

Omission Sites: site selection methodology

Action 10: Council to carry out appraisal through the Site Selection Methodology of additional sites put forward as part of Regulation 19 consultation or since, if not previously appraised, and large enough to allocate.

Scope

1. 38 omission sites were submitted to the Council as part of the Regulation 19 consultation. 31 of these sites are in the Green Belt and 7 in the urban area. A full list is included in Appendix 1.
2. The Site Selection Methodology (CD56) sets out the process for considering potential sites for allocation in the Sheffield Plan (Stages 2 and 3, paragraphs 3.22 – 3.55).
3. Stage 1: identification of sites sets out the sources of land considered through the site selection process, including (g) from the Green Belt Review. Paragraph 3.20 notes that ‘all greenfield Green Belt sites and non-sustainable brownfield Green Belt sites were excluded from the process’. Paragraph 3.21 then further defines what determines whether a site could be classed as being a sustainably located brownfield site, with the following criteria being used:
 - a. The site meets the NPPF definition of Previously Developed Land
 - b. The site is not in open countryside and would not lead to an unsustainable pattern of development
 - c. Sites were large enough to reasonably provide development of 10 or more homes (based on analysis of the parts of sites that have been previously developed, rather than the entire site curtilage).

Applying the same criteria to the omission sites all Green Belt omission sites were ruled out at this stage due to their primarily greenfield status. Note that sustainability appraisal has been carried out for omission sites in the Green Belt separately in relation to Action 11.

4. OM08A falls within the urban area but has gained full planning permission.
5. For the remaining six sites in the urban area, Stage 2: initial checks, rejects sites that are too small for allocation (less than 0.4 hectares or fewer than 10 dwellings). One of the omission sites (OM18) fell into this category and was discounted from the remainder of the site selection process. Note that site OM20 had already been assessed through the site selection process with reference number S00833.
6. Three of the remaining four urban omission sites (OM14, OM28, OM29) were then considered through Stage 3a: General Suitability Assessment which includes sustainability assessment against the sustainability appraisal indicators, and a planning appraisal to take account of further factors such as access, current use, and other constraints (see paragraph 3.31). OM36 was proposed for inclusion within a more flexible policy zone, but not promoted to be a site allocation and therefore has not been considered through the General Suitability Assessment.
7. Detailed site appraisals for four remaining sites (OM08A, OM14, OM28, OM29) are in Appendix 2.

Appendix 1: Omission Sites

	Site Address	Regulation 19. Representation reference	Green Belt or Urban
OM01	Starbuck Farm, Beighton	PDSP.016.006 to PDSP.016.011	Green Belt
OM02	Aldene Road	PDSP.018.001	Green Belt
OM03	Springwood Lane, High Green	PDSP.019.009	Green Belt
OM04	High Riggs Farm, Stannington	PDSP.020.001	Green Belt
OM05	Land at Langsett Road North, Oughtibridge	PDSP.026.001	Green Belt
OM06	Land to the south of Hathersage Road, S17 3ET	PDSP.027.003	Green Belt
OM07	Land bordered by M1, Thorncliffe Road, Warren Lane and White Lane, S35 2YA	PDSP.034.012, PDSP.034.013, PDSP.034.014, PDSP.034.005, PDSP.034.001	Green Belt
OM08 A & B	A Broomfield Lane, Stocksbridge and B Oakes Park, Norton	PDSP.041.001	Urban Green Belt
OM09	Adj. Moor Valley	PDSP.043.001	Green Belt
OM10	Land E of Long Lane, Worrall.	PDSP.044.001	Green Belt
OM11	The Elms, Old Hay Lane, Dore	PDSP.046.010	Green Belt
OM12	Dore Moor Nursery	PDSP.048.001	Green Belt
OM13	Old Hay Lane	PDSP.049.002	Green Belt
OM14	Land at Little London Road	PDSP.050.001	Urban
OM15	Land at Chapeltown Road, Land at Wheel Lane and Middleton Lane, S35 8PU	PDSP.052.001	Green Belt
OM16	Land between Whitley Lane and Cinder Hill Lane, S35 8NH	PDSP.054.004	Green Belt
OM17	Loicher Lane	PDSP.059.001	Green Belt
OM18	Between 68 – 86 Loxley New Road	PDSP.061.001	Urban
OM19	Hillfoot Road and Penny Lane, Totley	PDSP.062.001, PDSP.062.002	Green Belt
OM20	Land at Neepsend Lane and Parkwood Road, S3 8AS	PDSP.063.002	Urban
OM21	Adjacent 457 Loxley Road	PDSP.064.001	Green Belt
OM22	Spa Lane	PDSP.065.004	Green Belt
OM23	Moorview Golf Driving Range	PDSP.066.018	Green Belt
OM24	Holme Lane Farm, Grenoside and Land off Midhurst Road, Fox Hill	PDSP.067.001	Green Belt
OM25	Orgreave Park, east of Handsworth	PDSP.068.003	Green Belt
OM26	Myers Grove Lane	PDSP.069.001	Green Belt
OM27	Hesley Wood logistics site/'Sheffield Gateway'	PDSP.071.001, PDSP.071.007	Green Belt

