the suitability and sustainability of designating the land for development. The selection process is set out within the Proposed

Additional Site Allocations: Selection of Sites for Green Belt Release Topic
Paper – May 2025 (EXAM130).

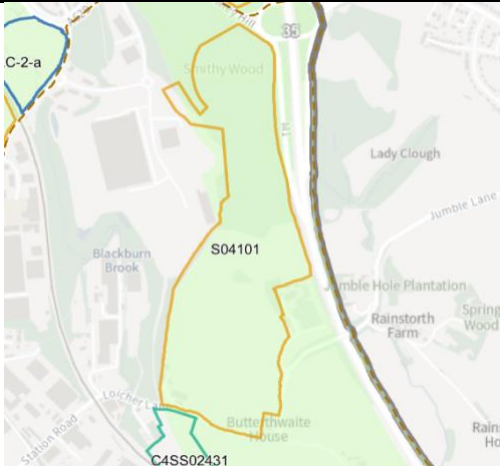
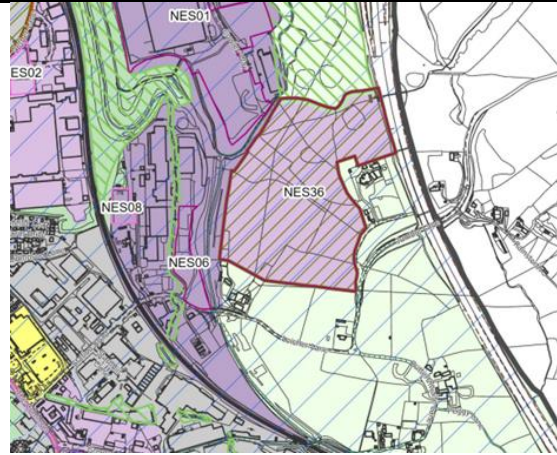
Site Name	Land at Forge Lane, S35 0GG	
Site Ref	NWS30 / S03032	
Green Belt Ref	O-3-a	
Green Belt Performance	Purposes	Score
	1	2
	2	5
	3	5
	5	5
	Total	13
	Boundary Robustness	2
Comparison of Proposed Allocation with Green Belt Parcel		Allocation NWS30 broadly aligns with O-3-a Combined, the allocation and proposed UGSZ have the same boundary as O-3-a.
Green Belt Parcel		Proposed Green Belt Allocation and Deletions
		
Appraisal of Boundary Changes		
Current Boundaries and Strength	The current Green Belt boundary follows a mixture of strong, defensible features, adjoining an A-road, Langsett Road North, at the western boundary, and continuing to follow the boundary of residential properties at the northern border. Towards the inner, southern edge of the site, the Green Belt boundary follows the edge of residential properties off Forge Lane, and a farm track that separates the site from residential garden fencing, forming a robust, clear boundary.	
Proposed Boundaries and Strengths	The removal of site S03032 from the Green Belt and its allocation for residential development would result in a Green Belt boundary that would follow a range of features with differing levels of permanence. The farm track that currently adjoins the site boundary would form the new Green Belt boundary, which is clearly identifiable and robust. At the northern edge of the site, the Green Belt boundary would continue to follow hedgerows until rejoining Langsett Road North.	
Additional Land Removed from the Green Belt	To avoid the creation of a small indefensible island of Green Belt, land to the south of the proposed allocation will also be removed from the Green Belt. This area comprises a pond and woodland and is therefore proposed as an Urban Green Space Zone.	

Conclusions	Currently, the Green Belt boundary adjoins a mixture of defensible features including a major road, and residential properties. It is recognised that removal of NES30 and adjoining UGSZ from the Green Belt would result in a weaker boundary as it would follow less defensible, permanent features in some areas, including hedgerows that form part of a wider area of mature trees and overgrowth. These are however linear and identifiable features.
Exceptional circumstances for consequential Green Belt deletions.	Removal of land from the Green Belt through the allocation of site NWS30 would result in an isolated area of land south of the allocation remaining in the Green Belt, surrounded by built development. This small area would no longer perform the purposes of Green Belt, notably preventing sprawl or the merging of towns.

Site Name	Land at Brightholmlee Lane, Wharncliffe Side, S35 0DD	
Site Ref	NWS31	
Green Belt Ref	OW-1-b	
Green Belt Performance	Purposes	Score
	1	2
	2	1
	3	5
	5	5
	Total	13
	Boundary Robustness	3
Comparison of Proposed Allocation with Green Belt Parcel		Whilst the proposed allocation does not include the playground at Glen Howe Park to the south, it is proposed that this area is also removed. Combined the released area broadly reflects OW-1-b.
Green Belt Parcel		Proposed Green Belt Allocation and Deletions
		
Appraisal of Boundary Changes		
Current Boundaries and Strength		Currently, the Green Belt boundary is relatively strong and follows mixture of linear, robust features. Most of the boundary between the Green Belt and the settlement of Wharncliffe Side adjoins the border of residential properties, forming a strong, permanent boundary. At the southern, and southeastern edge of the boundary, the Green Belt follows a public footpath and part of Tinker Brook before rejoining residential property boundaries, which is less robust but still forms a linear and identifiable feature on the ground.

Proposed Boundaries and Strengths	The redesignation of site NWS31 as a Residential site allocation, together with the additional land set out below, would result in a Green Belt boundary that follows a strong defensible road boundary in the form of Storth Lane providing a robust, permanent feature. To the northern edge of the allocation, the Green Belt boundary would adjoin the rear of residential properties on Don Avenue and hedgerow, meaning the residential policy area would be bound by either roads or existing residential properties on all sides, forming a defensible boundary.
Additional Land Removed from the Green Belt	It is proposed that the land between Tinker Brook and Damasel Lane, known as Glen Howe Park (playground and field), is redesignated as an Urban Green Space Zone. This avoids the creation of an indefensible area of Green Belt that would perform poorly against Green Belt purposes. Critically the Green Belt boundary continues to follow a stronger, defensible boundary along Storth Lane and rejoining another road/Damasel Lane. In addition to Glen Howe Park, the collection of houses at the end of School Lane will also be removed from the Green Belt. This will avoid the creation of a small area of isolated built-up Green Belt. Note the proposed change does not affect the locally listed Glen Howe historic park to the east.
Conclusions	Currently, the Green Belt boundary adjoins a mixture of strong defensible features comprising residential properties and a brook/footpaths and includes some existing development within the site boundary indicated on the map. It is considered that removal of NWS31 and Glen Howe Park (playground and field) from the Green Belt would result in a stronger, more robust boundary as it would follow Storth Lane and round off the residential development that exists within the area.
Exceptional circumstances for consequential Green Belt deletions.	Removal of land from the Green Belt through the allocation of site NWS31 would result in additional areas of land to the south that no longer perform the purposes of Green Belt, notably the prevention of urban sprawl and the merging of towns. Further deletion is

