

## **Draft Sheffield Plan**

**Proposed Additional Site Allocations:  
Selection of Sites for Green Belt Release  
Topic Paper – Addendum (November 2025)**

## Selection of Sites for Green Belt Release – Additional Sites

This addendum sets out site appraisals<sup>1</sup> for several assessed sites that were not included in the Proposed Additional Sites: Selection of Sites for Green Belt Release Topic Paper (May 2025) (EXAM 130).

Whilst preparing for the Stage 4 hearings for the Sheffield Plan Examination, the Council became aware that, although appraisals of these sites had been undertaken, they had been omitted from EXAM 130 (with the exception of S01220 which was not included in the exercise).

In addition, the Inspectors have also requested that appraisals are undertaken for several other sites that were promoted during the consultation on Proposed Additional Site Allocations in May-July 2025. The Addendum therefore also includes appraisals for those sites.

The Selection of Sites for Green Belt Release Topic Paper (EXAM 130) sets out the methodology used to select the proposed additional site allocations for the Sheffield Plan (2025). It includes site pro formas for four categories of assessed sites:

- (a) sites ruled out due to fundamental constraints
- (b) sites not shortlisted
- (c) shortlisted sites but not proposed for allocation
- (d) sites proposed for allocation

It should be noted that **none of the sites listed in this Addendum are proposed for allocation (category (d)).**

**Table 1** below list the sites that were ruled out due the existence of a **fundamental constraint**. Where a site was ruled out for that reason, no further consideration was given to the site. It should be noted that this table also includes a site (S01220) where a smaller portion of the site was promoted during the consultation on additional site allocations.

**Table 2** lists the sites that were appraised but were **not shortlisted**.

**Table 3** lists the sites that were promoted during the consultation on the Proposed Additional Site Allocations. These sites are included in this document for completeness but were **put forward after the site selection had taken place**, so are not proposed for allocation by the Council.

The site appraisal pro formas for each of the sites are set out in Appendices 1-3. These use the same methodology as that used in the Selection of Sites for Green Belt Release Topic Paper.

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<sup>1</sup> Whilst these appraisals are published for comment now, the Council will also carry out an update to the Integrated Impact Assessment (IIA) in due course, which will capture any relevant changes and updates. This updated IIA will be subject to an additional formal 6-week consultation.

**Table 1: Sites Ruled Out Due to a Fundamental Constraint**

| <b>HELAA Reference</b> | <b>Address</b>                                       | <b>Category</b>                                                                                                                                               |
|------------------------|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S01220                 | Oakes Park                                           | Site ruled out due to fundamental constraints. Also applicable to a smaller part of the site promoted during the consultation on additional site allocations. |
| S03012                 | Ryecroft Farm                                        | Site ruled out due to fundamental constraints.                                                                                                                |
| S04242                 | Birley Wood Golf Course                              | Site ruled out due to fundamental constraints.                                                                                                                |
| S02503                 | Charnock Park                                        | Site ruled out due to fundamental constraints.                                                                                                                |
| S02897                 | Land adjacent former Norton Aerodrome, Norton Avenue | Site ruled out due to fundamental constraints.                                                                                                                |
| S03088/<br>S03064      | Land to the East of Limb Lane                        | Sites ruled out due to fundamental constraints.                                                                                                               |
| S01833                 | Land to the East and West of Cross Lane              | Site ruled out due to fundamental constraints.                                                                                                                |

**Table 2: Sites Appraised but Not Shortlisted**

| <b>HELAA Reference</b> | <b>Address</b>                    | <b>Category</b>                     |
|------------------------|-----------------------------------|-------------------------------------|
| S04236                 | Broad Elms Lane                   | Site appraised but not shortlisted. |
| S03006                 | Land to the north of Totley Brook | Site appraised but not shortlisted. |

**Table 3: Sites Promoted During the Public Consultation on the Proposed Additional Site Allocations**

| <b>HELAA Reference</b> | <b>Address</b>                    | <b>Category</b>                                      |
|------------------------|-----------------------------------|------------------------------------------------------|
| S02920                 | Land southwest of Fulwood Road    | Non-shortlisted site – received during consultation. |
| S02391                 | Land off Haggstones Road, Worrall | Non-shortlisted site – received during consultation. |
| S02899                 | Land off Cinderhill Lane, Norton  | Non-shortlisted site – received during consultation. |
| S03059 (part)          | Land at France Road, Loxley       | Non-shortlisted site – received during consultation. |

## **Appendix 1: Appraisals for Sites Ruled Out Due to a Fundamental Constraint**

## Green Belt site allocation appraisal

**Site Reference:** S01220

**Address:** Oakes Park

**Gross site area:** 7.13 Hectares

**Ward:** Graves Park

**Housing Market Area:** South West

**Ownership:** Private

**Summary:** The site is ruled out due to presence of fundamental constraints: site almost wholly covered by Oakes Park Historic Park and Oakes Park Local Wildlife Site

Site not for proposed allocation by the Council.



## Suitability assessment

| Indicator                                                                                                            | Indicator score | Indicator score result                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Distance to core public transport network (CPTN)                                                                     | Y               | Some of the site is within the Core Public Transport Network buffer, or within a 400m walk from a 3 bus per hour bus stop                                      |
| Access to active travel/cycle network                                                                                | Y               | Site within 400m of an existing off-carriageway cycle route                                                                                                    |
| Potential to increase the viability of public transport or support investment in new public transport infrastructure | -               | Site is beyond 400m of planned bus network improvement or 800m of planned tram/rail network improvement                                                        |
| Potential to provide affordable housing                                                                              | YY              | In a part of the city where development viability is higher – in excess of 30% of the new homes will be affordable homes                                       |
| Potential to provide development that would be beneficial to disadvantaged communities                               | -               | Site outside the 20% most deprived areas of England                                                                                                            |
| Potential to provide family housing                                                                                  | YY              | Site within 30-50 homes per hectare density area                                                                                                               |
| Availability of local facilities and education capacity                                                              | Y               | Site within proximity of 3 classes of local facility                                                                                                           |
|                                                                                                                      | N               | No current surplus capacity for either Primary or Secondary education                                                                                          |
|                                                                                                                      | YY              | No community/leisure/recreation facilities on-site                                                                                                             |
| Loss of onsite Open Space, sufficiency of Open Space in the surrounding area and impact on Local Green Spaces        | YY              | No existing open space on-site                                                                                                                                 |
|                                                                                                                      | YY              | Sufficient open space in the surrounding area - more than 20% above policy standard                                                                            |
|                                                                                                                      | YY              | Site not on a Local Green Space                                                                                                                                |
| Impact on rural landscape character                                                                                  | N               | Landscape has low capacity for absorbing development                                                                                                           |
| Loss of best and most versatile agricultural land                                                                    | -               | Likely to be Grade 3 land but site-specific survey required to determine whether any Grade 3a land                                                             |
| Proximity to incompatible uses                                                                                       | YY              | No incompatible uses                                                                                                                                           |
| Archaeology constraints                                                                                              | Y               | Little or no archaeological constraints. However archaeological assessment would be required to determine this if a planning application were to come forward. |
| Impact on heritage assets                                                                                            | NN              | Significant potential harm to heritage assets or setting of conservation area                                                                                  |
| Impact on ecology/local nature recovery networks                                                                     | NN              | Site is known to have significant ecological value.                                                                                                            |
| Impact on geology                                                                                                    | Y               | No geological designation onsite or adjacent land.                                                                                                             |
| Flood risk                                                                                                           | Y               | Unlikely to be significant flood risks but Level 2 SFRA required to confirm any detailed mitigation                                                            |
| Impact on air quality                                                                                                | N               | Site outside air quality exceedance area but development will contribute to emissions                                                                          |
| Likelihood of existing land contamination                                                                            | Y               | Minimal risk of land contamination                                                                                                                             |
| Proximity to hazardous installations or closed landfill sites                                                        | Y               | Site is outside a Hazardous Installation Consultation Zone and beyond 250m of a closed landfill site                                                           |
| Proximity to regulated waste sites                                                                                   | Y               | Site not within 200m of an Environment Agency permitted waste site                                                                                             |

