SHEFFIELD PLAN EXAMINATION HEARINGS

AGENDA

Thursday 2nd October 2025
9.30am at Sheffield Town Hall, Pinstone Street S1 2HH

Proposed additional sites in Chapeltown/Ecclesfield (CH05, CH03, CH04 and NES36) – site specific issues[1]

Please note:

- Sites CH05 and CH03 will be covered in the morning session starting at 9.30am.
- Sites CH04 and NES36 will be covered 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 CHAPELTOWN/ECCLESFIELD (CH05, CH03, CH04 and NES36) AND - SITE SPECIFIC ISSUES

MORNING SESSION AT 9.30AM

1. Inspector's introduction

Housing site CH05 – Land to the east of Chapeltown Road

2. Character of the site and the setting and identity of Chapeltown
    - Character of site and surroundings

[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.

- Role of the site in providing separation between Chapeltown and Ecclesfield
- Contribution of the site to the setting of nearby designated heritage assets
- Potential impact of development on landscape character/views, archaeological interest, the setting of heritage assets and potential mitigation measures

3. Highways, transport and accessibility
    - Location of the main access points
    - Scheme impact on the strategic and local road network and proposed mitigation
    - Public transport and active travel and proposed mitigation (as recommended in EXAM 132F Appendix B)
    - Potential impacts from the adjacent operational railway line on the proposed development and proposed mitigation

4. Statement by Marie Tidball MP on proposed additional site allocations (Chapeltown/Ecclesfield/Grenoside/Oughtibridge/Wharncliffe Side) at 10.30am

5. Open space/green infrastructure provision
    - 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 CH05?

6. Biodiversity
    - Potential impacts of development on biodiversity and the Local Nature Recovery Network
    - Any potential mitigation measures?

7. Site deliverability
    - What on-going work/discussions has taken place with the landowners/developers to determine if the proposed uses are viable/ developable?
    - 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. Any other comments and concerns relating to proposed site CH05?

9. 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.]

Employment site CH03 – Land bordered by M1, Thorncliffe Road, Warren Lane and White Lane

10. Landscape and character
    - Character of site and surroundings
    - Potential impact of development on landscape character/views and potential mitigation measures

11. Highways, transport and accessibility
    - How will the site be accessed?
    - Scheme impact on the strategic and local road network and proposed mitigation
    - Public transport and active travel and proposed mitigation (as recommended in EXAM 132F Appendix B)
    - Tankersley Railway tunnel and proposed mitigation

12. Potential impacts of development on adjacent residential properties and proposed mitigation measures

13. Biodiversity
    - Potential impacts of development on biodiversity and the Local Nature Recovery Network
    - Any potential mitigation measures?

14. What is the nature of the land contamination risks on the site and is the Council satisfied that these can be mitigated?

15. Mining constraints and potential mitigation measures?

16. What on-going work/discussions has taken place with the landowners/ developers to determine if the proposed uses are viable/developable? What are the potential delivery timescales identified? Is it realistic and developable?

17. Any other comments and concerns relating to proposed site CH03?

AFTERNOON SESSION AT 2PM

18. Inspector's introduction

Employment site CH04 – Hesley Wood, north of Cowley Hill

19. Landscape and character
    - Character of site and surroundings
    - Potential impact of development on landscape character/views and potential mitigation measures

20. On what basis were the site boundaries drawn up as part of the employment allocation, including the industrial zoned land and the adjoining land deleted from the Green Belt which shows the land no longer serves a Green Belt purpose? (as shown on the map in EXAM 124)? Are they 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.]

21. Highways, transport and accessibility
    - Location of the main access point. Does the location of the Hesley Tip Local Wildlife Site and ancient woodland have implications for access and/or site connectivity?
    - Scheme impact on the strategic and local road network and proposed mitigation
    - Public transport and active travel and proposed mitigation (as recommended in EXAM 132F Appendix B)

22. Contamination
    - What is the nature of the land contamination risks from the former colliery spoil on the site and is the Council satisfied that these can be mitigated?
    - Any other mining constraints on the site and potential mitigation/ remediation measures.

23. Biodiversity
    - Current value and features of the Hesley Tip Local Wildlife Site
    - Potential impacts of development on biodiversity, Hesley Tip Local Wildlife Site and ancient woodland and the Local Nature Recovery Network
    - Scope of potential mitigation measures

24. What on-going work/discussions has taken place with the landowners/ developers to determine if the proposed uses are viable/ developable? What are the potential delivery timescales identified? Is it realistic and developable?

25. Any other comments and concerns relating to proposed site CH04?

Employment site NES36 – Land to the south of the M1 motorway junction 35

26. Landscape and character
    - Character of site and surroundings
    - Overall impact of the scheme on areas of archaeological interest and the setting of nearby non-designated heritage assets and the scope of proposed mitigation measures
    - Potential impact of development on landscape character/views and potential mitigation measures

27. Highways, transport and accessibility
    - Location of the main access point
    - Scheme impact on the strategic and local road network and proposed mitigation
    - Public transport and active travel and proposed mitigation (as recommended in EXAM 132F Appendix B)

28. Biodiversity
    - Potential impacts of development on biodiversity, adjacent Local Wildlife Site and ancient woodland and the Local Nature Recovery Network
    - Any proposed mitigation measures?

29. What is the nature of the land contamination risks on the site and is the Council satisfied that these can be mitigated?

30. Site availability and deliverability
    - Is there confirmed evidence of availability for the whole site?
    - What on-going work/discussions has taken place with the landowners/developers to determine if the proposed uses are viable/ developable? What are the potential delivery timescales identified? Is it realistic and developable?

31. Any other comments and concerns relating to proposed site NES36?