

## **Sheffield Plan**

### **Green Belt Allocations: Compensatory Improvement Opportunities within remaining Green Belt**

## Introduction

During discussions on the Proposed Additional Site Allocations at the Sheffield Plan Stage 4 hearings, the Inspectors requested that the Council provide a schedule of Green Belt compensatory projects which could offset the environmental harm that will result from the release of the Green Belt sites.

It is intended that the scheme in Appendix A will be incorporated into Part 1 of the Sheffield Plan and inform discussions on compensatory improvements for each allocation (which was removed from the Green Belt) at the planning application stage.

## National Planning Policy Framework

As the Sheffield Plan was submitted for examination in October 2023, it is being assessed against the September 2023 National Planning Policy Framework (NPPF), rather than the current NPPF which was published in December 2024.

Paragraph 142 of the September 2023 NPPF states that when drawing up or reviewing Green Belt boundaries, plans should set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.

Whilst this requirement has been removed from the current NPPF, conditions on development that accompany the proposed Green Belt allocations within the Sheffield Plan (identified within the Sheffield Plan Proposed Additional Site Allocations May 2025), will require that compensatory improvements are delivered.

This paper provides evidence of the types of compensatory improvements that will take place within the vicinity of the Green Belt release allocations.

## Planning Practice Guidance

Reflecting the absence in the NPPF, the current Planning Practice Guidance no longer refers to compensatory improvements, however the now superseded guidance specifically covered this requirements. It stated that compensatory improvements may be informed by supporting evidence of landscape, biodiversity or recreational needs and opportunities including those set out in local strategies, and may include:

- a) new or enhanced green infrastructure<sup>1</sup>;
- b) woodland planting;
- c) landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);
- d) improvements to biodiversity, habitat connectivity and natural capital;
- e) new or enhanced walking and cycle routes; and

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<sup>1</sup> Green Infrastructure encompasses a range of spaces and assets that provide environmental and wider benefits. It can, for example, include parks, playing fields, other areas of open space, woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, street trees and 'blue infrastructure' such as streams, ponds, canals and other water bodies

- f) improved access to new, enhanced or existing recreational and playing field provision.

Reflecting the multifunctional nature of Green Infrastructure, the delivery of compensatory improvements in the Green Belt, in accordance with paragraph 142 of the NPPF will, where appropriate, occur alongside the achievement of other environmental and access improvements (required within the Sheffield Plan and when determining planning applications), including:

- the achievement of a minimum 10% net gain in biodiversity;
- the creation and enhancement of the ecological networks;
- protection and enhancement of nature conservation sites;
- provision of sustainable drainage;
- delivery of recreational and sports open space; and
- active travel infrastructure.

Table A below identifies potential opportunities for compensatory improvements to rights of way, active travel infrastructure and accessible open spaces within the vicinity of the proposed Green Belt allocations. The opportunities identified are not compulsory, merely realistic and deliverable options, and one or a combination may be sufficient to compensate for any harm.

The opportunities are not exhaustive and other opportunities, sufficient to compensate for the environmental harm resulting from the loss of Green Belt land, may be identified at the planning application stage.

## Opportunities for Compensatory Improvements

Site Ref	Site Name	Impacts of Removal from Green Belt and Development	Compensatory Improvement Opportunities	Notes
<b>Northwest</b>				
NWS30	Land at Forge Lane, S35 0GG	<ul style="list-style-type: none"> <li>• Loss of grassland habitats of local significance.</li> <li>• Impact on users of Forge Lane.</li> <li>• Loss of informal paths which circle and cross the fields.</li> <li>• Loss of site's rural character.</li> </ul>	<ul style="list-style-type: none"> <li>• Rights of way improvements within the Local Area, including opportunities for further improvements along the route corridor of the Oughtibridge Valley Active Travel Links scheme.</li> <li>• Opportunities for habitat enhancement within Green Belt owned by the landowner. Including land to the east, between the site and the River Don.</li> <li>• Environmental and recreational improvements to Coronation Park (consult Bradfield Parish Council).</li> <li>• Improved access to Canoe Club, located at the end of Forge Lane.</li> </ul>	<ul style="list-style-type: none"> <li>• The site is not used for formal recreation and has no public rights of way. However, there are informal paths across the site, linking Langsett Road North with Forge Lane. Forge Lane provides access to the Canoe Club and will form part of the Upper Don Trail. Compensation required for ecological / environmental impacts.</li> <li>• <a href="#">Oughtibridge Valley Active Travel Link FAQs   Oughtibridge Valley Active Travel Link   Have Your Say Sheffield</a></li> </ul>
NWS31	Land between Storth Lane and School Lane, S35	<ul style="list-style-type: none"> <li>• Impact on the amenity of users of the rights of way and permitted paths that cross the site. These link to Glen Howe Park and Woodland.</li> <li>• Loss of grassland habitats and potential impacts on hedgerows and trees.</li> </ul>	<ul style="list-style-type: none"> <li>• Rights of way improvements within the local area, including potentially surface improvements to BRA202 which connects the allocation to Glen Howe Woods. And/or connections (including crossings of A6102) to the</li> </ul>	<ul style="list-style-type: none"> <li>• Site is well used and valued by the local community as an informal area of natural greenspace, with formal and informal paths. It also provides connections to Glen Howe Park/Wood, Storth Lane and areas of</li> </ul>

