

Summary of the Representations on the Sheffield Plan Proposed Additional Site Allocations (published 30th May 2025)

These summaries aim to provide a clear and concise overview of site-related information, they may not capture all contextual details or reflect the full scope outlined by every individual comment. Please note the summaries were generated by AI but have been subject to checking by officers and we believe they represent a reasonable analysis of key issues raised during the consultation.

CH03 - Land bordered by M1, Thorncliffe Road, Warren Lane, and White Lane, S35 2YA.

Category	Key Objections
1. Green Belt and Policy Compliance	- No exceptional circumstances demonstrated - Breaches all five Green Belt purposes - Incompatible with Purpose 4 (historic character) - Contravenes NPPF paragraphs 133, 145, 146
2. Environmental and Ecological Impact	- Increased air, noise, and light pollution - Proximity to M1 amplifies noise - NO₂ levels near legal threshold - Threat to protected species (bats, badgers, owls, deer) - Habitat fragmentation and corridor disruption
3. Flood Risk	- Level 3 flood risk due to clay soil and poor drainage - Site acts as natural flood plain - Risk to nearby homes and M1 - Yorkshire Water infrastructure at capacity - Frequent sewage discharges
4. Infrastructure and Accessibility	- Inadequate road network (Warren Lane, Junction 35/35a) - Weight restrictions on Warren Lane due to Tankersley Rail Tunnel - Limited public transport and no Supertram access - Increased congestion and safety risks

Category	Key Objections
5. Site Suitability and Constraints	- Hilly, rugged terrain with mining history - Untreated mine shafts and WWII bomb risks - Historic landfill contamination - Engineering constraints from Tankersley Rail Tunnel
6. Alternative Sites	- Strong support for brownfield prioritisation - Cited alternatives: Tinsley Siding, Butterthwaite Lane, Grange Lane, Barrow Road, Arthur Lees, Weedon Street, Europa Link, Winston & Thorncliffe Parks, Smithy Wood, Wentworth Park, Gateway 36, HS2 sites - Criticism of land banking and uneven distribution of employment land (70% in S35)
7. Community and Wellbeing	- Negative impact on residential values and pollution - Loss of recreational and mental health benefits - Perceived unfairness in land allocation (northern Sheffield disproportionately affected)
8. Procedural Concerns	- Rushed and inaccessible consultation - Only 20 days' notice before council vote - Five-week response window for extensive documentation - Mid-consultation document changes - Violations of Localism Act, SCI, and Gunning principles - Exclusion of digitally disadvantaged and elderly residents

CH04 - Hesley Wood, north of Cowley Hill, S35 2YH

Category	Key Objections
1. Green Belt and Policy Compliance	- No exceptional circumstances demonstrated - Breaches all five Green Belt purposes - Incompatible with Purpose 4 (historic character) - Contravenes NPPF paragraphs 133, 145, 146
2. Environmental and Ecological Impact	- Increased air and noise pollution - Conflicts with Clean Air Zone and zero-carbon goals - Threat to protected species (bats, badgers, owls, deer, hedgehogs) - Habitat fragmentation and biodiversity loss - Destruction of ancient woodland and wildlife corridors - Site surrounded by Local Wildlife Site making it unsuitable for development - Breach of Natural Environment and Rural Communities Act 2006
3. Flood Risk	- Sites lie uphill from flood-prone areas - Inadequate flood risk assessments - Increased surface runoff threatens drainage systems - Yorkshire Water infrastructure at capacity with frequent sewage discharges
4. Infrastructure and Accessibility	- Road network at or near capacity (Junction 35 and feeder roads) - Increase in HGV traffic - Limited public transport and no Supertram access - Chapeltown station lacks parking - Increased car dependency undermines sustainable transport goals
5. Site Suitability and Constraints	- Contaminated former spoil tip (arsenic and other pollutants) - No clear remediation plan