	required to form a robust, permanent and defensible Green Belt boundary.
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Site Name	Land to the south of the M1 Motorway Junction 35, S35 1QP	
Site Ref	NES36	
Green Belt Ref	S04101	
Green Belt Performance	Purposes	Score
	1	5
	2	2
	3	5
	5	5
	Total	17
	Boundary Robustness	2
Comparison of Proposed Allocation with Green Belt Parcel		The proposed allocation is significantly smaller than the Green Belt Parcel that has been assessed (excluding woodland to the north and farmland to the south). Consequently, the allocations performance against purposes may be different. Further review against purposes is required.
Green Belt Parcel		Proposed Green Belt Allocation and Deletions
		
Appraisal of Boundary Changes		
Current Boundaries and Strength		The current Green Belt boundary adjoins the edge of other draft General Employment allocations, which are separated from the Green Belt by a footpath/track which is clearly definable and linear on the ground, forming a relatively strong boundary.
Proposed Boundaries and Strengths		The allocation of site NES36 and designation as a General Employment Zone, would result in a Green Belt boundary that adjoins mature trees and hedgerow that form the Local Wildlife Site to the north of the site, forming a relatively defensible, clear boundary. The eastern boundary includes the M1 which is a very robust and defensible boundary, and residential property boundaries. To the south,

	the Green Belt boundary follows a hedgerow that currently divides fields and continues through a field to rejoin the existing footpath boundary. This is a significantly weaker boundary that follows less identifiable, defensible features.
Additional Land Removed from the Green Belt	No land in addition to the boundary of site allocation of NES36, set out in the map above, is proposed for release from the Green Belt.
Conclusions	Currently, the Green Belt boundary follows the route of an existing track/footpath, which forms a strong, defensible boundary. The release of NES36 from the Green Belt will result in a weaker boundary to the south that takes the form of hedgerows and limited physical features. Boundaries to the north and east are however more robust.
Exceptional circumstances for consequential Green Belt deletions.	No consequential additional Green Belt deletions have been made as a result of the allocation of NES36.

Green Belt Appraisal of Allocation NES36

SITE NAME	Land to the south of the M1 Motorway Junction 35, S35 1QP
HELAA REF	S04101
GB PARCEL REF:	S04101
LCA GBR REF:	S04101
WARD:	Ecclesfield West
ADDRESS:	Loicher Lane / Jumble Road
SIZE OF SITE (HECTARES):	16.37
REASON FOR REVIEW	Proposed allocation is significantly smaller than the assessed Green Belt parcel (S04101)
SURVEYED BY:	John King

Site Photographs



View north east towards Smith Wood Business Park



View north of boundary with the M1

SITEASSESSMENT AGAINST GREEN BELT PURPOSES

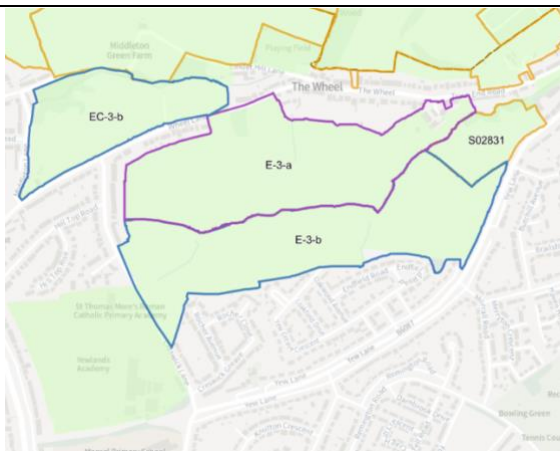
Green Belt Purpose	Previous Score	Reviewed Score and Justification
To check the unrestricted sprawl of large built-up areas	5	3 – 25% of the site's boundary adjoins the urban area and the removal of the site would lead to an intrusion into the Green Belt between the edge of Sheffield and the M1 Motorway. It should be recognised that the M1 Motorway does contain this and the wider Green Belt area.
To prevent neighbouring towns from merging into one another	2	2 – Thorpe Hesley is within 1km and 2km of Rotherham's Main Urban Area, due to the presence of the M1 between the site and these areas there is less perception that they are merging.

To assist in safeguarding the countryside from encroachment	5	5 – Over 80% of area is used for agriculture which is a beneficial/appropriate countryside use. It performs a very strong role in assisting in safeguarding the countryside from encroachment.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	5	5 – The proposed allocation does not contain derelict land.
Total Score (n.b. scored against criteria set out on separate sheet)	17	15
Strength of Boundary (<i>compared to current boundary</i>)		
	Previous Score	Reviewed Score and Justification
Type of boundary (<i>e.g. road, stone wall, public footpath/bridleway, fence</i>)	2	3 – Currently, the Green Belt boundary follows the route of an existing track/footpath, which forms a strong, defensible boundary. The release of NES36 from the Green Belt will result in a weaker boundary to the south that takes the form of hedgerows and limited physical features. Boundaries to the north and east are, however, more robust.

Other key features/issues (Please refer to the photographs and accompanying map showing the location of the photographs)
Power cables cross the site both east/west and north/south. These connect to the substation nearby on Loicher Lane.

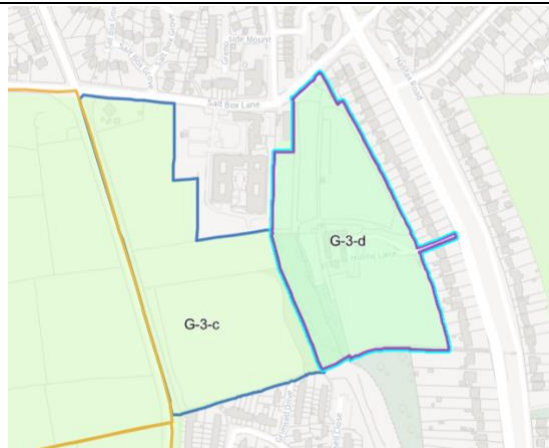
Conclusions (<i>Overall Green Belt performance and any fundamental Green Belt constraints</i>)

The Green Belt land identified as Proposed Allocation NES36 does score slightly less than the larger parcel which was assessed in the Green Belt review. This is a result of more of the boundary adjoining the urban area (as a percentage) than the larger parcel. Overall, due to the M1 comprising a strong strategic boundary the Green Belt land performs moderately well, rather than strongly, against Green Belt purposes.