## Green Belt site allocation appraisal

**Site Reference:** S03012

**Address:** Ryecroft Farm, Dore

**Gross site area:** 29.15 Hectares

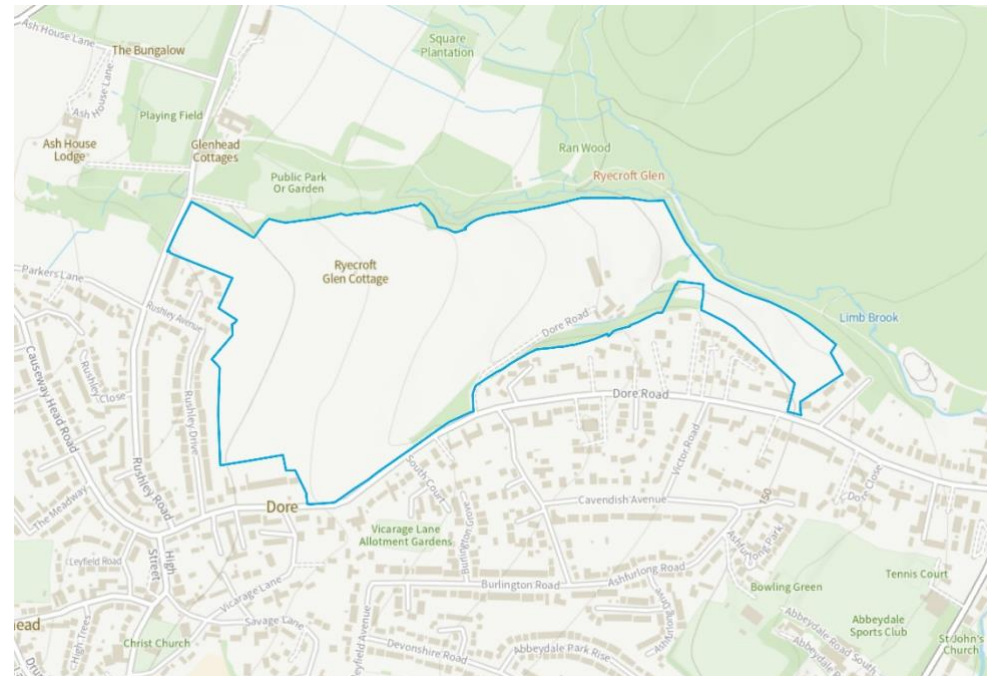
**Ward:** Dore & Totley Ward

**Housing Market Area:** South West

**Ownership:** SCC

**Summary:** The site is ruled out due to presence of a fundamental constraint: Landowner has confirmed the site is unavailable.

Site not for proposed allocation by the Council.



## Suitability assessment

| Indicator                                                                                                            | Indicator score | Indicator score result                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------|
| Distance to core public transport network (CPTN)                                                                     | Y               | Some of the site is within the Core Public Transport Network buffer, or within a 400m walk from a 3 bus per hour bus stop |
| Access to active travel/cycle network                                                                                | Y               | Site within 400m of an existing off-carriageway cycle route                                                               |
| Potential to increase the viability of public transport or support investment in new public transport infrastructure | -               | Site is beyond 400m of planned bus network improvement or 800m of planned tram/rail network improvement                   |
| Potential to provide affordable housing                                                                              | YY              | In a part of the city where development viability is higher – in excess of 30% of the new homes will be affordable homes  |
| Potential to provide development that would be beneficial to disadvantaged communities                               | -               | Site outside the 20% most deprived areas of England                                                                       |
| Potential to provide family housing                                                                                  | YY              | Site within 30-50 homes per hectare density area                                                                          |
| Availability of local facilities and education capacity                                                              | Y               | Site within proximity of 3 classes of local facility                                                                      |
|                                                                                                                      | N               | No current surplus capacity for either Primary or Secondary education                                                     |
|                                                                                                                      | YY              | No community/leisure/recreation facilities on-site                                                                        |
| Loss of onsite Open Space, sufficiency of Open Space in the surrounding area and impact on Local Green Spaces        | YY              | No existing open space on-site                                                                                            |
|                                                                                                                      | YY              | Sufficient open space in the surrounding area - more than 20% above policy standard                                       |
|                                                                                                                      | YY              | Site not on a Local Green Space                                                                                           |
| Impact on rural landscape character                                                                                  | -               | Landscape has medium capacity for absorbing development                                                                   |
| Loss of best and most versatile agricultural land                                                                    | YY              | Likely to be Grade 3b, 4, 5, urban or non-agricultural land                                                               |
| Proximity to incompatible uses                                                                                       | YY              | No incompatible uses                                                                                                      |
| Archaeology constraints                                                                                              | N               | Potential for archaeology constraints                                                                                     |
| Impact on heritage assets                                                                                            | N               | Likely potential harm to heritage assets or setting of conservation area                                                  |
| Impact on ecology/local nature recovery networks                                                                     | N               | Site is likely to have a significant ecological value. Require further ecology assessment.                                |
| Impact on geology                                                                                                    | -               | Adjacent to geological designation                                                                                        |
| Flood risk                                                                                                           | Y               | Unlikely to be significant flood risks but Level 2 SFRA required to confirm any detailed mitigation                       |
| Impact on air quality                                                                                                | N               | Site outside air quality exceedance area                                                                                  |
| Likelihood of existing land contamination                                                                            | Y               | Minimal risk of land contamination                                                                                        |
| Proximity to hazardous installations or closed landfill sites                                                        | Y               | Site is outside a Hazardous Installation Consultation Zone and beyond 250m of a closed landfill site                      |
| Proximity to regulated waste sites                                                                                   | Y               | Site not within 200m of an Environment Agency permitted waste site                                                        |

## Green Belt site allocation appraisal

**Site Reference:** S04242

**Address:** Birley Wood Golf Course

**Gross site area:** 34.31 Hectares

**Ward:** Birley Ward

**Housing Market Area:** South East

**Ownership:** SCC

**Summary:** The site is ruled out due to presence of a fundamental constraints: Landowner has confirmed the site is unavailable – site has been transferred from the Council to Sheffield City Trust and is in active use as a golf course (Birley Wood Golf Course).

Site not for proposed allocation by the Council.



## Suitability assessment

| Indicator                                                                                                            | Indicator score | Indicator score result                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------|
| Distance to core public transport network (CPTN)                                                                     | YY              | The site is within Core Public Transport Network buffer                                                                 |
| Access to active travel/cycle network                                                                                | -               | Site beyond 400m of an existing or proposed route which is at LTN1/20 standard                                          |
| Potential to increase the viability of public transport or support investment in new public transport infrastructure | -               | Site is beyond 400m of planned bus network improvement or 800m of planned tram/rail network improvement                 |
| Potential to provide affordable housing                                                                              | Y               | In a part of the city where development viability is lower – in excess of 10% of the new homes will be affordable homes |
| Potential to provide development that would be beneficial to disadvantaged communities                               | -               | Site outside the 20% most deprived areas of England                                                                     |
| Potential to provide family housing                                                                                  | Y               | Site within 40 - 60 homes per hectare density area                                                                      |
| Availability of local facilities and education capacity                                                              | YY              | Site within proximity of 4 classes of local facility                                                                    |
|                                                                                                                      | YY              | Current surplus capacity for Early years, Primary and Secondary education                                               |
|                                                                                                                      | N               | Facility on-site (Golf course)                                                                                          |
| Loss of onsite Open Space, sufficiency of Open Space in the surrounding area and impact on Local Green Spaces        | N               | Existing open space areas of site required for current function                                                         |
|                                                                                                                      | N               | Insufficient open space in the surrounding area - up to 20% below policy standard                                       |
|                                                                                                                      | YY              | Site not on a Local Green Space                                                                                         |
| Impact on rural landscape character                                                                                  | -               | Landscape has medium capacity for absorbing development                                                                 |
| Loss of best and most versatile agricultural land                                                                    | -               | Likely to be Grade 3 land but site-specific survey required to determine whether any Grade 3a land                      |
| Proximity to incompatible uses                                                                                       | YY              | No incompatible uses                                                                                                    |
| Archaeology constraints                                                                                              | N               | Potential for archaeological constraints                                                                                |
| Impact on heritage assets                                                                                            | N               | Likely potential harm to heritage assets or setting of conservation area                                                |
| Impact on ecology/local nature recovery networks                                                                     | N               | Site is likely to have a significant ecological value. Requires further ecology assessment.                             |
| Impact on geology                                                                                                    | Y               | No geological designation on-site or adjacent                                                                           |
| Flood risk                                                                                                           | Y               | Unlikely to be significant flood risks but Level 2 SFRA would be required to confirm any detailed mitigation            |
| Impact on air quality                                                                                                | N               | Site outside air quality exceedance area                                                                                |
| Likelihood of existing land contamination                                                                            | N               | More than minimal risk of land contamination                                                                            |
| Proximity to hazardous installations or closed landfill sites                                                        | Y               | Site is outside a Hazardous Installation Consultation Zone and beyond 250m of a closed landfill site                    |
| Proximity to regulated waste sites                                                                                   | Y               | Site not within 200m of an Environment Agency permitted waste site                                                      |

## Green Belt site allocation appraisal

**Site Reference:** S02503

**Address:** Charnock Park

**Gross site area:** 16.84 Hectares (submitted)

**Ward:** Birley Ward

**Housing Market Area:** South East

**Ownership:** SCC & Private

Note: Part of this site was also promoted separately (by a private landowner) as S02898. This site was assessed separately and subsequently proposed (in part) for allocation as SS19.