Category	Key Objections
	- Remote from services and public transport - Contradicts Local Plan's spatial strategy
6. Alternative Sites	- Strong support for brownfield prioritisation - Cited alternatives: Tinsley Siding, Butterthwaite Lane, Grange Lane, Barrow Road, Arthur Lees, Weedon Street, Europa Link, Winston & Thorncliffe Parks, Smithy Wood, Wentworth Park, Gateway 36, HS2 sites - Criticism of land banking and uneven distribution (70% in S35)
7. Community and Wellbeing	- Unfair impact on northern Sheffield (Chapelton, Ecclesfield) - Loss of recreational and aesthetic green belt land - Mental health and wellbeing benefits of green space - Hesley Wood Scout Camp at risk
8. Procedural Concerns	- No exceptional circumstances demonstrated - Rushed and inaccessible consultation - Only 20 days' notice before council vote - Five-week response window for extensive documentation - Mid-consultation document changes - Violations of Localism Act, SCl, and Gunning principles - Exclusion of vulnerable residents

CH05 - Land to the east of Chapeltown Road, S35 9ZX

Category	Key Objections
1. Green Belt and Policy Compliance	- No exceptional circumstances demonstrated - Housing need alone is insufficient - Breaches all five Green Belt purposes - Incompatible with Purpose 4 (historic character) - Legally questionable reclassification of Green Belt land - Contravenes NPPF paragraphs 133, 145, 146
2. Environmental and Ecological Impact	- Increased noise and air pollution, especially affecting vulnerable residents - Loss of carbon-sequestering green space - Threat to protected species (bats, badgers, owls, deer, hedgehogs) - Destruction of hedgerows, meadows, woodland corridors - No ecological assessments or biodiversity net gain plan - Breach of Natural Environment and Rural Communities Act 2006
3. Flood Risk	- Sites lie uphill from flood-prone areas (Whitley Lane, Mill Road, Ecclesfield Common) - Inadequate flood risk assessments - Increased surface runoff threatens drainage systems
4. Infrastructure and Accessibility	- Existing congestion on key roads (Cowley Lane, Nether Lane, Chapeltown Road, Ecclesfield Road) - Estimated 2,000 new vehicles would overwhelm roads - Accident hotspots near schools - Limited public transport and no tram/train access - Lack of cycle paths increases car dependency - Schools oversubscribed, no new primary/nursery provision

Category	Key Objections
	- Health services at/beyond capacity with no expansion plans
5. Impact on Heritage and Local Character	- Erosion of village identities (Grenoside, Ecclesfield, Chapeltown) - Risk to Grade I & II listed buildings and conservation areas - Ecclesfield's medieval church and Domesday Book heritage at risk - Threat to dry stone walls and mill sites - Urban sprawl merging distinct communities
6. Site Suitability and Constraints	- Loss of productive farmland
7. Alternative Sites	- Strong support for brownfield prioritisation - Over 15,000 homes already approved on brownfield sites - Suggested areas: Attercliffe, Neepsend, Shalesmoor - 37% of new housing allocated to S35 area - Minimal development in more affluent areas
8. Procedural Concerns	- Only 20 days' notice before council vote - Five-week consultation for extensive documentation - Mid-consultation document changes - Violations of Localism Act, Equalities Act 2010, SCI, and Gunning principles - "Have Your Say" portal difficult to use - Exclusion of digitally disadvantaged and elderly residents - Lack of transparency and consideration of alternatives

NES36 - Land to the south of the M1 Motorway Junction 35, S35 1QP

Category	Key Objections
1. Green Belt and Policy Compliance	- No exceptional circumstances demonstrated - Breaches all five Green Belt purposes - Incompatible with Purpose 4 (historic character) - Contravenes NPPF paragraphs 133, 145, 146 - Reclassification lacks transparency
2. Environmental and Ecological Impact	- Increased emissions and pollution conflict with zero-carbon goals - Loss of agricultural land - Threat to protected species (bats, birds of prey, badgers, owls, deer, hedgehogs) - Destruction of ancient woodland, hedgerows, wildlife corridors - No ecological assessments or biodiversity net gain plan - Insufficient buffer to Local Wildlife Site - Breach of Natural Environment and Rural Communities Act 20061
3. Flood Risk	- Sites lie uphill from flood-prone areas (Ecclesfield Common, Blackburn Brook) - Inadequate flood risk assessments - Increased surface runoff threatens drainage systems - Yorkshire Water infrastructure at capacity with frequent sewage discharges
4. Infrastructure and Accessibility	- Inadequate road network, especially for HGVs - Junction 35 and feeder roads at/near capacity - Loicher Lane unsuitable for HGVs - Limited public transport and no Supertram access - Chapeltown station lacks parking - Increased car dependency undermines sustainable transport goals