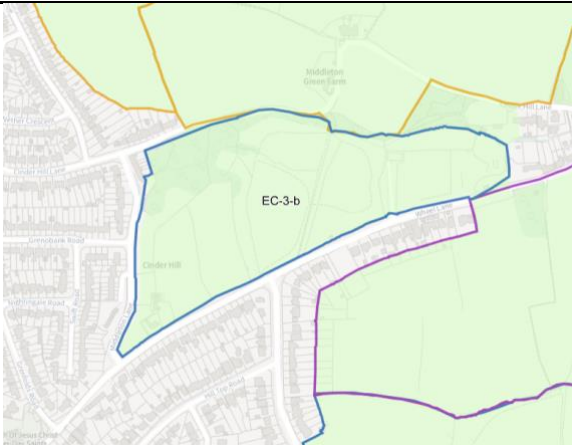
Site Name	Land to the south of Wheel Lane, S35 8RY			
Site Ref	NES37			
Green Belt Ref	E-3-a / E-3-b / S02831			
Green Belt Performance	Purposes	Scores (E-3-a / E-3-b / S02831)		
	1	2	2	4
	2	1	1	2
	3	5	5	5
	5	3	5	5
	Total	11	13	16
	Boundary Robustness	3	3	2
Comparison of Proposed Allocation with Green Belt Parcel		Allocation NES37 broadly aligns with E-3-a and E-3-b. The removal of the LWS to the east (required to avoid an area of isolated Green Belt) results in a combined release that aligns with all three Green Belt parcels. The Green Belt that covers St Thomas More Catholic Primary School and Yewlands Academy has not been appraised in the Green Belt Review.		
Green Belt Parcel		Proposed Green Belt Allocation and Deletions		
				
Appraisal of Boundary Changes				

Current Boundaries and Strength	The current Green Belt parcel is surrounded by residential properties on most of its boundaries, with breaks in-between existing housing forming a continuation of the boundary which consists of the B6087/Yew Lane on the eastern edge, and Wheel Lane to the north. The land is almost fully enclosed from the wider Green Belt, meaning it scores relatively poorly within the Green Belt Review. At the southwestern edge of the Green Belt, the boundary follows a footpath that connects Halifax Road to Creswick Lane, forming a moderately robust edge.
Proposed Boundaries and Strengths	The allocation of NES37 for residential development, together with the additional land to be removed set out below, would result in a Green Belt boundary that adjoins Wheel Lane, circumventing residential properties partially. This would form a very strong, defensible boundary, rounding off the existing residential development in the area.
Additional Land Removed from the Green Belt	Outside of the red line boundary of the proposed allocation on the attached map, to the west of Creswick Lane, it is proposed that the land which is the site of St Thomas More Catholic Primary School and Yewlands Academy is released from the Green Belt. The redesignation of the schools as Residential Policy Areas, and the associated playing pitches and green space as an Urban Green Space would provide a more robust, permanent Green Belt boundary by avoiding leaving an island of isolated Green Belt. In addition to the school sites, land to the east of the proposed allocation which is a LWS is also proposed to be removed as this would avoid the creation of an isolated area of inset Green Belt.
Conclusions	Currently, the Green Belt boundary adjoins a mixture of strong, defensible features that take the form of roads and residential properties. It is considered that the allocation of NES37 and removal of additional Green Belt to the east and west and their redesignation as a Housing and Urban Green Space Zones would

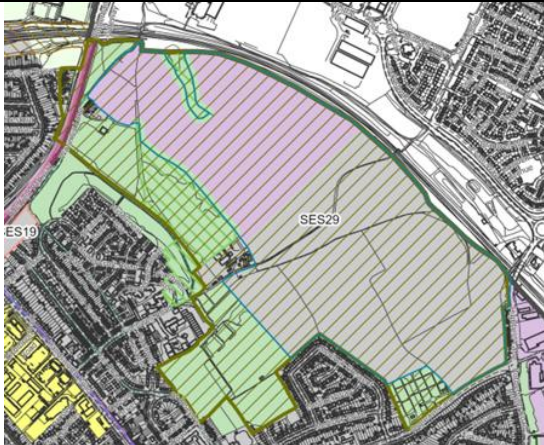
	retain/utilise the strong Green Belt boundary along Wheel Lane that is permanent and robust.
Exceptional circumstances for consequential Green Belt deletions.	Removal of land from the Green Belt through the allocation of site NES37 would result in the creation of two isolated areas of Green Belt that no longer perform Green Belt purposes, notably the prevention of urban sprawl and merging of towns. Further deletion is required to retain a robust, permanent and defensible Green Belt boundary.

Site Name	Holme Lane Farm and Land to west of Fox Hill Road, Grenoside, S35 8QS		
Site Ref	NES38		
Green Belt Ref	G-3-c / G-3-d		
Green Belt Performance	Purpose	Score (G-3-c / G-3-d)	
	1	2	1
	2	1	1
	3	5	5
	5	5	5
	Total	13	12
	Boundary Robustness	2	2
Comparison of Proposed Allocation with Green Belt Parcel	The proposed allocation aligns with these Green Belt parcels.		
Green Belt Parcel	Proposed Green Belt Allocation and Deletions		
			
Appraisal of Boundary Changes			
Current Boundaries and Strength	The current Green Belt boundary follows a mixture of linear features of varying strengths. Alongside the eastern edge, the boundary follows the rear of residential properties along Halifax Road, forming a robust, permanent border. To the northern boundary, Salt Box Lane forms a very strong, defensible border, and the Green Belt continues to follow the edge of an existing area of built-up land, predominantly used as an NHS facility, which has clear property boundaries on the ground. Alongside the southern edge, the Green Belt boundary follows a mixture of adjoining residential properties, and a public footpath known as ‘Grimsell Round’, which, although weaker, forms a clear linear boundary. The Green Belt parcel also includes existing development, including Holme Lane Farm, and a residential property to the northwest of the site.		

