

THE SHEFFIELD PLAN

Our City, Our Future

Sheffield Plan

Proposed Additional Site Allocations

May 2025



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1. Purpose of this document

- 1.1 This document seeks views on potential focussed changes to the Sheffield Plan that was submitted to the Government for public examination in October 2023. The specific changes are in response to the Sheffield Plan Inspectors' request for the Council to identify additional land for new homes and employment use.
- 1.2 The document proposes the release of some further land from the Green Belt in order to provide additional sites for housing and employment development. The sites would provide an amount of land required to enable the Plan to be found sound.
- 1.3 We are also seeking comments on updates to certain submission documents which provide the supporting evidence for the proposed additional site allocations. Certain submission documents have also been updated to address other matters raised during the public examination.
- 1.4 **Other matters relating to the content of the Sheffield Plan were considered through previous consultation on the Plan and this further consultation does not reopen consideration of those issues.**



2. Background to the Sheffield Plan

- 2.1 The Sheffield Plan was submitted to Government for examination in October 2023. Two stages of public hearings took place during 2024 which considered legal compliance, the spatial strategy, key themes including housing and employment, as well as sub-area policies and site allocations. The report to the Council's Strategy and Resources Committee¹ sets out more detail about the Sheffield Plan examination process to date.
- 2.2 The Inspectors wrote to the Council on 6th February 2025 to set out their preliminary conclusions on those issues following completion of the first two stages of public examination hearings held in 2024.
- 2.3 The Sheffield Plan is the statutory local plan that sets out a strategy for future growth in the city to 2039. It addresses needs and opportunities for housing, jobs and infrastructure as well as providing the basis for safeguarding the environment, adapting to climate change and securing good design. Once adopted the Sheffield Plan will have legal status and planning applications will have to be in accordance with it unless material considerations indicate otherwise.
- 2.4 The overall growth plan, set out in Policy SP1 of the Sheffield Plan is to promote growth that delivers the homes, jobs, employment floorspace, infrastructure and community facilities to meet Sheffield's needs.
- 2.5 The submitted plan sets a housing requirement of 34,680 additional homes (2,040 homes per year) over the period 2022-2039. A further 850 homes (50 per year) are needed to replace those that we estimate will be lost through demolition or conversion.
- 2.6 In the submitted Plan, we had proposed that employment land need was 217.6 hectares (12.8 hectares per year). Although the plan proposes that a significant amount of land is allocated for employment use, we suggested that some of the need would be met through redevelopment ('windfalls') in existing employment areas.

Inspectors' Preliminary Conclusions

- 2.7 Following the first two stages of the Sheffield Plan examination hearings, the preliminary conclusion of the Inspectors is that Sheffield's housing and employment land needs are higher than the level set out in the submitted Plan.

¹ [Agenda for Strategy and Resources Policy Committee on Wednesday 30 April 2025](#)



Housing

- 2.8 The Inspectors are of the view that the housing requirement should be increased to 38,012 additional new homes over the period 2022 to 2039 to meet identified needs.
- 2.9 During the Examination hearings, the Inspectors agreed that some adjustments should be made to the housing land supply figures that had been produced when the Sheffield Plan was submitted. In some cases, this reflected new information or changed circumstances, and, in a few cases, the Inspectors were not convinced that there was sufficient evidence to justify allocating particular sites. However, they consider that there is compelling evidence to justify the allowance for windfalls that make up a generous proportion of the overall supply.
- 2.10 Having considered the latest evidence on housing land supply (published in December 2024), the Inspectors' conclusion is that the total supply currently identified amounts to 34,473 homes. Consequently, there would be a **shortfall in supply** against the higher requirement of 2,236 dpa (38,012 dwellings). This would amount to a shortfall of some **3,539 dwellings** over the Plan period up to 2038/39.

Employment Land

- 2.11 Taking account of the evidence heard so far during the examination, the Inspectors' preliminary conclusion is that the Plan should provide for 13.95 hectares of land per year for employment – a total of 237.2 hectares over the plan period to 2039. This is **52.8 hectares** more than the supply presented in the most recent evidence to the Examination (October 2024) and so additional land needs to be identified.

Exceptional Circumstances for Green Belt Release

- 2.12 The National Planning Policy Framework² requires exceptional circumstances to be established in order for Green Belt land to be released for development. In their letter, the Inspectors state that, in the context of their conclusions on housing need and land supply, exceptional circumstances could exist, in principle, to warrant the release of some further Green Belt land for housing (in addition to site reference SS17 at the former Norton Aerodrome that has already been included in the Draft Plan³). They also suggest there may be justification to explore options for delivering employment sites outside the

² NPPF (Sept 2023), paragraph 140.

³ Exceptional circumstances have already been demonstrated for releasing brownfield land from the Green Belt at the former Norton Aerodrome (site allocation SS17).



urban area. Having considered a range of evidence in respect to the Green Belt, the Inspectors suggest that there appear to be sustainably located sites in the Green Belt that have weak or fairly modest scores against the purposes of Green Belt.

- 2.13 Before concluding that exceptional circumstances exist for releasing greenfield land from Sheffield's Green Belt to meet the need for new homes and employment, all other reasonable alternatives have been fully examined. The National Planning Policy Framework⁴ indicates that the Plan's strategy should:

- (a) make as much use as possible of suitable brownfield sites and underutilised land;
- (b) optimise the density of development in line with policies in chapter 11 of the Framework, including promoting a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and
- (c) have been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.

Capacity for Housing in the Urban Areas

- 2.14 Evidence already presented to the Inspectors during the Examination through documents such as the Strategic Housing and Economic Land Availability Assessment has demonstrated that options for providing land for new homes in the urban areas have been comprehensively explored, and the supply of land in the urban area to 2039 has been maximised. Housing land supply was considered in detail at the Stage 2 hearings in November 2024 under Matter 18 and the most recent housing trajectory⁵ sets out in detail the capacity and expected timescales for delivering new homes within the city.
- 2.15 The total housing capacity includes a generous allowance for windfall sites coming forward within the existing urban area, expected to be primarily on previously developed land. The Inspectors have accepted the windfall allowance, noting that there is compelling evidence to justify it. Within the submitted Plan, 89%⁶ of homes in the urban area are anticipated to be delivered on brownfield sites, with over half on sites within the Central Area (City Centre and areas just outside the Inner Ring Road).

⁴ National Planning Policy Framework, September 2023, paragraph 141

⁵ [EXAM 116 Housing Trajectory Dec 2024.pdf](#)

⁶ 25,572 homes on brownfield land out of 28,691 homes on known sites in the housing trajectory December 2024.



- 2.16 The Housing and Economic Land Availability Assessment⁷ provides evidence of how capacity estimates for housing sites in the city take account of density assumptions. The Plan has a strong focus on delivering new homes within the Central Area where densities are higher and ensure efficient use of land in the most accessible locations. Policy NC9 within the Sheffield Plan will continue to require new homes to be built at appropriate densities that reflect location and optimise delivery in centres and areas well served by public transport.

Capacity for Employment Land in the Urban Areas

- 2.17 Employment land supply was discussed at the Stage 1 hearings in July 2024 under Matter 5 and the confirmed employment land supply position is set out in the Employment Land Supply Update October 2024⁸.
- 2.18 In response to the Inspectors' letter, we have examined whether there are additional opportunities to intensify the use of employment areas within the existing urban areas. The analysis suggests that around 10 hectares could come forward as 'windfall' development. In addition, we have identified one existing site allocation (reference NES03 - Land to the west of Blackburn Road) where a recent planning permission has amended the site area, increasing it by 3 hectares. Taken together, we have therefore identified 13 hectares of land within the existing urban area that could provide additional flexibility to the employment land supply.
- 2.19 Whilst the further work on intensification of the use of employment areas has identified some additional potential land supply for employment, there is not sufficient capacity within the urban area to fully meet the need for employment land.

Potential for Neighbouring Local Authorities to Accommodate Development

- 2.20 Through the Duty to Cooperate discussions with neighbouring local authorities we have also considered whether there is scope for some of Sheffield's development needs to be met elsewhere in the sub-region. No agreements have been made for Sheffield's housing or employment land needs to be met elsewhere in the sub-region.

Conclusions on exceptional circumstances

- 2.21 The evidence outlined above highlights that there is insufficient scope to meet Sheffield's housing and employment land needs within the existing urban area (including through intensification of employment areas). Furthermore, we are not in a position to agree with other local authorities to meet some of

⁷ [EXAM 3A Housing and Economic Land Availability Assessment Dec 2023](#)

⁸ [EXAM 56A Employment Land Supply Update.pdf](#)



Sheffield's needs. Therefore, when considering this alongside the relevant evidence base documents, we conclude that exceptional circumstances exist to justify the release of some further land from the Green Belt for housing and employment use.

Identifying additional land

- 2.22 In light of the Inspectors' conclusions and further work undertaken in response to their concerns, the Council proposes releasing some greenfield land from the Green Belt for development. A recommended list of potential additional site allocations for housing and employment that provide the quantum of land required to enable the Plan to be found sound (plus an additional margin for flexibility) by the Inspectors is the subject of this consultation.
- 2.23 The proposed additional site allocations provide capacity for approximately 3,950 homes. This is sufficient to meet the shortfall identified by the Inspectors plus an additional allowance for flexibility. Flexibility in the overall supply is needed to reduce risk, as it is possible that some sites could be ruled out, or capacity reduced by the Inspectors in response to new evidence provided during public consultation.
- 2.24 Four sites proposed in this document would provide up to 67.35 hectares of additional employment land. Again, this, together with the additional potential for urban intensification, provides a margin over the shortfall identified by the Inspectors that provides flexibility and reduces risk.
- 2.25 The current total area of the Sheffield Green Belt is 9,061 hectares. The amendments to the boundary proposed in this report would result in 327.45 hectares being removed from the Green Belt (3.6% of the total area).



3. Site Selection and Updates to the Evidence Base

- 3.1 The process of selecting sites for release from the Green Belt has involved a combination of considering the sustainability appraisal work (through the Integrated Impact Assessment), an assessment of how the site performs against the purposes of Green Belt and conducting a planning appraisal including considering matters such as access, topography, neighbouring uses and other physical constraints.

Site Selection Methodology

- 3.2 The methodology for selecting the sites is set out in the 'Proposed Additional Site Allocations: Selection of Sites for Green Belt Release Topic Paper'. This sets out how sites have been selected for release from the Green Belt to meet the additional need for new homes and employment land. It describes how sites were identified for consideration, taking account of previous work carried out to allocate sites for development within the Sheffield Plan.
- 3.3 In summary, reflecting the fact that the Sheffield Plan examination is ongoing, the search for additional land was limited to those sites that had already been promoted through the existing local plan process (either through the 2019 call-for sites, the Issues and Options (Regulation 18) consultation in 2020, or the Draft Plan (regulation 19) stage in 2023. It was not deemed necessary to undertake another call-for-sites. Initial checks were carried out to rule out any sites that were unsuitable for allocation including those that were too small or are protected as Local Wildlife Sites or in use for outdoor sports.
- 3.4 For each site assessed, sustainability appraisals and planning assessments have been undertaken which helped inform both planning judgements about the suitability of sites. It also identifies areas for mitigation where relevant.

Green Belt Considerations

- 3.5 As the land being considered for allocation at this stage of Plan making is currently within the Green Belt a key additional stage of site selection considers the role that land plays in relation to 'Green Belt purposes' as set out in national planning policy.
- 3.6 The two primary purposes of Green Belt relate to preventing urban sprawl and maintaining separation between towns. The Green Belt Review Update (November 2024) provides an up-to-date position on how land has been assessed in relation to these purposes⁹.
- 3.7 National planning policy requires that where Green Belt land is being considered for development, Plans should give first consideration to land that

⁹ [EXAM95 Green Belt Review Appraisal of Sites November 2024](#)



is previously developed and / or is well served by public transport. This is taken into account alongside other factors in making a balanced judgement about the relative sustainability of different site options.

Other documents providing supporting evidence

- 3.8 As well as this document, **we are also consulting on updates to two other statutory documents** which provide justification and analysis to support the Plan, including the additional site allocations that are proposed. The **Integrated Impact Assessment (IIA) and Habitats Regulations Assessment (HRA)** are required under the Regulations¹⁰ and have been updated to support the work to identify proposed additional Site Allocations and address other matters discussed during the examination hearings.
- 3.9 The IIA includes the sustainability appraisal of the Sheffield Plan. One of the main purposes of the IIA is to consider reasonable alternatives regarding the future scale and location of new development. The IIA Update and Addendum considers a range of additional alternatives identified through the Plan examination to date. The scope of the document has been extended to also consider the impact of smaller residential developments (less than 1,000 homes) on greenfield sites in the Green Belt, as well as alternative growth scenarios for employment.
- 3.10 The HRA is undertaken to determine whether the policies in the Plan (including in combination with neighbouring Plans) would lead to any Likely Significant Effects (LSEs) on the integrity of European Habitat Sites. It requires consideration of whether any identified effects will adversely affect the integrity of the protected sites. If this is the case, mitigation can be considered to avoid/reduce impacts. The Habitat Regulations Assessment Appropriate Assessment (HRAAA) update assesses the implications of proposed additional site allocations and also takes account of concerns raised by the Peak District National Park Authority and Natural England during the examination.
- 3.11 Other evidence base documents support the decision-making process which has led to the recommended sites being proposed for inclusion in the Plan and have also informed conditions on development. The supporting documents that have been updated are:
- Sheffield Plan: Integrated Impact Assessment Update and Addendum (April 2025)

¹⁰ Planning and Compulsory Purchase Act 2004, Section 19, The Conservation of Habitats and Species Regulations 2017 and The Environmental Assessment of Plans and Programmes Regulations 2004.



- Sheffield Plan: Habitat Regulations Assessment Appropriate Assessment Update
- Sheffield Plan: Transport Assessment Update
- Sheffield Plan: Strategic Flood Risk Assessment – Additional Proposed Site Allocations
- Sheffield Plan: Infrastructure Delivery Plan Update
- Sheffield Plan: Heritage Impact Assessment Update
- Sheffield Plan: Whole Plan Viability Appraisal Update
- Proposed Additional Site Allocations: Selection of Sites for Green Belt Release Topic Paper

3.12 All the updated supporting documents, together with documents that have previously been submitted, are available on the Council and/ or Examination website.