Category	Key Objections
5. Impact on Heritage and Local Character	- Erosion of Chapeltown and Ecclesfield's identity - Risk to archaeological and historical heritage assets
6. Site Suitability and Constraints	- Potential contamination from nearby landfill - Land ownership concerns (Not all landowners consent to development)
7. Alternative Sites	- Brownfield opportunities not fully explored - Suggested alternatives: Woolley Wood Bottom, Meadowhall, Dearne Valley Parkway, Hoyland West (J36), land in Rotherham and Barnsley - 70% of employment land allocated to S35 area, misaligned with job demand
8. Community and Wellbeing	- Green belt valued for recreation and aesthetics - Mental health benefits of green space access - Concerns about fairness in green belt site distribution
9. Procedural Concerns	- Developer-led promotion without landowner consent - Only 20 days' notice before council vote - Five-week consultation for extensive documentation - Mid-consultation document changes - Violations of Localism Act, SCI, and Gunning principles - "Have Your Say" portal difficult to use - Lack of transparency and fairness in site selection

NES37 - Land between Creswick Avenue and Yew Lane, S35 8QN

Category	Key Objections
1. Green Belt and Policy Compliance	- No exceptional circumstances demonstrated - Housing need alone is insufficient - Breaches all five Green Belt purposes - Incompatible with Purpose 4 (historic character) - Contravenes NPPF paragraphs 133, 145, 146
2. Environmental and Ecological Impact	- Increased noise and air pollution, especially affecting vulnerable residents - Threat to protected species (bats, badgers, owls, skylarks, deer, hedgehogs) - Destruction of hedgerows, meadows, woodland corridors - Irreversible biodiversity loss and habitat destruction - Breach of Natural Environment and Rural Communities Act 2006 - Envelops a Local Wildlife Site making it unsuitable for development - Identified as 'Network Expansion Zone' and Priority species area for Lapwing
3. Flood Risk	- Sites lie uphill from flood-prone areas (Mill Road, Ecclesfield Common) - Inadequate flood risk assessments - Zone 3 flood zones not properly considered - Increased surface runoff and loss of natural drainage
4. Infrastructure and Accessibility	- Existing congestion on key roads (Wheel Lane, Creswick Lane, Ecclesfield Road) - Estimated 2,000 new vehicles would overwhelm roads - Accident hotspots near schools (Yewlands Academy, St Thomas More, Mansel) - Creswick Lane often impassable - No transport mitigation strategy

Category	Key Objections
	- Limited public transport and no tram/train access - Schools oversubscribed, no primary provision - Health services at/beyond capacity - No timeline or funding for new school - Doubts about need for new secondary school - Questionable need for multi-faith burial ground
5. Impact on Heritage and Local Character	- Erosion of village identities (Grenoside, Ecclesfield, Chapeltown, Fox Hill, Parson Cross) - Risk to Grade I & II listed buildings and conservation areas - Ecclesfield's medieval church and Domesday Book heritage at risk - Loss of medieval field patterns, dry stone walls, historic mills, burial paths, farm buildings
6. Site Suitability and Constraints	- Displacement of farming families - Loss of productive farmland and agricultural heritage
7. Community and Wellbeing	- Green belt valued for recreation and aesthetics - Mental health benefits of green space access - 37% of new housing allocated to S35 area - Minimal development in more affluent areas
8. Alternative Sites	- Strong support for brownfield prioritisation - Brownfield opportunities not fully explored or transparently assessed
9. Procedural Concerns	- Only 20 days' notice before council vote - Five-week consultation for extensive documentation - Violations of SCI principles - Exclusion of digitally disadvantaged and elderly residents

Category	Key Objections
	- Lack of transparency and consideration of alternatives