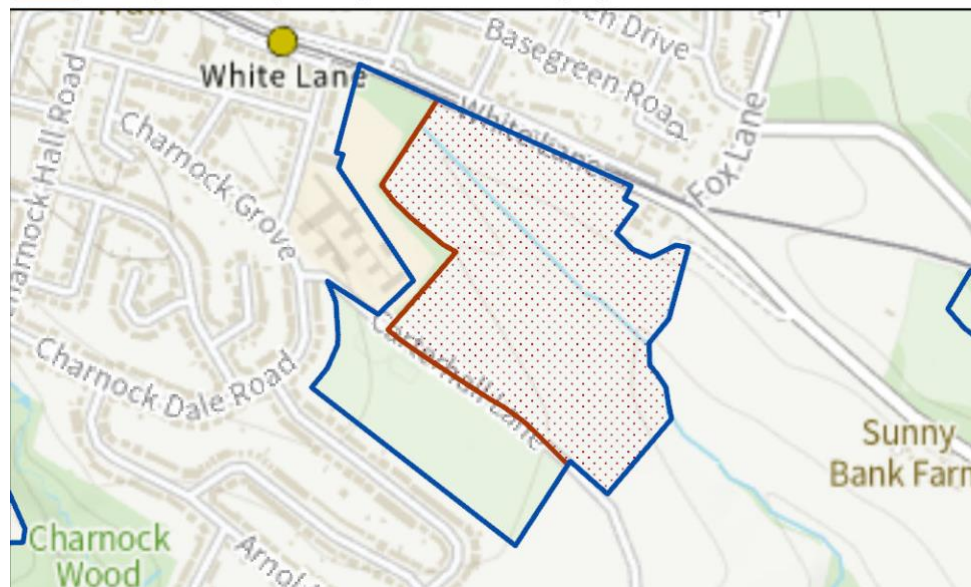
**Summary:** The site is ruled out due to presence of fundamental constraints: the areas adjoining site SS19 are in open space use and education use (Charnock Park and Charnock Hall Primary School).

Site not for proposed allocation by the Council.

-  Submitted boundary
-  Area promoted privately as S02898 and proposed for allocation as site SS19



-  Submitted boundary
-  Area promoted privately as S02898 and proposed for allocation as site SS19



## Suitability assessment

| Indicator                                                                                                            | Indicator score | Indicator score result                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------|
| Distance to core public transport network (CPTN)                                                                     | YY              | The site is within Core Public Transport Network buffer                                                                 |
| Access to active travel/cycle network                                                                                | -               | Site beyond 400m of an existing or proposed route which is at LTN1/20 standard                                          |
| Potential to increase the viability of public transport or support investment in new public transport infrastructure | -               | Site is beyond 400m of planned bus network improvement or 800m of planned tram/rail network improvement                 |
| Potential to provide affordable housing                                                                              | Y               | In a part of the city where development viability is lower – in excess of 10% of the new homes will be affordable homes |
| Potential to provide development that would be beneficial to disadvantaged communities                               | -               | Site outside the 20% most deprived areas of England                                                                     |
| Potential to provide family housing                                                                                  | Y               | Site within 40 - 60 homes per hectare density area                                                                      |
| Availability of local facilities and education capacity                                                              | YY              | Site within proximity of 4 classes of local facility                                                                    |
|                                                                                                                      | YY              | Current surplus capacity for Early years, Primary and Secondary education                                               |
|                                                                                                                      | N               | Facility on-site – primary school                                                                                       |
| Loss of onsite Open Space, sufficiency of Open Space in the surrounding area and impact on Local Green Spaces        | N               | Existing open space areas on site required for current function                                                         |
|                                                                                                                      | NN              | Insufficient open space - more than 20% below policy standard                                                           |
|                                                                                                                      | YY              | Site not on a Local Green Space                                                                                         |
| Impact on rural landscape character                                                                                  | -               | Landscape has medium capacity for absorbing development                                                                 |
| Loss of best and most versatile agricultural land                                                                    | -               | Likely to be Grade 3 land but site-specific survey required to determine whether any Grade 3a land                      |
| Proximity to incompatible uses                                                                                       | YY              | No incompatible uses                                                                                                    |
| Archaeology constraints                                                                                              | Y               | Little or no archaeological constraints                                                                                 |
| Impact on heritage assets                                                                                            | -               | Development could possibly harm elements which contribute to the significance of heritage assets                        |
| Impact on ecology/local nature recovery networks                                                                     | N               | Site is likely to have a significant ecological value. Requires further ecology assessment.                             |
| Impact on geology                                                                                                    | Y               | No geological designation on-site or adjacent                                                                           |
| Flood risk                                                                                                           | Y               | Unlikely to be significant flood risks but Level 2 SFRA would be required to confirm any detailed mitigation            |
| Impact on air quality                                                                                                | N               | Site outside air quality exceedance area                                                                                |
| Likelihood of existing land contamination                                                                            | Y               | Minimal risk of land contamination                                                                                      |
| Proximity to hazardous installations or closed landfill sites                                                        | Y               | Site is outside a Hazardous Installation Consultation Zone and beyond 250m of a closed landfill site                    |
| Proximity to regulated waste sites                                                                                   | Y               | Site not within 200m of an Environment Agency permitted waste site                                                      |

## Green Belt site allocation appraisal

**Site Reference:** S02897

**Address:** Land adjacent former Norton Aerodrome, Norton Avenue

**Gross site area:** 10.99 Hectares

**Ward:** Birley Ward

**Housing Market Area:** South East

**Ownership:** SCC & Private

**Summary:** The site is ruled out due to presence of fundamental constraints: insufficient evidence has been provided to confirm that the eastern portion of the site is available and the area within SCC ownership (the western portion) is in open space uses (Bowman Drive Recreation Ground)

Site not for proposed allocation by the Council.

-  Submitted boundary
-  Area separately proposed for allocation as site SS17



-  Submitted boundary
-  Area separately proposed for allocation as site SS17



## Suitability assessment

| Indicator                                                                                                            | Indicator score | Indicator score result                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------|
| Distance to core public transport network (CPTN)                                                                     | YY              | The site is within Core Public Transport Network buffer                                                                 |
| Access to active travel/cycle network                                                                                | -               | Site beyond 400m of an existing or proposed route which is at LTN1/20 standard                                          |
| Potential to increase the viability of public transport or support investment in new public transport infrastructure | -               | Site is beyond 400m of planned bus network improvement or 800m of planned tram/rail network improvement                 |
| Potential to provide affordable housing                                                                              | Y               | In a part of the city where development viability is lower – in excess of 10% of the new homes will be affordable homes |
| Potential to provide development that would be beneficial to disadvantaged communities                               | -               | Site outside the 20% most deprived areas of England                                                                     |
| Potential to provide family housing                                                                                  | Y               | Site within 40 - 60 homes per hectare density area                                                                      |
| Availability of local facilities and education capacity                                                              | YY              | Site within proximity of 4 classes of local facility                                                                    |
|                                                                                                                      | N               | No current surplus capacity for either Primary or Secondary education                                                   |
|                                                                                                                      | NN              | Facility on-site and should not be lost (sports ground)                                                                 |
| Loss of onsite Open Space, sufficiency of Open Space in the surrounding area and impact on Local Green Spaces        | N               | Existing open space areas of site required for current function                                                         |
|                                                                                                                      | YY              | Sufficient open space in the surrounding area - more than 20% above policy standard                                     |
|                                                                                                                      | YY              | Site not on a Local Green Space                                                                                         |
| Impact on rural landscape character                                                                                  | -               | Landscape has medium capacity for absorbing development                                                                 |
| Loss of best and most versatile agricultural land                                                                    | YY              | Likely to be Grade 3b, 4, 5, urban or non-agricultural land                                                             |
| Proximity to incompatible uses                                                                                       | YY              | No incompatible uses                                                                                                    |
| Archaeology constraints                                                                                              | -               | Uncertain level of archaeological constraints                                                                           |
| Impact on heritage assets                                                                                            | N               | Likely potential harm to heritage assets or setting of conservation area                                                |
| Impact on ecology/local nature recovery networks                                                                     | N               | Site is likely to have a significant ecological value. Requires further ecology assessment.                             |
| Impact on geology                                                                                                    | Y               | No geological designation on-site or adjacent                                                                           |
| Flood risk                                                                                                           | Y               | Unlikely to be significant flood risks but Level 2 SFRA would be required to confirm any detailed mitigation            |
| Impact on air quality                                                                                                | N               | Site outside air quality exceedance area                                                                                |
| Likelihood of existing land contamination                                                                            | Y               | Minimal risk of land contamination                                                                                      |
| Proximity to hazardous installations or closed landfill sites                                                        | Y               | Site is outside a Hazardous Installation Consultation Zone and beyond 250m of a closed landfill site                    |
| Proximity to regulated waste sites                                                                                   | Y               | Site not within 200m of an Environment Agency permitted waste site                                                      |