4. Recommended Site Allocations

- 4.1 Annex A includes detail of the proposed additional Site Allocations, including capacity, details of site-specific conditions on development and site boundaries alongside proposed policy zone changes.
- 4.2 The estimates of housing capacities are not a cap or a minimum figure; the actual number of homes delivered could be different, once detailed site investigations are undertaken at the planning application stage. The assumed densities are based on the bottom end of the density ranges that apply to the particular location in which the site lies, with higher assumed densities in the most accessible locations. However, all the housing sites proposed below have the potential to deliver family-sized homes which is one of the needs that the Inspectors have concluded should be addressed and densities have been chosen to reflect this.

Location of additional Site Allocations

- 4.3 Fourteen additional site allocations are proposed to ensure sufficient land is identified through the Sheffield Plan to meet the need for new homes and employment over the period to 2039. 10 sites are proposed as Housing Sites and 3 sites are proposed as General Employment Sites. A further site is proposed as a Mixed Use Site (Housing and Employment).
- 4.4 The proposed additional sites would provide capacity for approximately 3,948 new homes and 67.35 hectares of land for employment in the period up to 2039. We estimated that one of the strategic sites would deliver a further 100 homes after the end of the Plan-period in 2039, after taking into account the time needed to obtain planning permission and typical annual completion rates.
- 4.5 The sites are distributed around the edge of the existing built-up area in the Northwest, Northeast, Southeast, South, Southwest and Chapeltown/ High Green sub-areas.
- 4.6 Table 1 below illustrates the total distribution of housing site allocations within Sheffield by sub-area, including both urban sites and those proposed for release from the Green Belt. Similarly, table 2 sets out the distribution of employment site allocations by sub-area.



Table 1: Distribution of Housing Land Supply by Sheffield Plan Sub-Area (to 2039)

Sheffield Plan Sub-Area	Capacity - Existing Urban Area ¹¹	Capacity - Additional Green Belt release	Total	%
Central	15,686	0	15,686	57.2
North West	775	172	947	3.5
North East	545	945	1,490	5.4
East	2,720	0	2,720	9.9
South East	1,329	1,638	2,967	10.8
South	656	304	960	3.5
South West	793	340	1,133	4.1
Stocksbridge and Deepcar	934	0	934	3.4
Chapelton and High Green	14	549	563	2.1
Total	23,452	3,948	27,400	100%

¹¹ Figures correct at 31st December 2024. Including land already identified for release from Green Belt at Norton Aerodrome – site allocation SS17. Excludes capacity from 4,211 homes completed 2022-2024, and a windfall allowance of 7,675 homes over the period 2024-39. Note the supply figures in this table are gross (including 865 homes required to replace homes lost through demolition and conversion).



Table 2: Distribution of Employment Land Supply by Sheffield Plan Sub-Area

Sub-Area	Capacity - Existing Urban Area ¹² (ha)	Capacity - Additional Green Belt release (ha)	Total (Ha)	%
Central	7.33	0	7.33	2.9
North West	17.44	0	17.44	6.9
North East	29.72	15.94	45.66	18.1
East	108.93	0	108.93	43.2
South East	20.62	20.00	40.62	16.1
South	0	0	0	0.0
South West	-0.12	0	-0.12	0.0
Stocksbridge and Deepcar	0.94	0	0.94	0.4
Chapelton and High Green	-0.09	31.41	31.32	12.4
Total	184.77	67.35	252.12	100%

Policy Requirements

- 4.7 Part 2 of the Sheffield Plan includes a range of policies to guide developments and ensure that development is sustainable. These policies will be applied to development taking place on land released from the Green Belt. The scope of policies covers requirements for responding the climate emergency and biodiversity emergency, supporting thriving neighbourhoods, ensuring a strong and growing economy and creating a well-designed city.
- 4.8 Of particular relevance to the proposed additional Site Allocations is policy NC1: Principles Guiding the Development of Strategic Housing Sites. This policy sets out the requirement to produce a masterplan prior to planning permission, for sites with capacity for more than 200 homes, or including development of at least 4 hectares of land. This would apply to 8 of the proposed additional site allocations. The masterplan should enable Strategic Housing Sites to provide a wide range of positive impacts including, but not limited to, a network of high-quality green spaces, an appropriate range of

¹² Figures correct at 31st December 2024.



housing types, walkable neighbourhoods and a management and maintenance plan for the landscape and public realm.

- 4.9 In addition to general policy requirements set out in the Sheffield Plan, specific conditions on development have been included for each proposed site allocation. These reflect issues identified through the site selection process. For example, conditions relating to flood risk, heritage and ecology are attached to sites where relevant to ensure that development responds effectively to the historic and natural environment.

Infrastructure Requirements

- 4.10 Infrastructure is critical to delivery of new homes and employment. The previous version of the Infrastructure Delivery Plan (IDP) identified a range of schemes that are required to support the growth in the submitted Sheffield Plan. The document has been updated to reflect additional infrastructure requirements to support the further growth that will be provided by the proposed additional sites.
- 4.11 The Council and developers will work with infrastructure providers and other partners to ensure new housing development is supported by good local public services such as schools and healthcare facilities.
- 4.12 Our analysis suggests a need for new schools on the following sites:
- SES30: Land between Bramley Lane and Beaver Hill Road/Land at Beaver Hill Road – secondary school (5ha)
 - NES37: Land to the south of Wheel Lane/Land between Creswick Avenue and Yew Lane - secondary school (5ha) and SEND school (2ha)
- 4.13 4 hectares of land has also been set aside on both SES30 and NES37 for multi-faith burial grounds.
- 4.14 Discussions with the Sheffield Integrated Care Board are on-going but it is anticipated that the need for additional health facilities will be catered for through expansion of existing facilities.
- 4.15 The IDP Update also takes account of further transport modelling that has been undertaken to assess the cumulative impact of the Sheffield Plan on the highways network. The modelling concludes that mitigation schemes previously identified in the IDP remain generally sufficient to accommodate traffic flows arising from the proposed additional sites. However, it has been agreed with National Highways that the following upgrades are likely to be required at the following locations on the M1 (though it is unlikely they would be required before 2029):



- J33 South Bound Diverge
- J35 North Bound Merge
- J35a South Bound Merge

- 4.16 Additional mitigation measures (over and above those previously identified) will be required at a number of junctions on the local road network - details are available in the Transport Assessment and the Infrastructure Delivery Plan.
- 4.17 Policy DC1: The Community Infrastructure Levy (CIL) and Other Developer Contributions, proposes that site promoters should work collaboratively to produce a single infrastructure delivery plan for Strategic Sites. This will ensure comprehensive consideration of infrastructure needs.

Open Space

- 4.18 For proposed additional Site Allocations that will deliver new homes, the Policies Map mainly shows land within Residential Policy Zones, as shown on the maps in Annex A. However, within the Residential Policy Zone a percentage of land would be required to be laid out as open space, depending on the scale of the site, in accordance with policy NC15 in the Sheffield Plan. Until masterplanning has taken place (under policy NC1), the whole site will appear as Residential Policy Zone, but this will be regularised in a subsequent version of the Plan Policies Map to accurately represent areas of Urban Green Space Zone. Until that point, open space provided through development of the sites would be protected through conditions on the relevant planning permission.
- 4.19 Buffers to Local Wildlife Sites are however shown as Urban Green Space Zones.

The ‘Golden Rules’ for Developing Green Belt Lans

- 4.20 The Sheffield Plan is being examined under the September 2023 version of the National Planning Policy Framework (NPPF), however decisions on planning applications will be made against the latest December 2024 version. This means that planning applications on any site allocations that were formerly Green Belt land will be subject to the ‘**Golden Rules**’ that were introduced by the new NPPF. The ‘Golden Rules’ have introduced specific enhanced requirements in relation to the provision of affordable housing, infrastructure and open space.



Affordable housing

- 4.21 Under part (a) of the Golden Rules, all sites involving the provision of housing on land released from the Green Belt will be expected to provide affordable housing at a higher level than that which would otherwise apply to land which is not currently within Green Belt. The draft Sheffield Plan policy proposes setting a 30% requirement in the southwest, south and northwest of the city and a 10% requirement in all other areas. However, under the NPPF, on former Green Belt land the requirement will be for at least 50% of the housing to be affordable, unless this would make the development of these site unviable (when tested in accordance with national planning practice guidance on viability).
- 4.22 Further work is being undertaken to assess what the requirements should be on Green Belt sites in Sheffield. Details are available in an update to the Whole Plan Viability Appraisal. The Inspectors will consider the evidence before recommending what rates should apply. Site-specific affordable housing requirements will need to be set which take into account the cost of other infrastructure that is needed.

Improvements to local or national infrastructure

- 4.23 Part (b) of the Golden Rules requires necessary improvements to local or national infrastructure. It is important that any necessary new infrastructure is delivered alongside the new homes and employment developments. On strategic sites (over 200 homes or over 4 hectares), the requirement would be identified through a masterplan for the site. The infrastructure projects required to support the development on the additional sites are identified in the Infrastructure Delivery Plan (IDP) which also sets out broad timescales for delivery and anticipated funding mechanisms.
- 4.24 The need to provide necessary improvements to infrastructure would apply to the proposed employment sites as well as to the housing sites. So, for example, the 3 sites that are proposed to the east of Chapeltown near the M1 Motorway might be expected to contribute to improvements to highway infrastructure as part of the development. However, this would be considered at the planning application stage and will reflect monitoring of traffic levels by National Highways.

New or improved green space

- 4.25 Finally, under part c) of the Golden Rules, developers will be required to provide new, or improvements to existing, green spaces that are accessible to the public. The NPPF states that new residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces. Allowances for the provision of on-site open space have been made when calculating the net



developable areas of the proposed additional site allocations for housing. On the largest housing sites (over 10ha), it has been assumed that 30% of the site would be set aside for open space or community facilities/other uses. For sites between 5 – 10ha, it is assumed that 20% of the site would set aside for open space and other non-residential uses.

- 4.26 A condition on each allocation sets out the need to provide open space and, where there are valuable ecological features within a site, conditions have also been proposed which require the retention of those features. Where appropriate, there is also a requirement to provide a green corridor through the site (for example, to protect the route of a stream or a hedgerow). Again, this would be identified through a condition attached to the allocation.

Compensatory Improvements

- 4.27 National planning policy also requires Plans to 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. Where public rights of way currently exist on land to be removed from the Green Belt for development, conditions on development will ensure that these are maintained and that access into the wider Green Belt remains.
- 4.28 A condition on development has been applied to all proposed additional Site Allocations requiring developers to identify appropriate compensatory improvements as part of the planning application process. This could include elements within the Biodiversity Net Gain requirements, as well as measures such as restoration of floodplains, improvement to the Nature Recovery Network, or improving recreational access to the countryside through cycle provision or public rights of way enhancement.

Consequential Green Belt changes

- 4.29 The allocation of some of the sites will necessitate some further alterations to the Green Belt boundary in order to create a logical and defensible Green Belt boundary. In most cases, any additional land that is removed is proposed to be designated as an Urban Green Space Zone. However, areas that are already developed or have established uses are proposed as Residential Zones. The implications for the Policies Map are shown in Annex A.



5. How to comment and next steps

Commenting on the proposed additional Site Allocations

5.1 The period for representations will run from Thursday 29th May to Friday 11th July 2025. Sheffield City Council must receive representations by **5pm on 11th July 2025**. The Inspectors will consider all representations received during this period.

5.2 We are asking for people to consider two specific questions when making representations on the proposed additional Site Allocations.

a) Is the Plan legally compliant?

Does the plan comply with the relevant legislation and regulations in the way it has been prepared, and in its content?

b) Is the Plan ‘sound’?

Has the plan been ‘positively prepared’? Is it robustly justified and evidence-led? Will it be effective in what it sets out to achieve? And is it consistent with regional and national planning policy?

5.3 Alongside the proposed additional Site Allocations, we are also consulting on updates to various submission documents, including the Integrated Impact Assessment (IIA) and Habitat Regulations Assessment Appropriate Assessment (HRAAA).

5.4 All of the documents can be found online at [Have Your Say Sheffield](#), with hard copies available at Howden House, 1 Union Street, Sheffield S1 2SH.

5.5 Hard copies of this consultation document can also be found in Council First Points and all libraries.

5.6 Responses can be submitted via the following three methods:

- The electronic comment form which can be found on the Council’s consultation website at: [Have Your Say Sheffield](#)
- An email attachment using the comment form to sheffieldplan@sheffield.gov.uk
- Post to: **Strategic Planning Team, Planning Service, 5th Floor, Howden House, Sheffield S1 2SH**

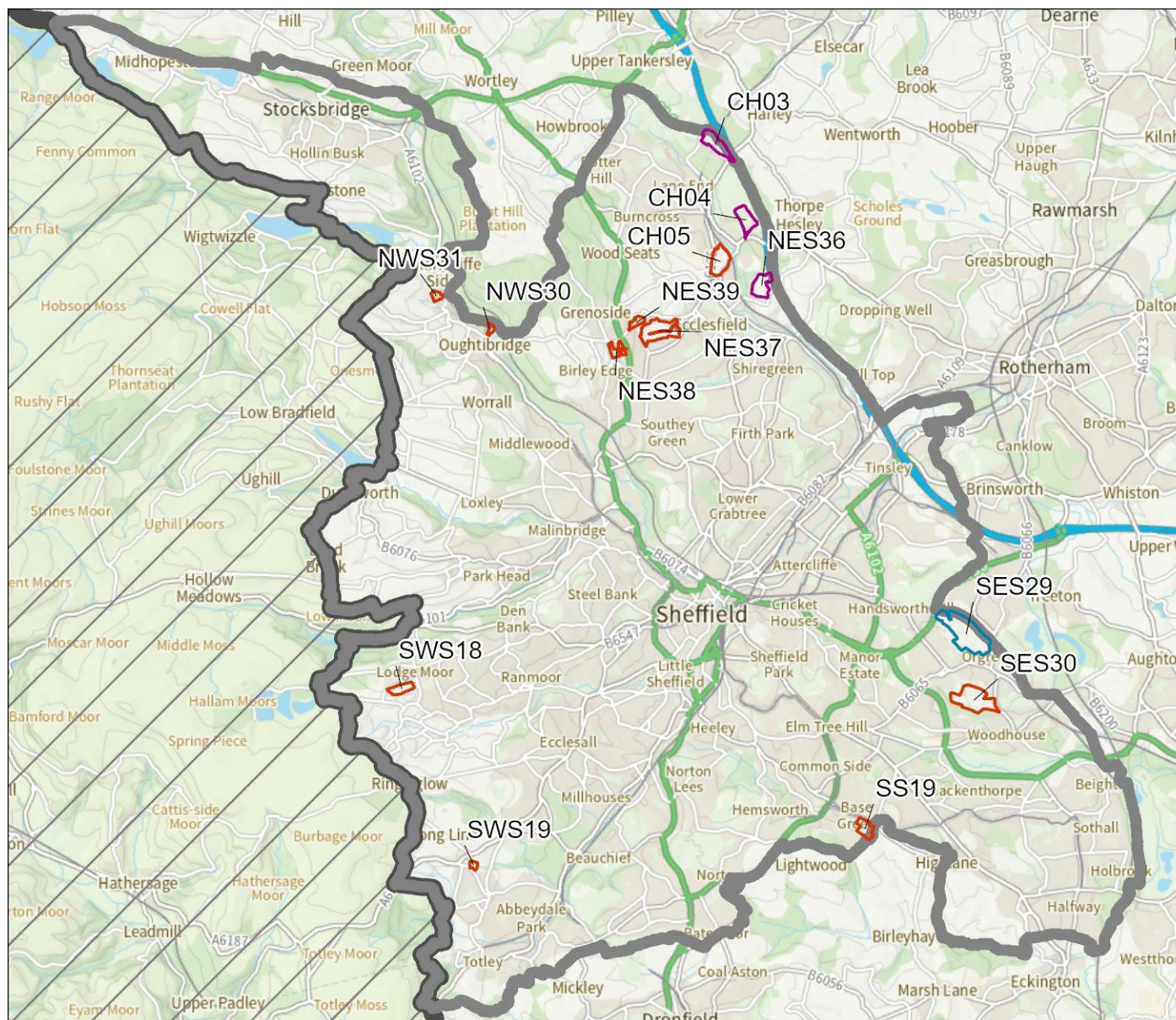


- 5.7 If you would like to be heard at the examination in public, please tell us in your representation. Please ensure that the contact details you include with your representation are correct so that the Programme Officer can contact you regarding this.
- 5.8 Please note all comments will be made public and will be submitted to the Planning Inspectors examining the Sheffield Plan. Confidential or anonymous responses cannot be made. Your comments and name will be published but other personal information will remain confidential.

