

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 Road²

2. Access and highways
 - Vehicular and pedestrian/cycle access into the site.
 - Location of the employment area and vehicular access plans.

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.

² Please see the new Statement of Common Ground between the Council and Norfolk Estates (October 2025) in the examination library.

- Waverley station – requirements for land and station facilities on SES29
 - Waverley station - timing/stages of funding bids and estimated date of scheme delivery
 - Wording of the policy condition relating to Barrow Hill Rail Line.
 - Impact on the strategic and local road network (with reference to the Transport Assessment work in EXAM 132A and EXAM 132D)
3. Type of employment uses on the site – should this be amended to include Class E(g)(ii)? (as proposed in paragraphs 7.2 and 7.3 in the Statement of Common Ground October 2025).
 4. Visual/landscape and recreational value of the site
 - Role of the site in terms of character, views and providing separation between Handsworth and Waverley
 - Role of the site in providing recreational and walking opportunities for local residents
 - What open space provision and Green Belt compensatory measures could be provided in relation to SES29?
 - Is the planning condition on compensatory improvements to the Green Belt justified and clearly worded?³
 - Any comments on consequential deletions to the Green Belt on land adjoining the site, as identified in EXAM 124 and EXAM 136?
 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 Network⁴.
 6. Mining constraints and mitigation opportunities
 7. 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)
 8. Area of disagreement in the Statement of Common Ground between the Council and Norfolk Estates (October 2025) – heritage condition.

³ Please note, this issue was discussed at the hearing session on 30th September 2025. An update will be provided at todays session.

⁴ Please note, this issue will be covered in detail at the hearing session on 16th October (item on Policy GS5).

9. Site delivery - are the estimated timescales realistic? (as set out in the Council's updated housing trajectory in EXAM 140 and Statement of Common Ground 2025)
10. Other comments and concerns relating to proposed site SES29.

AFTERNOON SESSION AT 2PM

1. Inspector's introduction

Site SES30 – Land between Bramley Lane and Beaver Hill Road

2. Flood risk
 - Provision of an 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?
 - Flooding on Beaver Hill Road and potential mitigation measures
 - Any other comments on flood risk⁵.
3. Access and highways
 - Location of the main access point off Beaver Hill Road and implications for the existing accessible natural green space adjoining Beaver Drive
 - Secondary access points via Bramley Lane and Beaver Avenue.
 - Required upgrade at junction of Beaver Hill Road /Retford Road (as identified in the Council's Transport Assessment work in EXAM 132D) Should this be specified in the site policy?
 - Feasibility of securing necessary upgrades to the A57 Mosborough Parkway/Coisley Hill junction (as identified in EXAM 132D)
 - Impacts on the strategic road network (as identified in EXAM 132A).
4. Visual/landscape and recreational value of the site
 - Role of the site in terms of character, views and providing separation between Handsworth and Woodhouse
 - Role of the site in providing recreational and walking opportunities for local residents
 - What open space provision and Green Belt compensatory measures could be provided in relation to SES30?
 - Is the planning condition on compensatory improvements to the Green Belt justified and clearly worded?⁶

⁵ Please note, the Council's National Flood Modelling Update Note for Week 2 sites has been published (EXAM 152A).

⁶ Please note, this issue was discussed at the hearing session on 30th September 2025. An update will be provided at today's session.

- Any comments on consequential deletions to the Green Belt on land adjoining the site, as identified in EXAM 124 and EXAM 136?

5. 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 Network⁷

6. Education and burial space provision⁸

- Suitability of ground conditions on the site for burial use
- Are modifications needed to the development conditions in the site policy to refer to on-site provision of a secondary school?
- Are modifications needed to the development conditions in the site policy to refer to the provision of burial space?

7. Mining constraints and mitigation opportunities.

8. 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)

9. Site availability and deliverability

- Length and terms of the agricultural tenancies on the Council land and the position/views of the tenants.
- Progress in discussions between the Council and the private owner of part 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's updated housing trajectory, EXAM 140)

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

⁷ Please note, this issue will be covered in detail at the hearing session on 16th October 2025.

⁸ Please note that the Council's overall strategy for education provision and burial space provision was covered at the general site session on Monday 29th September 2025.