Site Ref	Site Name	Impacts of Removal from Green Belt and Development	Compensatory Improvement Opportunities	Notes
		<ul style="list-style-type: none"> <li>• Loss of site's rural character.</li> </ul>	<p>Oughtibridge Valley Active Travel Links scheme</p> <ul style="list-style-type: none"> <li>• In addition to off-site BNG (consistent with BNG legislation), opportunities will exist within Glen Howe Park Woodland and Wharncliffe Avenue Open Space for habitat and recreational enhancements. These are owned by SCC.</li> <li>• Environmental and Access Improvements within Wharncliffe Woods.</li> </ul>	<p>Wharncliffe Side south of Tinker Brook.</p> <ul style="list-style-type: none"> <li>• <a href="#">Oughtibridge Valley Active Travel Link FAQs</a>   <a href="#">Oughtibridge Valley Active Travel Link</a>   <a href="#">Have Your Say Sheffield</a></li> </ul>
<b>Northeast</b>				
NES36	Land to the south of the M1 Motorway Junction 35, S35 1QP	<ul style="list-style-type: none"> <li>• Impacts on the amenity of users of rights of way that cross the site and those using the Blackburn Valley Trail (which follows the allocation's northwestern boundary).</li> <li>• Loss of grassland habitats and potential impacts on hedgerows.</li> <li>• Loss of site's rural character.</li> </ul>	<ul style="list-style-type: none"> <li>• Rights of way improvements within the local area, including potential repairs to SHE388 adjacent to the river bank.</li> <li>• Improvements to the Blackburn Valley Trail (including surface repairs and natural flood management interventions).</li> <li>• Environmental and access improvements/restrictions within neighbouring Smithywood LWS and ancient woodland.</li> </ul>	<ul style="list-style-type: none"> <li>• Site is crossed by several public rights of way, which connect Jumble Road with Smithywood and the Blackburn Trail.</li> <li>• Site is adjacent to Smithywood LWS and ancient woodland, which is a location for damaging off-road vehicular use.</li> </ul>

Site Ref	Site Name	Impacts of Removal from Green Belt and Development	Compensatory Improvement Opportunities	Notes
NES37	Land between Creswick Avenue and Yew Lane, S35 8QN	<ul style="list-style-type: none"> <li>• Impacts on the amenity of users of the rights of way that cross the site.</li> <li>• Loss of site's historic landscape character.</li> </ul>	<ul style="list-style-type: none"> <li>• Rights of way improvements within the local area, including replacement of stiles with gates.</li> <li>• Environmental and access improvements within Grenoside Woods.</li> </ul>	<ul style="list-style-type: none"> <li>• Site is well used and valued by the local community as an informal area of natural greenspace, with formal and informal paths. It provides connections between to the main urban area at Parsons Cross/Yew Lane and the wider Green Belt beyond The Wheel.</li> <li>• Sheffield Plan Heritage Impact Assessment identifies the land as having locally significant historic landscape character.</li> <li>• Grenoside Woods are within 20-minute walk.</li> </ul>
NES38	Holme Lane Farm and land to the west of Grenoside Grange, Fox Hill Road, S35 8QS	<ul style="list-style-type: none"> <li>• Impacts on the amenity of users of the rights of way that cross the site.</li> <li>• Loss of grassland habitats and potential impacts on hedgerows.</li> <li>• Loss of site's rural character.</li> </ul>	<ul style="list-style-type: none"> <li>• Rights of way improvements within the local area, including the replacement of stiles to gates and surfacing of ECC77B.</li> <li>• Improvements to the Trans Pennine Trail, which follows Fox Hill Road and connects to the wider Green Belt at Wharncliffe and Grenoside Woods.</li> </ul>	<ul style="list-style-type: none"> <li>• Site is bisected by Cowper Ave Local Wildlife Site and right of way. Other right of way borders the site's southern boundary.</li> <li>• Grenoside and Wheata Woods (open access land) are within 15-minute walk.</li> </ul>