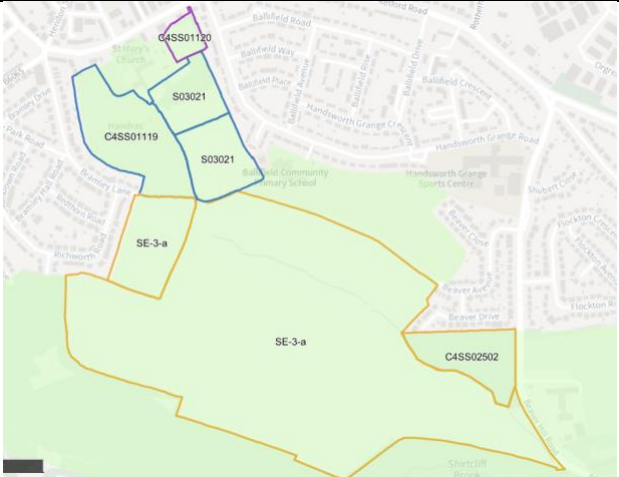
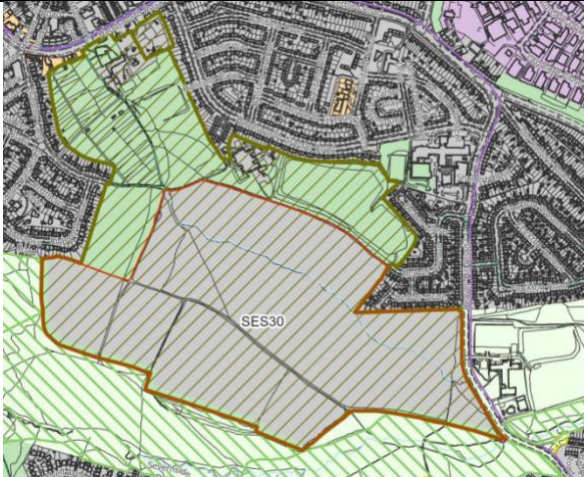
Proposed Boundaries and Strengths	The allocation of NES38 and designation of this Green Belt land as a Residential and Urban Green Space Zone would result in a Green Belt boundary that follows Fox Hill Road, currently to the west of the parcel, this would create a stronger defensible boundary than the existing boundary.
Additional Land Removed from the Green Belt	In addition to the allocated site, the Local Wildlife Site, in the centre of the parcel, will also be removed and designated as an Urban Green Space. This avoids the LWS being an isolated area of inset Green Belt.
Conclusions	Currently, the Green Belt boundary adjoins a mixture of defensible features and includes some existing residential development. It is considered that removal of this land from the Green Belt would result in a stronger, more robust boundary as it would follow Fox Hill Road and round off the residential development that exists within the area.
Exceptional circumstances for consequential Green Belt deletions.	Removal of land from the Green Belt through the allocation of site NES38 would result in a small, isolated area of Green Belt within the middle of the allocation that no longer performs Green Belt purposes, notably the prevention of urban sprawl and merging of settlements.

Site Name	Land at Wheel Lane and Middleton Lane, S35 8PU	
Site Ref	NES39	
Green Belt Ref	EC-3-b	
Green Belt Performance	Purposes	Score
	1	2
	2	2
	3	5
	5	5
	Total	14
	Boundary Robustness	3
Comparison of Proposed Allocation with Green Belt Parcel		The allocated site broadly aligns with EC-3-b. Whilst the paddocks to the east (within EC-3-b) are not included within the allocation, this is unlikely to change its performance against purposes.
Green Belt Parcel		Proposed Green Belt Allocation and Deletions
		
Appraisal of Boundary Changes		
Current Boundaries and Strength		The current Green Belt boundary adjoins Wheel Lane on the southern edge and continues to follow the rear of residential properties alongside Middleton Lane to the western edge, forming a strong defensible boundary comprising robust features.

Proposed Boundaries and Strengths	The redesignation of site allocation NES39 as a Residential Policy Zone, together with the additional land to be removed set out below, would result in a Green Belt boundary comprising a mixture of linear features with differing levels of robustness. To the northern edge of the site allocation, the new Green Belt boundary would follow Cinder Hill Lane, forming a strong defensible boundary. To the eastern edge, the Green Belt boundary would follow a farm track that lies in-between tall hedgerows/trees, forming a linear border to the site.
Additional Land Removed from the Green Belt	It is proposed that the LWS between the site allocation boundary and Cinder Hill Lane is released from the Green Belt and redesignated as Urban Green Space Zone. This is to ensure that the new Green Belt boundary is more permanent and robust, as it would follow a road, rather than following a less linear and robust cluster of trees and hedgerows which would form a weaker boundary. It is also suggested that the standalone property on Wheel Lane, which the site allocation circumnavigates, is redesignated as a Residential Policy Zone to avoid creating a piecemeal area of Green Belt.
Conclusions	Currently, the Green Belt boundary is relatively strong as it follows a road, and the border of residential properties, both of which are defensible permanent features. The allocation of NES39 and designation of a Residential Zone would retain a strong Green Belt boundary that still comprises a road, which is a permanent feature, as well as a farm track which is delineated and relatively strong.
Exceptional circumstances for consequential Green Belt deletions.	Removal of land from the Green Belt through the allocation of site NES39 would result in additional areas of land that no longer perform strongly against Green Belt purposes, notably the prevention of urban sprawl and merging of towns. In addition, further deletion is required to form a robust, permanent and defensible Green Belt boundary.