## Green Belt site allocation appraisal

**Site Reference:** S03088/S03064

**Address:** Land to the East of Limb Lane

**Gross site area:** 13.82 Hectares

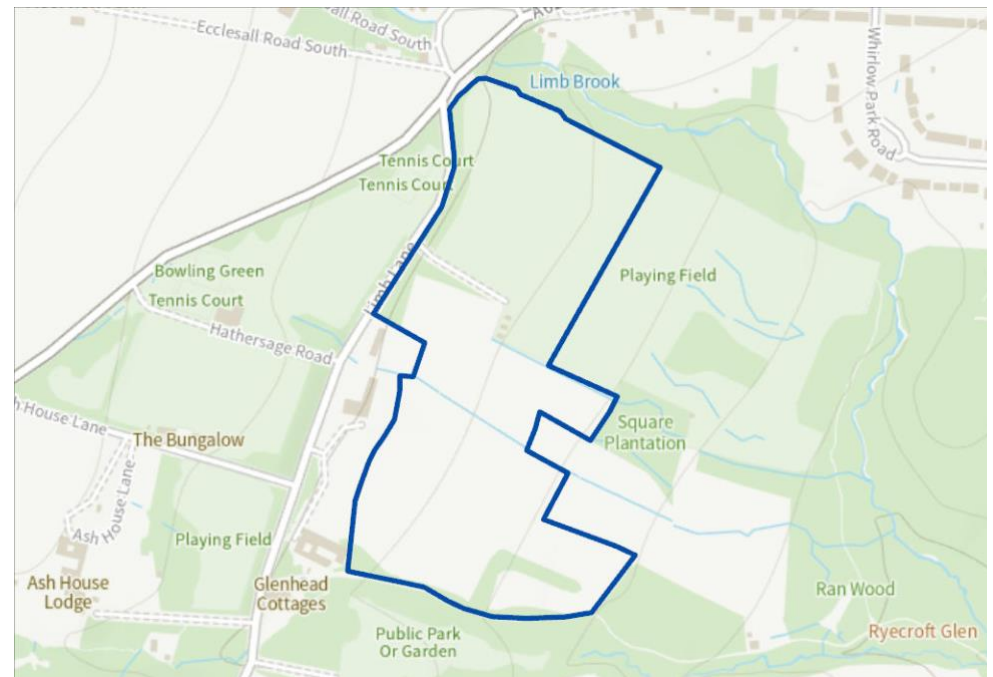
**Ward:** Dore and Totley Ward

**Housing Market Area:** South West

**Ownership:** SCC

**Summary:** The sites are ruled out due to presence of fundamental constraints: the landowner has confirmed that the southern portion of the site is unavailable. The northern part of the site is in open space use (Limb Lane Playing Fields – also a Local Green Space / sports pitch).

Site not for proposed allocation by the Council.



## Suitability assessment

| Indicator                                                                                                            | Indicator score | Indicator score result                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------|
| Distance to core public transport network (CPTN)                                                                     | N               | Site up to 1200m from the Core Public Transport Network                                                                            |
| Access to active travel/cycle network                                                                                | Y               | Site within 400m of an existing off-carriageway cycle route                                                                        |
| Potential to increase the viability of public transport or support investment in new public transport infrastructure | -               | Site is beyond 400m of planned bus network improvement or 800m of planned tram/rail network improvement                            |
| Potential to provide affordable housing                                                                              | YY              | In a part of the city where development viability is higher – in excess of 30% of the new homes will be affordable homes           |
| Potential to provide development that would be beneficial to disadvantaged communities                               | -               | Site outside the 20% most deprived areas of England                                                                                |
| Potential to provide family housing                                                                                  | YY              | Site within 30-50 homes per hectare density area                                                                                   |
| Availability of local facilities and education capacity                                                              | N               | Site within proximity of 2 classes of local facility                                                                               |
|                                                                                                                      | N               | No current surplus capacity for either Primary or Secondary education                                                              |
|                                                                                                                      | YY              | No community/leisure/recreation facilities on-site                                                                                 |
| Loss of onsite Open Space, sufficiency of Open Space in the surrounding area and impact on Local Green Spaces        | Y               | Existing onsite open space is surplus but may be needed for another open space function. Note playing pitches afforded protection. |
|                                                                                                                      | YY              | Sufficient open space in the surrounding area - more than 20% above policy standard                                                |
|                                                                                                                      | NN              | Site on a Local Green Space                                                                                                        |
| Impact on rural landscape character                                                                                  | N               | Landscape has low capacity for absorbing development                                                                               |
| Loss of best and most versatile agricultural land                                                                    | YY              | Likely to be Grade 3b, 4, 5, urban or non-agricultural land                                                                        |
| Proximity to incompatible uses                                                                                       | YY              | No incompatible uses                                                                                                               |
| Archaeology constraints                                                                                              | Y               | Little or no archaeological constraints                                                                                            |
| Impact on heritage assets                                                                                            | N               | Likely potential harm to heritage assets or setting of conservation area                                                           |
| Impact on ecology/local nature recovery networks                                                                     | N               | Site is likely to have a significant ecological value. Requires further ecology assessment.                                        |
| Impact on geology                                                                                                    | Y               | No geological designation on-site or adjacent                                                                                      |
| Flood risk                                                                                                           | Y               | Unlikely to be significant flood risks but Level 2 SFRA would be required to confirm any detailed mitigation                       |
| Impact on air quality                                                                                                | N               | Site outside air quality exceedance area                                                                                           |
| Likelihood of existing land contamination                                                                            | Y               | Minimal risk of land contamination                                                                                                 |
| Proximity to hazardous installations or closed landfill sites                                                        | Y               | Site is outside a Hazardous Installation Consultation Zone and beyond 250m of a closed landfill site                               |
| Proximity to regulated waste sites                                                                                   | Y               | Site not within 200m of an Environment Agency permitted waste site                                                                 |

## Green Belt site allocation appraisal

**Site Reference:** S01883

**Address:** Land to the East and West of Cross Lane

**Gross site area:** 10.91 Hectares

**Ward:** Dore and Totley Ward

**Housing Market Area:** South West

**Ownership:** SCC & Private

Note: part of this site was also promoted separately (by a private landowner) as GBOM06. This site was assessed separately and subsequently proposed (in part) for allocation as SWS19.

**Summary:** The site is ruled out due to presence of fundamental constraints: the landowner has confirmed part of the site (west of Cross Lane) is unavailable and part of the site (east of Cross Lane) is an unused outdoor sports ground (Ash House Sports Ground).

Site not for proposed allocation by the Council.