What happens after this public consultation?

- 5.9 Following public consultation, all representations that are made will be provided directly to the Inspectors examining the Sheffield Plan, for them to consider alongside the submission documents. They will form the basis for the agendas set by the Inspectors for use in the public hearings which are scheduled for late September/October. The Council will not be expected to respond directly to the points raised through representations, but officers will be required to produce written statements in response to the agenda questions.
- 5.10 In examining the Plan, the Planning Inspectors will consider whether the plan (including the additional proposed site allocations) is sound and whether it complies with the legislation. They will consider any further amendments proposed by the Council, as well as those put forward by others. The Inspector will recommend '**Main Modifications**' where they are necessary to make the Plan sound – this may or may not include some or all of the sites proposed in this document.
- 5.11 The process for the remainder of the Sheffield Plan examination is expected to be as follows:
- Public hearing sessions – September / October 2025
 - Inspectors' Preliminary Report – November 2025
 - Consult on Main Modifications – February / March 2026
 - Inspectors' Final Report – June 2026
 - Adoption – July 2026






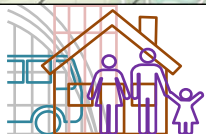
Legend

Proposed Additional Site Allocation

-  Employment
-  Housing
-  Mixed Use

 Sheffield Local Planning Authority

 Peak District National Park



Annex A

This annex contains details and conditions on development of additional site allocations (including conditions placed on development) in the Sheffield Plan. This adds to the list of site allocations set out in Appendix 1 of Part 1 of the Sheffield Plan and is in addition to Annex A of the Publication Draft Plan.

Boundaries of all site allocations are shown on the Policies Map.

Policy SA2 – Northwest Sheffield Sub-Area Additional Site Allocations

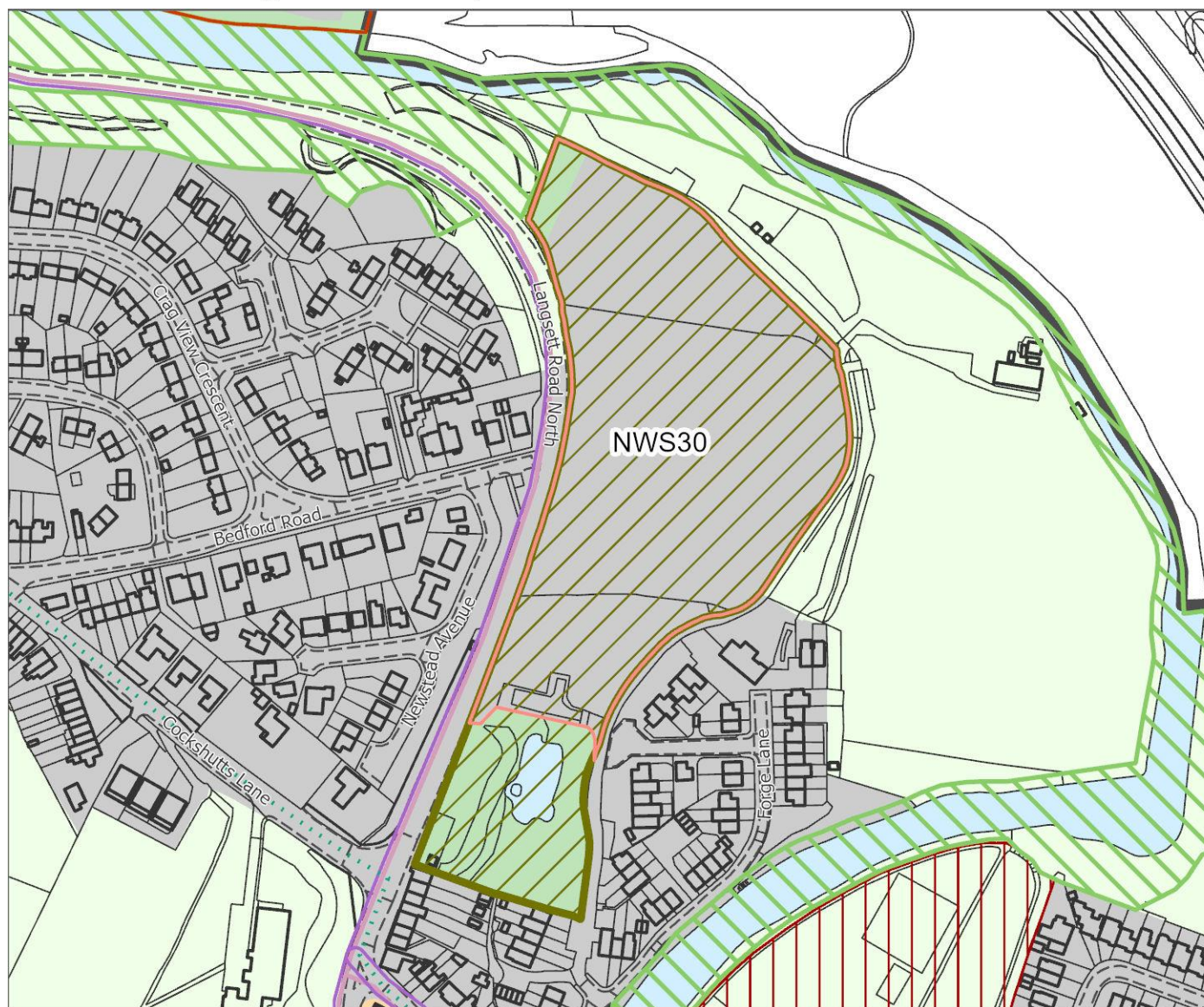
Site Reference: NWS30		Address: Land at Forge Lane, S35 0GG	
Allocated use: Housing		Site area: 2.56 Hectares	
Net housing area: 2.30 Hectares		Total housing capacity: 69 Homes	
Net employment (Class E(g) (i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares		Net (Other employment uses) area: 0.00 hectares
Conditions on development: <ul style="list-style-type: none">• This site was formerly designated as Green Belt, so the ‘Golden Rules’ set out in the National Planning policy Framework will apply. Open space should be provided in accordance with Policy NC15.• In accordance with the Golden Rules the level of affordable housing required will be expected to be at a higher level than would otherwise apply to land which has not been released from the Green Belt.• Planning applications must include a comprehensive assessment of the development’s impacts on the environment. Where appropriate, adverse impacts should be offset through compensatory improvements to the environmental quality and accessibility of remaining areas of Green Belt.• Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the “Recommendations, FRA requirements, and further work” section of the Level 2 SFRA site assessment should be addressed at or before planning application stage.”• Contributions may be required to local highway improvements.			

















- Any masterplanning and subsequent planning application should include a pedestrian and cycle route on the site's eastern boundary. This would form part of improvements to the Upper Don Trail which, in this locality, will link Forge Lane with Oughtibridge Mill.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal prior to the submission of any planning application. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings.



Recommended change to Policies Map



Legend

-  Green Belt Deletion
-  Strategic Housing Site
-  Housing Site
-  Green Belt
-  Residential Zone
-  Local Centre
-  Urban Green Space Zone
-  Waterway
-  Sheffield Local Planning Authority
-  Cycle Route
-  Mass Transit Corridor
-  Strategic Road
-  Safeguarded for Flood Storage
-  Local Wildlife Site



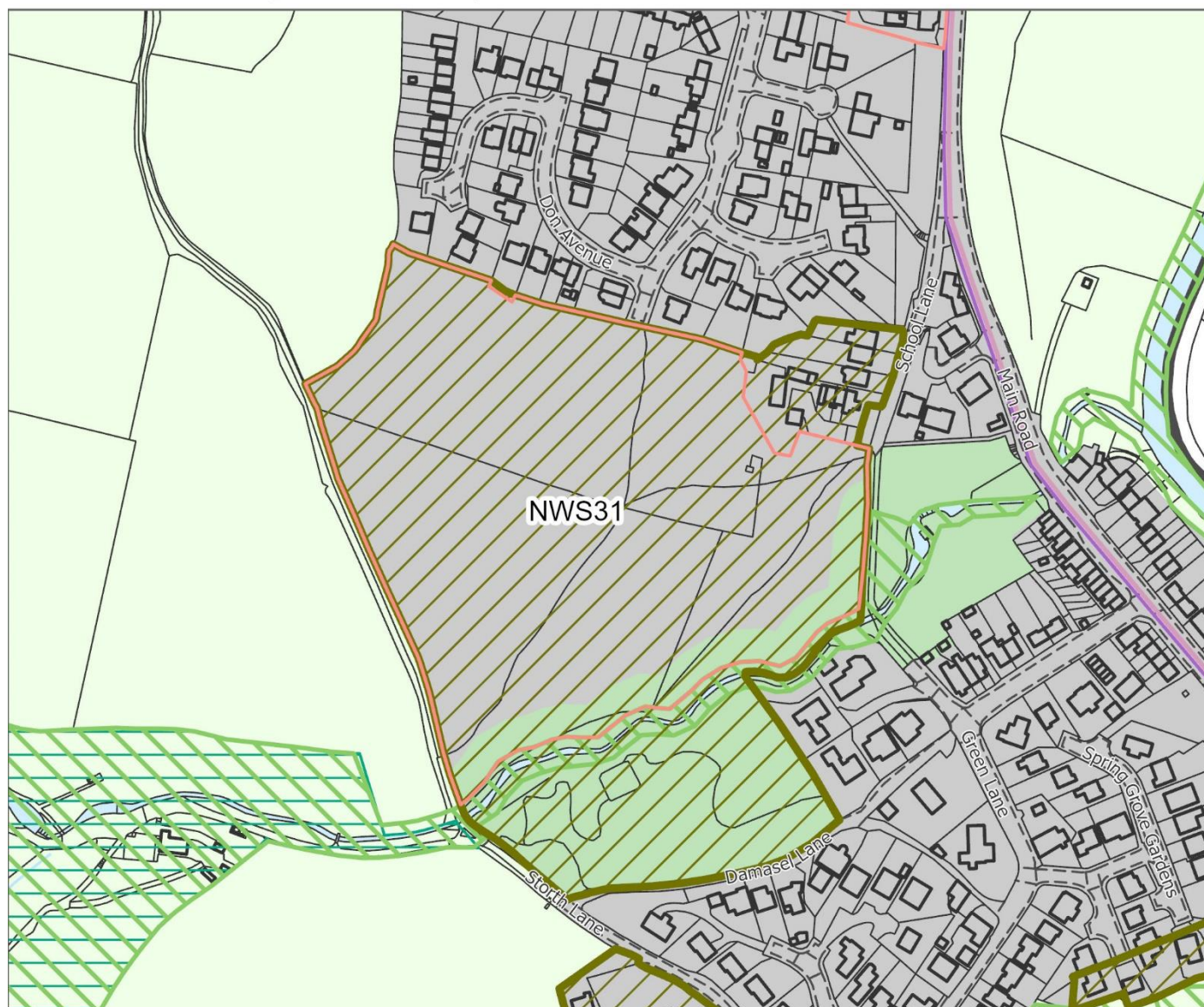
Site Reference: NWS31	Address: Land between Storth Lane and School Lane, S35 0DT	
Allocated use: Housing		Site area: 3.85 Hectares
Net housing area: 3.42 Hectares		Total housing capacity: 103 Homes
Net employment (Class E(g) (i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
<p>Conditions on development:</p> <ul style="list-style-type: none"> • This site was formerly designated as Green Belt, so the 'Golden Rules' set out in the National Planning policy Framework will apply. Open space should be provided in accordance with Policy NC15. • In accordance with the Golden Rules the level of affordable housing required will be expected to be at a higher level than would otherwise apply to land which has not been released from the Green Belt. • Planning applications must include a comprehensive assessment of the development's impacts on the environment. Where appropriate, adverse impacts should be offset through compensatory improvements to the environmental quality and accessibility of remaining areas of Green Belt. • Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the "Recommendations, FRA requirements, and further work" section of the Level 2 SFRA site assessment should be addressed at or before planning application stage." • Contributions may be required to local highway improvements. • Agricultural land surveys required at planning application stage to determine whether land is Grade 3a and ensure that development is consistent with Policy GS4. • Hedgerows must be retained as wildlife corridors as part of the masterplanning of the site and within subsequent planning applications. • A buffer is required to the adjacent Local Wildlife Site (LWS). As the wildlife site comprises ancient woodland/woodland this buffer must be 15 metres wide and measured from the edge of the canopy. 		














- The public/permissive footpaths that cross the site will be retained as part of the masterplanning of the site and subsequent planning application.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal prior to the submission of any planning application. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings.