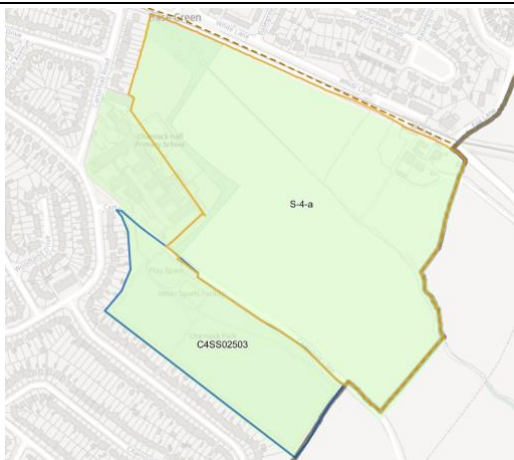
Site Name	Handsworth Hall Farm, Land at Finchwell Road, S13 9AS	
Site Ref	SES29	
Green Belt Ref	SE-2-a	
Green Belt Performance	Purposes	Score
	1	2
	2	2
	3	4
	5	5
	Total	13
	Boundary Robustness	3
Comparison of Proposed Allocation with Green Belt Parcel		Although the parcel includes additional areas of open space that are not part of the allocation, the proposed allocation broadly aligns with the Green Belt parcel. With the exception of the Handsworth Recreation Ground, which hasn't been assessed, the entire area proposed for release does align with the Green Belt parcel that has been assessed.
Green Belt Parcel		Proposed Green Belt Allocation and Deletions
		
Appraisal of Boundary Changes		

Current Boundaries and Strength	The current Green Belt boundary follows the rear of residential properties and is bound on either side by major roads including the Rotherham Gateway, and the B6066 road, which form clear, defensible boundaries. In some areas, the existing Green Belt boundary meets areas of existing Urban Green Space Policy Zones, with less physical distinction visible between them on the ground, forming a weaker Green Belt boundary with less defensible features.
Proposed Boundaries and Strengths	The allocation of site SES29, together with the additional open space set out below, as a Mixed-Use Policy Zone/Allocation comprising Residential and Employment Areas, would create a very strong Green Belt boundary that follows the railway line, and the A630 Rotherham Gateway. This would create a very robust, defensible boundary that is permanent and clearly delineated.
Additional Land Removed from the Green Belt	In addition to the boundary of SES29, it is proposed that further land should be released from the Green Belt and redesignated as Urban Green Space Zone to create a stronger, more defensible boundary, and avoid leaving islands of piecemeal Green Belt that serve a weaker purpose, and would follow less defensible features.
Conclusions	In conclusion, it is considered that the removal of SES29 would create a stronger, more defensible Green Belt boundary that follows a railway line, as opposed to less defensible areas where Green Belt merges with Urban Green Space, with less robust features.
Exceptional circumstances for consequential Green Belt deletions.	Removal of land from the Green Belt through the allocation of site SES29 would result in additional areas of land, between the allocation and the current urban edge, that no longer performs Green Belt purposes, notably the prevention of urban sprawl and the merging of neighbouring towns. Further deletion is required to form a robust, permanent and defensible Green Belt boundary.

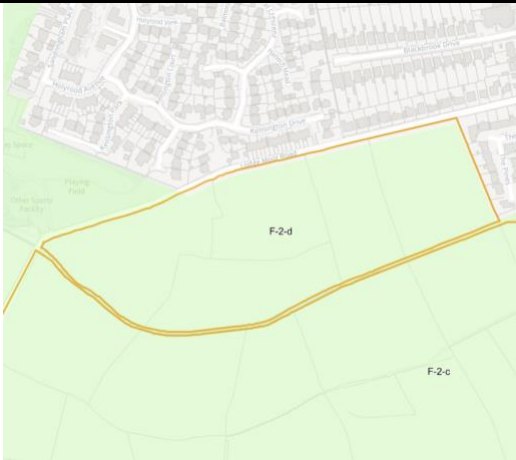
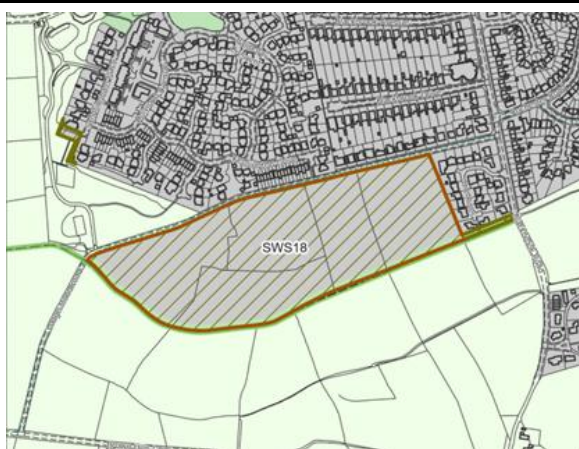
Site Name	Land between Bramley Lane and Beaver Hill Road, S13 7JH					
Site Ref	SES30					
Green Belt Ref	C4SS01120 / S03021 / C4SS01119 / SE-3-a / C4SS02502					
Green Belt Performance	Purposes	Scores				
		C4SS01120	S03021	C4SS01119	SE-3-a	C4SS02502
	1	1	2	2	4	3
	2	1	1	1	1	1
	3	1	5	5	5	5
	5	5	5	5	5	5
	Total	8	13	13	15	14
	Boundary Robustness	3	2	2	2	2
Comparison of Proposed Allocation with Green Belt Parcel		The proposed allocation aligns with SE-3-a and C4SS02502. The wider release which includes proposed Urban Green Space Zones aligns broadly with the other parcels. Remaining Green Belt areas have not been assessed within any of the Green Belt review exercises. They comprise residential development or playing fields.				
Green Belt Parcels		Proposed Green Belt Allocation and Deletions				
						
Appraisal of Boundary Changes						

Current Boundaries and Strength	The current Green Belt boundary comprises a mix of defensible features. It follows the rear of properties on Handsworth Grange Road to the north and Handsworth Road to the northeast. The existing Green Belt boundary continues to follow the rear of residential and other uses (housing, a primary school, and a sports college) to the eastern edges, as well as residential properties to the rear of Bramley Lane, comprising a strong, robust boundary.
Proposed Boundaries and Strengths	Together with the additional land to be removed from the Green Belt set out below, the redesignation of site allocation SES30 as a Residential Policy Zone would result in a Green Belt boundary that follows an existing public footpath that separates the site allocation from Shirtcliff Wood and continues to follow the southern edge to rejoin residential properties at the rear of Richworth Road. To the eastern edge of the site allocation, the new Green Belt boundary would follow Beaver Hill Road and continue to rejoin residential gardens. Whilst woodland edges and rights of way are a weaker boundary than the existing property boundaries, they are a linear feature that clearly demarcates the border between the Green Belt and the site allocation.
Additional Land Removed from the Green Belt	It is proposed that, in addition to SES30, further land is removed from the Green Belt to create a more defensible Green Belt boundary and avoid leaving piecemeal, isolated, areas of Green Belt land that would serve a limited contribution to Green Belt purposes. To the north of the allocation, the area between the site boundary, and the rear of residential properties on Handsworth Grange Road, Beaver Close, Handsworth Road and Bramley Lane currently used primarily as allotments and sports pitches or comprising agricultural or natural greenspace are redesignated as Urban Green Space Zones. This will ensure islands of Green Belt do not remain between connected areas of Residential Policy Zones.