	Site Address	Regulation 19. Representation reference	Green Belt or Urban
OM28	Lavender Way, Wincobank, S5 6DD	PDSP.072.002	Urban
OM29	Shiregreen Arms and adjoining land, Mason Lathe Road, S5 0TL	PDSP.072.003	Urban
OM30	Land to the Rear of 439 Sicey Avenue, S35 1QP	PDSP.072.004	Green Belt
OM31	Green Lane, Ecclesfield	PDSP.072.012	Green Belt
OM32	Totley Hall Road	PDSP.074.002	Green Belt
OM33	Land to the south of the M1 Motorway Junction 35, S35 1QP	PDSP.078.005	Green Belt
OM34	A Townend Lane, Stocksbridge	PDSP.079.007 and PDSP.079.009	Green Belt
A & B	B Whitley Lane, Ecclesfield		Green Belt
OM35	Land at Top Warren/Warren	PDSP.080.001	Green Belt
OM36	Former Clifton Steelworks, Club Mill Road/ Hoyland Road	PDSP.089.001	Urban

Appendix 2: Omission site appraisals

Site Selection Methodology site appraisal (Sheffield Plan - Publication (Pre-Submission) Draft)

Site Reference: OM08A

Address: Broomfield Lane

Gross site area: 4.84 Hectares

Housing area : 2.42 Hectares (to reflect planning application 22/02303/OUT)

Estimated housing capacity: 92 homes

Net employment (Class E(g)(i & ii)) area: 0.00 Hectares

Net employment (Class B2, B8 & E(g)(iii)) area: 0.00Hectares

Net (Other employment uses) area: 0.00 Hectares

Assessed uses: Housing

Recommendation: Allocate site for housing use



Suitability assessment

Indicator	Indicator score	Indicator score result
Contribution to housing led regeneration	-	Development would not regenerate a previous housing site
Proximity to incompatible uses	YY	More than 100m from an incompatible use
Loss of onsite Open Space	YY	No open space on-site
Sufficient existing Open Space in the surrounding area	N	Insufficient open space - up to 20% below policy standard
Loss of community/leisure /recreation facilities	YY	No facility on-site
Distance to core public transport network (CPTN)	Y	Some of the site is within the Core Public Transport Network buffer, or within a 400m walk from a 3 bus per hour bus stop
Use of Previously Developed Land (PDL)	NN	Development on predominantly greenfield land
Loss of best and most versatile agricultural land	YY	Likely to be Grade 3b, 4, 5, urban or non-agricultural land
Impact on heritage assets	Y	No designated heritage assets in the vicinity of the site that are likely to be affected by development
Archaeology constraints	-	Uncertain level of archaeological constraints
Impact on rural landscape character	N	Landscape has low capacity for absorbing development
Impact on ecology/local nature recovery networks	N	Site is likely to have a significant ecological value
Impact on geology	Y	No geological designation on-site or adjacent
Flood risk	Y	Strategic Flood Risk Assessment: Strategic recommendation C
Impact on air quality	N	Residential site outside air quality exceedance area or is an employment site
Education capacity	YY	Current surplus capacity for Early years, Primary and Secondary education
Availability of local facilities	YY	Site within proximity of 4 classes of local facility
Proximity to hazardous installations or closed landfill sites	N	Site is within 250m of a closed landfill site
Proximity to regulated waste sites	Y	Site not within 200m of an Environment Agency permitted site
Likelihood of existing land contamination	Y	Minimal risk of land contamination
Access to active travel/cycle network	-	Site beyond 400m of an existing or proposed route which is at LTN1/20 standard
Impact on Local Green Spaces	Y	Site not on a Local Green Space