Recommended change to Policies Map



Legend

-  Green Belt Deletion
-  Housing Site
-  Green Belt
-  Residential Zone
-  Urban Green Space Zone
-  Waterway
-  Sheffield Local Planning Authority
-  Mass Transit Corridor
-  Strategic Road
-  Historic Park, Garden or Cemetery
-  Local Wildlife Site



Policy SA3 - Northeast Sheffield Sub-Area Site Allocations

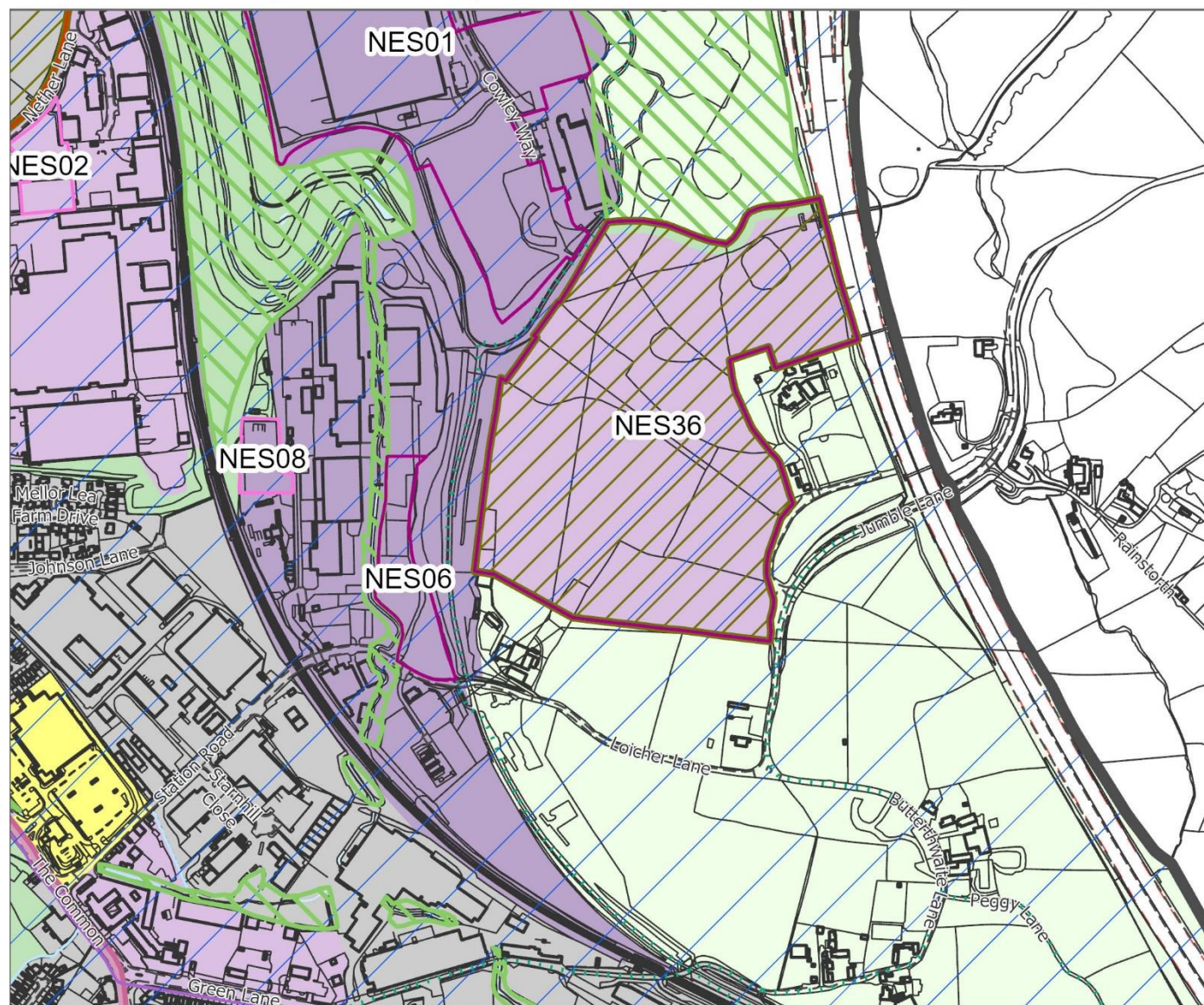
Site Reference: NES36	Address: Land to the south of the M1 Motorway Junction 35, S35 1QP	
Allocated use: General employment		Site area: 16.37 Hectares
Net housing area: 0.00 Hectares		Total housing capacity: 0 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 15.94 hectares	Net (Other employment uses) area: 0.00 hectares
<p>Conditions on development:</p> <ul style="list-style-type: none"> • This site was formerly designated as Green Belt, so the 'Golden Rules' set out in the National Planning policy Framework will apply. • Planning applications must include a comprehensive assessment of the development's impacts on the environment. Where appropriate, adverse impacts should be offset through compensatory improvements to the environmental quality and accessibility of remaining areas of Green Belt. • Development should provide a strategy for responding to the Northern Powergrid equipment present within the site which demonstrates how the following guidance has been applied at the design stage: Northern Powergrid Guidance on Overhead Line Clearances, HSE GS6 Guidance on Avoiding Danger from Overhead Powerlines and HSE HSG47 guidance on Avoiding Danger from Underground Services, and how the impact of the assets has been reduced through good design. • Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the "Recommendations, FRA requirements, and further work" section of the Level 2 SFRA site assessment should be addressed at or before planning application stage." • Contributions may be required to strategic highways improvements at junctions on the M1 and the local road network. • Development must comply with Policy GS3 to ensure that the character and features of the landscape are safeguarded or enhanced. • Agricultural land surveys required at planning application stage to determine whether land is Grade 3a and ensure that development is consistent with Policy GS4. 		



- A buffer is required to the adjacent Local Wildlife Site (LWS). As the wildlife site comprises ancient woodland/woodland this buffer must be 15 metres wide and measured from the edge of the canopy.
- The public/permissive footpaths that cross the site will be retained as part of the masterplanning of the site and subsequent planning application.
- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.
- The site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.
- Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site(s) and any mitigation.
- This site is identified as impacting on Heritage Assets of archaeological and historic landscape interest and due consideration must be given to reducing the impact of any proposal prior to the submission of any planning application. Recommendations are set out in the Heritage Impact Assessment prepared in support of the Local Plan and at the design stage, development proposals should consider and implement the recommendations set out. Further suitable mitigation measures may be agreed with the Local Planning Authority at the planning application stage. This approach will avoid or minimise harm to the significance of identified heritage assets and their settings.

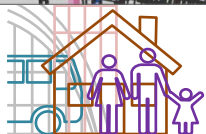


Recommended change to Policies Map



Legend

- Green Belt Deletion
- Strategic Housing Site
- Strategic Employment Site
- Employment Site
- Strategic Road Network (National Highways)
- Green Belt
- General Employment Zone
- Industrial Zone
- Residential Zone
- Flexible Use Zone
- Urban Green Space Zone
- Waterway
- Sheffield Local Planning Authority
- Designated Neighbourhood Plan Area
- Cycle Route
- Mass Transit Corridor
- Strategic Road
- Strategic Route for Heavy Goods Vehicles
- Local Wildlife Site



Site Reference: NES37	Address: Land between Creswick Avenue and Yew Lane, S35 8QN	
Allocated use: Housing		Site area: 30.34 Hectares
Net housing area: 17.41 Hectares	Total housing capacity: 609 Homes	
Net education use area: Up to 7.00 Hectares	Net multi-faith burial ground use area: Up to 4.00 Hectares	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
<p>Conditions on development:</p> <ul style="list-style-type: none"> • This site was formerly designated as Green Belt, so the 'Golden Rules' set out in the National Planning policy Framework will apply. Open space should be provided in accordance with Policy NC15. • In accordance with the Golden Rules the level of affordable housing required will be expected to be at a higher level than would otherwise apply to land which has not been released from the Green Belt. • Planning applications must include a comprehensive assessment of the development's impacts on the environment. Where appropriate, adverse impacts should be offset through compensatory improvements to the environmental quality and accessibility of remaining areas of Green Belt. • In accordance with Policy NC1, the development of this strategic housing site must be masterplanned and this masterplan must be submitted as part of any planning application. • Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the "Recommendations, FRA requirements, and further work" section of the Level 2 SFRA site assessment should be addressed at or before planning application stage." • This site is identified as containing historic landscape characteristics, an area of known archaeological interest and contributes to the setting of nearby Heritage Assets and due consideration should be given to the impact of any proposal prior to the submission of any planning application. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to 		

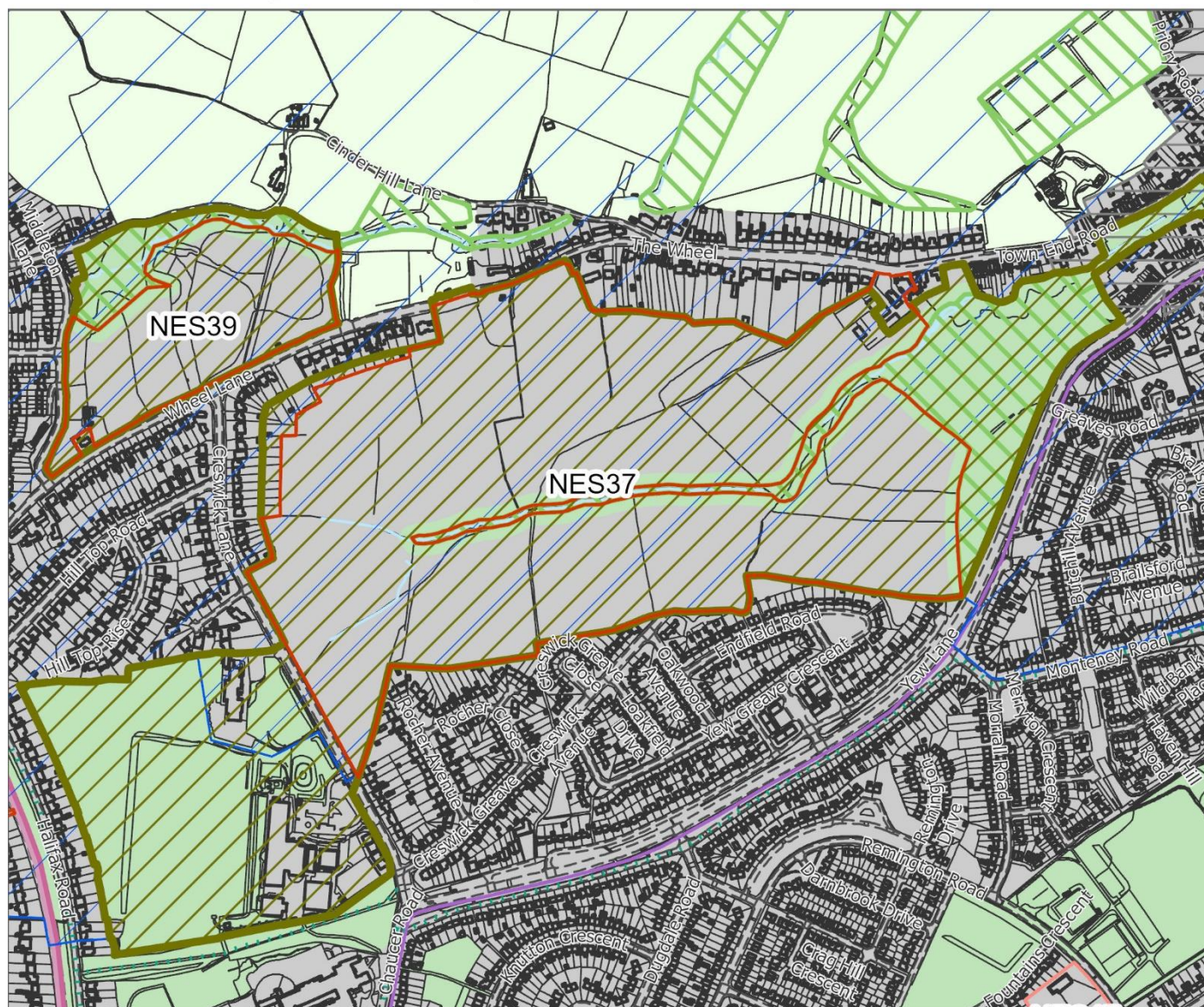


the significance of the historic landscape, archaeology and heritage assets and their settings.















- Sufficient land within the site will be provided for a mainstream secondary school and a Special Educational Needs and Disability (SEND) School. Its location should be identified through the masterplanning of the site and within subsequent planning applications.
- Sufficient land within the site will be provided for a multi-faith burial site. Its location should be identified through the masterplanning of the site and within subsequent planning applications.
- Development of the site should complement and not adversely affect the delivery of the housing allocation NES39 which is located on the opposite side of The Wheel. This includes working collaboratively on the production and implementation of a single infrastructure delivery plan as required by Policy DC1.
- In accordance with Policy NC1, the masterplanning of the site must include mitigation measures that address any significant visual and landscape impacts whilst enabling integration with the surrounding area.
- The public/permissive footpaths that cross the site will be retained as part of the masterplanning of the site and subsequent planning applications.
- A buffer is required to the adjacent Local Wildlife Site (LWS). As the wildlife site comprises a water course this buffer must extend 10 metres either side.
- Agricultural land surveys required at planning application stage to determine whether land is Grade 3a and ensure that development is consistent with Policy GS4.