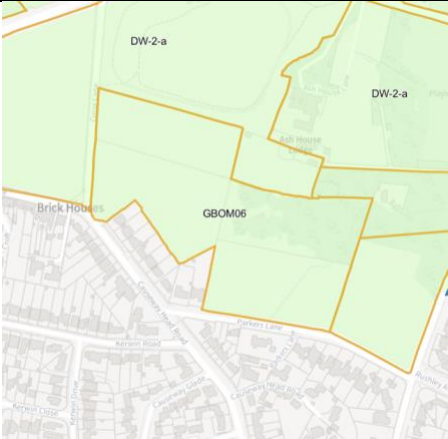
Conclusions	Currently, the Green Belt boundary is strong as it follows roads, and the rear of residential properties. The designation of allocation SES30 as a Residential Zone, together with the Urban Green Space Zone, would largely result in a Green Belt boundary which comprises a public footpath/woodland edge. These connect with the strong boundary at Beaver Hill Road and residential garden boundaries. Overall, this is a weaker boundary, however the footpath and woodland do delineate and clearly separate the allocation/residential zone from the Green Belt (the adjacent woodland).
Exceptional circumstances for consequential Green Belt deletions.	Removal of land from the Green Belt through the allocation of site SES30 would result in additional areas of land, between the allocation and the existing urban edge, that no longer perform Green Belt purposes, notably the prevention of urban sprawl.

Site Name	South of White Lane and north of Carter Hall Lane, Charnock Hall		
Site Ref	SS19		
Green Belt Ref	S-4-a / C4SS02503		
Green Belt Performance	Purposes	Score (S-4-a / C4SS02503)	
	1	3	2
	2	1	1
	3	5	5
	5	5	5
	Total	14	13
	Boundary Robustness	2	2
Comparison of Proposed Allocation with Green Belt Parcel	The proposed allocation broadly aligns with parcel S-4-a. The entire area proposed for removal, including the Urban Green Space Zone, aligns with both combined parcels.		
Green Belt Parcel	Proposed Additional Green Belt Allocation and Deletions		
			
Appraisal of Boundary Changes			
Current Boundaries and Strength	The site’s current boundary comprises strong linear features, this is reflected in the Green Belt Review. This includes White Lane/tram line to the north, Carterhall Road and the rear of properties on this road to the west, and to the south, Carter Hall Lane.		
Proposed Boundaries and Strengths	The allocation of SS19 and designation as a Residential Zone, together with the removal and		

	designation of additional land as Urban Green Space Zones results in a boundary that comprises the Robin Brook and a hedgerow - weaker linear features. Whilst the brook is a robust and permanent boundary feature, the hedgerow is weaker boundary than the existing roads and residential properties.
Additional Land Removed from the Green Belt	Together with SS19, it is proposed that additional land should be removed from the Green Belt to avoid the creation of Green Belt areas that are isolated and perform weakly against Green Belt purposes. It is suggested that Charnock Hall Primary Academy, which currently sits within the Green Belt, is removed and redesignated as a Residential Policy Area, and the field to the north of the school is redesignated as an Urban Greenspace Zone. Additionally, it is proposed that the land to the south, Carterhall Recreation Ground is redefined as an Urban Greenspace Zone which would mean the Green Belt boundary follows a definable hedgerow and public footpath.
Conclusions	Currently, the Green Belt parcel performs a relatively strong role in defining the Green Belt boundary, removal of this site together with the additional land would result in a Green Belt boundary that follows defensible features in the form of hedgerow and a brook. The hedgerow is however a weaker boundary.
Exceptional circumstances for consequential Green Belt deletions.	Removal of land from the Green Belt through the allocation of site SS19 would result in additional areas of land that would either be surrounded by development completely or on three sides. They would no longer perform Green Belt purposes, notably the prevention of urban sprawl or the merging of towns. Further deletion is required to form a robust, permanent and defensible Green Belt boundary.

Site Name	Land between Lodge Moor Road and Redmires Conduit, S10 4LZ	
Site Ref	SWS18	
Green Belt Ref	F-2-d	
Green Belt Performance	Purposes	Score
	1	3
	2	1
	3	5
	5	5
	Total	14
	Boundary Robustness	1
Comparison of Proposed Allocation with Green Belt Parcel		The allocated site aligns with the Green Belt parcel.
Green Belt Parcel		Proposed Additional Green Belt Allocation and Deletions
		
Appraisal of Boundary Changes		
Current Boundaries and Strength	The current Green Belt boundary comprises robust, permanent and defensible features, with Lodge Moor Road to the north, and the rear of residential properties on The Pines off Blackbrook Road to the east.	
Proposed Boundaries and Strengths	The allocation of SWS18 and designation as a Residential Zone would result in a new Green Belt boundary to the southern edge of the site, which mostly comprises 'Redmires Conduit', a watercourse/public right of way that would form a strong, robust boundary. The new Green Belt boundary would also follow and continue onto Lodge Moor Road, forming a defensible boundary with robust, on-the-ground features at each edge.	

Additional Land Removed from the Green Belt	No additional land, other than the site allocation, is proposed to be released from the Green Belt.
Conclusions	Currently, the Green Belt boundary follows strong defensible features including roads and the border of residential properties and serves a strong role in performing the purposes of Green Belt. The redesignation of site allocation SWS18 as a Residential Zone would result in a Green Belt boundary that is similarly robust, as it follows a mixture of defensible features with a high level of permanence including a watercourse and a road.
Exceptional circumstances for consequential Green Belt deletions.	No consequential Green Belt deletions have been made as a result of the allocation of SWS18.

Site Name	Land South of Hathersage Road, Dore	
Site Ref	SWS19	
Green Belt Ref	GBOM06	
Green Belt Performance	Purposes	Score
	1	4
	2	1
	3	5
	5	5
	Total	15
	Boundary Robustness	3
Comparison of Proposed Allocation with Green Belt Parcel		The proposed allocation is approximately half the size of the Green Belt parcel that has been appraised. Further review against purposes is required.
Green Belt Parcel		Proposed Additional Green Belt Allocation
		
Appraisal of Boundary Changes		
Current Boundaries and Strength		The current boundary scores strongly (3) in the Green Belt Review - Site Appraisals published in September 2024. The southern edge of the site comprises the rear of residential properties situated along Causeway Head Road and rejoins Parkers Lane and Brickhouse Lane to result in a strong defensible boundary to the south.