Indicator	Indicator score	Indicator score result
Potential to support the viability of the Central Area	-	Outside the Central Area
Potential to provide development that would be beneficial to disadvantaged communities	-	Site outside the 20% most deprived areas of England
Potential to increase the viability of public transport or support investment in new public transport infrastructure	-	Site is beyond 400m of planned bus network improvement or 800m of planned tram/rail network improvement
Potential to provide affordable housing	YY	Within an existing 30% affordable housing area or a greenfield site
Potential to provide family housing	YY	Site within 30-50 homes per hectare density area
Potential to provide specialist housing	-	

Planning appraisal:

The site has existing planning permission and is therefore considered suitable for its assessed use

Conditions on development:

- Conditions on development should reflect those required as a result of the grant of permission on appeal (APP/J4423/W/23/3325851)

Availability assessment

Available within years 1 - 5

Recommendation

Allocate site for housing use

Site Selection Methodology site appraisal (Sheffield Plan - Publication (Pre-Submission) Draft)

Site Reference: OM14

Address: Land at Little London Road

Gross site area: 1 Hectares

Housing area : Hectares

Estimated housing capacity: 36 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

Assessed uses: Housing

Recommendation: Do not allocate site for Housing use



Suitability assessment

Indicator	Indicator score	Indicator score result
Contribution to housing led regeneration	-	Development would not regenerate a previous housing site
Proximity to incompatible uses	N	Site within a future policy zone allowing incompatible uses
Loss of onsite Open Space	YY	No open space on-site
Sufficient existing Open Space in the surrounding area	NN	Insufficient open space – more than 20% below policy standard
Loss of community/leisure /recreation facilities	N	Facility on-site - Unknown whether facility still required
Distance to core public transport network (CPTN)	YY	The site is within Core Public Transport Network buffer
Use of Previously Developed Land (PDL)	YY	Development on mainly or entirely brownfield land
Loss of best and most versatile agricultural land	YY	Likely to be Grade 3b, 4, 5, urban or non-agricultural land
Impact on heritage assets	Y	No designated heritage assets in the vicinity of the site that are likely to be affected by development
Archaeology constraints	-	Uncertain level of archaeological constraints
Impact on rural landscape character	YY	Site does not contain a rural landscape
Impact on ecology/local nature recovery networks	Y	Site is unlikely to have any existing significant ecological value
Impact on geology	Y	No geological designation on-site or adjacent
Flood risk	NN	Strategic Flood Risk Assessment: Strategic recommendation A
Impact on air quality	NN	Residential site in or close to air quality exceedance area
Education capacity	N	No current surplus capacity for either Primary or Secondary education
Availability of local facilities	YY	Site within proximity of 4 classes of local facility
Proximity to hazardous installations or closed landfill sites	Y	Site is outside a Hazardous Installation Consultation Zone and beyond 250m of a closed landfill site
Proximity to regulated waste sites	N	Site within 200m of an Environment Agency permitted site
Likelihood of existing land contamination	N	More than minimal risk of land contamination
Access to active travel/cycle network	YY	Site within 400m of an existing or proposed route which is at LTN1/20 standard
Impact on Local Green Spaces	YY	Site not on a Local Green Space
Potential to support the viability of the Central Area	-	Outside the Central Area

Indicator	Indicator score	Indicator score result
Potential to provide development that would be beneficial to disadvantaged communities	-	Site outside the 20% most deprived areas of England
Potential to increase the viability of public transport or support investment in new public transport infrastructure	-	Site is beyond 400m of planned bus network improvement or 800m of planned tram/rail network improvement
Potential to provide affordable housing	YY	Within an existing 30% affordable housing area or a greenfield site
Potential to provide family housing	Y	Site within 40-80 homes per hectare density area
Potential to provide specialist housing	Y	Site within 400m of a district centre and has capacity for 80+ homes

Planning appraisal:

The site is in close proximity to the Core Public Transport Networks, and local facilities and has good access to existing active travel/cycle networks. The site could also contribute towards open space provision in an area which is currently 20% below policy standard.