Recommended change to Policies Map



Legend

-  Green Belt Deletion
-  Strategic Housing Site
-  Housing Site
-  Green Belt
-  Residential Zone
-  Urban Green Space Zone
-  Waterway
-  Designated Neighbourhood Plan Area
-  Cycle Route
-  Mass Transit Corridor
-  Strategic Road
-  Strategic Route for Heavy Goods Vehicles
-  Conservation Area
-  Local Wildlife Site



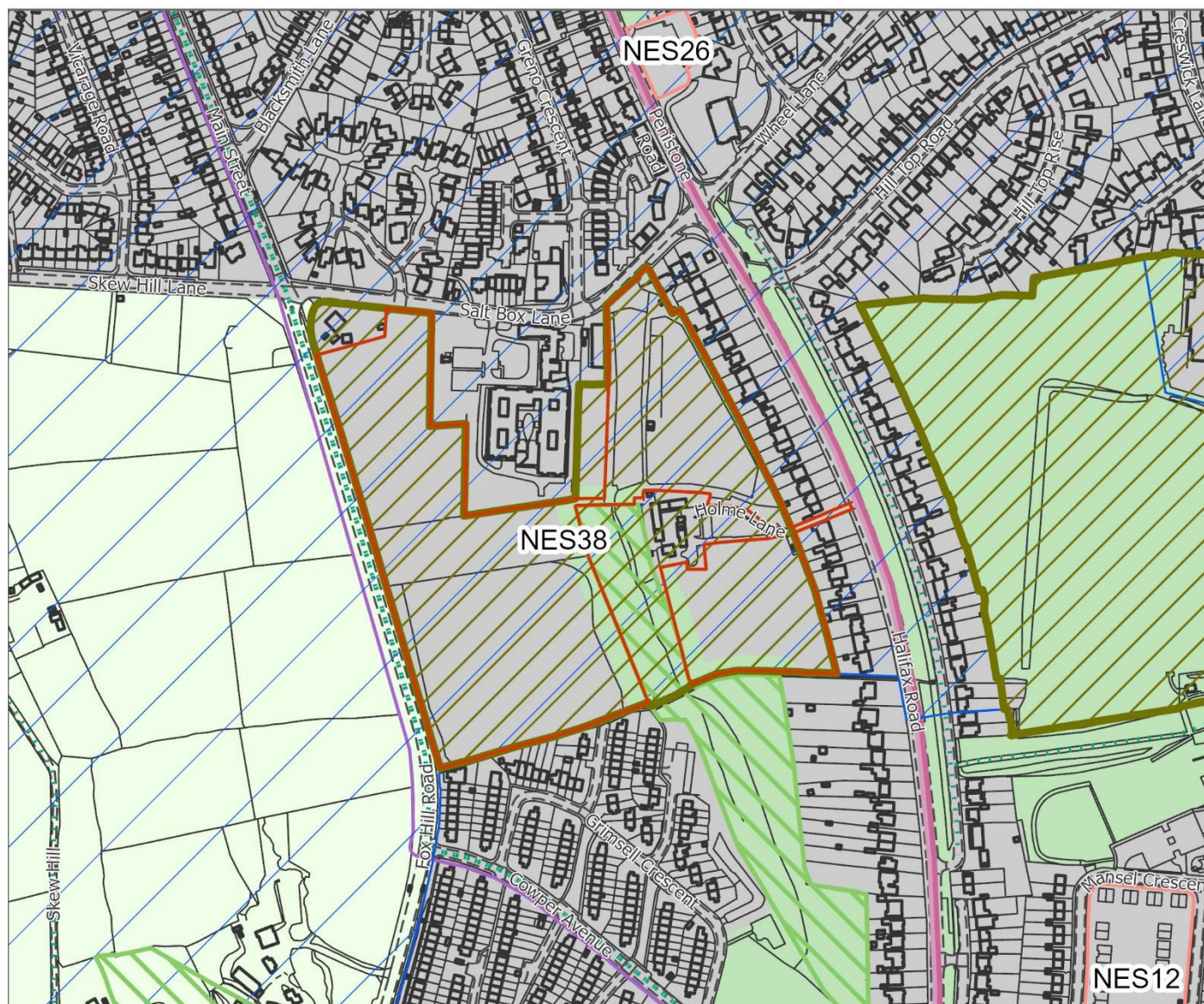
Site Reference: NES38	Address: Holme Lane Farm and land to the west of Grenoside Grange, Fox Hill Road, S35 8QS	
Allocated use: Housing		Site area: 6.72 Hectares
Net housing area: 5.38 Hectares		Total housing capacity: 188 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
<p>Conditions on development:</p> <ul style="list-style-type: none"> • This site was formerly designated as Green Belt, so the 'Golden Rules' set out in the National Planning policy Framework will apply. Open space should be provided in accordance with Policy NC15. • In accordance with the Golden Rules the level of affordable housing required will be expected to be at a higher level than would otherwise apply to land which has not been released from the Green Belt. • Planning applications must include a comprehensive assessment of the development's impacts on the environment. Where appropriate, adverse impacts should be offset through compensatory improvements to the environmental quality and accessibility of remaining areas of Green Belt. • In accordance with Policy NC1, the development of this strategic housing site must be masterplanned and this masterplan must be submitted as part of any planning application. • Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the "Recommendations, FRA requirements, and further work" section of the Level 2 SFRA site assessment should be addressed at or before planning application stage." • In accordance with Policy NC1, the masterplanning of the site must include mitigation measures that address any significant visual and landscape impacts whilst enabling integration with the surrounding area. • A buffer is required to the adjacent Local Wildlife Site (LWS). As the wildlife site comprises ancient woodland/woodland this buffer must be 15 metres wide and measured from the edge of the canopy. • Hedgerows must be retained as wildlife corridors as part of the masterplanning of the site and within subsequent planning applications. 		











- The public/permissive footpath that crosses the site will be retained as part of the masterplanning of the site and subsequent planning application.
- A detailed Air Quality Assessment will be required at the planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.
- The site is within 250m of historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at the planning application stage.



Recommended change to Policies Map



Legend

-  Green Belt Deletion
-  Strategic Housing Site
-  Housing Site
-  Green Belt
-  Residential Zone
-  Urban Green Space Zone
-  Designated Neighbourhood Plan Area
-  Cycle Route
-  Mass Transit Corridor
-  Strategic Road
-  Strategic Route for Heavy Goods Vehicles
-  Local Wildlife Site



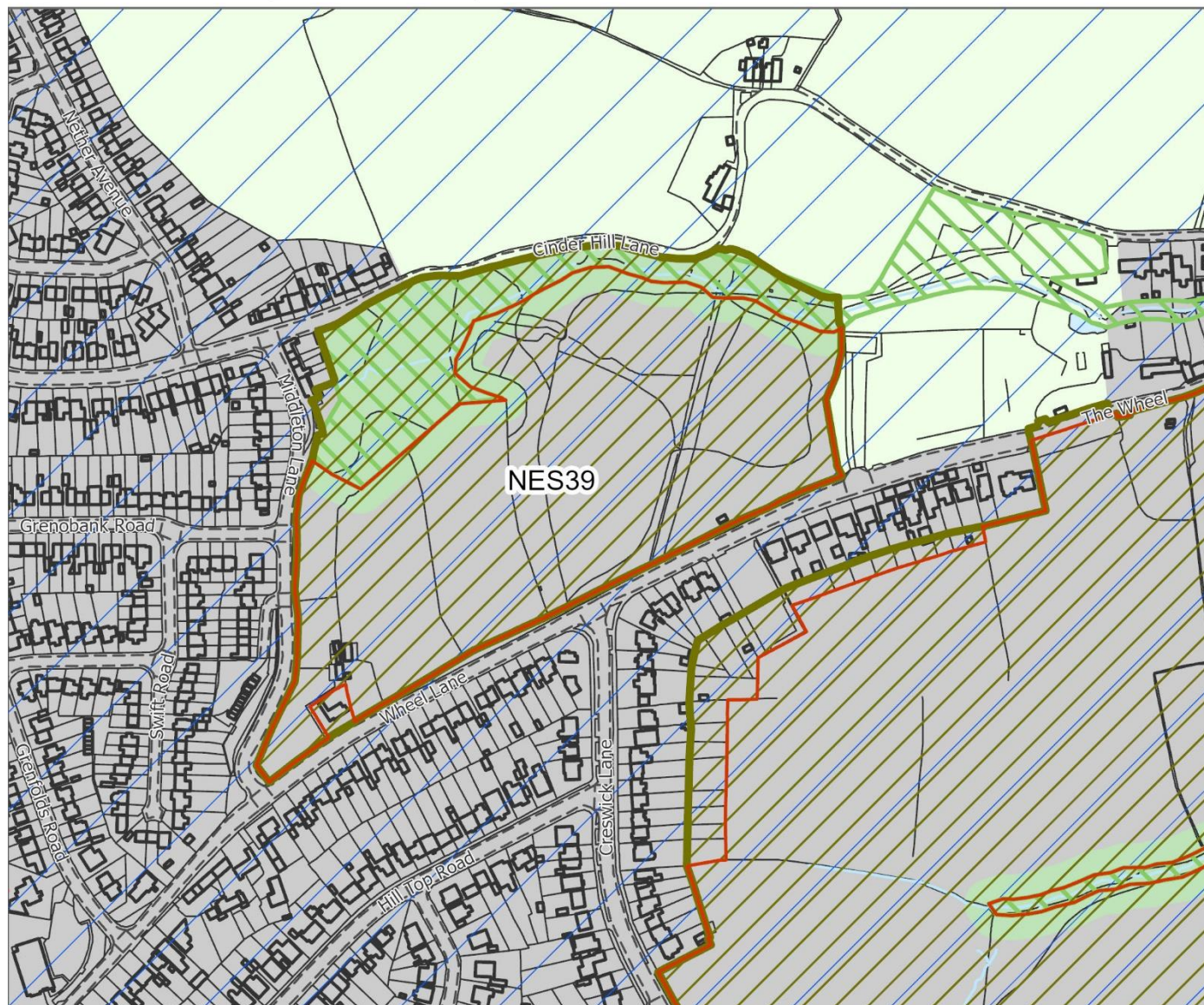
Site Reference: NES39	Address: Land at Wheel Lane and Middleton Lane, S35 8PU	
Allocated use: Housing		Site area: 5.30 Hectares
Net housing area: 4.24 Hectares		Total housing capacity: 148 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
<p>Conditions on development</p> <ul style="list-style-type: none"> • This site was formerly designated as Green Belt, so the ‘Golden Rules’ set out in the National Planning policy Framework will apply. Open space should be provided in accordance with Policy NC15. • In accordance with the Golden Rules the level of affordable housing required will be expected to be at a higher level than would otherwise apply to land which has not been released from the Green Belt. • Planning applications must include a comprehensive assessment of the development’s impacts on the environment. Where appropriate, adverse impacts should be offset through compensatory improvements to the environmental quality and accessibility of remaining areas of Green Belt. • In accordance with Policy NC1, the development of this strategic housing site must be masterplanned and this masterplan must be submitted as part of any planning application. • Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the “Recommendations, FRA requirements, and further work” section of the Level 2 SFRA site assessment should be addressed at or before planning application stage.” • Development of the site should complement and not adversely affect the delivery of the housing allocation NES37 which is located on the opposite side of The Wheel. This includes working collaboratively on the production and implementation of a single infrastructure delivery plan as required by Policy DC1. • A buffer is required to the adjacent Local Wildlife Site (LWS). As the wildlife site comprises ancient woodland/woodland this buffer must be 15 metres wide and measured from the edge of the canopy. 		



- The public/permissive footpath that crosses the site will be retained as part of the masterplanning of the site and subsequent planning application.
- This site is identified as containing historic landscape characteristics, an area of known archaeological interest and contributes to the setting of nearby Heritage Assets and due consideration should be given to the impact of any proposal prior to the submission of any planning application. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of the historic landscape, archaeology and heritage assets and their settings.
- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of the land contamination and identifying sufficient mitigation/remediation will be required at planning application stage.



Recommended change to Policies Map



Legend

-  Green Belt Deletion
-  Strategic Housing Site
-  Housing Site
-  Green Belt
-  Residential Zone
-  Urban Green Space Zone
-  Waterway
-  Designated Neighbourhood Plan Area
-  Local Wildlife Site



Policy SA5 - Southeast Sheffield Sub-Area Site Allocations

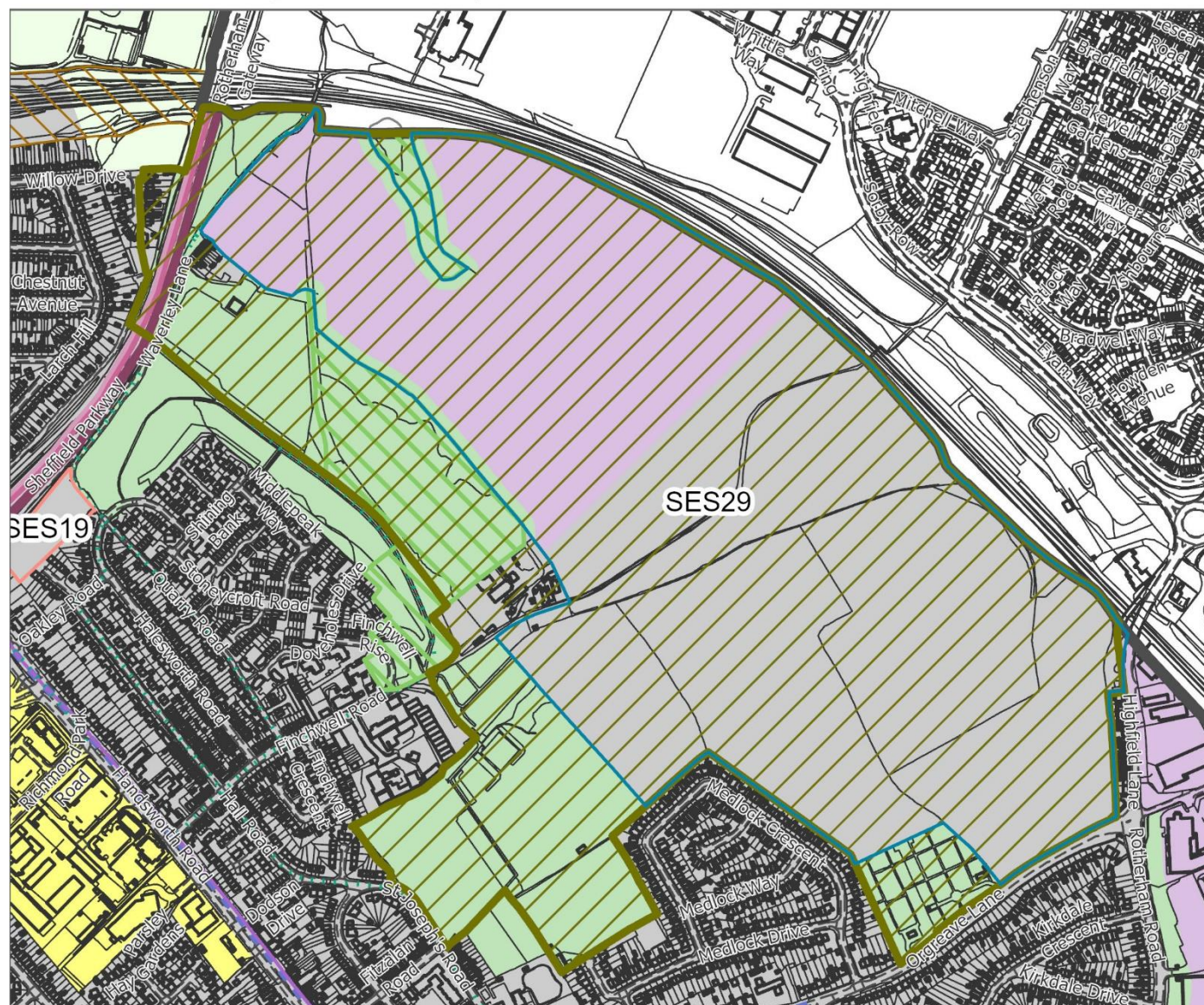
Site Reference: SES29	Address: Handsworth Hall Farm, Land at Finchwell Road, S13 9AS	
Allocated use: Mixed Use		Site area: 56.92 Hectares
Net housing area: 24.84 Hectares		Total housing capacity: 870 Homes (770 Homes within plan period)
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 20.00 hectares	Net (Other employment uses) area: 0.00 hectares
<p>Conditions on development:</p> <ul style="list-style-type: none"> • This site was formerly designated as Green Belt, so the 'Golden Rules' set out in the National Planning policy Framework will apply. Open space should be provided in accordance with Policy NC15. • In accordance with the Golden Rules the level of affordable housing required will be expected to be at a higher level than would otherwise apply to land which has not been released from the Green Belt. • Planning applications must include a comprehensive assessment of the development's impacts on the environment. Where appropriate, adverse impacts should be offset through compensatory improvements to the environmental quality and accessibility of remaining areas of Green Belt. • The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. • A detailed Air Quality Assessment will be required at planning application stage to detail the extent of residential uses within the air quality exceedance area. Residential development can only occur in the exceedance area if there are overriding regeneration benefits and sufficient mitigation measures. • Site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) will be required at planning application stage. • Assessment will be required at planning application stage to determine the impact of the nearby Environment Agency waste permit site(s) and any mitigation required. 		