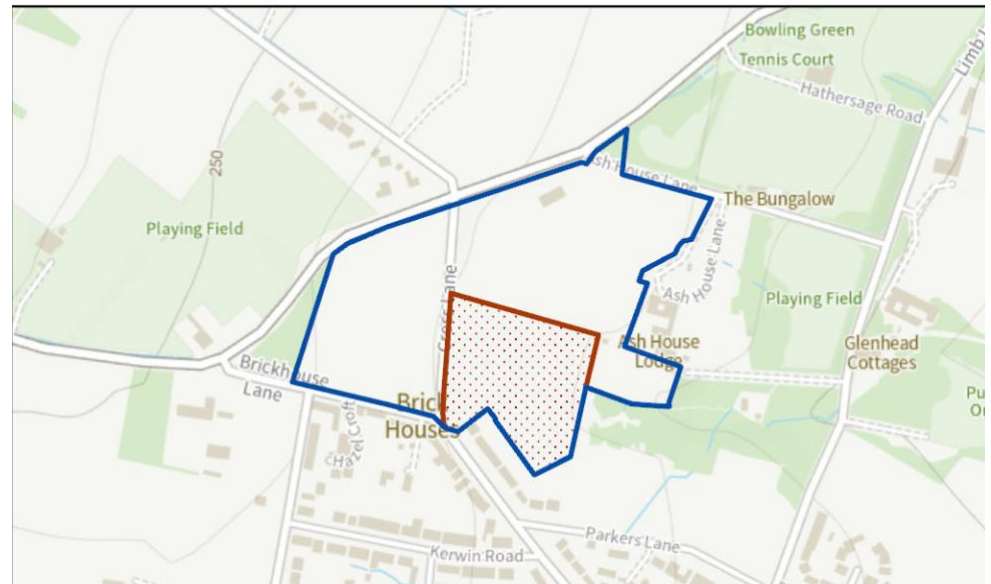
 Submitted boundary

 Area promoted privately as GBOM06 and proposed for allocation as site SWS19



 Submitted boundary

 Area promoted privately as GBOM06 and proposed for allocation as site SWS19



## Suitability assessment

| Indicator                                                                                                            | Indicator score | Indicator score result                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Distance to core public transport network (CPTN)                                                                     | Y               | Some of the site is within the Core Public Transport Network buffer, or within a 400m walk from a 3 bus per hour bus stop                               |
| Access to active travel/cycle network                                                                                | Y               | Site within 400m of an existing off-carriageway cycle route                                                                                             |
| Potential to increase the viability of public transport or support investment in new public transport infrastructure | -               | Site is beyond 400m of planned bus network improvement or 800m of planned tram/rail network improvement                                                 |
| Potential to provide affordable housing                                                                              | YY              | In a part of the city where development viability is higher – in excess of 30% of the new homes will be affordable homes                                |
| Potential to provide development that would be beneficial to disadvantaged communities                               | -               | Site outside the 20% most deprived areas of England                                                                                                     |
| Potential to provide family housing                                                                                  | YY              | Site within 30-50 homes per hectare density area                                                                                                        |
| Availability of local facilities and education capacity                                                              | YY              | Site within proximity of 4 classes of local facility                                                                                                    |
|                                                                                                                      | N               | No current surplus capacity for either Primary or Secondary education                                                                                   |
|                                                                                                                      | YY              | No community/leisure/recreation facilities on-site                                                                                                      |
| Loss of onsite Open Space, sufficiency of Open Space in the surrounding area and impact on Local Green Spaces        | Y               | Existing onsite open space is surplus but may be needed for another open space function. Note that the former playing pitch may be afforded protection. |
|                                                                                                                      | YY              | Sufficient open space in the surrounding area - more than 20% above policy standard                                                                     |
|                                                                                                                      | YY              | Site not on a Local Green Space                                                                                                                         |
| Impact on rural landscape character                                                                                  | N               | Landscape has low capacity for absorbing development                                                                                                    |
| Loss of best and most versatile agricultural land                                                                    | YY              | Likely to be Grade 3b, 4, 5, urban or non-agricultural land                                                                                             |
| Proximity to incompatible uses                                                                                       | YY              | No incompatible uses                                                                                                                                    |
| Archaeology constraints                                                                                              | N               | Potential for archaeological constraints                                                                                                                |
| Impact on heritage assets                                                                                            | Y               | No designated heritage assets in the vicinity of the site that are likely to be affected by development                                                 |
| Impact on ecology/local nature recovery networks                                                                     | N               | Site is likely to have a significant ecological value. Requires further ecology assessment.                                                             |
| Impact on geology                                                                                                    | Y               | No geological designation on-site or adjacent                                                                                                           |
| Flood risk                                                                                                           | Y               | Unlikely to be significant flood risks but Level 2 SFRA would be required to confirm any detailed mitigation                                            |
| Impact on air quality                                                                                                | N               | Site outside air quality exceedance area                                                                                                                |
| Likelihood of existing land contamination                                                                            | Y               | Minimal risk of land contamination                                                                                                                      |
| Proximity to hazardous installations or closed landfill sites                                                        | N               | Site is within 250m of a closed landfill site                                                                                                           |
| Proximity to regulated waste sites                                                                                   | Y               | Site not within 200m of an Environment Agency permitted waste site                                                                                      |

## **Appendix 2: Appraisals for Sites that were Appraised but Not Shortlisted**

## Green Belt site allocation appraisal

**Site Reference:** S04236

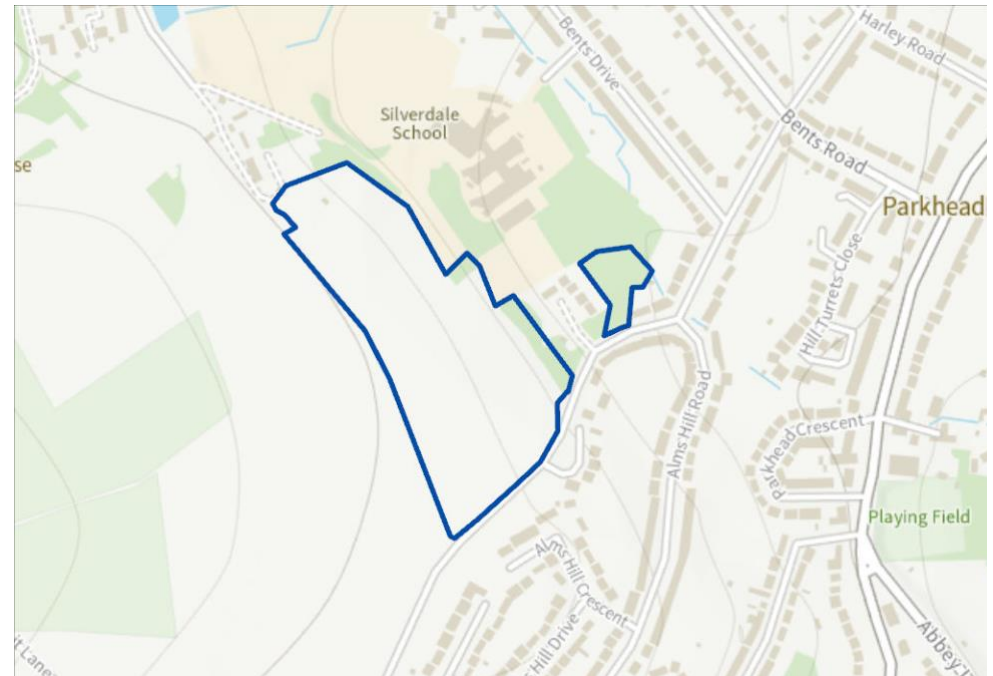
**Address:** Broad Elms Lane

**Gross site area:** 6.48 Hectares

**Ward:** Dore and Totley Ward

**Housing Market Area:** South West

**Ownership:** SCC



## Suitability assessment

| Indicator                                                                                                            | Indicator score | Indicator score result                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------|
| Distance to core public transport network (CPTN)                                                                     | Y               | Some of the site is within the Core Public Transport Network buffer, or within a 400m walk from a 3 bus per hour bus stop |
| Access to active travel/cycle network                                                                                | -               | Site beyond 400m of an existing or proposed route which is at LTN1/20 standard                                            |
| Potential to increase the viability of public transport or support investment in new public transport infrastructure | -               | Site is beyond 400m of planned bus network improvement or 800m of planned tram/rail network improvement                   |
| Potential to provide affordable housing                                                                              | YY              | In a part of the city where development viability is higher – in excess of 30% of the new homes will be affordable homes  |
| Potential to provide development that would be beneficial to disadvantaged communities                               | -               | Site outside the 20% most deprived areas of England                                                                       |
| Potential to provide family housing                                                                                  | YY              | Site within 30-50 homes per hectare density area                                                                          |
| Availability of local facilities and education capacity                                                              | Y               | Site within proximity of 3 classes of local facility                                                                      |
|                                                                                                                      | N               | No current surplus capacity for either Primary or Secondary education                                                     |
|                                                                                                                      | YY              | No community/leisure/recreation facilities on-site                                                                        |
| Loss of onsite Open Space, sufficiency of Open Space in the surrounding area and impact on Local Green Spaces        | -               | Existing onsite open space is surplus but may be needed for another open space function                                   |
|                                                                                                                      | NN              | Insufficient open space - more than 20% below policy standard                                                             |
|                                                                                                                      | YY              | Site not on a Local Green Space                                                                                           |
| Impact on rural landscape character                                                                                  | N               | Landscape has low capacity for absorbing development                                                                      |
| Loss of best and most versatile agricultural land                                                                    | YY              | Likely to be Grade 3b, 4, 5, urban or non-agricultural land                                                               |
| Proximity to incompatible uses                                                                                       | YY              | No incompatible uses                                                                                                      |
| Archaeology constraints                                                                                              | Y               | Little or no archaeological constraints                                                                                   |
| Impact on heritage assets                                                                                            | N               | Likely potential harm to heritage assets or setting of conservation area                                                  |
| Impact on ecology/local nature recovery networks                                                                     | -               | Site is likely to have some elements of ecological value. Requires further ecology assessment.                            |
| Impact on geology                                                                                                    | Y               | No geological designation on-site or adjacent                                                                             |
| Flood risk                                                                                                           | Y               | Unlikely to be significant flood risks but Level 2 SFRA would be required to confirm any detailed mitigation              |
| Impact on air quality                                                                                                | N               | Site outside air quality exceedance area                                                                                  |
| Likelihood of existing land contamination                                                                            | Y               | Minimal risk of land contamination                                                                                        |
| Proximity to hazardous installations or closed landfill sites                                                        | Y               | Site is outside a Hazardous Installation Consultation Zone and beyond 250m of a closed landfill site                      |
| Proximity to regulated waste sites                                                                                   | Y               | Site not within 200m of an Environment Agency permitted waste site                                                        |

**Key factors to consider:**

- Some of the site is within the Core Public Transport Network buffer or within 400m walk of a 3 bus per hour bus stop
- Potential to provide family housing
- Potential to provide affordable housing – in excess of 30% of new homes, subject to viability testing
- Within proximity of three classes of local facility.
- Within 4.8km of a secondary school and 3.2km of a primary school but no capacity.
- Minimal risk of land contamination and not within 200m of an Environment Agency permitted waste site
- Minimal flood risk issues present on the site, a Level 2 SFRA site assessment would identify any other specific mitigation required
- Not within a Hazardous Installation Consultation Zone and beyond 250m of a closed landfill site
- Likely to be lower grade 3b, 4 or 5 agricultural land
- Likely potential harm to heritage assets
- Potential access issues due to access via Broad Elms Lane being single track in places.
- Landscape has low capacity for absorbing development.

**Assessment against Green Belt purposes 1 and 2**

Green Belt Review Parcel Reference: BG-2-b

- Scores 3 against purpose 1 – The site comprises two parcels, both share only a short boundary with the urban area. Limited opportunities to ‘round off’ existing patterns of development. Performs a moderate role in checking the sprawl of the urban area.
- Scores 1 against purpose 2 – land does not protect a land gap between settlements. It performs a weak role in preventing settlements from merging.