Proposed Boundaries and Strengths	The allocation of SWS19 and designation as a residential zone would result in a weaker Green Belt boundary on the northern and eastern edges, as they would comprise hedgerows and agricultural fencing. The western edge of the site is bound by Cross Lane, forming a very strong defensible boundary.
Additional Land Removed from the Green Belt	No additional land, other than the site allocation boundary set out, is proposed for release from the Green Belt.
Conclusions	Currently, the Green Belt boundary follows strong defensible features such as roads and the rear of residential properties. and serves a strong role in performing the purposes of Green Belt. The redesignation of site allocation SWS19 as a Residential Zone would result in a Green Belt boundary that is weaker than the existing boundary as it would follow a mixture of features including hedgerow and agricultural fencing, which are less robust.
Exceptional circumstances for consequential Green Belt deletions.	No consequential Green Belt deletions have been made as a result of the allocation of SWS19.

Green Belt Appraisal of Allocation SWS19

SITE NAME	Land South of Hathersage Road, Dore
HELAA REF	
GB PARCEL REF:	GBOM06
LCA GBR REF:	
WARD:	Dore and Totley
ADDRESS:	Cross Lane
SIZE OF SITE (HECTARES):	2.35
REASON FOR REVIEW	Proposed allocation is half the size of the assessed Green Belt parcel (GBOM06)
SURVEYED BY:	John King

Site Photographs



View north east from Cross Lane



View south east from Cross Lane

SITEASSESSMENT AGAINST GREEN BELT PURPOSES

Green Belt Purpose	Previous Score	Reviewed Score and Justification
To check the unrestricted sprawl of large built-up areas	4	4 – The removal of this land and its development would not round off the existing urban edge. Rather this would comprise an intrusion north towards Whirlow. 30% of the site's boundary adjoins the urban area.
To prevent neighbouring towns from merging into one another	1	1 – This land does not prevent the Sheffield's urban area and its neighbouring towns from merging. Both Whirlow and Dore are within the urban area, neither are separate towns/settlements.

To assist in safeguarding the countryside from encroachment	5	5 – Over 80% of area is used for agriculture which is a beneficial/appropriate countryside use. It performs a very strong role in assisting in safeguarding the countryside from encroachment.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	5	5 – The proposed allocation does not contain derelict land.
Total Score (n.b. scored against criteria set out on separate sheet)	13	
Strength of Boundary (<i>compared to current boundary</i>)		
	Previous Score	Reviewed Score and Justification
Type of boundary (<i>e.g. road, stone wall, public footpath/bridleway, fence</i>)	3	3 – Currently, the Green Belt boundary follows strong defensible features such as roads and the rear of residential properties. The allocation of SWS19 and designation as a Residential Zone would result in a Green Belt boundary that is weaker than the existing boundary as it would follow a mixture of features including hedgerow and agricultural fencing, which are less robust.

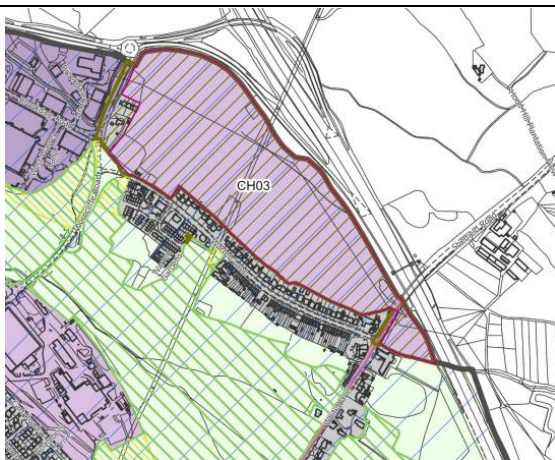
Other key features/issues

(Please refer to the photographs and accompanying map showing the location of the photographs)

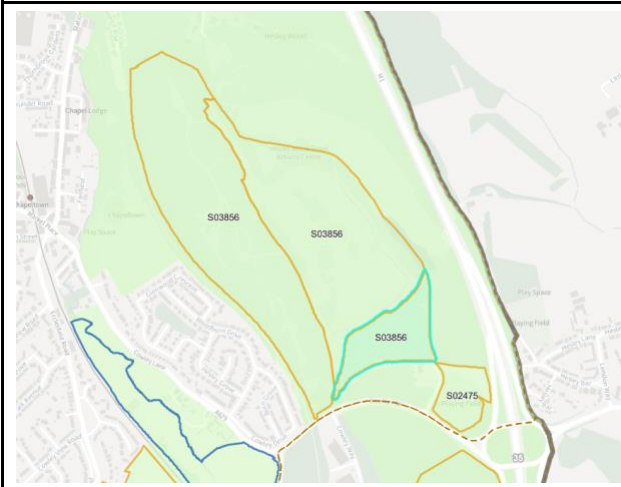
This land has been assessed three times as the allocation has reduced in size. Whilst almost half the size, the scores have remained the same.

Conclusions (*Overall Green Belt performance and any fundamental Green Belt constraints*)

The Green Belt land identified as Allocation SWS19 scores the same as previously assessed GBOM06. Due to its protrusion into the Green Belt and its agricultural use, it does perform well against the 1st purpose (checking sprawl), 3rd purpose (safeguarding countryside), and 5th purpose (encouraging use of brownfield land).

Site Name	Land bordered by M1, Thorncliffe Road, Warren Lane, and White Lane, S35 2YA	
Site Ref	CH03	
Green Belt Ref	CN-3-b	
Green Belt Performance	Purposes	Score
	1	3
	2	3
	3	5
	5	5
	Total	16
	Boundary Robustness	3
Comparison of Proposed Allocation with Green Belt Parcel		The proposed allocation and wider area of Green Belt removal broadly align with the Green Belt parcel that was assessed.
Green Belt Parcel		Proposed Additional Green Belt Allocation and Deletions
		
Appraisal of Boundary Changes		
Current Boundaries and Strength		The current Green Belt boundary follows Warren Lane and the rear of residential properties on this road. This comprises a strong, defensible boundary. The Green Belt encircles Warren Lane creating an inset 'island' that is designated as a residential zone. Thorncliffe Road also forms a robust and clear boundary.
Proposed Boundaries and Strengths		The allocation of CH03 and its designation as General Employment Policy Zone, would extend the Green Belt boundary to the M1/Junction 35A slip road. This is a very robust boundary.