However, the vast majority of the site is in Flood Zone 2 therefore a Level 2 Strategic Flood Risk Assessment is needed, it is not proven whether sufficient levels of mitigation could be identified. The site is within a policy zone where housing use would be considered as an incompatible use. It is unknown whether the existing facility on site is still required. There is more than minimal risk of land contamination and the site is within 200m of an Environment Agency permitted site.

Conditions on development:

- Open space should be provided in accordance with Policy NC15.
- 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.

Availability assessment

Likely to become available within first 5 years of the Plan

Recommendation

Do not allocate site for Housing

Site Selection Methodology site appraisal (Sheffield Plan - Publication (Pre-Submission) Draft)

Site Reference: OM28

Address: Lavender Way, Wincobank, S5 6DD

Gross site area: 0.46 Hectares

Housing area: 0.46 Hectares

Estimated housing capacity: 16 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

Assessed uses: Housing

Recommendation: Allocate site for Housing use



Suitability assessment

Indicator	Indicator score	Indicator score result
Contribution to housing led regeneration	-	Development would not regenerate a previous housing site
Proximity to incompatible uses	YY	More than 100m from an incompatible use
Loss of onsite Open Space	YY	No open space on-site
Sufficient existing Open Space in the surrounding area	YY	Sufficient open space - more than 20% above policy standard
Loss of community/leisure /recreation facilities	YY	No facility on-site
Distance to core public transport network (CPTN)	YY	The site is within Core Public Transport Network buffer
Use of Previously Developed Land (PDL)	NN	Development on predominantly greenfield land
Loss of best and most versatile agricultural land	YY	Likely to be Grade 3b, 4, 5, urban or non-agricultural land
Impact on heritage assets	-	Development could possibly harm elements which contribute to the significance of heritage
Archaeology constraints	Y	Little or no archaeological constraints
Impact on rural landscape character	YY	Site does not contain a rural landscape
Impact on ecology/local nature recovery networks	Y	Site is unlikely to have any existing significant ecological value
Impact on geology	Y	No geological designation on-site or adjacent
Flood risk	YY	Strategic Flood Risk Assessment: Strategic recommendation D
Impact on air quality	N	Residential site outside air quality exceedance area or is an employment site
Education capacity	Y	Current surplus capacity for Primary and Secondary education
Availability of local facilities	YY	Site within proximity of 4 classes of local facility
Proximity to hazardous installations or closed landfill sites	N	Site is outside a Hazardous Installation Consultation Zone and beyond 250m of a closed landfill site
Proximity to regulated waste sites	Y	Site not within 200m of an Environment Agency permitted site
Likelihood of existing land contamination	Y	Minimal risk of land contamination
Access to active travel/cycle network	-	Site beyond 400m of an existing or proposed route which is at LTN1/20 standard
Impact on Local Green Spaces	YY	Site not on a Local Green Space
Potential to support the viability of the Central Area	-	Outside the Central Area

Indicator	Indicator score	Indicator score result
Potential to provide development that would be beneficial to disadvantaged communities	-	Site outside the 20% most deprived areas of England
Potential to increase the viability of public transport or support investment in new public transport infrastructure	-	Site is beyond 400m of planned bus network improvement or 800m of planned tram/rail network improvement
Potential to provide affordable housing	N	Greenfield site within an existing 0% affordable housing area
Potential to provide family housing	Y	Site within 40-80 homes per hectare density area
Potential to provide specialist housing	-	Site with capacity for less than 80 homes within 400m of a District Centre, or beyond 400m of a District Centre

Planning appraisal:

Site is a predominantly greenfield site, more than 100m from an incompatible use, with sufficient open space in the area (more than 20% above policy standard) and with no existing facility on-site. It is also in close proximity to the Core Public Transport Network and is not located in a Flood Zone. The site was previously included within a larger planning permission that was built out in 2009 with the exception of this parcel.