**NES38 - Holme Lane Farm and land to the west of Grenoside Grange,
Fox Hill Road, S35 8QS**

Category	Key Objections
1. Green Belt and Policy Compliance	- No exceptional circumstances demonstrated - Housing need alone is insufficient - Breaches all five Green Belt purposes - Incompatible with Purpose 4 (historic character) - Contravenes NPPF paragraphs 133, 145, 146 - Calls for reassessment of spatial strategy including “grey belt” alternatives
2. Environmental and Ecological Impact	- Increased air and noise pollution - Conflicts with Clean Air Zone and zero-carbon goals - Threat to protected species (bats, badgers, owls, deer, hedgehogs, amphibians) - Destruction of hedgerows, meadows, woodland corridors - Irreversible biodiversity loss - Envelops a Local Wildlife Site making it unsuitable for development - Breach of Natural Environment and Rural Communities Act 2006
3. Flood Risk	- Sites lie uphill from flood-prone areas - Inadequate flood risk assessments - Increased surface runoff and loss of natural drainage - Concerns over SuDS pond siting/design
4. Infrastructure and Accessibility	- Existing congestion on key roads (Wheel Lane, Halifax Road, Salt Box Lane) - No transport mitigation strategy - Limited public transport and no tram/train access - Schools oversubscribed, no primary/nursery provision - Health services at/beyond capacity

Category	Key Objections
	- No plans for expanding services to meet 40% population growth
5. Impact on Heritage and Local Character	- Loss of village character and historic landscapes in Grenoside - Emotional and cultural significance to residents - Risk to Grade II listed buildings and conservation areas - Urban sprawl merging Grenoside and Fox Hill
6. Site Suitability and Constraints	- No assessment of impact on Grenoside Grange Hospital residents - Medical waste burial on hospital land poses contamination risk - Risk of hazardous substance release - Impact on livery business and Traveller community
7. Community and Wellbeing	- Green belt valued for recreation and aesthetics - Mental health benefits of green space - 37% of new housing allocated to S35 area - Minimal development in more affluent areas
8. Alternative Sites	- Strong support for brownfield prioritisation - Suggested alternatives: Grenoside Primary School, Halifax Road garage, Jawbone Hill factory - Delays in developing sites with existing permission - Prioritise regeneration of Attercliffe, Neepsend, Shalesmoor
9. Procedural Concerns	- Only 20 days' notice before council vote - Five-week consultation for extensive documentation - Mid-consultation document changes - Violations of SCI principles

Category	Key Objections
	- Exclusion of digitally disadvantaged and elderly residents - Perceived lack of transparency and fairness in site selection

NES39 - Land at Wheel Lane and Middleton Lane, S35 8PU

Category	Key Objections
1. Green Belt and Policy Compliance	- No exceptional circumstances demonstrated - Housing need alone is insufficient - Breaches all five Green Belt purposes - Incompatible with Purpose 4 (historic character) - Contravenes NPPF paragraphs 133, 145, 146 - Legally questionable reclassification of Green Belt land
2. Environmental and Ecological Impact	- Increased noise and air pollution, especially affecting vulnerable residents - Threat to protected species (bats, badgers, owls, deer, hedgehogs) - Protected badger sett on/near site - Identified as 'Network Expansion Zone' by Natural England - Destruction of hedgerows, meadows, woodland corridors - Insufficient buffer to Local Wildlife Site - Irreversible biodiversity loss - Breach of Natural Environment and Rural Communities Act 2006
3. Flood Risk	- Sites lie uphill from flood-prone areas (Mill Road, Ecclesfield Common) - Inadequate flood risk assessments - Increased surface runoff and loss of natural drainage
4. Infrastructure and Accessibility	- Existing congestion on key roads (Wheel Lane, The Wheel, Creswick Lane) - Estimated 2,000 new vehicles would overwhelm roads - Accident hotspots near schools (Yewlands Academy, St Thomas More, Mansel)

Category	Key Objections
	- Creswick Lane often impassable - No transport mitigation strategy - Limited public transport and no tram/train access - Lack of cycle paths limits potential for active travel - Schools oversubscribed, no primary/nursery provision - Health services at/beyond capacity
5. Impact on Heritage and Local Character	- Loss of village character and historic landscapes in Grenoside - Emotional and cultural significance to residents - Risk to Grade II listed buildings and conservation areas - Loss of dry stone walls, medieval field patterns, ancient burial paths (Cinder Hill Causeway), farm buildings
6. Site Suitability and Constraints	- Loss of productive farmland
7. Community and Wellbeing	- Green belt valued for recreation and aesthetics - Mental health benefits of green space - 37% of new housing allocated to S35 area - Minimal development in more affluent areas
8. Alternative Sites	- Strong support for brownfield prioritisation - Suggested alternatives: Loxley Valley, Parkwood Springs, Norton Aerodrome - Delays in developing sites with existing permission - Prioritise regeneration of Attercliffe, Neepsend, Shalesmoor
9. Procedural Concerns	- Only 20 days' notice before council vote - Five-week consultation for extensive documentation - Mid-consultation document changes

