

SHEFFIELD PLAN EXAMINATION HEARINGS

AGENDA

Wednesday 15th October 2025

9.00am at The Showroom/Workstation, 15 Paternoster Row, S1 2BX

Proposed additional sites in Gleadless Townend (SS19), Dore (SWS19) and Lodge Moor Road (SWS18) – site specific issues¹

Please note:

- Appearance from Clive Betts MP at 9.00am
- Site SS19 will be covered in the morning session starting at 9.30am.
- Sites SWS18 and SWS19 will be covered in the afternoon session starting at 1.00pm.
- The Council published the 'Proposed Additional Site Allocations' document in May 2025 for consultation (EXAM 124).
- The consultation document, supporting evidence and representations can be viewed on the Council's Local Plan webpage.
- The hearing programme will be updated to include a list of participants.
- If you wish to attend the hearing session just to observe, please contact the Programme Officer in advance. Alternatively, the hearing sessions will be livestreamed and available to watch online.

PROPOSED ADDITIONAL SITES IN GLEADLESS TOWNEND (SS19), DORE (SWS19) AND LODGE MOOR ROAD (SWS18) – SITE SPECIFIC ISSUES

MORNING SESSION AT 9.00AM

1. Inspector's introduction
2. Statement by Clive Betts MP on sites SS19, SES29 and SES30

¹ Please note, general matters relating to the proposed allocation sites will be covered at the hearing sessions on 29th and 30th September. This includes the spatial strategy, infrastructure needs, viability, air quality and Council's overall site assessment/selection methodology.

Site SS19 - Land south of White Lane

3. Highways, transportation and access
 - How would the site be accessed?
 - Potential impact of development on the operation and safety of the local road network, including White Lane, Carter Hall Road, Carter Hall Lane and the Charnock Estate
 - Potential impact on the recreational use of Carter Hall Lane
 - Possible mitigation measures?
 - Any other comments or concerns relating to transport and access?
4. Biodiversity
 - Ecological value of the site, including its contribution to the nearby Moss Valley Sites of Special Scientific Interest?
 - Potential impact of development on biodiversity and possible mitigation measures
5. Rural and landscape character
 - Character of the site and surroundings, including the contribution to the setting of the Moss Valley Conservation Area and other nearby heritage assets
 - Potential impact of development on landscape character/views and heritage assets, and potential mitigation measures
6. Open space/green infrastructure provision
 - What is the nature and extent of the shortfall of open space provision in the local area? (as referred to in EXAM 130). How does the Council intend to address this?
 - What greenspace mitigation and Green Belt compensatory measures could be provided in relation to site SS19?
7. Potential impact of development on adjacent educational and health facilities in terms of air quality, noise and disturbance, including during construction?
8. Water supply and sewerage
 - Is there evidence that the existing water supply infrastructure would be capable of accommodating additional development here?
 - Impact of development on sewerage infrastructure and potential Yorkshire Water capacity upgrades (as referred to in EXAM 128)
9. Should the policy include a condition which seeks to avoid development prejudicing the use of the adjoining football club and recreation ground? (e.g through noise, ball strikes, access etc)

10. Other comments and concerns relating to proposed site SS19.
11. Site availability and deliverability
 - Is the site available? Is it in single or joint ownership?
 - Are the estimated delivery timescales realistic? (as shown in the Council's updated housing trajectory, EXAM 140)

AFTERNOON SESSION AT 1.00PM

12. Inspector's introduction

Site SWS19 - Land to the north of Parkers Lane

13. Rural Landscape character
 - Landscape character of the site and surroundings, including the setting of Dore
 - Does the site contribute to the setting of the Peak District National Park (PDNP)?
 - Potential effect of development on landscape character/views, including any impact on the landscape or special qualities of the PDNP
 - Possible mitigation measures
14. Would development at the capacity proposed reflect the character of the surrounding built form?
15. Biodiversity and habitats
 - Ecological value of the site and adjacent Eccleshall Wood Local Wildlife Site (LWS)
 - Potential impact of development on biodiversity including the adjacent LWS and Local Nature Recovery Network
 - Possible mitigation measures, including the proposed 6m LWS buffer
16. Open space/green infrastructure provision
 - What greenspace mitigation and Green Belt compensatory measures could be provided in relation to SWS19?
17. Highways, transportation and access
 - Scheme impact on the local road network and any potential mitigation measures?
 - Any other comments on transport and access?

18. In proposing to allocate site SWS19, what account has been taken of policies and proposals in the made Dore Neighbourhood Plan²?
19. Does the site fall within 250m of an historic landfill site? If not, is the proposed fifth condition needed?
20. Site availability and deliverability
 - Are the estimated delivery timescales realistic? (as shown in the Council's updated housing trajectory, EXAM 140)
21. Other comments and concerns relating to proposed site SWS19.

Site SWS18 – Land between Lodge Moor Road and Redmires Conduit

22. Flood risk
 - Is the site in Flood Zone 1?
 - Overall impact on flood risk, including surface water drainage and fluvial flood risk associated with Redmires Conduit.
 - Proposed mitigation measures, as recommended in EXAM 133N)
23. Highways, transportation and access
 - How would the site be accessed?
 - Effect of the scheme on the local road network and potential mitigation measures
 - Proposed public transport and active travel improvements (as recommended in EXAM 132F)
 - Any other comments on access and transportation matters?
24. Landscape and rural character
 - Existing landscape character of the site and surroundings, including the setting of Lodge Moor
 - Does the site contribute to the setting of the Peak District National Park (PDNP)?
 - Potential effect of development on landscape character and views, including any impact on the landscape or special qualities of the PDNP
 - Possible mitigation measures
25. Biodiversity and habitats
 - Existing ecological value of the site and the Redmires Conduit Local Wildlife Site (LWS)

² As required by Planning Practice Guidance (Paragraph 006 Reference ID: 61-006-20190723)

- Potential impact of development on biodiversity, including the adjacent LWS and Local Nature Recovery Network.
- Proposed mitigation measures, including proposed 10m buffer for the LWS

26. Heritage assets

- Contribution of the site to the significance of existing heritage assets and their settings
- Potential impact of development on heritage assets and their settings, and possible mitigation measures

27. Open space/green infrastructure provision

- Potential impact of development on the recreational use of Redmires Conduit, Lodge Moor Road and the immediately surrounding area
- What greenspace mitigation and Green Belt compensatory measures could be provided in relation to SWS18?

28. Existing high pressure oil pipeline

- Any implications for development of the site at the capacity proposed?
- Should the policy include a condition relating to development in the vicinity of the pipeline?

29. Site availability and deliverability

- Terms and length of the agricultural tenancies?
- Are the estimated delivery timescales realistic? (as shown in the Council's updated housing trajectory, EXAM 140)

30. Other comments and concerns relating to proposed site SWS18?