

Proposed Additional Site Allocations: Site Selection – Additional Note

Background

The Proposed Additional Site Allocations: Selection of Sites for Green Belt Release Topic Paper (EXAM 130) sets out the process by which proposed additional site allocations were identified. As part of this, eight sites were shortlisted for consideration but not subsequently proposed for allocation. Individual site assessments for these sites are listed in Appendix 6 of the Site Selection Topic Paper.

For each site that was shortlisted but not proposed as a site allocation, Appendix 6 sets out the site context including capacity, sustainability appraisal, assessment against Green Belt purposes 1 and 2, and planning appraisal.

Table 1 below sets out a summary of the reasons for each site not being proposed as an Additional Site Allocation. The summaries include reference to scoring in relation to different aspects of the site selection process as well as the performance of sites against the full ‘basket’ of site-specific opportunities and constraints set out in the pro formas in Appendix 6, taken as a judgement.

Site Reference	Address	Reasons for not being proposed as an Additional Site Allocation
GBOM01	Land to the north of Woodhouse Lane, S20 1AF	Landscape has a low capacity for absorbing development. Alternative sites at Handsworth (in the same sub-area) provide more opportunities for sustainable strategic growth.
S03004	Land to the west of Moor Valley, S20 5BB	The site’s position relative to existing settlement boundaries would impact on the visual and physical separation between High Lane (settlement in North East Derbyshire) and Sheffield. Development would sever the link between Green Belt running from west to east across Moor Valley. Steep topography on part of the site.

Site Reference	Address	Reasons for not being proposed as an Additional Site Allocation
		Alternative sites in the same sub-area provide more opportunities for sustainable strategic growth.
S03005	Land to the east of Eckington Way and south of A57, S20 1XE	Note the site was assessed as a potential employment site and adjoins draft Sheffield Plan site allocation SES03 (Land to the east of Eckington Way, S20 1XE) to the south which is allocated as an Industrial and Traveller Site. Less accessible to national road network than alternative employment site options which is an important factor for this use.
S03033	Land at Brightholmlee Lane, S35 0DD	Would create a very significant extension to Wharncliffe Side in relation to the scale of the settlement – especially when compared to site NWS31 that is proposed for allocation. The site would result in perceived narrowing of the gap between distinct villages of Wharncliffe Side and Brightholmlee (although national policy is now clear that this Green Belt purpose does not apply to villages).
S03049	Land to the north of Woodhouse Lane, S20 1AF	Significant part of the site covered by trees but could form a site if considered as part of site GBOM01. The parcel alone would be too small. Landscape has a low capacity for absorbing development. Alternative sites in the same sub-area provide more opportunities for sustainable, strategic growth.
S03059	Land to the east of Long Lane and north of Hanson Road, S6 6RF	Development of the whole site would protrude significantly into the Green Belt to the north of Loxley. Landscape has a low capacity to absorb development. Poor access to public transport network and local services and facilities and the site would be too small to support significant improvement in services.

Site Reference	Address	Reasons for not being proposed as an Additional Site Allocation
S03260	Land at Stour Lane, S6 4BN	The site is inaccessible via Stour Lane due to the width of the road, but access could potentially be achieved off Aldene Road. However, this would significantly reduce the site's capacity. Located directly adjacent Wadsley Common which is designated both Local Nature Reserve and Local Wildlife Site. Potential impact on Wadsley Conservation Area. Availability concerns - site in multiple ownership; no development agreement.
S04030	Land to the west of Moss Way, S20 5AS	Site is known to have significant ecological value. Landscape has low capacity for absorbing development Performs a moderate role in checking the sprawl of the urban area. Alternative sites in the same sub-area provide more opportunities for sustainable, strategic growth.