	Within the southeast corner, on the opposite side of White Lane, a care home, hedgerow and scrub would comprise a small southern boundary.
Additional Land Removed from the Green Belt	There are a small number of properties located between the allocation and Thorncliffe Road. These must also be removed from the Green Belt to avoid the creation of a small area of isolated Green Belt. This area will be designated as Residential Zone.
Conclusions	Currently, the Green Belt boundary encircles an area of residential properties, until meeting the boundary of a neighbouring local authority. The redesignation of site CH03 as a General Employment allocation would form a robust, defensible boundary that follows the M1 and a small section of hedgerow in the southeast corner.
Exceptional circumstances for consequential Green Belt deletions.	Removal of land from the Green Belt through the allocation of site CH03 would result in additional areas of land that no longer perform Green Belt purposes, notably preventing urban sprawl and the merging of neighbouring towns. Further deletion is required to form a robust, permanent and defensible Green Belt boundary.

Site Name	Hesley Wood, north of Cowley Hill, S35 2YH	
Site Ref	CH04	
Green Belt Ref	S03856	
Green Belt Performance	Purpose	Score
	1	5
	2	3
	3	3
	5	4
	Total	15
	Boundary Robustness	3
Comparison of Proposed Allocation with Green Belt Parcel		Whilst the allocated site is different from the Green Belt parcel, it is not significantly different. More importantly, the wider Green Belt release which includes the allocated site and proposed Urban Green Space Zones (UGSZ) (which are part of two LWSs) does align with the Green Belt parcels.
Green Belt Parcels		Proposed Additional Green Belt Allocation and Deletions
		
Appraisal of Boundary Changes		
Current Boundaries and Strength		Within the northeast of Sheffield, the Green Belt extends between Chapeltown and the M1. In the Hesley Wood area, between the A629 and White Lane the boundary adjoins the rear of residential properties these forms a clear, robust boundary that is strong and defensible.

Proposed Boundaries and Strengths	The allocation of CH04 and its designation as General Employment Zone, together with the release of additional Green Belt land as UGSZ, would result in a separate inset area of non-Green Belt between the M1 and the edge of Sheffield. Given the nature of the site (a former colliery tip), its size (which is considerably larger than the proposed allocation), and the absence of any robust linear features (roads, streams, hedgerows, legal rights of way etc.), the boundary will follow informal tracks and woodland edges. Along the eastern and northern boundaries, these features separate the site from the 'scout field'. The Green Belt boundary on the western side is harder to define, however a track across the woodland/tip does provide a distinguishable feature that can be followed. The southern boundary comprises the route of the now closed Smithy Wood Road. This is now a wide track. Whilst extending the Green Belt boundary to this track results in an area of ancient woodland (LWS) being removed from the Green Belt. It comprises a stronger boundary. The woodland will continue to be protected as UGSZ. A similar decision has been made in the north, where the boundary follows the edge of the woodland rather than cutting across the woodland/tip.
Additional Land Removed from the Green Belt	As discussed above, the released area of Green Belt includes woodland/scrub which are parts of two LWS. This enables the creation of a more robust boundary.

Conclusions	The removal of this land from the Green Belt will result in weaker Green Belt boundaries within this area. However, the selected boundaries are the most identifiable and robust options, given the nature of the site which is a large revegetating colliery spoil tip. A wider removal of Green Belt would provide much stronger boundaries, however given the absence of any need to release such a large area (other than a more robust boundary), exceptional circumstances are unlikely to exist.
Exceptional circumstances for consequential Green Belt deletions.	Further deletion is required to form robust, permanent and defensible Green Belt boundaries.

Site Name	Land to the east of Chapeltown Road, S35 9ZX	
Site Ref	CH05	
Green Belt Ref	EC-2-b	
Green Belt Performance	Purposes	Score
	3	2
	4	5
	5	5
	5	5
	Total	13
	Boundary Robustness	2
Comparison of Proposed Allocation with Green Belt Parcel		Allocation CH05 has the same boundary as Green Belt parcel EC-2-b.
Green Belt Parcel		Proposed Additional Green Belt Allocation and Deletions
		
Appraisal of Boundary Changes		
Current Boundaries and Strength		The northwestern boundary follows the rear of residential properties. The eastern and western boundaries comprise Chapeltown Road and Nether Lane. These are strong linear boundaries.
Proposed Boundaries and Strengths		The allocation of CH05 and designation as a Residential Policy Zone would result in a Green Belt boundary that would adjoin an A-road, Chapeltown Road, currently to the western edge of the site. As with the current boundary, this forms a defensible feature with a high level of permanence. The new Green Belt boundary would continue from Chapeltown Road to follow hedgerow, to the southern edge of the site allocation, which is a

	relatively robust boundary. The hedgerow is weaker than the current road and residential property boundaries.
Additional Land Removed from the Green Belt	Removal of CH05 will result in the isolation of a significant area of Green Belt land to the north of the site from the wider Green Belt, between Cowley Lane and the railway line. The land comprises agricultural fields used for pasture, including grazing land for horses. The Blackburn Brook is an ecological corridor which runs through the centre of the site, and a considerable area of the land is within Flood Zones 2 and 3. It is proposed that the land is removed from the Green Belt, as this isolated area would no longer perform Green Belt purposes. Given the existing use and flooding constraints, an urban green space zone is the most appropriate designation. This will help maintain ecological connectivity with the neighbouring urban green space zone to the south (which follows the Balckburn Brook) and the north east, with remaining Green Belt beyond that.
Conclusions	Currently, the Green Belt boundary is strong and follows very defensible features including roads and residential properties, all of which have a high level of permanence. The redesignation of site CH05 as a Residential Policy Zone would result in a slightly weaker boundary as the southern boundary would comprise, in part, a hedgerow along its southern boundary. This southern hedgerow boundary alongside Chapeltown Road would however comprise a much shorter boundary than currently exists.
Exceptional circumstances for consequential Green Belt deletions.	Removal of land from the Green Belt through the allocation of site CH05 would result in additional areas of land to the north that no longer perform the purposes of Green Belt, notably the prevention of urban sprawl and the merging of towns.