Category	Key Objections
	- Violations of Localism Act, Equalities Act 2010, SCI, and Gunning principles - No formal notification to residents - “Have Your Say” portal difficult to use - Exclusion of digitally disadvantaged and elderly residents - Perceived lack of transparency and fairness in site selection

NWS30 - Land at Forge Lane, S35 0GG

Category	Key Objections
1. Green Belt and Policy Compliance	- No exceptional circumstances demonstrated - Housing need alone is insufficient - Breaches all five Green Belt purposes - Contravenes NPPF paragraphs 133, 145, 146 - Brownfield alternatives not exhausted
2. Environmental and Ecological Impact	- Increased noise and air pollution - Loss of carbon-sequestering green space - Threat to protected species - Irreversible biodiversity loss and habitat destruction - Insufficient buffer to Local Wildlife Site - Breach of Environment Act 2021, Biodiversity Net Gain policy, and Local Nature Recovery Strategies
3. Flood Risk	- Inadequate flood risk assessments - Frequent flooding at Forge Lane and Coronation Park - Increased surface runoff and overwhelmed drainage systems - Yorkshire Water infrastructure at capacity; easement required
4. Infrastructure and Accessibility	- Traffic congestion, especially at Forge Lane junction - Cumulative impact from nearby developments - Poor traffic management and pedestrian safety risks - Limited public transport and active travel infrastructure - Schools oversubscribed; lack of primary/nursery provision - GP and dental services at/beyond capacity

Category	Key Objections
5. Impact on Heritage and Local Character	- Merging of Oughtibridge and Wharncliffe Side into a continuous urban mass - Irreversible damage to local character and identity
6. Community and Wellbeing	- Proposed housing not aligned with local needs (affordable/social housing) - Risk of displacement of low-income residents - Loss of green space harms mental health and wellbeing - Increased congestion affects local businesses - Unfair concentration of development in North/North-East Sheffield
7. Alternative Sites	- Strong support for brownfield prioritisation - Suggested alternatives: Parkwood Springs, Netherthorpe, Clay Wheels Lane, Loxley Valley, Kelham Island - Developers incentivised to build on greenfield land - Existing brownfield permissions remain unimplemented
8. Procedural Concerns	- Only 20 days' notice before council vote - Five-week consultation for extensive documentation - Violations of Localism Act, Equalities Act 2010, and SCI - "Have Your Say" portal difficult to use - Exclusion of digitally disadvantaged and elderly residents - Perceived lack of transparency and fairness in site selection

NWS31 - Land between Storth Lane and School Lane, S35 0DT

Category	Key Objections
1. Green Belt and Policy Compliance	- No exceptional circumstances demonstrated - Housing need alone is insufficient - Breaches all five Green Belt purposes - Contravenes NPPF paragraphs 133, 145, 146 - Brownfield alternatives not exhausted - Risk of precedent for future Green Belt loss
2. Environmental and Ecological Impact	- Increased air pollution and emissions - Threat to protected species (bats, badgers, owls, deer, hedgehogs) - Fragmentation of habitats and biodiversity loss - Insufficient buffer to Local Wildlife Site - Wildlife corridor severance (Glen Howe Park to River Don) - Breach of Wildlife and Countryside Act 1981, Environment Act 2021, and NERC Act 2006
3. Flood Risk	- Site includes Zone 3 functional floodplain - Increased runoff and drainage overload - Undermines Upper Don Valley Flood Protection Scheme - Conflicts with Flood and Water Management Act 2010 and SuDS requirements - Poor soil drainage and unfeasible for SuDS without major engineering
4. Infrastructure and Accessibility	- Congested access via Dixon Drive and Don Avenue - Safety risks for children and disabled residents - No mitigation strategy; no planned improvements in IDP - Limited public transport and distant bus stops - GP and dental services at/beyond capacity; no nearby GP or shop

