

SHEFFIELD PLAN EXAMINATION HEARINGS

AGENDA

Tuesday 14th October 2025

9.30am at The Showroom/Workstation, 15 Paternoster Row, S1 2BX

Proposed additional sites in Wharncliffe Side (NWS31) and Oughtibridge (NWS30) – site specific issues¹

Please note:

- Site NWS31 will be covered in the morning session starting at 9.30am.
- Site NWS30 will be covered in the afternoon session starting at 1.30pm.
- 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 WHARNCLIFFE SIDE/ OUGHTIBRIDGE (NWS31 AND NWS30) – SITE SPECIFIC ISSUES

MORNING SESSION AT 9.30AM

1. Inspector's introduction

Site NWS31 – Land between Storth Lane and School Lane

2. Highways, transport and accessibility
 - How would the site be accessed?
 - Potential impact on the local road network and proposed mitigation (as set out in EXAM 132D)

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.

- Potential impacts on the public footpaths through the site and adjacent to the site along Storth Lane and proposed mitigation
 - Public transport and active travel and proposed mitigation (as set out in EXAM 132F Appendix E)
 - Any other comments on highways and transport matters?
3. Flood Risk
 - Overall impacts on flood risk, including on-site watercourse and the functional floodplain on the site
 - Proposed mitigation measures, including an 8 metre buffer either side of the Tinker Brook (as recommended in EXAM 133C)
 4. Biodiversity
 - Potential impacts of development on biodiversity/protected species, adjacent Glen Howe Park Local Wildlife Site and ancient woodland and the Local Nature Recovery Network
 - Scope of potential mitigation measures
 5. Landscape and character
 - Character of site, including contribution to the setting of the adjacent Glen Howe Park Locally designated Historic Park or Garden
 - Potential impact of development on landscape character, the setting of heritage assets and potential mitigation measures
 6. 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 NWS31?
 7. Is the consequential deletion of adjoining land from the Green Belt, including Glen Howe Park (playground and field) (as recommended in EXAM 136) justified?
 8. Site deliverability
 - Terms and length of the agricultural tenancy on Council land
 - Is the estimated lead-in time and build out over years 7-10 of the Plan period realistic? (as shown in Council's submission REF1.2042)
 9. Other comments and concerns relating to proposed site NWS31.

AFTERNOON SESSION AT 1.30PM

10. Inspector's introduction

Site NWS30 – Land at Forge Lane, Oughtibridge

11. Highways, transport and accessibility

- How would the site be accessed?
- Potential impact of development on the local road network
- Proposed mitigation measures (as recommended in EXAM 132D)
- Existing public transport and opportunities for active travel, and proposed mitigation (as recommended in EXAM 132F Appendix E)
- Proposed pedestrian and cycle route on the eastern boundary as part of improvements to the Upper Don Trail.
- Any other comments on transport and access issues?

12. Biodiversity

- Potential impacts of development on biodiversity including protected species, the adjacent Local Wildlife Site and the Local Nature Recovery Network
- Scope of potential mitigation measures

13. Landscape and character

- Contribution of the site to the character and identity of the area, including the setting of the Grade II listed Oughtibridge Forge.
- Impact of development on landscape character and potential mitigation measures.

14. Flood Risk and sewerage

- Overall impacts on flood risk, including the adjacent River Don tributary and surface water drainage.
- Proposed mitigation measures, (as recommended in EXAM 133B)
- Timing and scope of works to mitigate potential sewer flooding issues and address limited capacity in the sewer network (as referred to in EXAM 128)

15. Open space/green infrastructure provision

- Justification for identifying areas to the north and south of the site as Urban Green Space Zone?
- 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 Green Belt compensatory measures could be provided in relation to NWS30?

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

17. Site availability and deliverability
 - Is the site in single or joint ownership?
 - 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.]

18. Other comments and concerns relating to proposed site NWS30?