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**FW: Sheffield Plan - Former Ski Village (NWS29) and Land at Wallace Road (NWS03)**

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**From:** David Ambrose (CEX) [REDACTED]

**Sent:** 14 January 2026 16:57

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** RE: Sheffield Plan - Former Ski Village (NWS29) and Land at Wallace Road (NWS03)

**Importance:** High

[REDACTED]

As we set out in October 24 the Council has secured LUF funding to deliver the new access road to parkwood - and this is still via the linking of Oakham drive and Vale Road.

Works to deliver the highway are ongoing and progressing well

The contract to progress and finalise the design for the road has recently been awarded to Breheny Civil Engineering. They will be managing the detailed highway design process and following the completion of the design, the build contract will be awarded in due course.

The Council are also in advance negotiations to relocate the business whose land we need to deliver this new road .

A suitable relocation site within Sheffield has been identified and a scheme for a new purpose built factory drawn up . A planning application will shortly be submitted for the new factory

The business is currently working to establish the full cost for relocation the business , and the factory drawings are being progressed to tender stage - so we will then be able to determine the budget required for the relocation . This will then enable us to report back to committee for the necessary final approval to proceed with the relocation .

I hope this 1/ makes sense and 2/ is what you need

If not or you need some more information let me know

Regards

**David Ambrose MRICS**

Senior Land & Property Surveyor  
City Regeneration and Major Projects  
Regeneration and Property Services  
City Growth Department

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**Sent:** 14 January 2026 16:02  
**To:** David Ambrose (CEX)  
**Cc:** [REDACTED]  
**Subject:** RE: Sheffield Plan - Former Ski Village (NWS29) and Land at Wallace Road (NWS03)

Hi David,

It's been a while since I last asked about the proposed access road to the Parkwood Industrial Estate. Thank you for update back in Oct 2024 (see below).

We are just finishing a few actions for the Sheffield Plan Inspectors and one concerns this issues.

Given the time that has elapsed since your last advice, could you provide another quick update. Sorry but we need it ASAP (tomorrow 15<sup>th</sup> Jan).

Happy to discuss if quicker.

**From:** David Ambrose (CEX) [REDACTED]  
**Sent:** 04 October 2024 15:21  
**To:** [REDACTED]  
**Subject:** RE: Sheffield Plan - Former Ski Village (NWS29) and Land at Wallace Road (NWS03)

The 2 questions raised by the inspector were I understand as follows

1. *"What feasibility work has been undertaken to look at the alternative access for all users to the sites from Oakham Drive onto Vale Road via the Parkwood Industrial Estate? Can it be realistically delivered in the Plan Period?"*
2. *"Are there other alternative access points available to the site NWS29 either vehicular or pedestrian from other locations?"*

The answers to both these questions is a follows -

The Council commissioned Mott MacDonalds to undertake an access study for the Parkwood Opportunity Site - I attach a copy of their comprehensive report for your information

As you can see Phase 1 of the reports purpose was to undertake a "comprehensive review of all the options available to gain access to the Parkwood site to enable its redevelopment with a leisure use, to set out the potential costs/impacts of each option, and to finally recommend an Access Strategy that will allow the Parkwood site to be successfully redeveloped."

Herer all options however far fetched were listed and then evaluated.

Phase 2 of the report is then an indicative Access Arrangement Review - and is where they narrowed down the highway access options to where to Oakham drive option was identified as the route to proceed with

In phase 1 a baseline assessment of every route into Parkwood is set out ( so this answers question 2) - this saves having to list every existing route of which there are many.

As for whether the access route can be delivered the answer is a resounding yes – the Council has secured LUF funding from central government for the construction of an access road.

As a result of this funding works are currently underway to design and then go out to tender for the new access/link road and we are in detailed negotiations with the owner of the one piece of land required to deliver the road, to relocate his business and sell his land to us.

I trust that this is sufficient for the inspector – if you need anything else let me know

Regards

**David Ambrose MRICS**

Senior Land & Property Surveyor  
City Regeneration and Major Projects  
Regeneration and Property Services  
City Growth Department

