

31st October 2025

For the Attention of Inspector Child
Planning Inspectorate
c/o Mr Ian Kemp
Programme Officer
PO Box 241
Droitwich
Worcestershire
WR9 1DW

By Email Only - ian@localplanservices.co.uk

The Savills logo consists of the word "savills" in a red, lowercase, sans-serif font, positioned within a yellow rectangular background.

Adam Key

3 Wellington Place
Leeds LS1 4AP
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Dear Inspector Child

**Sheffield EIP
Proposed Site Allocation SES29**

We write further to our 13th October EIP appearance, on behalf of Norfolk Estates, in respect of proposed mixed use land allocation SES29. At this session we agreed to provide in the public domain further detail relating to the likely site access arrangements. We have therefore attached to this letter, the indicative proposed access arrangement which underpinned our initial master planning work which was also assessed by the Council as part of the site allocation process.

As you are fully aware, for the Local Plan making process, access details are only required to demonstrate that in principle the proposed development is capable of being accessed in a way that is technically compliant. We are currently working towards an access arrangement which is sufficiently detailed to obtain full planning permission and ultimately S278 approval. You will therefore understand our reluctance to submit further information into the public domain when it remains work in progress and therefore subject to change.

Site SES29 has circa 172m of frontage to Orgreave Lane and circa 60m of frontage to the B6066 / Highfield Lane. There are a number of possible technical solutions. However, we should be able to deliver an access arrangement which in all likelihood will follow the broad principles shown on the attached plan, albeit we are not necessarily saying that the highway arrangements shown are precisely what will be delivered.

We just that this information provides you with sufficient information for your purposes. Please let me know if you need anything further.

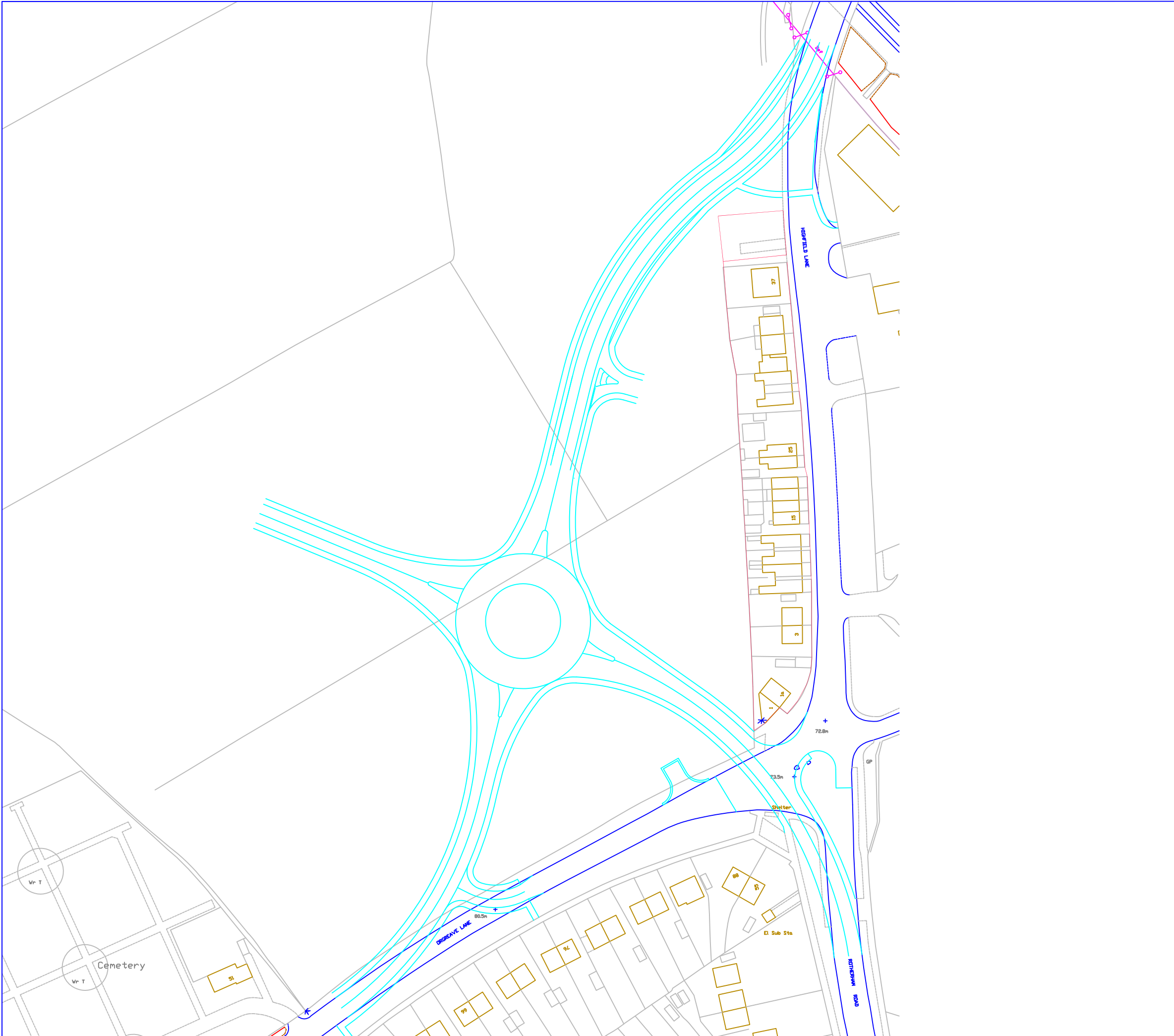
Yours sincerely

A solid black rectangular box used to redact the signature of Adam Key.

Adam Key
Director

Enc.

cc Laura Stephens, Sheffield City Council



Notes

FIGURE 4

Rev	Date	Lines amended	Drawn	Chkd
		Northern Transport Planning Suite 7 Vincent House 136 Westgate WAKEFIELD WF2 9SR T 01924 367460 F 01924 368931 E mail@ntpconsultants.co.uk W www.ntpconsultants.co.uk		
Client				
THE NORFOLK ESTATE				
Project				
LAND AT HANDSWORTH HALL FARM, HANDSWORTH, SHEFFIELD				
Title				
PROPOSED SITE ACCESS ARRANGEMENTS				
Scale 1:1250	Sheet A3	Drawn AK	Chkd JV	
Drawing No.		NTP12018-04		Rev 0