Site Ref	Site Name	Impacts of Removal from Green Belt and Development	Compensatory Improvement Opportunities	Notes
			<ul style="list-style-type: none"> <li>• Environmental and access improvements within Grenoside Woods.</li> </ul>	
NES39	Land at Wheel Lane and Middleton Lane, S35 8PU	<ul style="list-style-type: none"> <li>• Impacts on the amenity of users of the rights of way.</li> <li>• Loss of site's historic landscape character.</li> <li>• Loss of grassland habitats and potential impacts on hedgerows/trees.</li> </ul>	<ul style="list-style-type: none"> <li>• Rights of way improvements within the local area, including connections to neighbouring Green Belt to the north and surface improvements to ECC70.</li> <li>• Improvements to the Trans Pennine Trail which follows The Wheel and Wheel Lane and connects to the wider Green Belt at Wharncliffe and Grenoside Woods.</li> <li>• Environmental and access improvements within Grenoside Woods.</li> <li>• Ecological improvements to the neighbouring Cinder Hill Brook Local Nature Reserve*</li> </ul>	<ul style="list-style-type: none"> <li>• Should the entire allocation remain and the eastern third be developed, this would impact directly the right of way (ECC70) that connects Wheel and Cinder Lane.</li> <li>• Grenoside Woods are within 15-minute walk.</li> <li>• Sheffield Plan Heritage Impact Assessment identifies the land as having locally significant historic landscape character.</li> </ul>
<b>Southeast</b>				
SES29	Handsworth Hall Farm, Land at Finchwell Road, S13 9AS	<ul style="list-style-type: none"> <li>• Impacts on the amenity of users of the rights of way and permissive paths.</li> <li>• Loss of site's rural character.</li> </ul>	<ul style="list-style-type: none"> <li>• Rights of way improvements within the local area, including at Seventy Acre Hill (SHE404, 407 and 609).</li> <li>• Improvements to High Hazels Park, including improved connectivity from the</li> </ul>	<ul style="list-style-type: none"> <li>• High Hazels Park is only 500m from the site, however it is separated by the Sheffield Parkway.</li> <li>• Waverley Lakes and Park (within Rotherham MBC) is</li> </ul>

Site Ref	Site Name	Impacts of Removal from Green Belt and Development	Compensatory Improvement Opportunities	Notes
			<p>allocation; improved playground sports and leisure infrastructure; and ecological enhancements.</p> <ul style="list-style-type: none"> <li>Improved connectivity to Waverley Lakes and Parks.</li> <li>Environmental and access improvements within Bowden Housteads Woods.</li> </ul>	<p>located close to the site's eastern boundary.</p> <ul style="list-style-type: none"> <li>Bowden Housteads Woods is within a 20-minute walk.</li> </ul>
SES30	Land between Bramley Lane and Beaver Hill Road, S13 7JH	<ul style="list-style-type: none"> <li>Impacts on the amenity of users of the rights of way and permissive paths.</li> <li>Impact on accessible natural greenspace on Beaver Hill Road.</li> <li>Loss of site's rural character.</li> </ul>	<ul style="list-style-type: none"> <li>Rights of way improvements within the local area, specifically within the Shirtcliffe Valley and including on SHE483.</li> <li>Improved access infrastructure within Flocton Park and connectivity with the allocated site.</li> <li>Improved woodland and other habitats within Flocton Park.</li> <li>Improved connectivity and access infrastructure within neighbouring Smelter Wood, Shirtcliffe Valley Grasslands, Shirtcliffe Woods &amp; Fields, and Lower Shirtcliffe Valley.</li> </ul>	<ul style="list-style-type: none"> <li>Site is well used and valued by the local community as an informal area of natural greenspace, with a considerable number of formal and informal paths. It provides connections between Handsworth and Woodhouse, and to other rights of way along the Shirtcliffe Valley.</li> </ul>
South				
SS19	Land to the south of White Lane, S12 3HS	<ul style="list-style-type: none"> <li>Impact on the amenity of users of Carter Hall Lane and neighbouring Charnock Park.</li> </ul>	<ul style="list-style-type: none"> <li>Rights of way improvements within the local area (including within North East Derbyshire).</li> </ul>	<ul style="list-style-type: none"> <li>No public rights of way cross the site, or evidence of significant informal recreational use.</li> </ul>