Category	Key Objections
5. Impact on Heritage and Local Character	- Loss of village character and historic landscape - Harm to Glen Howe Park Historic Park and Garden - Heritage Impact Assessment lacks justification - Breach of Planning (Listed Buildings and Conservation Areas) Act 1990 and NPPF Paragraphs 202–221
6. Site Suitability and Constraints	- Field is a valued community space used for recreation - Important for elderly and disabled residents due to nearby IR unit - Increased traffic and construction would reduce safety and independence
7. Community and Wellbeing	- Development won't meet local housing needs - Risk of displacement of low-income families - "Horse Field" is vital for mental health and community cohesion - Loss of tranquil, accessible green space
8. Commercial Viability and Housing Delivery	- Unlikely to deliver 103 homes due to terrain, flood zones, and ecological buffers - High infrastructure costs make affordable housing delivery unlikely - Risk of high-cost homes inaccessible to locals
9. Alternative Sites	- Strong support for brownfield prioritisation - Suggested alternatives: Parkwood Springs, Intermet (Oughtibridge), unused employment land - Council's spatial strategy and public feedback favour brownfield-first
10. Procedural Concerns	- Only 20 days' notice before council vote - Five-week consultation for extensive documentation - Violations of Town and Country Planning

Category	Key Objections
	Regulations, Equalities Act 2010, SCI - Exclusion of digitally disadvantaged and elderly residents - Breaches of NPPF, Equality Act, Localism Act, and prior planning decisions

SES29 - Handsworth Hall Farm, Land at Finchwell Road, S13 9AS

Category	Key Objections
1. Green Belt and Policy Compliance	- No exceptional circumstances demonstrated - Breaches all five Green Belt purposes - Contravenes NPPF paragraphs 133, 145, 146 - Brownfield alternatives not exhausted - Conflicts with “Brownfield First”, Green and Open Space Strategy, and Health is Wealth strategy
2. Environmental and Ecological Impact	- Area exceeds legal NO₂ and particulate matter limits - Increased traffic will worsen air quality, harming vulnerable groups - Threat to protected species (bats, newts, badgers, owls, deer, hedgehogs) - Envelops a Local Wildlife Site making it unsuitable for development - Habitat fragmentation and biodiversity loss - Inadequate ecological assessments
3. Flood Risk	- Site at risk of surface water flooding - Loss of permeable green space worsens flooding locally and downstream (e.g. Catcliffe) - Finchwell Road drain overflows during heavy rain
4. Infrastructure and Accessibility	- Existing congestion on Finchwell Road and surrounding network - Narrow residential streets unsuitable for increased traffic and HGVs - Journey times projected to increase by 37% by 2030 - Schools oversubscribed; no new primary/nursery provision - GP and dental services at/beyond capacity; only 9% of Handsworth residents access preferred GP

Category	Key Objections
5. Impact on Heritage and Local Character	- Erosion of Handsworth's distinct character - Loss of recreation spaces and historic features (e.g. Finch Well, footpaths, bridleways)
6. Site Suitability and Constraints	- Loss of arable farmland threatens food security and farming livelihoods
7. Community and Wellbeing	- Loss of green space harms mental health and wellbeing - Increased stress and health inequalities in already deprived area - 44% of new Green Belt housing allocated to S13, risking near-total loss of Green Belt in the area - Minimal development in more affluent parts of Sheffield
8. Alternative Sites	- Strong support for brownfield prioritisation - Brownfield opportunities not fully explored or assessed - Significant capacity for new homes on brownfield land across Sheffield
9. Procedural Concerns	- Site added after Regulation 18 consultation closed - Breach of statutory requirements and SCI - Rushed, inaccessible, overly technical consultation - No formal notification to residents - Exclusion of digitally disadvantaged and elderly residents - Calls for new, lawfully advertised consultation and full brownfield site disclosure