**Conclusion**

The site is a less sustainable option due to a combination of the impact on the rural landscape character of the surrounding area; and significant highways access constraints. The landscape has a low capacity to absorb development. Broad Elms Lane is a single car width road in places. This site should not be moved forward at this stage of Plan making as other sites are more suitable and sustainable in the context of this exercise.

Site not for proposed allocation by the Council.

## Green Belt site allocation appraisal

**Site Reference:** S03006

**Address:** Land to the north of Totley Brook

**Gross site area:** 13.65 Hectares

**Ward:** Dore & Totley Ward

**Housing Market Area:** South West

**Ownership:** SCC



## Suitability assessment

| Indicator                                                                                                            | Indicator score | Indicator score result                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------------------------------------------------------------------|
| Distance to core public transport network (CPTN)                                                                     | N               | Site up to 1200m from the Core Public Transport Network                                                                  |
| Access to active travel/cycle network                                                                                | -               | Site beyond 400m of an existing or proposed route which is at LTN1/20 standard                                           |
| Potential to increase the viability of public transport or support investment in new public transport infrastructure | -               | Site is beyond 400m of planned bus network improvement or 800m of planned tram/rail network improvement                  |
| Potential to provide affordable housing                                                                              | YY              | In a part of the city where development viability is higher – in excess of 30% of the new homes will be affordable homes |
| Potential to provide development that would be beneficial to disadvantaged communities                               | -               | Site outside the 20% most deprived areas of England                                                                      |
| Potential to provide family housing                                                                                  | YY              | Site within 30-50 homes per hectare density area                                                                         |
| Availability of local facilities and education capacity                                                              | Y               | Site within proximity of 3 classes of local facility                                                                     |
|                                                                                                                      | N               | No current surplus capacity for either Primary or Secondary education                                                    |
|                                                                                                                      | YY              | No community/leisure/recreation facilities on-site                                                                       |
|                                                                                                                      | YY              | No existing open space on-site                                                                                           |
| Loss of onsite Open Space, sufficiency of Open Space in the surrounding area and impact on Local Green Spaces        | YY              | Sufficient open space in the surrounding area - more than 20% above policy standard                                      |
|                                                                                                                      | YY              | Site not on a Local Green Space                                                                                          |
|                                                                                                                      | YY              | Site not on a Local Green Space                                                                                          |
| Impact on rural landscape character                                                                                  | N               | Landscape has low capacity for absorbing development                                                                     |
| Loss of best and most versatile agricultural land                                                                    | -               | Likely to be Grade 3 land but site-specific survey required to determine whether any Grade 3a land                       |
| Proximity to incompatible uses                                                                                       | YY              | No incompatible uses                                                                                                     |
| Archaeology constraints                                                                                              | Y               | Little or no archaeological constraints                                                                                  |
| Impact on heritage assets                                                                                            | N               | Likely potential harm to heritage assets or setting of conservation area                                                 |
| Impact on ecology/local nature recovery networks                                                                     | NN              | Site is known to have significant ecological value. Requires further ecology assessment.                                 |
| Impact on geology                                                                                                    | Y               | No geological designation on-site or adjacent                                                                            |
| Flood risk                                                                                                           | Y               | Unlikely to be significant flood risks but Level 2 SFRA would be required to confirm any detailed mitigation             |
| Impact on air quality                                                                                                | N               | Site outside air quality exceedance area                                                                                 |
| Likelihood of existing land contamination                                                                            | Y               | Minimal risk of land contamination                                                                                       |
| Proximity to hazardous installations or closed landfill sites                                                        | Y               | Site is outside a Hazardous Installation Consultation Zone and beyond 250m of a closed landfill site                     |
| Proximity to regulated waste sites                                                                                   | Y               | Site not within 200m of an Environment Agency permitted waste site                                                       |

**Key factors to consider:**

- Site within 1200m from the Core Public Transport Network
- Potential to provide affordable housing in excess of 30%
- Site provides an opportunity to deliver family housing
- Site is within a 10-minute walk of 3 types of local facilities
- The landscape has a low capacity to absorb development
- Would result in the loss of 13.65 of agricultural land (and could be Best and Most Versatile Land).
- Minimal flood risk issues present on the site, a Level 2 SFRA site assessment would identify any other specific mitigation required
- Narrow access only available via Totley Hall Lane.

**Assessment against Green Belt purposes 1 and 2**

Green Belt Review Parcel Reference DS-2-a & C4SS01072:

**DS-2-a**

- Scores 4 against purpose 1 – Less than a quarter of the site boundary adjoins the urban area and there are only minor opportunities to ‘round off’ existing patterns of development. Performs a strong role in checking the sprawl of the urban area.
- Scores 1 against purpose 2 – land does not protect a land gap between settlements. It performs a weak role in preventing settlements from merging.

**C4SS01072**

- Scores 5 against purpose 1 – does not adjoin the urban area; no opportunities to ‘round off’ existing patterns of development. Performs a critical role in checking the sprawl of the urban area
- Scores 1 against purpose 2 – land does not protect a land gap between settlements. It performs a weak role in preventing settlements from merging.

**Conclusion**

The site is a less sustainable option due to the significant impact on Green Belt purposes (to check the unrestricted sprawl of large built-up areas) and the low capacity of the landscape to absorb development. The site also has only narrow road access. This site should not be moved forward at this stage of Plan making as other sites are more suitable and sustainable in the context of this exercise.

Site not for proposed allocation by the Council.

### **Appendix 3: Sites Promoted During the Public Consultation on the Proposed Additional Site Allocations**

Note: these sites were **put forward after the site selection had taken place**, so are not proposed for allocation by the Council.

## Green Belt site allocation appraisal

**Site Reference:** S02920

**Address:** Land southwest of Fulwood Road

**Gross site area:** 1.28 Hectares

**Ward:** Fulwood Ward

**Housing Market Area:** South West

**Ownership:** Private



## Suitability assessment

| Indicator                                                                                                            | Indicator score | Indicator score result                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------------------------------------------------------------------|
| Distance to core public transport network (CPTN)                                                                     | YY              | The site is within Core Public Transport Network buffer                                                                  |
| Access to active travel/cycle network                                                                                | -               | Site beyond 400m of an existing or proposed route which is at LTN1/20 standard                                           |
| Potential to increase the viability of public transport or support investment in new public transport infrastructure | -               | Site is beyond 400m of planned bus network improvement or 800m of planned tram/rail network improvement                  |
| Potential to provide affordable housing                                                                              | YY              | In a part of the city where development viability is higher – in excess of 30% of the new homes will be affordable homes |
| Potential to provide development that would be beneficial to disadvantaged communities                               | -               | Site outside the 20% most deprived areas of England                                                                      |
| Potential to provide family housing                                                                                  | Y               | Site within 40-60 homes per hectare density area                                                                         |
| Availability of local facilities and education capacity                                                              | YY              | Site within proximity of 4 classes of local facility                                                                     |
|                                                                                                                      | N               | No current surplus capacity for either Primary or Secondary education                                                    |
|                                                                                                                      | Y               | Facility adjacent (scout hut) but unsure if this land parcel is association.                                             |
| Loss of onsite Open Space, sufficiency of Open Space in the surrounding area and impact on Local Green Spaces        | N               | Existing open space areas of site required for current function                                                          |
|                                                                                                                      | YY              | Sufficient open space in the surrounding area - more than 20% above policy standard                                      |
|                                                                                                                      | YY              | Site not on a Local Green Space                                                                                          |
| Impact on rural landscape character                                                                                  | -               | Landscape has medium capacity for absorbing development                                                                  |
| Loss of best and most versatile agricultural land                                                                    | YY              | Likely to be Grade 3b, 4, 5, urban or non-agricultural land                                                              |
| Proximity to incompatible uses                                                                                       | YY              | No incompatible uses                                                                                                     |
| Archaeology constraints                                                                                              | Y               | Little or no archaeological constraints                                                                                  |
| Impact on heritage assets                                                                                            | NN              | Significant potential harm to heritage assets or setting of conservation area                                            |
| Impact on ecology/local nature recovery networks                                                                     | -               | Site is likely to have some elements of ecological value. Requires further ecology assessment.                           |
| Impact on geology                                                                                                    | Y               | No geological designation on-site or adjacent                                                                            |
| Flood risk                                                                                                           | Y               | Unlikely to be significant flood risks but Level 2 SFRA would be required to confirm any detailed mitigation             |
| Impact on air quality                                                                                                | N               | Site outside air quality exceedance area                                                                                 |
| Likelihood of existing land contamination                                                                            | Y               | Minimal risk of land contamination                                                                                       |
| Proximity to hazardous installations or closed landfill sites                                                        | Y               | Site is outside a Hazardous Installation Consultation Zone and beyond 250m of a closed landfill site                     |
| Proximity to regulated waste sites                                                                                   | Y               | Site not within 200m of an Environment Agency permitted waste site                                                       |

**Key factors to consider:**

- Site does not perform a strong Green Belt role
- Close to local services and facilities
- Site very close to the Core Public Transport Network
- Potential to impact negatively on the Conservation Area
- Minimal flood risk issues present on the site, a Level 2 SFRA site assessment would identify any other specific mitigation required

**Assessment against Green Belt purposes 1 and 2**

Green Belt Review Parcel Reference: S02920

- Scores 1 against purpose 1 – significant opportunities to ‘round off’ existing patterns of development. Performs a weak role in checking the sprawl of the urban area.
- Scores 1 against purpose 2 – land does not protect a land gap between settlements. It performs a weak role in preventing settlements from merging.

