

Dear Inspectors,

There are a number of Actions arising from the Stage 4 hearings which are not covered by the various notes we have already sent you. Our responses to these are as follows:

Action 4: Request timescales for decision making on school expansion from Education and provide the overall citywide deficit table.

Sheffield Local Education Authority sufficiency team have confirmed, following the updated forecasts from 2025, there is little change to the citywide deficit as set out in '[EXAM 111 – Education shortfall note](#)'. EXAM 111 is based on 2024 analysis and shows the current forecast peak deficit of places is in 2027/28, where there is a forecast 15 forms of entry (450 places) deficit of Year 7 places. This position is before the inclusion of the additional Green Belt site allocations.

With regards to school expansions, the Citywide projects relating to the possible expansion of a number of secondary schools are on-going.

Action 5: Confirm decision date by Department for Education on funding for new SEND school, as well as updated forecast timescales. Add to examination library.

A bid for a third new special school was submitted in 2022, jointly with Barnsley Council. If successful this will provide 200 new SEND places, 100 for each LEA area. We included this as scheme ED09 in Part 2 of the IDP (May 2024) (EXAM 43).

The DfE special school build programme is currently paused and we are awaiting an update from the DfE. If the project proceeds, the Council intends to proceed with Barnsley in developing the school. Barnsley recently published the following statement:

'As part of the Government's review of the SEND system, in October 2024 the DfE paused plans to open a number of new schools. This included a pause in the Council's approved Free Special School, originally planned to be opened in partnership with Sheffield City Council in September 2025 to at least 2028. This scheme would have

provided up to 100 places for children and young people with autism spectrum condition and communication/interaction support needs. The DfE have advised that there is no update available regarding the Free School Programme.'

As per the statement from Barnsley – we are anticipating further information is likely to follow from the announcement of the SEND system reforms and other policy proposals for schools in England early in 2026.

Action 12: Confirm timescales for producing the Green and Blue Infrastructure Strategy

The Parks and Countryside Service is leading on the project and expects the process to take about 2 years. They are seeking funding support for its delivery through 26/27 and 27/28. To kick start the preparatory scoping work they have initiated a Task and Finish Group with the Communities Parks and Leisure Committee Members (first meeting was in October 25). The Task and Finish group will review progress of existing strategies (Green and Open Spaces Strategy and Waterways Strategy) and consider current and future needs to help provide a framework for the new strategy production.

Action 16: Confirm with landowner (NES38) whether the site would need checking for land contamination/ historical hospital waste.

JEH Planning have confirmed to the Council that ground investigations have not revealed any evidence of significant contamination or dumping of hospital waste (see attached email from James Hobson).

Action 17: Landowner (NES38) to clarify the current tenancy on the land and whether this has implications for the Public Sector Equality Duty

JEH Planning have confirmed to the Council that they have checked the current tenancy agreement and this does not have any implications for the Public Sector Equality duty (the land is not leased to Gypsies or Travellers) – see attached email from James Hobson.

Action 20: Confirm whether there have been any traffic counts in the vicinity of site CH05 within the last 12 months.

The City Council has not undertaken any traffic counts within the vicinity (1 mile) of site CH05 in the last 12 months.

Action 24: Check that land promoted (NES36) is fully available, particularly the 4th landowner identified.

JEH Planning have confirmed that the landowners are relatives of Mr Rhodes and are willing to make their land available. The signed letter from the owners (the Peat Family) has been received and is attached.

Action 29: SES29 Determine the position of Yorkshire Water in relation to their land ownership in the southeast of the site to clarify whether the area should remain within the site allocation boundary.

See attached note which sets out some minor changes to the boundary to reflect land ownership. These changes have no impact on the capacity of the site.

Stage 2: Action 109

Provide information relating to which Census' household projections were used to inform the data supplied in tables 3.6 and 3.7 in the latest Local Housing Needs Assessment

Table 3.6 is informed by bespoke demographic projections linked to the delivery of 35,558 dwellings over the 2022-39 period. These will use the 2018-based population and household projections as a baseline, but will have been amended (increased net migration) to the point where the population is sufficient to fill the 35,558 additional dwellings.

Table 3.7 is not based on projections and merely reflects the 2021 Census.