SES30 - Land between Bramley Lane and Beaver Hill Road, S13 7JH

Category	Key Objections
1. Green Belt and Policy Compliance	- No exceptional circumstances demonstrated - Housing need alone is insufficient - Brownfield alternatives not exhausted - Breaches Green Belt purposes and “Brownfield First” policy
2. Environmental and Ecological Impact	- Area exceeds legal NO₂ and particulate matter limits - Increased traffic worsens air quality, harming vulnerable groups - Threat to protected species and rare holly cultivars - Borders ancient woodland (Shirtcliff Wood) and 14 wildlife corridors - Insufficient buffer to Local Wildlife Site - Breach of Environment Act 2021, Hedgerows Regulations Act and Biodiversity Net Gain policy
3. Flood Risk	- Site prone to surface water flooding - Existing flood risks around Beaver Hill Road and Shirtcliff Brook - Increased runoff threatens drainage systems and residents
4. Infrastructure and Accessibility	- Congested road network with unsafe access points (Beaver Hill Road, Bramley Lane) - Schools oversubscribed; no new primary/nursery provision - GP and dental services at/beyond capacity - No clear or costed plan for school expansion - New school location and timing unclear; post-16 provision not addressed
5. Multi-faith Burial Ground	- Site prone to flooding; unsuitable for burial use - Risk of groundwater contamination and distress to families

Category	Key Objections
	- Better alternative: expand existing cemetery at SES29
6. Impact on Heritage and Local Character	- Historic footpaths and routes from 17th century - Quaker burial site from 1600s adjacent to the sites - Evidence of historic quarrying, mining, and agricultural heritage
7. Community and Wellbeing	- Loss of green space harms mental health and wellbeing - Increased social isolation and health inequalities - Green space vital for children, elderly, and disabled residents
8. Unfair Distribution	- 44% of new Green Belt housing allocated to S13 - Minimal development in affluent western areas - Disproportionate impact on deprived communities
9. Alternative Sites	- Strong support for brownfield prioritisation - Brownfield sites remain undeveloped - Lack of transparent evidence of brownfield exhaustion
10. Procedural Concerns	- Site added after Regulation 18 consultation closed - Breach of statutory requirements and SCI - Rushed, inaccessible, overly technical consultation - No formal notification to residents - Calls for lawful, inclusive, and transparent consultation

SS19 -: Land to the south of White Lane, S12 3HS

Category	Key Objections
1. Green Belt and Policy Compliance	- No exceptional circumstances demonstrated - Housing need alone is insufficient - Breaches NPPF paragraphs 133, 145, 146 - Risk of precedent for future Green Belt loss
2. Environmental and Ecological Impact	- Increased emissions and green space loss conflict with zero-carbon goals - Threat to protected species (bats, badgers, owls, skylarks, deer) - Sensitive sites (Robin Brook, Moss Valley) at risk - No ecological assessments or biodiversity net gain plan
3. Flood Risk	- Increased flood risk due to impermeable land and proximity to Robin Brook - Frequent water supply failures and sewer overflows - Infrastructure upgrades needed
4. Infrastructure and Accessibility	- Congested roads (White Lane, Gleadless Townend) - Overcrowded and infrequent tram services (Purple route) - Schools oversubscribed (Charnock Hall Primary, Birley Academy) - No post-16 provision in South-East Sheffield - GP and dental services at/beyond capacity
5. Impact on Heritage and Local Character	- Erosion of local identity and setting of heritage assets (e.g. Grade II Carter Hall Farmhouse) - Impact on Moss Valley conservation area
6. Site Suitability and Constraints	- Green Belt buffer between Sheffield and Derbyshire at risk - White Lane disruption could affect tram network reliability

Category	Key Objections
7. Community and Wellbeing	- Loss of green space harms mental health and wellbeing - Increased stress and health inequalities in deprived areas - Unfair concentration of development in S12, S13, S35 - Minimal development in affluent western areas
8. Alternative Sites	- Strong support for brownfield prioritisation - Suggested alternatives: Dyson Ceramics, Norton Aerodrome, Boundary Club, former care homes, cleared housing estates - Lack of transparent evidence of brownfield exhaustion
9. Procedural Concerns	- Only 20 days' notice before council vote - Six-week consultation for extensive documentation - No dedicated consultation event in S12 - Lack of cross-boundary consultation with Derbyshire - Use of technical jargon hindered participation