- A suitably detailed Heritage Statement that explains how potential archaeological impacts have been addressed will be required prior to the submission of any planning application. This will need to be informed by the results of a staged archaeological evaluation, with the results addressed by the design of the scheme. The resulting development proposal can then avoid or minimise harm to the significance of identified archaeology and heritage assets and their settings.
- In accordance with policy NC1, the masterplanning of the site must include mitigation measures that address any significant visual and landscape impacts whilst enabling integration with the surrounding area.
- A 15m buffer is required to the adjacent Local Wildlife Site.
- Contributions may be required to strategic highways improvements at junctions on the M1 and the local road network.
- Any public footpaths/permissive footpaths that cross the site will need to be taken into account and protected through subsequent site masterplanning and/or planning applications.
- Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the “Recommendations, FRA requirements, and further work” section of the Level 2 SFRA site assessment should be addressed at or before planning application stage.”
- The layout of the site should take account of the opportunity to provide a new station on the Barrow Hill Rail Line.

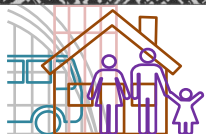


Recommended change to Policies Map



Legend

- Green Belt Deletion
- Strategic Mixed Use Site
- Housing Site
- Green Belt
- General Employment Zone
- Residential Zone
- Flexible Use Zone
- Urban Green Space Zone
- Sheffield Local Planning Authority
- Cycle Route
- Mass Transit Corridor
- Strategic Road
- Strategic Route for Heavy Goods Vehicles
- Connecting Sheffield
- Advanced Manufacturing Innovation District
- Local Geological Site
- Local Wildlife Site



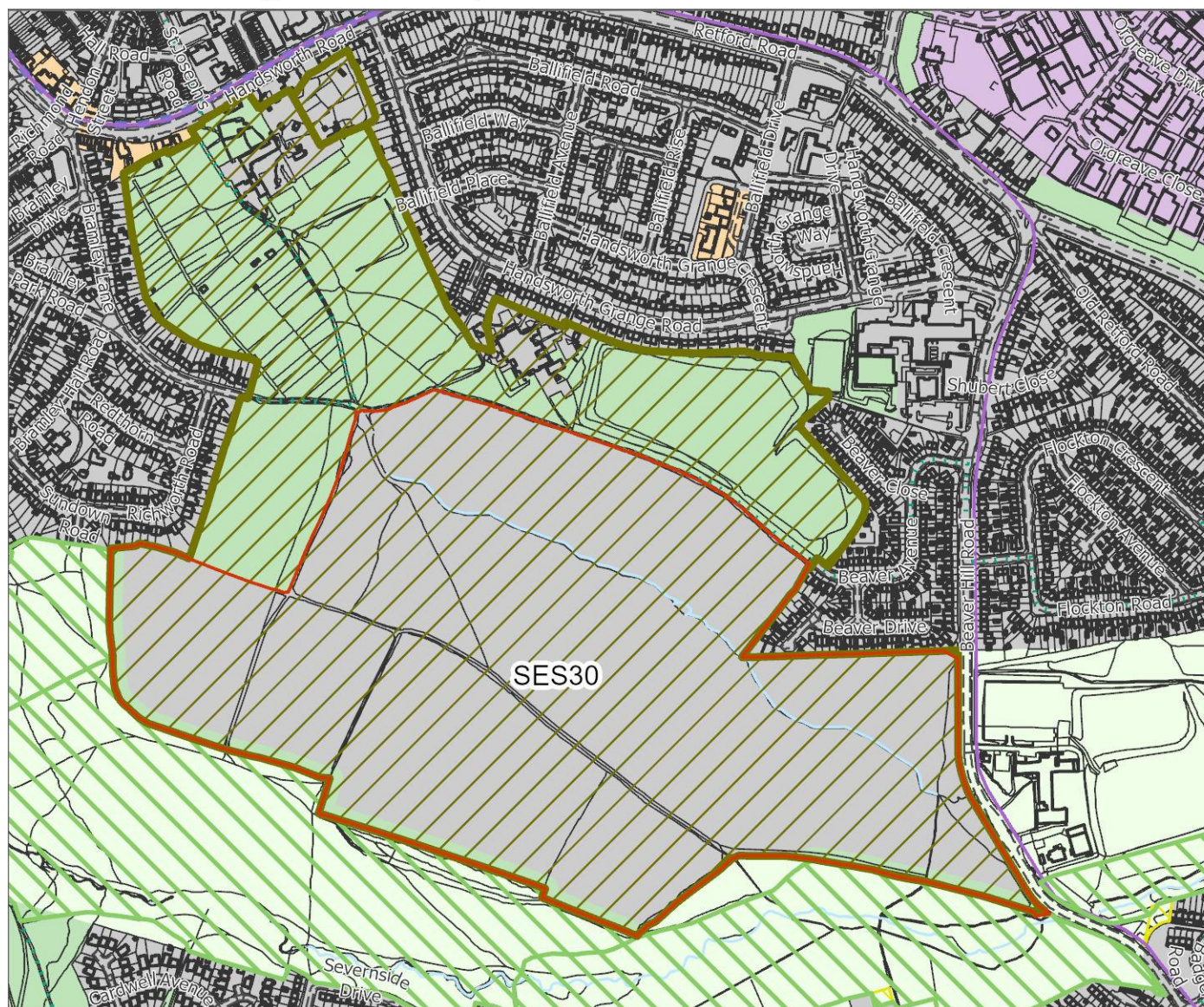
Site Reference: SES30	Address: Land between Bramley Lane and Beaver Hill Road, S13 7JH	
Allocated use: Housing		Site area: 36.55 Hectares
Net housing area: 24.80 Hectares	Total housing capacity: 868 Homes	
Net education use area: Up to 5.00 Hectares	Net multi-faith burial ground use area: Up to 4.00 Hectares	
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
<p>Conditions on development:</p> <ul style="list-style-type: none"> • This site was formerly designated as Green Belt, so the ‘Golden Rules’ set out in the National Planning policy Framework will apply. Open space should be provided in accordance with Policy NC15. • In accordance with the Golden Rules the level of affordable housing required will be expected to be at a higher level than would otherwise apply to land which has not been released from the Green Belt. • Planning applications must include a comprehensive assessment of the development’s impacts on the environment. Where appropriate, adverse impacts should be offset through compensatory improvements to the environmental quality and accessibility of remaining areas of Green Belt. • Agricultural land surveys required at planning application stage to determine whether the land is Grade 3a and ensure that development is consistent with policy GS4. • Any public footpaths/permissive footpaths that cross the site will need to be taken into account and protected through subsequent site masterplanning and/or planning applications on the site. • Contributions may be required to strategic highways improvements at junctions on the M1 and the local road network. • A 15m buffer is required to the adjacent Local Wildlife Site. Green corridors will also be required within the site where appropriate to ensure hedgerows and watercourses are protected. 		



- In accordance with policy NC1, the masterplanning of the site must include mitigation measures that address any significant visual and landscape impacts whilst enabling integration with the surrounding area.
- This site is identified as impacting on an area of known archaeological interest and due consideration should be given to the impact of any proposal prior to the submission of any planning application. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of archaeological assets.
- Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the “Recommendations, FRA requirements, and further work” section of the Level 2 SFRA site assessment should be addressed at or before planning application stage.”



Recommended change to Policies Map



Legend

-  Green Belt Deletion
-  Strategic Housing Site
-  Green Belt
-  General Employment Zone
-  Residential Zone
-  Local Centre
-  Urban Green Space Zone
-  Waterway
-  Cycle Route
-  Mass Transit Corridor
-  Strategic Route for Heavy Goods Vehicles
-  Connecting Sheffield
-  Green Belt Addition
-  Local Wildlife Site



Policy SA6 - South Sheffield Sub-Area Site Allocations

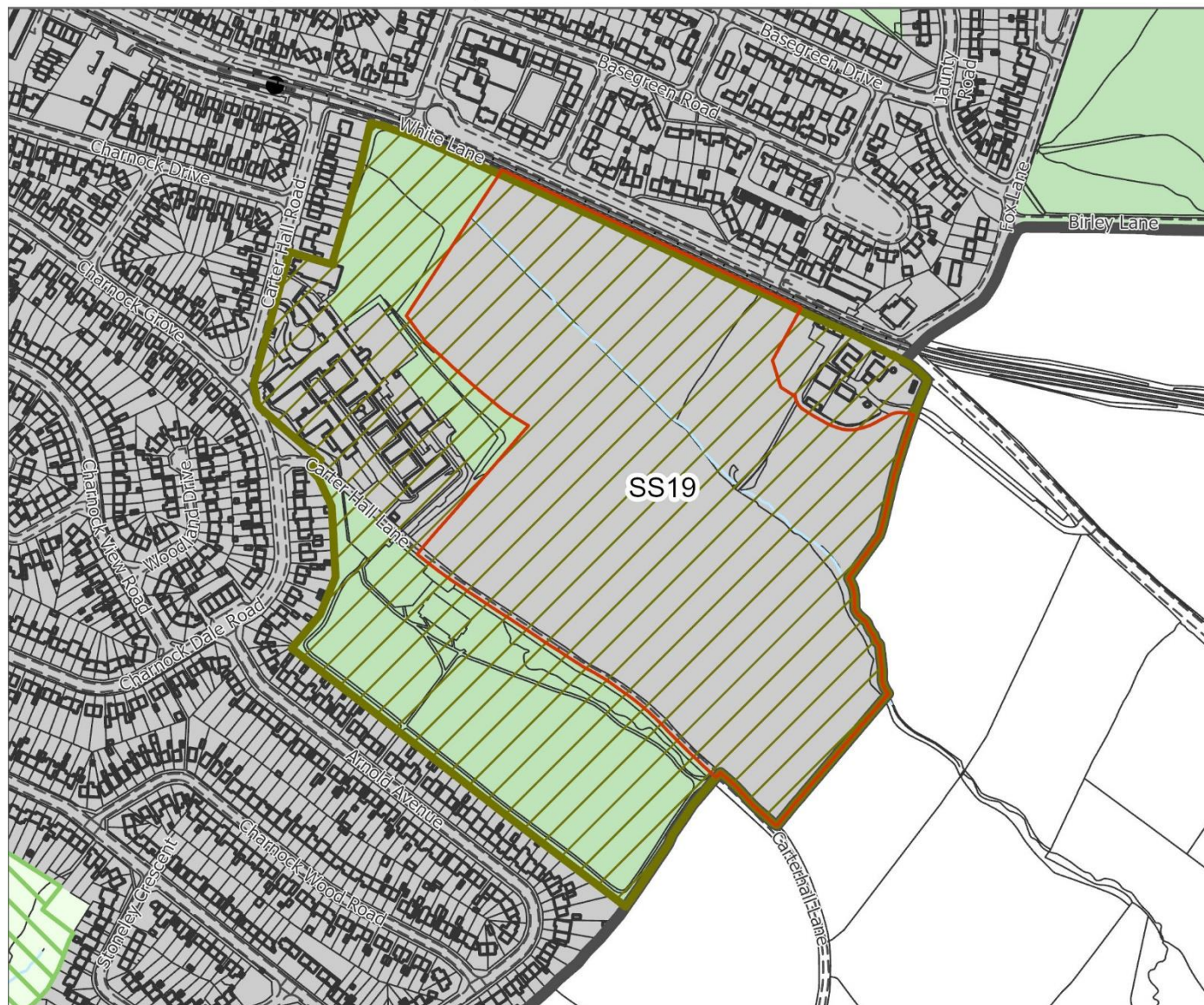
Site Reference: SS19	Address: Land to the south of White Lane, S12 3HS	
Allocated use: Housing		Site area: 10.84 Hectares
Net housing area: 7.59 Hectares		Total housing capacity: 304 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
<p>Conditions on development:</p> <ul style="list-style-type: none"> • This site was formerly designated as Green Belt, so the ‘Golden Rules’ set out in the National Planning policy Framework will apply. Open space should be provided in accordance with Policy NC15. • In accordance with the Golden Rules the level of affordable housing required will be expected to be at a higher level than would otherwise apply to land which has not been released from the Green Belt. • Planning applications must include a comprehensive assessment of the development’s impacts on the environment. Where appropriate, adverse impacts should be offset through compensatory improvements to the environmental quality and accessibility of remaining areas of Green Belt. • Agricultural land surveys required at planning application stage to determine whether land is Grade 3a to ensure that development is consistent with policy GS4. • This site is identified as impacting on Heritage Assets and due consideration should be given to the impact of any proposal prior to the submission of any planning application. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. • Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the “Recommendations, FRA requirements, and further work” section of the Level 2 SFRA site assessment should be addressed at or before planning application stage.” 		



- The watercourse through the site (Robin Brook) and an appropriate buffer to it will be protected from development.



