

SHEFFIELD PLAN EXAMINATION HEARINGS

AGENDA

Monday 13th October 2025

10am at The Showroom/Workstation, 15 Paternoster Row, S1 2BX

**Proposed additional sites in Handsworth (SES29 and SES30)
- site specific issues¹**

Please note:

- Site SES29 will be covered in the morning session, starting at 10am.
- Site SES30 will be dealt with in the afternoon session starting at 2pm.
- 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 HANDSWORTH (SES29 AND SES30) - SITE SPECIFIC ISSUES

MORNING SESSION AT 10AM

1. Inspector's introduction

Site SES29 – Handsworth Hall Farm, land at Finchwell Road

2. Access and highways

- Location of the main access point
- Location of the employment area
- Scheme impact on the strategic and local road network

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.

- Waverley station – timing/funding of the scheme and requirements for land and station facilities on SES29
 - Wording of the policy condition relating to Barrow Hill Rail Line.
3. Character of the site and the setting of Handsworth
 - Role of the site in providing separation between Handsworth and Waverley
 - Extent of Green Belt in nearby Rotherham district.
 - Potential impact on character and views and mitigation measures
 4. Open space/green infrastructure provision
 - What role does the site play in providing recreational and walking opportunities for local residents?
 - Are there identified shortfalls of some types of open space in the local area? If so, how does the Council intend to address this?
 - What greenspace mitigation and Green Belt compensatory measures could be provided in relation to SES29?
 5. Biodiversity
 - Waverley Pond and Handsworth Tip Local Wildlife Sites (LWS) - impact and scope for mitigation
 - Should the policy condition be amended to refer to both LWS?
 - Potential impact on the Local Nature Recovery Network.
 6. 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)
 7. Site availability and deliverability
 - Is the site in single or joint ownership? Is there full confirmed evidence of site availability?
 - Are the estimated delivery timescales realistic? *[please note, the Council's updated housing trajectory is due to be published prior to the hearing session. It will be placed on the website and participants will be notified.]*
 8. Other comments and concerns relating to proposed site SES29.
 9. Is the consequential deletion of other land from the Green Belt (adjoining the proposed allocation site, as shown on the map in EXAM 124) justified and supported by evidence which shows the land no longer serves a Green Belt purpose? *[Please note, the Council is due to publish additional evidence on consequential Green Belt deletions, prior to the hearing session. The evidence will be placed on the website and participants will be notified.]*

AFTERNOON SESSION AT 2PM

10. Inspector's introduction

Site SES30 – Land between Bramley Lane and Beaver Hill Road

11. Flood risk

- Is the site in Flood Zone 1?
- Provision of a 8 metre buffer around the on-site watercourse (as recommended in the Level 2 SFRA documents EXAM 133K and L) – will this have implications for site access and connectivity through the site?

12. Access and highways

- Location of the main access point off Beaver Hill Road and implications for the Urban Green Space.
- Secondary access points via Bramley Lane and Beaver Avenue.
- Required upgrade at junction of Beaver Hill Road /Retford Road (TR61 in the Councils Infrastructure Delivery Plan Addendum, EXAM128) Should this be specified in the site policy?
- Other impacts on the strategic and local road network.

13. Character of the site and the setting of Handsworth

- Character and setting of Handsworth.
- Role of the site in providing a green lung and separation between Handsworth and Woodhouse.
- Potential impact on landscape character/views and potential mitigation measures.

14. Open space/green infrastructure provision

- What role does the site play in providing recreational and walking opportunities for local residents?
- Are there identified shortfalls of some types of open space in the local area? If so, how does the Council intend to address this?
- What greenspace mitigation and Green Belt compensatory measures could be provided in relation to SES30?

15. Biodiversity

- Potential impact on adjoining Shirtcliffe Woods and Fields, Shirtcliffe Valley Grasslands and Lower Shirtcliffe Valley Local Wildlife Sites and scope for mitigation.
- Should the policy condition refer to all 3 adjoining Local Wildlife Sites?
- Potential impact on the Local Nature Recovery Network

16. Education provision²

- Location of the school within the site
- Funding plans
- Phasing/timing of delivery alongside housing development.
- Are modifications needed to the development conditions in the site policy to refer to on-site provision of a secondary school?

17. Burial ground provision³

- Location of the facilities
- Suitability of ground conditions for burial use
- Funding plans
- Phasing/timing of delivery
- Are modifications needed to the development conditions in the site policy to refer to the provision of burial space?

18. Mining constraints and mitigation opportunities.

19. Should the policy include a condition which seeks to avoid development prejudicing the use of the adjoining football club? (e.g through noise, ball strikes, access etc)

20. Site availability and deliverability

- Length and term of the 2 agricultural tenancies on the Council land.
- Progress in discussions between the Council and the owner of 4% of the site.
- Is the Council's estimated lead-in time of 7 years and build out rate of 7-8 years realistic? (as set out in the Council statement REF1.2042) *[please note, the Council's updated housing trajectory is due to be published prior to the hearing session. It will be placed on the website and participants will be notified.]*

21. Any other comments and concerns relating to proposed site SES30?

22. Is the consequential deletion of adjoining land from the Green Belt (as shown on the map in EXAM 124) justified and supported by evidence which shows the land no longer serves a Green Belt purpose?

[Please note, the Council is due to publish additional evidence on consequential Green Belt deletions, prior to the hearing session. The evidence will be placed on the website and participants will be notified.]

² Please note, general education infrastructure needs and burial ground needs will be covered at the hearing session on 29 September 2025.

³ See note above.