

SHEFFIELD PLAN EXAMINATION HEARINGS

AGENDA

Wednesday 1st October 2025
9.30am at Sheffield Town Hall, Pinstone Street S1 2HH

Proposed additional sites in Grenoside (NES37, NES38, NES39) **– site specific issues¹**

Please note:

- Site NES37 will be covered in the morning session starting at 9.30am.
- Sites NES38 and NES39 will be covered in the afternoon session starting at 1pm.
- 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 GRENOSE (NES37, NES38, NES39) **– SITE SPECIFIC ISSUES**

MORNING SESSION AT 9.30AM

1. Inspector's introduction

Site NES37 - Land between Creswick Avenue and Yew Lane

2. Access and highways

- How would the site be accessed? Does the location of the internal watercourse/Local Wildlife Site have implications for access and/or site connectivity?
- 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 the Council's overall site assessment/selection methodology.

3. Character of the site and the setting and identity of Grenoside
 - Identity and character of Grenoside
 - Role of the site in providing separation between Grenoside and Ecclesfield
 - Contribution of the site to the setting of Ecclesfield Conservation Area
 - Potential impact of development on character/views and potential mitigation measures
4. Open space/green infrastructure provision
 - What role does the site play in providing recreational and walking opportunities for local residents?
 - 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 NES37?
5. Biodiversity and habitats
 - Potential impact on Yew Lane Field Local Wildlife Site and scope for mitigation.
 - Update on ongoing Ecological Assessment work (as referred to in the Council's representation REF1.2042)
 - Impact on the Local Nature Recovery Network.
6. Education provision²
 - Location of the schools within the site
 - Funding plans
 - Phasing/timing of delivery alongside housing development
7. Burial ground provision³
 - Location of the facilities
 - Funding plans
 - Phasing/timing of delivery
8. Policy condition requiring collaborative work with site NES39 on a single infrastructure plan. What is the justification for this and the anticipated scope of the work?
9. Site availability and deliverability
 - Terms and length of the agricultural tenancy on Council land
 - Impact on operation of the cattery and livery business?

² General education infrastructure needs and burial ground needs will be covered at the hearing session on 29 September 2025.

³ See note above.

- Is the estimated lead-in of 7 years and build out over 6 years realistic? (as set out in the Council's representation REF1.2042)

[Please note, the Council's updated housing trajectory will be published prior to the hearing session. It will be placed on the website and participants notified.]

10. Other comments and concerns relating to proposed site NES37.

11. Is the consequential deletion of other 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.]

AFTERNOON SESSION AT 1PM

12. Inspector's introduction

Site NES38 – Holme Lane Farm and land to the west of Grenoside Grange, Fox Hill Road

13. Site access and highways

- How would vehicular access be achieved to the eastern part of the site? (taking account of the presence of the Cowper Lane Local Wildlife Site (LWS) and the requirement to retain hedgerows)
- If road and pedestrian/cycle infrastructure is required through part of the LWS and/or requires removal of some sections of hedgerow, is this feasible and justified? What adverse effects would result and is there potential scope for mitigation?
- Are modifications needed to the site boundary and to Policy NES38 to convey key access requirements and associated ecology/habitat mitigation measures?
- Any other comments on access and highways matters?

14. Other ecology issues

- Current value and features of the Cowper Lane LWS.
- Overall impact of the scheme on the LWS and scope for mitigation.
- Potential effects of the scheme on the Local Nature Recovery Network

15. Character of the site and the setting and identity of Grenoside
 - Role of the site in providing separation between Grenoside and Fox Hill
 - Potential impact of development on character and views and potential mitigation measures
16. Open space/green infrastructure provision
 - What role does the site play in providing recreational and walking opportunities for local residents?
 - 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 NES38?
17. Are any mitigation measures required in relation to heritage/archaeology?
18. Impact on the adjoining hospital site, in terms of construction noise and disturbance?
19. 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.]*
20. Other comments and concerns relating to proposed site NES38.

Site NES39 – Land at Wheel Lane and Middleton Lane

21. Is the gross site area correct in the policy? (5.3 hectares)
22. Access and highways
 - How would the site be accessed?
 - Any comments on highway matters?
23. Impact on character and the setting of Grenoside
 - Role of the site in providing separation between Grenoside and Chapeltown
 - Potential impact of development on character and views and potential mitigation measures
 - Site NES39 is identified as an 'Area of High Landscape Value' in the current Sheffield Plan. Does the Council's landscape evidence show the proposed site has a lower value?

24. Open space/green infrastructure provision
- What role does the site play in providing recreational and walking opportunities for local residents?
 - 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 NES39?
25. Biodiversity
- Overall impact of the scheme on the adjoining Cinder Hill Brook Local Wildlife Site and scope for mitigation.
 - Potential effects of the scheme on the Local Nature Recovery Network
26. Is the development condition relating to archaeology needed if the area of interest has been excluded from the site boundary? (Heritage Impact Assessment EXAM 127).
27. Policy condition requiring collaborative work with site NES37 on a single infrastructure plan. What is the justification for this and the anticipated scope of the work? How will it be effectively managed?
28. What is the nature of the land contamination risks on the site and is the Council satisfied that these can be mitigated?
29. Are the estimated site 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.]*
30. Other comments and concerns relating to proposed site NES39.
31. What is the reason for the adjoining consequential deletion of land from the Green Belt (as shown on the map in EXAM 124)? Is it justified and supported by evidence?
- [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.]*