Recommended change to Policies Map



Legend

-  Green Belt Deletion
-  Strategic Housing Site
-  Green Belt
-  Residential Zone
-  Urban Green Space Zone
-  Sheffield Local Planning Authority
-  Supertram route
-  Supertram stop
-  Local Wildlife Site



Policy SA7 - Southwest Sheffield Sub-Area Site Allocations

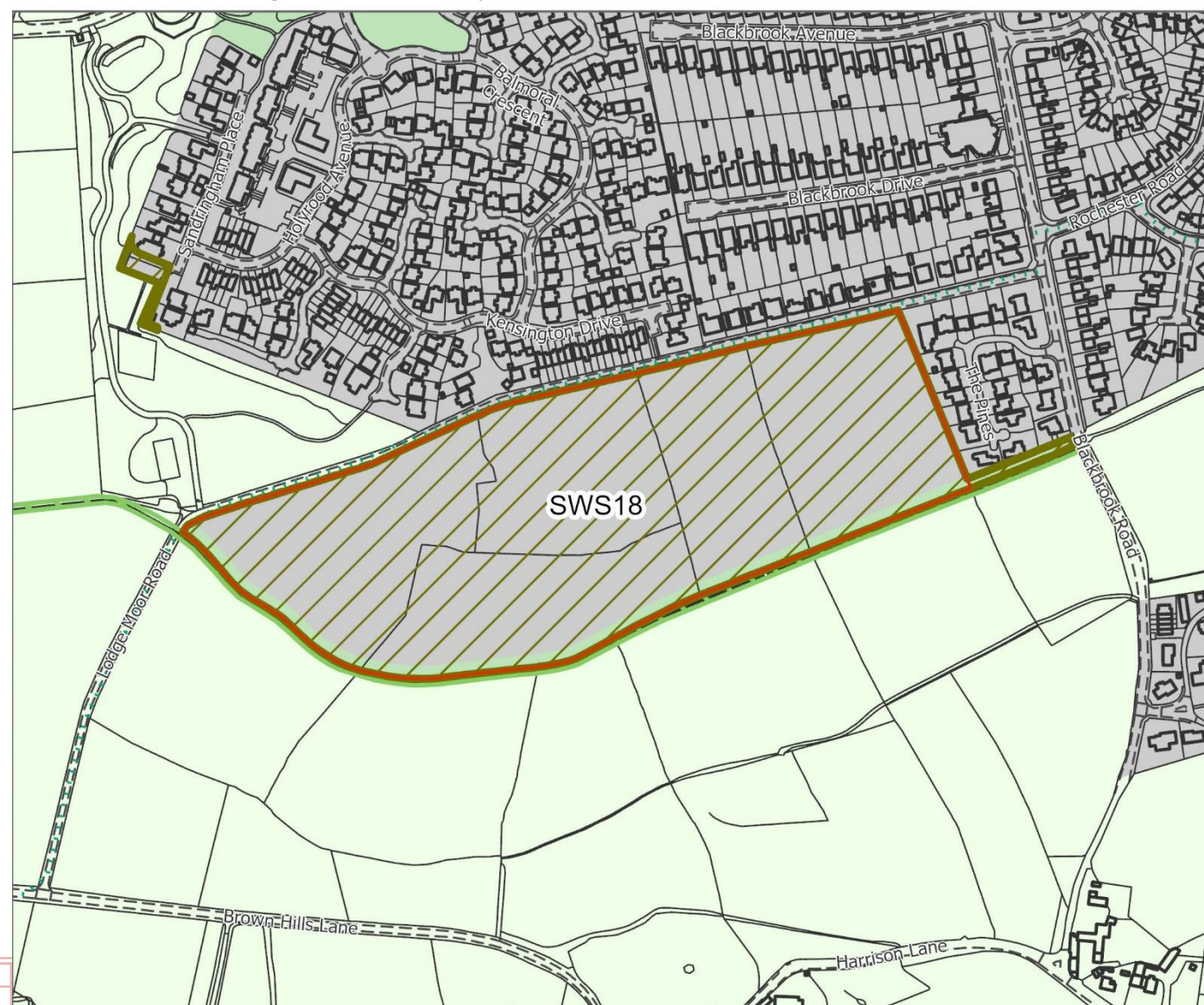
Site Reference: SWS18	Address: Land between Lodge Moor Road and Redmires Conduit, S10 4LZ	
Allocated use: Housing		Site area: 9.20 Hectares
Net housing area: 7.36 Hectares		Total housing capacity: 258 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
<p>Conditions on development:</p> <ul style="list-style-type: none"> • This site was formerly designated as Green Belt, so the ‘Golden Rules’ set out in the National Planning policy Framework will apply. Open space should be provided in accordance with Policy NC15. • In accordance with the Golden Rules the level of affordable housing required will be expected to be at a higher level than would otherwise apply to land which has not been released from the Green Belt. • Planning applications must include a comprehensive assessment of the development’s impacts on the environment. Where appropriate, adverse impacts should be offset through compensatory improvements to the environmental quality and accessibility of remaining areas of Green Belt. • Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the “Recommendations, FRA requirements, and further work” section of the Level 2 SFRA site assessment should be addressed at or before planning application stage.” • A 10m buffer from the adjacent Local Wildlife Site/watercourse is required to protect this area from development. • In accordance with policy NC1, the masterplanning of the site must include mitigation measures that address any significant visual and landscape impacts whilst enabling integration with the surrounding area. • This site is identified as impacting on Heritage Assets and due consideration should be given to the impact of any proposal prior to the submission of any planning application. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid 		



or minimise harm to the significance of heritage assets and their settings.

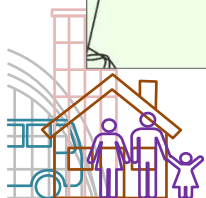


Recommended change to Policies Map



Legend

-  Green Belt Deletion
-  Strategic Housing Site
-  Green Belt
-  Residential Zone
-  Urban Green Space Zone
-  Cycle Route
-  Local Wildlife Site



Site Reference: SWS19		Address: Land to the north of Parkers Lane, S17 3DP
Allocated use: Housing		Site area: 2.61 Hectares
Net housing area: 2.35 Hectares		Total housing capacity: 82 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares

Conditions on development:

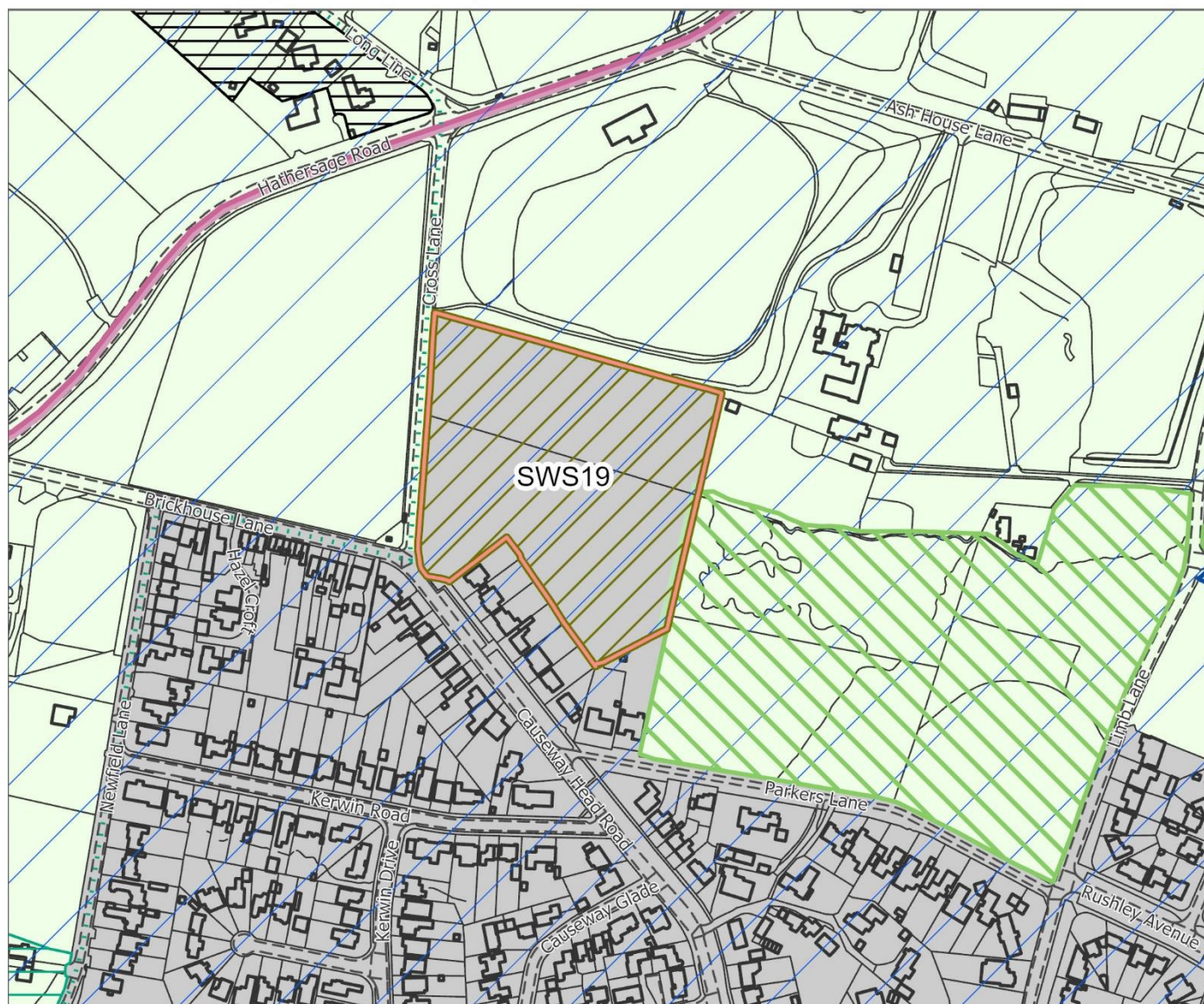
- This site was formerly designated as Green Belt, so the 'Golden Rules' set out in the National Planning policy Framework will apply. Open space should be provided in accordance with Policy NC15.
- In accordance with the Golden Rules the level of affordable housing required will be expected to be at a higher level than would otherwise apply to land which has not been released from the Green Belt.
- Planning applications must include a comprehensive assessment of the development's impacts on the environment. Where appropriate, adverse impacts should be offset through compensatory improvements to the environmental quality and accessibility of remaining areas of Green Belt.
- This site is identified as impacting on an area of known archaeological interest and due consideration should be given to the impact of any proposal at the planning application stage. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of archaeological interest.
- Site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.
- Development must comply with policy GS3 so that the character and features of the landscape are safeguarded or enhanced.
- A 6m buffer is required from the adjacent Local Wildlife Site (grassland) to protect this area from development.
- Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters



identified in the “Recommendations, FRA requirements, and further work” section of the Level 2 SFRA site assessment should be addressed at or before planning application stage.”



Recommended change to Policies Map



Legend

-  Green Belt Deletion
-  Housing Site
-  Green Belt
-  Residential Zone
-  Urban Green Space Zone
-  Waterway
-  Designated Neighbourhood Plan Area
-  Cycle Route
-  Strategic Road
-  Strategic Route for Heavy Goods Vehicles
-  Green Belt Village or Substantially Developed Road Frontage
-  Local Green Space
-  Historic Park, Garden or Cemetery
-  Local Wildlife Site



Policy SA9 - Chapeltown/High Green Sub-Area Site Allocations

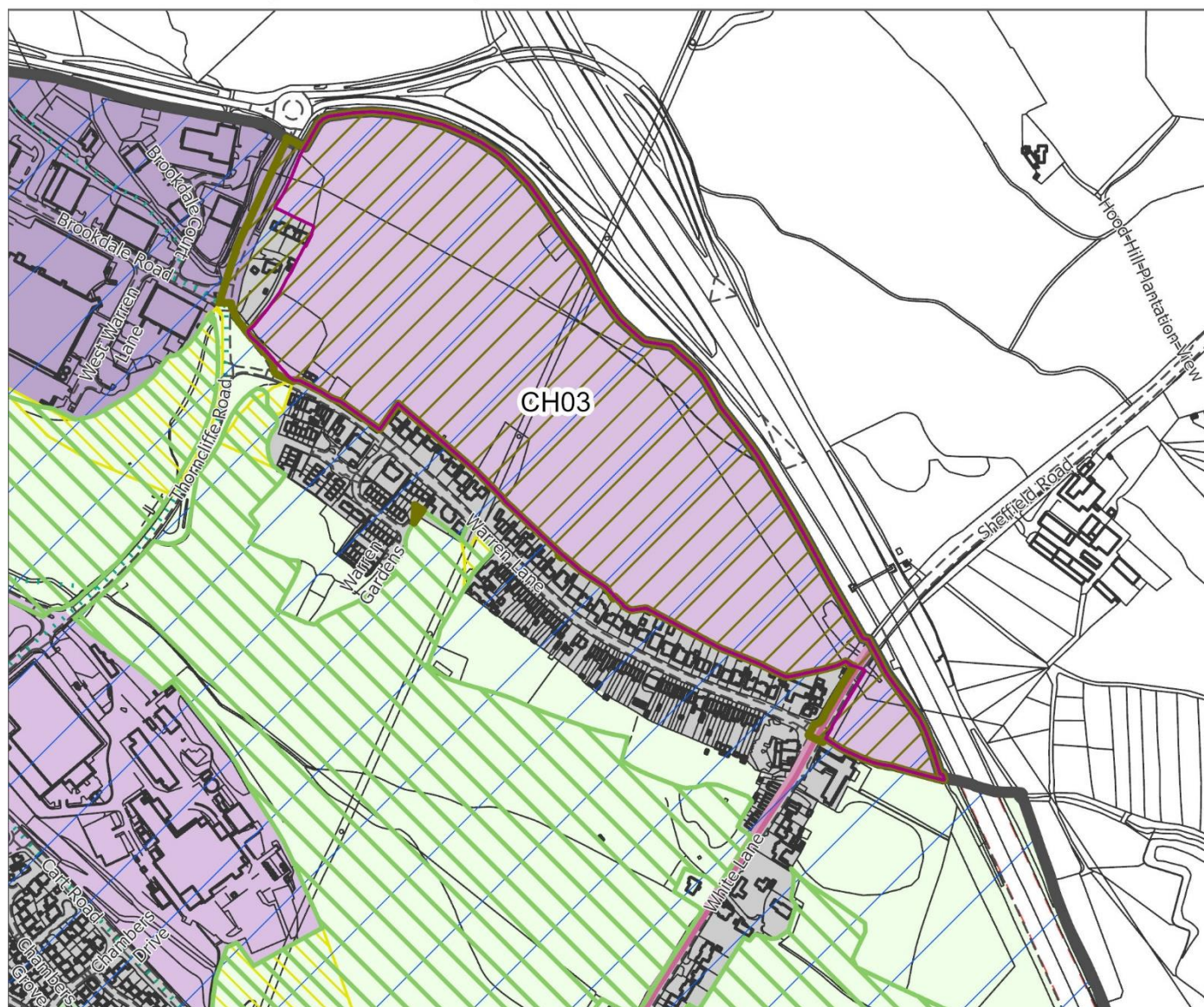
Site Reference: CH03	Address: Land bordered by M1, Thorncliffe Road, Warren Lane, and White Lane, S35 2YA	
Allocated use: General employment		Site area: 18.06 Hectares
Net housing area: 0.00 Hectares		Total housing capacity: 0 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 18.06 hectares	Net (Other employment uses) area: 0.00 hectares
<p>Conditions on development:</p> <ul style="list-style-type: none"> • This site was formerly designated as Green Belt, so the 'Golden Rules' set out in the National Planning policy Framework will apply. • Planning applications must include a comprehensive assessment of the development's impacts on the environment. Where appropriate, adverse impacts should be offset through compensatory improvements to the environmental quality and accessibility of remaining areas of Green Belt. • Development should provide a strategy for responding to the Northern Powergrid equipment present within the site which demonstrates how the following guidance has been applied at the design stage: Northern Powergrid Guidance on Overhead Line Clearances, HSE GS6 Guidance on Avoiding Danger from Overhead Powerlines and HSE HSG47 guidance on Avoiding Danger from Underground Services, and how the impact of the assets has been reduced through good design. • Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the "Recommendations, FRA requirements, and further work" section of the Level 2 SFRA site assessment should be addressed at or before planning application stage." • Contributions are required to strategic highways improvements at junctions on the M1 and the local road network. • Land directly above the Tankersley Railway Tunnel, which passes under the site, must be kept free from development. • Agricultural land surveys required at planning application stage to determine whether land is Grade 3a and ensure that development is consistent with Policy GS4. 		


