**Conclusion**

Site submitted during 2025 consultation after site selection had taken place. Therefore, not considered for proposed allocation by the Council.

## Green Belt site allocation appraisal

**Site Reference:** S02391

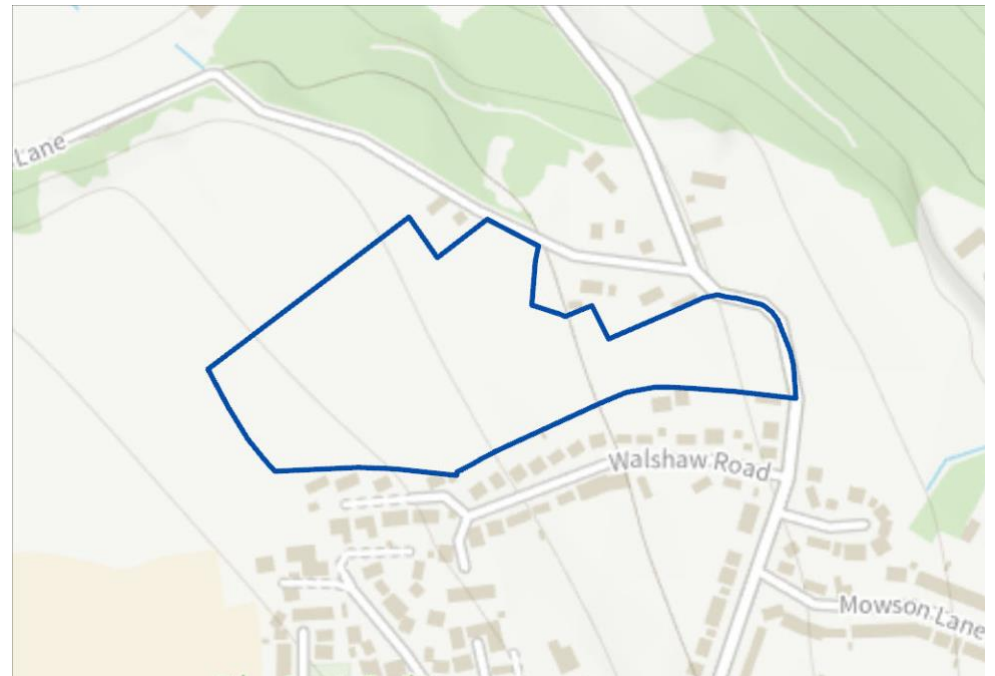
**Address:** Land off Haggstones Road, Worrall

**Gross site area:** 5.19 Hectares

**Ward:** Stannington Ward

**Housing Market Area:** Rural Upper don Valley

**Ownership:** Private



## Suitability assessment

| Indicator                                                                                                            | Indicator score | Indicator score result                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------|
| Distance to core public transport network (CPTN)                                                                     | NN              | Site more than 1200m from the Core Public Transport Network                                                             |
| Access to active travel/cycle network                                                                                | -               | Site beyond 400m of an existing or proposed route which is at LTN1/20 standard                                          |
| Potential to increase the viability of public transport or support investment in new public transport infrastructure | -               | Site is beyond 400m of planned bus network improvement or 800m of planned tram/rail network improvement                 |
| Potential to provide affordable housing                                                                              | Y               | In a part of the city where development viability is lower – in excess of 10% of the new homes will be affordable homes |
| Potential to provide development that would be beneficial to disadvantaged communities                               | -               | Site outside the 20% most deprived areas of England                                                                     |
| Potential to provide family housing                                                                                  | YY              | Site within 30-40 homes per hectare density area                                                                        |
| Availability of local facilities and education capacity                                                              | Y               | Site within proximity of 3 classes of local facility                                                                    |
|                                                                                                                      | YY              | Current surplus capacity for Early years, Primary and Secondary education                                               |
|                                                                                                                      | YY              | No community/leisure/recreation facilities on-site                                                                      |
|                                                                                                                      | YY              | No existing open space on-site                                                                                          |
| Loss of onsite Open Space, sufficiency of Open Space in the surrounding area and impact on Local Green Spaces        | YY              | Sufficient open space in the surrounding area - more than 20% above policy standard                                     |
|                                                                                                                      | YY              | Site not on a Local Green Space                                                                                         |
|                                                                                                                      | YY              | Site not on a Local Green Space                                                                                         |
| Impact on rural landscape character                                                                                  | NN              | Landscape has no/very low capacity for absorbing development                                                            |
| Loss of best and most versatile agricultural land                                                                    | -               | Likely to be Grade 3 land but site-specific survey required to determine whether any Grade 3a land                      |
| Proximity to incompatible uses                                                                                       | YY              | No incompatible uses                                                                                                    |
| Archaeology constraints                                                                                              | Y               | Little or no archaeological constraints                                                                                 |
| Impact on heritage assets                                                                                            | -               | Development could possibly harm elements which contribute to the significance of heritage assets                        |
| Impact on ecology/local nature recovery networks                                                                     | N               | Site is likely to have a significant ecological value. Requires further ecology assessment.                             |
| Impact on geology                                                                                                    | Y               | No geological designation on-site or adjacent                                                                           |
| Flood risk                                                                                                           | Y               | Unlikely to be significant flood risks but Level 2 SFRA would be required to confirm any detailed mitigation            |
| Impact on air quality                                                                                                | N               | Site outside air quality exceedance area                                                                                |
| Likelihood of existing land contamination                                                                            | Y               | Minimal risk of land contamination                                                                                      |
| Proximity to hazardous installations or closed landfill sites                                                        | N               | Site is within 250m of a closed landfill site                                                                           |
| Proximity to regulated waste sites                                                                                   | Y               | Site not within 200m of an Environment Agency permitted waste site                                                      |

**Key factors to consider:**

- Site performs a strong role in checking unrestricted sprawl
- The landscape has no/low capacity to absorb development
- More than 1200m from the Core Public Transport Network
- No potential highways capacity issues previously identified within 2km of the site. Nearest junctions of concern are at Oughtibridge (on the A6102), which is over 2km by car.
- Site is more than 5km from the M1 or A616, so risk of congestion on those roads is lower.
- Provides development site in a ward where there are few other housing sites (but there is one allocation proposed in Worrall).
- Potential to provide affordable housing – in excess of 10% of new homes, subject to viability testing.
- Would deliver family housing.
- There is a primary school within 3.2km of the site.
- There is a secondary school within 4.8km of the site.
- There is a primary health care facility within 3.2km of the site
- Would not result in loss of open space and there is sufficient open space in the surrounding area.
- There are no incompatible uses adjacent to the site, or in close proximity.
- Some surface water flood risk issues present on a very small area the east of the site. Minimal flood risk to the remainder of the site, a Level 2 SFRA site assessment would identify any other specific mitigation required.

**Assessment against Green Belt purposes 1 and 2**

Green Belt Review Parcel Reference: S03054 (HELAA: S02391)

- Scores 4 against purpose 1 – Whilst approximately 36% of the site's boundary adjoins the urban edge (to the rear of properties on Walshaw Grove and Walshaw Road), it provides no opportunities to round off development.
- Scores 4 against purpose 2 – parcel contains areas of land which form part of an essential gap (less than 500m between urban areas) but where limited development elsewhere within the parcel would not impact on the perceived or actual coalescence with another settlement. It performs a strong role in preventing settlements (Worrall and Oughtibridge) from merging.

**Conclusion**

Site submitted during 2025 consultation after site selection had taken place. Therefore, not considered for proposed allocation by the Council.