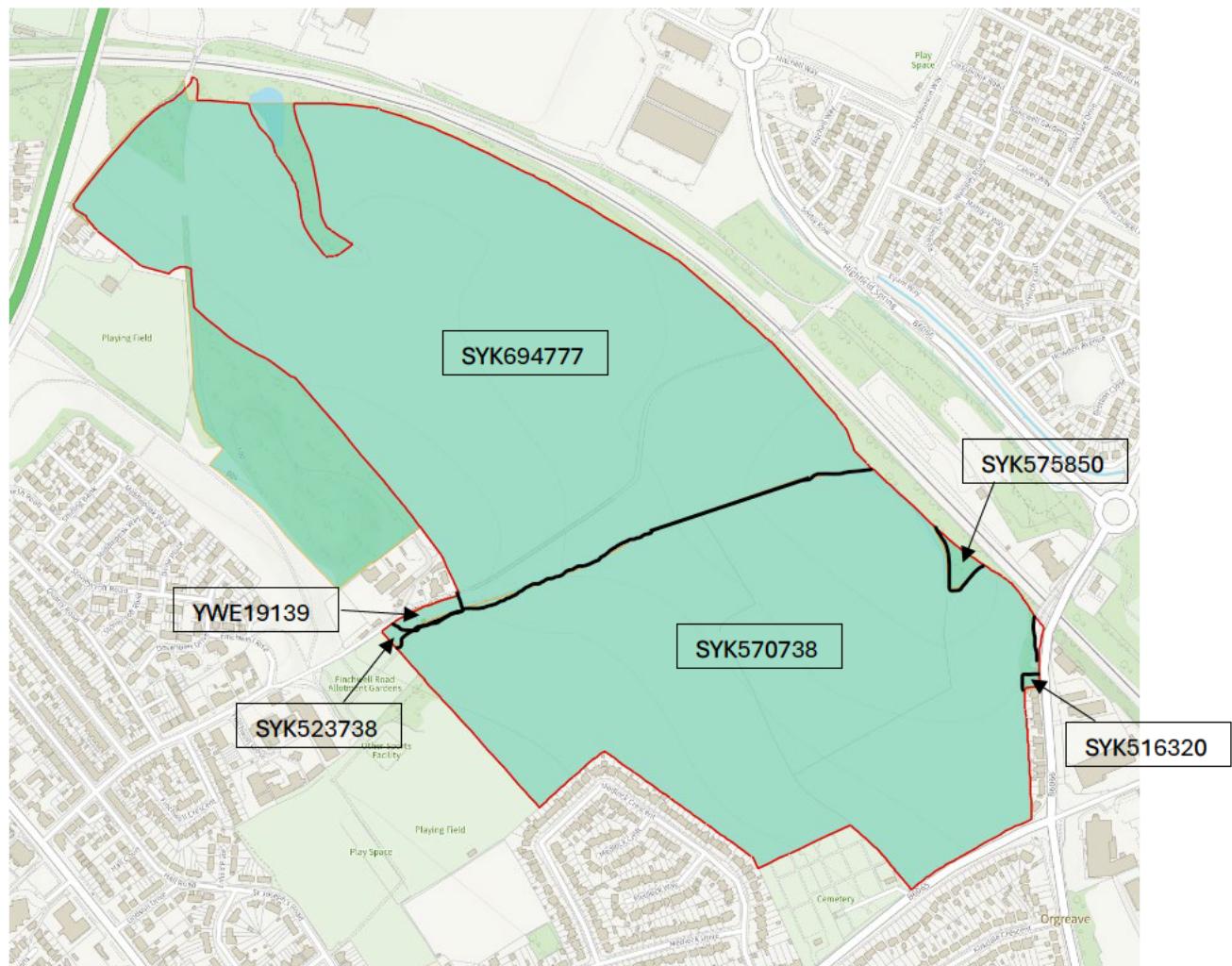
Action 29: SES29 Determine the position of Yorkshire Water in relation to their landownership in the southeast of the site to clarify whether the area should remain within the site allocation boundary.

SES29 – Handsworth Hall Farm, Land at Finchwell Road

Updated gross site area = 56.4ha (previously 56.92ha, 0.6ha removed)

Net housing area = 24.84 ha (no change)

Net employment area = 20 ha (no change)



Number of landowners: 6		Total site area: 56.92ha	Existing land use: Arable	Updated position 20/11/2025
Parcel Number	Landowner(s)	Area (ha)	Percentage of site	
SYK570738	Henry Miles Arundel and The Most Noble Edward	25.4	45%	Remain - available

	William Duke of Norfolk			
SYK694777	Henry Miles Arundel and The Most Noble Edward William Duke of Norfolk	31	54%	Remain - available
YWE19139	Mohammed Jaffer and Ali Alam	0.2	0.4%	Remove – not available and not required to deliver the development.
SYK523738	Mohammed Yaqoob Jaffer and AA Homes Ltd.	0.1	0.2%	Remove – not available and not required to deliver the development.
SYK516320	Yorkshire Water Services Limited	0.1	0.2%	Remove – not available and not required to deliver the development.
		0.06		Note the amended boundary to the north of SYK16320 which is due to the adopted highway being wide in this location. The Duke of Norfolk land immediately abuts the adopted highway.
SYK575850	Yorkshire Water Services Limited	0.2	0.4%	Remove – not available and not required to deliver the development.

Frances Lynda Bailey,
James Malcolm Peat,
Frank Christopher Peat,
Nigel Peat



Our Ref: DTAS/FD/R7/25

24th October 2025

Local Plans Section
Sheffield City Council
Howden House,
1 Union Street,
Sheffield
S1 2SH

Dear Sir/Madam,

The Sheffield Plan – Consultation on Proposed Additional Sites Site NES36 - Land South of Junction 35 of M1 Motorway and South of Smithywood Business Park, Cowley Way, Sheffield S35 1QP

We are the landowners that control the southern portion of the land that comprises Site Allocation NES36 which is proposed to be allocated for employment purposes in the emerging Sheffield Local Plan.