- A landscape buffer, free from development, is required between the employment development within the site and neighbouring properties on Warren Lane. This buffer must prevent significant adverse effects on the amenity of residents.
- The site has been identified as having potentially contaminated land. A detailed assessment of the extent of the land contamination and identifying sufficient mitigation/remediation will be required at the planning application stage.
- The site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at the planning application stage.



Recommended change to Policies Map



Legend

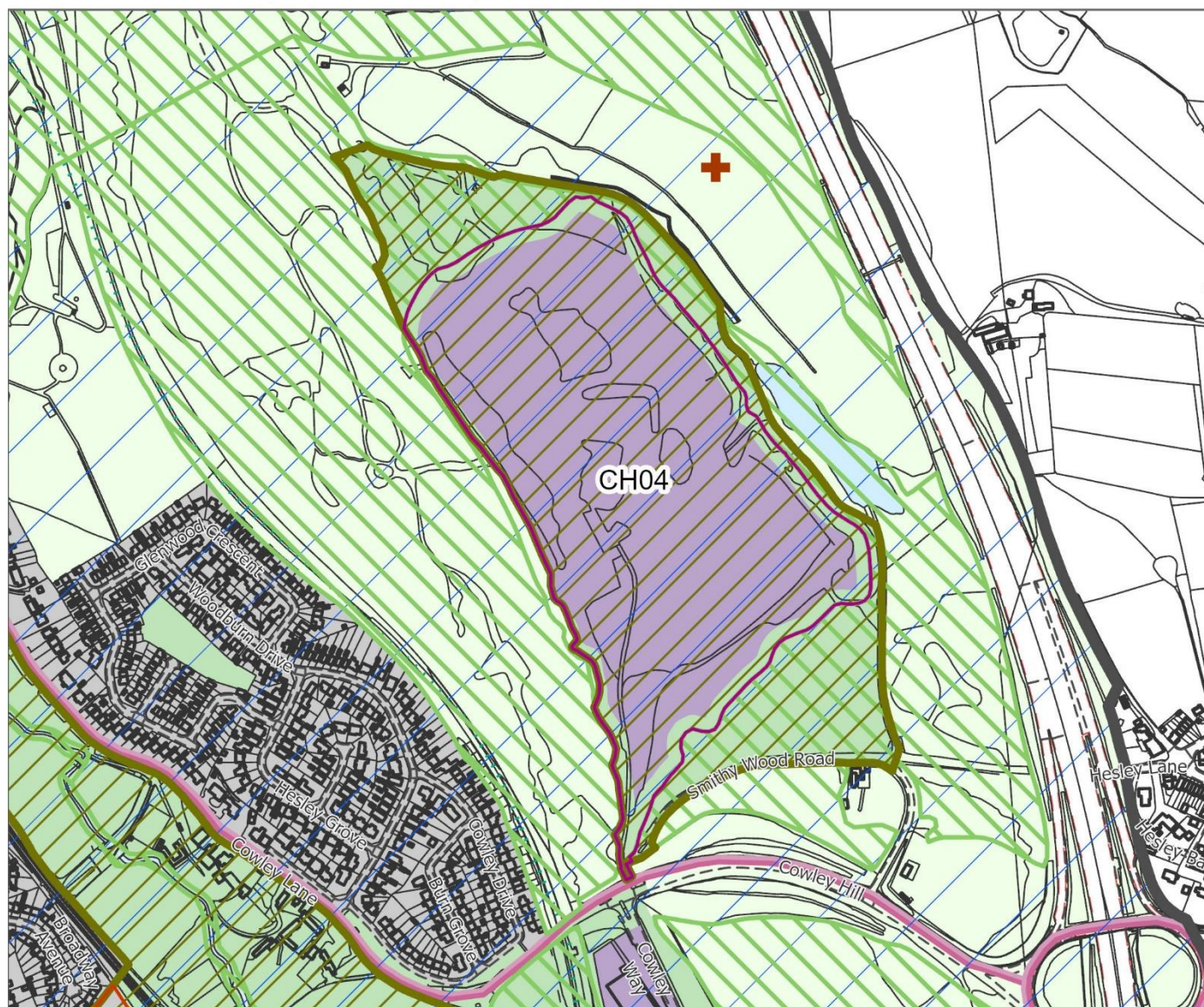
-  Green Belt Deletion
-  Strategic Employment Site
-  Strategic Road Network (National Highways)
-  Green Belt
-  General Employment Zone
-  Industrial Zone
-  Residential Zone
-  Urban Green Space Zone
-  Sheffield Local Planning Authority
-  Designated Neighbourhood Plan Area
-  Cycle Route
-  Strategic Road
-  Strategic Route for Heavy Goods Vehicles
-  Green Belt Addition
-  Local Wildlife Site



















Site Reference: CH04	Address: Hesley Wood, north of Cowley Hill, S35 2YH	
Allocated use: General employment		Site area: 15.61 Hectares
Net housing area: 0.00 Hectares		Total housing capacity: 0 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 13.35 hectares	Net (Other employment uses) area: 0.00 hectares
<p>Conditions on development:</p> <ul style="list-style-type: none"> • This site was formerly designated as Green Belt, so the ‘Golden Rules’ set out in the National Planning policy Framework will apply. • Planning applications must include a comprehensive assessment of the development’s impacts on the environment. Where appropriate, adverse impacts should be offset through compensatory improvements to the environmental quality and accessibility of remaining areas of Green Belt. • Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the “Recommendations, FRA requirements, and further work” section of the Level 2 SFRA site assessment should be addressed at or before planning application stage.” • Contributions are required to strategic highways improvements at junctions on the M1 and the local road network. • Development must comply with Policy GS3 so that the character and features of the landscape are safeguarded or enhanced. • A buffer is required to the adjacent Local Wildlife Site (LWS). As the wildlife site comprises ancient woodland/woodland this buffer must be 15 metres wide and measured from the edge of the canopy. • The site has been identified as having potentially contaminated land. A detailed assessment of the extent of land contamination and identifying sufficient mitigation/remediation will be required at planning application stage. 		



Recommended change to Policies Map



Legend

-  Green Belt Deletion
-  Strategic Housing Site
-  Strategic Employment Site
-  Strategic Road Network (National Highways)
-  Green Belt
-  Industrial Zone
-  Residential Zone
-  Urban Green Space Zone
-  Waterway
-  Sheffield Local Planning Authority
-  Designated Neighbourhood Plan Area
-  Cycle Route
-  Strategic Road
-  Strategic Route for Heavy Goods Vehicles
-  Larger Wind Turbine Location
-  Local Wildlife Site



Site Reference: CH05	Address: Land to the east of Chapeltown Road, S35 9ZX	
Allocated use: Housing		Site area: 19.62 Hectares
Net housing area: 13.73 Hectares		Total housing capacity: 549 Homes
Net employment (Class E(g)(i & ii)) area: 0.00 hectares	Net employment (Class B2, B8 & E(g)(iii)) area: 0.00 hectares	Net (Other employment uses) area: 0.00 hectares
<p>Conditions on development:</p> <ul style="list-style-type: none"> • This site was formerly designated as Green Belt, so the ‘Golden Rules’ set out in the National Planning policy Framework will apply. Open space should be provided in accordance with Policy NC15. • In accordance with the Golden Rules the level of affordable housing required will be expected to be at a higher level than would otherwise apply to land which has not been released from the Green Belt. • Planning applications must include a comprehensive assessment of the development’s impacts on the environment. Where appropriate, adverse impacts should be offset through compensatory improvements to the environmental quality and accessibility of remaining areas of Green Belt. • In accordance with Policy NC1, the development of this strategic housing site must be masterplanned and this must be submitted as part of any planning application. • Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the “Recommendations, FRA requirements, and further work” section of the Level 2 SFRA site assessment should be addressed at or before planning application stage.” • This site is identified as making a positive contribution to the setting of a Heritage Asset and due consideration should be given to the impact of any proposal prior to the submission of any planning application. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings. • A detailed Air Quality Assessment will be required at the planning application stage to detail the extent of residential uses within the air 		

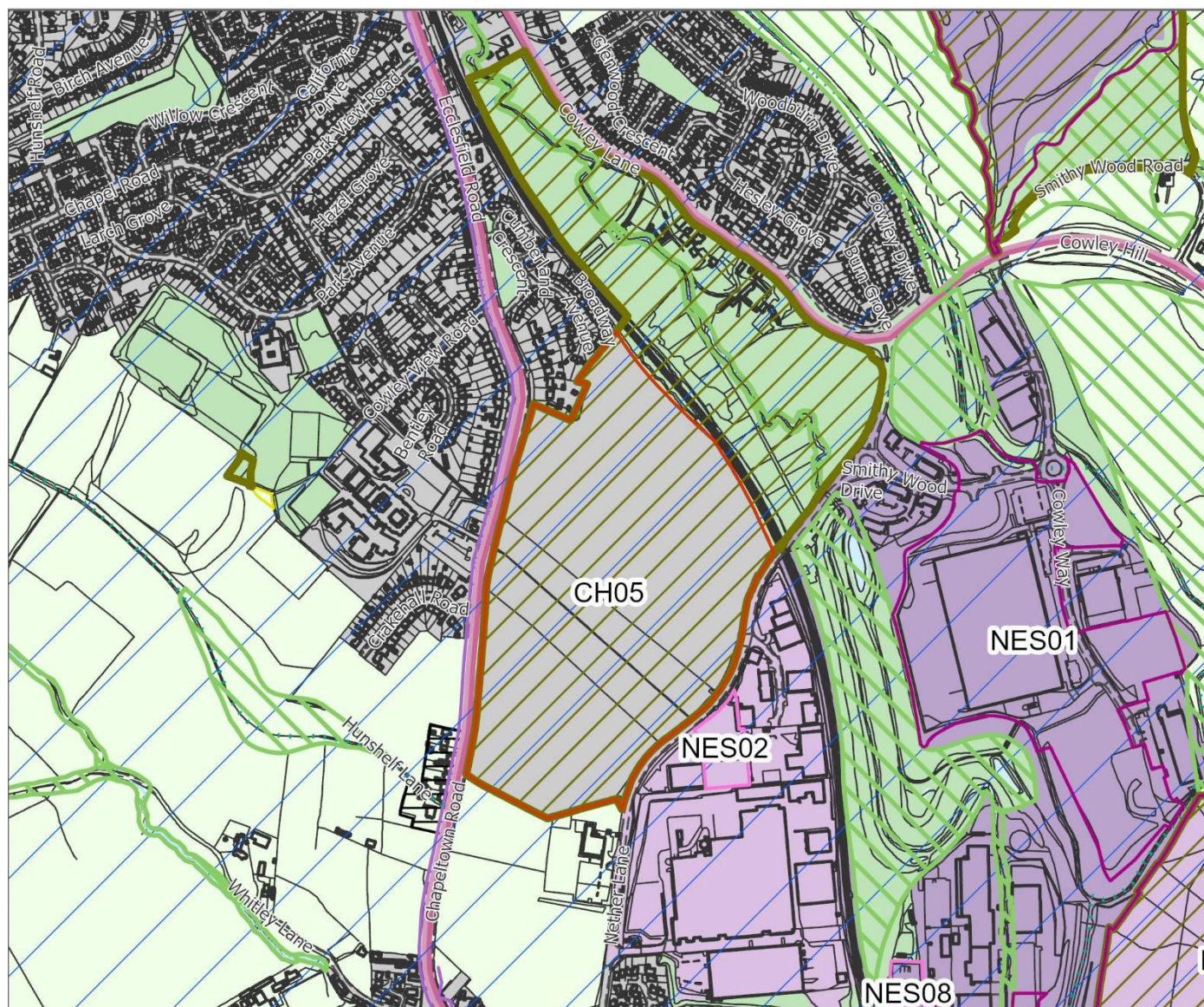


quality exceedance area. Residential development can only occur in exceedance area if there are overriding regeneration benefits and sufficient mitigation measures.

- In accordance with Policy NC1, the masterplanning of the site must include mitigation measures that address any significant visual and landscape impacts whilst enabling integration with the surrounding area.
- The public/permissive footpaths that cross the site will be retained as part of the masterplanning of the site and subsequent planning application.
- The site is within 250m of a historic landfill site. An assessment of the impact (including identifying any necessary mitigation/remediation works) the landfill may have on development will be required at planning application stage.



Recommended change to Policies Map



Legend

-  Green Belt Deletion
-  Strategic Housing Site
-  Strategic Employment Site
-  Employment Site
-  Green Belt
-  General Employment Zone
-  Industrial Zone
-  Residential Zone
-  Urban Green Space Zone
-  Waterway
-  Designated Neighbourhood Plan Area
-  Cycle Route
-  Mass Transit Corridor
-  Strategic Road
-  Strategic Route for Heavy Goods Vehicles
-  Green Belt Village or Substantially Developed Road Frontage
-  Green Belt Addition
-  Local Wildlife Site