Site Ref	Site Name	Impacts of Removal from Green Belt and Development	Compensatory Improvement Opportunities	Notes
		<ul style="list-style-type: none"> <li>• Potential impact on hedgerows.</li> <li>• Loss of site's rural character.</li> </ul>	<ul style="list-style-type: none"> <li>• Improvements to sports and leisure infrastructure at the Bowman Drive Open Space. Including enhancements to the bike track.</li> <li>• Access improvements – including path network and natural flood management features at Bowman Drive Open Space.</li> </ul>	
<b>Southwest</b>				
SWS18	Land between Lodge Moor Road and Redmires Conduit, S10 4LZ	<ul style="list-style-type: none"> <li>• Impact on the amenity of users of Redmires Conduit right of way.</li> <li>• Loss of grassland habitats.</li> <li>• Loss of site's rural character.</li> </ul>	<ul style="list-style-type: none"> <li>• Rights of way improvements within the local area, including surface improvements to SHE498 and 499 (the Conduit) and active travel links through Spider Park.</li> <li>• Maintenance and repairs to the structural integrity of the Conduit.</li> <li>• Improvements to the playground, sports facilities and paths at Spider Park.</li> <li>• Playing pitch improvements, woodland management and car park and access infrastructure at Redmires Playing Field and Woodland.</li> </ul>	<ul style="list-style-type: none"> <li>• No public rights of way cross the site, or evidence of significant informal recreational use.</li> <li>• The Conduit is a popular public footpath that connects Fulwood with the wider Green Belt and PDNPA beyond.</li> </ul>
SWS19	Land to the north of Parkers Lane, S17 3DP	<ul style="list-style-type: none"> <li>• Loss of grassland habitats.</li> </ul>	<ul style="list-style-type: none"> <li>• Rights of way improvements within the local area,</li> </ul>	<ul style="list-style-type: none"> <li>• No public rights of way cross the site, or evidence of</li> </ul>

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		<ul style="list-style-type: none"> <li>• Loss of site's rural character.</li> </ul>	including surface improvements to SHE246 (through Ecclesall Woods). <ul style="list-style-type: none"> <li>• Access and infrastructure improvements at Whirlow Playing Fields.</li> <li>• Access infrastructure improvements within Ecclesall Woods.</li> </ul>	significant informal recreational use.
<b>Chapeltown/High Green</b>				
CH03	Land bordered by M1, Thorncliffe Road, Warren Lane, and White Lane, S35 2YA	<ul style="list-style-type: none"> <li>• Loss of site's rural character.</li> <li>• Loss of grassland habitat</li> </ul>	<ul style="list-style-type: none"> <li>• Rights of way improvements within the local area, including surface improvements to ECC160 (through Parkin Wood).</li> <li>• Environmental and access enhancements within Westwood Country Park, Parkin Wood and Thorncliffe Wood.</li> <li>• Environmental improvements within area of neighbouring land.</li> </ul>	<ul style="list-style-type: none"> <li>• No public rights of way cross the site, or evidence of significant informal recreational use.</li> </ul>
CH04	Hesley Wood, north of Cowley Hill, S35 2YH	<ul style="list-style-type: none"> <li>• Loss of woodland habitat</li> <li>• Loss of informally used natural greenspace.</li> </ul>	<ul style="list-style-type: none"> <li>• Environmental and access enhancements within Chapeltown Park and Hesley Wood.</li> <li>• Access and infrastructure improvements along the Blackburn Valley Way which is adjacent to the site's western</li> </ul>	<ul style="list-style-type: none"> <li>• The site is a location for anti-social behaviour, including use by off-road vehicles.</li> <li>• There is no public right of access (and safety concerns), however it used by members of the public for informal recreation.</li> </ul>

Site Ref	Site Name	Impacts of Removal from Green Belt and Development	Compensatory Improvement Opportunities	Notes
			boundary (including crossings of Cowley Hill).	
CH05	Land to the east of Chapeltown Road, S35 9ZX	<ul style="list-style-type: none"> <li>• Loss of site's rural character.</li> <li>• Impact on amenity of users of the right of way.</li> </ul>	<ul style="list-style-type: none"> <li>• Rights of way improvements within the local area, including replacement of stiles with gates in the surrounding area.</li> <li>• Environmental and access enhancements within Chapeltown Park.</li> <li>• Improvements to rights of way that provide access to the Green Belt east and west of the site.</li> </ul>	

\*Within the Green Belt.

## **Appendix B: Links**

Allocated sites can be found within the Proposed Additional Site Allocations Consultation Document at the following website:

- [Sheffield Plan - proposed additional site allocations | Have Your Say Sheffield](#)