SWS18 - Land between Lodge Moor Road and Redmires Conduit, S10 4LZ

Category	Key Objections
1. Green Belt and Policy Compliance	- No exceptional circumstances demonstrated - Breaches NPPF paragraphs 133, 145, 146 - Brownfield alternatives not exhausted - Breaches all five Green Belt purposes - Risk of precedent for future encroachments - Calls for reassessment of spatial strategy including “grey belt” alternatives
2. Environmental and Ecological Impact	- Threat to protected species (curlew, lapwing, badgers, bats, water voles, deer, hares, buzzards) - Loss of ecological corridor and ecosystem services (carbon sequestration, flood mitigation) - No ecological assessments or biodiversity net gain plan - Insufficient buffer to Local Wildlife Site - Impact on SSSI, Peak District National Park
3. Flood Risk	- Site includes Flood Zones 2 and 3 and surface water risk - Repeated flooding incidents (e.g. The Pines estate) - Lack of detailed flood modelling - Unmodelled watercourses and drainage inadequacy
4. Infrastructure and Accessibility	- Narrow roads with blind summits and accident blackspots (Lodge Moor Road, Blackbrook Road, Harrison Lane) - Poor public transport and challenging topography for walking/cycling - Lack of schools, GPs, dentists, and shops - Infrastructure improvements not guaranteed

Category	Key Objections
5. Impact on Heritage and Local Character	- Loss of open rural character and historic field patterns - Erodes buffer between Sheffield and Peak District - Damages city's identity as "The Outdoor City" and "Green City"
6. Community and Wellbeing	- Site valued for recreation and wellbeing - Loss seen as detrimental to health and quality of life
7. Commercial Viability and Housing Delivery	- Doubts over deliverability of 50% affordable housing target - Risk of reduced provision due to developer viability assessments
8. Alternative Sites	- Strong support for brownfield and "grey belt" prioritisation - Existing brownfield permissions remain unimplemented - Lack of transparent evidence of brownfield exhaustion
9. Procedural Concerns	- Six-week consultation period deemed insufficient - Rushed, inaccessible, overly technical process - Breach of SCI and Section 245 of Levelling Up and Regeneration Act 2023 - Exclusion of digitally disadvantaged and elderly residents

SWS19 - Land to the north of Parkers Lane, S17 3DP

Category	Key Objections
1. Green Belt and Policy Compliance	- No exceptional circumstances demonstrated - Breaches NPPF and Dore Neighbourhood Plan (95% approval) - Violates principles of landscape protection and biodiversity enhancement - Creates a “blunt wedge” into Green Belt with weak boundaries - Breaches all five Green Belt purposes – the landscape that has been protected from development since early Green Belt proposals in the 1930s.
2. Environmental and Ecological Impact	- Increased noise and air pollution affecting vulnerable residents - Threat to protected species (barn owls, kestrels, badgers, deer) - Habitat fragmentation and biodiversity loss - Disruption of wildlife corridors linking Ecclesall Woods to the National Park - Insufficient buffer to Local Wildlife Site - Breaches Policy BG1 and South Yorkshire Nature Recovery Strategy
3. Flood Risk	- Site prone to surface water flooding - Inadequate drainage infrastructure - Yorkshire Water infrastructure at capacity; frequent sewage discharges
4. Infrastructure and Accessibility	- Poor public transport (single unreliable half-hourly bus) - Increased car use worsens congestion and road safety - Schools oversubscribed (especially Dore Primary) - No primary/nursery provision in proposals - GP and dental services at/beyond capacity - No clear plans for expanding services for population growth

Category	Key Objections
5. Impact on Heritage and Local Character	- Site supports Sheffield's "green city" identity and proximity to Peak District - Proposed housing density incompatible with semi-rural Dore (30+ vs. 13 dwellings/hectare) - Damages "Enclosed Gritstone Uplands" landscape and transition into National Park
6. Site Suitability and Constraints	- Dore Neighbourhood Plan emphasises permanence of Green Belt boundaries and protection of Peak District setting
7. Community and Wellbeing	- Green space vital for mental health and wellbeing - Negative impacts from construction and urbanisation
8. Alternative Sites	- Strong support for brownfield prioritisation - Brownfield sites not fully explored or assessed e.g. Banner Cross Hall, Dysons Ceramics - Existing permissions remain unimplemented; developers landbanking
9. Procedural Concerns	- Rushed, inaccessible, overly technical consultation - Breach of Localism Act and SCI - Exclusion of digitally disadvantaged and elderly residents - Potential legal challenge under Wednesbury unreasonableness principle