This note is to express our support for the inclusion of this site as a proposed employment allocation. We also confirm that we have a good working relationship with St Paul's Developments Ltd/ Axis 1 Ltd who have an interest in this site allocation, and we acknowledge they are the lead promoter of the site through this Local Plan process.

We will work collaboratively and constructively with St Paul's Development Ltd/ Axis 1 Ltd to ensure the site is considered suitable for development. Our combined objective is to make the site available to the market in the short term so that a well planned employment development can be delivered during the early stages of the Local Plan period once it is formally adopted.

Yours faithfully

On Behalf of
FRANCES LYNDA BAILEY
JAMES MALCOLM PEAT
FRANK CHRISTOPHER PEAT
NIGEL PEAT



Outlook

RE: NES38 - Holme Lane Farm Actions

From James Hobson [REDACTED]

Date Fri 2025-10-31 9:49 AM

To [REDACTED]

Cc [REDACTED]

1 attachment (7 MB)

49755-ECE-XX-XX-RP-C-0002 - Holme Lane Farm Phase 1 (1).pdf;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi John,

In response to your queries I have made further enquires with the land agent (Fowler Sandford) who managers the Norfolk Estate land and also liaised with Eastwood who have undertaken an assessment of the ground conditions of the site.

There are two tenants on the site, and these are as follows:

Jamie Scothern

Since 2009

And

Mr H K & Mrs S Hill

Since 2009

Neither of these tenants are travellers or gypsies.

In terms of the ground conditions Eastwoods have completed a Phase 1 survey which I attach and are in the process of completing a Phase 2 Assessment. Prompted by your query I have also received the following response from [REDACTED] at Eastwood:

'During the Phase 1 reporting and site walkover, we did not find any evidence of the site having been used for the disposal of hospital waste. I am aware of the rumours from local residents of there being a landfill within the site (I have seen anecdotal mention of the landfill being on the edge of the land owned by the Duke of Norfolk), but there is no recorded evidence of this.'

The nearest landfill is located to the south west of Fox Hill Road, around 125 m from the site boundary, and this may be the landfill referred to in the objections.

During the intrusive investigations, we have also found no evidence of any landfill materials or hospital waste. The results of contamination testing undertaken from the soils exposed have recorded no significant levels of contamination.

The phase 2 report is complete and currently being checked. I am aiming to issue this tomorrow/Monday.

Gas monitoring, to determine the gas risk from the above-mentioned landfill is ongoing. The results to date indicate some slightly elevated gas concentrations in one area of the site (south east), but within wells nearest to the landfill, there

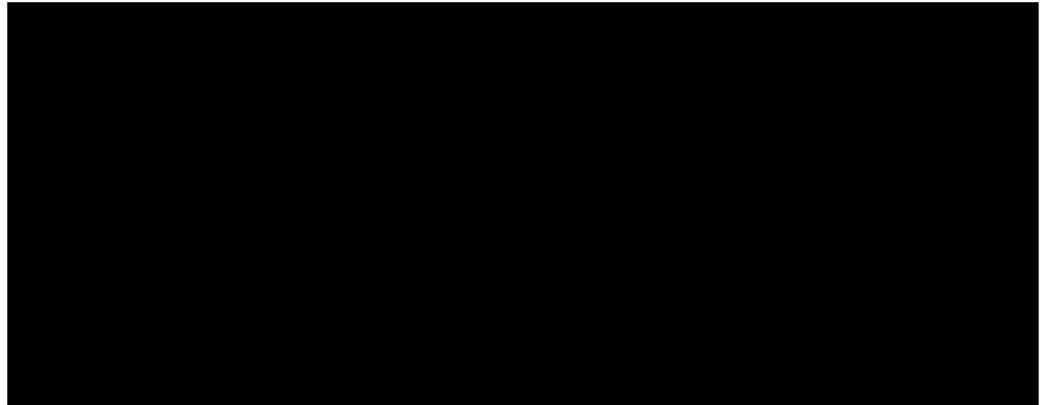
are no elevated gas concentrations recorded to date. The levels can be mitigated through standard methods, but generally, there does not appear to be a significant issue with ground gas/landfill gas at the site.

I trust this provides sufficient information to address the queries that have been raised.

Kind regards

James

James Hobson



From: [REDACTED]
Sent: 30 October 2025 10:24
To: James Hobson
Cc: [REDACTED]
Subject: NES38 - Actions

Morning James,

We have a couple of actions on NES38 which require assistance from yourself/your client.

- The first is clarification of the current tenancy and who the tenants are. This relates to potential implications for the Public Sector Equality Duty, should the tenants be a protected group (Gypsies/Travellers).
- Second is confirmation whether there is any historical records/evidence of the land being contaminated and/or used as a location for hospital waste.

Happy to discuss.