## Green Belt site allocation appraisal

**Site Reference:** S02899

**Address:** Land off Cinderhill Lane, Norton

**Gross site area:** 0.72 Hectares

**Ward:** Graves Park Ward

**Housing Market Area:** South

**Ownership:** Private



## Suitability assessment

| Indicator                                                                                                            | Indicator score | Indicator score result                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------|
| Distance to core public transport network (CPTN)                                                                     | Y               | Some of the site is within the Core Public Transport Network buffer, or within a 400m walk from a 3 bus per hour bus stop |
| Access to active travel/cycle network                                                                                | -               | Site beyond 400m of an existing or proposed route which is at LTN1/20 standard                                            |
| Potential to increase the viability of public transport or support investment in new public transport infrastructure | -               | Site is beyond 400m of planned bus network improvement or 800m of planned tram/rail network improvement                   |
| Potential to provide affordable housing                                                                              | YY              | In a part of the city where development viability is higher – in excess of 30% of the new homes will be affordable homes  |
| Potential to provide development that would be beneficial to disadvantaged communities                               | -               | Site outside the 20% most deprived areas of England                                                                       |
| Potential to provide family housing                                                                                  | Y               | Site within 40 - 60 homes per hectare density area                                                                        |
| Availability of local facilities and education capacity                                                              | Y               | Site within proximity of 3 classes of local facility                                                                      |
|                                                                                                                      | N               | No current surplus capacity for either Primary or Secondary education                                                     |
|                                                                                                                      | YY              | No community/leisure/recreation facilities on-site                                                                        |
| Loss of onsite Open Space, sufficiency of Open Space in the surrounding area and impact on Local Green Spaces        | YY              | No existing open space on-site                                                                                            |
|                                                                                                                      | YY              | Sufficient open space in the surrounding area - more than 20% above policy standard                                       |
|                                                                                                                      | YY              | Site not on a Local Green Space                                                                                           |
| Impact on rural landscape character                                                                                  | Y               | Landscape has higher capacity for absorbing development                                                                   |
| Loss of best and most versatile agricultural land                                                                    | -               | Likely to be Grade 3 land but site-specific survey required to determine whether any Grade 3a land                        |
| Proximity to incompatible uses                                                                                       | YY              | No incompatible uses                                                                                                      |
| Archaeology constraints                                                                                              | Y               | Little or no archaeological constraints                                                                                   |
| Impact on heritage assets                                                                                            | N               | Likely potential harm to heritage assets or setting of conservation area                                                  |
| Impact on ecology/local nature recovery networks                                                                     | N               | Site is likely to have a significant ecological value. Requires further ecology assessment.                               |
| Impact on geology                                                                                                    | Y               | No geological designation on-site or adjacent                                                                             |
| Flood risk                                                                                                           | Y               | Unlikely to be significant flood risks but Level 2 SFRA would be required to confirm any detailed mitigation              |
| Impact on air quality                                                                                                | NN              | Site in or close to air quality exceedance area                                                                           |
| Likelihood of existing land contamination                                                                            | Y               | Minimal risk of land contamination                                                                                        |
| Proximity to hazardous installations or closed landfill sites                                                        | Y               | Site is outside a Hazardous Installation Consultation Zone and beyond 250m of a closed landfill site                      |
| Proximity to regulated waste sites                                                                                   | Y               | Site not within 200m of an Environment Agency permitted waste site                                                        |

**Key factors to consider:**

- Some of the site is within the Core Public Transport Network buffer or within a 400m walk from a 3 bus per hour bus stop.
- Potential to provide family housing.
- Potential to provide affordable housing – in excess of 30% of new homes, subject to viability testing.
- Within 4.8km of a secondary school and 3.2km of a primary school and health facility.
- No current surplus capacity for either primary or secondary education.
- Within proximity of three classes of local facility.
- No open space on site.
- Little or no archaeological constraints.
- Likely potential harm to heritage assets or setting of Conservation Area.
- Some surface water flood risk issues present on a very small area the west of the site. Minimal flood risk to the remainder of the site, a Level 2 SFRA site assessment would identify any other specific mitigation required.
- Minimal risk of land contamination and not within 200m of an Environment Agency permitted waste site.
- Likely to be grade 3b, 4 or 5, urban or non-agricultural land.
- No potential highway capacity issues previously identified within 2km of the site and the site is more than 5km from the M1 or A616.
- Landscape has higher capacity for absorbing development.
- Likely to have significant ecological value. Requires further ecology assessment.
- Beyond 250m of a closed landfill site.
- Site adjacent to a major road with potential air quality implications

**Assessment against Green Belt purposes 1 and 2**

Green Belt Review Parcel Reference: S-2-b

- Scores 3 against purpose 1 – Only one side of the parcel (less than ½ of the site) adjoins the urban area. There are limited opportunities to ‘round off’ existing patterns of development. Performs a moderate role in checking the sprawl of the urban area.
- Scores 1 against purpose 2 – Land where there would be no perceived increase in proximity with a different and the area does not protect a land gap between settlements. It performs a weak role in preventing settlements from merging.

**Conclusion**

Site submitted during 2025 consultation after site selection had taken place. Therefore, not considered for proposed allocation by the Council.

## Green Belt site allocation appraisal

**Site Reference:** S03059

**Address:** Land at France Road, Loxley

**Gross site area:** 3.45 Hectares

**Ward:** Stannington Ward

**Housing Market Area:** North West

**Ownership:** Private



## Suitability assessment

| Indicator                                                                                                            | Indicator score | Indicator score result                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------------------------------------------------------------------|
| Distance to core public transport network (CPTN)                                                                     | N               | Site up to 1200m from the Core Public Transport Network                                                                  |
| Access to active travel/cycle network                                                                                | -               | Site beyond 400m of an existing or proposed route which is at LTN1/20 standard                                           |
| Potential to increase the viability of public transport or support investment in new public transport infrastructure | -               | Site is beyond 400m of planned bus network improvement or 800m of planned tram/rail network improvement                  |
| Potential to provide affordable housing                                                                              | YY              | In a part of the city where development viability is higher – in excess of 30% of the new homes will be affordable homes |
| Potential to provide development that would be beneficial to disadvantaged communities                               | -               | Site outside the 20% most deprived areas of England                                                                      |
| Potential to provide family housing                                                                                  | YY              | Site within 30-50 homes per hectare density area                                                                         |
| Availability of local facilities and education capacity                                                              | YY              | Site within proximity of 4 classes of local facility                                                                     |
|                                                                                                                      | YY              | Current surplus capacity for Early years, Primary and Secondary education                                                |
|                                                                                                                      | YY              | No community/leisure/recreation facilities on-site                                                                       |
|                                                                                                                      | YY              | No existing open space on-site                                                                                           |
| Loss of onsite Open Space, sufficiency of Open Space in the surrounding area and impact on Local Green Spaces        | YY              | Sufficient open space in the surrounding area - more than 20% above policy standard                                      |
|                                                                                                                      | YY              | Site not on a Local Green Space                                                                                          |
|                                                                                                                      | YY              | Site not on a Local Green Space                                                                                          |
| Impact on rural landscape character                                                                                  | N               | Landscape has low capacity for absorbing development                                                                     |
| Loss of best and most versatile agricultural land                                                                    | -               | Likely to be Grade 3 land but site-specific survey required to determine whether any Grade 3a land                       |
| Proximity to incompatible uses                                                                                       | YY              | No incompatible uses                                                                                                     |
| Archaeology constraints                                                                                              | Y               | Little or no archaeological constraints                                                                                  |
| Impact on heritage assets                                                                                            | N               | Likely potential harm to heritage assets or setting of conservation area                                                 |
| Impact on ecology/local nature recovery networks                                                                     | -               | Site is likely to have some elements of ecological value. Requires further ecology assessment.                           |
| Impact on geology                                                                                                    | Y               | No geological designation on-site or adjacent                                                                            |
| Flood risk                                                                                                           | Y               | Unlikely to be significant flood risks but Level 2 SFRA would be required to confirm any detailed mitigation             |
| Impact on air quality                                                                                                | N               | Site outside air quality exceedance area                                                                                 |
| Likelihood of existing land contamination                                                                            | Y               | Minimal risk of land contamination                                                                                       |
| Proximity to hazardous installations or closed landfill sites                                                        | Y               | Site is outside a Hazardous Installation Consultation Zone and beyond 250m of a closed landfill site                     |
| Proximity to regulated waste sites                                                                                   | Y               | Site not within 200m of an Environment Agency permitted waste site                                                       |

**Key factors to consider:**

- Site is up to 1200m from the Core Public Transport Network (as of December 2023) and more than 800m from a railway station or a tram stop.
- No potential highway capacity issues previously identified within 2km of the site.
- Site is more than 5km from the M1 or A616, so risk of congestion on those roads is lower.
- Site is beyond 400m of an active travel/cycle network.
- Site is beyond 400m of planned bus network improvement and 800m of planned tram/rail network improvement
- Provides development site in a ward where there are few other housing sites.
- Potential to provide affordable housing – in excess of 30% of new homes, subject to viability testing.
- Location and size offers the opportunity to provide family housing.
- There is a primary school within 3.2km of the site.
- There is a secondary school within 4.8km of the site.
- There is a primary health care facility within 3.2km of the site.
- Limited archaeological or geological concerns.
- It is not constrained by contaminated land, nearby waste sites, landfill sites or incompatible uses.
- Minimal flood risk issues present on the site, a Level 2 SFRA site assessment would identify any other specific mitigation required
- Landscape has low capacity for absorbing development.
- Would result in the loss of up to 3.45 ha of agricultural land (and which could be Best and Most Versatile Land) and may impact the viability of an agricultural unit.

**Assessment against Green Belt purposes 1 and 2**

Green Belt Review Parcel Reference: WW-1-a

- Scores 3 against purpose 1 – Only one side of the parcel (less than ½ of the site) adjoins the urban area. There are limited opportunities to ‘round off’ existing patterns of development. Performs a moderate role in checking the sprawl of the urban area
- Scores 2 against purpose 2 – The land is between the urban edge of Sheffield and Worrall where some limited increase in proximity may be perceived but where there would be only a limited reduction in the distance between them. It performs a relatively weak role in preventing settlements from merging.

**Conclusion**

Site submitted during 2025 consultation after site selection had taken place. Therefore, not considered for proposed allocation by the Council.