Conditions on development:

- No conditions on development

Availability assessment

Likely to become available within first 5 years of the Plan

Recommendation

Allocate site for Housing

Site Selection Methodology site appraisal (Sheffield Plan - Publication (Pre-Submission) Draft)

Site Reference: OM29

Address: Shiregreen Arms and adjoining land, Mason Lathe Road, S5 0TL

Gross site area: 0.47 Hectares

Housing area : 0.47 Hectares

Estimated housing capacity: 16 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

Assessed uses: Housing

Recommendation: Allocate site for Housing use



Suitability assessment

Indicator	Indicator score	Indicator score result
Contribution to housing led regeneration	-	Development would not regenerate a previous housing site
Proximity to incompatible uses	YY	More than 100m from an incompatible use
Loss of onsite Open Space	-	Open Space Surplus for current open space function but may be needed for another OS function
Sufficient existing Open Space in the surrounding area	YY	Sufficient open space - more than 20% above policy standard
Loss of community/leisure /recreation facilities	YY	No facility on-site
Distance to core public transport network (CPTN)	Y	Some of the site is within the Core Public Transport Network buffer, or within a 400m walk from a 3 bus per hour bus stop
Use of Previously Developed Land (PDL)	Y	Development on site including previously developed land and greenfield land or would lead to regeneration of the urban area
Loss of best and most versatile agricultural land	YY	Likely to be Grade 3b, 4, 5, urban or non-agricultural land
Impact on heritage assets	Y	No designated heritage assets in the vicinity of the site that are likely to be affected by develop
Archaeology constraints	Y	Little or no archaeological constraints
Impact on rural landscape character	YY	Site does not contain a rural landscape
Impact on ecology/local nature recovery networks	Y	Site is unlikely to have any existing significant ecological value
Impact on geology	Y	No geological designation on-site or adjacent
Flood risk	YY	Strategic Flood Risk Assessment: Strategic recommendation D
Impact on air quality	N	Residential site outside air quality exceedance area or is an employment site
Education capacity	Y	Current surplus capacity for Primary and Secondary education

Indicator	Indicator score	Indicator score result
Availability of local facilities	YY	Site within proximity of 4 classes of local facility
Proximity to hazardous installations or closed landfill sites	N	Site is within 250m of a closed landfill site
Proximity to regulated waste sites	Y	Site not within 200m of an Environment Agency permitted site
Likelihood of existing land contamination	Y	Minimal risk of land contamination
Access to active travel/cycle network	Y	Site within 400m of an existing off-carriageway cycle route
Impact on Local Green Spaces	YY	Site not on a Local Green Space
Potential to support the viability of the Central Area	-	Outside the Central Area
Potential to provide development that would be beneficial to disadvantaged communities	Y	Housing site within the 20% most deprived areas of England
Potential to increase the viability of public transport or support investment in new public transport infrastructure	-	Site is beyond 400m of planned bus network improvement or 800m of planned tram/rail network improvement
Potential to provide affordable housing	NN	Brownfield site within an existing 0% affordable housing area
Potential to provide family housing	YY	Site within 30-50 homes per hectare density area
Potential to provide specialist housing	-	Site with capacity for less than 80 homes within 400m of a District Centre, or beyond 400m of a District Centre

Planning appraisal:

The site is more than 100m from an incompatible use and is in an area with sufficient open space (more than 20% above policy standard). Site is not in a Flood Zone and is within proximity of 4 classes of local facility with a potential to provide family housing.

The site is partially a brownfield site within an existing 0% affordable housing area, although it has been promoted by a housing association. It is within 250m of a closed landfill site therefore the Environment Agency would be required to be consulted at planning application stage on any future developments on the site. The site is also outside air quality exceedance area.

Conditions on development:

- 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.

- 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.

Availability assessment

Likely to become available within first 5 years of the Plan

Recommendation

Allocate site for Housing use